

1. Agenda

Documents:

[NORTHLAKE TOWN COUNCIL AGENDA 11-14-19.PDF](#)

2. Meeting Materials

Documents:

[COUNCIL PACKET 11-14-19.PDF](#)



David A. Rettig, Mayor
Rena Hardeman, Council Place 1
Jimmy Lambert, Council Place 2

Brian Montini, Mayor Pro Tem, Council Place 3
Roger Sessions, Council Place 4
Danny Simpson, Council Place 5

**Town Council
Meeting Agenda
Thursday, November 14, 2019 @ 6:30 pm
Chamber Room -1500 Commons Circle, Suite 300--Northlake, Texas 76226**

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 14, 2019 at 6:30 pm at the Northlake Town Hall in the Chamber Room, 1500 Commons Circle, Suite 300, Northlake Texas 76226. The items listed below are placed on the agenda for discussion and/or action

1. Work Session
 - Call to Order
 - Invocation by Pastor Robert Balduc, St. Peter Church and Preschool
 - Pledge of Allegiance
2. Special Recognition
 - A. Honoring Our Veterans - Proclamation 19-6
3. Briefing Items
 - B. Proposed Concept Plan for Dailey Tracts by Venado Ridge Investors
 - C. Residential Homestead Ad Valorem (Property) Tax Exemption
 - D. FY 19 Annual Police Report
 - E. FY 19 Quarterly Budget Report
4. Regular Meeting
 - Call to Order
5. Public Input

This item is available for citizens to address the Town Council on any matter. The presiding officer may ask the citizen to hold his or her comment on an agenda item until that agenda item is reached. By law, no deliberation or action may be taken on the topic if the topic is not posted on the agenda. The presiding officer reserves the right to impose a time limit on this portion of the agenda
6. Regular Items
 - F. Consider for approval a request from Waste Connections of Texas for a 2019 CPI-U DFW rate adjustment of 4.8% for residential and commercial customers effective December 1, 2019
 - G. Consider for approval a Preliminary Plat of Pecan Square Phase 2A, a phase of the Pecan Square development consisting of 192 single-family residential lots and 6 HOA/open space lots on a 48.7-acre tract of land out of the F.W. Thornton Survey, Abstract No. 1244, and the A. McDonald Survey, Abstract No. 785, generally located on the south side of FM 407 approximately 1,200 feet east of Faught Road, and zoned Mixed-Use

Planned Development (MPD). HP Gibbs, LP and Pecan Square 1, LLC are the owners. Hillwood Communities is the applicant/developer. Kimley-Horn & Associates is the engineer/surveyor.

Case # PP-19-002

- H. Consider for approval a Final Plat of Lot 1, Block A, Fellowship of the Parks, a 10.0-acre tract of land out of the A. McDonald Survey, Abstract No. 785, generally located on the south side of FM 407 at Canyon Ridge Drive in the extraterritorial jurisdiction (ETJ) of the Town of Northlake. Fellowship of the Parks Baptist Church is the owner/applicant. Di Sciullo-Terry, Stanton & Associates, Inc. is the engineer/surveyor.

Case # FP-19-011

- I. Consider for approval a Final Plat of Lot 5, Block 5, Northport Addition, a 2.36-acre tract of land out of the L. Medlin Survey, Abstract No. 830, generally located on the east side of IH 35W approximately 1,400 feet north of SH 114, and zoned Commercial (C). SCSD-Finnell, Ltd. is the owner. Claymoore Engineering is the applicant/engineer. Arthur Land Surveying is the surveyor.

Case # FP-19-010

- J. Consider for approval a Site Plan of Texas Roadhouse, a proposed 7,402 square-foot restaurant on 2.36 acres situated in the L. Medlin Survey, Abstract No. 830, to be platted as Lot 5, Block 5, Northport Addition, generally located on the east side of IH 35W approximately 1,400 feet north of SH 114, and zoned Commercial (C). SCSD-Finnell, Ltd. is the owner. Claymoore Engineering is the applicant/engineer.

Case # SP-19-005

- K. Consider for approval the Town Council meeting minutes of October 10, 2019

- L. Consider for approval a resolution approving and authorizing the Town Administrator to enter into an agreement for the purchase of two Police vehicles and equipment not exceed \$135,000.00

(Resolution No. 19-28)

- M. Consider for approval a resolution approving and authorizing the Town Administrator to enter into an agreement for the purchase of an emergency generator automatic transfer switch not to exceed \$17,000

(Resolution No. 19-29)

- N. Consider for approval a resolution authorizing the Town Administrator to contract with Landmark Structure I, L.P. for a 1.25 MG elevated storage tank not to exceed \$3,069,000.00

(Resolution No. 19-30)

- O. Consider for approval authorizing the Town Administrator to contract for Professional Services with NewGen for a Water and Wastewater Rate Study in an amount not to exceed \$45,000

(Resolution No. 19-31)

- P. Consider for approval a resolution approving updates to the 2019 Investment Policy

(Resolution No. 19-32)

- Q. Consider for approval a resolution casting Northlake's votes for nominees to the Denton Central Appraisal District Board of Directors

(Resolution No. 19-33)

7. 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: 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; or

(c) Case # FP 18-020 considered by the Town at the January 24, 2019 Town Council meeting; or

(d) Potential litigation related to Eagleton and Applewood road failures; or

- (e) Potential litigation related to Dale Earnhardt Way road failures; or
 - (f) Interlocal agreement between Town and City of Fort Worth executed on August 6, 1997.
 - b. Section 551.072 Deliberations about Real Property – deliberations regarding the purchase, exchange, lease, or value of real property to be acquired as right-of-way out of a certain 3.05-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 551.087 Economic development negotiations for potential business relocation and expansion for Project Orange
- 8. Open Session
 - 9. Adjournment

CERTIFICATION

I hereby certify that the above agenda was posted on the bulletin board at Town Hall
1500 Commons Circle, Suite 300, Northlake Texas on the 7th day of November 2019 by 6:00 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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Work Session

Agenda Item 1



Special Recognition

Agenda Item 2



Proclamation No. 19 - 6

Honor Our Veterans

WHEREAS, in 1954, President Dwight D. Eisenhower signed the first Veterans Day proclamation calling on our nation to “pay appropriate homage to the veterans of all its wars who have contributed so much to the preservation of this nation”; and

WHEREAS, our nation has fought and continues to fight battles around the world. The words of the first proclamation still ring true “Let us solemnly remember the sacrifices of all those who fought so valiantly, on the seas, in the air, and on foreign shores, to preserve our heritage of freedom, and let us reconsecrate ourselves to the task of promoting an enduring peace so that their efforts shall not have been in vain”; and

WHEREAS, we remember with somber and grateful hearts those men and women who have served the United States of America with distinction and valor as sailors, soldiers, airmen and Marines, and offer our sincere prayers for those who continue to defend the principles on which our nation was founded; and

WHEREAS, the Town of Northlake is proud to recognize veterans in our community and on staff, extend the appreciation of our citizens to those who wear the uniforms of the United States Armed Forces and serve on the front lines preserving freedom and liberty.

NOW, THEREFORE, I, David Rettig, Mayor of the Town of Northlake, Texas, do hereby proclaim the month of November 2019 to observe and appreciate the sacrifices and contributions of our veterans who fought for peace and defended democracy in our land and aboard.

Given under my hand and Seal of the Town of Northlake, this the 14th day of November 2019

Town of Northlake, Texas

David Rettig, Mayor

SEAL:



STAFF MEMBERS THAT HAVE SERVED IN THE ARMED FORCES

Patrol Officer	Alvin Carey	USMC Sergeant
Patrol Officer	Tyler Lenderman	USMC Corporal
Police Sergeant	Dwight Thornton	US Army
Public Works Inspector	Mark Toler	US Army Specialist
Public Works Maintenance Worker	Albert Trevino	US Army
Development Services Planner	Kyle Garcia	USMC Sergeant
Police Recruit	Johnny Scott	US Navy Logistics



Briefing Items

Agenda Item 3

Memo

To: Honorable Mayor and Town Council
From: Drew Corn, Town Administrator
CC: Nathan Reddin, Development Director
Shirley Rogers, Town Secretary
Date: November 14, 2019
Re: Proposed Concept Plan for Dailey Tracts

Per direction of Mayor Rettig, Mike Wells with Venado Ridge Investors will be given an opportunity to present a proposed concept plan for the development of tracts of land totaling about 27 acres in Northlake extra-territorial jurisdiction. The tracts are located on the east side of Faught Road between Prairie View Farms and Creek Meadows. The developer has requested the Town consider reducing the minimum lot size for residential served by septic from one acre to three-quarter acre.

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

Memo

To: Honorable Mayor and Town Council
From: Drew Corn, Town Administrator
CC: John Zagurski, Finance Director
Shirley Rogers, Town Secretary
Date: November 14, 2019
Re: Homestead Exemption

At the September 13, 2018 Council meeting, during the discussion on the tax rate, Council amended the tax rate ordinance from the floor to include a 5% property tax exemption on homesteads. Because the exemption was adopted after July 1st, the exemption went into effect for the 2019 tax year. The 2019 tax year is for valuations that occur January 2019, notices sent April to May 2019, and tax bills due January 2020.

The State Legislature allows municipalities to provide a general homestead exemption that exempts up to twenty percent or a minimum of \$5,000 of the property value from municipal property tax. The exemption has been used by Northlake and other communities to offset increasing appraisal values which by State law for residential properties must be based on sales price.

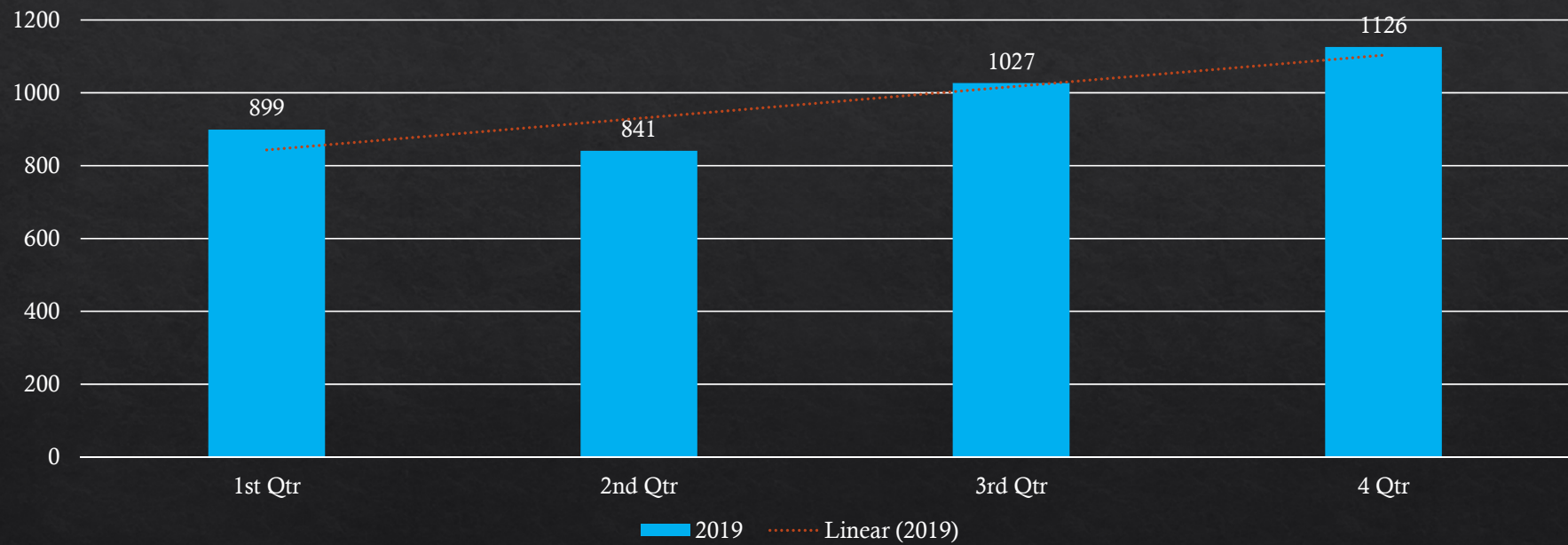
Please contact me at 940.242.5701 if you have any questions or comments.

Annual Police Report

FY 2019

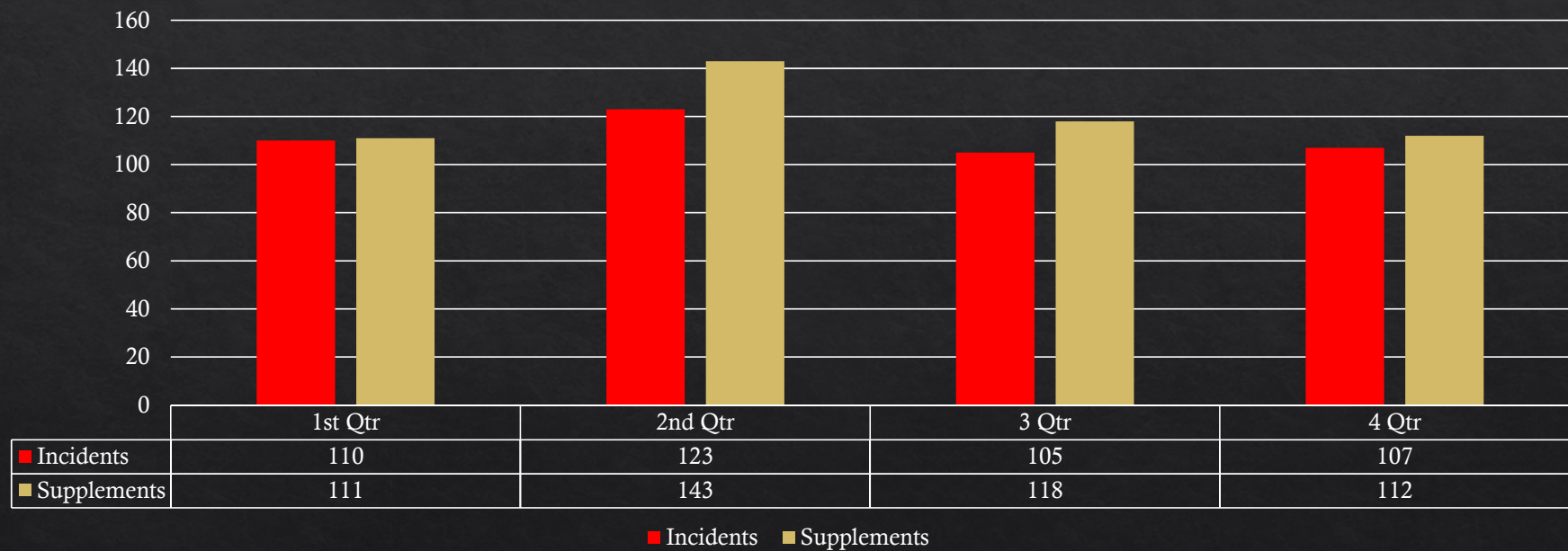
Calls for Service

FY 2019



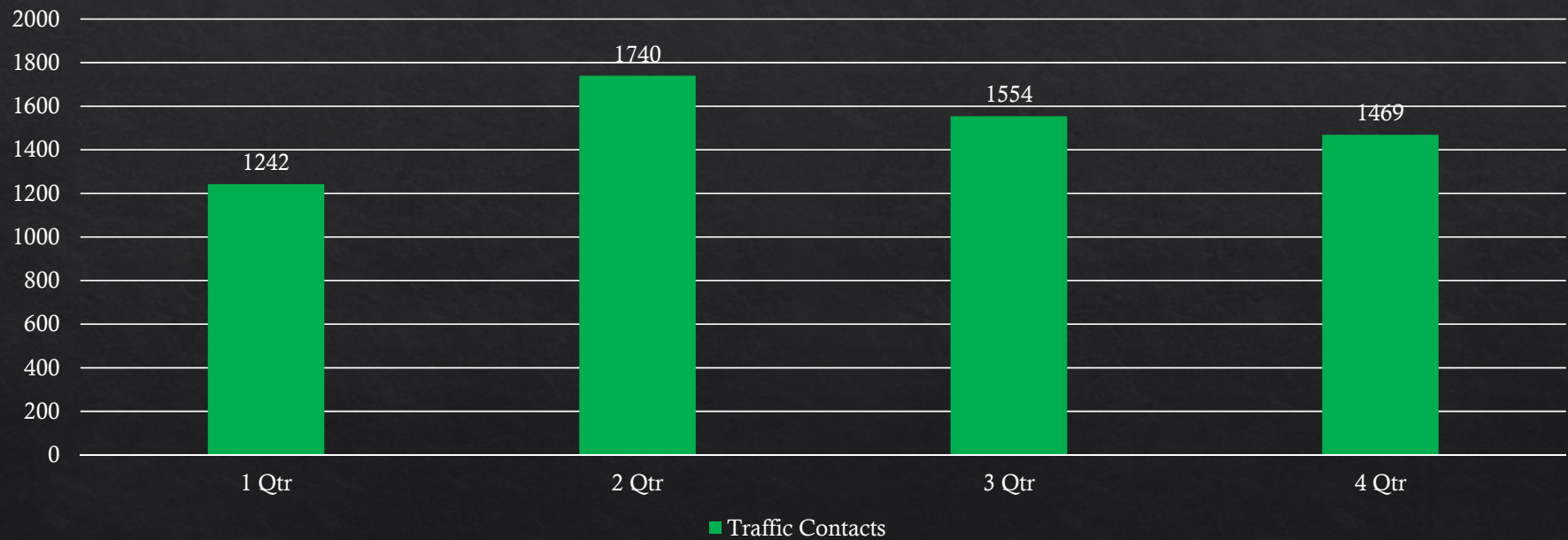
Incidents / Supplements

FY 2019



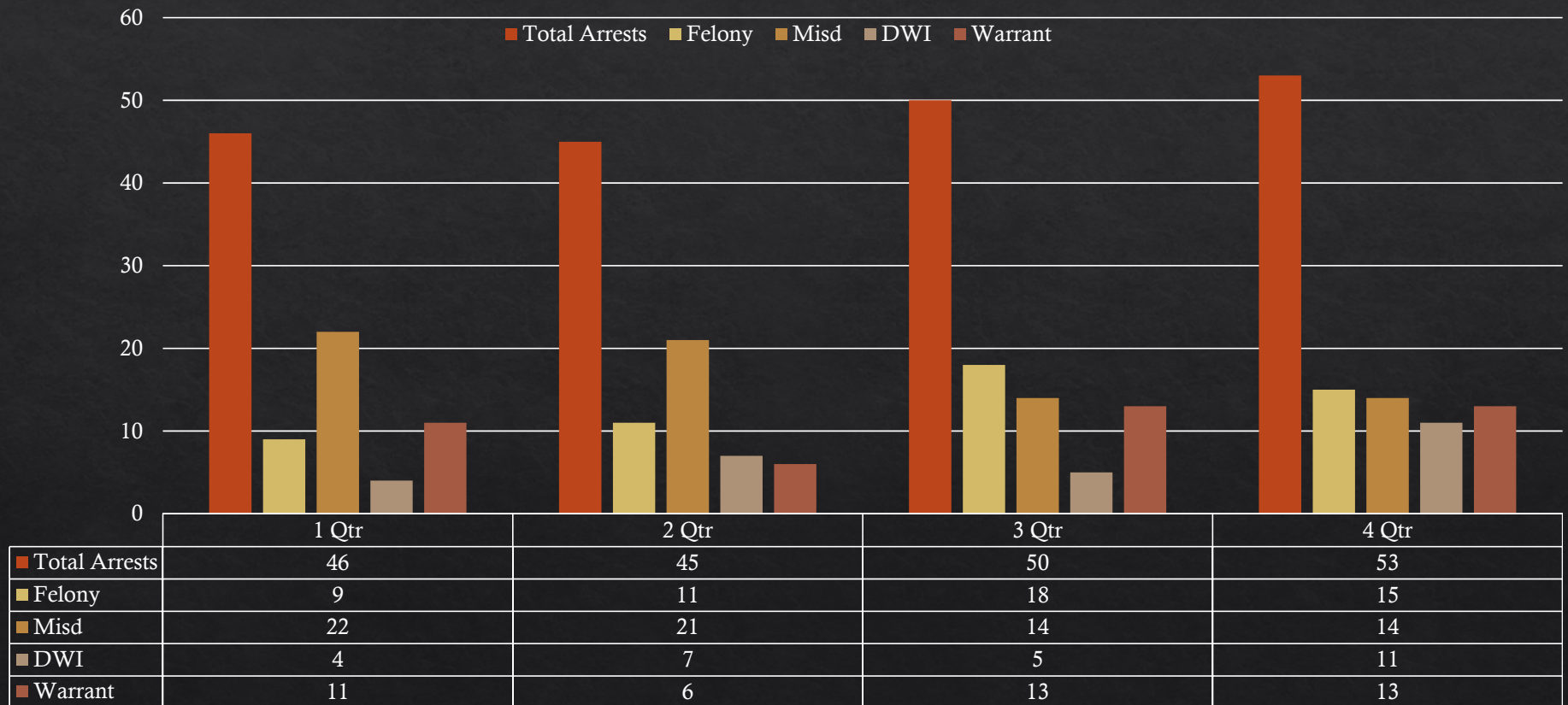
Traffic Contacts

FY 2019

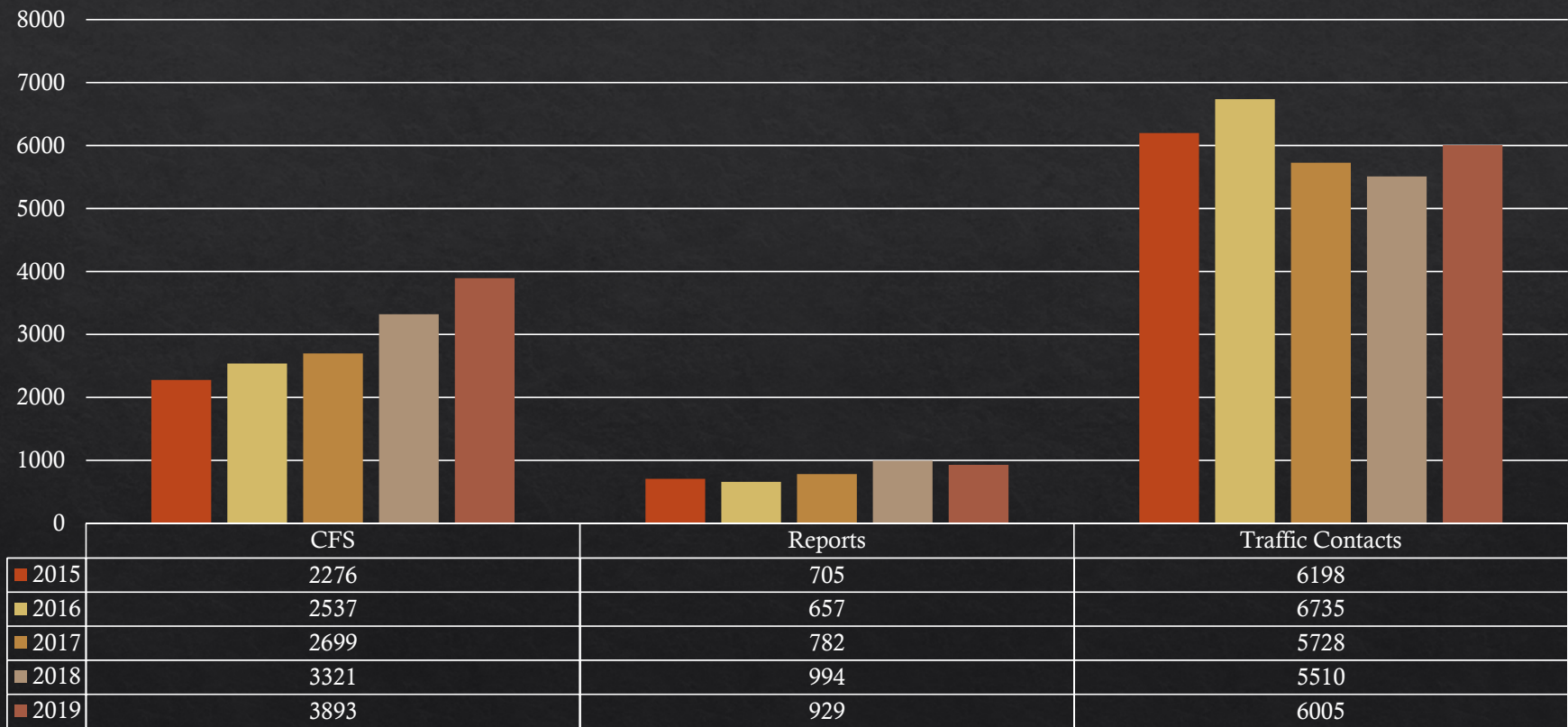


Arrests

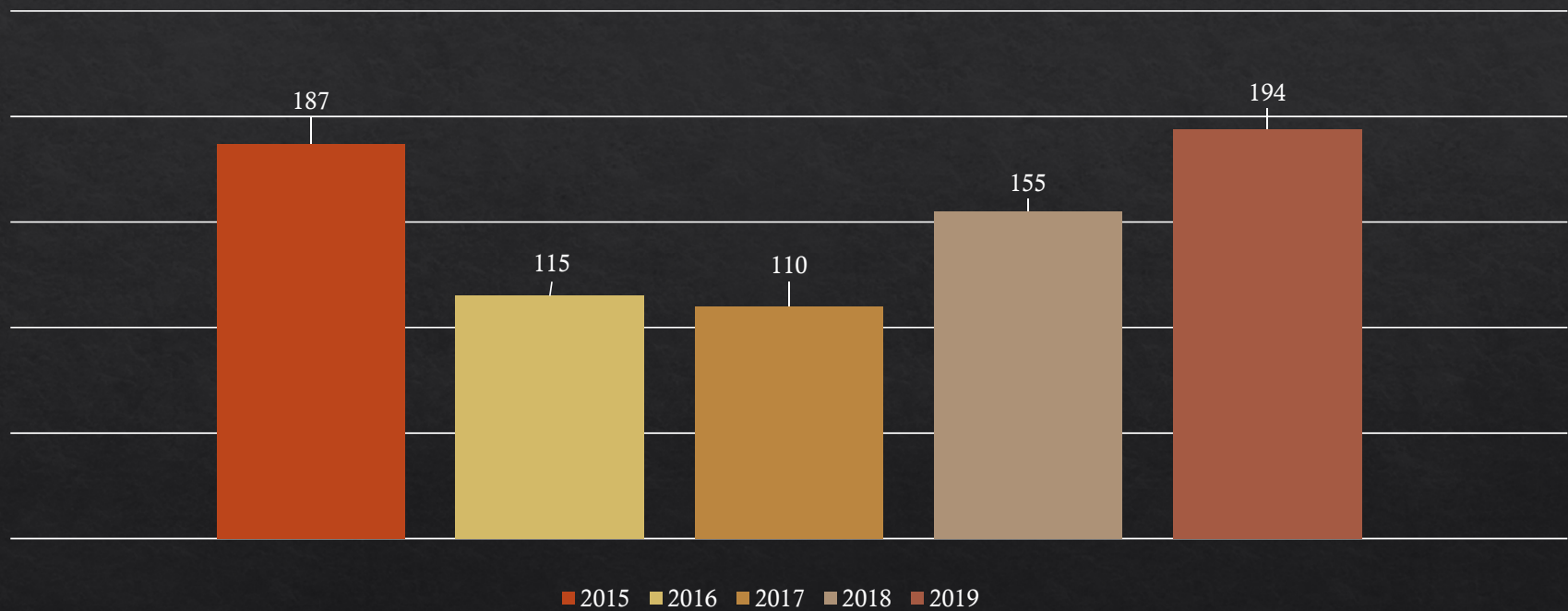
FY 2019



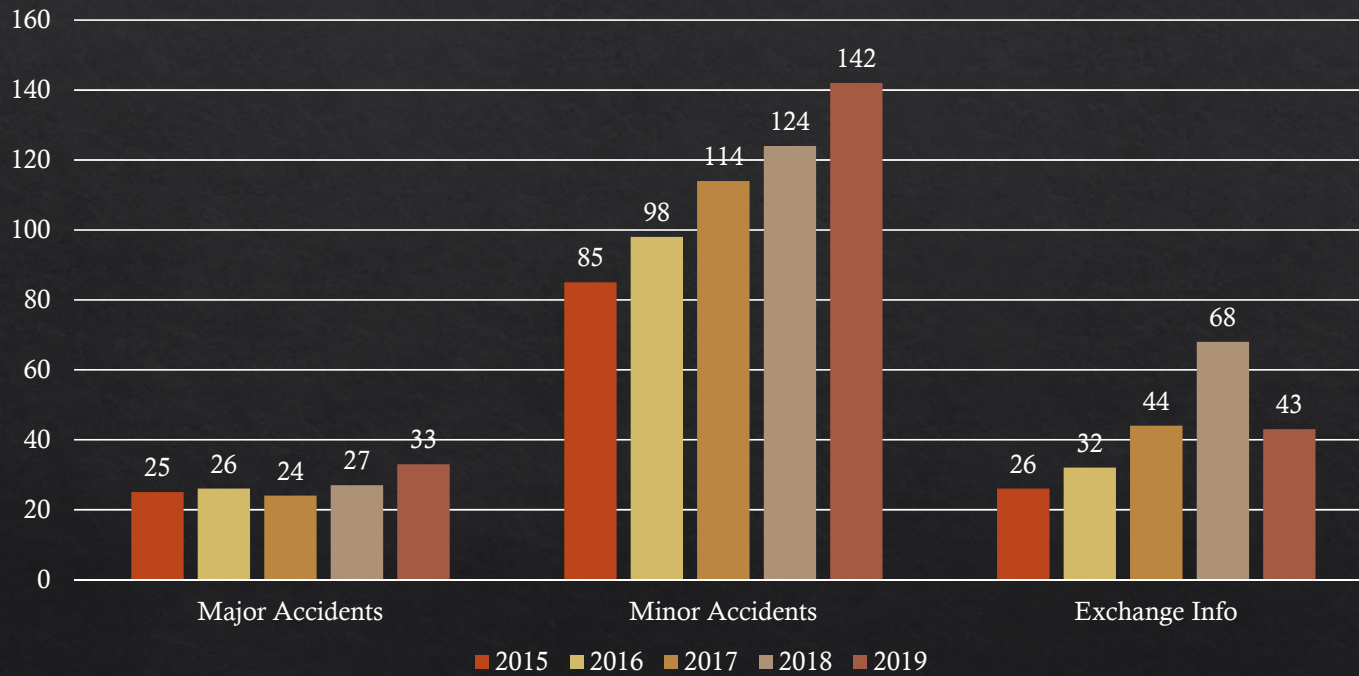
Contact & Call Comparison



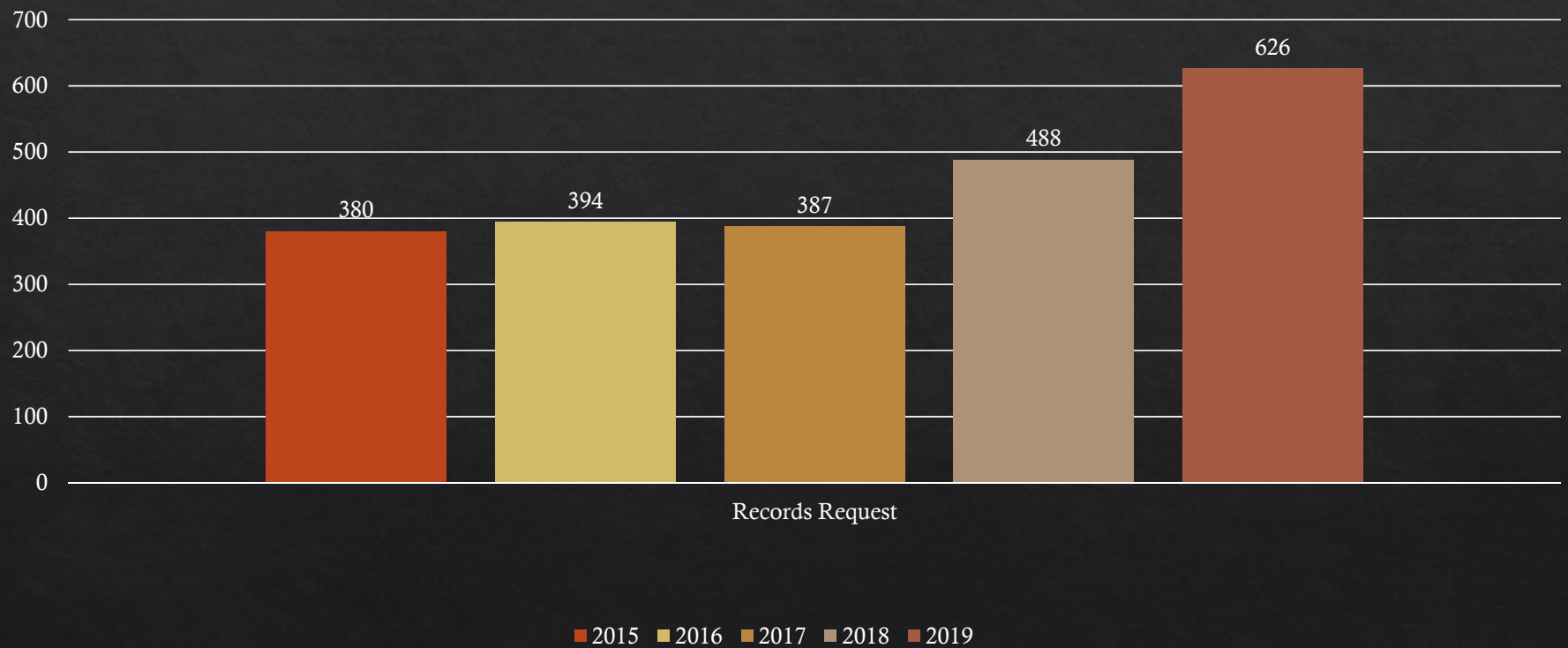
Arrest Comparison



Accident Comparison



Police Open Records Requests



Incidents

January 19, 2019 – Evading Arrest, DUI Minor, Possession of Marijuana

January 22, 2019 - Sex Trafficking Arrests

February 17, 2019 – Evading Arrest & DWI

May 20, 2019 – Pedestrian killed – Hwy 114

July 11, 2019 – CMV Fire

July 31, 2019 – Nigerian Scam / Identity Theft

August 9, 2019 – Death Investigation

August 12, 2019 – Overturned CMV – Hwy 114



Pursuit Analysis

Annual Reporting

- ◇ 2013 – 1 pursuit(s)
- ◇ 2014 – 2 pursuits
- ◇ 2015 – 2 pursuits
- ◇ 2016 – 1 pursuit(s)
- ◇ 2017 – 0 pursuit(s)
- ◇ 2018 – 2 pursuits
- ◇ 2019 – 2 pursuits

Limiting Pursuits - Liability

- ◇ We limit pursuits due to the high incidents of injury to persons and/or damage to property.
- ◇ To reduce liability:
 - ◇ Policy
 - ◇ Training – every 2 years
 - ◇ Supervision – review of Pursuit
 - ◇ Corrective Action
 - ◇ Trends & Patterns – look at data
 - ◇ Updates – Federal / State

Use of Force Analysis

- ◇ 2013 – 7 incidents
- ◇ 2014 – 3 incidents
- ◇ 2015 – 3 incidents
- ◇ 2016 – 7 incidents
- ◇ 2017 – 5 incidents
- ◇ 2018 – 2 incidents
- ◇ 2019 – 1 incident(s)



- ◇ Another high liability issue:
 - ◇ UoF occurs infrequently
 - ◇ 1 /10,000 contacts for 2019
 - ◇ Most UoF incidents are physical control – least amount of force
- ◇ Use least amount of force needed
 - ◇ Weapon pointed – 4
 - ◇ Taser pointed / deployed – 7
 - ◇ Physical force – 16
 - ◇ Other – 1 (Less Lethal Bean Bag)

Accident & Injury Analysis

◆ Accidents

- ◆ 2014 – 1
- ◆ 2015 – 2
- ◆ 2016 – 0
- ◆ 2017 – 2
- ◆ 2018 – 1
- ◆ 2019 - 2

Most serious incident – Officer's vehicle struck by another driver on roadway.

◆ Injuries

- ◆ 2014 – 3
- ◆ 2015 – 2
- ◆ 2016 – 4
- ◆ 2017 – 2
- ◆ 2018 – 2
- ◆ 2019 - 2

Severe incidents – Officer struck by vehicle 2x, exposed to MRSA, HIV, and contact with blood.

Training

- ◆ Active Shooter Event Training
- ◆ Professional Driving School
- ◆ TCOLE Required Training (State Mandated)
 - ◆ Human Trafficking
 - ◆ Canine Encounters
 - ◆ Civilian Interaction Training
 - ◆ Body Worn Camera
 - ◆ Eyewitness Evidence & Identification
 - ◆ Legislative Update
 - ◆ Child Safety Check Alert List
- ◆ Supervisors – School of Police Supervision
- ◆ Supervisors – FBI Command College
- ◆ Less Lethal / Handcuffing
- ◆ Electronic Control Device
- ◆ Firearms Qualifications
- ◆ Narcan Training (NEW)
- ◆ De-Escalation Techniques
- ◆ SAFVIC
- ◆ Interacting with Deaf and Hearing Impaired

Programs

Current Programs

- ◆ National Night Out
- ◆ Vacation House Watch
- ◆ Bicycle Safety
- ◆ Social Media
- ◆ Halloween Safe Streets
- ◆ Ice Cream / Slurpee Summer Fun
- ◆ Chaplain Program
- ◆ Civilian Rider Program
- ◆ School Involvement – Snack Pack / Hi-5
- ◆ Regional Crash Team

Future Programs

- ◆ Citizens Police Academy
- ◆ Mental Health Program
- ◆ AED Program
- ◆ Narcan Program

Past 2008-2014

We cannot predict the future, but we can prepare for it.



Present 2014-2020

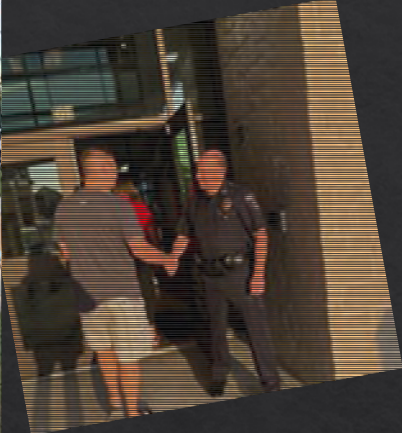


Near Future 2020- 2027



Distant Future





Questions

Memo

To: Honorable Mayor and Town Council
From: John Zagurski, Finance Director
CC: Drew Corn, Town Administrator
Shirley Rogers, Town Secretary
Date: November 14, 2019
Re: Quarterly Financial Report – Fourth Quarter of FY 2018-2019

At the end of the fourth quarter of FY 2018-2019, General Fund revenues were tracking at 6% higher than anticipated primarily in the following categories: building permits, development revenues, and interest earnings. General Fund expenditures are 3% lower than expected. The projections are based on the approved revised fiscal year 2019 budget.

Hotel Occupancy Tax revenues are tracking higher than anticipated and will likely exceed even the revised budget. Total expenditures are tracking 29% below expectations. Payroll expenses are tracking higher than anticipated due to Police Officers working special events at the Texas Motor Speedway, but the expenditures are offset by the reduced usage of outside services.

Both the revenues and expenditures in the Water/Sewer fund are on par with the revised budgeted amounts, but this is likely to change with end year accrual adjustments. In fiscal year 2020 budget, a rate study was approved to evaluate the Town's rates and ensure our rate structure adequately funds water and sewer system operations, maintenance and future replacement.

These financials are unaudited and are subject to change. Items may be reclassified and corrected when appropriate. Final numbers will be provided in the Comprehensive Annual Financial Report.

If you have any questions or comments, please contact me at 940.648.3290 ext. 223.

Town of Northlake
Quarterly Financial Report
As of September 30, 2019





Town of Northlake
GENERAL FUND

Fund:	100	Original Budget	Revised Budget	Actual As of 9/30	Variance As of 9/30	Percent Remaining
REVENUES:						
Court Fines		500,000	500,000	502,165	(2,165)	0%
Sales/Beverage Tax		600,000	750,000	740,044	9,956	1%
Ad Valorem Taxes		939,707	1,013,350	1,015,608	(2,258)	0%
Permits and Registrations		19,550	41,050	51,648	(10,598)	-26%
Franchise Fees		380,000	370,000	313,531	56,469	15%
Building Permits		1,004,500	1,104,500	1,294,244	(189,744)	-17%
Development		502,250	1,217,750	1,227,914	(10,164)	-1%
Transfers		270,881	270,881	290,000	(19,119)	-7%
Other Revenue:		208,260	215,760	386,578	(170,818)	-79%
TOTAL REVENUE:		4,425,148	5,483,291	5,821,731	(338,440)	-6%
EXPENDITURES:						
Payroll & Benefits		2,717,790	2,498,166	2,477,009	21,157	1%
Supplies		171,513	156,718	136,748	19,970	13%
Maintenance		210,111	205,611	185,175	20,436	10%
Utilities		22,775	23,075	19,273	3,802	16%
Services		824,889	932,489	821,392	111,097	12%
Internal Services		449,180	1,099,180	1,099,180	-	0%
Capital Outlay		6,000	16,664	22,899	(6,235)	-37%
TOTAL EXPENDITURES:		4,402,258	4,931,903	4,761,676	170,228	3%



Town of Northlake
HOTEL OCCUPANCY TAX

Fund:	110	Original Budget	Revised Budget	Actual As of 9/30	Variance As of 9/30	Percent Remaining
REVENUES:						
Taxes / Fees & Fines		300,000	400,000	422,900	(22,900)	-6%
Other Revenue:		10,805	10,805	1,184	9,621	89%
TOTAL REVENUE:		310,805	410,805	424,084	(13,279)	-3%
EXPENDITURES:						
Payroll & Benefits		51,633	51,633	68,027	(16,394)	-32%
Services		55,600	55,600	7,380	48,220	87%
Internal Services		3,235	3,235	3,235	-	0%
TOTAL EXPENDITURES:		110,468	110,468	78,642	31,826	29%



Town of Northlake
COURT TECHNOLOGY SPECIAL REVENUE

Fund:	121	Original Budget	Revised Budget	Actual As of 9/30	Variance As of 9/30	Percent Remaining
REVENUES:						
Court Technology		16,000	16,000	13,107	2,893	18%
Interest		-	9,000	-	9,000	100%
TOTAL REVENUE:		16,000	25,000	13,107	11,893	48%
EXPENDITURES:						
Capital Outlay		5,000	5,000	-	5,000	100%
TOTAL EXPENDITURES:		5,000	5,000	-	5,000	100%



Town of Northlake
COURT SECURITY SPECIAL REVENUE

Fund:	120	Original Budget	Revised Budget	Actual As of 9/30	Variance As of 9/30	Percent Remaining
REVENUES:						
Court Security		12,000	12,000	9,833	2,167	18%
Interest		200	9,000	205	8,795	98%
TOTAL REVENUE:		12,200	21,000	10,038	10,962	52%
EXPENDITURES:						
Services		9,000	9,000	4,756	4,244	47%
Internal Services		-	75,000	75,000	-	0%
TOTAL EXPENDITURES:		9,000	84,000	79,756	4,244	5%



Town of Northlake
ECONOMIC DEVELOPMENT CORPORATION

Fund:	130	Original Budget	Revised Budget	Actual As of 9/30	Variance As of 9/30	Percent Remaining
REVENUES:						
Taxes / Fees & Fines		300,000	360,000	369,008	(9,008)	-3%
Other Revenue:		22,650	22,650	14,020	8,630	38%
TOTAL REVENUE:		322,650	382,650	383,028	(378)	0%
EXPENDITURES:						
Payroll & Benefits		38,883	38,883	37,216	1,667	4%
Supplies		1,700	1,700	465	1,235	73%
Maintenance		2,250	3,250	3,644	(394)	-12%
Services		64,750	64,750	63,197	1,553	2%
Internal Services		3,235	3,235	3,235	-	0%
Incentives		432,500	432,500	430,500	2,000	0%
Transfers		30,000	30,000	30,000	-	0%
TOTAL EXPENDITURES:		573,318	574,318	568,257	6,061	1%



Town of Northlake
COMMUNITY DEVELOPMENT CORPORATION

Fund:	131	Original Budget	Revised Budget	Actual As of 9/30	Variance As of 9/30	Percent Remaining
REVENUES:						
Taxes / Fees & Fines		300,000	360,000	369,008	(9,008)	-3%
Other Revenue:		22,650	22,650	13,977	8,673	38%
TOTAL REVENUE:		322,650	382,650	382,985	(335)	0%
EXPENDITURES:						
Payroll & Benefits		38,583	38,883	37,016	1,867	5%
Supplies		1,700	1,700	529	1,171	69%
Maintenance		2,250	3,250	2,854	396	12%
Services		64,750	66,250	61,468	4,782	7%
Internal Services		3,235	3,235	3,235	-	0%
Incentives		432,500	432,500	430,500	2,000	0%
Transfers		30,000	30,000	30,000	-	0%
TOTAL EXPENDITURES:		573,018	575,818	565,603	10,215	2%



Town of Northlake
CHILD SAFETY SPECIAL REVENUE

Fund:	152	Original Budget	Revised Budget	Actual As of 9/30	Variance As of 9/30	Percent Remaining
REVENUES:						
Seatbelt Fees		3,000	3,000	3,570	(570)	-19%
Child Safety		2,000	2,000	2,313	(313)	-16%
Interest		2,100	9,000	149	8,851	98%
TOTAL REVENUE:		7,100	14,000	6,032	7,968	57%
EXPENDITURES:						
Supplies		1,000	6,000	410	5,590	93%
Maintenance		6,500	1,500	5,763	(4,263)	-284%
Services		1,000	1,000	1,071	(71)	-7%
TOTAL EXPENDITURES:		8,500	8,500	7,244	1,256	15%



Town of Northlake
COURT ONLINE ACCESS FEES

Fund:	153	Original Budget	Revised Budget	Actual As of 9/30	Variance As of 9/30	Percent Remaining
REVENUES:						
Online Access Fees		18,000	18,000	10,698	7,302	41%
Interest Revenue		-	9,000	-	9,000	100%
TOTAL REVENUE:		18,000	27,000	10,698	16,302	60%
EXPENDITURES:						
Supplies		-	-	235	(235)	NA
Maintenance		5,000	5,000	5,463	(463)	-9%
Services		11,500	11,500	9,204	2,296	20%
TOTAL EXPENDITURES:		16,500	16,500	14,903	1,597	10%



Town of Northlake
DEBT SERVICE

Fund:	160	Original Budget	Revised Budget	Actual As of 9/30	Variance As of 9/30	Percent Remaining
REVENUES:						
Taxes / Fees & Fines		779,292	803,800	827,900	(24,100)	-3%
Transfers		50,000	50,000	-	50,000	100%
Bond Proceeds		-	12,218,908	12,218,908	(0)	0%
Other Revenue		1,200	6,000	59	5,941	99%
TOTAL REVENUE:		830,492	13,078,708	13,046,867	31,841	0%
EXPENDITURES:						
Services		5,206	5,206	2,575	2,631	51%
Transfers		-	12,000,000	12,000,000	-	0%
Debt Service		1,325,828	1,325,828	1,521,529	(195,702)	-15%
TOTAL EXPENDITURES:		1,331,034	13,331,034	13,524,104	(193,071)	-1%



Town of Northlake
WATER & WASTEWATER

Fund: 200	Original Budget	Revised Budget	Actual As of 9/30	Variance As of 9/30	Percent Remaining
REVENUES:					
Water Sales	2,750,000	2,400,000	2,271,458	128,542	5%
Water Fees	250,250	250,250	253,550	(3,300)	-1%
Sewer Sales	1,500,000	1,250,000	1,261,698	(11,698)	-1%
Sewer Fees	20,000	40,000	38,950	1,050	3%
FWSD Reimbursement	-	-	-	-	NA
Transfers	-	-	-	-	NA
Other Revenue	75,050	125,000	140,005	(15,005)	-12%
TOTAL REVENUE:	4,595,300	4,065,250	3,965,662	99,588	2%
EXPENSES:					
Payroll & Benefits	519,491	474,497	456,890	17,607	4%
Supplies	56,082	38,450	34,337	4,113	11%
Maintenance	110,185	104,685	103,331	1,354	1%
Wholesale Water	1,500,000	1,750,000	1,814,880	(64,880)	-4%
Sewer Treatment	1,000,000	700,000	689,547	10,453	1%
Utilities	46,620	46,620	49,071	(2,451)	-5%
Services	78,400	78,400	130,614	(52,214)	-67%
Internal Services	142,615	142,615	142,615	-	0%
Capital Outlay	428,100	428,100	260,470	167,630	39%
Transfers	230,000	230,000	230,000	-	0%
TOTAL EXPENSES:	4,111,493	3,993,367	3,911,754	81,613	2%



Town of Northlake
COST RECOVERY

Fund: 201		Original Budget	Revised Budget	Actual As of 9/30	Variance As of 9/30	Percent Remaining
REVENUES:						
Cost Recovery Fees		-	433,149	433,149	0	0%
Other Revenue:		-	-	399	(399)	NA
TOTAL REVENUE:		-	433,149	433,548	(399)	0%
EXPENSES:						
Services		-	-	810	(810)	NA
Capital Outlay		-	39,500	-	39,500	100%
TOTAL EXPENSES:		-	39,500	810	38,690	98%



Town of Northlake
WATER IMPACT FEES - NORTH

Fund:	202	Original Budget	Revised Budget	Actual As of 9/30	Variance As of 9/30	Percent Remaining
REVENUES:						
Water Impact Fees		250,000	300,000	440,606	(140,606)	-47%
Other Revenue:		1,700	1,700	85	1,615	95%
TOTAL REVENUE:		251,700	301,700	440,691	(138,991)	-46%
EXPENSES:						
Services		200,000	150,000	123,184	26,816	18%
Capital Outlay		-	-	1,077	(1,077)	NA
TOTAL EXPENSES:		200,000	150,000	124,260	25,740	17%



Town of Northlake
WATER CAPITAL PROJECTS

Fund:	203	Original Budget	Revised Budget	Actual As of 9/30	Variance As of 9/30	Percent Remaining
REVENUES:						
Transfers		10,000,000	12,000,000	12,000,000	-	0%
Other Revenue:		-	-	305,799	(305,799)	NA
TOTAL REVENUE:		10,000,000	12,000,000	12,305,799	(305,799)	-3%
EXPENSES:						
Services		5,300	505,300	110,362	394,938	78%
Capital Outlay		10,000,000	50,000	-	50,000	100%
Lease Purchase Debt Service		30,581	30,581	28,763	1,818	6%
TOTAL EXPENSES:		10,035,881	585,881	139,126	446,755	76%



Town of Northlake
WATER IMPACT FEES - SOUTH

Fund:	204	Original Budget	Revised Budget	Actual As of 9/30	Variance As of 9/30	Percent Remaining
REVENUES:						
Water Impact Fees		200,000	450,000	437,941	12,059	3%
Sewer Impact Fees		50,000	50,000	287,571	(237,571)	-475%
Other Revenue:		1,700	1,700	85	1,615	95%
TOTAL REVENUE:		251,700	501,700	725,597	(223,897)	-45%
EXPENSES:						
Services		512,000	198,000	224,309	(26,309)	-13%
TOTAL EXPENSES:		512,000	198,000	224,309	(26,309)	-13%



Town of Northlake
CAPITAL PROJECTS

Fund:	301	Original Budget	Revised Budget	Actual As of 9/30	Variance As of 9/30	Percent Remaining
REVENUES:						
Other Revenue:		-	420,000	469,308	(49,308)	-12%
TOTAL REVENUE:		-	420,000	469,308	(49,308)	-12%
EXPENDITURES:						
Services		-	125,000	233,457	(108,457)	-87%
Capital Outlay		3,550,000	1,500,000	1,417,969	82,031	5%
TOTAL EXPENDITURES:		3,550,000	1,625,000	1,651,427	(26,427)	-2%



Town of Northlake
NORTHLAKE PID#1 - HARVEST COMMUNITY

Fund: 401		Original Budget	Revised Budget	Actual As of 9/30	Variance As of 9/30	Percent Remaining
REVENUES:						
Assessments		780,150	780,150	784,146	(3,996)	-1%
TOTAL REVENUE:		780,150	780,150	784,146	(3,996)	-1%
EXPENDITURES:						
Services		779,600	779,600	770,288	9,312	1%
TOTAL EXPENDITURES:		779,600	779,600	770,288	9,312	1%



Town of Northlake
NORTHLAKE PID#2 - THE HIGHLANDS

Fund:	402	Original Budget	Revised Budget	Actual As of 9/30	Variance As of 9/30	Percent Remaining
REVENUES:						
Assessments		317,902	317,902	318,680	(778)	0%
Other Revenue		10,000	10,000	-	10,000	100%
TOTAL REVENUE:		327,902	327,902	318,680	9,222	3%
EXPENDITURES:						
Maintenance		11,041	11,041	11,041	-	0%
Services		13,150	13,150	6,231	6,919	53%
Bond Debt Service		280,125	280,125	264,510	15,616	6%
TOTAL EXPENDITURES:		304,316	304,316	281,782	22,534	7%



Town of Northlake
TAX INCREMENT REINVESTMENT ZONE #1

Fund:	451	Original Budget	Revised Budget	Actual As of 9/30	Variance As of 9/30	Percent Remaining
REVENUES:						
Ad Valorem Taxes		127,027	127,027	127,027	-	0%
TOTAL REVENUE:		127,027	127,027	127,027	-	0%
EXPENSES:						
Maintenance		97,027	97,027	-	97,027	100%
Services		30,000	30,000	4,741	25,259	84%
TOTAL EXPENSES:		127,027	127,027	4,741	122,286	96%



Town of Northlake
TECHNOLOGY SERVICES FUND

Fund:	504	Original Budget	Revised Budget	Actual As of 9/30	Variance As of 9/30	Percent Remaining
REVENUES:						
Mayor & Council		6,500	6,500	6,500	-	0%
Administration-GF		12,000	12,000	12,000	-	0%
Town Secretary		5,000	5,000	5,000	-	0%
Municipal Courts		16,000	16,000	16,000	-	0%
Development		6,500	6,500	6,500	-	0%
Police		47,000	97,000	97,000	-	0%
Public Works		13,000	13,000	13,000	-	0%
Administration-HOT		1,500	1,500	1,500	-	0%
Administration-EDC		1,500	1,500	1,500	-	0%
Administration-CDC		1,500	1,500	1,500	-	0%
Administration-WS Fund		4,000	4,000	4,000	-	0%
Utility Department		15,000	15,000	15,000	-	0%
TOTAL REVENUE:		129,500	179,500	179,500	-	0%
EXPENSES:						
Maintenance		16,000	16,000	6,979	9,021	56%
Utilities		31,000	31,000	25,286	5,714	18%
Services		111,000	141,000	174,016	(33,016)	-23%
Capital Outlay		-	-	7,500	(7,500)	NA
TOTAL EXPENSES:		158,000	188,000	213,782	(25,782)	-14%



Town of Northlake
EQUIPMENT SERVICES FUND

Fund:	505	Original Budget	Revised Budget	Actual As of 9/30	Variance As of 9/30	Percent Remaining
REVENUES:						
Equip. Service Revenue-PD		110,000	110,000	110,000	-	0%
Equip. Service Revenue-PW		25,000	25,000	25,000	-	0%
Equip. Service Revenue-Utilities		75,000	75,000	75,000	-	0%
Equip. Service Revenue-Dev		12,000	12,000	12,000	-	0%
Sale of Equipment Proceeds		11,000	11,000	-	11,000	100%
Insurance Proceeds		-	-	1,576	(1,576)	NA
Other Revenue		500	500	341	159	32%
TOTAL REVENUE:		233,500	233,500	223,917	9,583	4%
EXPENSES:						
Maintenance		7,000	7,000	2,076	4,924	70%
Capital Outlay		267,000	267,000	257,961	9,039	3%
TOTAL EXPENSES:		274,000	274,000	260,036	13,964	5%



Town of Northlake
BUILDING SERVICES FUND

Fund: 506	Original Budget	Revised Budget	Actual As of 9/30	Variance As of 9/30	Percent Remaining
REVENUES:					
Interest Income	-	-	85.16	(85.16)	NA
Mayor & Council	13,890	13,890	13,890.00	-	0%
Administration-GF	17,360	17,360	17,360.00	-	0%
Town Secretary	6,945	6,945	6,945.00	-	0%
Municipal Courts	20,830	20,830	20,830.00	-	0%
Development	8,680	8,680	8,680.00	-	0%
Police	97,225	697,225	697,225.00	-	0%
Public Works	31,250	31,250	31,250.00	-	0%
Administration-HOT	1,735	1,735	1,735.00	-	0%
Administration-EDC	1,735	1,735	1,735.00	-	0%
Administration-CDC	1,735	1,735	1,735.00	-	0%
Administration-WS Fund	10,420	10,420	10,420.00	-	0%
Utility Department	38,195	38,195	38,195.00	-	0%
Court Security	-	75,000	75,000.00	-	0%
TOTAL REVENUE:	250,000	925,000	925,085	(85)	0%
EXPENSES:					
Rent	146,660	146,660	141,330	5,330	4%
Supplies	3,100	3,100	9,506	(6,406)	-207%
Maintenance	8,000	8,000	30,275	(22,275)	-278%
Utilities	15,000	15,000	16,336	(1,336)	-9%
Services	84,552	84,552	117,225	(32,673)	-39%
Capital Outlay	-	-	12,111	(12,111)	NA
TOTAL EXPENSES:	257,312	257,312	326,782	(69,470)	-27%



Regular Meeting

Agenda Item 4



Public Input

Agenda Item 5



Regular Items

Agenda Item 6

Memo

To: Honorable Mayor and Town Council
From: Drew Corn, Town Administrator
CC: Shirley Rogers, Town Secretary
Date: November 14, 2019
Re: Request from Waste Connections for Rate Adjustment

Brian Culhane, District Manager with Waste Connections, the Town's contractor for waste collection services, has requested a rate adjustment of 4.8%. Per Section 5 C Base Rate Escalation of the agreement with Waste Connections, the "base rates shall be increased by the same percentage as the percentage increase of the CPI for the most recent twelve-month period." The CPI or Consumer Price Index for urban wage earners in the Dallas-Fort Worth area (CPI-U DFW) is 2.3%.

Per Section 10 B Landfill and Recycling Cost Adjustment of the same agreement, Waste Connections is requesting an additional 2.5% adjustment. Landfill costs have increased 22% and recycling costs have increased 62% over this same time period. The two cost adjustments total 4.8%.

Please find attached the letter of request from Mr. Culhane, who will also be present at the meeting to address any questions you may have. The request letter is attached.

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



RECEIVED
OCT 07 2019
BY: *JR*

Honorable Mayor and Members of Council
Town of Northlake
1500 Commons Circle
Northlake, TX 76226

Re: Price Increase Notification:

Honorable Mayor and Members of Council:

Waste Connections of Texas, Lone star, would like to take this opportunity to express our appreciation for your business. Per our contract we would like to present to you our request for a 2019 rate adjustment. The increase is based on the published Bureau of Labor Standard Consumer Price Index / Urban Consumers (CPI-U DFW)-all items- July 2019 (see attached). The CPI amount for 2019 is a 2.3% increase.

We are requesting additional rate adjustment as stated in our contract under section 10.B (landfill & Recycling Cost adjustment) of 2.5% to cover our unforeseen landfill disposal and recycle processing cost increases that Waste Connections have received. Over the past 12 months we have receive a disposal increase of \$4.00 per ton from the City of Denton Landfill which equivalents to a 22% increase. We have also received an increase from Pratt recycling from \$25.00 per ton to \$65.00 per ton for recycle processing fees which equivalents to a 62% increase.

Your current price per home is \$10.73 for trash and \$3.58 for recycling. With the total increase of 4.8% your rate per home will be \$11.25 for trash and \$3.74 for recycling. The rate adjustment of 4.8% will also include commercial businesses.

Waste Connections number one priority is to be safe and provide excellent service to our customers, while keeping public safety as their number one priority. I want to express to you our commitment to provide you the best waste and recycling collection service.

If you have any questions or concerns and need additional information, please feel free to contact me with any questions or request. . If approved the effective date would be December, 2019.

Sincerely,

Brian Culhane
District Manager
Waste Connections .
817-401-4644

NEWS RELEASE

BUREAU OF LABOR STATISTICS

U. S. D E P A R T M E N T O F L A B O R



For Release: Tuesday, August 13, 2019

19-1351-DAL

SOUTHWEST INFORMATION OFFICE: Dallas, Texas

Technical information: (972) 850-4800 BLSInfoDallas@bls.gov www.bls.gov/regions/southwest

Media contact: (972) 850-4800

Consumer Price Index, Dallas-Fort Worth-Arlington — July 2019

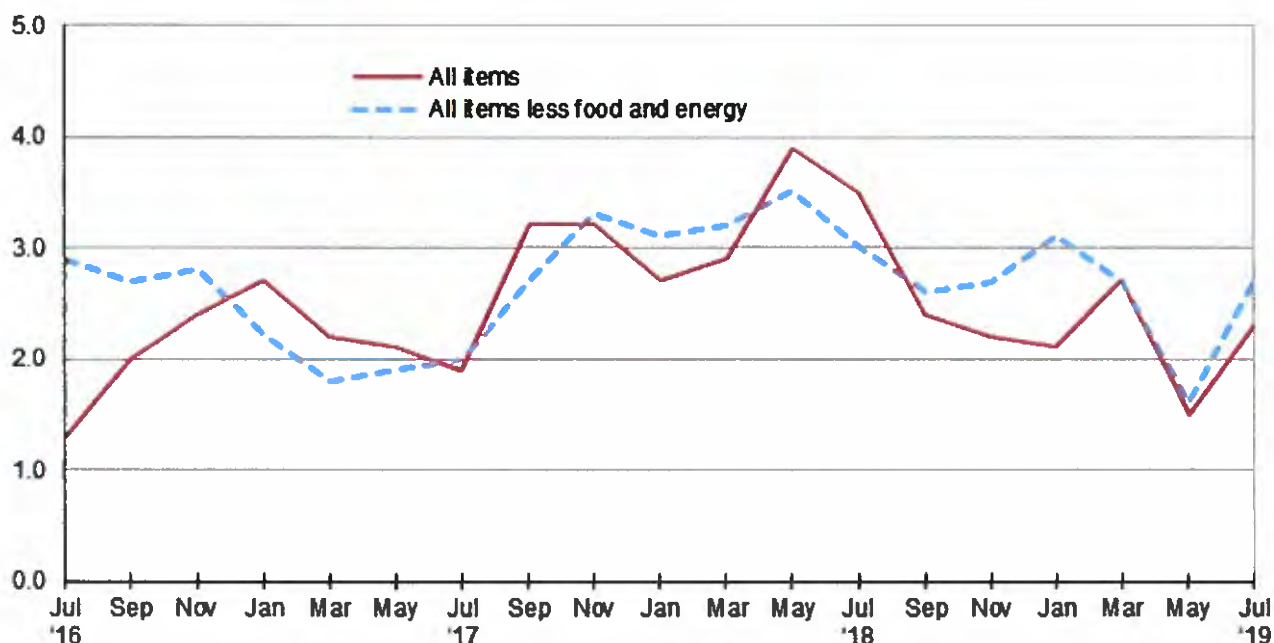
Area prices rise 0.6 percent in June and July; up 2.3 percent over the year

The Consumer Price Index for All Urban Consumers (CPI-U) for Dallas-Fort Worth-Arlington rose 0.6 percent in June and July, the U.S. Bureau of Labor Statistics reported today. Assistant Commissioner for Regional Operations Stanley W. Suchman noted that a 0.8-percent increase in the index for all items less food and energy was the biggest contributor in the two-month rise, led primarily by a rise in the shelter index. The energy index declined by 0.8 percent, somewhat countering these increases, while food remained unchanged in June and July. (Data in this report are not seasonally adjusted. Accordingly, short-term changes may reflect the impact of seasonal influences.)

During the year ending in July 2019, the all items CPI-U rose 2.3 percent, driven primarily by increases in all items less food and energy (+2.7 percent), but also by the food index (+2.4 percent). Declines in the index for energy continued for the second straight reporting period. (See [chart 1](#) and [table 1](#).)

Chart 1. Over-the-year percent change in CPI-U, Dallas, TX, July 2016–July 2019

Percent change



Source: U.S. Bureau of Labor Statistics.

Food

The food index remained unchanged in June and July after increasing 0.8 percent in April and May. The two sub-components balanced countering trends to the bimonthly food index as the index for food away from home increased 0.2 percent, while the index for food at home decreased 0.3 percent.

During the 12 months ending in July 2019, the food index was up 2.4 percent, the third consecutive reported increase over 2.0 percent. The gain reflected differing rates of increase among the sub-components. The index for food away from home climbed 4.7 percent over the year, while food at home (grocery prices) edged up slightly over the year (+0.2 percent).

Energy

The index for energy declined 0.8 percent in June and July, after climbing 6.1 percent in April and May. While motor fuel losses were the main contributor (-2.4 percent), increases in the index for natural gas (+11.9 percent) partially offset this decline.

The energy index fell 2.1 percent during the year ending in July 2019. This third consecutive annual decline was the result of lower prices for motor fuel and natural gas, down 2.9 and 8.9 percent, respectively. Partially countering this decrease, the electricity index edged up 0.2 percent during the previous 12 months.

All items less food and energy

The index for all items less food and energy rose 0.8 percent in June and July, after falling 0.2 percent in April and May. Advances in the index were led almost entirely by the rising costs of shelter, with owners' equivalent rent of primary residence and rent of primary residence both experiencing gains, up 2.1 and 0.5 percent, respectively. Other contributors to the increase in the all items less food and energy index included medical care (+0.5 percent), education and communication (+0.7 percent), and other goods and services (+0.8 percent). Falling costs in recreation and transportation, with the exception of a 2.2-percent increase in the index for used cars and trucks, slightly offset these increases.

From July 2018 to July 2019, the index for all items less food and energy rose 2.7 percent. Similar to the bimonthly trend, the index for shelter was up 4.1 percent, and was responsible for a majority of the annual rise. Increases in the index for medical care (+3.2 percent) also contributed, while apparel's 6.7-percent increase, although relatively small in contribution, was its largest since September 2006.

The September 2019 Consumer Price Index for All Items for Dallas-Fort Worth-Arlington is scheduled to be released Thursday, October 10, 2019.

Technical Note

The Consumer Price Index for Dallas-Fort Worth-Arlington is published bi-monthly. The Consumer Price Index (CPI) is a measure of the average change in prices over time in a fixed market basket of goods and services. The Bureau of Labor Statistics publishes CPIs for two population groups: (1) a CPI for All Urban Consumers (CPI-U) which covers approximately 93 percent of the total population and (2) a CPI for Urban Wage Earners and Clerical Workers (CPI-W) which covers approximately 29 percent of the total population. The CPI-U includes, in addition to wage earners and clerical workers, groups such as professional, managerial, and technical workers, the self-employed, short-term workers, the unemployed, and retirees and others not in the labor force.

The CPI is based on prices of food, clothing, shelter, and fuels, transportation fares, charges for doctors' and dentists' services, drugs, and the other goods and services that people buy for day-to-day living. Each month, prices are collected in 75 urban areas across the country from about 5,000 housing units and approximately 22,000 retail establishments--department stores, supermarkets, hospitals, filling stations, and other types of stores and service establishments. All taxes directly associated with the purchase and use of items are included in the index.

The index measures price changes from a designated reference date (1982-84) that equals 100.0. An increase of 16.5 percent, for example, is shown as 116.5. This change can also be expressed in dollars as follows: the price of a base period "market basket" of goods and services in the CPI has risen from \$10 in 1982-84 to \$11.65. For further details, see the CPI home page on the Internet at www.bls.gov/cpi and the BLS Handbook of Methods, Chapter 17, *The Consumer Price Index*, available on the Internet at www.bls.gov/opub/hom/pdf/homch17.pdf.

In calculating the index, price changes for the various items in each location are averaged together with weights that represent their importance in the spending of the appropriate population group. Local data are then combined to obtain a U.S. city average. Because the sample size of a local area is smaller, the local area index is subject to substantially more sampling and other measurement error than the national index. In addition, local indexes are not adjusted for seasonal influences. As a result, local area indexes show greater volatility than the national index, although their long-term trends are quite similar. **NOTE: Area indexes do not measure differences in the level of prices between cities; they only measure the average change in prices for each area since the base period.**

The **Dallas-Fort Worth-Arlington, Texas, Core Based Statistical Area** includes Collin, Dallas, Denton, Ellis, Hood, Hunt, Johnson, Kaufman, Parker, Rockwall, Somervell, Tarrant, and Wise Counties.

Information in this release will be made available to sensory impaired individuals upon request. Voice phone: (202) 691-5200; Federal Relay Service: (800) 877-8339.

Memo

To: Honorable Mayor and Town Council
From: Nathan Reddin, Development Director
CC: Drew Corn, Town Administrator
Shirley Rogers, Town Secretary
Date: November 14, 2019
Re: Preliminary Plat for Pecan Square Phase 2A (PP-19-002)

Purpose: To consider approval of a Preliminary Plat of Pecan Square Phase 2A, a phase of the Pecan Square development consisting of 192 single-family residential lots and 6 HOA/open space lots on a 48.7-acre tract of land out of the F.W. Thornton Survey, Abstract No. 1244, and the A. McDonald Survey, Abstract No. 785, generally located on the south side of FM 407 approximately 1,200 feet east of Faught Road, and zoned Mixed-Use Planned Development (MPD).

Owners: HP Gibbs, LP & Pecan Square 1, LLC

Applicant/Developer: Hillwood Communities

Engineer/Surveyor: Kimley-Horn & Associates

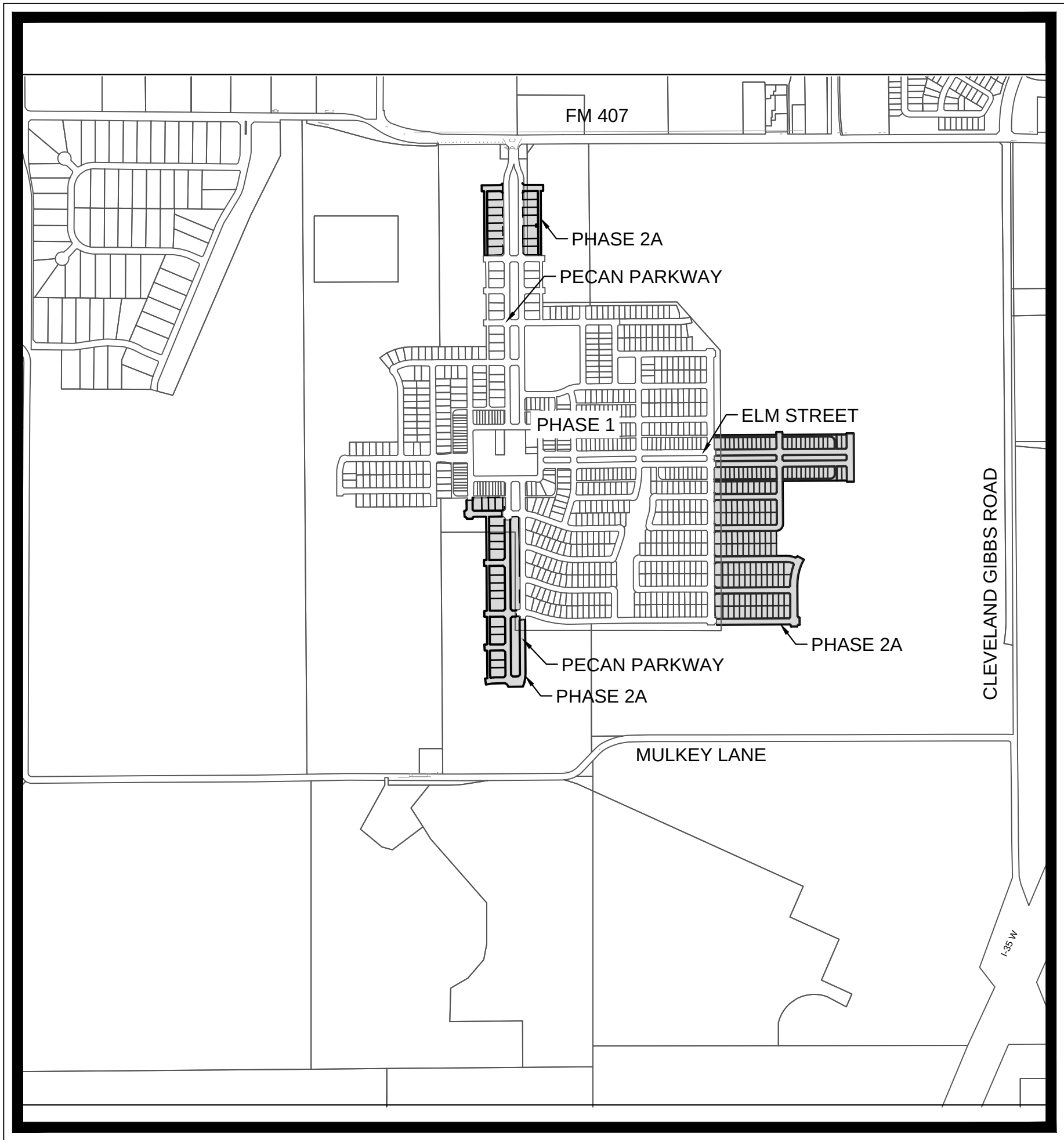
Background: This preliminary plat is for the next phase of the Pecan Square development, following the completion of Phases 1A, 1B, 1C & 1D. The zoning for the master planned development was established with zoning changes to Mixed-Use Planned Development (MPD) approved by Town Council on April 13, 2017, and the MPD's were amended on October 30, 2017 to reflect a modification of the school site on the concept plan.

Staff Analysis: The applicant has provided a preliminary plat application in accordance with requirements the Unified Development Code (UDC). The preliminary plat is comprised of three separate noncontiguous areas which are adjacent to and accessed through completed sections of Phase 1 as well as accessed via an interim road to Cleveland-Gibbs to address concerns stated by Town Council in previous discussions. Phase 2A includes a total of 198 lots with 192 single-family residential lots, ranging from 40-foot and 50-foot lifestyle lots to 60-foot and 70-foot traditional lots, and 6 HOA/open space lots. The "HOA/open space lots" are lots dedicated for open spaces and amenities.

The preliminary plat meets all zoning standards outlined in the MPD. Preliminary plans for storm drainage, water, sanitary sewer, and paving were also submitted with the preliminary plat for review. Staff has reviewed these plans and finds them acceptable for approval.

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

PECAN SQUARE PRELIMINARY PLAT
PHASE 2A
TOWN OF NORTHLAKE,
DENTON COUNTY, TEXAS



VICINITY MAP
SCALE: 1" = 1,000'

NOVEMBER 2019

ENGINEER

Kimley»Horn

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

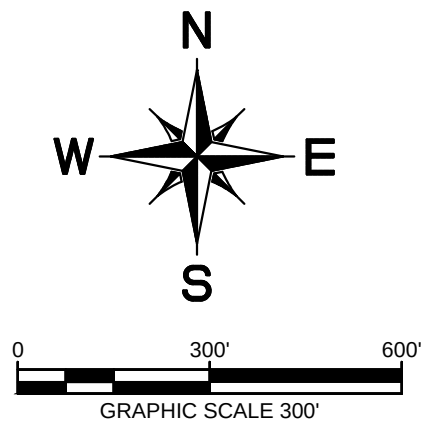
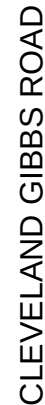
STATE OF TEXAS
REGISTRATION NO. F-928

OWNER/DEVELOPER

HP GIBBS, LP
3000 TURTLE CREEK BLVD.
DALLAS, TX 75219
TEL: (972) 201-2938
CONTACT: ANDREW PIEPER

SHEET INDEX

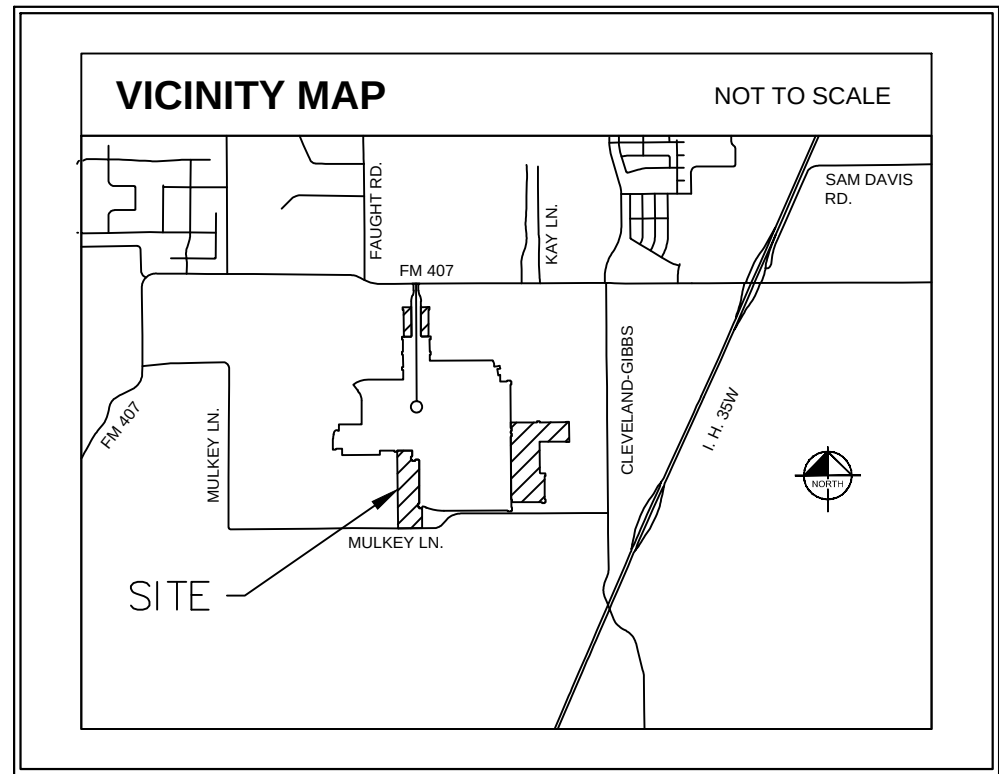
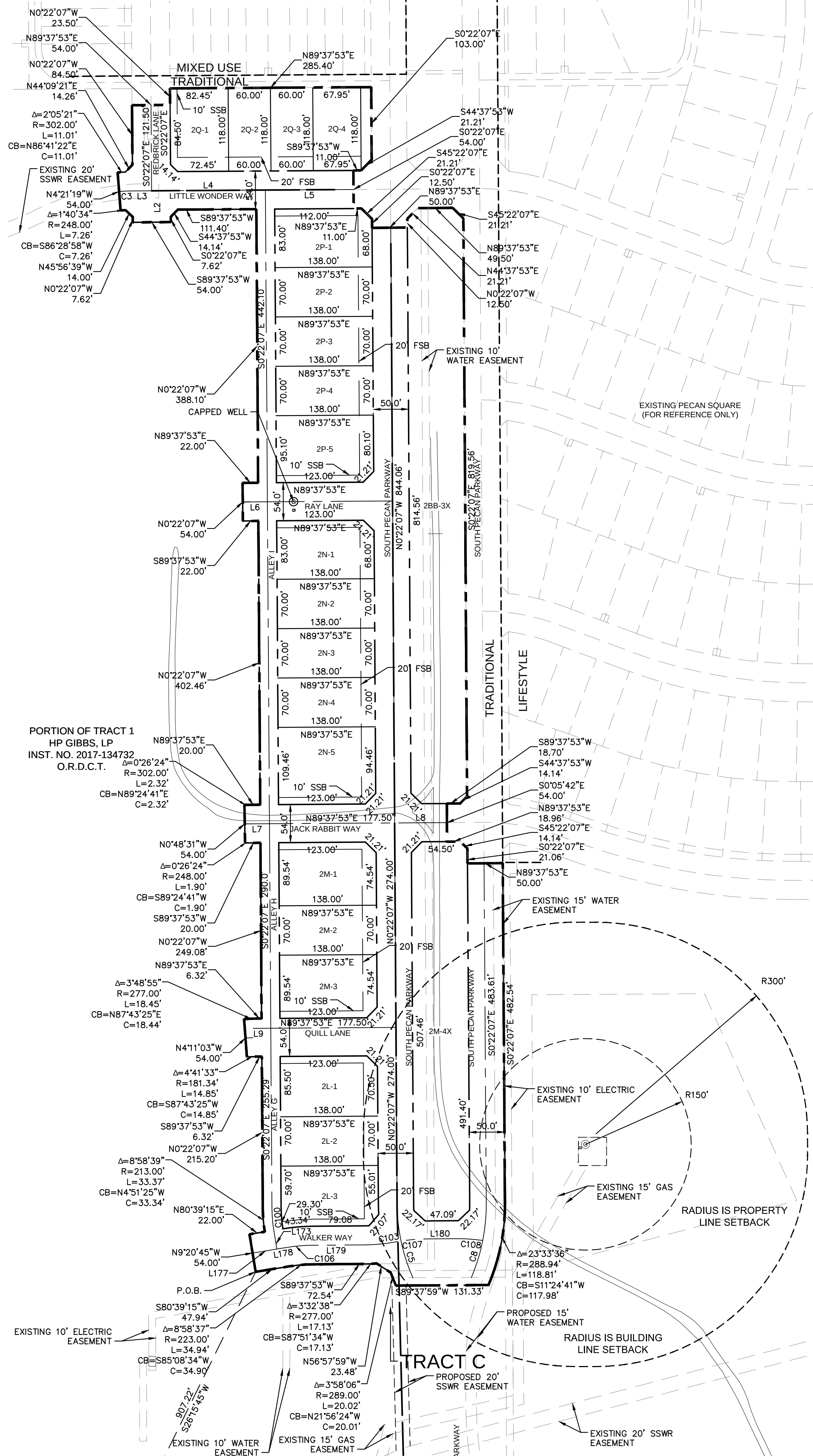
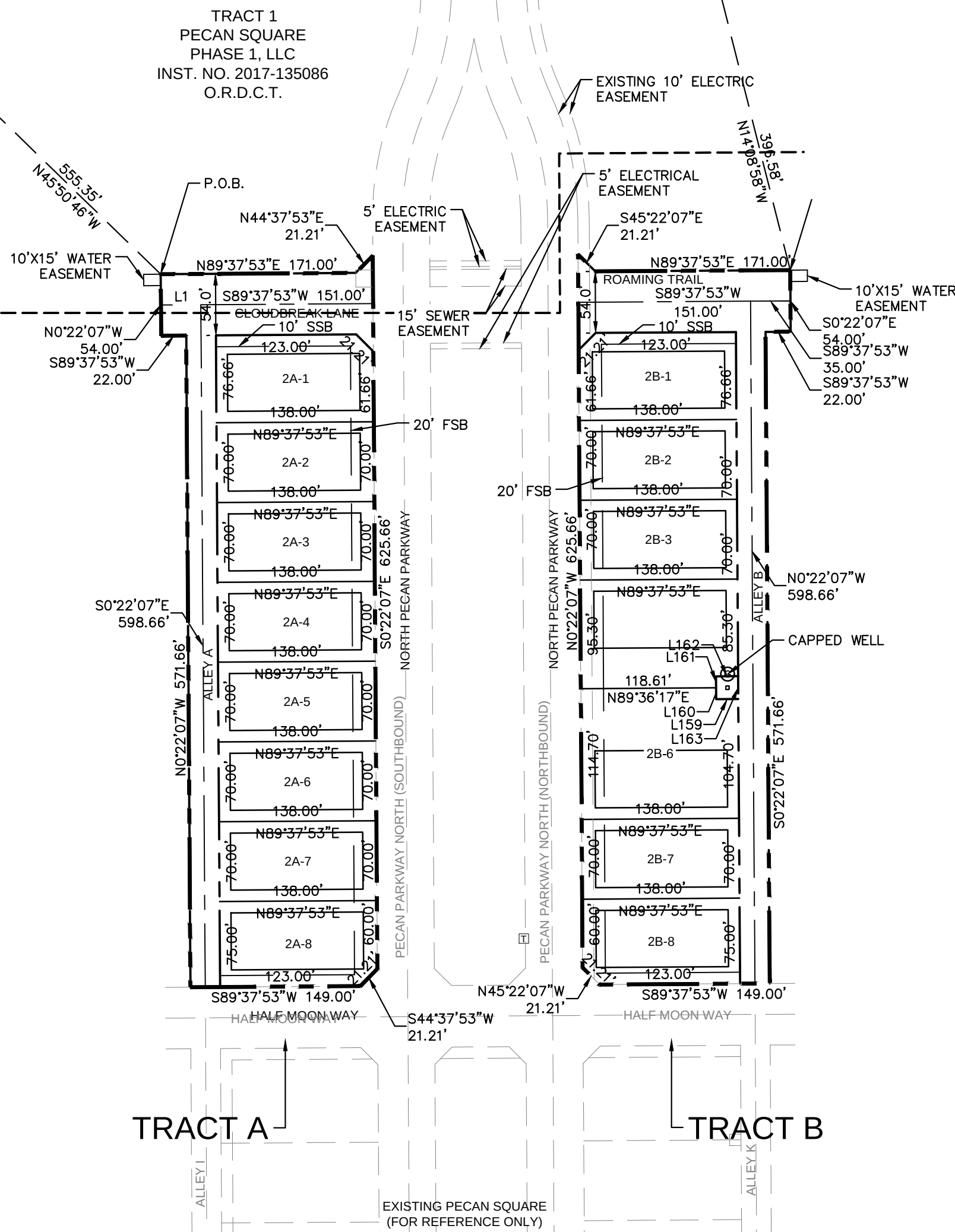
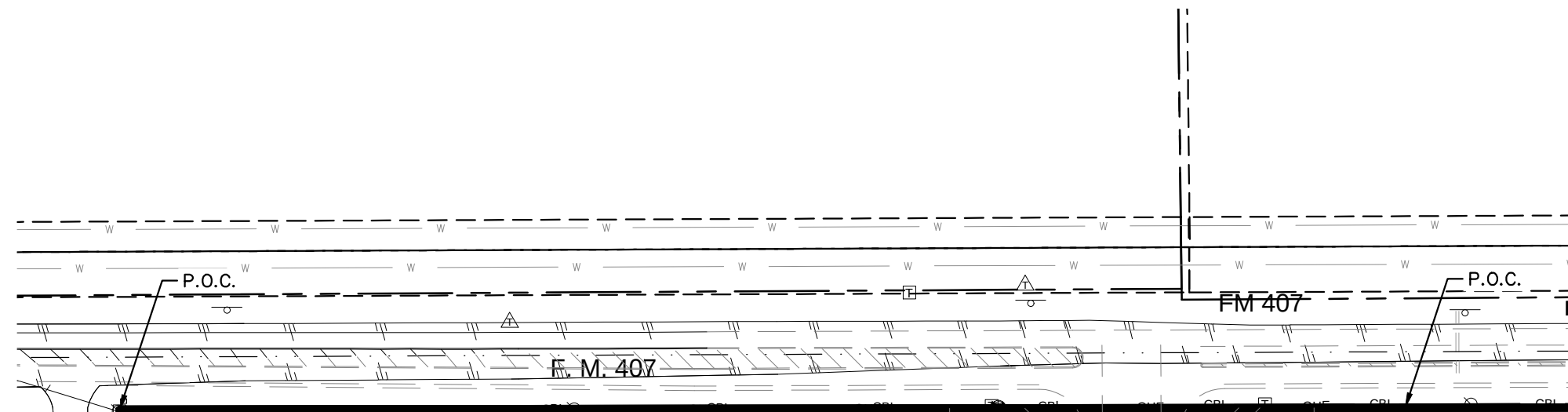
SHEET NO.	DESCRIPTION
C-1	COVER SHEET
C-2	KEY MAP
PP-1	PRELIMINARY PLAT
PP-2	PRELIMINARY PLAT
PP-3	PRELIMINARY PLAT
PP-4	PRELIMINARY PLAT
D-1	DRAINAGE AREA MAP & STORM PLAN
D-2	DRAINAGE AREA MAP & STORM PLAN
D-3	DRAINAGE AREA MAP & STORM PLAN
D-4	DRAINAGE AREA TABLES
P-1	PAVING PLAN
P-2	PAVING PLAN
P-3	PAVING PLAN
W-1	WATER PLAN
W-2	WATER PLAN
S-1	OVERALL SANITARY SEWER PLAN
S-2	SANITARY SEWER PLAN
S-3	SANITARY SEWER PLAN



OWNER/DEVELOPER: HP GIBBS, LP/Pacan Square 1, LLC 3000 Turtle Creek Blvd. Dallas, TX 75219 Tel: (972) 201-2939 Contact: Angie Mastrocola	ENGINEER/SURVEYOR:  13455 Noel Rd., Suite 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Peyton McGee, P.E.
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ENGINEER/SURVEYOR:
Kimley»»Horn
13455 Noel Rd., Suite 700
Dallas, TX 75240
Tel: (972) 770-1300
Contact: Peyton McGee, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	C-2
AS	ARD	JMK	AS SHOWN	November 2019	063226901	

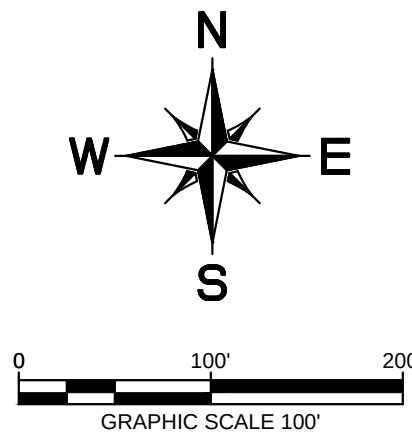


APPROVED BY THE TOWN COUNCIL ON:

DATE

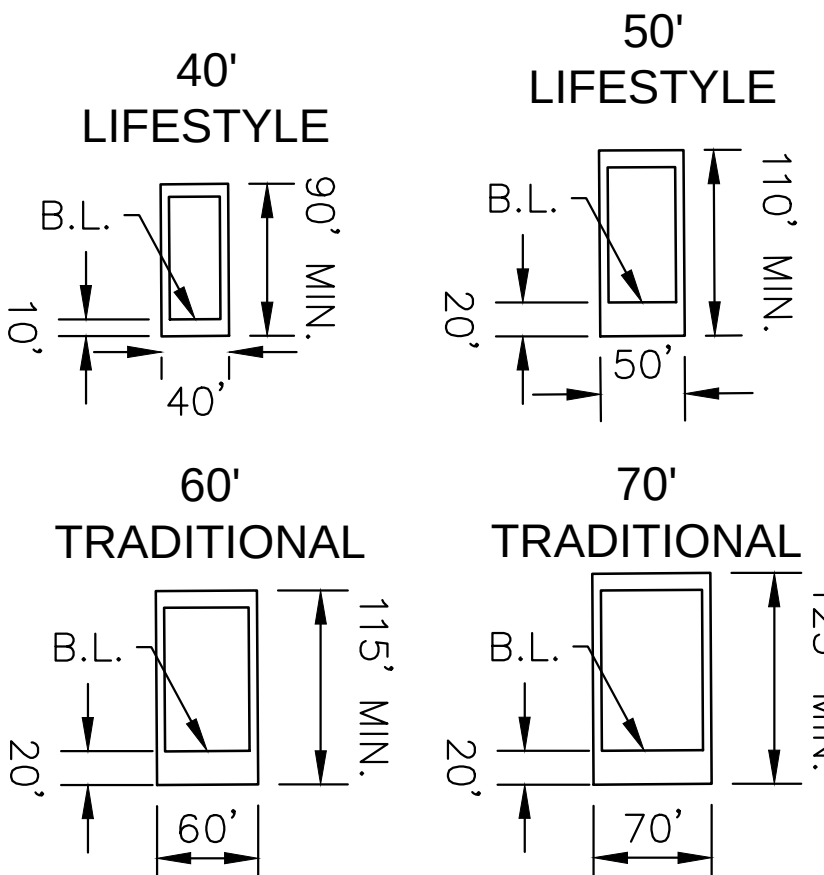
MAYOR, TOWN OF NORTHLAKE

TOWN SECRETARY, TOWN OF NORTHLAKE



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

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



MINIMUM STANDARD LOT DETAILS
N.T.S.

PRELIMINARY PLAT FOR PECAN SQUARE PHASE 2A 192 RESIDENTIAL LOTS / 6 HOA LOTS BEING 48 70 ACRES OUT OF THE F.W.THORNTON SURVEY, ABSTRACT NO. 1244 AND THE A. McDONALD SURVEY, ABSTRACT NO. 785 IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS					
<u>OWNER/DEVELOPER:</u> HP GIBBS, LP/Pecan Square 1, LLC 3000 Turtle Creek Blvd. Dallas, TX 75219 Tel: (972) 201-2939 Contact: Angie Mastrocola			<u>ENGINEER/SURVEYOR:</u> Kimley»Horn 13455 Noel Rd., Suite 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Peyton McGee, P.E.		
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
AS	ARD	JMK	AS SHOWN	November 2019	063226901
					PP-1

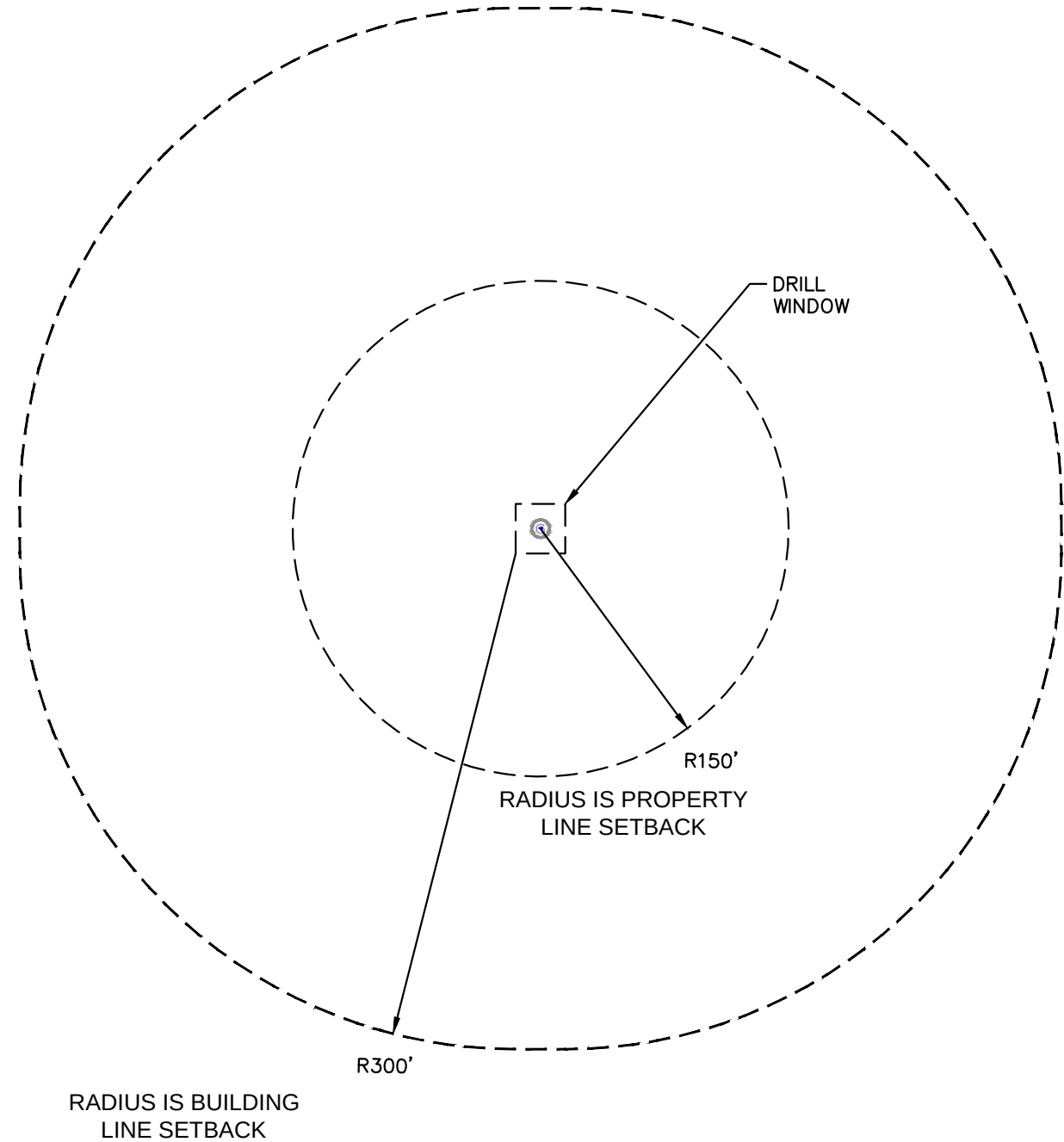
LOT AREA TABLE		
BLOCK-LOT	SQUARE FEET	ACRES
2A-1	10467	0.240
2A-2	9660	0.222
2A-3	9660	0.222
2A-4	9660	0.222
2A-5	9660	0.222
2A-6	9660	0.222
2A-7	9660	0.222
2A-8	10238	0.235
2B-1	10467	0.240
2B-2	9660	0.222
2B-3	9660	0.222
2B-4	12954	0.297
2B-5	388	0.009
2B-6	15638	0.359
2B-7	9660	0.222
2B-8	10238	0.235
2BB-3X	66755	1.532
2C-1	6550	0.150
2C-2	4400	0.101
2C-3	4400	0.101
2C-4	4400	0.101
2C-5	4400	0.101
2C-6	4400	0.101
2C-7	4400	0.101
2C-8	4400	0.101
2C-9	4400	0.101
2C-10	4400	0.101
2C-11	4400	0.101
2C-12	4400	0.101
2C-13	6550	0.150
2C-14X	27800	0.638
2D-1	4900	0.112
2D-2	4400	0.101
2D-3	4400	0.101
2D-4	4400	0.101
2D-5	4400	0.101
2D-6	4400	0.101
2D-7	4400	0.101
2D-8	4400	0.101
2D-9	4400	0.101
2D-10	4400	0.101
2D-11	6587	0.151
2D-12	5760	0.132
2D-13	5710	0.131
2D-14X	28600	0.657
2E-1	4900	0.112
2E-2	4400	0.101
2E-3	4400	0.101
2E-4	4400	0.101
2E-5	4400	0.101

LOT AREA TABLE		
BLOCK-LOT	SQUARE FEET	ACRES
2E-6	4400	0.101
2E-7	4400	0.101
2E-8	4400	0.101
2E-9	4400	0.101
2E-10	4400	0.101
2E-11	6587	0.151
2E-12	5760	0.132
2E-13	5710	0.131
2F-1	7860	0.180
2F-2	5650	0.130
2F-3	5650	0.130
2F-4	5650	0.130
2F-5	5650	0.130
2F-6	5650	0.130
2F-7	5650	0.130
2F-8	5650	0.130
2F-9	5650	0.130
2F-10	5650	0.130
2F-11	5650	0.130
2F-12	5650	0.130
2F-13	6165	0.142
2F-14	6165	0.142
2F-15	5650	0.130
2F-16	5650	0.130
2F-17	5650	0.130
2F-18	5650	0.130
2F-19	5650	0.130
2F-20	5650	0.130
2F-21	5650	0.130
2F-22	5650	0.130
2F-23	5650	0.130
2F-24	5650	0.130
2F-25	5650	0.130
2G-1	7838	0.180
2G-2	5650	0.130
2G-3	5650	0.130
2G-4	5650	0.130
2G-5	5650	0.130
2G-6	5650	0.130
2G-7	5650	0.130
2G-8	5650	0.130
2G-9	5650	0.130
2G-10	5650	0.130
2G-11	5650	0.130
2G-12	5650	0.130
2G-13	8511	0.195
2G-14	6490	0.149
2G-15	5650	0.130
2G-16	5650	0.130
2G-17	5650	0.130

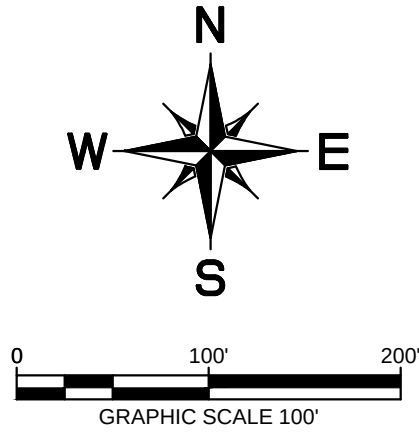
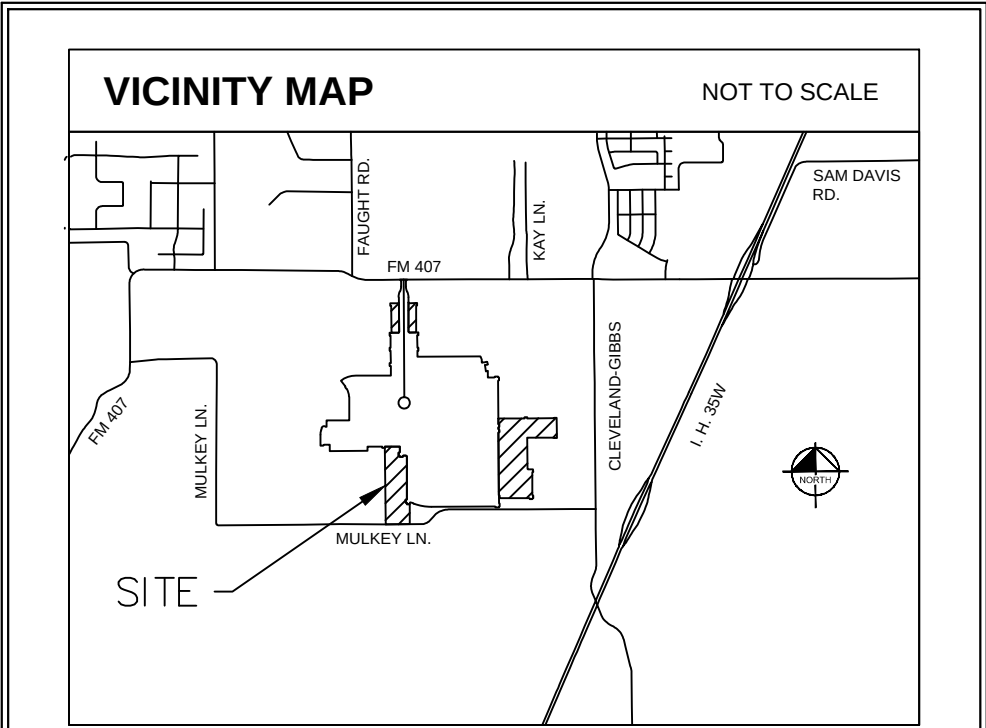
LOT AREA TABLE		
BLOCK-LOT	SQUARE FEET	ACRES
2G-18	5650	0.130
2G-19	5650	0.130
2G-20	5650	0.130
2G-21	5650	0.130
2G-22	5650	0.130
2G-23	5650	0.130
2G-24	5650	0.130
2G-25	5650	0.130
2H-1	6143	0.141
2H-2	5650	0.130
2H-3	5650	0.130
2H-4	5650	0.130
2H-5	5650	0.130
2H-6	5650	0.130
2H-7	5650	0.130
2H-8	5650	0.130
2H-9	5650	0.130
2H-10	5650	0.130
2H-13	5650	0.130
2H-14	5650	0.130
2H-15	5650	0.130
2H-16	5650	0.130
2H-17	5650	0.130
2H-18	5650	0.130
2H-19	5650	0.130
2H-20	5650	0.130
2H-21	5650	0.130
2H-22	6143	0.141
2I-1	6143	0.141
2I-2	5650	0.130
2I-3	5650	0.130
2I-4	5650	0.130
2I-5	5650	0.130
2I-6	5650	0.130
2I-7	5650	0.130
2I-8	5650	0.130
2I-9	5650	0.130
2I-10	5650	0.130
2I-11	6165	0.142
2I-12	6165	0.142
2I-13	5650	0.130
2I-14	5650	0.130
2I-15	5650	0.130
2I-16	5650	0.130
2I-17	5650	0.130
2I-18	5650	0.130
2I-19	5650	0.130
2I-20	5650	0.130
2I-21	5650	0.130
2I-22	6143	0.141

LOT AREA TABLE		
BLOCK-LOT	SQUARE FEET	ACRES
2J-1	6143	0.141
2J-2	5650	0.130
2J-3	5650	0.130
2J-4	5650	0.130
2J-5	5650	0.130
2J-6	5650	0.130
2J-7	5650	0.130
2J-8	5650	0.130
2J-9	5650	0.130
2J-10	5650	0.130
2J-11	6165	0.142
2K-1	6550	0.150
2K-2	4400	0.101
2K-3	4400	0.101
2K-4	4400	0.101
2K-5	4400	0.101
2K-6	4400	0.101
2K-7	4400	0.101
2K-8	4400	0.101
2K-9	4400	0.101
2K-10	4400	0.101
2K-11	4400	0.101
2K-12	4400	0.101
2K-13	6550	0.150
2L-2	9660	0.222
2L-3	11726	0.269
2M-1	12244	0.281
2M-2	9660	0.222
2M-4X	42330	0.972
2N-1	11341	0.260
2N-2	9660	0.222
2N-3	9660	0.222
2N-4	9660	0.222
2N-5	14993	0.344
2P-1	11341	0.260
2P-2	9660	0.222
2P-3	9660	0.222
2P-4	9660	0.222
2P-5	13011	0.299
2Q-1	9679	0.222
2Q-2	7080	0.163
2Q-3	7080	0.163
2Q-4	8018	0.184

LINE TABLE		
LINE	LENGTH	BEARING
L1	35.00	N89°37'52.70"E
L2	47.12	S0°22'07.30"E
L3	27.00	N89°37'52.70"E
L4	161.40	N89°37'52.70"E
L5	125.00	N89°37'52.70"E
L6	35.00	S89°37'52.70"W
L7	35.00	S89°37'52.70"W
L8	74.17	N89°37'52.70"E
L9	35.00	S89°37'52.70"W
L14	34.00	N0°22'07.30"W
L15	32.92	S66°41'42.72"E
L16	47.00	N89°37'52.70"E
L17	47.00	S0°22'07.30"E
L159	19.46	N89°48'46.77"E
L160	10.00	S0°00'40.46"W
L161	10.00	S0°00'40.45"E
L162	19.33	S89°48'46.69"W
L163	20.00	N0°22'07.30"W
L173	27.00	S9°20'44.62"E
L178	12.94	N80°39'15.38"E
L179	72.54	N89°37'52.70"E
L180	41.32	N89°37'52.70"E



CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C3	275.00'	17.57'	N87°48'03"E	17.57'	3°39'39"	8.79'
C5	262.50'	107.92'	S12°08'47"E	107.16'	23°33'19"	54.73'
C8	262.50'	107.92'	N11°24'41"E	107.16'	23°33'19"	54.73'
C100	200.00'	31.34'	S4°51'26"E	31.30'	8°58'37"	15.70'
C103	250.00'	44.78'	N84°29'59"E	44.72'	10°15'47"	22.45'
C106	250.00'	39.17'	N85°08'34"E	39.13'	8°58'37"	19.63'
C108	250.00'	37.47'	S86°04'30"E	37.43'	8°35'14"	18.77'



PRELIMINARY PLAT

FOR
PECAN SQUARE PHASE 2A

192 RESIDENTIAL LOTS / 6 HOA LOTS
BEING 48.70 ACRES
OUT OF THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
AND THE
A. McDONALD SURVEY, ABSTRACT NO. 785
IN THE
NORTHLAKE, DENTON COUNTY, TEXAS

OWNER/DEVELOPER:
HP GIBBS, LP/Pecan Square 1, LLC
3000 Turtle Creek Blvd.
Dallas, TX 75219
Tel: (972) 201-2939
Contact: Angie Mastrocola

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

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
AS	ARD	JMK	AS SHOWN	November 2019	063226901	PP-3

PREPARED BY: JENNIFER K. MCGEE, L.L.P. 10/20/2019 10:41 AM
 DRAWN BY: KIMLEY-HORN & ASSOCIATES, INC. 10/20/2019 10:41 AM
 CHECKED BY: KIMLEY-HORN & ASSOCIATES, INC. 10/20/2019 10:41 AM
 LAST SAVER: KIMLEY-HORN & ASSOCIATES, INC. 10/20/2019 10:41 AM

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

TRACT A
FIELD NOTE DESCRIPTION
2.383 ACRES

BEING a tract of land situated in the A. McDonald Survey, Abstract Number 785, Denton County, Texas and being a portion of that called 182.295 acre tract of land, referred to as Tract 1, conveyed to Pecan Square Phase 1, LLC, according to the document filed of record in Instrument Number 2017-135886, Official Records, Denton County, Texas (O.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract from which the northwest corner of said Tract 1 bears North 45°30'46" West, 555.35 feet;

THENCE over and across said Tract 1 the following eight (8) courses and distances:

 North 89°37'53" East, a distance of 171.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;
 North 44°37'53" East, a distance of 21.21 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;
 South 0°22'07" East, a distance of 625.66 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;
 South 44°37'53" West, a distance of 21.21 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;
 South 89°37'53" West, a distance of 149.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;
 North 0°22'07" West, a distance of 571.66 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;
 South 89°37'53" West, a distance of 22.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;

 North 0°22'07" West, a distance of 54.00 feet to the **POINT OF BEGINNING** and containing 2.383 acres or 103,796 square feet of land, more or less.

TRACT B
FIELD NOTE DESCRIPTION
2.383 ACRES

BEING a tract of land situated in the A. McDonald Survey, Abstract Number 785, Denton County, Texas and being a portion of that called 174.821 acre tract of land, referred to as Tract 2, conveyed to H.P. Gibbs, LP, according to the document filed of record in Instrument Number 2017-134732, Official Records, Denton County, Texas (O.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract from which the northwest corner of said Tract 2 bears North 14°08'58" West, 396.58 feet;

THENCE over and across said Tract 2 the following eight (8) courses and distances:

 South 0°22'07" East, a distance of 54.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;
 South 89°37'53" West, a distance of 22.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;
 South 0°22'07" East, a distance of 571.66 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;
 South 89°37'53" West, a distance of 149.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;
 North 45°22'07" West, a distance of 21.21 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;
 North 0°22'07" West, a distance of 625.66 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;
 South 45°22'07" East, a distance of 21.21 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;

 North 89°37'53" East, a distance of 171.00 feet to the **POINT OF BEGINNING** and containing 2.383 acres or 103,796 square feet of land, more or less.

TRACT C
FIELD NOTE DESCRIPTION
12.186 ACRES

BEING a tract of land situated in the A. McDonald Survey, Abstract Number 785, Denton County, Texas and being a portion of that called 174.821 acre tract of land, referred to as Tract 2, conveyed to H.P. Gibbs, LP, according to the document filed of record in Instrument Number 2017-134732, Official Records, Denton County, Texas (O.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract from which the southwest corner of said Tract 2 bears South 26°15'45" West, 907.22 feet;

THENCE over and across said Tract 2 the following sixty-three (63) courses and distances:

 North 9°20'45" West, a distance of 54.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 80°39'15" East, a distance of 22.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 3°48'37", a radius of 213.00 feet, a chord bearing and distance of North 4°51'26" West, 33.34 feet;

 With said curve to the right, an arc distance of 33.37 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 0°22'07" West, a distance of 215.20 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 South 89°37'53" West, a distance of 6.32 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 3°48'55", a radius of 223.00 feet, a chord bearing and distance of South 87°43'25" West, 14.85 feet;

 With said curve to the left, an arc distance of 14.85 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 4°11'03" West, a distance of 54.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 3°48'55", a radius of 277.00 feet, a chord bearing and distance of North 87°43'25" East, 18.44 feet;

 With said curve to the right, an arc distance of 18.45 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 89°37'53" East, a distance of 6.32 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 0°22'07" West, a distance of 249.08 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 South 89°37'53" West, a distance of 20.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 0°26'24", a radius of 248.00 feet, a chord bearing and distance of South 89°24'41" West, 1.90 feet;

 With said curve to the left, an arc distance of 1.90 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 0°48'31" West, a distance of 54.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 0°26'24", a radius of 302.00 feet, a chord bearing and distance of North 89°24'41" East, 2.32 feet;

 With said curve to the right, an arc distance of 2.32 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 89°37'53" East, a distance of 20.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 0°22'07" West, a distance of 402.46 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 South 89°37'53" West, a distance of 22.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 0°22'07" West, a distance of 54.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 89°37'53" East, a distance of 22.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 0°22'07" West, a distance of 388.10 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 South 89°37'53" West, a distance of 111.40 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 South 44°37'53" West, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 South 0°22'07" East, a distance of 7.62 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 89°37'53" West, a distance of 54.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 0°22'07" West, a distance of 7.62 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 45°56'39" West, a distance of 14.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 1°40'34", a radius of 248.00 feet, a chord bearing and distance of South 86°28'58" West, 7.26 feet;

 With said curve to the left, an arc distance of 7.26 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 4°21'19" West, a distance of 54.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 2°05'21", a radius of 302.00 feet, a chord bearing and distance of North 86°41'22" East, 11.01 feet;

 With said curve to the right, an arc distance of 11.01 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 44°09'21" East, a distance of 14.26 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 0°22'07" West, a distance of 84.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 89°37'53" East, a distance of 54.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 0°22'07" West, a distance of 23.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 89°37'53" East, a distance of 285.40 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 South 0°22'07" East, a distance of 103.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 South 44°37'53" West, a distance of 21.21 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 South 89°37'53" West, a distance of 11.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 South 0°22'07" East, a distance of 54.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 89°37'53" East, a distance of 11.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 South 45°22'07" East, a distance of 21.21 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 South 0°22'07" East, a distance of 12.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 89°37'53" East, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 0°22'07" West, a distance of 12.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 44°37'53" East, a distance of 21.21 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 89°37'53" East, a distance of 49.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 South 45°22'07" East, a distance of 21.21 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 South 0°22'07" East, a distance of 819.56 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 South 44°37'53" West, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 South 89°37'53" West, a distance of 18.70 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 South 0°05'42" East, a distance of 54.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 89°37'53" East, a distance of 18.96 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 South 45°22'07" East, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 South 0°22'07" East, a distance of 21.06 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 89°37'53" East, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 South 0°22'07" East, a distance of 482.53 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 23°33'28", a radius of 289.00 feet, a chord bearing and distance of South 11°24'36" West, 117.99 feet;

 With said curve to the right, an arc distance of 118.82 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 South 89°37'57" West, a distance of 131.33 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 3°58'06", a radius of 289.00 feet, a chord bearing and distance of North 21°56'24" West, 20.01 feet;

 With said curve to the right, an arc distance of 20.02 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 56°57'59" West, a distance of 23.48 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 3°32'38", a radius of 277.00 feet, a chord bearing and distance of South 87°51'34" West, 17.13 feet;

 With said curve to the right, an arc distance of 17.13 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 South 89°37'53" West, a distance of 72.54 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 8°58'37", a radius of 223.00 feet, a chord bearing and distance of South 85°08'34" West, 34.90 feet;

 With said curve to the left, an arc distance of 34.94 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 South 80°39'15" West, a distance of 47.94 feet to the **POINT OF BEGINNING** and containing 12.186 acres or 530,801 square feet of land, more or less.

TRACT D
FIELD NOTE DESCRIPTION
31.660 ACRES

BEING a tract of land situated in the A. McDonald Survey, Abstract Number 785, Denton County, Texas and being a portion of that called 460.677 acre tract of land, referred to as Tract 1, conveyed to H.P. Gibbs, LP, according to the document filed of record in Instrument Number 2017-134732, Official Records, Denton County, Texas (O.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract from which the southwest corner of said Tract 1 bears South 49°12'03" West, 1501.49 feet;

THENCE over and across said Tract 1 the following forty-six (46) courses and distances:

 North 0°22'07" West, a distance of 54.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 South 89°37'53" West, a distance of 6.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 45°22'07" West, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 0°22'07" West, a distance of 1341.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 44°37'53" East, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 89°37'53" East, a distance of 6.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 0°22'07" West, a distance of 54.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 South 89°37'53" West, a distance of 6.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 45°22'07" West, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 0°22'07" West, a distance of 30.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 44°37'53" East, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 89°37'53" East, a distance of 6.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 0°22'07" West, a distance of 54.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 South 89°37'53" West, a distance of 6.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 45°22'07" West, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 0°22'07" West, a distance of 118.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 89°37'53" East, a distance of 560.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 0°22'07" West, a distance of 25.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 89°37'53" East, a distance of 54.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 South 0°22'07" East, a distance of 25.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 89°37'53" East, a distance of 576.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 0°22'07" West, a distance of 10.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 89°37'53" East, a distance of 64.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 South 0°22'07" East, a distance of 434.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 South 89°37'53" West, a distance of 64.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 0°22'07" West, a distance of 10.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 South 89°37'53" West, a distance of 576.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 South 0°22'07" East, a distance of 385.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the right having a central angle of 87°40'13", a radius of 61.50 feet, a chord bearing and distance of South 43°27'59" West, 85.19 feet;

 With said curve to the right, an arc distance of 94.10 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 South 0°22'07" East, a distance of 226.05 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 89°37'53" East, a distance of 87.21 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the right having a central angle of 21°19'12", a radius of 227.00 feet, a chord bearing and distance of South 79°42'31" East, 83.98 feet;

 With said curve to the right, an arc distance of 84.47 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 69°06'21" East, a distance of 14.60 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the right having a central angle of 0°50'12", a radius of 563.00 feet, a chord bearing and distance of North 27°30'21" East, 8.22 feet;

 With said curve to the left, an arc distance of 8.22 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 South 62°04'33" East, a distance of 64.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner at the beginning of a non-tangent curve to the left having a central angle of 28°11'43", a radius of 500.69 feet, a chord bearing and distance of South 13°46'40" West, 243.91 feet;

 With said curve to the left, an arc distance of 246.39 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 South 0°22'07" East, a distance of 274.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 South 45°22'07" East, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 89°37'53" East, a distance of 8.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 South 0°22'07" East, a distance of 64.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 South 89°37'53" West, a distance of 12.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 South 44°37'53" West, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 South 0°22'07" East, a distance of 6.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 South 89°37'53" West, a distance of 54.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 North 0°22'07" West, a distance of 10.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

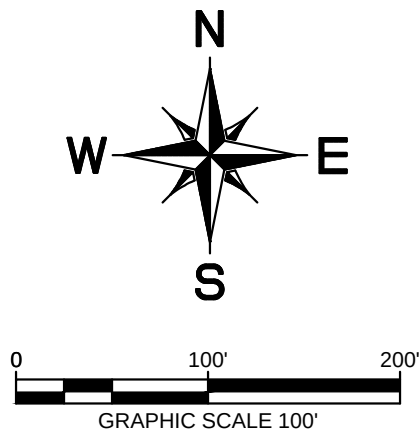
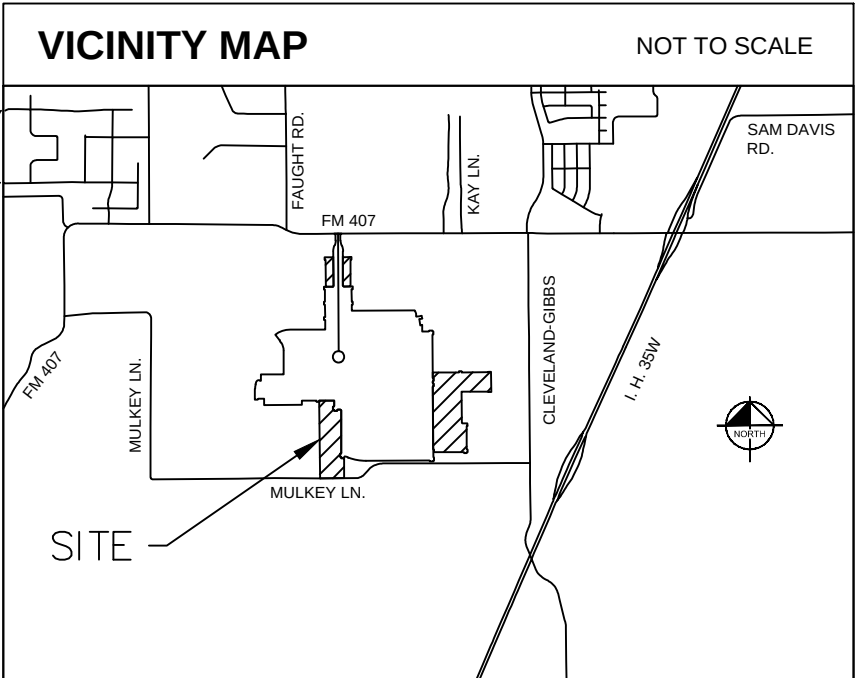
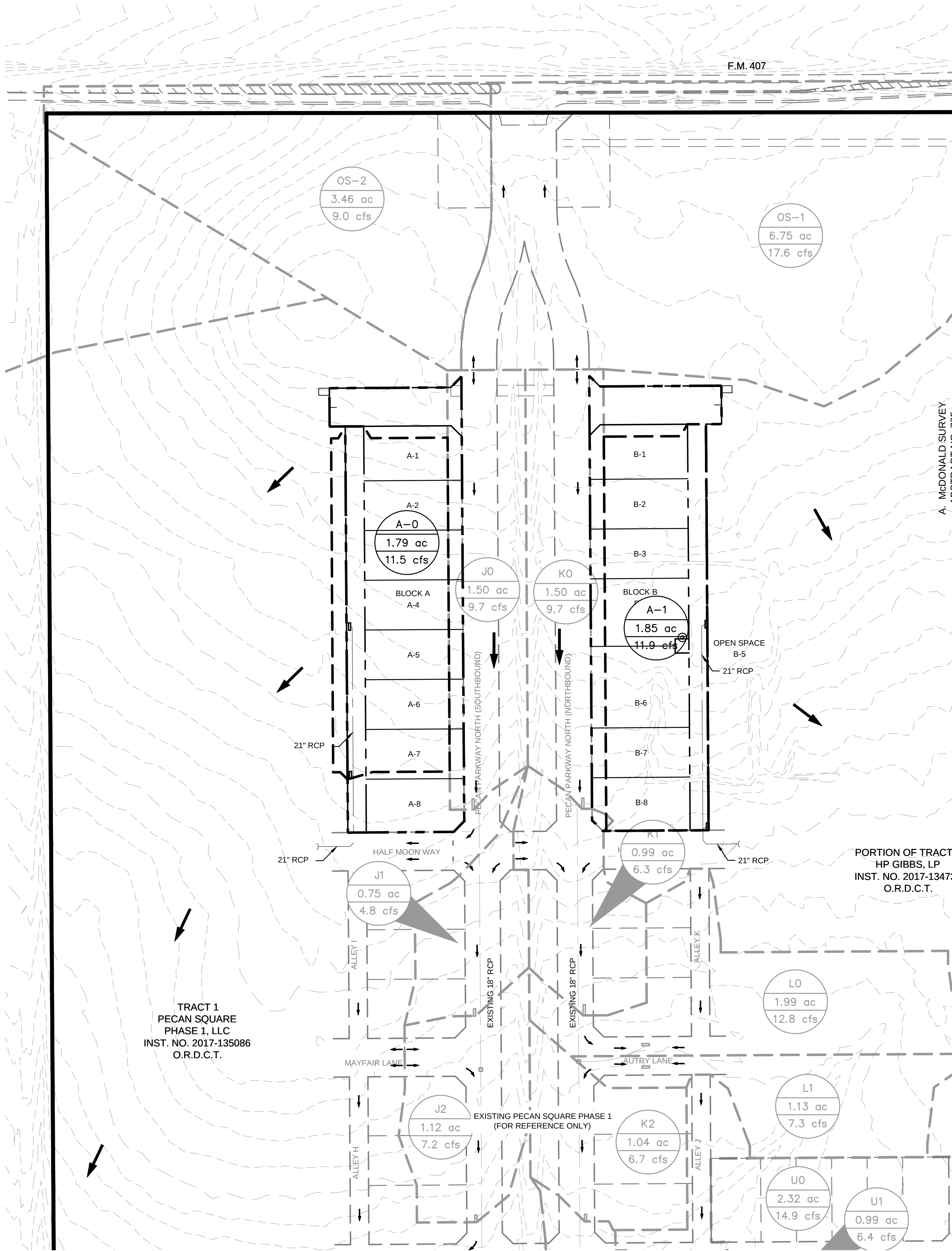
 North 45°22'07" West, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

 South 89°37'53" West, a distance of 655.00 feet to the **POINT OF BEGINNING** and containing 31.660 acres or 1,379,126 square feet of land, more or less

PRELIMINARY PLAT FOR PECAN SQUARE PHASE 2A 192 RESIDENTIAL LOTS / 6 HOA LOTS BEING 48.70 ACRES OUT OF THE F.W. THORNTON SURVEY, ABSTRACT NO. 1244 AND THE A. McDONALD SURVEY, ABSTRACT NO. 785 IN THE XXXXXXXXXX, XXXXXXXXXXXX COUNTY, TEXAS							
OWNER/DEVELOPER: HP GIBBS, LP/Pecan Square 1, LLC 3000 Turtle Creek Blvd. Dallas, TX 75219 Tel: (972) 201-2939 Contact: Angie Mastrocola				ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Rd., Suite 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Peyton McGee, P.E.			
DESIGNED AS	DRAWN ARD	CHECKED JMK	SCALE AS SHOWN	DATE September 2019	KH PROJECT NO. PROJECT NUMBER	PP-4	

PLANNED BY: KIMLEY-HORN & ASSOCIATES, INC.
DESIGNED BY: KIMLEY-HORN & ASSOCIATES, INC.
DRAWN BY: KIMLEY-HORN & ASSOCIATES, INC.
LAST SAVED: 10/30/2019 12:07 PM

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



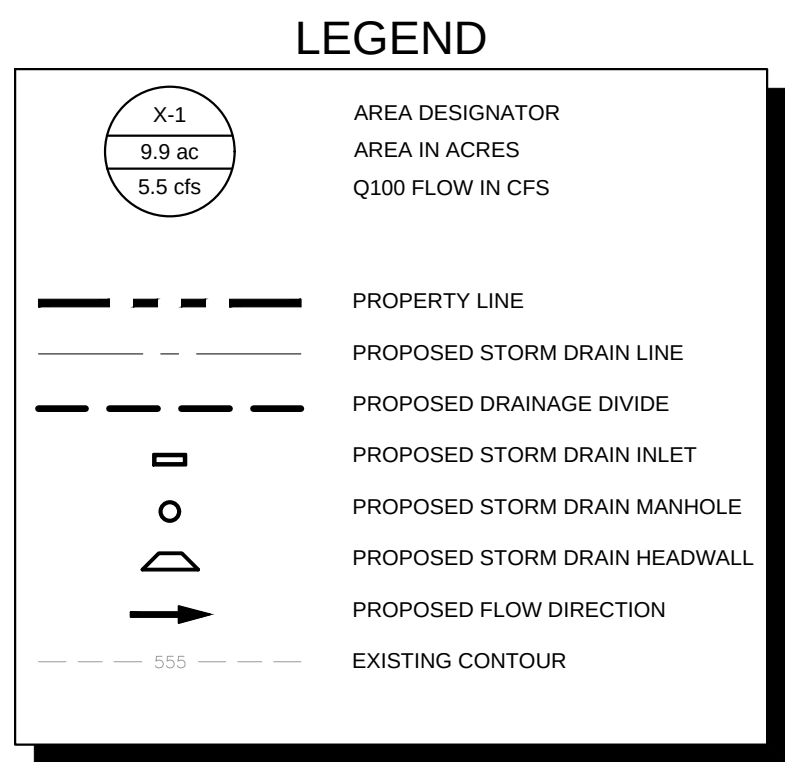
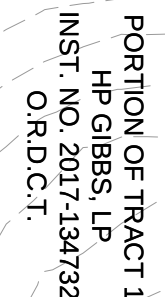
LEGEND

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

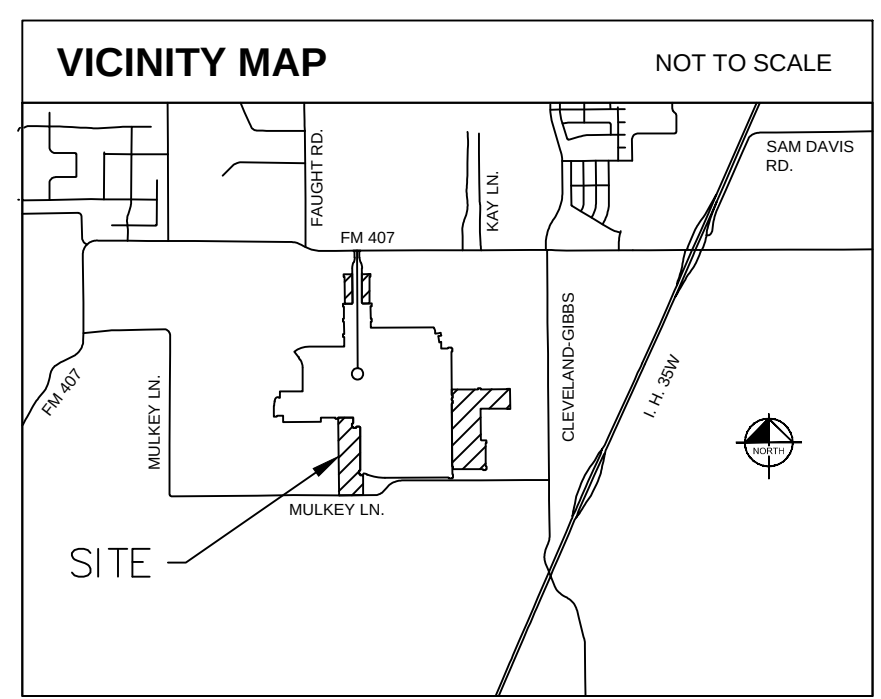
NOTE:
1. SEE PECAN SQUARE PHASE 1 FOR OVERALL DRAINAGE AREA MAP.

DRAINAGE AREA MAP & STORM PLAN FOR PECAN SQUARE PHASE 2A 192 RESIDENTIAL LOTS / 7 HOA LOTS BEING 48.70 ACRES OUT OF THE F.W. THORNTON SURVEY, ABSTRACT NO. 1244 AND THE A. McDONALD SURVEY, ABSTRACT NO. 785 IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

OWNER/DEVELOPER: HP GIBBS, LP/Pecan Square 1, LLC 3000 Turtle Creek Blvd. Dallas, TX 75219 Tel: (972) 201-2939 Contact: Angie Mastrocola				ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Rd., Suite 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Peyton McGee, P.E.			
DESIGNED AS	DRAWN ARD	CHECKED JMK	SCALE AS SHOWN	DATE September 2019	KH PROJECT NO. 063226901	D-1	



NOTE:
1. SEE PECAN SQUARE PHASE 1 FOR
OVERALL DRAINAGE AREA MAP.

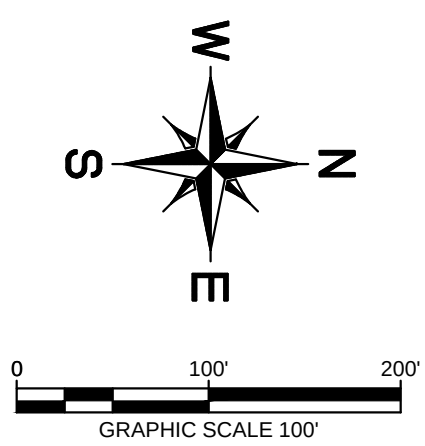
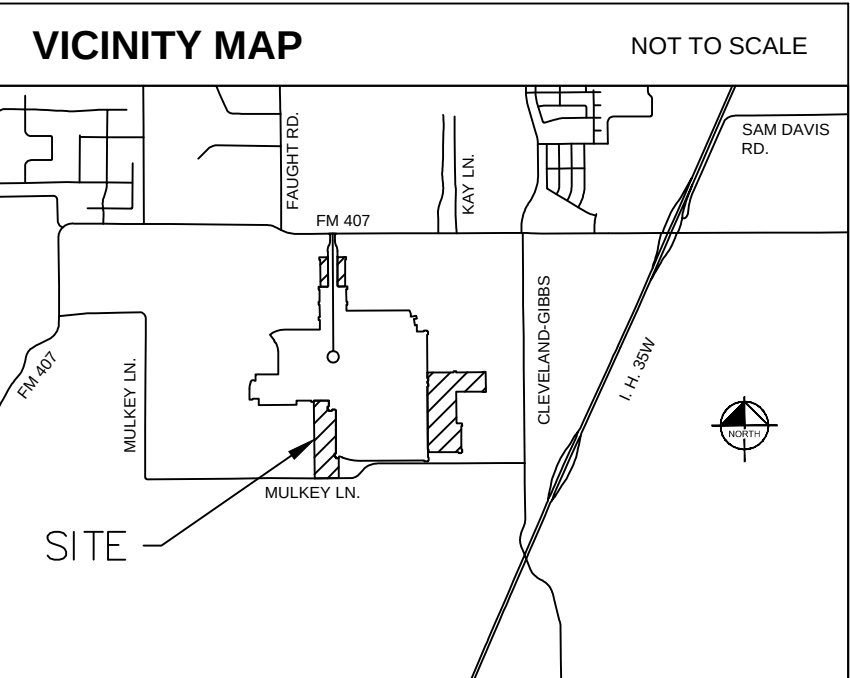
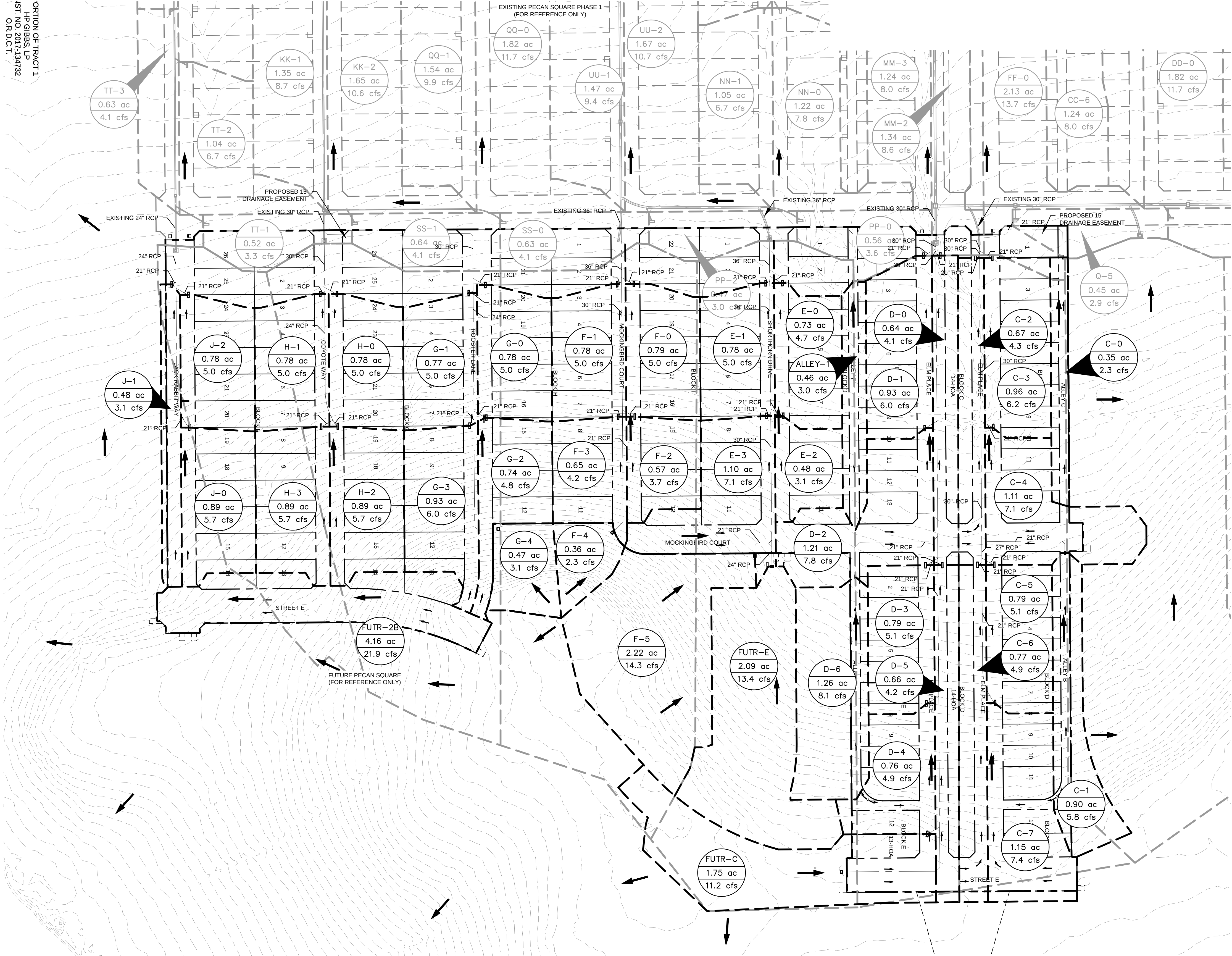


ENGINEER/SURVEYOR:
Kimley»Horn
13455 Noel Rd., Suite 700

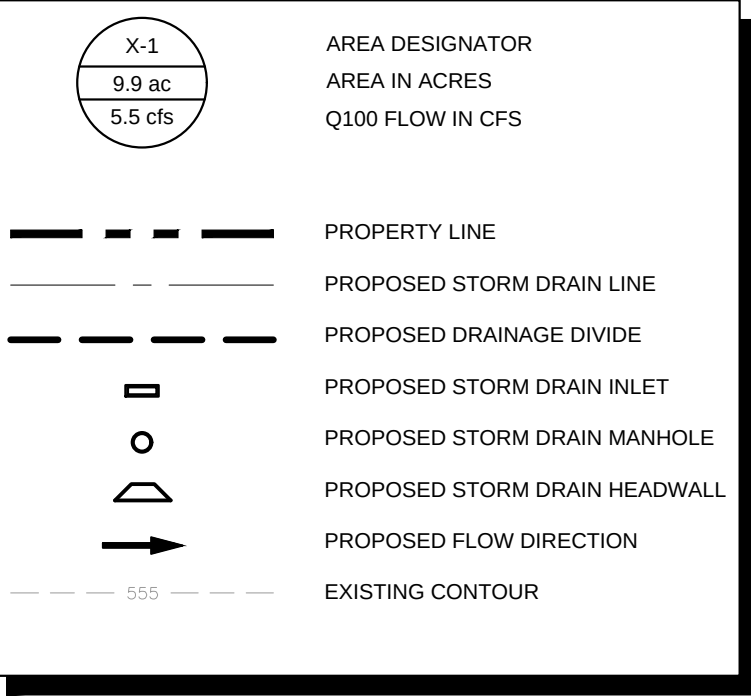
1. PLANNING AND DESIGN
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3. CONSTRUCTION
4. MAINTENANCE
5. DEMOLITION
6. REPAIRS
7. RENOVATION
8. REPLACEMENT
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1. PLANNING AND DESIGN
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OPTION OF TRACT 1
HP GIBBS, LP
IST NO. 2017-134732
O.R.D.C.1.



LEGEND



NOTE:
1. SEE PECAN SQUARE PHASE 1 FOR OVERALL DRAINAGE AREA MAP.

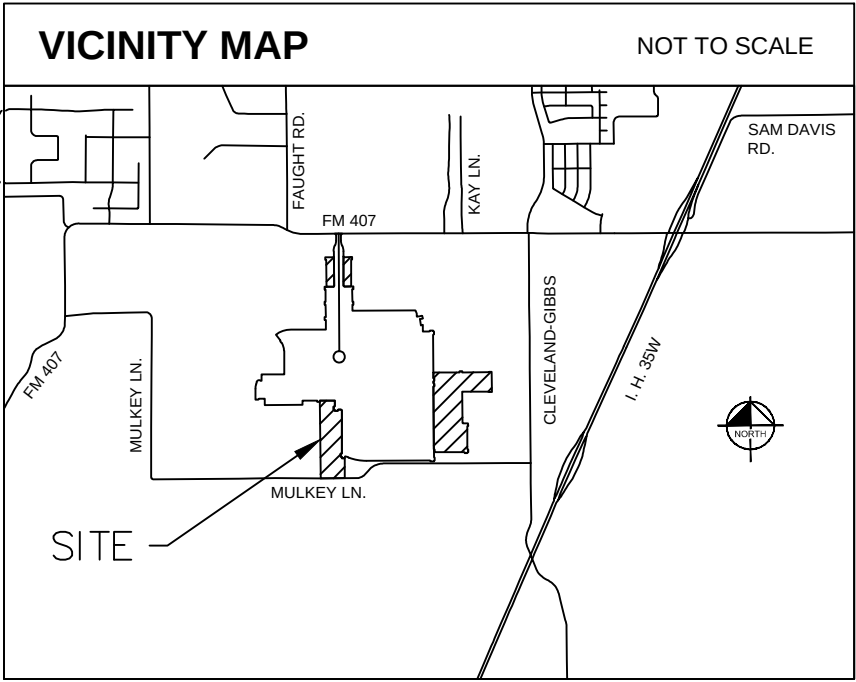
DRAINAGE AREA MAP
& STORM PLAN
FOR
PECAN SQUARE PHASE 2A
192 RESIDENTIAL LOTS / 7 HOA LOTS
BEING 48.70 ACRES
OUT OF THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
AND THE
A. McDONALD SURVEY, ABSTRACT NO. 785
IN THE
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

OWNER/DEVELOPER: HP GIBBS, LP/Pecan Square 1, LLC 3000 Turtle Creek Blvd. Dallas, TX 75219 Tel: (972) 201-2939 Contact: Angie Mastrocola				ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Rd., Suite 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Peyton McGee, P.E.			
DESIGNED AS	DRAWN ARD	CHECKED JMK	SCALE AS SHOWN	DATE September 2019	KH PROJECT NO. 063226901	D-3	

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DRAINAGE AREA TABLE						
DRAINAGE AREA NO.	AREA (ac)	FREQUENCY FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)
A-0	1.79	1.25	0.65	15	7.91	11.5
A-1	1.85	1.25	0.65	15	7.91	11.9
ALLEY-1	0.46	1.25	0.65	15	7.91	3.0
B-0	1.28	1.25	0.65	15	7.91	8.2
B-1	1.04	1.25	0.65	15	7.91	6.7
B-2	0.62	1.25	0.65	15	7.91	4.0
C-0	0.35	1.25	0.65	15	7.91	2.3
C-1	0.90	1.25	0.65	15	7.91	5.8
C-2	0.67	1.25	0.65	15	7.91	4.3
C-3	0.96	1.25	0.65	15	7.91	6.2
C-4	1.11	1.25	0.65	15	7.91	7.1
C-5	0.79	1.25	0.65	15	7.91	5.1
C-6	0.77	1.25	0.65	15	7.91	4.9
C-7	1.15	1.25	0.65	15	7.91	7.4
D-0	0.64	1.25	0.65	15	7.91	4.1
D-1	0.93	1.25	0.65	15	7.91	6.0
D-2	1.21	1.25	0.65	15	7.91	7.8
D-3	0.79	1.25	0.65	15	7.91	5.1
D-4	0.76	1.25	0.65	15	7.91	4.9
D-5	0.66	1.25	0.65	15	7.91	4.2
D-6	1.26	1.25	0.65	15	7.91	8.1
E-0	0.73	1.25	0.65	15	7.91	4.7
E-1	0.78	1.25	0.65	15	7.91	5.0
E-2	0.48	1.25	0.65	15	7.91	3.1
E-3	1.10	1.25	0.65	15	7.91	7.1
F-0	0.79	1.25	0.65	15	7.91	5.0
F-1	0.78	1.25	0.65	15	7.91	5.0
F-2	0.57	1.25	0.65	15	7.91	3.7
F-3	0.65	1.25	0.65	15	7.91	4.2

DRAINAGE AREA TABLE						
DRAINAGE AREA NO.	AREA (ac)	FREQUENCY FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)
F-4	0.36	1.25	0.65	15	7.91	2.3
F-5	2.22	1.25	0.65	15	7.91	14.3
FUTR-2B	4.16	1.00	0.70	15	7.52	21.9
FUTR-C	1.75	1.25	0.65	15	7.91	11.2
FUTR-E	2.09	1.25	0.65	15	7.91	13.4
G-0	0.78	1.25	0.65	15	7.91	5.0
G-1	0.77	1.25	0.65	15	7.91	5.0
G-2	0.74	1.25	0.65	15	7.91	4.8
G-3	0.93	1.25	0.65	15	7.91	6.0
G-4	0.47	1.25	0.65	15	7.91	3.1
H-0	0.78	1.25	0.65	15	7.91	5.0
H-1	0.78	1.25	0.65	15	7.91	5.0
H-2	0.89	1.25	0.65	15	7.91	5.7
H-3	0.89	1.25	0.65	15	7.91	5.7
J-0	0.89	1.25	0.65	15	7.91	5.7
J-1	0.48	1.25	0.65	15	7.91	3.1
J-2	0.78	1.25	0.65	15	7.91	5.0
L-0	1.36	1.25	0.65	15	7.91	8.7
L-1	0.81	1.25	0.65	15	7.91	5.2
M-0	2.26	1.25	0.65	15	7.91	14.5
N-0	1.85	1.25	0.65	15	7.91	11.9
N-1	1.29	1.25	0.65	15	7.91	8.3
N-2	0.51	1.25	0.65	15	7.91	3.3
N-3	0.54	1.25	0.65	15	7.91	3.5



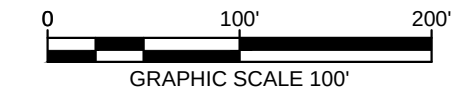
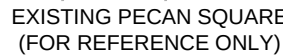
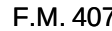
DRAINAGE AREA MAP
& STORM PLAN
FOR
PECAN SQUARE PHASE 2A
192 RESIDENTIAL LOTS / 7 HOA LOTS
BEING 48.70 ACRES
OUT OF THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
AND THE
A. McDONALD SURVEY, ABSTRACT NO. 785
IN THE
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

OWNER/DEVELOPER:
HP GIBBS, LP/Pecan Square 1, LLC
3000 Turtle Creek Blvd.
Dallas, TX 75219
Tel: (972) 201-2939
Contact: Angie Mastrocola

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

Kimley»»Horn

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	D-4
AS	ARD	JMK	AS SHOWN	September 2019	063226901	



 8" CONCRETE
 7" ALLEY CONCRETE
 6" CONCRETE
 FUTURE TRAIL

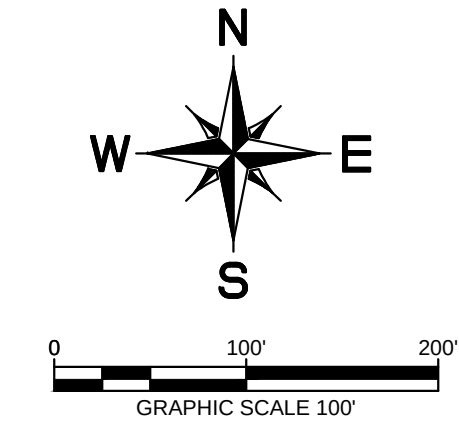
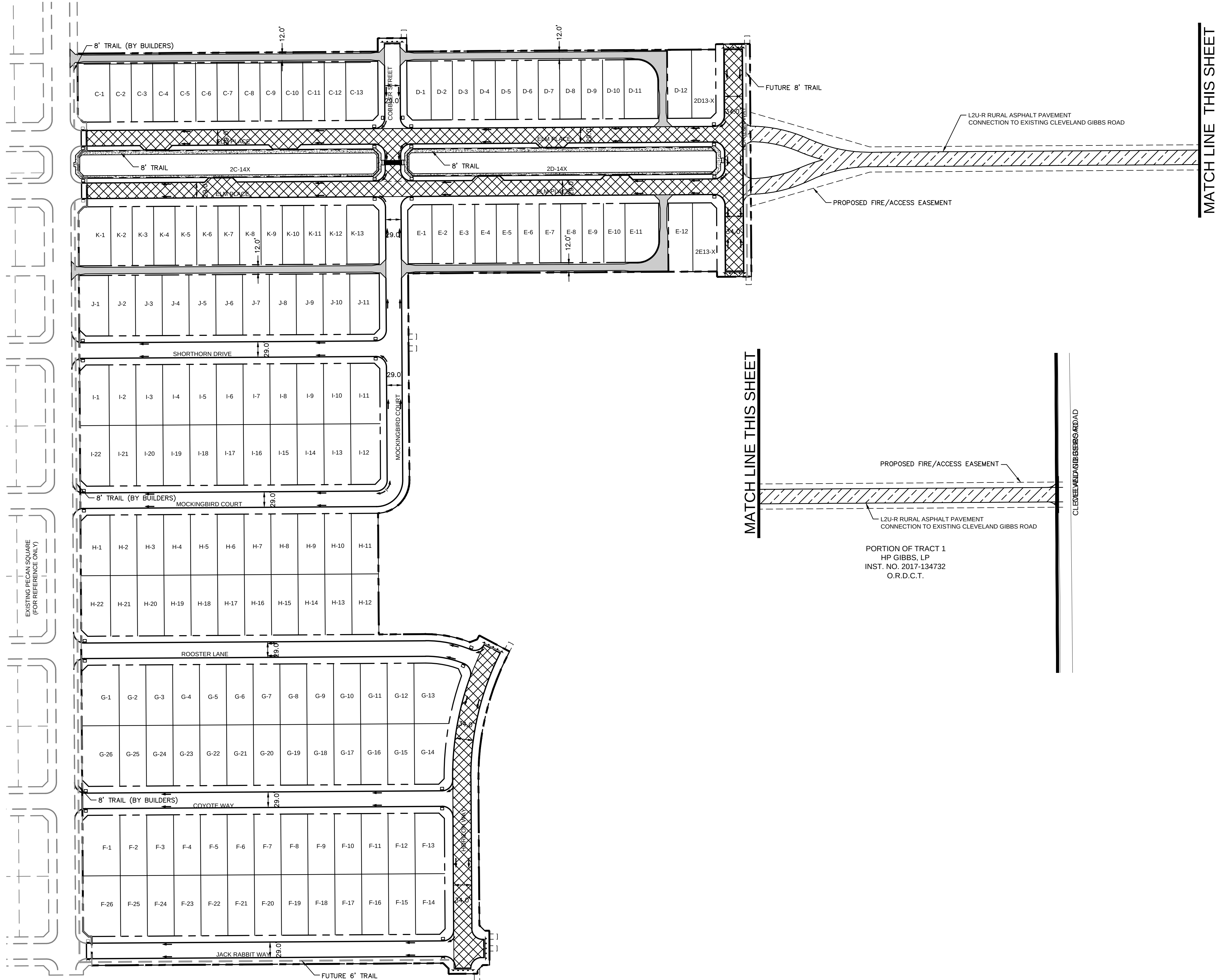
1. ALL SIDEWALKS SHALL BE 5' UNLESS OTHERWISE NOTED.

OWNER/DEVELOPER: HP GIBBS, LP/Pecan Square 1, LLC 3000 Turtle Creek Blvd. Dallas, TX 75219 Tel: (972) 201-2939 Contact: Angie Mastrocola	ENGINEER/SURVEYOR:  13455 Noel Rd., Suite 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Peyton McGee, P.E.
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	P-1
AS	ARD	JMK	AS SHOWN	November 2019	063226901	

PLANNED BY: CULINS, HORN & ASSOCIATES, INC. 10/25/2019 1:30 PM
DRAWN BY: KIMLEY-HORN & ASSOCIATES, INC. 10/25/2019 1:30 PM
LAST SAID: 10/25/2019 12:00 PM

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PAVEMENT LEGEND

- 7" CONCRETE
- 7" ALLEY CONCRETE
- 6" CONCRETE
- 24" ASPHALT PAVEMENT
- SIDEWALK PAVEMENT
- FUTURE TRAIL

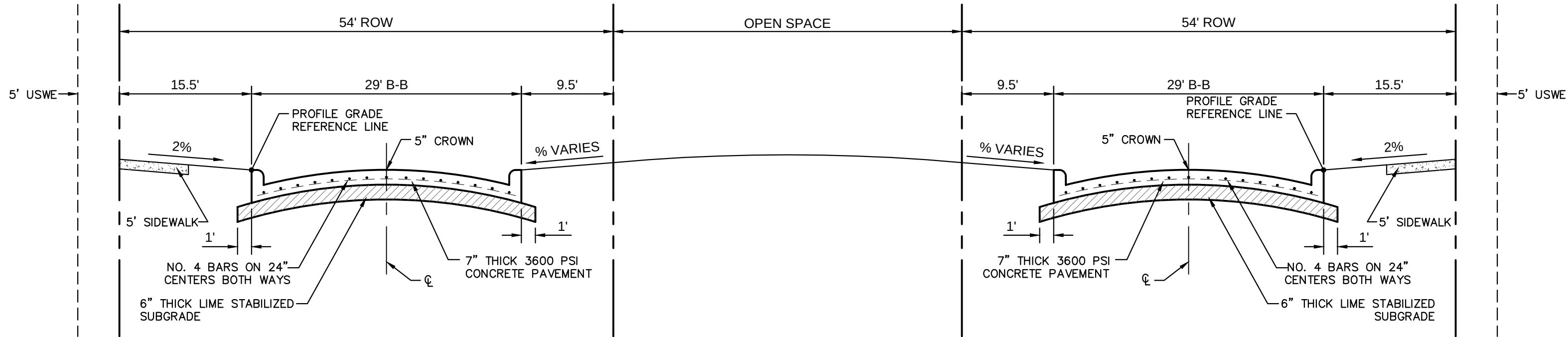
- NOTE:
- ALL SIDEWALKS SHALL BE 5' UNLESS OTHERWISE NOTED.

PAVING PLAN
FOR
PECAN SQUARE PHASE 2A
192 RESIDENTIAL LOTS / 6 HOA LOTS
BEING 48.70 ACRES
OUT OF THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
AND THE
A. McDONALD SURVEY, ABSTRACT NO. 785
IN THE
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OWNER/DEVELOPER: HP GIBBS, LP/Pecan Square 1, LLC 3000 Turtle Creek Blvd. Dallas, TX 75219 Tel: (972) 201-2939 Contact: Angie Mastrocola	ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Rd., Suite 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Peyton McGee, P.E.
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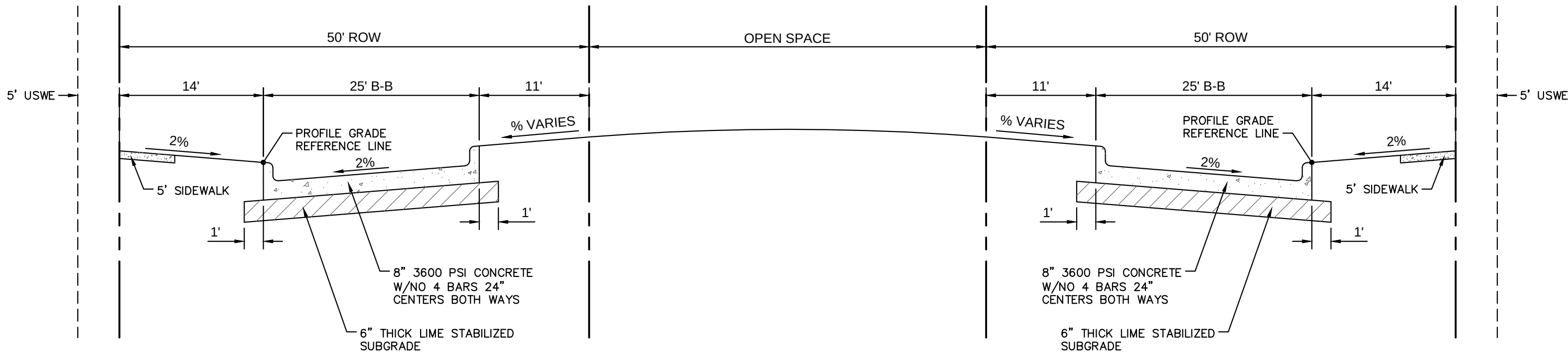
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
AS	ARD	JMK	AS SHOWN	November 2019	063226901	P-2

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION, AND THE LATEST EDITIONS OF THE TEXAS STANDARD SPECIFICATIONS FOR BRIDGE CONSTRUCTION, LATEST EDITION.
2. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.
3. THE TOWN OF NORTHLAKE HAS REVIEWED THIS DOCUMENT FOR CONFORMANCE WITH THE TOWN OF NORTHLAKE STANDARD DETAIL SHEET P-3, PAVING PLAN, AND HAS AUTHORIZED FOR USE IN THIS PROJECT BY THE ENGINEER WHOSE SEAL APPEARS ON THIS SHEET. THIS ENGINEER IS ALSO CERTIFYING THAT THE CONTENT OF THE DETAILS AND NOTES ON THIS SHEET HAVE NOT BEEN ALTERED FROM THAT RECEIVED FROM THE TOWN OF NORTHLAKE.



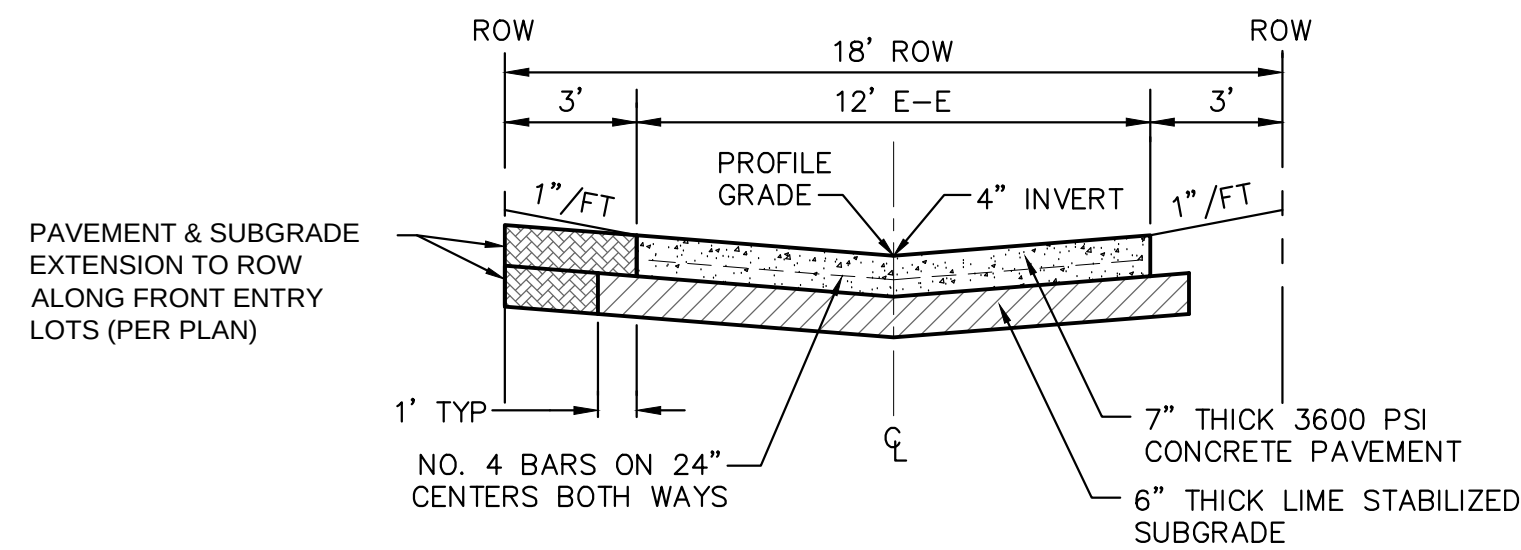
ELM STREET PAVING SECTION
FOR 54' ROW - 29' B-B

NTS



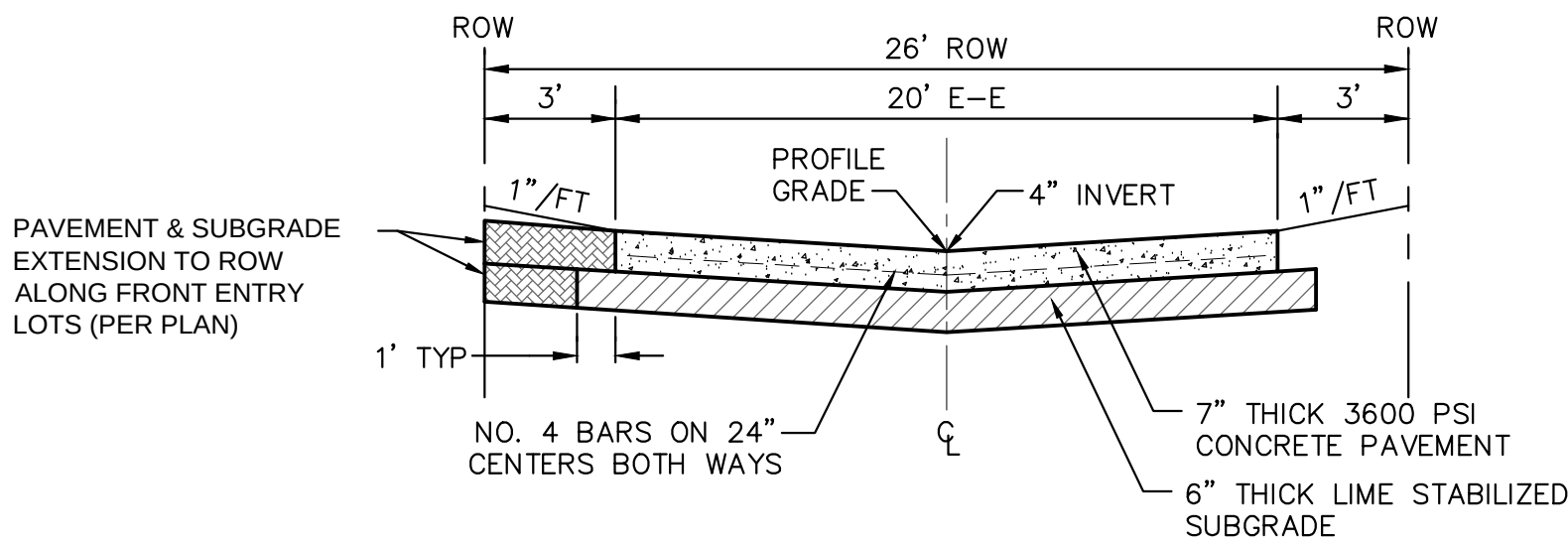
TYPICAL PECAN STREET PAVING SECTION
50' ROW - 25' B-B SPLIT ROADWAY

NTS



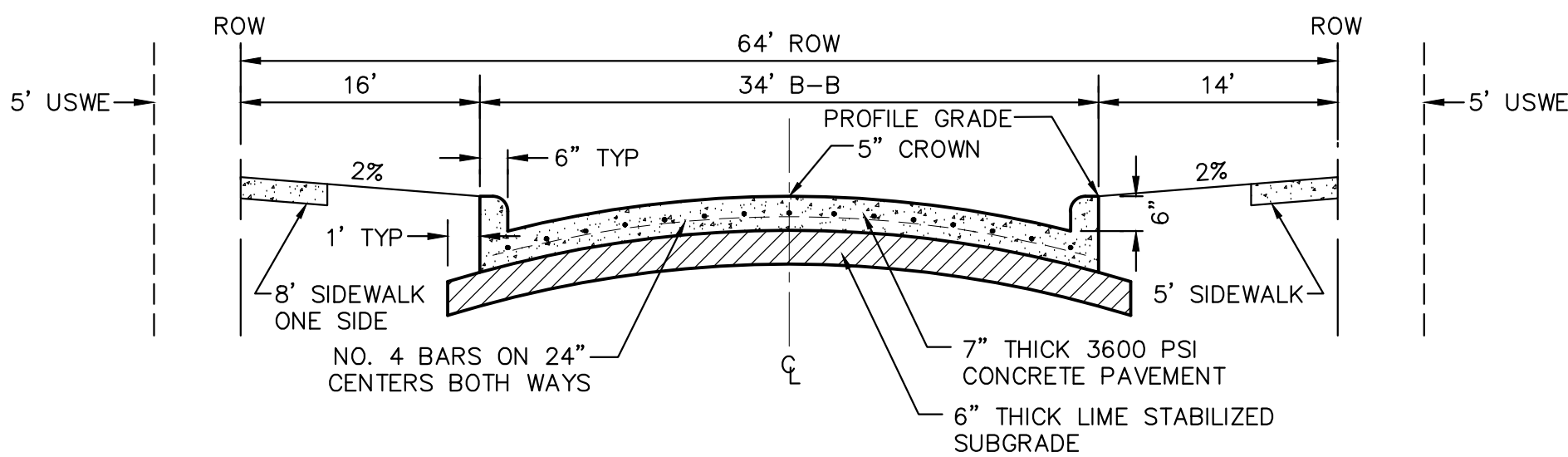
12' ALLEY SECTION

NTS



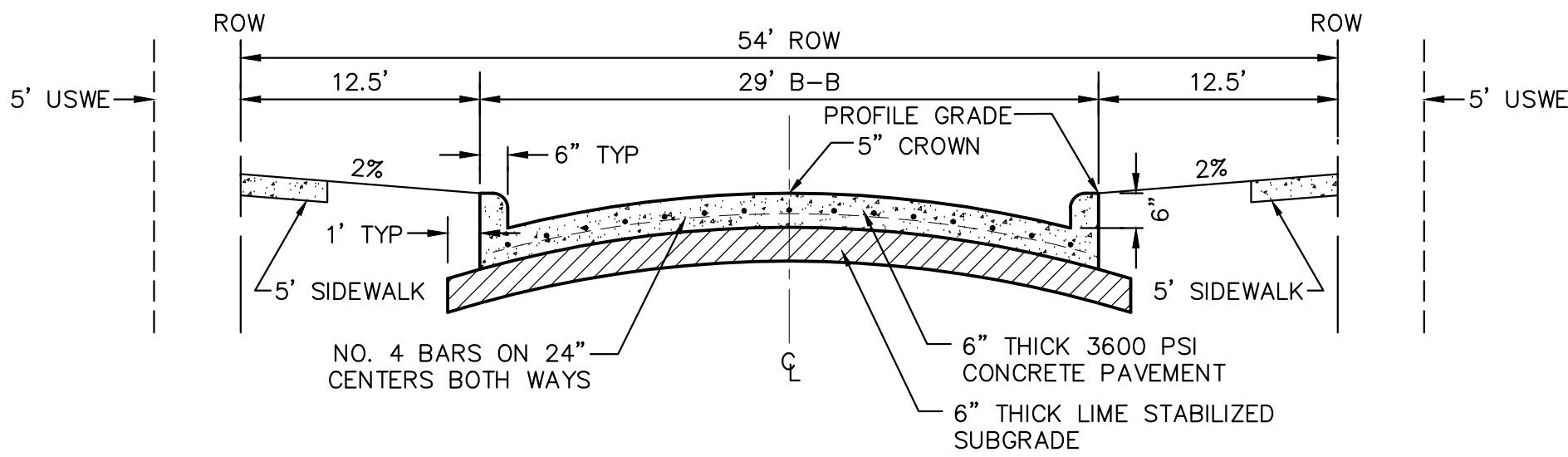
20' ALLEY SECTION

NTS



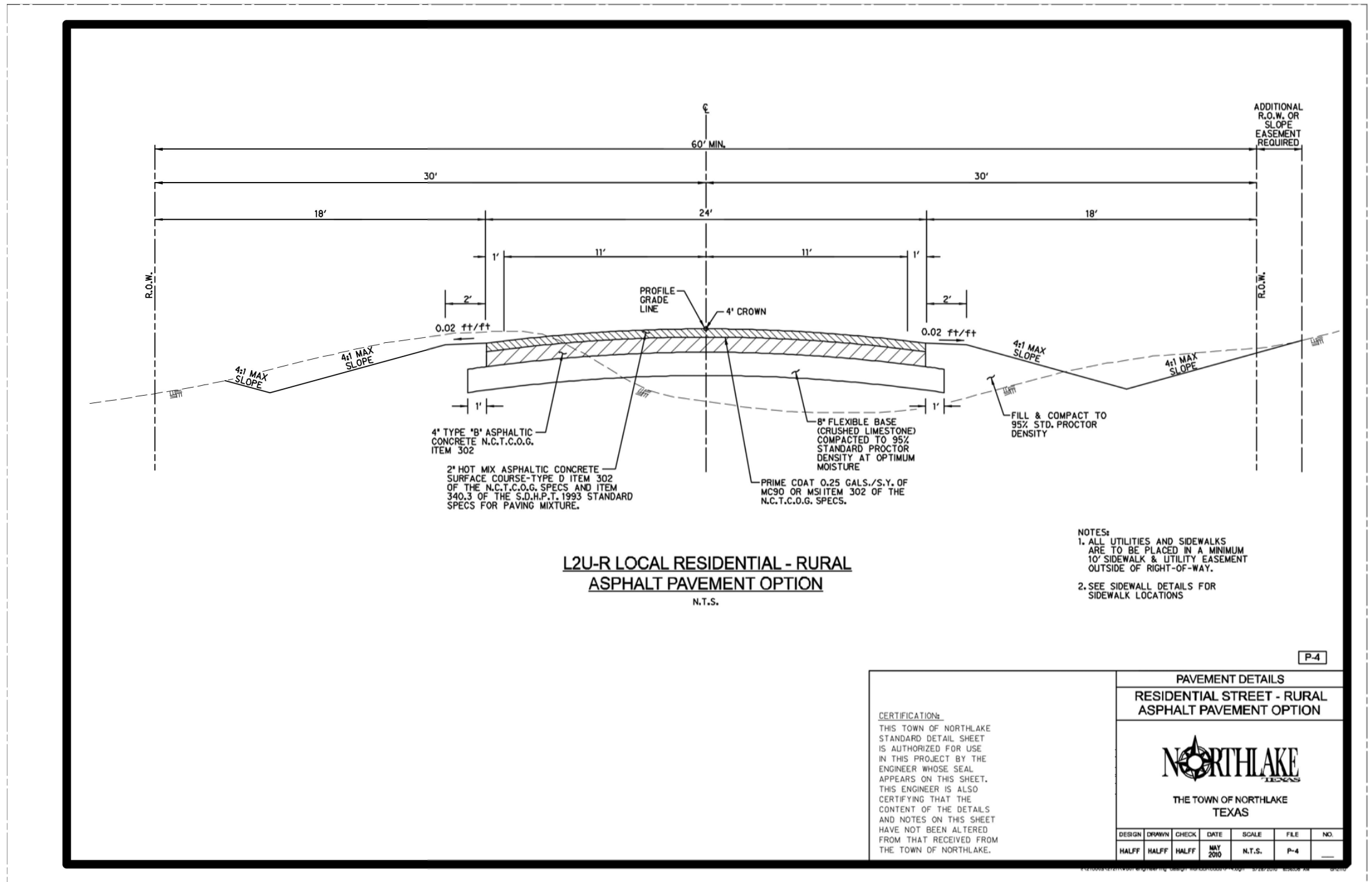
COLLECTOR STREET SECTION

NTS

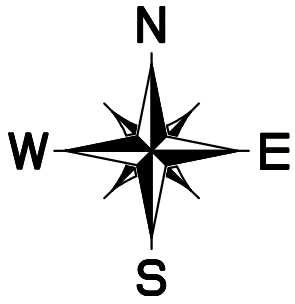
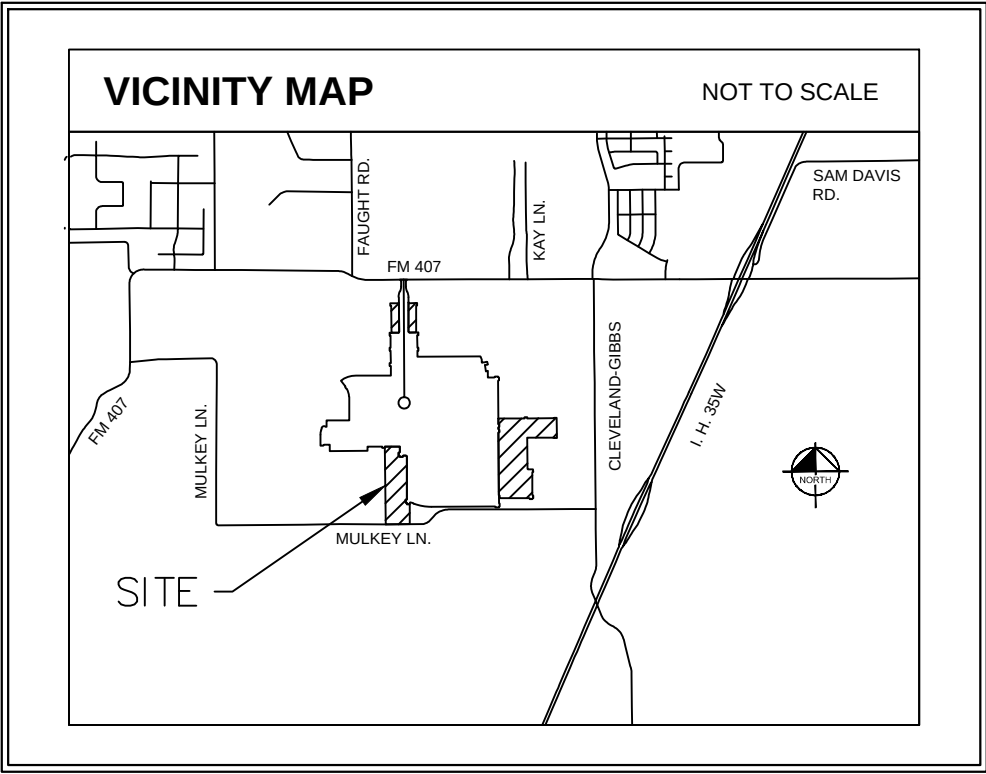
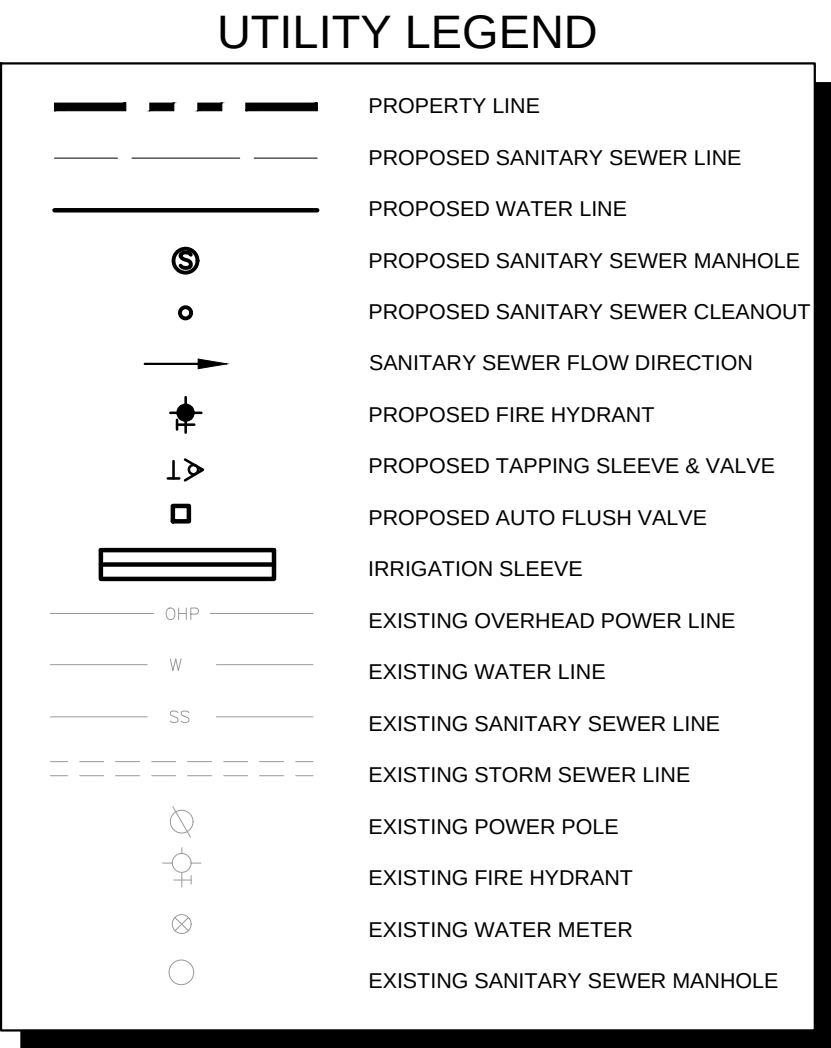
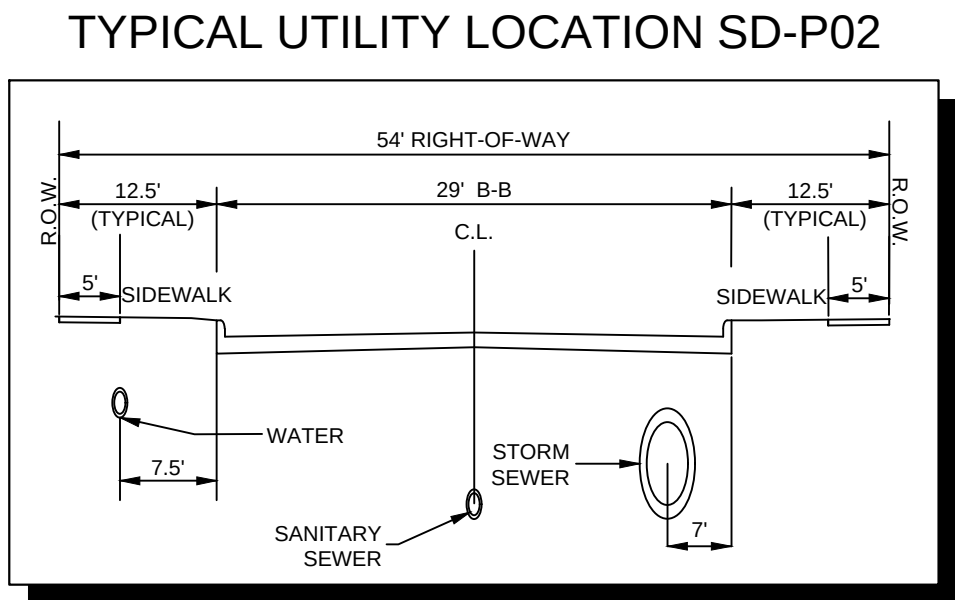
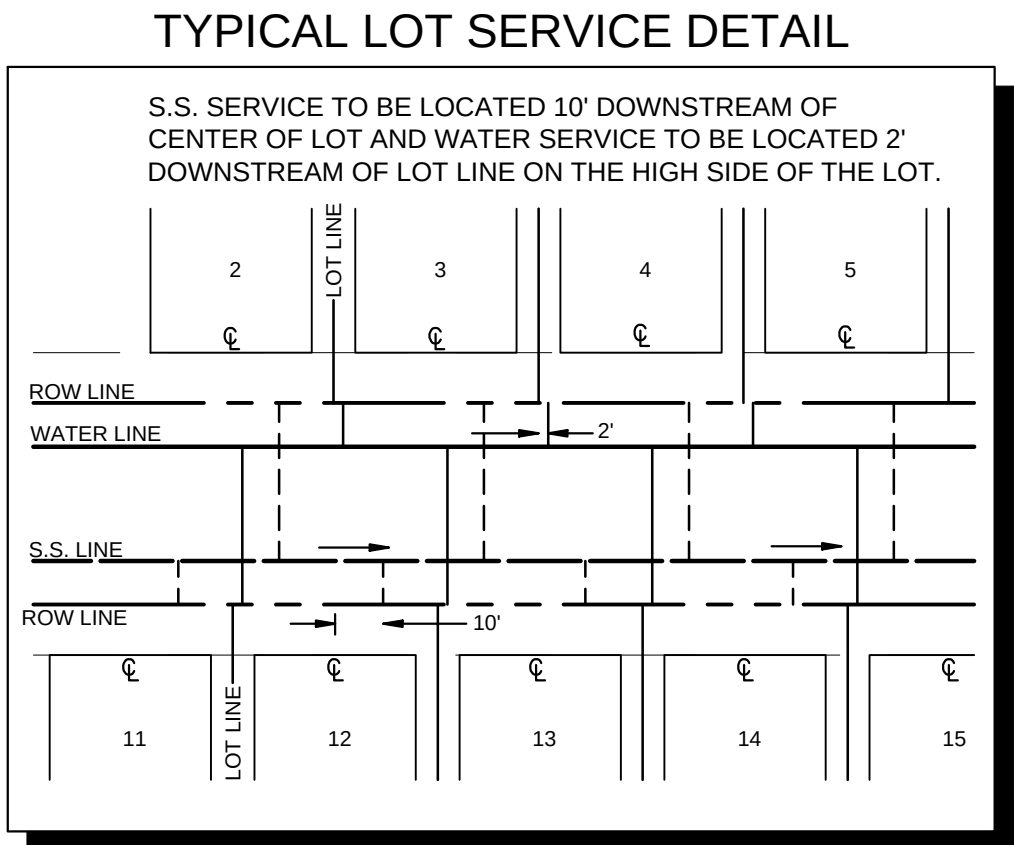
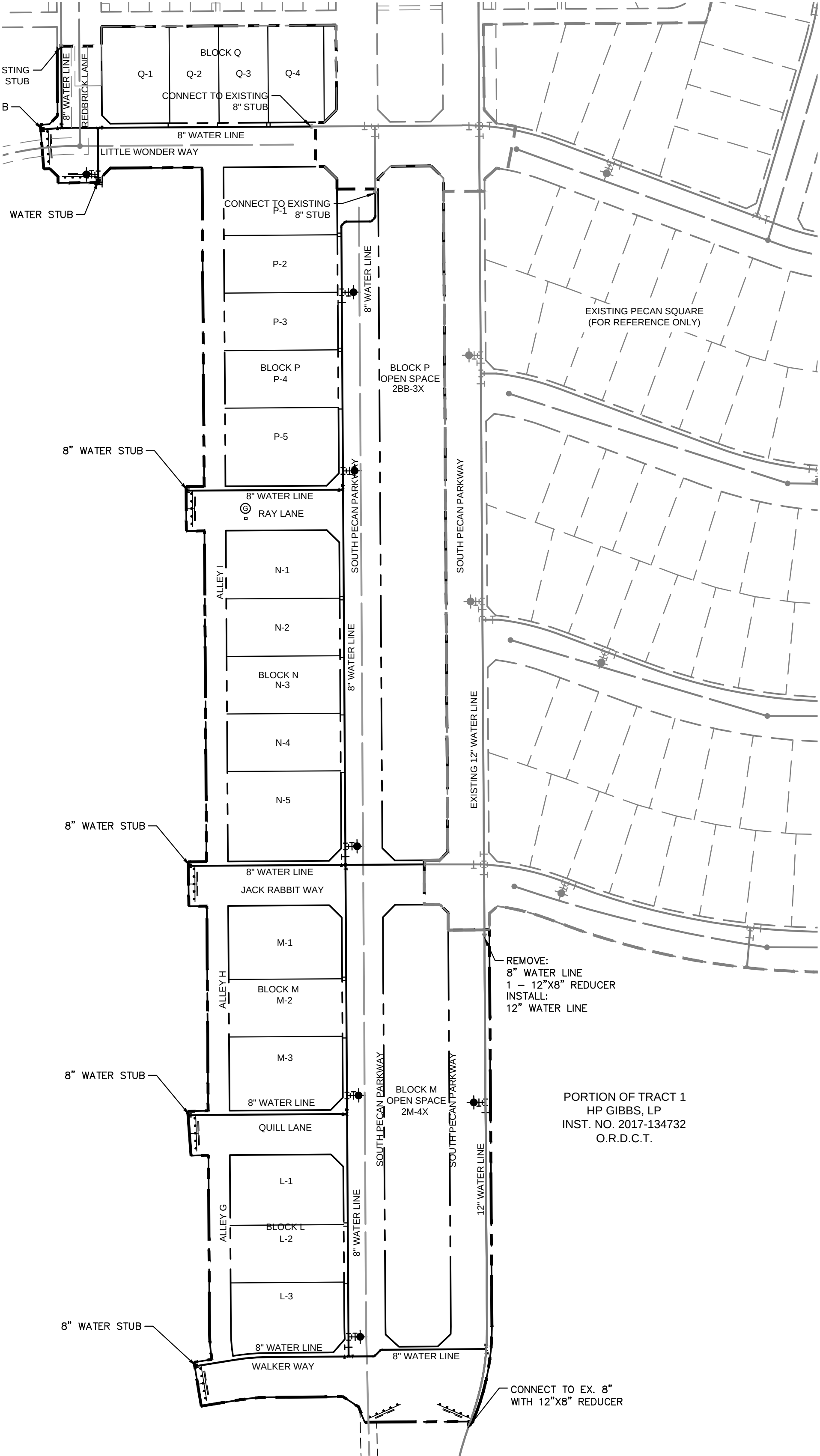
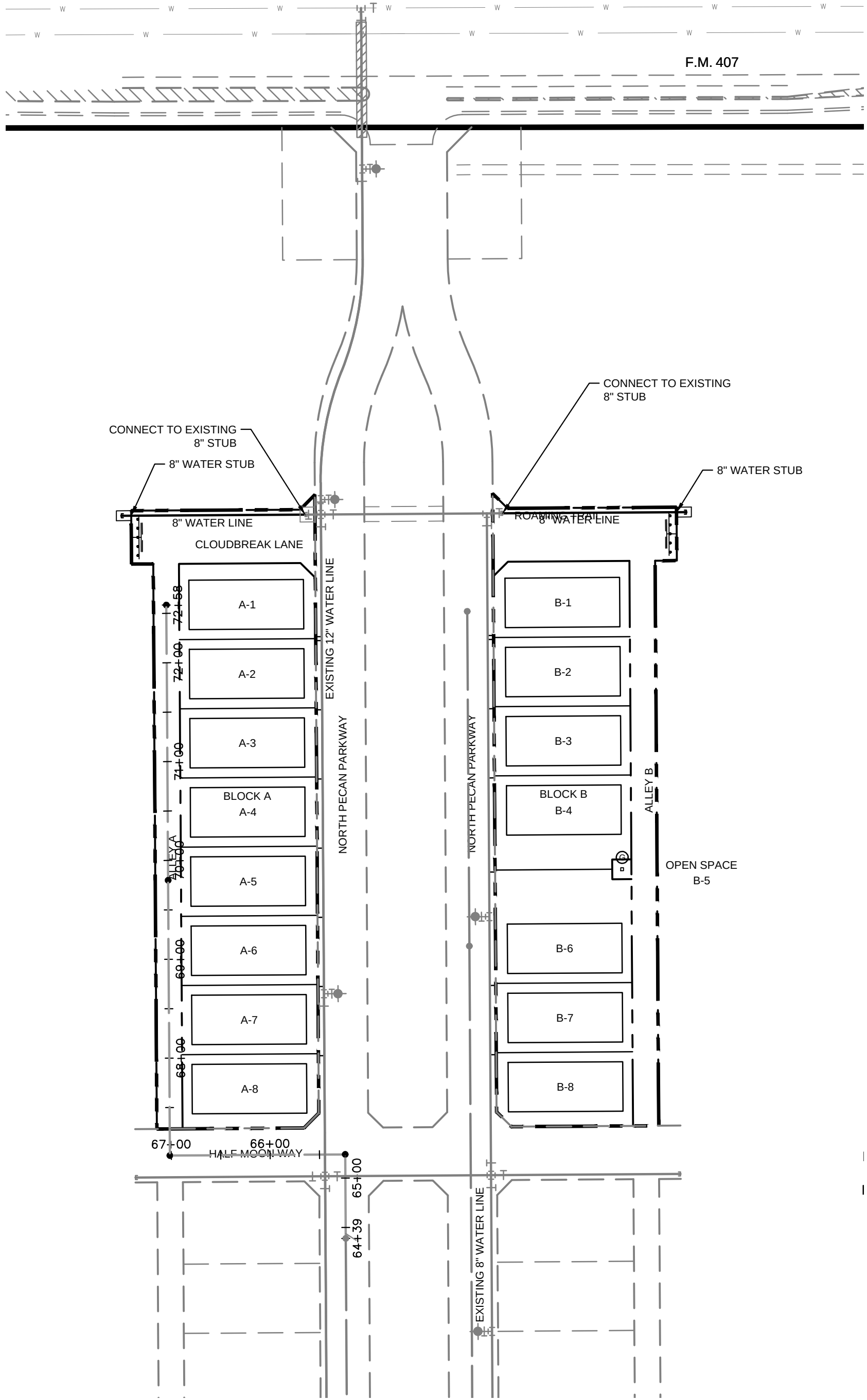


RESIDENTIAL STREET SECTION

NTS



PAVING PLAN					
FOR					
PECAN SQUARE PHASE 2A					
192 RESIDENTIAL LOTS / 7 HOA LOTS					
BEING 48.70 ACRES					
OUT OF THE					
F.W. THORNTON SURVEY, ABSTRACT NO. 1244					
AND THE					
A. McDONALD SURVEY, ABSTRACT NO. 785					
IN THE					
NORTHLAKE, DENTON COUNTY, TEXAS					
OWNER/DEVELOPER:				ENGINEER/SURVEYOR:	
HP GIBBS, LP/Pecan Square 1, LLC				Kimley»Horn	
3000 Turtle Creek Blvd.					
Dallas, TX 75219					
Tel: (972) 201-2939					
Contact: Angie Mastrocola					
13455 Noel Rd., Suite 700				KH PROJECT NO.	
Dallas, TX 75240				PROJECT NUMBER	
Tel: (972) 770-1300				P-3	
Contact: Peyton McGee, P.E.					



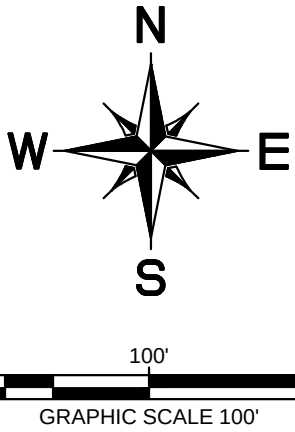
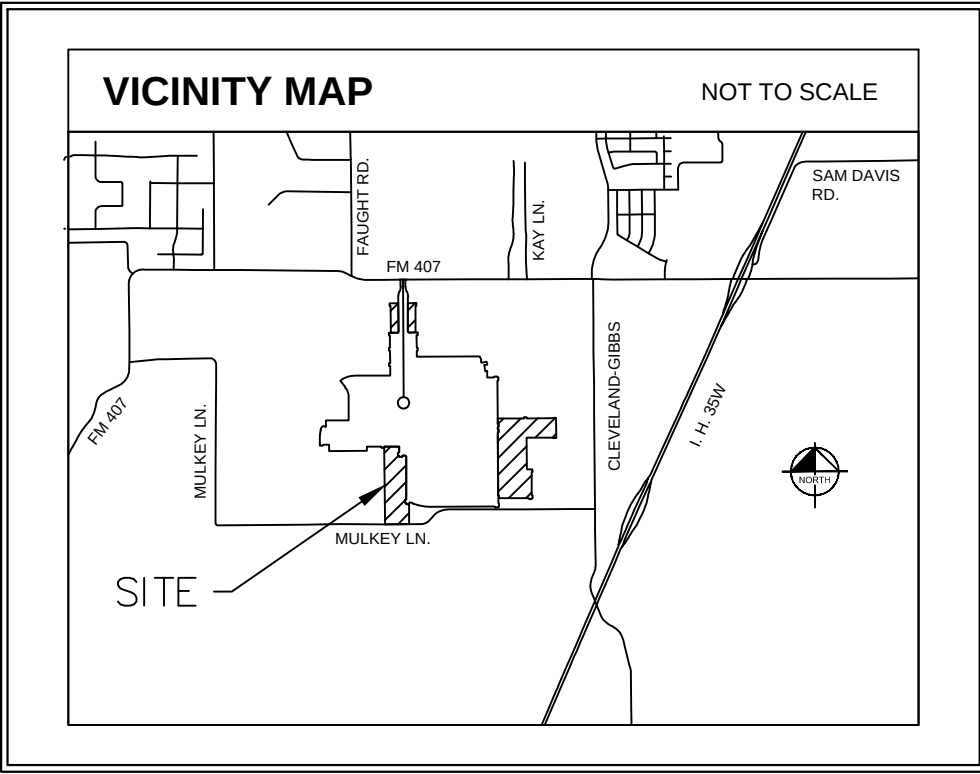
WATER PLAN
 FOR
PECAN SQUARE PHASE 2A
 192 RESIDENTIAL LOTS / 6 HOA LOTS
 BEING 48.70 ACRES
 OUT OF THE
 F.W. THORNTON SURVEY, ABSTRACT NO. 1244
 AND THE
 A. McDONALD SURVEY, ABSTRACT NO. 785
 IN THE
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

OWNER/DEVELOPER:
 HP GIBBS, LP/Pecan Square 1, LLC
 3000 Turtle Creek Blvd.
 Dallas, TX 75219
 Tel: (972) 201-2939
 Contact: Angie Mastrocola

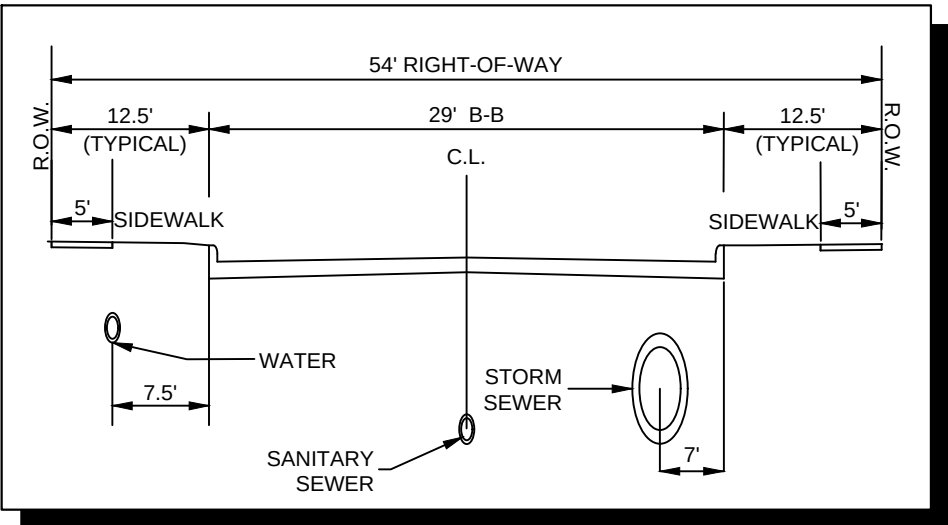
ENGINEER/SURVEYOR:
Kimley»Horn
 13455 Noel Rd., Suite 700
 Dallas, TX 75240
 Tel: (972) 770-1300
 Contact: Peyton McGee, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
AS	ARD	JMK	AS SHOWN	November 2019	063226901	W-1

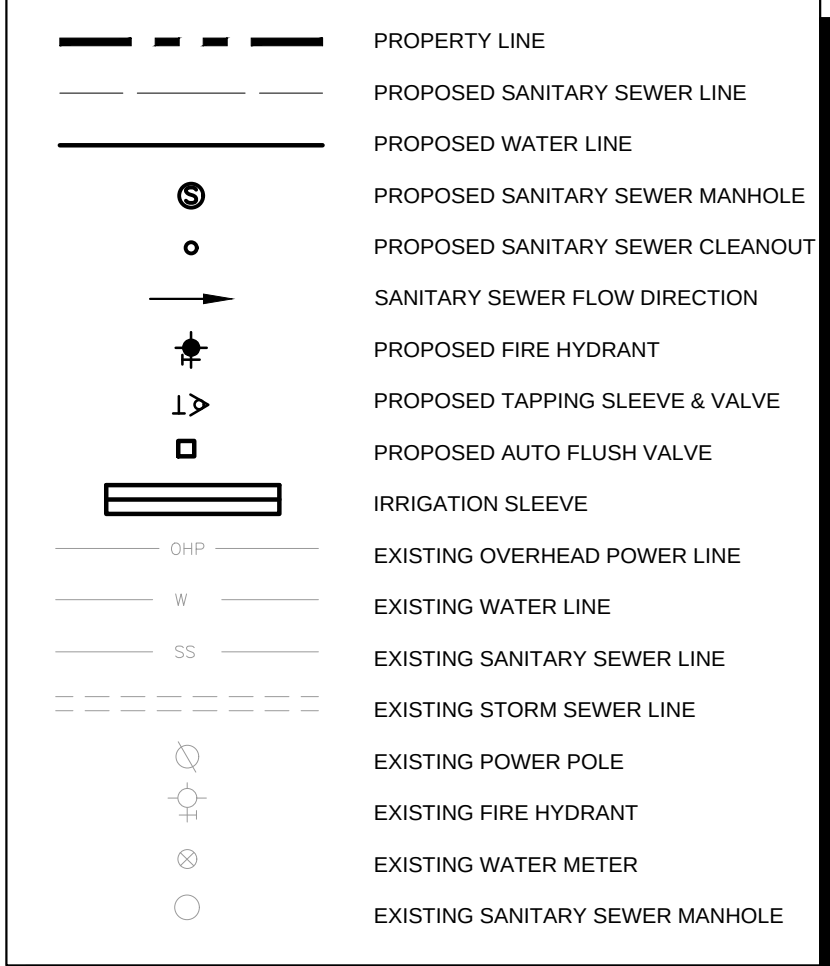
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DRAWN BY: KIMLEY-HORN, 10/25/19, 10:32 AM
LAST SAVED: 10/30/2019 12:38 PM
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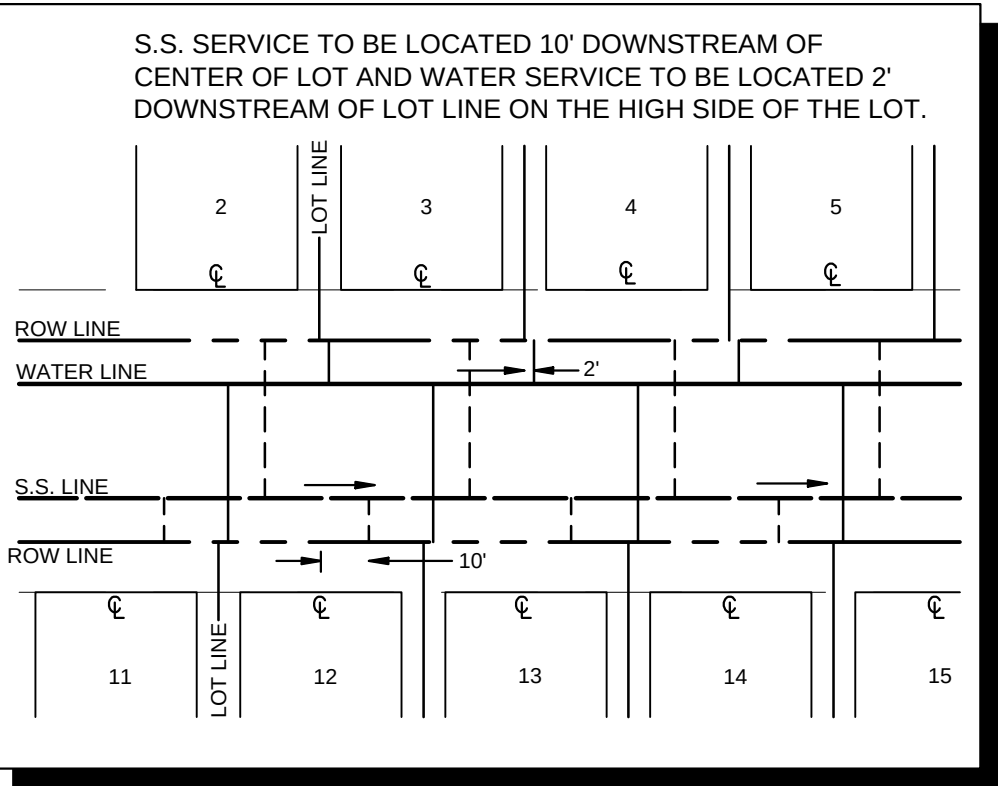
TYPICAL UTILITY LOCATION SD-P02



UTILITY LEGEND



TYPICAL LOT SERVICE DETAIL



WATER PLAN
FOR
PECAN SQUARE PHASE 2A
192 RESIDENTIAL LOTS / 6 HOA LOTS
BEING 48.70 ACRES
OUT OF THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
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DESIGNED AS	DRAWN ARD	CHECKED JMK	SCALE AS SHOWN	DATE November 2019	KH PROJECT NO. 063226901	W-2

1. PLAN, CONSTRUCTION, AND
DRAWING NO. 2020-01-01, 12/15/20
KIMLEY-HORN AND ASSOCIATES, INC.
LAST SAID 10/22/2019 9:48 AM

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Line Size	Pipe Slope	CFS capacity	MGD capacity
8	0.400%	0.61	0.40
10	0.250%	0.88	0.57
12	0.200%	1.27	0.82
15	0.400%	3.27	2.11
18	0.250%	4.20	2.72
21	0.150%	4.91	3.17

Node	Acres	Residential					Wastewater Flows								Required Line Size (in)
		Density (Gross)	Units	LUE/Unit or SF	LUEs	Total LUEs	School (GPM)	Avg. Dry Weather (GPM)	Avg. Dry Weather (MGD)	Overall Peaking Factor	Peak Dry Weather (GPM)	I & I (GPM)	Peak Wet Weather (GPM)	Peak Wet Weather (MGD)	
A	125	2.06	257	1	257	261		39	0.06	4	155	65	220	0.32	
B	73	2.00	146	1	146	146	0	22	0.03	4	87	38	125	0.18	
A+B	198	2.04	403	1	403	403	0	60	0.09	4	240	103	343	0.49	10
C	32	3.81	122	1	122	122		18	0.03	4	73	17	89	0.13	
A+B+C	230	2.28	525	1	525	525	0	78	0.11	4	313	120	433	0.62	10
D	35	3.17	111	1	111	111		17	0.02	4	66	18	84	0.12	
A+B+C+D	265	2.40	636	1	636	636	0	95	0.14	4	379	138	517	0.74	10
E	134	3.61	484	1	484	488	49	122	0.18	4	486	70	556	0.80	10
F	84	4.12	346	1	346	346	0	52	0.07	4	206	44	250	0.36	
E+F	218	3.81	830	1	830	830	49	173	0.25	4	691	114	804	1.16	15
G	52	3.17	165	1	165	169		25	0.04	4	100	27	128	0.18	
E+F+G	270	3.69	995	1	995	995	49	197	0.28	4	789	141	929	1.34	15
A+B+C+D+E+F+G	535	3.05	1631	1	1,631	1,631	49	292	0.42	4	1,168	279	1,446	2.08	15
H	7	4.39	29	1	29	29	16	20	0.03	4	80	3	83	0.12	
A+B+C+D+E+F+G+H	542	3.06	1660	1	1,660	1,660	65	312	0.45	4	1,248	282	1,530	2.20	18
I	0	0.00	0	1	0	0	47	47	0.07	4	189	0	189	0.27	
Total	542	3.06	1,660				112				1,443	282	1,725	2.48	18

CALLLED 167.8 ACRES
KATHRYN G. GIBBS, et al
INST. NO. 2003-185462
O.R.D.C.T.

CALLLED 150.53 ACRES
HP GIBBS L.P.
INST. NO. 2018-0126000293
O.R.D.C.T.

CALLLED 0.800 ACRES
BILLY G. & ERICKA L. GWARTNEY
INST. NO. 2006-38034
O.R.D.C.T.

CALLLED 363.65 ACRES
RCM HIGHLANDS, LP
INST. NO. 2014-80570
O.R.D.C.T.

CALLLED 10.00 ACRE
ROGER, PAULA, AND
DONALD THOMPSON
INST. NO. 2016-54071
O.R.D.C.T.

HP GIBBS, LP
INST. NO. 2017-1031000632
O.R.D.C.T.

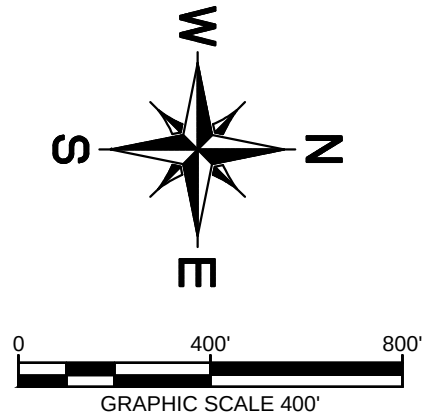
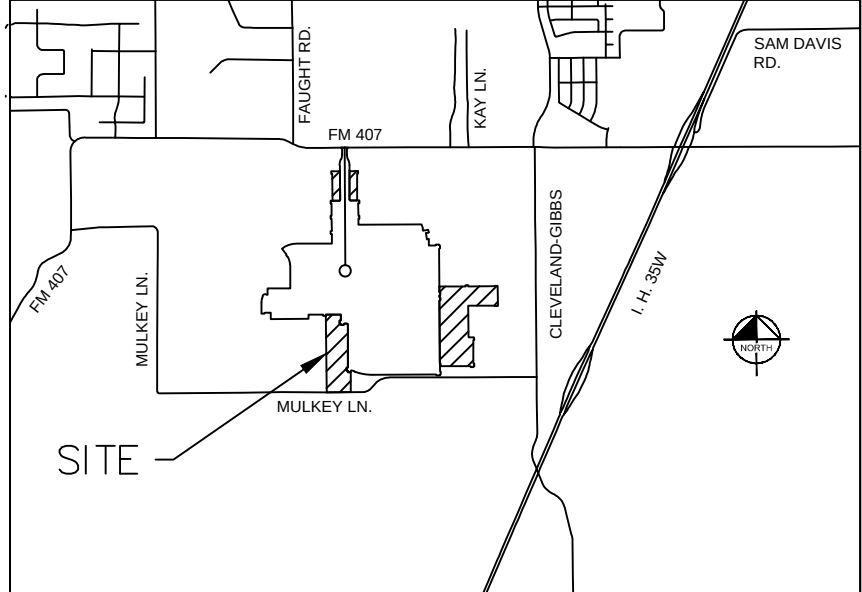
CALLLED 75.646 ACRES
VIRGINIA ANN WATSON
VOL. 916, PG. 69
D.R.D.C.T.

CALLLED 85.15 ACRES
HENRY WITHEE, et ux
VOL. 2987, PG. 893
D.R.D.C.T.

JACQUELINE S. LIGON
INST. NO. 2009-81507, LANE E. LIGON
INST. NO. 2009-81508, IRENE J. LIGON NEWSOM
INST. NO. 2009-81509, ELANE A. LIGON MCGOWAN
INST. NO. 2009-81510,
O.R.D.C.T.

VICINITY MAP

NOT TO SCALE



NOTES:

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

UTILITY LEGEND

	PROPERTY LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED SEWER BASIN DIVIDE

OVERALL SANITARY SEWER PLAN

FOR

PECAN SQUARE PHASE 2A

192 RESIDENTIAL LOTS / 7 HOA LOTS
BEING 48.70 ACRES

OUT OF THE

F.W. THORNTON SURVEY, ABSTRACT NO. 1244

AND THE

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NORTHLAKE, DENTON COUNTY, TEXAS

OWNER/DEVELOPER:

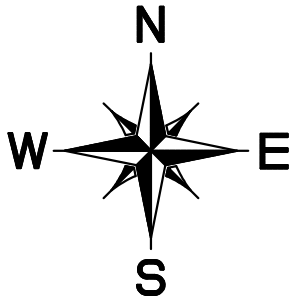
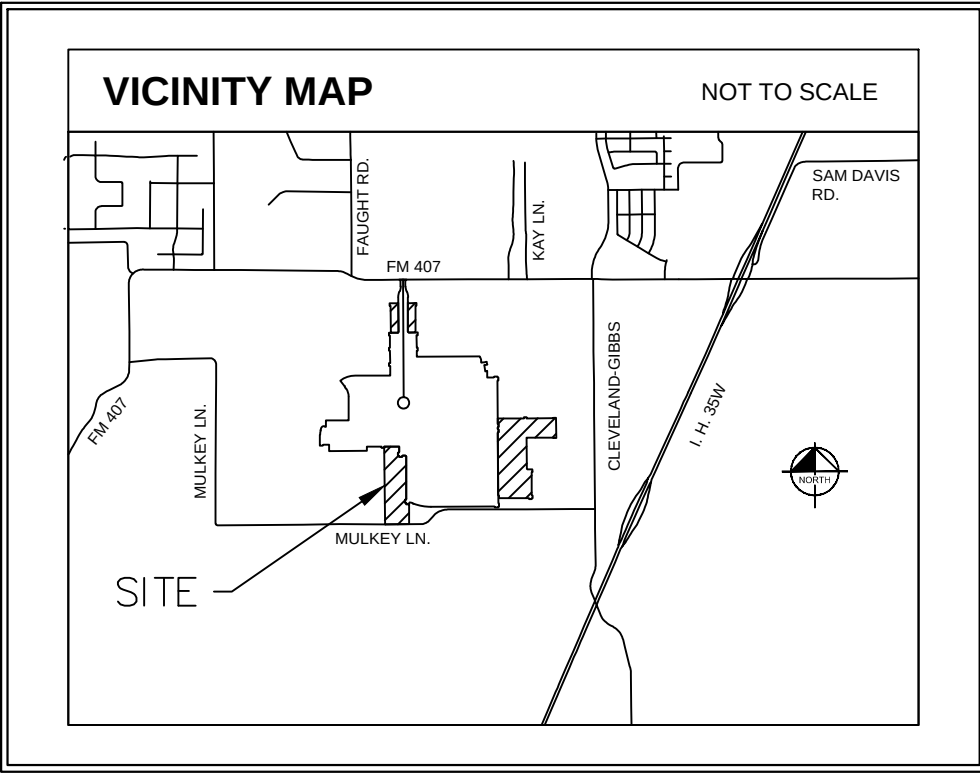
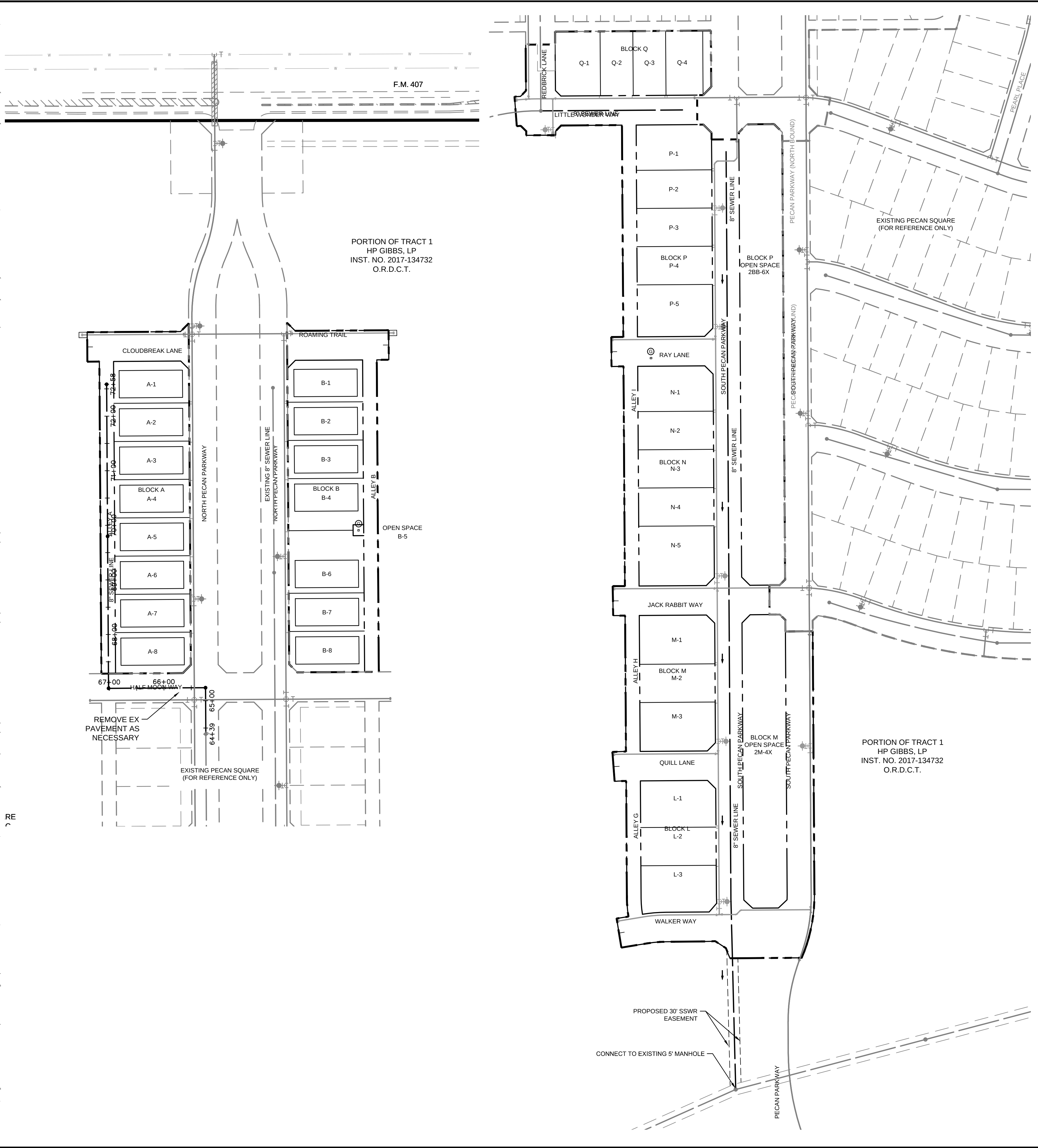
HP GIBBS, LP/Pecan Square 1, LLC
3000 Turtle Creek Blvd.
Dallas, TX 75219
Tel: (972) 201-2939
Contact: Angie Mastrocola

ENGINEER/SURVEYOR:

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

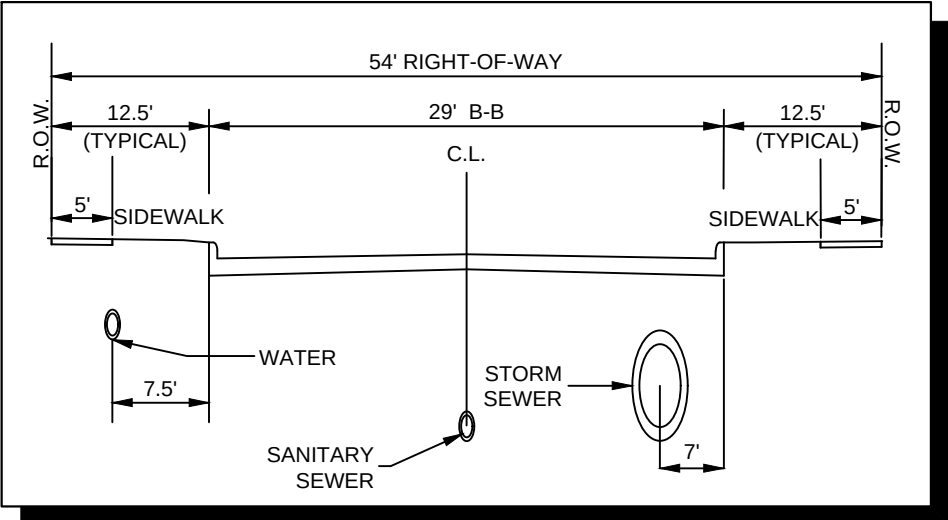
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	S-1
P&S	6BD	JMK	AS SHOWN	September 2019	PROJECT NUMBER	

PLOTTED BY: CULIN, JEFFREY, 10/25/19, 4:51 PM
DRAWN BY: KIMLEY-HORN, 10/25/19, 10:00 AM
LAST SAVED: 10/25/19, 10:00 AM
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



0 100' 200'
GRAPHIC SCALE 100'

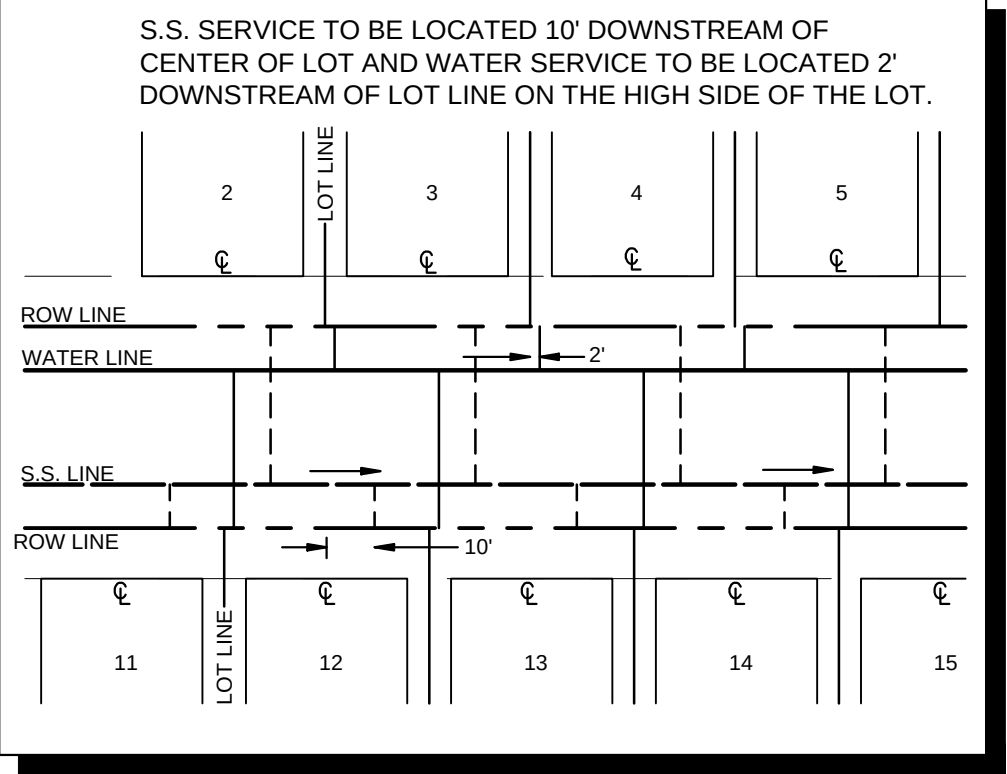
TYPICAL UTILITY LOCATION SD-P02



UTILITY LEGEND

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

TYPICAL LOT SERVICE DETAIL



NOTE:
1. SEE PECAN SQUARE PHASE 1 FOR OVERALL SANITARY SEWER AREA MAP.

SANITARY SEWER PLAN

FOR PECAN SQUARE PHASE 2A

192 RESIDENTIAL LOTS / 16 HOA LOTS
BEING 48.70 ACRES

OUT OF THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244

AND THE
A. McDONALD SURVEY, ABSTRACT NO. 785

IN THE
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

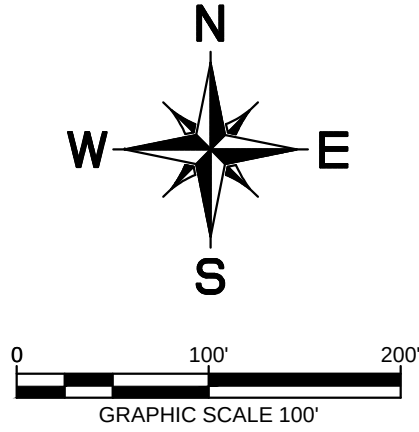
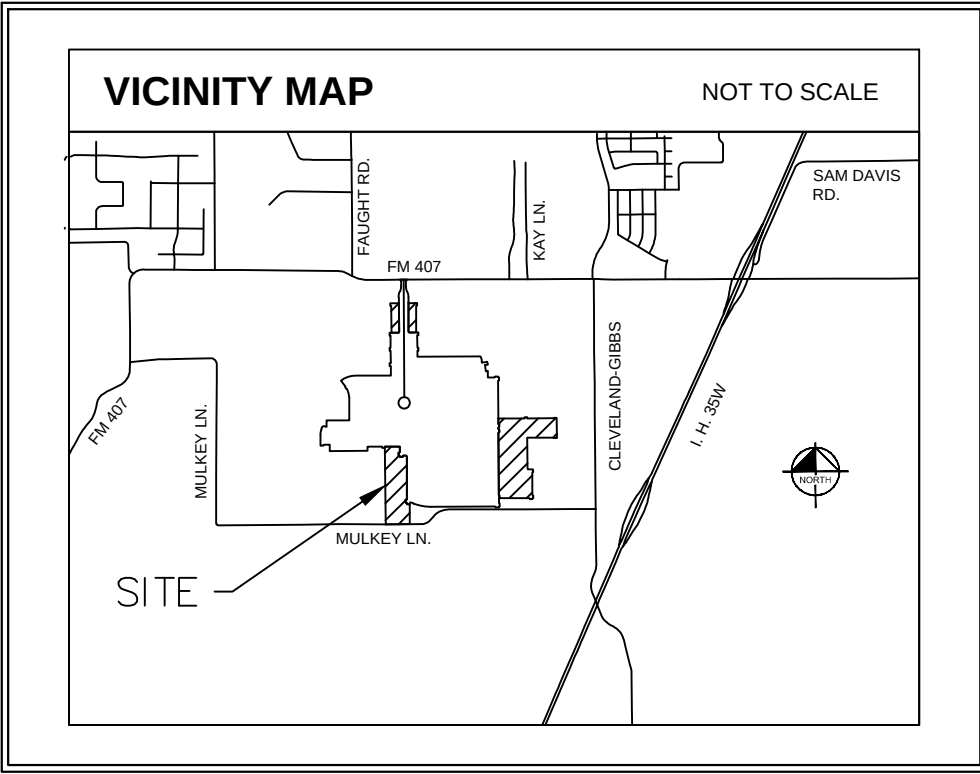
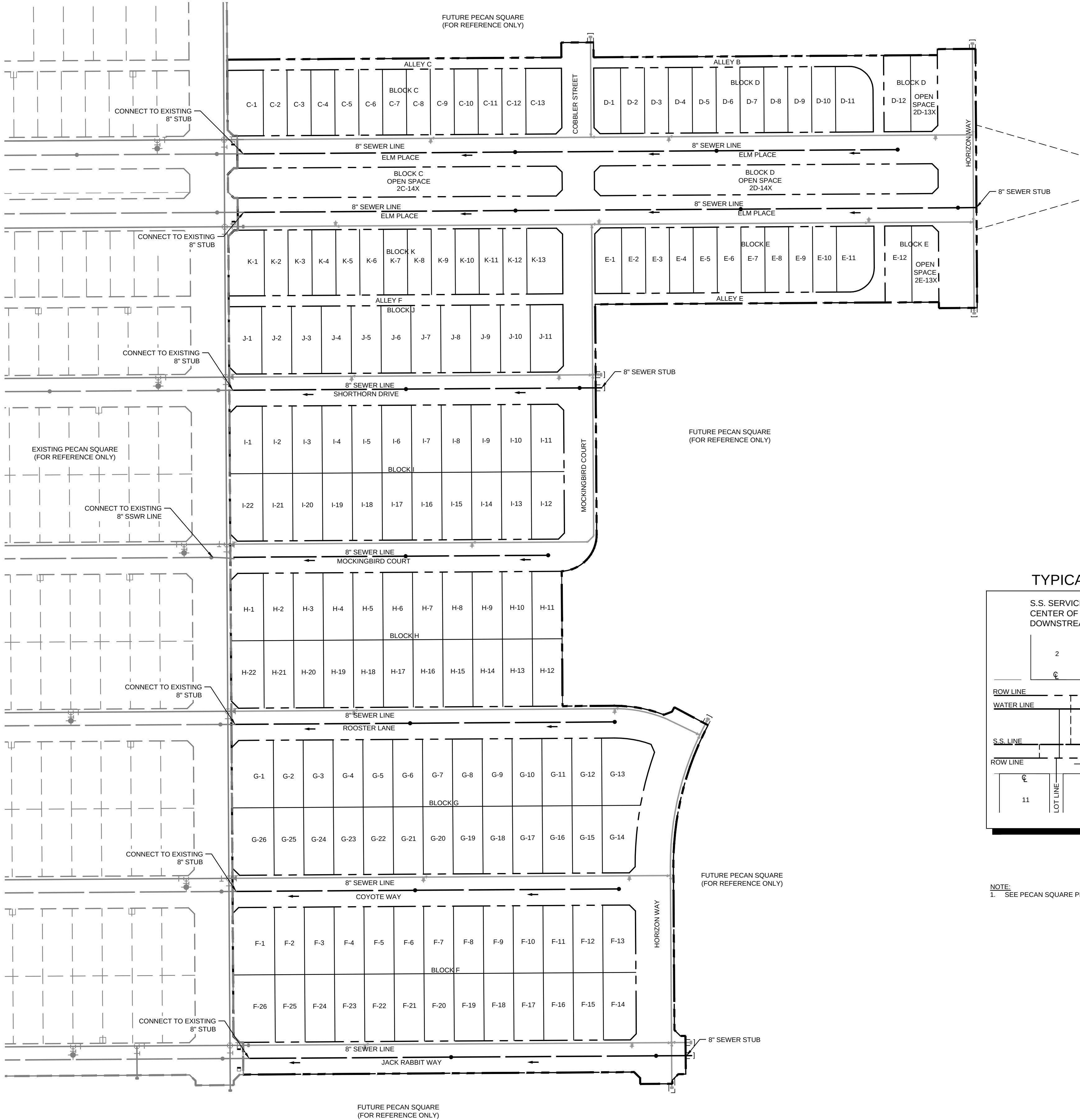
OWNER/DEVELOPER:
HP GIBBS, LP/Pecan Square 1, LLC
3000 Turtle Creek Blvd.
Dallas, TX 75219
Tel: (972) 201-2939
Contact: Angie Mastrocola

ENGINEER/SURVEYOR:

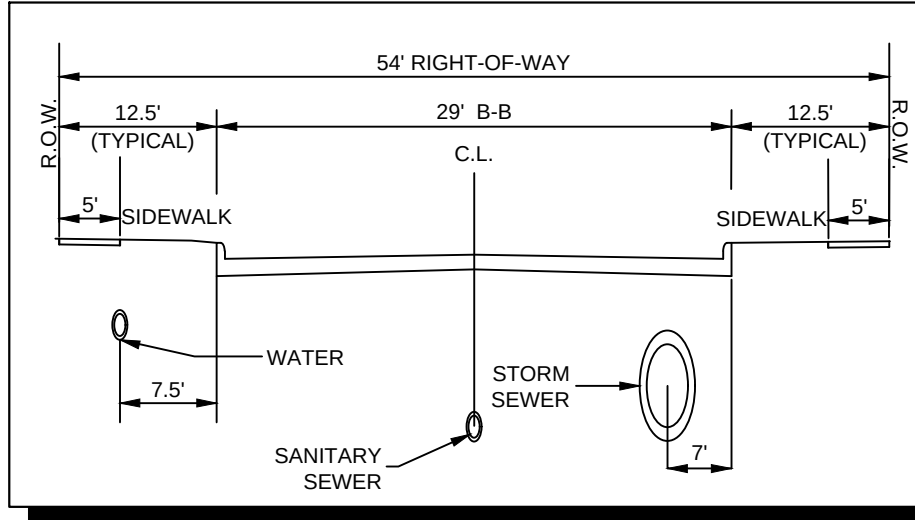
Kimley»Horn
13455 Noel Rd., Suite 700
Dallas, TX 75240
Tel: (972) 770-1300
Contact: Peyton McGee, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
AS	ARD	JMK	AS SHOWN	November 2019	063226901	S-2

C:\UNITS\1\1625019_1401.PLT
 PLOT DATE: 11/16/2019 12:22:20 PM
 LAST SAVID: 10/30/2019 12:51 PM
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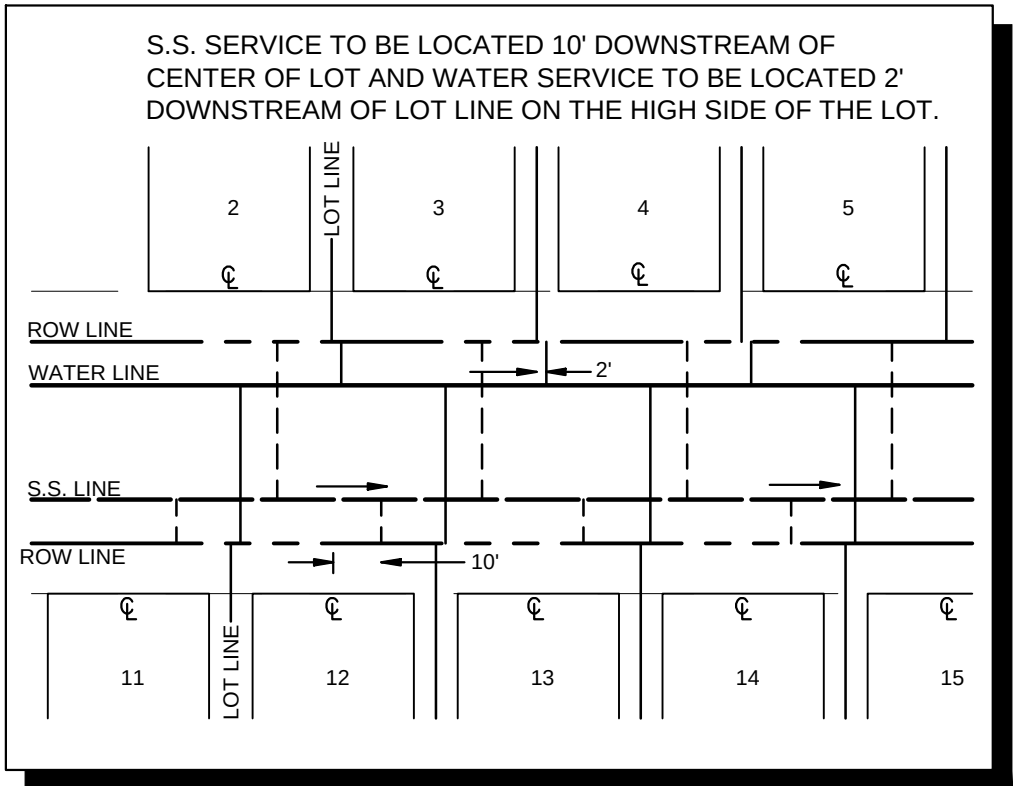
TYPICAL UTILITY LOCATION SD-P02



UTILITY LEGEND

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

TYPICAL LOT SERVICE DETAIL



NOTE:
 1. SEE PECAN SQUARE PHASE 1 FOR OVERALL SANITARY SEWER AREA MAP.

SANITARY SEWER PLAN

FOR

PECAN SQUARE PHASE 2A

192 RESIDENTIAL LOTS / 6 HOA LOTS
BEING 48.70 ACRES
OUT OF THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
AND THE
A. McDONALD SURVEY, ABSTRACT NO. 785
IN THE
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

OWNER/DEVELOPER:
HP GIBBS, LP/Pecan Square 1, LLC
3000 Turtle Creek Blvd.
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Contact: Peyton McGee, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
AS	ARD	JMK	AS SHOWN	November 2019	063226901

S-3

Memo

To: Honorable Mayor and Town Council
From: Nathan Reddin, Development Director
CC: Drew Corn, Town Administrator
Shirley Rogers, Town Secretary
Date: November 14, 2019
Re: Final Plat of Lot 1, Block A, Fellowship of the Parks (FP-19-011)

Purpose: To consider approval of a Final Plat of Lot 1, Block A, Fellowship of the Parks, a 10.0-acre tract of land out of the A. McDonald Survey, Abstract No. 785, generally located on the south side of FM 407 at Canyon Ridge Drive in the extraterritorial jurisdiction (ETJ) of the Town of Northlake.

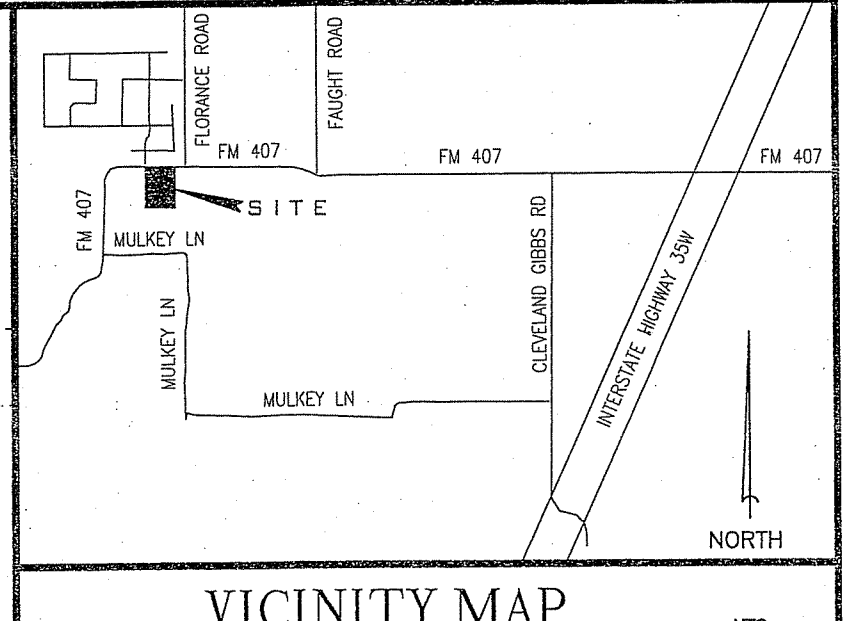
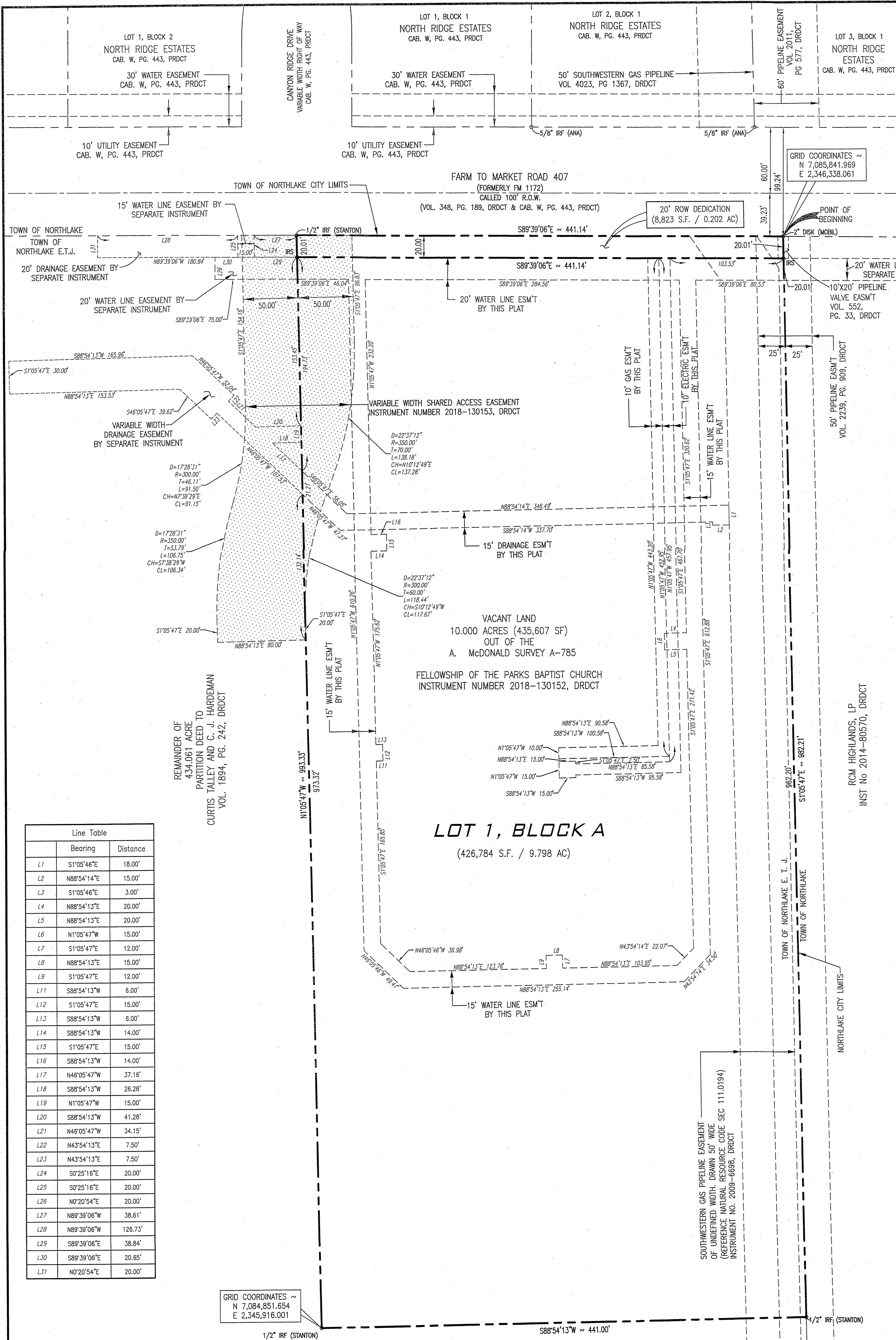
Owner/Applicant: Fellowship of the Parks Baptist Church

Engineer/Surveyor: Di Scullo-Terry, Stanton & Associates, Inc.

Background: The applicant plans to build a Church facility on this site which is vacant and undeveloped. The site was conveyed from a larger tract, but since the site is greater than 5 acres and has frontage on a public street, a preliminary plat was not required.

Staff Analysis: The applicant has provided a final plat application in accordance with the requirements of the Unified Development Code (UDC). The primary access to the site will be from FM 407 via a shared access drive within an access easement which lines up with the entrance to North Ridge Estates at Canyon Ridge Drive. The shared access drive will reduce the number of driveways necessary to access the remainder of the undeveloped tract to the south and west. A secondary, right in, right out access drive from FM 407 is planned on the far eastern side of the lot and is subject to TxDOT approval. The lot will be served by water from the Town of Northlake which will be extended from a location on the south side of FM 407 at Florance Road across the property and north across FM 407 to an existing line in North Ridge Estates to provide a loop. Much of this water line is on the Town's Water Master Plan, and staff will be bringing an oversizing cost participation proposal for consideration to oversize the water line to the master plan. Due to sewer not being available within a reasonable distance, an on-site sewage facility (OSSF) is proposed. Civil construction plans for water, access drives and drainage infrastructure to serve the plat are still under review with only a few minor comments remaining which are expected to be addressed by the Town Council meeting.

Staff Findings: Staff finds the final plat meets all applicable requirements upon addressing all construction plans comments.



OWNER'S CERTIFICATE

§ STATE OF TEXAS
§ COUNTY OF DENTON

WHEREAS, FELLOWSHIP OF THE PARKS BAPTIST CHURCH, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land located in the A. McDonald Survey, Abstract No. 785, Denton County, Texas, as described in deed recorded in Instrument Number 2018-130152, Deed Records of Denton County, Texas (DRDCT), and being more particularly described as follows:

BEGINNING at a 2 inch metal cap stamped "MOBIL PIPELINE", said metal cap located in the south right of way line of Farm to Market Road 407 (FM 407) formerly known as Farm to Market Road 1172, a variable width right of way at this location, said metal cap also being the northwest corner of a 363.65 tract of land conveyed to RCM Highlands, LP as recorded in Instrument Number 2014-80570, DRDCT;

THENCE South 1° 05' 47" East, departing the south right of way line of the aforementioned FM 407, with the west line of the said RCM Highlands, LP tract, a distance of 982.21 feet to a 1/2 inch iron rod found with a pink plastic cap stamped "STANTON RPLS 6173", for corner;

THENCE South 88° 54' 13" West, departing the east line of the said RCM Highlands, LP tract, a distance of 441.00 feet to a 1/2 inch iron rod found with a pink plastic cap stamped "STANTON RPLS 6173", for corner;

THENCE North 1° 05' 47" West, a distance of 993.33 feet to a 1/2 inch iron rod found with a pink plastic cap stamped "STANTON RPLS 6173", said iron rod in the south right of way line of the aforementioned FM 407, for corner;

THENCE South 89° 39' 06" East, with the south right of way line of the aforementioned FM 407, a distance of 441.14 feet to the Point of Beginning containing 10,000 acres (435,607 square feet) of land.

The bearings shown and recited hereon are reference to the NAD 83 State Plane Coordinate System, Texas North Central Zone 4202 and the south right of way line of FM 407 (South 89°39'06" East).

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, FELLOWSHIP OF THE PARKS BAPTIST CHURCH, being the sole owner of the above described parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as Lot 1, Block A, FELLOWSHIP OF THE PARKS, an addition to the City of Northlake, Denton County, Texas, and does hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND AT _____, this the _____ day of _____, 2019.

FELLOWSHIP OF THE PARKS BAPTIST CHURCH

DOUG WALKER, SENIOR PASTOR

§ STATE OF TEXAS
§ COUNTY OF DENTON

BEFORE ME, the undersigned authority, on this day personally appeared DOUG WALKER, 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 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 this the _____ day of _____, 2019.

Notary Public, for the State of Texas

SURVEYOR'S CERTIFICATE

This is to certify that I, Joyce P. Stanton, a Registered Professional Land Surveyor licensed in 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.

PRELIMINARY! NOT TO BE FILED FOR ANY REASON!
RELEASED FOR REVIEW ONLY 10-30-2019

Joyce P. Stanton
Registered Professional Land Surveyor
Texas Registration No. 6173

Line Table		
	Bearing	Distance
L1	S1°05'46"E	18.00'
L2	N88°54'14"E	15.00'
L3	S1°05'46"E	3.00'
L4	N88°54'13"E	20.00'
L5	N88°54'13"E	20.00'
L6	N1°05'47"W	15.00'
L7	S1°05'47"E	12.00'
L8	N88°54'13"E	15.00'
L9	S1°05'47"E	12.00'
L11	S88°54'13"W	6.00'
L12	S1°05'47"E	15.00'
L13	S88°54'13"W	6.00'
L14	S88°54'13"W	14.00'
L15	S1°05'47"E	15.00'
L16	S88°54'13"W	14.00'
L17	N46°05'47"W	37.16'
L18	S88°54'13"W	26.28'
L19	N1°05'47"W	15.00'
L20	S88°54'13"W	41.28'
L21	N46°05'47"W	34.15'
L22	N43°54'13"E	7.50'
L23	N43°54'13"E	7.50'
L24	S0°25'16"E	20.00'
L25	S0°25'16"E	20.00'
L26	N0°20'54"E	20.00'
L27	N89°39'06"W	38.61'
L28	N89°39'06"W	126.73'
L29	S89°39'06"E	38.84'
L30	S89°39'06"E	20.65'
L31	N0°20'54"E	20.00'

LEGEND

IRF IRON ROD FOUND
CIRF CAPPED IRON ROD FOUND
IPF IRON PIPE FOUND
IRS 1/2" IRON ROD SET WITH PINK PLASTIC CAP STAMPED "STANTON RPLS 6173"
PRDCT PLAT RECORDS OF DENTON COUNTY, TEXAS
DRDCT DEED RECORDS OF DENTON COUNTY, TEXAS
ROW RIGHT OF WAY
C CENTERLINE

- Notes:
- Subject tract lies within Zone X, (Areas determined to be outside the 0.2% annual chance floodplain) according to Federal Emergency Management Area Flood Insurance Rate Map of Denton County, Texas and Incorporated Areas, Map No. 48121C04850, effective date April 18, 2011.
 - All iron rods set (CIRS) are 1/2" in diameter and have a pink plastic cap stamped "Stanton RPLS 6173".
 - Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and is subject to penalties imposed by law.
 - This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

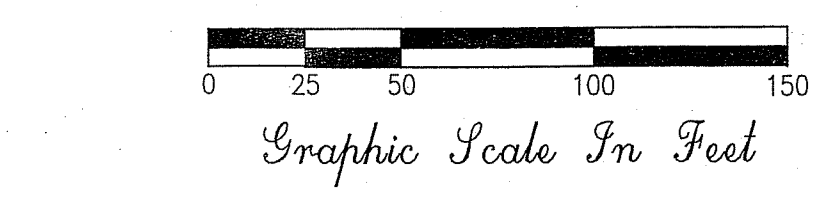
APPROVAL BY THE TOWN COUNCIL

DATE _____

MAYOR, TOWN OF NORTHLAKE _____

TOWN SECRETARY, TOWN OF NORTHLAKE _____

REMAINDER OF
434.061 ACRE
PARTITION DEED TO
CURTIS TALLEY AND C. J. HARDEMAN
VOL. 1894, PG. 242, DRDCT



PLAT RECORDED IN INSTRUMENT NO. _____

DATE _____, 2019

OWNER/DEVELOPER
FELLOWSHIP OF THE PARKS
BAPTIST CHURCH
CONTACT: JAY WEST
9900 N. BEACH STREET
FORT WORTH, TEXAS 76844
PHONE: (817) 741-3687

SURVEYED ON THE GROUND OCTOBER 11, 2018

FINAL PLAT OF FELLOWSHIP OF THE PARKS LOT 1, BLOCK A

BEING A PLAT OF 10,000 ACRES IN THE A. McDONALD SURVEY, ABSTRACT NO. 785.
DENTON COUNTY, TEXAS
TOWN OF NORTHLAKE EXTRATERRITORIAL JURISDICTION
ONE LOT
DATE: AUGUST 2019 SCALE: 1" = 50' FILE: P:\GHILA-FOTP-NORTHLAKE CAMPUS\
DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.
ENGINEERING AND SURVEYING
908 WEST MAIN STREET * ARLINGTON, TEXAS 76013
TELEPHONE: 817 - 275 - 3361
ESTABLISHED 1953 * FIRM NO. E-615 & S-100049-00
EMAIL: jstanton@dterry.com
©DISCIULLO-TERRY, STANTON & ASSOCIATES, INC. 2019

FP-991

Memo

To: Honorable Mayor and Town Council
From: Nathan Reddin, Development Director
CC: Drew Corn, Town Administrator
Shirley Rogers, Town Secretary
Date: November 14, 2019
Re: Final Plat of Lot 5, Block 5, Northport Addition (FP-19-010)

Purpose: To consider approval of a Final Plat of Lot 5, Block 5, Northport Addition, a 2.36-acre tract of land out of the L. Medlin Survey, Abstract No. 830, generally located on the east side of IH 35W approximately 1,400 feet north of SH 114, and zoned Commercial (C).

Owner: SCSD-Finnell, Ltd.

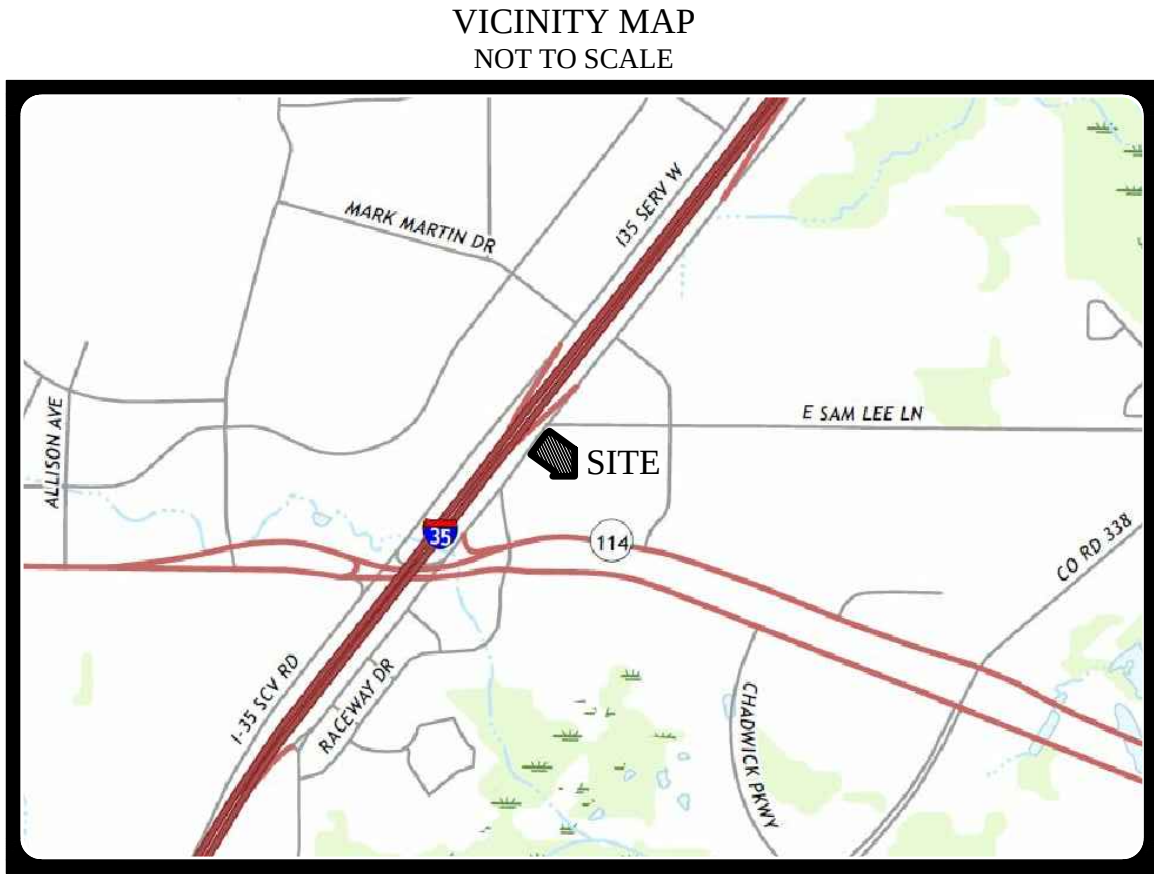
Applicant/Engineer: Claymoore Engineering

Surveyor: Arthur Land Surveying

Background: This is the final plat of the site just north of Rosa's Café for the proposed Texas Roadhouse. The preliminary plat for Block 5 of the Northport Addition was approved on April 23, 2015. The site plan for Texas Roadhouse is a companion item on this same agenda for Town Council consideration.

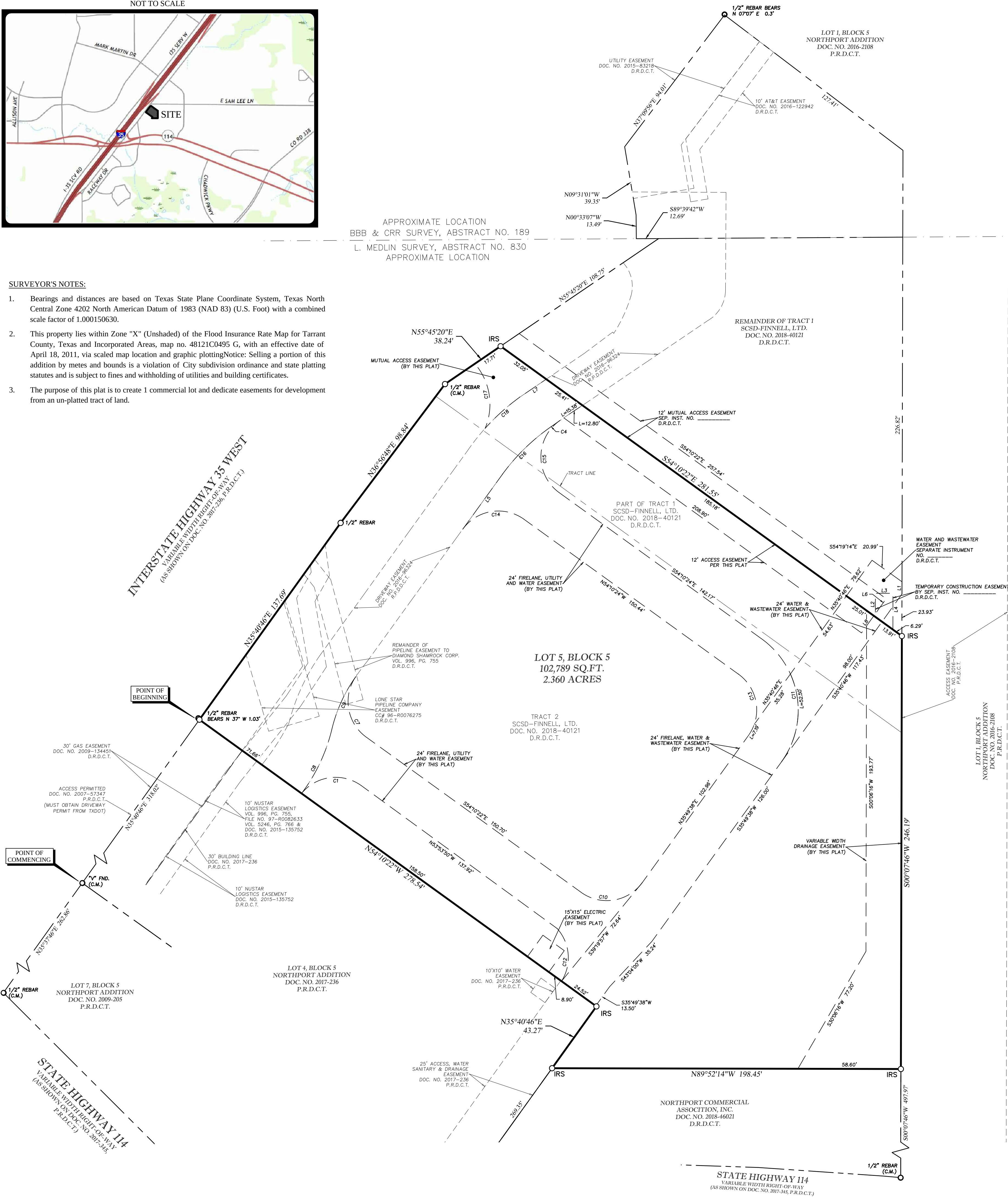
Staff Analysis: The applicant has provided a final plat application in accordance with the requirements of the Unified Development Code (UDC). The final plat is comprised of a single lot with frontage on IH 35W and access provided via a proposed shared driveway on the north side of the lot and an access easement across the lot and adjacent lot to the south occupied by Rosa's Cafe. Civil construction plans for water, sewer, streets, and drainage infrastructure to serve the plat have been reviewed by staff and found to be acceptable for approval. The final plat meets the requirements of the Unified Development Code and the Commercial zoning district, and it substantially conforms to the approved Preliminary Plat.

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



SURVEYOR'S NOTES:

- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000150630.
- This property lies within Zone "X" (Unshaded) of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48121C0495 G, with an effective date of April 18, 2011, via scaled map location and graphic plottingNotice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to create 1 commercial lot and dedicate easements for development from an un-platted tract of land.



STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Thomas W. Mauk, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 11/5/2019

Thomas W. Mauk, R.P.L.S.
No. 5119

STATE OF TEXAS §
COUNTY OF §

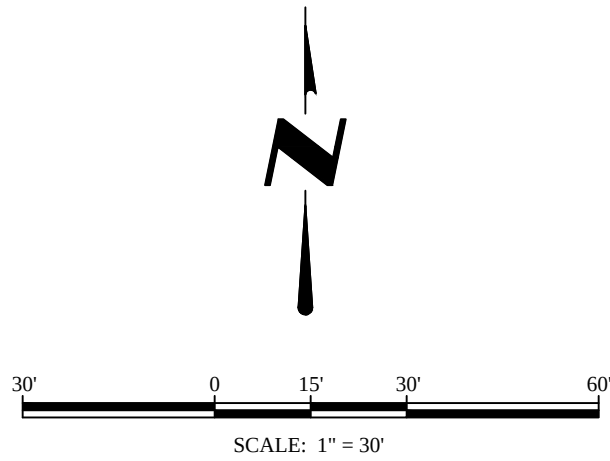
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas W. Mauk, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

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

Notary Public in and for the State of Texas

Line Data Table		
Line #	Distance	Bearing
L1	226.82'	N00°07'46"E
L2	13.40'	S00°06'16"W
L3	10.00'	N89°53'44"W
L4	20.60'	N00°06'16"E
L5	38.64'	N35°52'12"E
L6	12.00'	S35°49'38"W
L7	18.16'	S55°50'36"W
L8	12.00'	N35°49'38"E

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	37.77'	25.00'	086°33'39"	S82°32'49"W	34.28'
C4	7.46'	566.37'	000°45'17"	N54°57'32"E	7.46'
C7	38.68'	25.00'	088°39'10"	S09°50'47"E	34.94'
C8	40.29'	99.35'	023°14'14"	N25°23'46"E	40.02'
C9	33.43'	86.35'	022°10'54"	N24°20'51"E	33.22'
C10	39.27'	25.00'	090°00'00"	N80°48'38"E	35.36'
C11	78.54'	50.00'	090°00'02"	S09°10'23"E	70.71'
C12	32.24'	24.93'	074°05'51"	N04°41'49"W	30.04'
C13	39.27'	25.00'	090°00'02"	N09°10'23"W	35.36'
C14	39.26'	25.00'	089°58'22"	S80°50'25"W	35.35'
C15	48.02'	25.13'	109°29'15"	S00°43'20"W	41.04'
C16	37.56'	116.72'	018°26'05"	N45°21'51"E	37.39'
C17	39.22'	35.34'	063°34'59"	N08°59'58"W	37.24'
C18	26.65'	124.86'	012°13'51"	S48°00'43"W	26.60'



STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, SCSD-FINNELL, LTD. is the owner of a 2.360 acre tract of land situated in the L. Medlin Survey, Abstract No. 830, in the Town of Northlake, Denton County, Texas, being all of "Tract 2" and a portion of "Tract 1" of that same tract of land described to said SCSD-Finnell, Ltd. by deed recorded in Document No. 2018-40121 of the Deed Records of Denton County, Texas, and being more particularly described by metes and bounds as follows (Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with a combined scale factor of 1.000150630):

COMMENCING at a "V" cut found in concrete for the westernmost corner of Lot 4, Block 5 of Northport Addition, an addition to the Town of Northlake, Denton County, Texas, according to the Plat thereof recorded in Document No. 2017-236 of the Plat Records of Denton County, Texas (P.R.D.C.T.), same being the northernmost corner of Lot 7, Block 5 of Northport Addition, an addition to the Town of Northlake, Denton County, Texas, according to the Plat thereof recorded in Document No. 2009-205, P.R.D.C.T., and lying on the Southeast right-of-way line of Interstate Highway 35 West (variable width right-of-way);

THENCE North 35 Degrees 40 Minutes 46 Seconds East, with the Southeast right-of-way line of said Interstate Highway 35 West, a distance of 318.02 feet to a point for the northernmost corner of said Lot 4, and the **POINT OF BEGINNING** of the herein described tract, from which a 1/2 inch rebar found for reference bears North 37 Degrees West, a distance of 1.03 feet;

THENCE North 35 Degrees 40 Minutes 46 Seconds East, continuing with the Southeast right-of-way line of said Interstate Highway 35 West, a distance of 137.69 feet to a 1/2 inch rebar found for corner;

THENCE North 36 Degrees 56 Minutes 48 Seconds East, continuing with the Southeast right-of-way line of said Interstate Highway 35 West, a distance of 98.84 feet to a 1/2 inch rebar found for corner;

THENCE North 55 Degrees 45 Minutes 20 Seconds East, continuing with the Southeast right-of-way line of said Interstate Highway 35 West, a distance of 38.24 feet to a 1/2 inch rebar with a cap stamped "ASC" set for the northernmost corner of the herein described tract;

THENCE South 54 Degrees 10 Minutes 22 Seconds East, departing the Southeast right-of-way line of said Interstate Highway 35 West, over, across, and through said "Tract 1", a distance of 281.55 feet to a 1/2 inch rebar with a cap stamped "ASC" set for the Northeast corner of the herein described tract and lying on the West line of Lot 1, Block 5 of Northport Addition, an addition to the Town of Northlake, Denton County, Texas, according to the Plat thereof recorded in Document No. 2016-2108, P.R.D.C.T.;

THENCE South 00 Degrees 07 Minutes 46 Seconds West, with the West line of said Lot 1, a distance of 246.19 feet to a 1/2 inch rebar with a cap stamped "ASC" set for the southernmost Southwest corner of the herein described tract, and lying on the Southeast line of said Lot 4;

THENCE North 35 Degrees 40 Minutes 46 Seconds East, with the Southeast line of said Lot 4, a distance of 43.27 feet to a 1/2 inch rebar with a cap stamped "ASC" set for the easternmost corner of said Lot 4, same being an interior "ell" corner of the herein described tract;

THENCE North 54 Degrees 10 Minutes 22 Seconds West, with the Northeast line of said Lot 4, a distance of 278.54 feet to the **POINT OF BEGINNING** and containing 102,789 square feet or 2.360 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, SCSD-FINNELL, LTD. does hereby adopt this plat designating the herein described property as **NORTHPOINT ADDITION**, an addition to the Town of Northlake, Denton County, Texas, and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall, at all times, have the right of ingress and egress to and from and upon the said strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time procuring the permission of anyone.

WITNESS MY HAND, this _____ day of _____, 20____.

SCSD-FINNELL, LTD., a Texas limited partnership

By: _____
Authorized Representative

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 she executed the same for the purposes and consideration therein expressed.

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

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

On this _____ day of _____, 20____, The Town of Northlake, Texas, hereby approves the foregoing Plat of "Northpoint Addition" an addition to the Town of Northlake, Denton County, Texas, submitted by SCSD-Finnell, Ltd., owners.

Mayor
Town of Northlake, Texas

ATTEST:

Town Secretary
Town of Northlake, Texas

ENGINEER

CLAYMOORE
ENGINEERING

1903 Central Drive Suite #406
Bedford, Texas 76021
Phone: 817-281-0572

SURVEYOR

WINDROSE
LAND SURVEYING & PLATTING

220 Elm Street, Suite 200 | Lewisville, TX 75057 | 214-217-2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

OWNER/DEVELOPER

SCSD-FINNELL, LTD.
1600 CORPORATE CT.,
SUITE 150
IRVING, TX 75038

ARTHUR
LAND SURVEYING

220 Elm St., # 200 - Lewisville, TX 75057
Ph. 214-217-2544 - TERN# 10063800
arthursurveying.com Established 1986

DRAWN BY: E.R. DATE: 10/01/2019 CHECKED BY: T.M.

FINAL PLAT
NORTHPOINT ADDITION
LOT 5, BLOCK 5
2.360 ACRES OF LAND IN THE
L. MEDLIN SURVEY
ABSTRACT NO. 830
TOWN OF NORTHLAKE
DENTON COUNTY, TEXAS
PROJECT NO.:

FOR DENTON COUNTY USE ONLY
FOR DENTON COUNTY USE ONLY

Memo

To: Honorable Mayor and Town Council
From: Nathan Reddin, Development Director
CC: Drew Corn, Town Administrator
Shirley Rogers, Town Secretary
Date: November 14, 2019
Re: Site Plan of Texas Roadhouse (SP-19-005)

Purpose: Consider approval of a Site Plan of Texas Roadhouse, a proposed 7,402 square-foot restaurant on 2.36 acres situated in the L. Medlin Survey, Abstract No. 830, to be platted as Lot 5, Block 5, Northport Addition, generally located on the east side of IH 35W approximately 1,400 feet north of SH 114, and zoned Commercial (C).

Owner: SCSD-Finnell, Ltd.

Engineer/Applicant: Claymoore Engineering

Existing Condition of the Property: The subject property is currently vacant, and the previous agenda item is the final plat for the site. The property is zoned Commercial (C), and it fronts IH 35W just north of the Rosa's Café with Farmer Brothers on the east and a vacant tract remaining to the north.

Staff Analysis:

Access: Access to the site will be provided from IH 35W with a shared access drive on the north side of the site, and access through the Rosa's Café and Valero sites to the south to provide secondary access from IH 35W as well as SH 114. The access easement on the north side of the site will provide future reciprocal access to the adjacent property to the north when it is developed.

Parking: The Unified Development Code (UDC) requires one space per 100 square feet for full-service restaurants. A minimum of 75 spaces are required. 175 parking spaces are provided on the site plan of which eight of the spaces will meet ADA requirements.

Fencing, Lighting, and Signage: No fencing is required for screening since similar uses are on all sides of the site, and no fencing is proposed on the site plan. A masonry screening wall to match the building is proposed to enclose the dumpster. A sign package was submitted with the site plan showing a pole sign location at the northwest corner of the site near the driveway entrance at IH 35W. Proposed signage is also shown on the building. The proposed signs meet the requirements of the UDC. Any other details

on fencing, lighting and signage not provided with the site plan package must meet the requirements of the UDC at time of permitting.

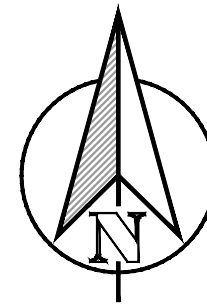
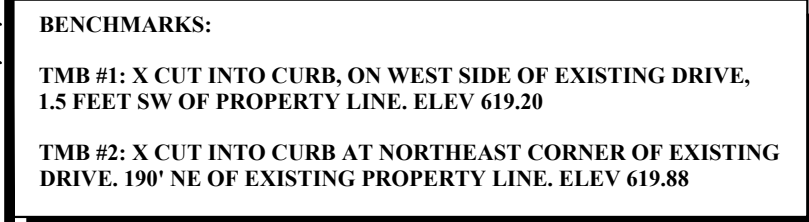
Landscaping:

Detailed landscape plans have been provided showing landscaping meeting the requirements of the UDC. All requirements are met including for the 25-foot landscape strip required along the frontage of the lot along IH 35W. The landscape strip is provided along with the required shade trees per 50-feet of frontage, but they are clustered at the northwest portion of the property due to a gas pipeline easement on the southwest portion of the site.

Building Elevations:

Architectural elevations of the restaurant are provided showing all four sides of the proposed building which exceed the design elements required by the UDC by including elements such as porches, roof overhangs, varied roof heights and mullioned windows. The primary exterior material is a wood-look fiber cement siding which is accompanied by brick at the base of the building. As a reminder, new state law allows the use of any exterior material approved by the most recent building codes. Our building inspectors will confirm that all materials are code approved at time of inspection.

Staff Findings: Staff has reviewed the site plan package and finds it meets all applicable requirements of the Unified Development Code (UDC).



SITE DATA TABLE	
SITE AREA	102,788 SF (2.36 AC)
ZONING	COMMERCIAL
PROPOSED USE	RESTAURANT
BUILDING SIZE	7,402 SF
IMPERVIOUS AREA	76.6 % (75,787 SF)
BUILDING HEIGHT	1 STORY- 27' 6"

CONSTRUCTION SCHEDULE	
	5" STANDARD DUTY CONCRETE.
	HEAVY DUTY (6" CONCRETE)
	DUMPSTER DUTY (7" CONCRETE)
	PROPOSED CONCRETE SIDEWALK.
	EXISTING DRIVE
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE
	PARKING COUNT

PARKING TABLE	
BUILDING SF	7,402
PARKING REQUIRED (1 PER 100 SF)	75 SPACES (4 ADA)
PARKING PROVIDED (ADA)	175 SPACES (8 SPACES)

N.T.S.

- NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
 3. JOINTS IN CONCRETE PAVEMENT SHALL NOT EXCEED 15 FOOT SPACING. CONTRACTOR TO PROVIDE JOINT LAYOUT TO ENGINEER PRIOR TO POURING PAVEMENT.

FLOODPLAIN NOTE

ACCORDING TO ME NO. 48121C04955, EFFECTIVE 4/18/2017 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF DENTON COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X" (UNSHADED) AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT SHALL NOT BE USED TO SUPPORT ANY CLAIMS FOR DAMAGES OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

COUNTY OF DENTON §

WHEREAS, SSCD-FINNELL, LTD. IS THE OWNER OF A 2.360 ACRE TRACT OF LAND SITUATED IN THE L. MEDLIN SURVEY, ABSTRACT NO. 830, IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS, BEING ALL OF "TRACT 2" AND A PORTION OF "TRACT 1" OF THAT SAME TRACT OF LAND DESCRIBED TO SAID SSCD-FINNELL, LTD. BY DEED RECORDED IN DOCUMENT NO. 2018-40121 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83)(UTM ZONE) WITH A COMBINED SCALE FACTOR OF 1.000150630):

COMMENCING AT A "V" CUT FOUND IN CONCRETE FOR THE WESTERMOST CORNER OF LOT 4, BLOCK 5 OF NORTHPORT ADDITION, AN ADDITION TO THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2017-236 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS (P.R.D.C.T.), SAME BEING THE NORTHERNMOST CORNER OF LOT 7, BLOCK 5 OF NORTHPORT ADDITION, AN ADDITION TO THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2009-205, P.R.D.C.T., AND LYING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35 WEST (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 35 DEGREES 40 MINUTES 46 SECONDS EAST, WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 35 WEST, A DISTANCE OF 318.02 FEET TO A POINT FOR THE NORTHERNMOST CORNER OF SAID LOT 4, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH REBAR FOUND FOR REFERENCE BEARS NORTH 37 DEGREES WEST, A DISTANCE OF 1.03 FEET;

THENCE NORTH 35 DEGREES 40 MINUTES 46 SECONDS EAST, CONTINUING WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 34 WEST, A DISTANCE OF 137.69 FEET TO A 1/2 INCH REBAR FOUND FOR CORNER;

THENCE NORTH 36 DEGREES 56 MINUTES 48 SECONDS EAST, CONTINUING WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 35 WEST, A DISTANCE OF 98.84 FEET TO A 1/2 INCH REBAR FOUND FOR CORNER;

THENCE NORTH 55 DEGREES 45 MINUTES 20 SECONDS EAST, CONTINUING WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 35 WEST, A DISTANCE OF 38.24 FEET TO A 1/2 INCH REBAR WITH A CAP STAMPED "ASC" SET FOR THE NORTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 54 DEGREES 10 MINUTES 22 SECONDS EAST, DEPARTING THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 35 WEST, OVER, ACROSS, AND THROUGH SAID "TRACT 1", A DISTANCE OF 281.55 FEET TO A 1/2 INCH REBAR WITH A CAP STAMPED "ASC" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND LYING ON THE WEST LINE OF LOT 1, BLOCK 5 OF NORTHPORT ADDITION, AN ADDITION TO THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2016-2108, P.R.D.C.;

THENCE SOUTH 00 DEGREES 07 MINUTES 46 SECONDS WEST, WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 246.19 FEET TO A 1/2 INCH REBAR WITH A CAP STAMPED "ASC" SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 52 MINUTES 14 SECONDS WEST, DEPARTING THE WEST LINE OF SAID LOT 1, A DISTANCE OF 198.45 FEET TO A 1/2 INCH REBAR WITH A CAP STAMPED "ASC" SET FOR THE SOUTHERNMOST SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AND LYING ON THE SOUTHEAST LINE OF SAID LOT 4;

THENCE NORTH 35 DEGREES 40 MINUTES 46 SECONDS EAST, WITH THE SOUTHEAST LINE OF SAID LOT 4, A DISTANCE OF 43.27 FEET TO A 1/2 INCH REBAR WITH A CAP STAMPED "ASC" SET FOR THE EASTERNMOST CORNER OF SAID LOT 4, SAME BEING AN INTERIOR "ELL" CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 54 DEGREES 10 MINUTES 22 SECONDS WEST, WITH THE NORTHEAST LINE OF SAID LOT 4, A DISTANCE OF 278.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 102,789 SQUARE FEET OR 2.360 ACRES OF LAND, MORE OR LESS.

TEXAS ROADHOUSE- I-35W
NORTHLAKE, DENTON COUNTY, TEXAS

LEGAL DESCRIPTION AND OR ADDRESS:

LOT 5, BLOCK 5
NORTHPORT ADDITION
2.36 ACRES

OWNER:

SCSD-FINNELL, LTD
14114 DALLAS PARKWAY SUITE #670
DALLAS, TX 75254
PH: 214.483.0400

APPLICANT:

CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572

CASE NUMBER
SP2018-039

TEXAS REGISTRATION #14199

CLAYMOORE
ENGINEERING

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.

CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CONSULTANTS

Engineer CLAY CRISTY
P.E. No. 109800 Date 11/07/2019

**TEXAS ROADHOUSE
I-35W & HWY 114
NORTHLAKE, TX**

[illegible]

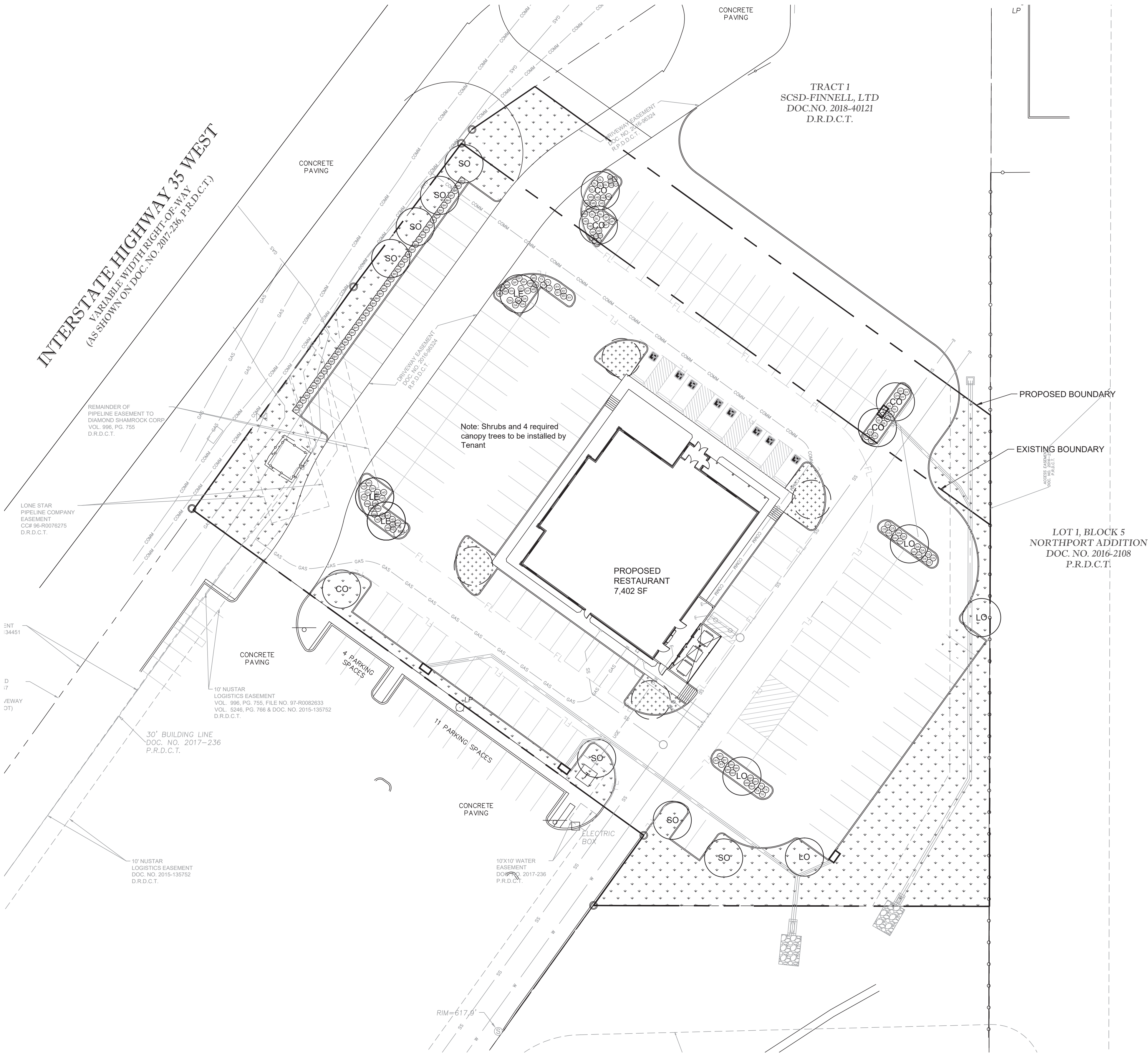
CITY SITE PLAN

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLCC
DATE:	11/07/2019

SP-1

File No. 2019-071

SCOTTFULLWILER
10/30/2019 9:14 AM
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9/16/2019 9:50 AM



TREE LEGEND

Canopy Trees	
LO	Live Oak
LE	Lacebark Elm
SO	Shumard Oak
CO	Chinquapin Oak

SHRUB LEGEND

DY	Dwarf Yaupon	DIH	Dwarf Indian Hawthorne
DA	Dwarf Abelia	TX	Texas Sage
WM	Dwarf Wax Myrtle	SP	Spiraea
MS	Miscanthus	HD	Harbor Dwf. Nandina
RY	Red Yucca	GL	Giant Liriope
BH	Burford Holly	CO	Coreopsis
NGL	New Gold Lantana	CS	Cherry Sage

HATCH LEGEND

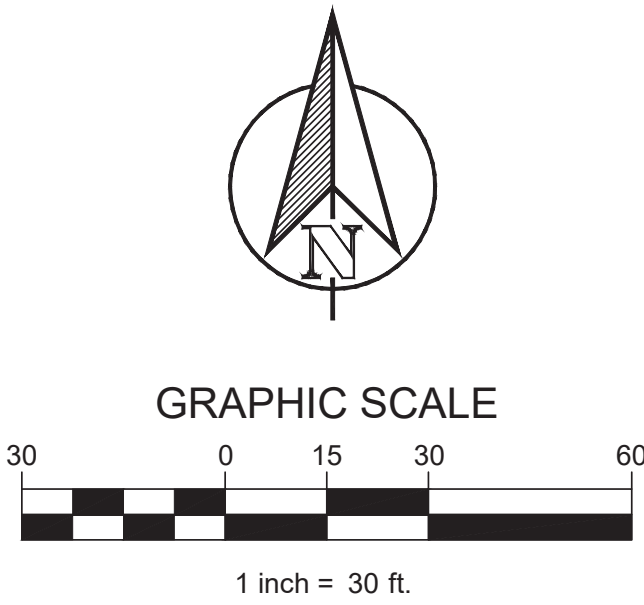
	Solid Sod
	Bermuda Grass
	Landscape areas to be installed by Tenant

LANDSCAPE NOTES

- The project will have an underground automatic irrigation system to water all new plantings.
- Install 4" layer of shredded hardwood mulch to all planting beds.
- Install 4" steel edging between all shrub beds and grass areas.
- Shrub beds to have 12 inches of prepared planting mix (75% import topsoil, 15% composted amendment, 10% washed sand).
- Shredded hardwood mulch must be contain long strands along with double shred finer material obtained from a local source.
- Install 4 inches of clean topsoil in all areas of the site disturbed by grading and construction operations. Topsoil shall be free from sticks, debris and rocks larger than 2 inches in diameter and have an organic matter level of 3 percent minimum and a pH range between 5.5 and 7.4 percent. Provide soil test analysis from a soil test laboratory showing soil makeup and organic percentage.
- Hydromulch or solid sod all areas disturbed by construction activities as shown on plan and to extend completely to property lines and curb / R.O.W.

site integration studio
Landscape Architecture - Sustainable Site Planning - Natural Resource Design
John F. Murphy, ASLA
7529 Cross Gate Way
Tyler, TX 75703
john@siteint.com
scott@siteint.com

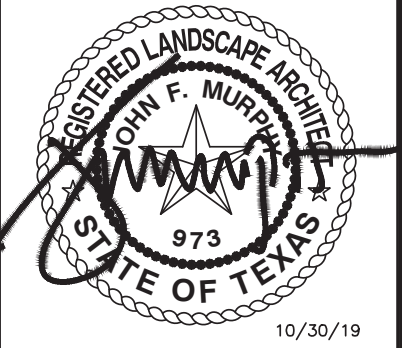
512.632.3822 - Tyler
512.589.9584 - Austin
www.siteint.com



TEXAS REGISTRATION #14199

CLAY MOORE
ENGINEERING

PHONE: 817.281.0272
1803 CENTRAL DRIVE, SUITE 400S
IRVING, TX 76039



TEXAS ROADHOUSE
I-35W & HWY 114
NORTHLAKE, TX

No.	DATE	REVISION	BY

LANDSCAPE PLAN

DESIGN: LRR
DRAWN: LRR
CHECKED: ASD
DATE: 10/30/2019

SHEET
L-1

File No. 2019-078

PLOTTED BY: SCOTTFULLWILER
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 LOCATION: C:\USERS\SCOTTFULLWILER\DOCUMENTS\AUTOCAD_LRD\TEXAS ROADHOUSE\TXROADHOUSE_LS.DWG
 LAST SAVED: 9/16/2019 9:50 AM

PLANT LIST

CANOPY TREES				
3	LE	Lacebark Elm	Ulmus parviflora	2 1/2" cal. B&B 10' ht. 5' spread
5	CO	Chinquapin Oak	Quercus muhlenbergia	2 1/2" cal. B&B 10' ht. 5' spread
7	SO	Shumard Oak	Quercus shumardii	2 1/2" cal. B&B 10' ht. 5' spread
4	LO	Live Oak	Quercus virginiana	2 1/2" cal. B&B 10' ht. 5' spread
SHRUBS & GROUNDCOVERS				
10	DY	Dwarf Yaupon	Ilex vomitoria 'Nana'	5 gal. 36" oc
14	DA	Dwarf Abelia	Abelia x grandiflora 'Ed. Goucher'	5 gal. 36" oc
5	WM	Dwarf Wax Myrtle	Myrica pusilla	5 gal. 36" oc
13	MS	Miscanthus	Miscanthus sinensis 'Gracellimus'	5 gal. 36" oc
9	RY	Red Yucca	Hesperaloe parviflora	5 gal. 36" oc
48	BH	Burford Holly	Ilex cornuta 'Burfordii'	10 gal. 36" Ht. 36" oc
9	NGL	New Gold Lantana	Lantana 'New Gold'	1 gal. 24" oc
8	DIH	Dwarf Indian Hawthorne	Raphiolepis indica 'Pinkie'	5 gal. 36" oc
8	TX	Texas Sage	Leucophyllum frutescens 'Silverado'	5 gal. 36" oc
6	SP	Spiraea	Spiraea 'Anthony Waterer'	5 gal. 36" oc
21	HD	Harbor Dwf. Nandina	Nandina domestica 'Harbor Dwarf'	1 gal. 30" oc
19	GL	Giant Liriope	Liriope gigantea	3 gal. 36" oc
10	CO	Coreopsis	Coreopsis 'Early Sunrise'	1 gal. 24" oc
12	CS	Cherry Sage	Salvia greggii	3 gal. 36" oc

Northlake, Texas
LANDSCAPE CALCULATIONS

Landscape Strip .25 Ft. min.
 IH 35 Frontage 227.84 LF
 1 tree per 50 LF 2 1/2" caliper 4 trees 4 trees

Parking Lot Landscape Area
 Open space 8% of parking area 65,065 SF
 1 tree per 10 spaces 177 spaces 18 trees 19 trees
 parking lot screen 10 g min. 36" Ht. shrubs

TREE STAKE SOLUTIONS LLC
9973 FM 521 ROAD
ROSHARON, TX 77583
PHONE: (281) 778-1400
FAX: (281) 778-1425
www.treestakesolutions.com

1. WITH TREE IN A STRAIGHT & PLUMB POSITION, CENTER THE APPROPRIATE ROOT ANCHOR SAFETY STAKE AROUND THE TRUNK, WITH RINGS LAYING FLAT AGAINST ROOTBALL. U-BRACKETS FACING UP.

2. INSERT 1 OF 3 NAIL STAKES THROUGH EACH OF THE U-BRACKETS. NAILS SHOULD REST IN THE UNDISTURBED SOIL AT THE BOTTOM OF THE TREE POT. ALL NAILS SHOULD FIT SNUG AGAINST THE SIDE OF THE ROOTBALL.

3. NAIL STAKES SHOULD BE DRIVEN STRAIGHT DOWN INTO THE UNDISTURBED SOIL, BELOW THE ROOTBALL. THE NAILS ARE NOW CAGING THE ROOTBALL IN PLACE, WHILE THE TOP BRACKET PINS THE ROOTBALL DOWN.

(FOR HAND OR MACHINE-DUG TREES, IT MAY BE NECESSARY TO PENETRATE 1" - 4" OF OUTER AREA OF THE ROOTBALL WITH THE NAIL.)

(FOR HAND OR MACHINE-DUG TREES, IT MAY BE NECESSARY TO PENETRATE 1" - 4" OF OUTER AREA OF THE ROOTBALL WITH THE NAIL.)

ITEM #	DESCRIPTION	NAIL LENGTH X 3PC (INCLUDED)	ITEM #	DESCRIPTION	NAIL LENGTH X 3PC (INCLUDED)
5 BG	5 GALLON OR 10" ROOTBALL	#4 X 24"	100 BG	95/100 GALLON OR 36" ROOTBALL	#5 X 48"
15 BG	10/15 GALLON OR 17" ROOTBALL	#4 X 30"	150 BG	150 GALLON OR 42" ROOTBALL	#5 X 60"
30 BG	20/30 GALLON OR 22" ROOTBALL	#4 X 36"	200 BG	200 GALLON OR 48" ROOTBALL	#5 X 72"
60/90 BG	45/60 GALLON OR 27-30" ROOTBALL	#4 X 48"	300 BG	300 GALLON OR 56" ROOTBALL	#5 X 72"

1 CANOPY TREE PLANTING
SCALE: NONE

TOP OF BALL OR ROOT CROWN
1" ABOVE FIN. GRADE
REFER TO ANCHOR/STAKE DETAIL FOR ANCHORING
PREPARE SOIL MIX AND FERTILIZER PER SPECS

2 MULTI-TRUNK PLANTING
SCALE: NONE

STEEL EDGING SEE PLAN
4" MULCH LAYER
PREPARED SOIL MIX AND FERTILIZER (SEE SPECS)
12" DEPTH OF PLANTING MIX
SCARP BOTTOM OF PLANTING BED BEFORE PLACING PREPARED MIX

TRIANGULAR SPACING
SEE PLAN
EQUIL
PLAN

3 SHRUB PLANTING
SCALE: NONE

STEEL EDGING SEE PLAN
12" DEPTH OF PLANTING MIX
4" MULCH LAYER

TRIANGULAR SPACING
EQUIL
PLAN

4 GROUNDCOVER PLANTING
SCALE: NONE

site integration studio
Landscape Architecture - Sustainable Site Planning - Natural Resource Design

John F. Murphy, ASLA

7529 Cross Gate Way
Tyler, TX 75703
john@siteint.com
scott@siteint.com

512.632.3822 - Tyler
512.589.9584 - Austin
www.siteint.com

TEXAS REGISTRATION #14199

CLAY MOORE ENGINEERING

1893 CENTRAL DRIVE, SUITE #408
BEDFORD, TX 76021

PHONE: 817.281.0272
WWW.CLAYMOORENG.COM

JOHN F. MURPHY
REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
973

10/30/19

TEXAS ROADHOUSE
I-35W & HWY 114
NORTHLAKE, TX

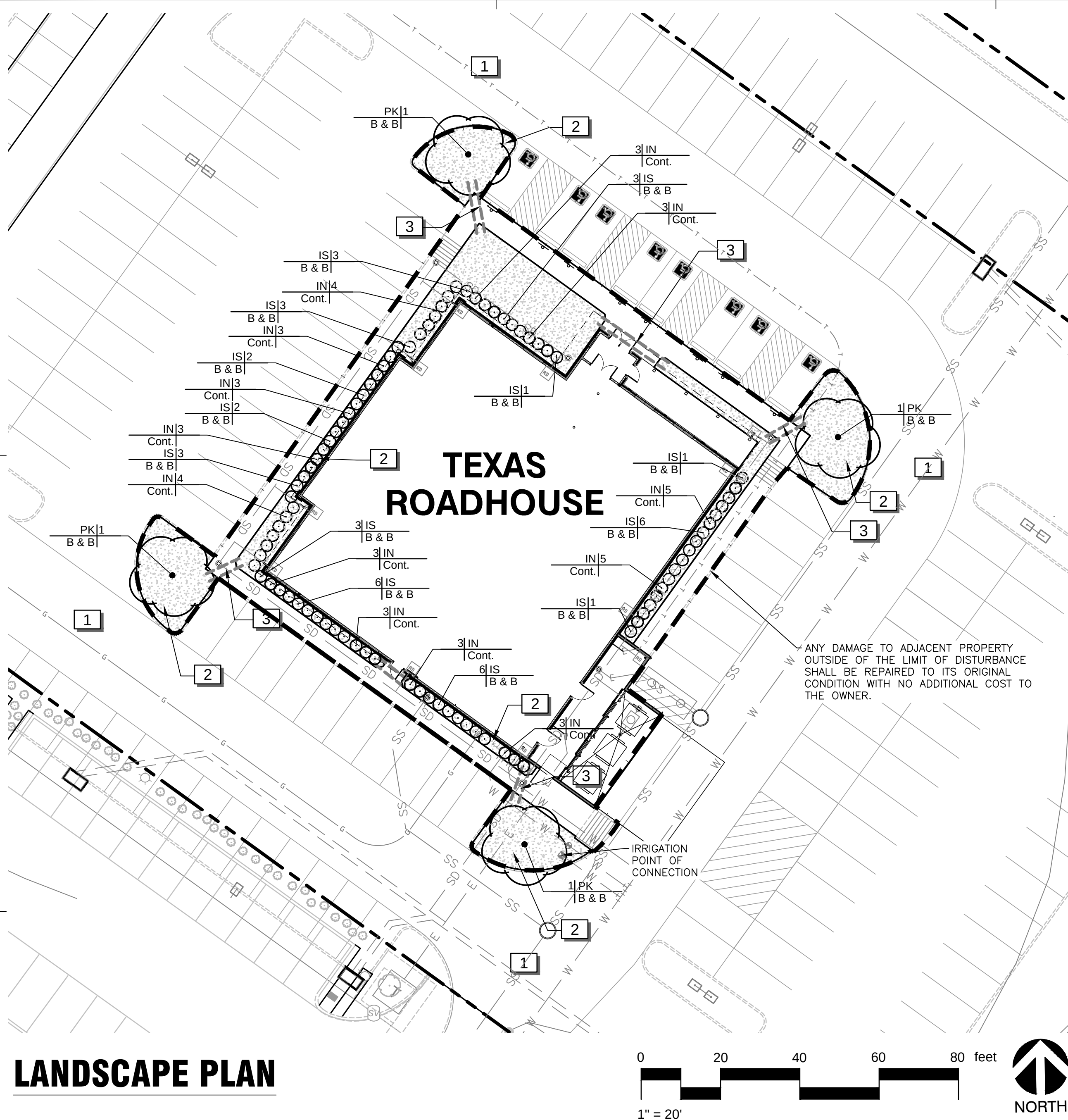
No.	DATE	REVISION	BY

LANDSCAPE DETAILS

DESIGN: LRR
DRAWN: LRR
CHECKED: ASD
DATE: 10/30/2019

SHEET
L-2

File No. 2019-078



LANDSCAPE PLAN

GENERAL NOTES:

- GRAPHIC SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES AND KEYS ON PLAN.
- CONTRACTOR TO REPAIR AND REPLACE ANY PLANT MATERIAL DAMAGED BY THIS CONSTRUCTION OUTSIDE PROJECT LIMITS. ANY EXISTING PLANT MATERIAL DAMAGED BY CONTRACTOR DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIAL OF SIMILAR SPECIES AND SIZE AT THE CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO OWNER OR TENANT.
- TWO WEEKS PRIOR TO PLANTING, THE CONTRACTOR SHALL SUBMIT TO THE OWNER / OWNER'S REPRESENTATIVE A PLANT PHOTO SUBMITTAL FOR APPROVAL. IF REQUESTED, BY THE OWNER, THE LANDSCAPE ARCHITECT WILL TAG THE MATERIAL.
- EACH PHOTO SHALL CLEARLY SHOW THE SIZE, FORM, AND BRANCHING STRUCTURE AND QUALITY OF THE PLANT.
- EACH PHOTO SHALL HAVE THE PLANT NAME, SIZE AND SPECIFICATIONS LABELED ON THE PHOTO.
- ANY PHOTO SHOWING A GROUP OF PLANTS CLOSE TOGETHER WILL NOT BE ACCEPTED.
- NO PARTIAL OR INCOMPLETE SUBMITTAL WILL BE ACCEPTED FOR REVIEW. ANY REJECTED SPECIES WILL BE SUBJECT TO RESUBMITTAL.
- SAMPLES OF RIVER ROCK COBBLESTONE ARE TO BE PROVIDED TO OWNER/TENANT FOR REVIEW AND APPROVAL TWO (2) WEEKS PRIOR TO CONSTRUCTION. NO COBBLESTONE IS TO BE INSTALLED WITHOUT PRIOR APPROVAL FROM TEXAS ROADHOUSE.
- REFER TO THE LATEST CIVIL PLANS FOR DISTURBED AREAS TO BE RESTORED. ADDITIONAL RESTORATION MAY BE NEEDED DUE TO FIELD CONDITIONS. SEE CIVIL SITE PLAN.
- CONTRACTOR TO PROVIDE SITE IRRIGATION FOR LANDSCAPE AREAS AROUND BUILDING PERIMETER ONLY. IRRIGATION FOR THIS AREA TO PROVIDE 100% COVERAGE OF ALL PLANTED AREAS. SHRUB BEDS TO BE WATERED WITH SUBSURFACE IRRIGATION. LAWN AREAS TO BE KEPT ON SEPARATE ZONES FROM SHRUB BEDS. DO NOT SPRAY ONTO BUILDING. IRRIGATION SYSTEM TO BE DESIGNED INSTALLED PER ALL LOCAL, STATE AND FEDERAL CODES.
- REFER TO PLUMBING PLANS FOR BACKFLOW PREVENTER INFORMATION (IF LOCATED WITHIN THE BUILDING). IF BACKFLOW PREVENTOR IS LOCATED OUTSIDE, REFER TO SHEET L2.0 IRRIGATION NOTES AND DETAILS.

MAINTENANCE OF LANDSCAPING:

THE OWNER, TENANT, OR AGENT, IF ANY, SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAINING ALL LANDSCAPING IN HEALTHY GROWING CONDITIONS, REPLACING IT WHEN NECESSARY TO ENSURE CONTINUOUS CONFORMANCE WITH THESE GUIDELINES AND KEEPING IT FREE FROM REFUSE AND DEBRIS. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	ANY DAMAGE TO ADJACENT PROPERTY OR AREAS OF WORK BY OTHERS IS TO BE REPAIRED TO ITS ORIGINAL CONDITION WITH NO ADDITIONAL COST TO OWNER.
2	INSTALL RIVER ROCK MULCH 5'-7" DIAMETER ON WEED BARRIER IN PLANT BED ADJACENT TO BUILDING FOUNDATION AND WHERE INDICATED ON PLAN. RIVER ROCK MULCH TO BE INSTALLED FLUSH WITH TOP OF SIDEWALK.
3	4", SCHEDULE 40 PVC IRRIGATION SLEEVE

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	PK	4	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	B & B	2.5' CAL
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT
	IS	40	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY	B & B	7' HT. MIN.
	IN	45	ILEX VOMITORIA 'NANA'	DWARF YAUPON	CONT.	36" HT. MIN.

SHRUB HEIGHT MEASUREMENTS ARE TO BE AS MEASURED FROM TOP OF ROOTBALL (TYP.)

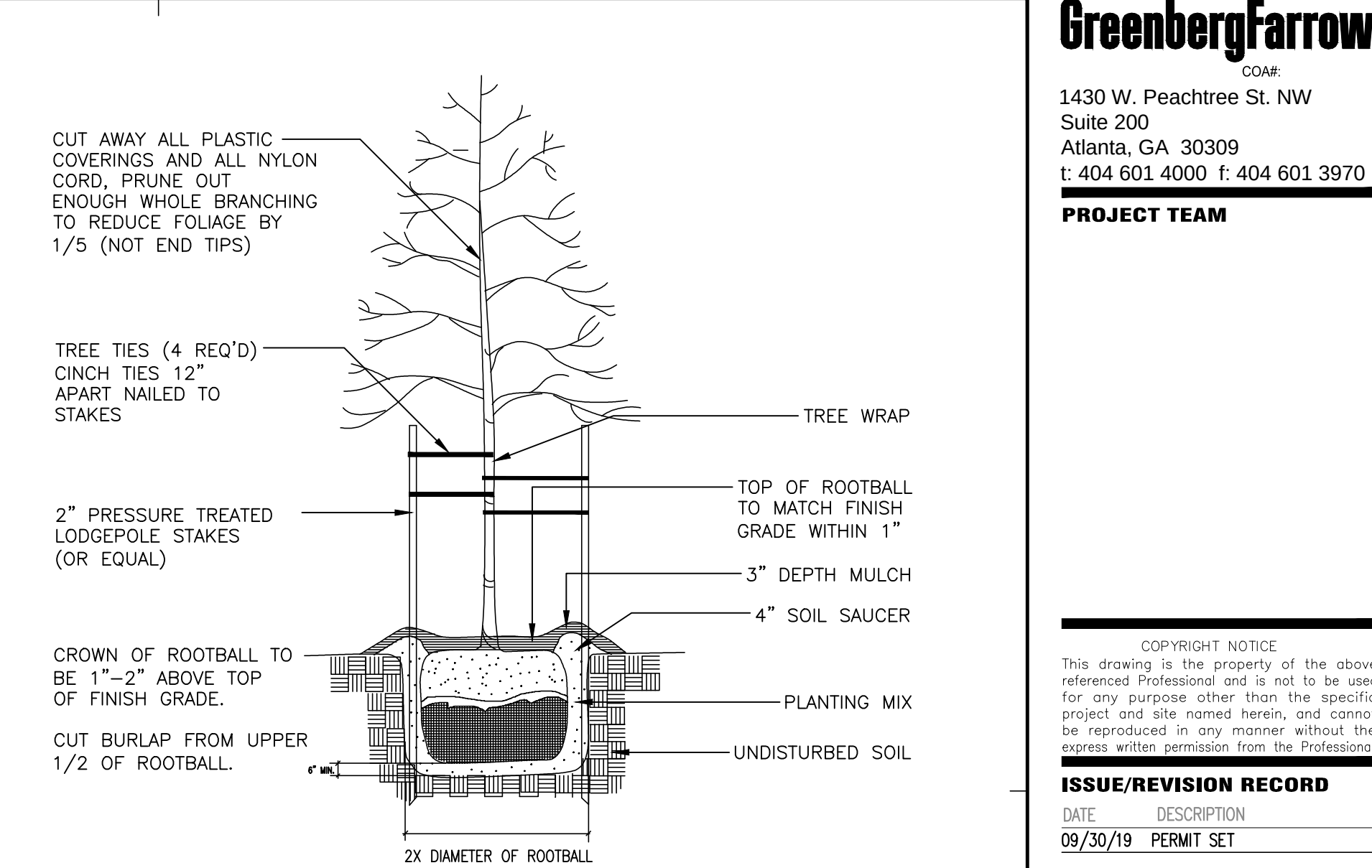
LANDSCAPE NOTES:

LANDSCAPE PLANTING

- THE LANDSCAPE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE CONDITIONS AND VERIFY THEM TO HIS SATISFACTION. THE LANDSCAPE CONTRACTOR SHALL ACCEPT THE SITE CONDITIONS AND DO THE WORK SPECIFIED WITHOUT ADDITIONAL COMPENSATION FOR POSSIBLE VARIATION FROM GRADES AND CONDITIONS SHOWN.
- PRIOR TO CONSTRUCTION THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING CONSTRUCTION. SHOULD THE LANDSCAPE CONTRACTOR CAUSE DAMAGE TO ANY UTILITIES HE SHALL MAKE NECESSARY REPAIRS AS QUICKLY AS POSSIBLE WITHOUT ADDITIONAL COMPENSATION.
- ALL PLANT MATERIAL SIZES AND MEASUREMENTS, INCLUDING TRUNK, HEAD, AND SPREAD SIZES, CONTAINER AND ROOTBALL SIZES, QUALITY AND CONDITION SHALL CONFORM TO THE STANDARDS SET FORTH IN THE CURRENT ISSUE OF, "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1).
- ALL PLANT MATERIAL ARE SUBJECT TO THE APPROVAL BY THE OWNER, AND MAY BE INSPECTED AT THE PLACE OF GROWTH OR ON SITE PRIOR TO PLANTING. LANDSCAPE ARCHITECT RETAINS THE RIGHT TO REJECT ANY PLANT MATERIAL WHICH IS NOT TO HIS SATISFACTION.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING, IN FULL, ALL LANDSCAPE PLANTING WORK (INCLUDING WATERING, SPRAYING FOR INSECTS AND DISEASE, MULCHING, MOWING, FERTILIZING, CULTIVATING, EDGING AND WEEDING) FOR A PERIOD OF 90 DAYS AFTER ACCEPTANCE BY THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL LANDSCAPE PLANTING WORK AND MATERIALS FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE THE WORK HAS BEEN APPROVED BY THE OWNER AS INSTALLED. ALL PLANT MATERIAL NOT HEALTHY GROWING CONDITION SHALL BE REMOVED IMMEDIATELY AND REPLACED AS SOON AS POSSIBLE WITH LIKE KIND AND SIZE AT NO CHARGE TO THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SOIL SAMPLES FROM SOIL AND NATIVE OR FILL SOILS AT THE SITE AND SUBMITTING THEM TO AN APPROVED SOIL TESTING LABORATORY, AND OBTAIN ANALYSES AND RECOMMENDATIONS FOR AMENDING THESE SOILS AND FERTILIZATION OF SPECIFIED PLANT MATERIAL AT A MINIMUM ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12 LBS. /1000 SF OF 10-10-10 FERTILIZER.
- ALL PLANTING AREAS, SHRUB BEDS AND TREES SHALL BE MULCHED WITH A MINIMUM COMPACTED DEPTH OF THREE (3) INCHES OF MULCH AS SPECIFIED. PRIOR TO MULCHING APPLY A PRE-EMERGENT HERBICIDE (APPROVED BY OWNER) AS RECOMMENDED BY THE MANUFACTURER, TO PREVENT RECURRING WEED AND GRASS GROWTH.
- PLANT BEDS ADJACENT TO TEXAS ROADHOUSE BUILDING ARE TO HAVE 5'-7" LENGTH COBBLESTONE INSTALLED ON WEED BARRIER. STONES TO BE HAND PLACED SO AS NOT TO DAMAGE PLANT MATERIAL DURING INSTALLATION.
- CONTRACTOR IS TO TAKE SPECIAL CARE WHEN INSTALLING NEW PLANT MATERIAL SO AS NOT TO DISTURB ANY EXISTING PLANTINGS DESIGNATED TO REMAIN. ANY EXISTING PLANT MATERIAL DAMAGED BY CONTRACTOR DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIAL OF SIMILAR SPECIES AND SIZE AT THE CONTRACTOR'S EXPENSE AND NO ADDITIONAL COST TO OWNER.

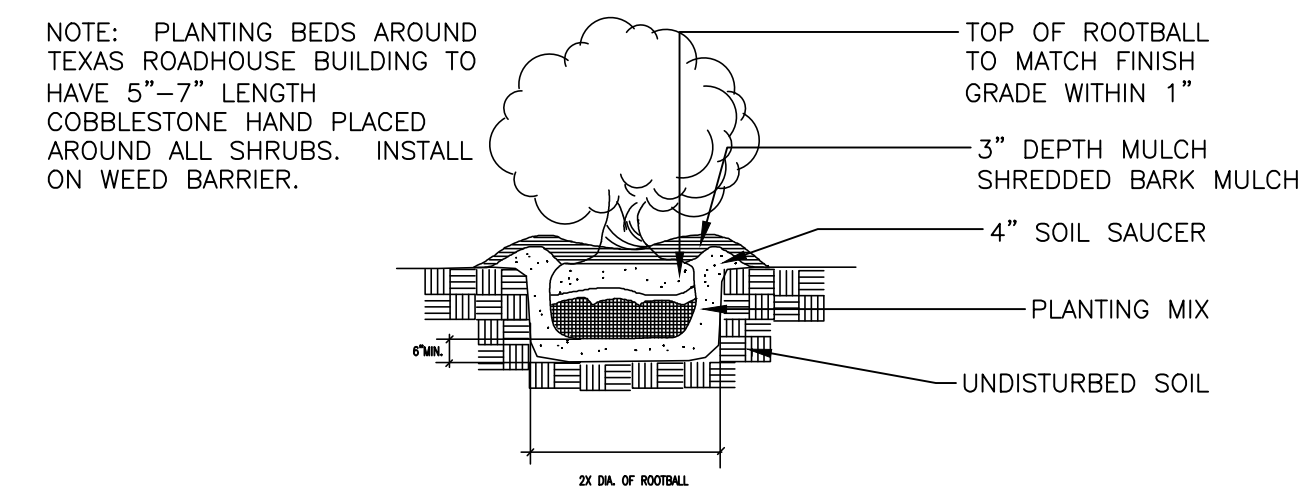
TREES AND SHRUBS

- ALL TREES LOCATED IN GRASSED AREAS SHALL BE PLANTED AS PER DETAIL AND MULCHED WITH AT LEAST FOUR (4) FOOT DIAMETER OF SHREDDED BARK MULCH, TO A MINIMUM 3" DEPTH.
- SHRUB BEDS SHALL BE MOUNDED WITH TOPSOIL A MINIMUM OF 6" ABOVE TOP OF CURB AND SHALL BE MULCHED WITH A 3" DEPTH OF SHREDDED BARK MULCH.
- TREES SHALL BE PLANTED NO CLOSER THAN FIVE (5) FEET FROM BACK OF SIDEWALK OR BUILDING STRUCTURE.
- LOCATION AND LAYOUT OF ALL SHRUBS AND TREES SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
- ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED.
- ALL TREES ARE TO BE STAKED AND GUYED PER PLANTING DETAILS.



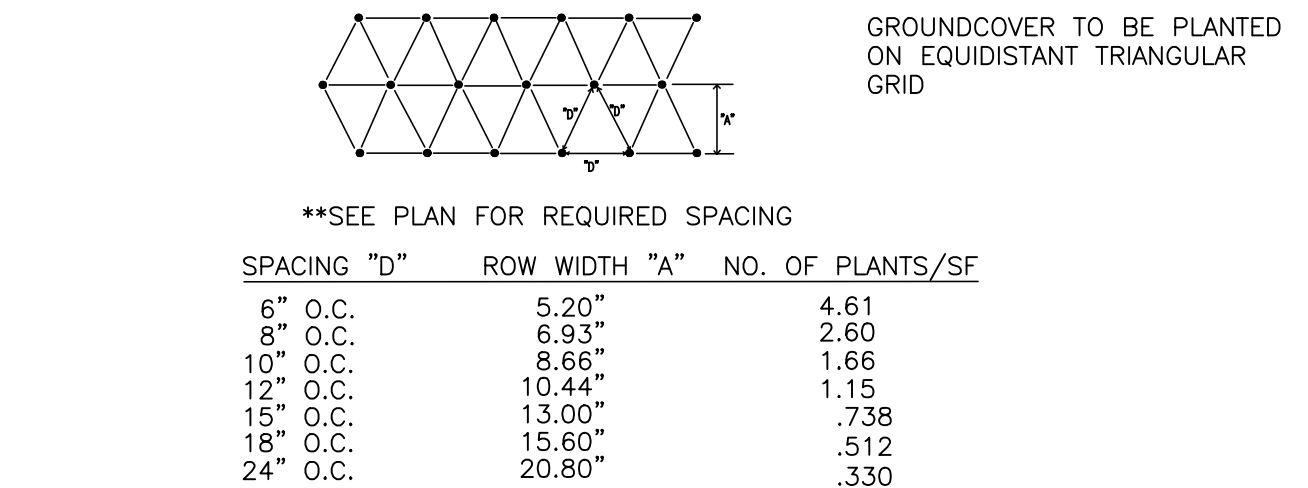
1 TREE PLANTING DETAIL

NOT TO SCALE 329343.39-01



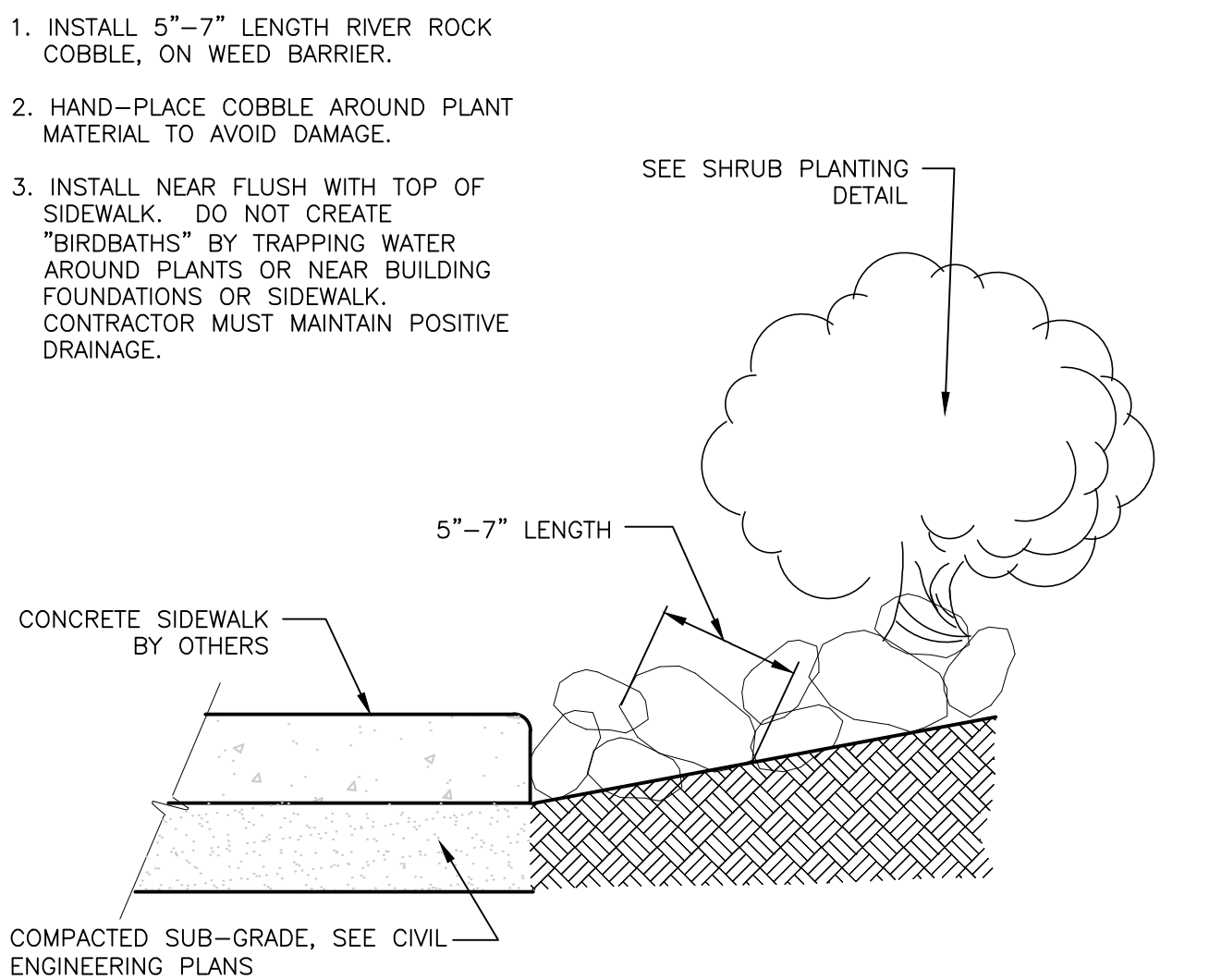
2 SHRUB PLANTING DETAIL

NOT TO SCALE 329333.16-01



3 GROUNDCOVER PLANTING DETAIL

NOT TO SCALE 329333.83-01



4 5'-7" LENGTH RIVER ROCK COBBLE DETAIL

1 1/2" = 1'-0" 321313.13-11

GreenbergFarrow

COAF
1430 W. Peachtree St. NW
Suite 200
Atlanta, GA 30309
t: 404 601 4000 f: 404 601 3970

PROJECT TEAM

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
09/30/19	PERMIT SET

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE

FRED MADDOX
PROFESSIONAL ENGINEER
LICENSE NO. 3182

PROJECT MANAGER

MIKE HOLMES

QUALITY CONTROL

FRED MADDOX

DRAWN BY

JEAN SHI

PROJECT NAME

TEXAS
ROADHOUSE

NORTHLAKE

TEXAS

18355 IH 35W

NORTHLAKE, TEXAS 76462



PROJECT NUMBER

201903760

SHEET TITLE

LANDSCAPE PLAN,
NOTES AND DETAILS

SHEET NUMBER

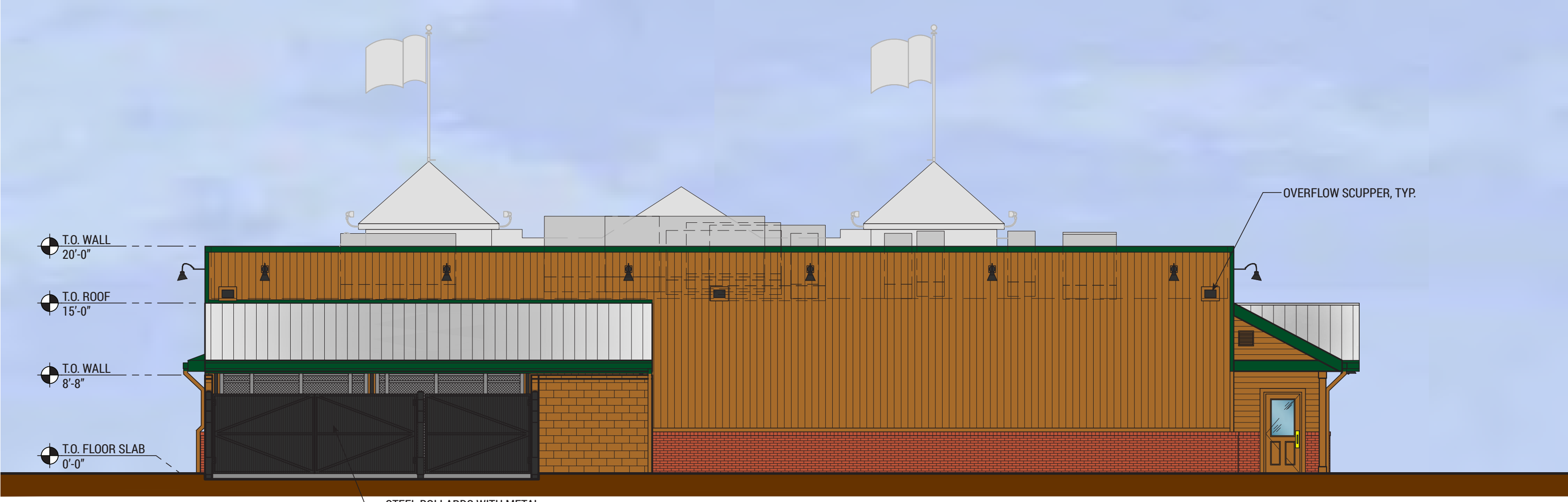
L1.0



FRONT ELEVATION (NORTH WEST)



RIGHT ELEVATION (SOUTH WEST)



REAR ELEVATION (SOUTH EAST)

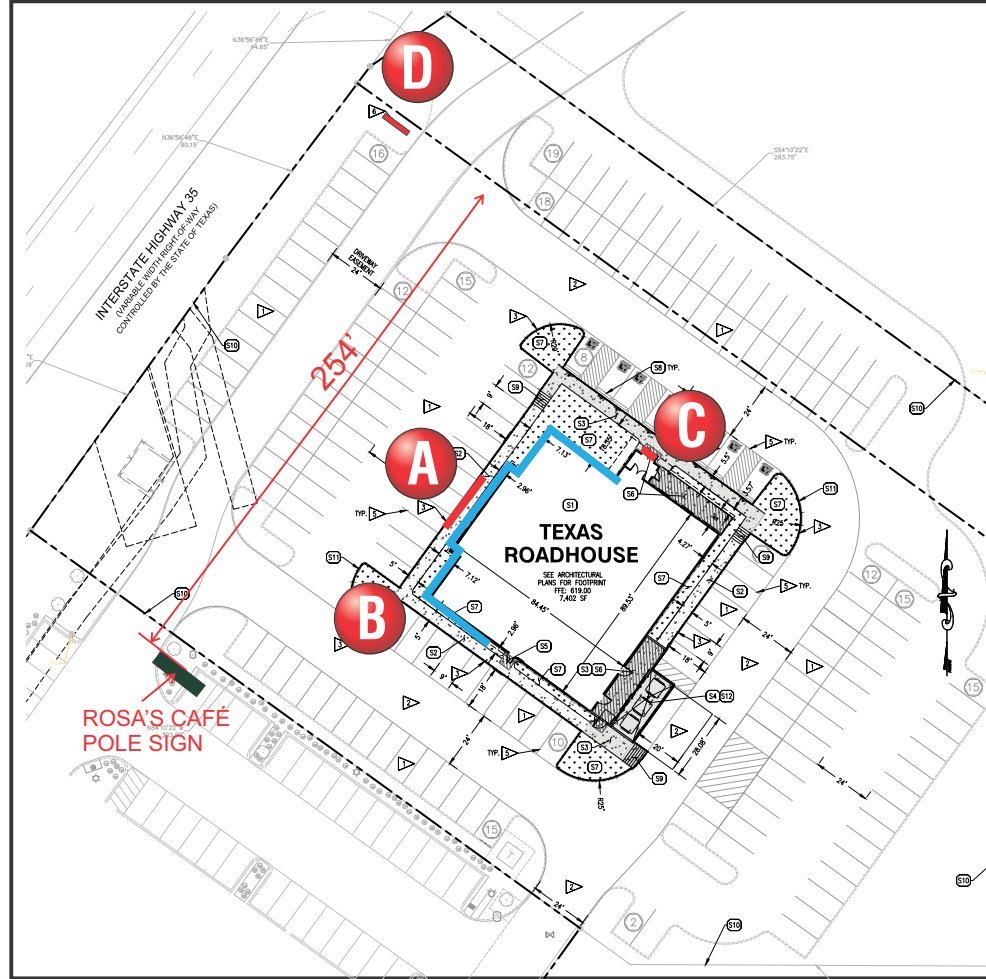


LEFT ELEVATION (NORTH EAST)

EXTERIOR FINISH SCHEDULE	
FIBER CEMENT SIDING	ALLURA LAP SIDING, RUSTIC CEDAR, COLOR: MAPLE ALLURA VERTICAL PANEL, RUSTIC 8" OC GROOVE, COLOR: MAPLE
WOOD SHUTTERS	PRE-STAINED CEDAR, HENRY POOR LUMBER CEDARTONE TWP #1501 STAIN FORMULA
FRONT ENTRANCE DOORS	METAL DOORS (FAUX WOOD) STEELCRAFT "GRAIN-TECH" (MAPLE FINISH)
WOOD FASCIA, FIBER CEMENT BOARD TRIM, METAL FLASHING, & GUTTERS	PAINT #1: SHERWIN WILLIAMS PAINTS, GREEN
DOWNSPOUTS & SPLIT-FACE CMU	PAINT #2: SHERWIN WILLIAMS PAINTS, #2195 "ROADSIDE" FINISH COLOR TO MATCH PRE-STAINED CEDAR
METAL DOORS & FRAMES, DUMPSTER GATES & BOLLARDS	PAINT #3: SHERWIN WILLIAMS PAINTS, GLOSS BLACK
BRICK VENEER	CLAYMEX OLD DENVER
BRICK VENEER (ALTERNATE)	GENERAL SHALE PHOENIX C652
METAL ROOF	METAL SALES 5V-CRIMP GALVALUME

DISCLAIMER NOTE:
THE COLORS DEPICTED ON THESE ELEVATIONS ARE FOR GRAPHIC REPRESENTATION PURPOSES ONLY.
PLEASE REFER TO MATERIAL BOARD FOR ACTUAL SAMPLE OF COLORS AND TEXTURES

Table 9.1 Point System for Required Design Elements		
Points	Elements	Description
4	Porches	Covered areas with columns and sloped roof attached to the main façade of the structure. Must extend at least 6 feet beyond the main façade and across at least 15% of the façade.
1	Trellises	Trellis used to enhance an entry feature or as a shaded walkway.
2	Covered walkways	An exterior walkway at least 6' in depth protected by the roof of the main structure, and across at least 15% of the façade.
3	Canopies/Awnings	Coverings of canvas, metal, or other material hung from the building façade to protect windows or door openings.
3	Roof Overhangs	Buildings that feature a pitched roof or partially pitched roof with overhang at least 4 feet beyond the primary façade.
4	Pitched Roof	Pitched roof covering 100% of the total roof area with a pitch of at least 4:12 and no visible flat roofline.
2	Gabled Elements	If a flat roof is used, gabled parapet walls are used to break up long facades.
3	Varied Roof Heights	Within a pitched roof, varied roof heights or dormers to break up the line of the roof.
2	Architectural Details in the Façade	I.e. ornamental brickwork, limestone window/door lintels, etc.
1	Mullioned Windows	Windows with heavily articulated mullions (3" or greater).
1	Standing Seam Metal Roof	Use of standing seam metal roof materials for a pitched roof or mansard roof elements.
2	Decorative Paving at Sidewalks	Pavers or decorative concrete for minimum of 10% of total walkways.
1-4	Site Amenities	Outdoor seating, patio areas, fountains, decorative light fixtures, or public sculpture/artwork. Point value to be determined by Development Review Committee.



SIGN PLACEMENT



160 W. Carmel Drive, Suite 236 Carmel, IN 46032
(317) 581-7790 Fax (317) 581-7783

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Building Quality Signage Since 1901

Revisions:

Colors Depicted in This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match

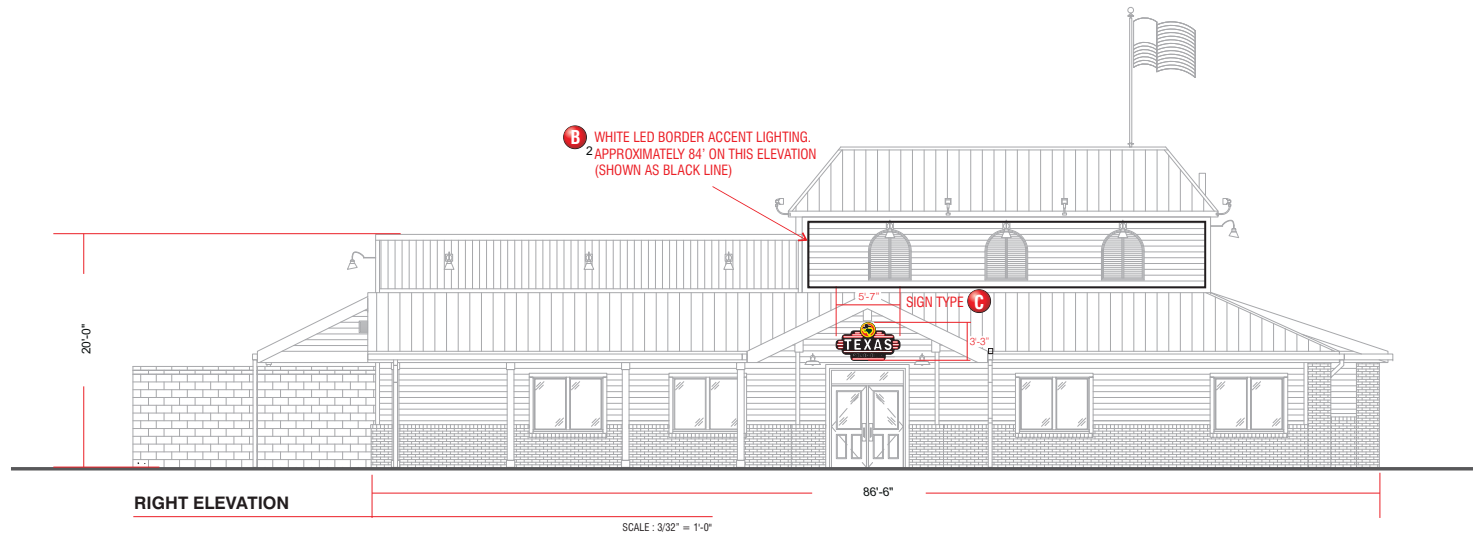
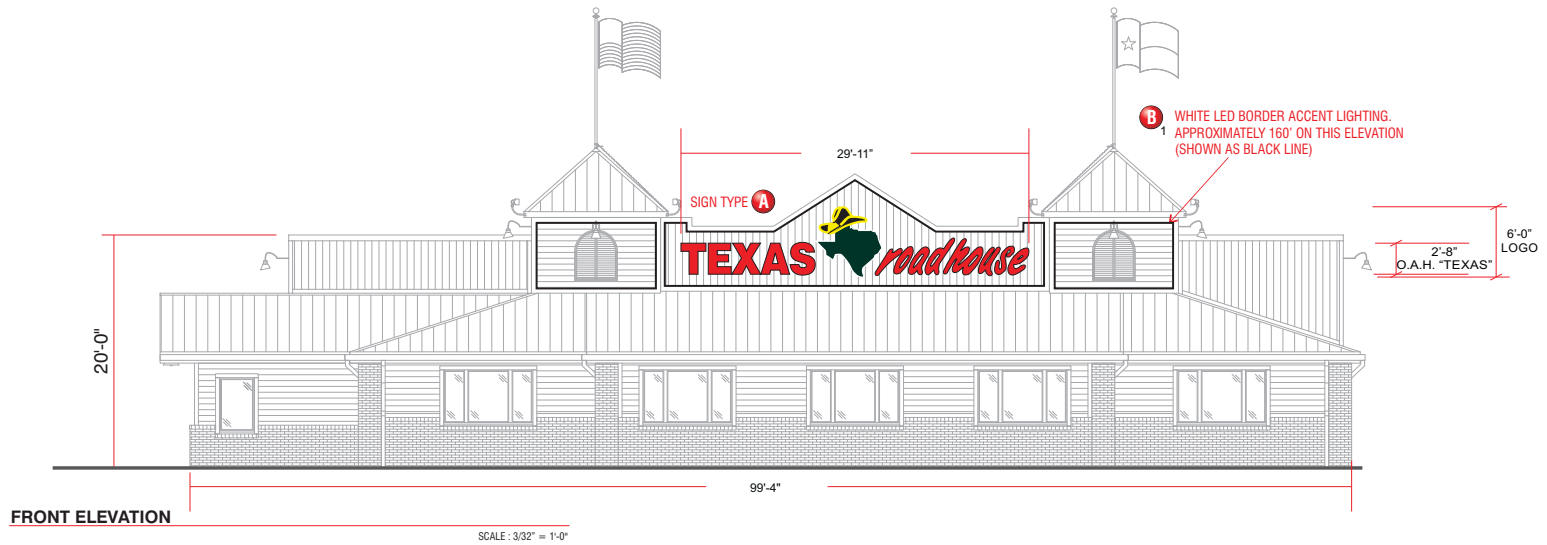
Client Approval/Date: _____
Landlord Approval/Date: _____

Account Rep: Randy Cearlock
Project Manager: S. Maeser
Drawn By: S. Maeser
Underwriters Laboratories Inc. nfc ELECTRICAL TO USE U.L.-48 LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

Project / Location:
TEXAS roadhouse
1-35 W. SERVICE ROAD
FORT WORTH-N, TX

Job Number: **23-55354-10**
Date: **APRIL 4, 2019**
Sheet Number: **1** of **7**
Design Number: **23-55354-10R1**

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Revisions:
 R1:10/17/19-Revised elevations, reduced Sign A in order to fit reduced parapet.
 Reduced Pole sign to 45'

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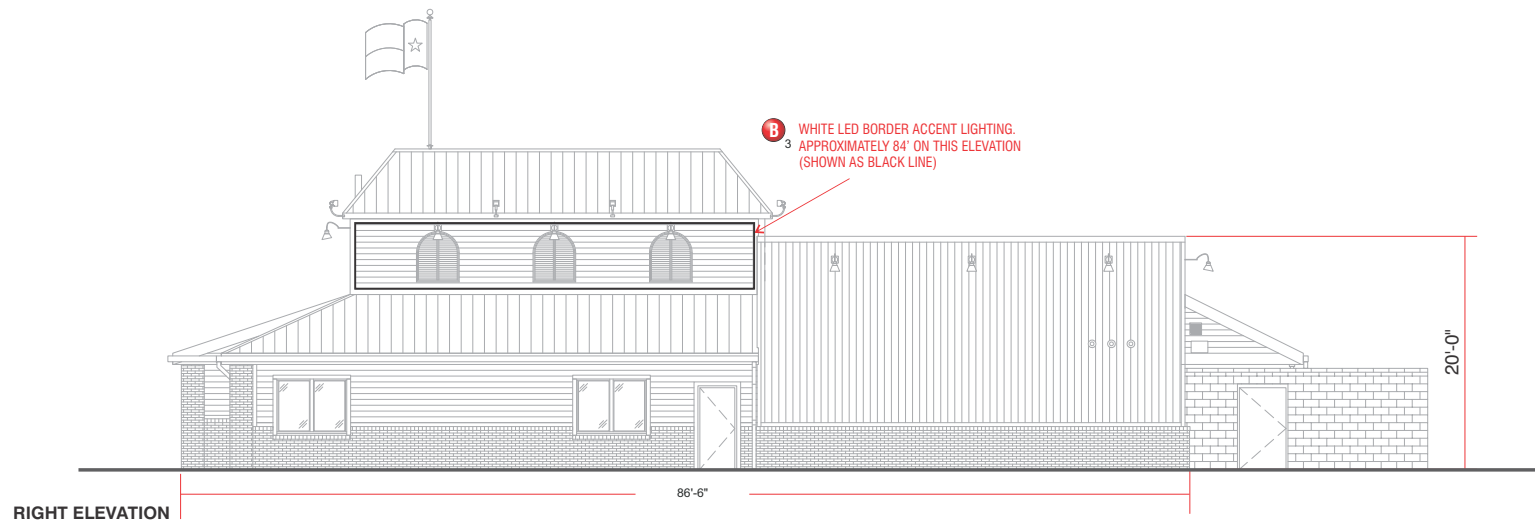
Account Rep: **Randy Cearlock**
 Project Manager: **S. Maeser**
 Drawn By: **S. Maeser**

UL Underwriters Laboratories Inc. nfc ELECTRICAL TO USE U.L.-48 LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

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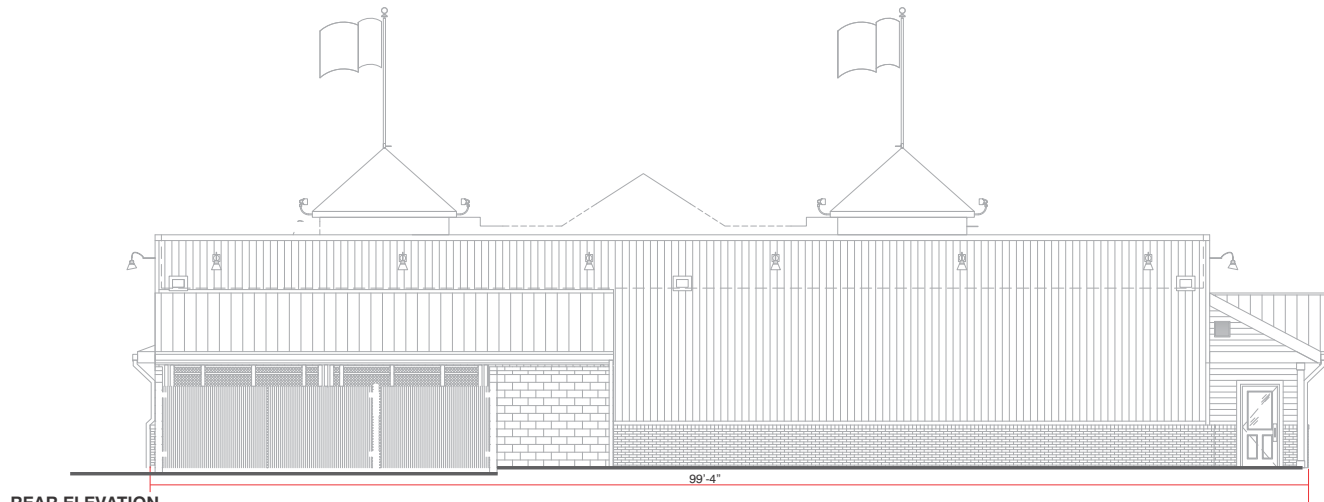
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RIGHT ELEVATION

SCALE : 3/32" = 1'-0"



REAR ELEVATION

SCALE : 3/32" = 1'-0"



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Drawn By: S. Maeser

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Project / Location:

TEXAS
road house
1-35 W. SERVICE ROAD
FORT WORTH-N, TX

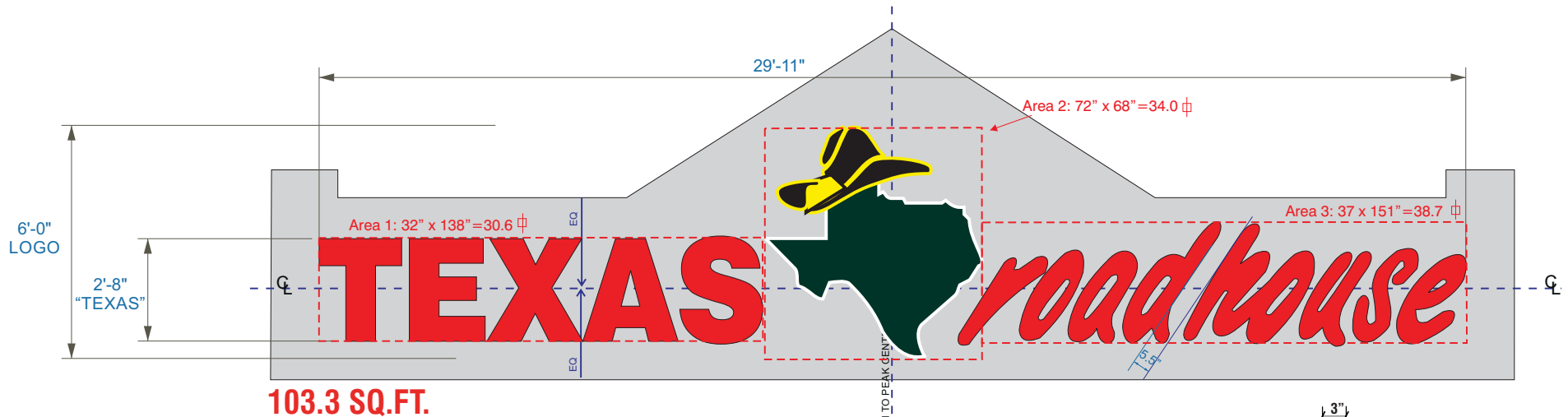
Job Number: 23-55354-10

Date: APRIL 4, 2019

Sheet Number: 3 of 7

Design Number: 23-55354-10R1

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SIGN TYPE **A** Individual Lighted Channel Letters- One (1) Set Req'd.

SCOPE OF WORK:

Manufacture and install channel letters having remote transformers located in accessible area behind wall.

SCALE: 3/8" = 1'-0"

INSTALLER IS RESPONSIBLE FOR:

PROVIDING AND INSTALLING ALL COMPONENTS REQUIRED TO RUN SECONDARY WIRING (CONNECTORS, GTO CONDUIT, ETC.) TO BE DETERMINED BY LOCAL CODE AND SITE CONDITIONS.
PROVIDING ALL NEEDED INSTALLATION HARDWARE AS DETERMINED BY LOCAL CODE AND SITE CONDITIONS.

ELECTRICAL REQUIREMENTS PER SIGN

Total: 16.8 Amps

(2) 120V 20A Circuit Required.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.

MATERIAL FINISH COLORS

Letters: Returns and Face	Letters	Logo: "State" Returns and Face	Logo: "State"	Logo: "State"	Logo: "Hat" Returns & Face.	Logo: "Hat"	Logo: "Hat"
---------------------------	---------	--------------------------------	---------------	---------------	-----------------------------	-------------	-------------

CUSTOMER TO PROVIDE:

ALL BRANCH (PRIMARY ELECTRICAL SERVICE) CIRCUITS & FINAL CONNECTION TO EACH SIGN (WITHIN 5 FT.) TO BE BY CERTIFIED ELECTRICIAN:

- All branch circuits for signs must be totally dedicated to signs (including dedicated ground and dedicated neutral per circuit).
- Sign circuits must not be shared with other loads such as lighting, air conditioning, and other equipment.
- Properly sized ground wire that can be traced back to the breaker panel must be provided.
- Number and size of circuits for each sign to meet Federal Health Signs requirement.

Any deviation from the above recommendations may result in:

- Damage to or improper operation of the sign(s).
- Delays and additional costs.

- Notes:
- Some electrical components of signs will fail prematurely if signs are not shut-off for a period of time, once, each day. For best performance, we recommend signs to be connected to an automatic controlling device such as an Energy Management System, Time Clock or Photo Cell that will automatically shut-off the sign for a period of time, each day. Failure to do so will cause damage to the electrical components of the sign and will void the warranty.
 - Some dimming devices will also adversely affect sign electrical components, causing failure. Any dimming of the sign without consultation with Federal Health Sign Co. will void the warranty.

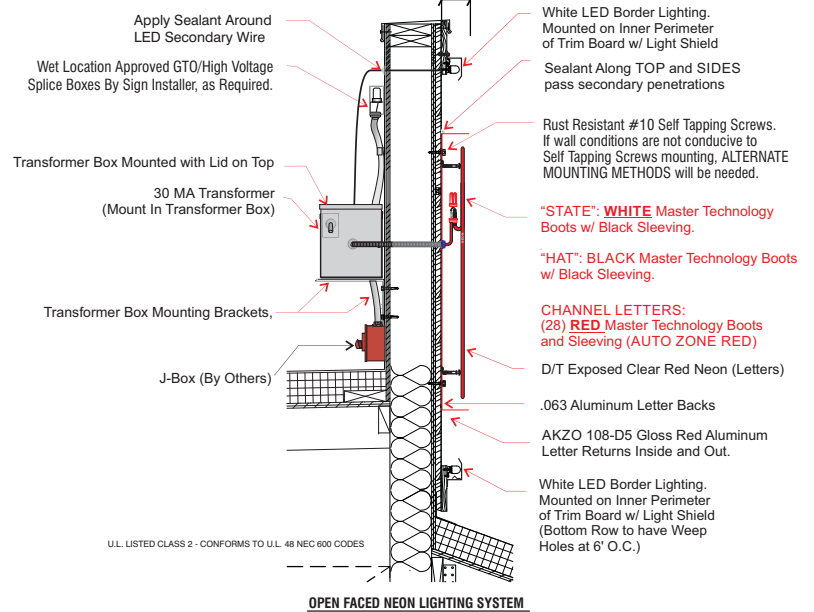
Revisions:

R1: 10/17/19-Revised elevations, reduced Sign A in order to fit reduced parapet.
Reduced Pole sign to 45'

Colors Depicted in This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match

Client Approval/Date:

Landlord Approval/Date:



FEDERAL HEALTH

SIGN COMPANY

www.FederalHealth.com

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(317) 581-7790 Fax (317) 581-7783

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Account Rep: Randy Cearlock

Project Manager: S. Maeser

Drawn By: S. Maeser

Underwriters Laboratories Inc. nfc ELECTRICAL TO USE U.L.-48 LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

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roadhouse
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FORT WORTH-N, TX

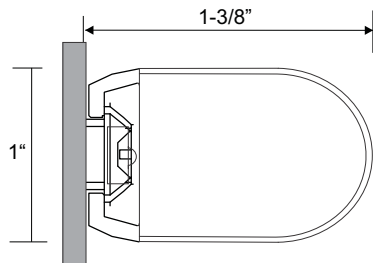
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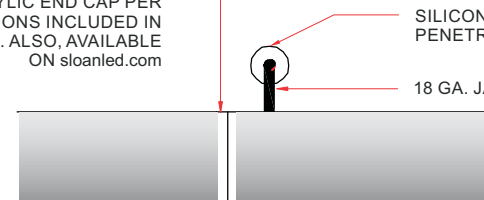
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CROSS SECTION (TYP.)

ENDS CUT TO LENGTH IN THE FIELD
(AS REQUIRED)

1. CUT LEDSTRIP BY USING POWER SAW, CHOP or MITER BOX. (CUT END MARKED AS INDICATED ON EACH UNIT).
2. PREP AND APPLY ACRYLIC END CAP PER SLOAN FIELD INSTRUCTIONS INCLUDED IN SLOAN LED PACKAGE. ALSO, AVAILABLE ON sloanled.com

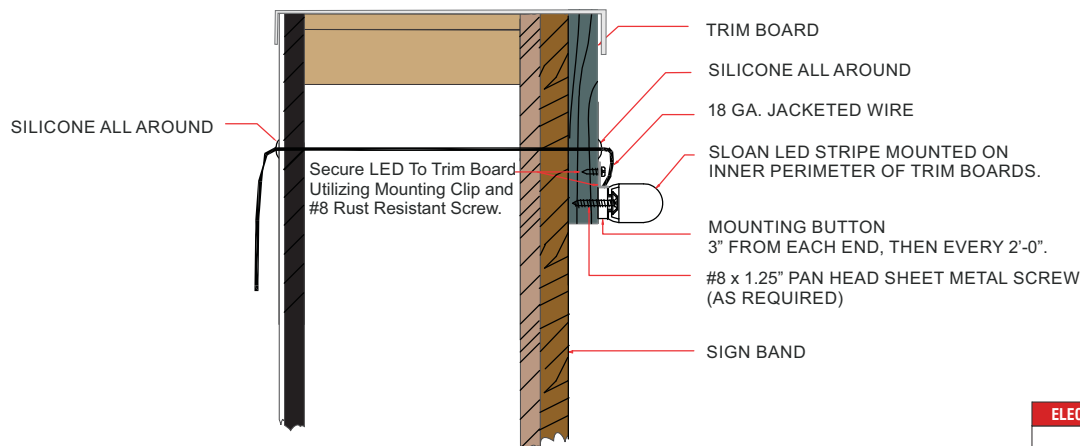


SILICONE ALL AROUND EACH PENETRATION.

18 GA. JACKETED WIRE.

LED STRIPE (TYP.)

CUTTING DETAIL



CROSS SECTION-MOUNTING DETAIL (TYP.)

LED ACCENT LIGHTING **B** LEDSTRIP DETAIL

SCOPE OF WORK:

Manufacture and install LED accent lighting on Four elevation having remote transformers located in accessible area behind wall.
(Transformers shall be mounted in Transformer Box if mounted outside of shelter.

SCALE : NTS

ELECTRICAL REQUIREMENTS

Total: 9.0 Amps

(1) 120V 20A Circuit Required.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.



SIGN COMPANY
www.FederalHeath.com

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Revisions:

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Reduced Pole sign to 45"**

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Project Manager: **S. Maeser**

Drawn By: **S. Maeser**

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Project / Location:

TEXAS
road house
1-35 W. SERVICE ROAD
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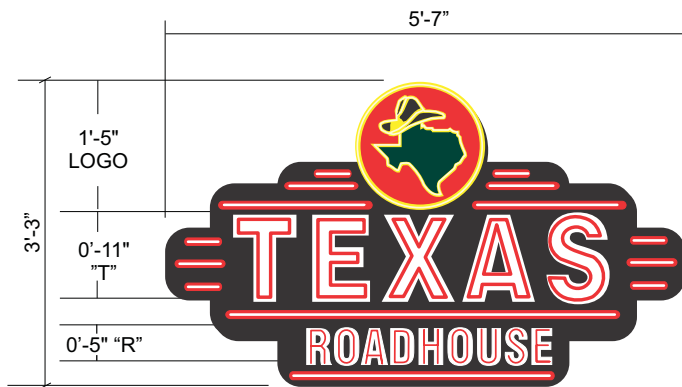
Job Number: **23-55354-10**

Date: **APRIL 4, 2019**

Sheet Number: **5** Of **7**

Design Number: **23-55354-10R1**

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Single Face Illuminated Wall Sign One (1) Req'd

SIGN TYPE **C**

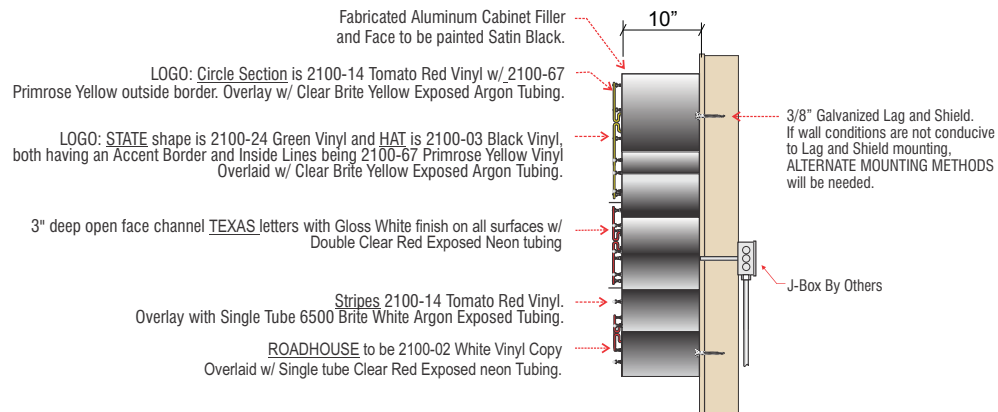
18.1 SQ.FT.

Scale: 3/4"= 1'-0"

SCOPE OF WORK:

Manufacture and install S/F illuminated wall sign.

PART # TR18WSN



Typical Cabinet End View

CUSTOMER TO PROVIDE:

(For New / Remodel Construction) ADEQUATE BEHIND THE WALL BACKING AND ACCESS AS REQUIRED TO INSTALL SIGNAGE. CUSTOMER TO FORWARD COPY OF FINAL APPROVED SIGNAGE DRAWINGS TO BUILDING SITE CONTACT SO THAT THESE PROVISIONS CAN BE MADE DURING CONSTRUCTION AND PRIOR TO SIGN INSTALLATION.

ALL BRANCH (PRIMARY ELECTRICAL SERVICE) CIRCUITS & FINAL CONNECTION TO EACH SIGN (WITHIN 5 FT.) TO BE BY CERTIFIED ELECTRICIAN:
A. All branch circuits for signs must be totally dedicated to signs (including dedicated ground and dedicated neutral per circuit).
B. Sign circuits must not be shared with other loads such as lighting, air conditioning, and other equipment.
C. Properly sized ground wire that can be traced back to the breaker panel must be provided.
D. Number and size of circuits for each sign to meet Federal Health Sign requirement.

Any deviation from the above recommendations may result in:
1. Damage to or improper operation of the sign(s).
2. Delays and additional costs.

Notes:
⊙ Certain electrical components of signs will fail prematurely if signs are not shut-off for a period of time, once, each day. For best performance, we recommend signs to be connected to an automatic controlling device such as an Energy Management System, Time Clock or Photo Cell that will automatically shut-off the sign for a period of time, each day. Failure to do so will cause damage to the electrical components of the sign and will void the warranty.
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INSTALLER IS RESPONSIBLE FOR:

PROVIDING AND INSTALLING ALL COMPONENTS REQUIRED TO RUN SECONDARY WIRING (CONNECTORS, GTO CONDUIT, ETC.) TO BE DETERMINED BY LOCAL CODE AND SITE CONDITIONS.

PROVIDING ALL NEEDED INSTALLATION HARDWARE AS DETERMINED BY LOCAL CODE AND SITE CONDITIONS.

SEALING BUILDING PENETRATIONS WITH SILICONE TO PREVENT MOISTURE PENETRATION @ EXTERIOR LOCATIONS..

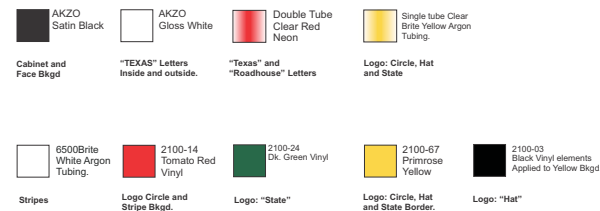
ELECTRICAL REQUIREMENTS

Total: 7.72 Amps

(1) 120V 20A Circuit Required.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.

MATERIAL FINISH COLORS



160 W. Carmel Drive, Suite 236 Carmel, IN 46032
(317) 581-7790 Fax (317) 581-7783

Manufacturing Facilities:
Oceanside - Euless - Jacksonville - Columbus
Office Locations:
Oceanside - Las Vegas - Laughlin - Idaho Falls
Euless - Jacksonville - Houston - San Antonio
Corpus Christi - Grafton - Milwaukee
Willowbrook - Louisville - Indianapolis - Columbus
Cincinnati - Westerville - Knoxville - Tunica
Atlanta - Tampa - Daytona Beach - Winter Park
Building Quality Signage Since 1901

Revisions:

R1:10/1/19-Revised elevations, reduced Sign A in order to fit reduced parapet.
Reduced Pole sign to 45"

Colors Depicted in This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match

Client Approval/Date:

Landlord Approval/Date:

Account Rep: Randy Cearlock

Project Manager: S. Maeser

Drawn By: S. Maeser

Underwriters Laboratories Inc. nfc ELECTRICAL TO USE U.L.-48 LISTED COMPONENTS AND SHALL MEET ALL N.E.C. REQUIREMENTS

Project / Location:

TEXAS road house
1-35 W. SERVICE ROAD
FORT WORTH-N, TX

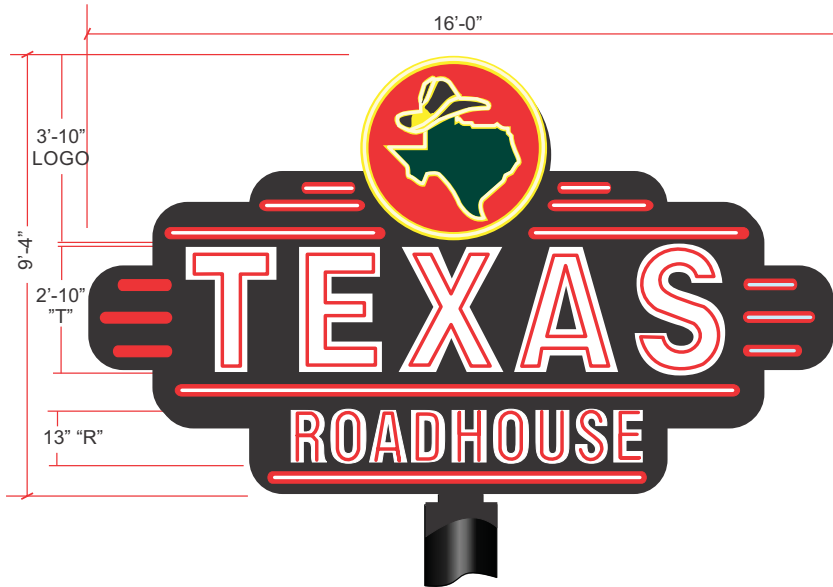
Job Number: 23-55354-10

Date: APRIL 4, 2019

Sheet Number: 6 Of 7

Design Number: 23-55354-10R1

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SIGN TYPE **D**

D/F Illuminated POLE SIGN CABINET - ONE (1) REQUIRED

149.3 Square Feet

Scale: 3/8" = 1'-0"

SCOPE OF WORK:

MFG AND INSTALL NEW D/F NEON ILLUMINATED MAIN LOGO SIGN CABINET.

MATERIAL FINISH COLORS

Cabinet and Face Bkgd	"TEXAS" Letters Inside and outside.	"Texas" and "Roadhouse" Letters	Logo: Circle, Hat and State	Stripes	Logo Circle and Stripe Bkgd.	Logo: "State"	Logo: Circle, Hat and State Border.	Logo: "Hat"

CUSTOMER TO PROVIDE:

ALL BRANCH (PRIMARY ELECTRICAL SERVICE) CIRCUITS & FINAL CONNECTION TO EACH SIGN (WITHIN 5 FT.) TO BE BY CERTIFIED ELECTRICIAN:

A. All branch circuits for signs must be totally dedicated to signs (including dedicated ground and dedicated neutral per circuit).

B. Sign circuits must not be shared with other loads such as lighting, air conditioning, and other equipment.

C. Properly sized ground wire that can be traced back to the breaker panel must be provided.

D. Number and size of circuits for each sign to meet Federal Health Sign's requirement.

Any deviation from the above recommendations may result in:

1. Damage to or improper operation of the sign(s).

2. Delays and additional costs.

Notes:

- Certain electrical components of signs will fail prematurely if signs are not shut-off for a period of time, once, each day. For best performance, we recommend signs to be connected to an automatic controlling device such as an Energy Management System, Time Clock or Photo Cell that will automatically shut-off the sign for a period of time, each day. Failure to do so will cause damage to the electrical components of the sign and will void the warranty.
- Some dimming devices will also adversely affect sign electrical components, causing failure. Any dimming of the sign without consultation with Federal Health Sign Co. will void the warranty.

MANUFACTURING TO PROVIDE A SLEEVE WITHIN SIGN CABINET TO ACCEPT STEEL PIPE AS PER ENGINEERING.

STANDARD INSTALL IS TO BE DIRECT PIPE EMBEDMENT INTO CONCRETE FOOTING PER FH ENGINEERING SPECS.

ELECTRICAL REQUIREMENTS

Total: TBD Amps

(3) 120V 20A Circuit Required.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.



SIGN COMPANY
www.FederalHealth.com

160 W. Carmel Drive, Suite 236 Carmel, IN 46032
(317) 581-7790 Fax (317) 581-7783

Manufacturing Facilities:
Oceanside - Euless - Jacksonville - Columbus
Office Locations:
Oceanside - Las Vegas - Laughlin - Idaho Falls
Euless - Jacksonville - Houston - San Antonio
Corpus Christi - Grafton - Milwaukee
Willowbrook - Louisville - Indianapolis - Columbus
Cincinnati - Westerville - Knoxville - Tunica
Atlanta - Tampa - Daytona Beach - Winter Park

Building Quality Signage Since 1901

Revisions:

R1:10/17/19-Revised elevations, reduced Sign A in order to fit reduced parapet.

Reduced Pole sign to 45"

Colors Depicted in This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match

Client Approval/Date: _____

Landlord Approval/Date: _____

Account Rep: **Randy Cearlock**

Project Manager: **S. Maeser**

Drawn By: **S. Maeser**

Project / Location:

TEXAS
road house
**1-35 W. SERVICE ROAD
FORT WORTH-N, TX**

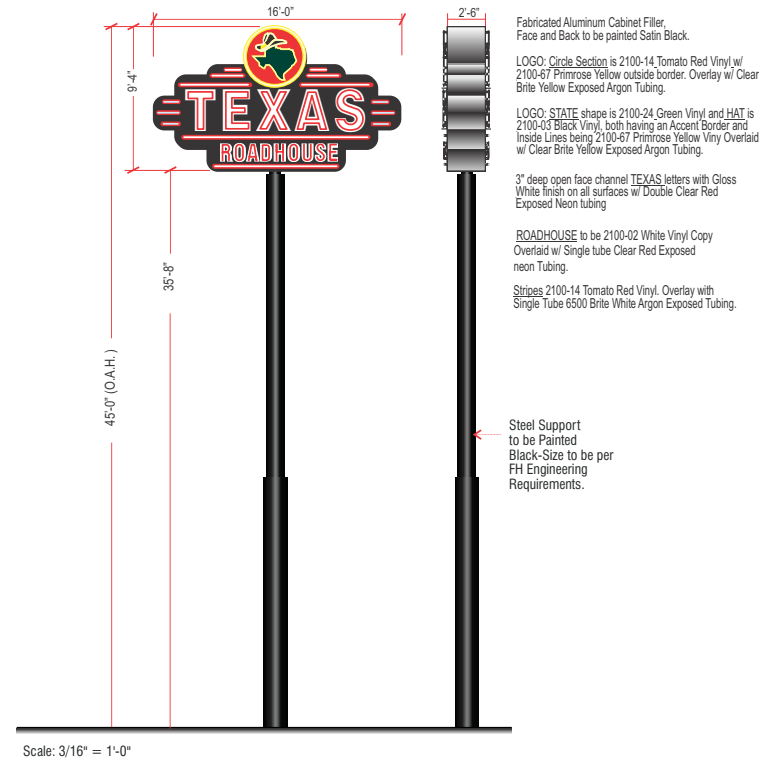
Job Number: **23-55354-10**

Date: **APRIL 4, 2019**

Sheet Number: **7** of **7**

Design Number: **23-55354-10R1**

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Scale: 3/16" = 1'-0"

ELEVATION

END VIEW

149.3 SQ. FT TOTAL

Fabricated Aluminum Cabinet Filler.
Face and Back to be painted Satin Black.

LOGO: Circle Section is 2100-14 Tomato Red Vinyl w/
2100-67 Primrose Yellow outside border. Overlay w/ Clear
Brite Yellow Exposed Argon Tubing.

LOGO: STATE shape is 2100-24 Green Vinyl and HAT is
2100-03 Black Vinyl, both having an Accent Border and
Inside Lines being 2100-67 Primrose Yellow Vinyl Overlay
w/ Clear Brite Yellow Exposed Argon Tubing.

3" deep open face channel TEXAS letters with Gloss
White finish on all surfaces w/ Double Clear Red
Exposed Neon tubing

ROADHOUSE to be 2100-02 White Vinyl Copy
Overlay w/ Single tube Clear Red Exposed
neon Tubing.

Stripes 2100-14 Tomato Red Vinyl. Overlay with
Single Tube 6500 Brite White Argon Exposed Tubing.

Steel Support
to be Painted
Black-Size to be per
FH Engineering
Requirements.



David A. Rettig, Mayor
Rena Hardeman, Council Place 1
Jimmy Lambert, Council Place 2

Brian Montini, Mayor Pro Tem, Council Place 3
Roger Sessions, Council Place 4
Danny Simpson, Council Place 5

Town Council Regular Meeting Minutes
Thursday, October 10, 2019
Chamber Room - 1500 Commons Circle, Suite 300 – Northlake, Texas 76226

1. Mayor David Rettig called the regular work session to order at 6:30 pm, quorum present

Council Members present: David Rettig, Rena Hardeman, Brian Montini, Roger Sessions, Danny Simpson

Council Member absent: Jimmy Lambert

Staff present: Drew Corn, Town Administrator, Nathan Reddin, Development Director, John Zagurski, Finance Director; Robert Crawford, Police Chief, Parwaiz Broker, Accountant; Christopher Byrd, Intern; and Shirley Rogers, Town Secretary

Consultants present: Ashley Dierker and Bradley Anderle, Legal Counsel and Ben McGahey, PE, Town Engineer

Invocation given by Gavin Papit, Lead Pastor, Tribes Church

Mayor Rettig led the audience in the Pledge of Allegiance

2. Briefing Items

A. Large Lot Open Drainage Regulations, Issues and Best Practices

- William Moore, resident of Prairie View Farms, presented Council with several issues and concerns he and other residents have regarding drainage in their one-acre lot neighborhood. He supported the issues with pictures of water standing in yards, maps of the development showing the drainage paths and communicated he had talked with town officials regarding these concerns on many occasions
- Brandon Rew, resident of Prairie View Farms, stated his concerns about water holding in the ditch in front of his property, would like the culvert lowered to allow better water flow

Drew Corn, Town Administrator, briefed the council on large lot drainage including issues, regulations, best practices, the town's actions and authority, additional steps Town Council could take, and options available. Mr. Corn explained the review process of public infrastructure for all developments including roads, water lines and drainage in accordance with Town ordinances and State and federal regulations. Public Works staff inspect the construction of infrastructure to ensure conforms to the approved plans.

Mayor Rettig stated he would keep council updated on Prairie View Farms concerns and progress of rectifying some of the issues

B. Waste Connections contract to include household hazardous waste pick up

Mayor Rettig stated he had received feedback from residents on his Facebook post, all interested in the porch pick-up service. An option is to contract with HHW Solutions to provide front porch pick-up service and the cost would be added to the resident's trash bill via Waste Connection, current provider for trash collection and recycling services.

Drew Corn, Town Administrator stated Waste Connection is open to the option and could include the new service when they seek their annual price adjustment, a contract revision will be necessary

Mayor Pro Tem Montini asked that this item be placed on the next agenda for consideration

C. John Zagurski, Finance Director, gave the FY 19 4th Quarter Investment Report

3. Mayor Rettig called the regular meeting to order at 8:00 pm, quorum present

4. Public Input – none

5. Consent Items

Mayor Rettig pulled Items E-G-H for further discussion at the request of Council Member Hardeman

Council Member Hardeman made the motion to approve items D & F. 2nd by Mayor Pro Tem Montini

Vote: motion passed unanimous

D. Town Council Meeting Minutes of September 26, 2019

F. Resolution No. 19-25 declaring certain personal property owned by the Town to be surplus property and authorize the Town Administrator to dispose of such property

E. Council Member Sessions made the motion to appoint Eric Tamayo, PW Director as a voting member and Drew Corn, Town Administrator as alternate voting member of the Fort Worth Wholesale Customer Advisory Committee for FY 2020. 2nd by Council Member Simpson

Vote: motion passed unanimous

G. Mayor Pro Tem Montini made the motion to approve Resolution No. 19-26 authorizing the Town Administrator to contract with Atkins Brothers Equipment Company Inc. for Southside Sewer Collection System Repairs. 2nd by Council Member Sessions

Vote: motion passed unanimous

H. Mayor Pro Tem Montini made the motion to approve Resolution No. 19-27 authorizing the Town Administrator to enter into an agreement for the purchase of water meters and transmitters through Atlas Utility Supply. 2nd by Council Member Hardeman

Vote: motion passed unanimous

6. Regular Items

I. Council Member Hardeman made the motion to cancel the following Town Council meeting dates: October 24th, November 28th and December 26th, 2019. 2nd by Council Member Simpson

Vote: motion passed unanimous

By general consent of the council, Mayor Rettig extended the meeting time to 10:00 pm

7. Mayor Rettig convene the Council into Executive Session at 9:00 pm pursuant to Texas Government Code, annotated, Chapter 551 Subchapter D to discuss the items listed below:
 - 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: 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; or
 - (c) Case # FP 18-020 considered by the Town at the January 24, 2019 Town Council meeting; or
 - (d) Potential litigation related to Eagleton and Applewood road failures; or
 - (e) Potential litigation related to Dale Earnhardt Way road failures; or
 - (f) Interlocal agreement between Town and City of Fort Worth executed on August 6, 1997.
 - b. Section 551.072 Deliberations about Real Property – deliberations regarding the purchase, exchange, lease, or value of real property to be acquired as right-of-way out of a certain 3.05-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 551.074 Personnel Matters - deliberation regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee:
Town Administrator annual performance evaluation
 - d. Section 551.087 Economic development negotiations for potential business relocation and expansion for Project Orange
8. Mayor Rettig reconvened the Council into Open Session at 10:36 pm, no action taken as a result of the closed meeting
9. Mayor Rettig adjourned the meeting at 10:36 pm

Passed and approved on this the 14th day of November 2019

Town of Northlake, Texas

David Rettig, Mayor

Attest:

Shirley Rogers, Town Secretary

Memo

To: Honorable Mayor and Town Council

From: John Zagurski, Finance Director

CC: Drew Corn, Town Administrator
Robert Crawford, Police Chief
Shirley Rogers, Town Secretary

Date: November 14, 2019

Re: Purchase of Police Vehicle Replacements

The Town of Northlake Police Department will purchase two police vehicles and associated equipment to replace existing vehicles. The total approved budget for the two vehicles and equipment is \$135,000. The quotes received from Caldwell Country Chevrolet for the vehicles are \$65,970 and are within budget. The pricing for the vehicles is through the BuyBoard, which the Town of Northlake is a member. Bidding through approved purchasing cooperatives meet state bidding requirements and leverage purchasing power from multiple jurisdictions for competitive pricing. The remainder of the budget will be used to equip the patrol vehicles which will be performed by a separate vendor. The existing vehicles will be decommissioned and repurposed, donated or auctioned per State law.

Please contact the Town at 940.648.3290, if you have any questions or comments.

**TOWN OF NORTHLAKE, TEXAS
RESOLUTION NO. 19-28**

**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 \$135,000 in the 2019-2020 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 \$135,000; and

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

WHEREAS, vendors Caldwell County, competitively bid vehicles and equipment through BuyBoard.

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 \$135,000.

PASSED AND APPROVED THIS THE 14TH DAY OF NOVEMBER 2019

TOWN OF NORTHLAKE, TEXAS

David Rettig, Mayor

ATTEST:

Shirley Rogers, Town Secretary

QUOTE# 001

CONTRACT PRICING WORKSHEET

End User: TOWN OF NORTHLAKE	Contractor: CALDWELL COUNTRY
Contact Name: ROBERT CRAWFORD	CALDWELL COUNTRY
Email: RCRAWFORD@TOWN.NORTHLAKE.TX.US	Prepared By: Averyt Knapp
Phone #: 940-648-4804	Email: aknapp@caldwellcountry.com
Fax #: 940-648-5803	Phone #: 800-299-7283 or 979-567-6116
Location City: NORTHLAKE, TX	Fax #: 979-567-0853
Date Prepared: OCTOBER 9, 2019	Address: P. O. Box 27, Caldwell, TX 77836
Contract Number: 521-16	Tax ID # 14-1856872

Product Description: 2020 CHEVROLET TAHOE PPV CC15706

A Base Price & Options:

\$32,985

B Published Options

Code	Description	Cost	Code	Description	Cost
	LH SPOTLIGHT, PPV, 5.3LV8, 6-SPD AUTOMATIC, AIR CONDITION FRONT/REAR, CLOTH BUCKET FRONT/VINYL REAR BENCH, TILT, CRUISE, POWER WINDOWS, POWER SEAT, POWER DOOR LOCKS, PPOWER MIRRORS, AMFM-STEREO MYLINK W/BLUETOOTH, DEEP TINT GLASS, RUNNING BOARDS, REAR-WIPER/WASHER-DEFOGGER, KEYLESS ENTRY, LOCKING DIFFERENTIAL, DUAL BATTERIES, TRAILER HITCH, REAR VISION CAMERA	INCL			
	GM WARRANTY 5YR/100,000 MILES POWERTRAIN @ N/C	INCL		CALDWELL COUNTRY	
				PO BOX 27	
				CALDWELL, TEXAS 77836	

Subtotal B

INCL

C Unpublished Options

Code	Description	Cost	Code	Description	Cost

Subtotal C					
D Other Price Adjustments (Installation, Delivery, Etc...)					
Subtotal D					INCL
E Unit Cost Before Fee & Non-Equipment Charges(A+B+C+D)					\$32,985
Quantity Ordered					1
X					
Subtotal E					\$65,970
F Non-Equipment Charges (Trade-In, Warranty, Etc...)					
G. Color of Vehicle: BLACK					
H. Total Purchase Price (E+F)					\$65,970
				Estimated Delivery Date:	Q4-2019

Memo

To: Honorable Mayor and Town Council

From: John Zagurski, Finance Director

CC: Drew Corn, Town Administrator
Eric Tamayo, Public Works Director
Shirley Rogers, Town Secretary

Date: November 14, 2019

Re: Purchase of Emergency Generator Automatic Transfer Switch

The Town of Northlake Public Works Department is bringing forward a request to purchase an Emergency Automatic Generator Transfer switch. The total approved budget for this item was \$39,500 in the approved fiscal year 2018-2019 revised budget, but due to negotiations on price the purchase date is after the end of FY 2019. The purchase will not exceed \$17,000. With the lower than anticipated cost, the Town has the budget flexibility to purchase this item in the FY 2019-2020 budget. Tommy Electric LLC is the selected vendor out of the three bids provided, thus meets the competitive bidding process per Texas Local Government Code Section 252.022.

This switch will provide uninterrupted power to the Old Town Hall Pump Station in the event of a power outage. The switch will also upgrade this pump station to the same equipment as the Canyon Falls Pump Station. Depending on the time of day and availability of staff, the manual switching to emergency power could take up to two hours. Given the Town's current storage and usage demands, this current reaction time could cause loss of water system pressure.

Please contact the Town at 940.648.3290, if you have any questions or comments.

**TOWN OF NORTHLAKE, TEXAS
RESOLUTION NO. 19-29**

**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 AN EMERGENCY GENERATOR AUTOMATIC
TRANSFER SWITCH**

WHEREAS, the Town Council of the Town of Northlake, Texas, has determined that a public need and necessity exists for the Town to acquire an emergency generator automatic transfer; and

WHEREAS, the Town Council approved and budgeted for the expenditure of \$39,500 in the 2018-2019 budget year from the Cost Recovery Fund for the purchase of an emergency generator automatic transfer; 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 an emergency generator automatic transfer in an amount deemed reasonable and appropriate, but not to exceed \$17,000; and

WHEREAS, vendor Tommy Electric LLC is the selected vendor out of the three bids provided, thus meets the competitive bidding process Texas Local Government code 252.022; 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 equipment at the quoted unit prices, provided that the total amount to be expended pursuant to this grant of authority shall not, in total, exceed the sum of \$17,000.

PASSED AND APPROVED THIS THE 14TH DAY OF NOVEMBER 2019

TOWN OF NORTHLAKE, TEXAS

David Retting, Mayor

ATTEST:

Shirley Rogers, Town Secretary

November 6, 2019

TO: Town of Northlake
Attn: Brandon Doughty
RE: Northlake MTS to ATS Conversion

Gentlemen:

We are proposing the following cost for the electrical work on the above referenced project. Our proposal shall be as detailed below:

Scope of Work:

Electrical-

1- Convert 1200A Manual Transfer Switch to an Automatic Transfer Switch by Eaton Service Tech
Run control cable for auto start to the portable generator.

Control Panels

None

SCADA and Instrumentation

None

Clarifications:

Our proposal is based on technical spec. sections: **Industrial Standards**
We include all required electrical conduit, wire and misc. items as shown on the drawings.
Underground conduit runs are direct buried with identification marking tape.
We have included excavation where required for the electrical conduits.
We will provide submittals, O&M manuals and warranty.
We include General Liability Insurance and Worker Compensation for our electricians.
We have included testing for equipment that we supply.

Exclusions (Standard):

Electrical Permits
Temporary Power for Construction
Sales Tax
Cost for Bond, Adder available upon request
Power or Telephone Company Fees or Charges
Concrete Foundations, Housekeeping Pads or Bollards
Cutting or Patching Concrete
Rock Excavation if Encountered
Hoisting or Lifting of Equipment (except as noted)
Surveying or Staking
Electric Motors and Testing of Motors (power connection only)
Heat Trace Cable or Thermostatic Controllers (power connection only)
Installation of In-line Piping Devices
Furnishing and installation of mechanical piping saddles/process taps and isolating valves
Mechanical installation of all in-line devices (mag flow meters, Venturi tubes, Flumes, etc.).

Exclusions (Job Specific):

Connection to SCADA System for Monitoring

Pricing:

Convert MTS to ATS and install Auto Start Control Wiring to Generator	\$15,930.22	
Connect and Disconnect Owner Furnished Generator to MCC for Tempo. Power	\$950.00	Add

Pricing is valid for Forty-five (45) Days with letter of intent within fifteen (15) Days.
If you have any questions, Please do not Hesitate to Call.

Sincerely,



Tommy Richardson, President
Master's License# 133080
Cell: 469-417-9412
Tommy Electric LLC
tommy@tommyelectricllc.com

A good name is to be chosen rather than great riches,
Loving favor rather than silver and gold.
Proverbs 22:1

Texas HUB Certificate No.1273162231700



Memo

To: Honorable Mayor and Town Council

From: Drew Corn, Town Administrator

CC: Eric Tamayo, Public Works Director
John Zagurski, Finance Director
Shirley Rogers, Town Secretary

Date: November 14, 2019

Re: Award Bid and Contract with Landmark Structures for the Construction of a 1.25 Million Gallon Elevated Water Storage Tank for Northern Pressure Plain

The Town of Northlake recently received bids for the 1.25 MG elevated water storage tank from two contractors. The lowest responsible bidder that met all bid requirements was Landmark Structure I, L.P. with a bid of \$3,069,000. Bid specifications called for a composite base elevated water storage tank which a limited number of contractors can provide. Often having only one bidder for this type of structure is common; having at least two bidders was helpful in getting competitive pricing.

The projected budget for water system improvements in the northern pressure plain is \$3,600,000. The improvements include the elevated tank and the connecting water pipeline. The pipeline contract was awarded separately in an amount not to exceed \$260,000 leaving a remaining project balance of \$3,360,000. Remaining project funds can be dedicated to design elements to enhance the image of Northlake.

The funds for this project and for water system improvements in the southern pressure plain come from Series 2018 Certificates of Obligation. The proceeds for the issuance were \$12,218,908.10. The projects include the elevated storage tank and associated water line in the north and a 0.75 MG elevated storage tank, 0.5 MG ground storage tank, pump station and associated water lines in the south.

Please contact the Town at 940.242.5701, if you have any questions or comments.

TOWN OF NORTHLAKE, TEXAS

RESOLUTION NO. 19-30

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, AUTHORIZING THE TOWN ADMINISTRATOR TO CONTRACT WITH LANDMARK STRUCTURE I, L.P. FOR A 1.25 MG ELEVATED STORAGE TANK

WHEREAS, the Town Council of the Town of Northlake, Texas, understands the need to provide a safe and reliable water system to customers and the public; and

WHEREAS, the Town of Northlake possesses water certificate of convenience and necessity No. 12915 and is obligated to provide water to this area; and

WHEREAS, the Belmont Fresh Water Supply District (FWSD) No. 1 was created to provide infrastructure including water to the district; and

WHEREAS, in anticipation of serving this area, the Town entered into a customer contract with Upper Trinity Regional Water District (UTRWD) for the purchase of wholesale treated water; and

WHEREAS, in partnership with Belmont FWSD, a UTRWD point-of-delivery, and Town pumps, pressure tanks and ground storage tanks were constructed in Northlake; and

WHEREAS, per Texas Commission on Environmental Quality requirements, additional improvements are needed including an elevated water storage tank; and

WHEREAS, the Town has received \$12,218,908.10 of proceeds from Certificates of Obligation (Series 2018) to fund this project and other water system improvements; and

WHEREAS, of the \$12,218,908.10, \$3,600,000 was budgeted for the northern plain improvement project; and

WHEREAS, a water pipeline to connect the future water tower with the existing water system located at Cleveland-Gibbs Road has been awarded to Quality Excavation, LTD in an amount not to exceed \$257,676 and is under construction; and

WHEREAS, the Town has issued a request for bid for the project, received two bids and has qualified the lowest bidder, Landmark Structure I, L.P.; 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 finds and determines that a public purpose and necessity exists for the Town to enter into a construction contract for the 1,250,000-gallon composite elevated storage tank with consultation from Town staff and other Town consultants.

SECTION 3. The Town Administrator is hereby authorized, on behalf of the Town, to finalize and enter into a construction contract with Landmark Structure I, L.P. whereby the Town will receive water system improvements at a cost not to exceed \$3,069,000.00.

PASSED AND APPROVED THIS THE 14TH DAY OF NOVEMBER 2019

TOWN OF NORTHLAKE, TEXAS

David A. Rettig, Mayor

ATTEST:

Shirley Rogers, Town Secretary



October 11, 2019
AVO 33528

Mr. Drew Corn
Town Administrator
Town of Northlake
1500 Commons Circle, Suite 300
Northlake, Texas 76226

Re: 1.25 MG Elevated Storage Tank and 16-Inch Water Line Project
Northlake, Texas

Dear Mr. Corn:

Bids were opened on the above-referenced project on Tuesday, October 8, 2019, at the Town of Northlake. Two (2) bids were received, and they ranged from a high bid of \$3,143,889.00 to a low bid of \$3,069,000.00. Landmark Structure I, LP., was the low bidder. We have contacted the City of Garland, City of Prosper, and Rockett Special Utility District of Waxahachie, who have awarded similar projects to Landmark Structures I, LP., to verify their qualifications.

Mr. Bobby Jacobs of the Utility Department with the City of Garland was contacted concerning Landmark Structure I, LP., performance on their McCree Road Composite Elevated Storage Tank construction project. The tank was completed in February of 2017. The tank was 2.5 MG and was substantially complete on time. Mr. Jacobs stated that Landmark did a good job on the project. There were two change orders on the job, but they were small and of no significance. Mr. Jacobs would recommend them again on the next tank project for his City.

We spoke with Mr. Pete Anaya, P.E. Director of Engineering for the Town of Prosper concerning Landmark's job on their East Prosper Trail 2 MG Composite Elevated Storage Tank Project completed in October of 2018. He stated that work was completed on time. The only change order was created by Owner requested modifications and were easily agreed upon by all parties. They have since entered into another new contract with Landmark for an additional elevated storage tank to be completed in 2020.

We spoke with Ms. Kay Phillips, General Manager of Rockett Special Utility District in Waxahachie Texas. Landmark completed a 2 MG Composite Elevated Storage Tank project on Alton Adams Road in June of 2017. She stated that work was completed in a timely fashion. There were two change orders on this project. One change order was developed by installing an additional logo on the tank. The second was for additional waterline tie ins of large diameter piping which the Owner requested. The additional waterline tie ins added to the end of project schedule, and Landmark was able to finish inside of the scheduled time. They completed all tasks of project in a professional

manner and with no payment issues or liens. She stated that Rockett would not have any issues with recommending awarding them future projects.

After considering the bid price, reputation of the bidder, and the quality of the bidders' services, Halff Associates has determined that **Landmark Structure I, LP. is the lowest responsible bidder and recommends award of the contract in the amount of \$3,069,000.00.**

Please call me at (972) 672-1170, or David Smith P.E. at (817) 764-7486 if you have any questions or comments.

Sincerely,

HALFF ASSOCIATES, INC.

10/11/2019
Timothy E. Lackey, P.E.

Attachment
Bid Tabulation



Memo

To: Honorable Mayor and Town Council

From: Drew Corn, Town Administrator

CC: Eric Tamayo, Public Works Director
John Zagurski, Finance Director
Shirley Rogers, Town Secretary

Date: November 14, 2019

Re: Utility Rate Study by NewGen Strategies and Solutions

Water and sewer rate studies are typically conducted every five years. The last rate study for Northlake was conducted in 2012. For quickly expanding systems, the time between studies are often less than five years. Depending on the goals of Council, rates can cover the costs of operations, maintenance, expansion and/or replacement of the utility systems.

The Fiscal Year 2019-2020 Adopted Budget provides funding for a water and sewer rate study. For this professional service, staff recommends NewGen Strategies and Solutions. NewGen has extensive experience in utility rates study and has provided these services for many municipalities in the North Texas region. The cost of the service is not to exceed \$45,000 and will be expended from the Utility Fund.

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

TOWN OF NORTHLAKE, TEXAS

RESOLUTION NO. 19-31

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, AUTHORIZING THE TOWN ADMINISTRATOR TO EXECUTE A CONTRACT WITH NEWGEN STRATEGIES AND SOLUTIONS TO PROVIDE PROFESSIONAL SERVICES, UTILITY RATE DESIGN, TO THE TOWN NOT TO EXCEED \$45,000.

WHEREAS, the Town Council of the Town of Northlake, Texas, has determined that a public need and necessity exists for the Town to seek the provision of professional services to the Town by contractors who possess the necessary skill and acumen to provide such services to the Town; 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 a specific contract with a consultant in order to provide for the provision of professional services in the nature of utility rate design to the Town;

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 finds and determines that a public purpose and necessity exists for the Town to enter into professional services contract for the provision of utility rate design services for the Northlake Water and Wastewater systems with consultation from Town staff and other Town consultants.

SECTION 3. That the Town Administrator is hereby authorized, on behalf of the Town to execute a contract, not to exceed \$45,000, with NewGen Solutions and Strategies for utility rate design services with legal advice from the Town Attorney.

PASSED AND APPROVED THIS THE 14TH DAY OF NOVEMBER 2019

TOWN OF NORTHLAKE, TEXAS

David A. Rettig, Mayor

ATTEST:

Shirley Rogers, Town Secretary

October 14, 2019
via email

Mr. Drew Corn
Town Administrator
Town of Northlake
1400 FM 407
Northlake, TX 76247

Subject: Northlake, Texas - Water & Wastewater Rate Study – Scope of Services

Based on recent conversations, NewGen Strategies and Solutions, LLC (NewGen) is pleased to offer our services to conduct a Water and Wastewater Rate Study (Study) for the Town of Northlake (Town). NewGen understands that the primary goal of this engagement is to assess the overall financial stability of the utility, both now and projected into the future reflective of anticipated costs, to determine future rate actions that may be required. This will include reviewing a possible capital replacement reserve, various capital improvement projects, the allocation of more staff to the utility fund, the utility's gradual self-sufficiency including debt, and other factors to meet the Town's desired financial goals.

NewGen is excited to be considered to assist the Town in conducting this critical project, which is a cornerstone for municipal utilities in achieving future success.

Introduction to NewGen

NewGen Strategies and Solutions (NewGen), established in 2012¹, is a management and economic consulting firm specializing in serving public sector utilities. NewGen provides financial, cost of service, rate design, valuation, strategy, expert witness, stakeholder, and sustainability consulting services to our clients. Our expertise includes litigation support in state and federal regulatory proceedings, utility business and financial planning, and sustainability strategy for water, wastewater, solid waste, electric, and natural gas utilities.

NewGen was created by consultants who are **dedicated to our client's mission** and recognized as **experts in our respective fields** of service. Our assistance to the public and private sectors is provided with a keen insight to the growing role of stakeholders, resource availability, cost of providing utility services and economic conditions, ensuring an integrated approach to utility operations and services. NewGen has over 40 employees in our offices nationwide. We believe we are the most qualified firm for this engagement for the following reasons:

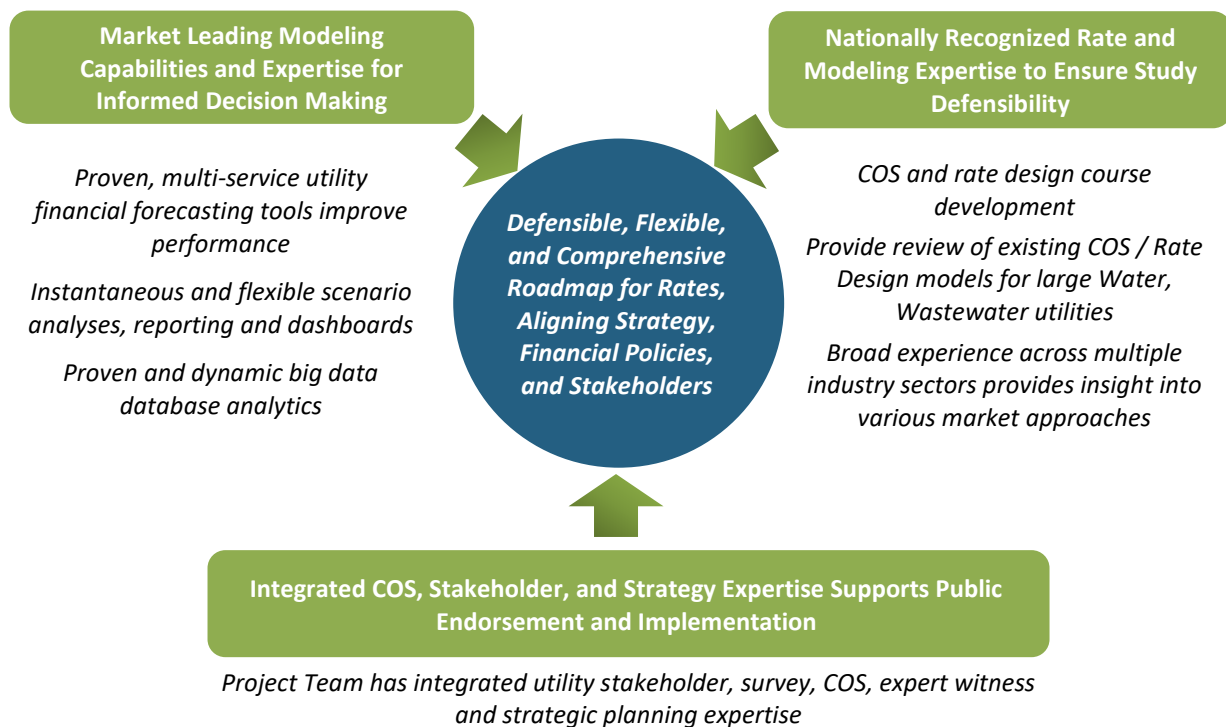
- **Prior Water/Wastewater Rate Experience:** NewGen has completed numerous projects, throughout Texas and the nation. We have assisted water, wastewater, solid waste, gas and electric utilities across the United States to evaluate financial feasibility and improve the financial, operational, and management components of these utilities. This opportunity to assist the Town is perfectly aligned with our core competencies. A sample of our client listing is provided in Appendix A.

¹ NewGen was established in 2012 by consultants that left R. W. Beck after its acquisition by SAIC in 2009. Most of them left beginning in 2012, with additional people joining from SAIC in 2013 and 2014. Over 75% of the employees and owners of NewGen were previously employed at R. W. Beck and/or Reed, Stowe & Yanke, LLC.

- **Proposed Project Manager, Mr. Matthew Garrett:** Mr. Garrett will serve as the primary contact for this engagement and has over 16 years of local government and public sector experience, the last six of which have been in a consulting role. He is a Certified Public Manager, a Certified Government Finance Officer, and holds an MBA from the University of Texas at Dallas. Mr. Garrett applies his formal training and experience as a municipal Finance Director for clients by leading financial planning, cost of service rate design, stakeholder engagement, and economic feasibility analysis projects. He has completed a variety of cost of service and rate design studies for engagements with water, wastewater, natural gas and stormwater utilities. Mr. Garrett has assisted in the completion of impact fee, valuation, litigation support, and feasibility engagements.
- **Understanding of Goals:** We understand the importance of conducting thorough and accurate analyses while developing customer friendly and defensible rates that are easy to understand and update as operating and capital budgets change.
- **Experienced Project Team:** The NewGen Project Team proposed for this engagement has extensive experience in the conduct of cost of service and rate design studies, management plans and operations reviews for water and wastewater.

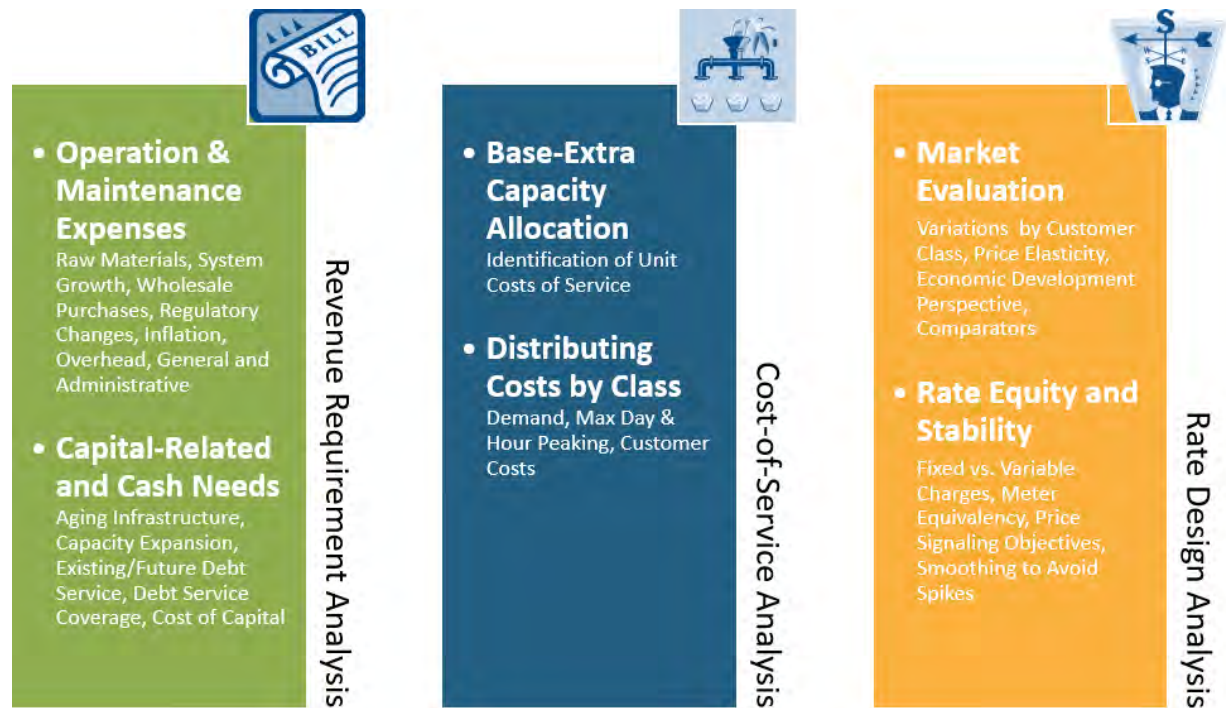
Scope of Services

Our proposed work plan closely follows the approaches and methodologies utilized by NewGen's Project Team members in all of their water and wastewater cost of service and rate design studies. Therefore, the Town can be assured that the work plan proposed by NewGen has been tested and proven in numerous studies across the state and nation. NewGen delivers a unique and integrated approach to supporting the Town's utility financial planning and rate related decisions.



NewGen maintains a strong and active presence before the State of Texas' rate regulatory authorities and is routinely requested to provide expert opinions on rate matters by legal counsels representing clients throughout the State of Texas. For NewGen to maintain its reputation and presence within the regulatory environment, our product must be of such quality to withstand intense scrutiny. The product(s) developed by NewGen for this engagement will withstand such scrutiny.

NewGen approaches each rate study with a focus on three major rate study components as illustrated below. A thorough analysis and understanding of each component is crucial to a rate study and successful rate actions.



The following tasks briefly summarize a high-level, draft work plan and estimated timing proposed by the NewGen Project Team to perform the Study. If selected, the Project Team understands that the work plan will be revised and refined with input from Town staff.

Task 1 – Data Collection and Project Kick-off

At the outset of the project, the Town will be provided an initial data request for information needed to begin the Study. The Project Team will then review and assess the information to become familiar with the Town's operations and policies and, to the extent possible, will test the billing data received for accuracy. On conclusion of the data review and testing, the Project Team will hold a kick-off meeting with Town staff and applicable project stakeholders. The primary reason for the kick-off meeting is to allow the key Project Team consultants and participants from the Town to be introduced and lay the general framework for how the study will be conducted. This meeting will also allow for the finalization of the proposed work approach and will allow the Project Team to gain a better understanding of the political and customer views/opinions of current rates; the capital, demand, and operational changes anticipated over the study period; and the initial rate design pricing objectives of stakeholders.

Task 2 – Revenue Requirement and Financial Plan Development

The revenue requirement will be developed using the cash needs approach, unless otherwise requested by the Town. The cash needs approach incorporates a utility's operation and maintenance costs, debt service and bond coverage requirements, cash funded capital outlays, reserve requirements, and transfers. The Project Team will assess and project the cost of service by analyzing the most recent three (3) years of historical actuals, the current budget year, and any forecasts made for future fiscal years.

NewGen will adjust expenditures as necessary (normalize, annualize, etc.) to develop an annual revenue requirement that is representative of the utility's financial needs. In this stage, it will be important to identify the impacts of any future wholesale costs and financial policy objectives. After review, the Project Team will develop a test-year cost of service and will then prepare a forecast of revenue requirements for a ten (10) year period. This forecasted financial plan will consider the impact of population changes, cost inflation, changes in contractual obligations, needed capital improvements and the Town's anticipated funding plan for said improvements.

Task 3 – Cost of Service Analysis and Customer Class Cost Allocation

It is our understanding that the Town does not desire a full, customer class level cost of service review at this point. For this scope, NewGen has assumed the Town will maintain the current customer class and rate structures. To the extent the Town chooses to maintain or create an outside customer multiplier, NewGen will be unable to make a recommendation unless a full cost of service analysis is conducted to provide a defensible, cost-based differential for this class of customers.

If deemed necessary, after our review of the requested data, NewGen may propose amendments to the Town's existing customer classes with specifications regarding the service standards for each class. If the Town elects to change customer classifications, additional analysis may be required to allocate costs to the selected customer classes based on each customer class' level of service.

Task 4 – Rate Design and Revenue Sufficiency

Prior to beginning Task 4, members of the Project Team will discuss key policy areas with Town staff and the potential rate design alternatives that can meet the Town's pricing goals and objectives. These include, but are not limited to:

- Existing/Proposed Town Agreements or Contracts for Wholesale or Retail Services
- Debt service coverage requirements
- Reserve policies
- Industry-accepted best practices
- Any Texas-specific regulatory changes that may arise

As necessary, the Project Team will include an estimation of the impact of the economic concept of the price elasticity of demand. Failure to quantify this interaction between price and consumption in the development of rates can lead to the development of rates which fail to fully recover the utility's cost of service.

The results of this task will provide the data to properly evaluate revenue recovery, the magnitude of potential rate increases, if any. In addition, this will give the Project Team the ability to compare the actual cost to provide utility service with the anticipated billed revenues of the utility.

Members of the Project Team will discuss with Town staff the potential rate design alternatives that meet the Town’s pricing goals. From these discussions, the Project Team will develop rate scenarios that are reflective of industry accepted practices and procedures and rate regulations within the State of Texas and which balance the recovery of revenue between base rates and volumetric rates in line with Town objectives.

Task 5 – Results Reporting and Council Engagement

The Team will develop an electronic draft report summarizing the Study’s findings, assumptions, methodologies, and recommendations. The Project Team is committed to ensuring that the Town staff thoroughly understands the recommendations in the draft report and will be available to discuss findings, answer questions, and receive input. Upon receipt of Town staff comments, the Project Team will make appropriate changes and provide the Town with the final report. After completion of the final report, the Project Team will develop the necessary materials to formally present the results of the study in a meeting with the Town Council or public hearing, if requested.

Task 6 – Rate Model and Training Session (Optional)

NewGen prides itself on developing user-friendly models which are specific to, and reflect the unique operational characteristics of, each client. If desired, the model provided to the Town will be built to be compatible with the latest version of Microsoft Excel and provide a fully functional version of the model on flash drive or another chosen media. Additionally, both a fully protected version and an unlocked version of the model will be provided to ensure staff has a tool that can be deployed to all classes of users, from novice to advanced. The development of the financial forecasting and rate model will occur throughout the course of the project.

Our models include visual and numeric dashboards designed to dynamically and instantly manage, manipulate, and evaluate large amounts of data. The dashboards instantly and easily convey the key financial metrics, consumption changes, customer impacts, and rate structures to customers, staff, and councils.

The Town’s model will allow staff to run “what-if” scenarios including, but not limited to, changes in operating, capital and wholesale costs, customer and volume growth or decline, debt service structure, source costs, inflation, capital project financing and funding sources. To ensure the model is fully useable by staff, the Project Team will conduct a hands-on training session with key model stakeholders when the model is delivered, discuss every worksheet within the model and fully demonstrate its functionality.

Once the project has been finalized, the Project Team will work to form this model into a “user-friendly” program for use by Town staff.

Timetable for Completion

Subject to timely response to information and data requests as well as availability of data, NewGen will have draft results for discussion with Town staff within 90 to 120 days from notice to proceed. The various phases of this Study will be conducted concurrently, to the extent possible, which ensures that the Study is moving forward in a cost-efficient manner.

Project Team

NewGen has assembled a Project Team based out of our Richardson, Texas office. Complete resumes for each Project Team member are available upon request.

Matthew Garrett | Project Manager



Mr. Matthew Garrett, Executive Consultant in our Richardson office, will be responsible for providing the requested services, and will coordinate and work in coordination with Town staff and the Town's Consulting Engineer during the engagement.

Mr. Garrett joined NewGen Strategies and Solutions in October 2013 and brings a broad range of experience to the project. Prior to joining NewGen, he served as the Finance Director for the Town of Prosper, Texas for over five (5) years. Before his time in municipal government, he was employed by Collin County holding the titles of Senior Financial Analyst, HR Supervisor and HRIS Analyst. Matthew earned his undergraduate in Management from Texas A&M, holds an MBA focusing on Organizational Strategy from the University of Texas at Dallas, and received his Certified Public Manager designation from Texas State University.

Chris Ekrut | Quality Assurance/Quality Control



Mr. Chris Ekrut has been providing rate-making consulting services since 2004, with the majority of his consulting experience centered in the water and wastewater industry. Mr. Ekrut has filed expert witness testimony with regards to cost of service determination and rate design, as well as provided litigation support and expert witness testimony development before the rate regulatory agencies of the State of Texas. He has also conducted a number of wholesale and retail water and wastewater rate studies, developed water, wastewater, and stormwater rate models, and assisted in the negotiation and/or litigation involving a number of wholesale water contracts. Mr. Ekrut also specializes in the development of Utility Business Plans and has been called on by the Texas Section of the American Water Works Association to speak on the importance of business planning for municipal utilities. Most recently, Mr. Ekrut was engaged by the Office of Public Utility Counsel (OPUC) to assist in providing technical review and guidance for on-going rule-making actions of the Public Utility Commission (PUC), as well as to serve as OPUC's expert witness in two contested rate filings by investor owned utilities in the state.

Michael Sommerdorf | Financial Analyst and Data Analytics Expert



Mr. Michael Sommerdorf, Analyst in our Richardson office, will serve on the Project Team providing financial modeling, large data manipulation and financial analysis services.

Mr. Sommerdorf joined NewGen Strategies and Solutions, LLC as an Analyst in 2016 shortly after attaining a Bachelor of Business Administration in Accounting and completed his Master of Science in Business Analytics at the University of Texas at Dallas.

Megan Kirkland | Analyst



Ms. Megan Kirkland joined NewGen in May 2018 as a Staff Consultant and provides analytical support, and assistance with industry and project research. Prior to NewGen, Ms. Kirkland worked with Robert Half as an Accounting Contractor, and graduated from Texas A&M with a Petroleum Engineering degree, and minor in Business Administration.

Project Fees

Based on the scope of work outlined herein, the Project Team estimates **Tasks 1 through 5** can be provided for an estimated fee of **\$40,500**, inclusive of out-of-pocket expenses. This proposed fee assumes two (2) on-site meetings. Other meetings or discussions will be held by teleconference in an effort to provide the requested services as economically as possible.

In our discussions, Town staff indicated the Town may be interested in receiving a completed financial model for rate setting that staff could use to support rate decisions in future years. This was described in the scope as an *Optional Task* and is priced separately. To **finalize the rate model and train Town staff on its use as discussed in Task 6**, NewGen guarantees the cost to complete the rate model will not exceed **\$4,500**. This includes the cost of one on-site, hands-on training session with Town staff.

NewGen invoices its clients monthly for actual services performed plus out-of-pocket expenses incurred at cost. Payment is due within thirty (30) days of the invoice date. This agreement is subject to cancellation within thirty (30) days prior written notice provided to NewGen. In the event of cancellation, all labor and expense charges incurred by NewGen through the date of cancellation will be considered due at the time notice of cancellation is delivered, regardless of work product and/or engagement status.

The estimated fee proposed herein will remain in effect ninety (90) days from the date of this proposal.

Rates for Additional Professional Services

Our consultants have come together to offer our clients a myriad of expertise and experience gained from a variety of engagements throughout the state and nation. To enhance effective utility management these services are varied and can be tailored according to the needs of the Town.

Services that may be requested by the Town, but not included in the scope of services outlined above can be provided at a negotiated price based on our currently standard hourly billing rates as shown below, and expenses as incurred.

Assistance provided to the Town will be performed at the direction of the Town Administrator, or other designated staff. As services are requested and performed, NewGen will invoice the Town on a monthly basis for actual hours worked at our then applicable hourly billing rates, plus out of pocket expenses incurred at cost. Payment is due within thirty (30) days upon receipt of invoice.

Our current hourly billing rates, which will remain in effect through December 31, 2019, are as follows:

NewGen Strategies & Solutions
2019 Billing Rates

Position	Billing Rate
President	\$275 - \$315
Director/Executive Consultant/Vice President	\$195 - \$305
Senior Consultant	\$175 - \$195
Staff Consultant	\$130 - \$160
Analyst	\$100 - \$120
Administrative Assistant	\$90

Note: Billing rates are subject to change based on annual reviews and salary increases.

NewGen looks forward to assisting the Town of Northlake and appreciates the opportunity to propose our services to complete this important engagement! If you have any questions, please feel free to contact Mr. Matthew Garrett at 972.675.7699 or via email at mgarrett@newgenstrategies.net.

Sincerely,

NewGen Strategies and Solutions, LLC



Matthew B. Garrett
Executive Consultant

APPENDIX A – CLIENT LISTING

NewGen has unparalleled professional experience in providing financial, managerial and economic consulting services to public sector utilities. Members of our Project Team have assisted an extensive list of clients in conducting wholesale and/or retail water, wastewater, storm water, solid waste, electricity and natural gas cost of service and rate design studies. We often provide other financial and/or management consulting services to these same clients on an as needed basis.

Municipalities which have engaged members of our Project Team for water, wastewater and/or solid waste services include, but are not limited to, the following:

Water and Wastewater Services

- Town of Addison, Texas – Mr. Eric Cannon, Finance Director (972) 450-7050
Water Rate Study, 2013
- City of Aledo, Texas – Mr. Ken Pfiefer, City Administrator (817) 441-7016
Water/Wastewater Rate Study, 2010, 2011, 2013, 2014, 2015, 2016, 2017, 2018
- Argyle Water Supply Corporation – Mr. Randall Davis, General Manager (940) 464-7713
Rate and Impact Fee Study, 2012
- City of Bartlesville, Oklahoma – Mr. Mike Bailey, Administrative Director (918) 338-4212
Water and Wastewater Cost of Service Study, 2014
Solid Waste Cost of Service Study, 2011
- City of Blue Mound, Texas – Mr. Alan Hooks, Mayor (817) 232-7097
Valuation, 2015
- City of Bonham, Texas – Mr. Dave Struchtemeyer, Finance Director (903) 583-7555
Water/Wastewater Rate Study, 2014, 2018
- Booth, Ahrens & Werkenthin, P.C. – Mr. Mike Booth (512) 472-3263
Trophy Club Litigation Support, 2013
- City of Borger, Texas – Mr. Eddie Edwards, City Manager (806) 273-0902
Multiple Water and Wastewater Cost of Service and Feasibility Studies, 1995, 1997, 1998, 2010, 2013
- City of Brenham, Texas – Mr. Lowell Ogle, Director of Public Utilities (979) 337-7593
Cost of Service and Water Rate Study, 2012, 2018
- Buena Vista-Bethel Special Utility District – Mr. Joe Buchanan, General Manager (972) 937-1212
Water Cost of Service and Impact Fee/Rate Design Study, 2015
- City of Burkburnett, Texas – Mr. Gordon Smith, Director of Public Works (940) 569-2263
Water Rate Study, 2014, 2015, 2017, 2018

- City of Burnet, Texas – Mr. David Vaughn, City Manager (512) 756-6093
Water Rate Study, 2012, 2013
- Canyon Regional Water Authority – Mr. David Davenport, Executive Director (830) 609-0543
Water Rate Study, 2012
- Carollo Engineers – Mr. Jeff Stovall, Senior Technologist (806) 681-8275
Barton Springs Edwards Aquifer Conservation District Brackish Groundwater Feasibility Study, 2016
- City of Coleman, Texas – Mr. Paul Cetoe, City Manager (325) 625-5114
Water Rate Study, 2012
- City of Conroe, Texas – Mr. Collin Boothe, Director of Finance, (936) 522-3049
Water and Wastewater Rate Consulting Services, 2016, 2017, 2018
- CP&Y, Inc. – Mr. John Levitt, P.E. (214) 640-1709
Killeen, Texas Drainage Study, 2012, Water Rate Study, 2012, 2013
Roanoke, Texas Economics and Rates, 2014
- City of Denton, Texas – Mr. Tony Puente, Assistant Finance Director (940) 349-7283
Economics and Rates Cost Allocation Model, 2012, 2013, 2016
- Double Diamond Utilities, Inc. – Mr. Randy Gracy, President (214) 706-7801
Water Rate Study, 2010, 2011, 2012, 2013, 2014
Regulatory and Litigation Support, 2015
- City of Farmersville, Texas – Mr. Ben White, City Manager (972) 782-6151
Economics and Rates Water Rate Study, 2014
- City of Fate, Texas – Ms. Li Jen Lee, Finance Director (972) 771-4601 ext. 111
Water and Wastewater Cost of Service and Rate Design Study, 2016, 2017, 2018
- City of Forest Hill, Texas – Mr. Sheyi Ipaye, City Manager (817) 568-3000
Economics and Rates, 2014
- City of Forney, Texas – Mr. Brian Brooks, City Manager (972) 564-7301
Strategy and Sustainability Utility Service Plan, 2014
- City of Fort Worth, Texas – Ms. Kara Shuror, Assistant Director (817) 392-8819
Wholesale Water Contract Assistance, 2010
Water and Wastewater System Privatization Analysis, 2013
Bio-solids Forensic Audit, 2015
Wholesale Wastewater Contract Assistance, 2015-2017

- City of Garland, Texas – Ms. Sharon Bailey, Finance Manager (972) 205-3210
Cost Allocation Study, 2012
Economics and Rates Cost Allocation Study, 2012
- City of Glenn Heights, Texas – Ms. Trudy Lewis, City Manager (972) 223-1690
Water Rate Study, 2010, 2018
- City of Graham, Texas – Mr. David Casteel, City Manager (940) 549-3322
Water Rate Study Rate Model Review, 2012, 2013, 2014
- City of Grapevine, Texas – Mr. Kent Conkel, Director of Utilities (817) 410-3330
Water Rate Study Rate Model Review, 2012
- Greater Ouachita Water Company – Mr. Tommy Sparks, President (318) 398-2204
Multiple Water and Wastewater Cost of Service and Rate Design Studies, 2007, 2013
Water System Facility Appraisals, 2010, 2014
- Herrera & Boyle, PLLC – Ms. Kim Boyle (512) 474-1492
Litigation Support Southwest Water Rate Dispute, 2012, 2013
- City of Hobbs, New Mexico – Mr. Tim Woomer, Utilities Director (575) 397-9315
Water and Wastewater Cost of Service Studies, 1996, 2001, 2003, 2013
- Johnson County Special Utility District – Mr. Terry Kelley, General Manager (817) 760-5200
Wholesale Water Rate Study, 2015
- Kimley-Horn and Associates, Inc. – Mr. Jeff Whitacre, Associate
City of McKinney Impact Fee Study, 2013
City of Frisco Economics and Rates Impact Fee Study, 2014, 2018
City of Killeen Economics and Rates Transportation Utility Study, 2014
City of Flower Mound Economics and Rates Impact Fee Study, 2015
- Lake Fork Water Supply Corporation – Ms. Rachel Anderson, Office Manager (903) 383-7643
Water Cost of Service and Rate Design Study, 2015
- City of Lakeside, Texas – Mr. Norman Craven, Interim Town Administrator (817) 237-1234
Valuation Water Rate Study, 2012
- City of Lancaster, Texas – Ms. Opal Robertson, City Manager (972) 218-1300
Economics and Rates Water Rate Study, 2013, 2014, 2017, 2018
- City of League City, Texas – Ms. Nancy Massey, Utility Billing Manager (281) 554-1336
Economics and Rates, 2014
- City of Lewisville, Texas – Mr. Clifford Howard, Fiscal Services Manager (972) 219-3422

Castle Hills Economics and Rates Rate Review, 2015

- City of Mansfield, Texas – Mr. Joe Smolinski, Director of Water Utilities (817) 477-2248
Water Rate Study, 2013
- Manville Water Supply Corporation – Mr. Greg Teggegan, (512) 856-2488 ext. 230
Multiple Retail and Wholesale Cost of Service and Rate Design Studies; and Impact Fee Studies, 2001, 2011, 2013
- Mathews & Freeland, LLP – Mr. Joe Freeland (512) 404-7800
Oak Hollow Valuation Water Rate Study, 2012
- City of Murphy, Texas – Ms. Linda Truitt, Finance Director (972) 468-4119
Economics and Rates Cost of Service and Rate Study, 2014, 2017, 2018
- City of Nacogdoches, Texas – Ms. Pam Curbow, Finance Director (936) 559-2526
Water, Sewer, and Solid Waste Cost of Service and Rate Design Study, 2015-2016
- Navajo Tribal Utility Authority – Mr. Thomas Nelson, Chief Financial Officer (928) 729-5727
Economics and Rates Tariff Manual Update, 2014
Economics and Rates Water/Wastewater Rate Study, 2015
- Nueces County WCID #3 – Mr. James Schwartz, Interim General Manager (361) 387-4549
Economics and Rates Water Rate Study, 2015
- Office of Public Utility Council – Ms. Laurie Barker (512) 936-7500
Regulatory and Litigation Support, 2015, 2017, 2018
- City of Paris, Texas – Mr. Gene Anderson, Finance Director (903) 784-9241
Economics and Rates Water and Wastewater Rate Study, 2014, 2015
- City of Pflugerville, Texas – Ms. Lauri Gillam, Assistant City Manager, (512) 990-6101
Water and Wastewater Cost of Service and Rate Design Study
- Pittsburg Water & Sewer Authority – Mr. Joey Tolbert, Interim Director of Finance (412) 255-8800
Economics and Rates Audit, 2013, 2014
- City of Portland, Texas – Ms. Michel Sorrell, Finance Director (361) 777-4500
Economics and Rates Water Rate Study, 2014
- Town of Prosper, Texas – Ms. Kim Galvin, Interim Finance Director (972) 569-1019
Economics and Rates Water Rate Study, 2012, 2013, 2014
- City of Reno, Texas – Mr. Buddy Heuberger, Mayor (903) 491-5867
Water Rate Study, 2012
- City of Roanoke, Texas – Ms. Vicki Rodriguez, Finance Director (817) 491-2411
Economics and Rates Water Rate Study, 2014

- City of Rockport, Texas – Mr. Kevin Carruth, City Manager, (361) 729-2213, ext. 221
Economics and Rates Water, Wastewater and Natural Gas Rate Study, *2016, 2017, 2018*
- Rockett Special Utility District – Ms. Kay Phillips, General Manager (972) 617-3524 ext. 212
Retail and Wholesale Water Cost of Service and Rate Design Study, *2012, 2016*
Certificate of Convenience and Necessity (CCN) Valuation Analysis, *2012*
- City of Seagoville, Texas – Mr. Patrick Harvey, Finance Director (972) 287-2050
Water Rate Study, *2013 and Annual Support Since*
- Shannon, Gracey, Ratliff & Miller, LLP – Mr. Wes Maness (817) 299-2843
Litigation Support Arlington-Gas Well, *2012, 2014*
- Sharyland Water Supply Corporation – Ms. Sherilyn Dahlberg, General Manager (956) 585-6081
CCN Valuation Analysis, *2015*
Water Cost of Service and Rate Design Study, *2016*
- City of Sugar Land, Texas – Ms. Jennifer Brown, Director of Finance (281) 275-2236
Multiple Water and Wastewater Cost of Service Studies, *2006, 2010, 2012*
- City of Temple, Texas – Ms. Traci Barnard, Director of Finance (254) 298-5631
Multiple Water and Wastewater Cost of Service Studies, *2002, 2006, 2012*
- City of Terrell, Texas – Mr. Steve Rodgers, City Engineer (972) 551-6607
Water Rate Study, *2013, 2015, 2018*
- Trinity River Authority – Ms. Julie Hunt, Assistant Regional Manager (817) 493-5100
Bio-solids Market Analysis, *2016*
- Trophy Club Municipal Utility District – Ms. Jennifer McKnight, General Manager (682) 831-4600
Water Rate Study, *2013, 2014, 2016-17 Updates*
- City of Tyler, Texas – Mr. Greg Morgan, Director of Utilities (903) 531-1234
Water Rate Study, *2013*
- City of Waco, Texas – Mr. Wiley Stem, Assistant City Manager (254) 750-5640
General Services Water Rate Study, *2012, 2013, 2016, 2017, 2018*
General Rate Consulting Water Rate Study, *2012*
Cost of Service and Water/Wastewater Rate Study, *2013, 2014*
- City of Weatherford, Texas – Ms. Sharon Hayes, Assistant City Manager (817) 598-4270
Economics and Rates Cost of Service Rate Study, *2013, 2014*
- City of Willow Park, Texas – (817) 441-7108
Water Rate Study, *2013, 2014*

Memo

To: Honorable Mayor and Town Council
From: Drew Corn, Town Administrator
CC: Shirley Rogers, Town Secretary
John Zagurski, Finance Director
Date: November 14, 2019
Re: Public Funds Investment Act Revisions

With the staffing change in the Finance Department and the lowering of the federal funds rate, staff is recommending three revisions to the Northlake Investment Policy:

- Adding insured and collateralized deposits as an allowable investment type. This investment mechanism takes advantage of existing rates, which is advantageous during periods of inverted yield. Funds are broken down into less than \$250,000 increments guaranteeing FDIC backing at separate depositories.
- Adding Investment Pools as an allowable investment type for bond funds. This is a typical mechanism for investing that is specifically designed for government funds.
- Lastly designating John Zagurski as an investment officer. John has received all the necessary training hours to meet the requirements of the Public Funds Investment Act.

The first two amendments to the Investment Policy will improve the investment yield of town's funds by increasing the number of investment types. The last change is primarily administrative change to meet training hour requirements.

Please contact me at 940.242.5706, if you have any questions or comments.

TOWN OF NORTHLAKE, TEXAS

RESOLUTION NO. 19-32

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, APPROVING THE TOWN OF NORTHLAKE INVESTMENT POLICY

WHEREAS, the Town of Northlake, Texas, acknowledges the high priority of providing the necessary guardianship of public funds in the municipal sector; and

WHEREAS, the Town Council expressly intends to set high fiscal standards, delegate treasury and investment duties to appropriate officials, and to review the actual performance at regular intervals; and

WHEREAS, the Town Council hereby intends to implement investment requirements set forth in Texas Revised Civil Statutes Annotated, Article 4413 (34c) and 2256.

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

SECTION 1. The Town Council has reviewed and hereby adopts the Town of Northlake Investment Policy dated November 14, 2019 including all revisions and changes required under State law or recommended by Town staff. This investment policy replaces the investment policy dated June 2019.

PASSED AND APPROVED THIS THE 14TH DAY OF NOVEMBER 2019

TOWN OF NORTHLAKE, TEXAS

David A. Rettig

ATTEST:

Shirley Rogers, Town Secretary

**INVESTMENT POLICY
TOWN OF NORTHLAKE, TEXAS
11-14-19**

I. POLICY STATEMENT

It is the policy of the Town that the administration of its funds and the investment of those funds shall be handled as its highest public trust. Investments shall be made in a manner which will provide the maximum security of principal invested through limitations and diversification while meeting the daily cash flow needs of the Town and conforming to all applicable state statutes governing the investment of public funds.

The receipt of a market rate of return will be secondary to the requirements for safety and liquidity. It is the intent of the Town to be in complete compliance with local law and the Texas Public Funds Investment Act (the "Act"). The earnings from investment will be used in a manner that best serves the interests of the Town.

II. SCOPE

This investment policy applies to all the financial assets and funds of the Town. The Town commingles its funds into pooled investment accounts for investment purposes for efficiency and maximum investment opportunity. These funds are defined in the Town's Comprehensive Annual Financial Report (CAFR) and include:

- General Fund
- Debt Service Fund
- Utility Fund
- Hotel Occupancy Tax Fund
- Economic Development Corporation Fund
- Community Development Corporation Fund
- Special Court Revenue Fund
- Donations Fund
- Seizure Fund
- Equipment Fund
- Water and Sewer Impact Fee Fund
- Capital Improvement Projects Fund
- Public Improvement District Fund

Any new funds created by the Town unless specifically exempted by the Town Council and this policy.

III. OBJECTIVES AND STRATEGY

It is the policy of the Town that all funds shall be managed and invested with six primary objectives, listed in order of their priority: safety, suitability, liquidity, diversification, yield and marketability. Investments are to be chosen in a manner which promotes diversity by market sector, credit and maturity. The choice of high-grade government investments and high-grade, money market instruments are designed to assure the marketability of those investments should liquidity needs arise. To match anticipated cash flow requirements the maximum weighted average maturity of the overall portfolio may not exceed six months. However, under certain market conditions the Investment Officer or authorized delegates may need to shorten or lengthen the average life or duration of the portfolio to protect the Town's investment portfolio.

Safety of Principal

Safety of principal is the foremost objective of the Town. Investments of the Town shall be undertaken in a manner that seeks to insure the preservation of capital in the overall portfolio.

Suitability

All investments authorized in the Town's Investment Policy are suitable for the Fund types listed in Section II of the policy.

Liquidity

The Town's investment portfolio will be based on a cash flow analysis of needs and will remain sufficiently liquid to enable it to meet all operating requirements which might be reasonably anticipated.

Diversification

Diversification of the portfolio will include diversification by maturity and market sector and will include the use of a number of broker/dealers for diversification and market coverage. Competitive bidding will be used on each sale and purchase.

Yield

The Town's investment portfolio shall be designed with the objective of attaining a market rate of return, taking into account the Town's risk constraints and the cash flow needs of the portfolio. "Market rate of return" may be defined as the average yield of the current six-month U.S. Treasury Bill.

Marketability

Securities with active and efficient secondary markets are needed in the event of an unanticipated cash requirement.

Effective cash management is recognized as essential to good fiscal management. Cash management is defined as the process of managing monies in order to ensure maximum cash availability. The Town shall maintain a comprehensive cash management program which includes collection of accounts receivable, prudent investment of its available cash, disbursement of payments in accordance with invoice terms and the management of banking services.

IV. LEGAL LIMITATIONS, RESPONSIBILITIES AND AUTHORITY

Direct specific investment parameters for the investment of public funds in Texas are found in the Public Funds Investment Act, Chapter 2256, Texas Government Code, (the "Act"). The Act is attached as Exhibit A. The Public Funds Collateral Act, Chapter 2257, Texas Government Code, specifies collateral requirements for all public fund deposits. All investments will be made in accordance with these statutes.

V. DELEGATION OF INVESTMENT AUTHORITY

The Town Administrator or his/her designee, acting on behalf of the Town, is designated as the Investment Officer of the Town and is responsible for ensuring that the investment management decisions and activities are conducted in accordance with the Town's Investment Policy. The Administrator is also responsible for considering the quality and capability of staff, investment advisors, and consultants involved in investment management and procedures. All participants in the investment process shall seek to act responsibly as custodians of the public trust.

The Investment Officer shall ensure that periodic training in investments for all involved in the investment process is provided through courses and seminars offered by professional organizations and associations in order to ensure the quality and capability of the Town's investment personnel making investment decisions in compliance with the Act.

The Investment Officer shall ensure that all involved in the investment process, to include investment committee members, comply with the ethics guidelines in the Act and disclose any conflicts of interest or personal business relationships that may exist.

The Investment Officer shall develop and maintain written administrative procedures for the operation of the investment program which are consistent with this Investment Policy. Procedures will include reference to safekeeping, require and include the "Bond Market Master Repurchase Agreements" (as applicable), wire transfer agreements, banking services contracts, and other investment related activities.

The Investment Officer shall be responsible for all transactions undertaken and shall establish a system of controls to regulate the activities of subordinate officials and staff. The Investment Officer shall designate a staff person as a liaison/deputy in the event circumstances require timely action and the Investment Officer is not available.

No officer or designee may engage in an investment transaction except as provided under the terms of this Policy and the procedures established.

Authorization Resolution

A Trading Resolution is established with this investment policy and attached hereto, authorizing the Investment Officer to engage in investment transactions on behalf of the Town. The persons authorized by the Trading Resolution to transact business for the Town are also authorized to approve wire transfers used in the process of investing.

VI. PRUDENCE

The standard of prudence to be used in the investment function shall be the "prudent person" standard and shall be applied in the context of managing the overall portfolio. This standard states:

"Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion, and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the expected income to be derived."

Monitoring of Investment Portfolio

The Investment Officer shall monitor the investment portfolio and shall keep the Council informed of significant declines in the market value of the Town's investment portfolio. Information sources may include financial/investment publications, depository banks, commercial or investment banks, financial advisors, and representatives/advisors of investment pools or money market funds. Monitoring shall be done monthly, or as often as economic conditions warrant by using appropriate reports, indices or benchmarks for the type of investment. Upon awareness by investment staff of a downgrade in an investment in the Town's portfolio, prudent measures shall be taken to liquidate a investment that is downgraded to less than the required minimum rating.

Limitation of Personal Liability

The Investment Officer and those delegated investment authority under this Policy, when acting in accordance with the written procedures and this Policy and in accord with the Prudent Person Rule, shall be relieved of personal liability in the management of the portfolio provided that deviations from expectations for a specific security's credit risk or market price change or portfolio shifts are reported in a timely manner and that appropriate action is taken to control adverse market effects.

VII. INTERNAL CONTROLS

The Investment Officer shall establish a system of written internal controls which will be reviewed annually with the independent auditor of the Town. The controls shall be designed to prevent loss of public funds due to fraud, employee error, misrepresentation by third parties, unanticipated market changes, or imprudent actions by employees of the Town.

Cash Flow Forecasting

Cash flow forecasting is designed to protect and sustain cash flow requirements of the Town. Supplemental to the financial and budgetary systems, the Investment Officer will maintain a cash flow forecasting process designed to monitor and forecast cash positions for investment purposes.

VIII. AUTHORIZED INVESTMENTS

Acceptable investments under this policy shall be limited to the instruments listed below and as further described by the Public Funds Investment Act.

- A. Obligations of the United States Government, its agencies and instrumentalities, and government sponsoring enterprises, not to exceed two years to stated maturity, excluding collateralized mortgage obligations (CMOs);
- B. Fully insured or collateralized certificates of deposit from a bank doing business in the State of Texas and under the terms of a written depository agreement with that bank, not to exceed one year to stated maturity;
- C. Repurchase agreement and reverse repurchase agreements as defined by the Act, not to exceed 90 days to stated maturity, provided an executed Bond Market Master Repurchase Agreement is on file with the Town and the counterparty bank or primary dealer. Flex repurchase agreements used specifically for capital projects may extend beyond two years but only to match the expenditure plan of the projects;
- D. No-load, SEC registered money market funds, not to exceed a weighted average maturity of 90 day, each approved specifically before use by the Town;
- E. Constant dollar Texas Local Government Investment Pools as defined by the Public Funds Investment Act. A pool must be continuously rated no lower than AAA or AAAM or at an equivalent rating by at least one nationally recognized rating agency
- F. Fully insured or collateralized deposits that are invested through a bank doing business in the State of Texas and under the terms stated in Section 2256.009(7-8) of the Texas Local Government Code.

If additional types of securities are approved for investment by public funds by state statute, they will not be eligible for investment by the Town until this policy has been amended and the amended version approved by the Town Council.

Competitive Bidding Requirement

All securities, including certificates of deposit, will be purchased or sold after three (3) offers/bids are taken to verify that the Town is receiving fair market value/price for the investment.

Delivery versus Payment

All security transactions, including collateral for repurchase agreements, entered into by the Town, shall be conducted on a delivery versus payment (DVP) basis.

Ratings Downgrade

An Investment that requires a minimum rating does not qualify as an authorized investment during the period the investment does not have the minimum rating. The City shall take all prudent measures that are consistent with its Investment Policy to liquidate an investment that does not have the minimum rating.

IX. AUTHORIZED FINANCIAL DEALERS AND INSTITUTIONS

All investments made by the Town will be made through either the Town's banking services bank or a primary dealer. The Investment Committee will review the list of authorized broker/dealers annually. A list of at least three broker/dealers will be maintained in order to assure competitive bidding.

Securities broker/dealers must meet certain criteria as determined by the Investment Officer. The following criteria must be met by those firms on the list:

- Provision of an audited financial statement each year,
- Proof of certification by the National Association of Securities Dealers (NASD) and provision of CRD number,
- Proof of current registration with the State Securities Commission, and
- Completion of a Town questionnaire.

Every broker/dealer and bank with which the Town transacts business will be provided a copy of this Investment Policy to assure that they are familiar with the goals and objectives of the investment program. A representative of the firm will be required to return a signed certification stating that the Policy has been received and reviewed and that controls are in place to assure that only authorized securities are sold to the Town.

X. DIVERSIFICATION AND MATURITY LIMITATIONS

It is the policy of the Town to diversify its investment portfolio. Invested funds shall be diversified to minimize risk or loss resulting from over-concentration of assets in a specific maturity, specific issuer, or specific class of securities. Diversification strategies shall be established and periodically reviewed. At a minimum, diversification standards by security type and issuer shall be:

<u>Security Type</u>	<u>Max % of Portfolio</u>
U.S. Treasury obligations	100%
U.S. Government agencies and instrumentalities	not to exceed 50%
Fully insured or collateralized CDs	not to exceed 30%
Repurchase agreements	100%
Money Market funds	100%
For Bond funds	80%

Local Government Investment Pools	
Liquidity Pools	100%
Maximum percent ownership of pool	not to exceed 10%
For Bond Funds	100%

The Investment Officer shall be required to diversify maturities. The Investment Officer, to the extent possible, will attempt to match investment with anticipated cash flow requirements. Matching maturities with cash flow dates will reduce the need to sell securities prior to maturity, thus reducing market risk. Unless matched to specific requirements, the Investment Officer may not invest more than 20% of the portfolio for a period greater than one (1) year. Unless matched to specific requirements, the Investment Officer may not invest any portion of the portfolio for a period greater than two (2) years. The portfolio's weighted-average maturity shall be limited to 365 days.

XI. SAFEKEEPING AND COLLATERALIZATION

The laws of the State and prudent treasury management require that all purchased securities be bought on a delivery versus payment basis and be held in safekeeping by either the Town, an independent third-party financial institution, or the Town's designated banking services depository.

All safekeeping arrangements shall be designated by the Investment Officer and an agreement of the terms executed in writing. The third-party custodian shall be required to issue safekeeping receipts to the Town listing each specific security, rate, description, maturity, cusip number, and other pertinent information. Each safekeeping receipt will be clearly marked that the security is held for the Town or pledged to the Town.

All securities pledged to the Town for certificates of deposit or demand deposits shall be held by an independent third-party bank doing business in Texas. The safekeeping bank may not be within the same holding company as the bank with which the securities are pledged.

Collateralization will be required for all time and demand deposits over the applicable FDIC insurance coverage limits and for all repurchase agreements in accordance with the collateralization requirements set forth in the Investment Policy.

In order to anticipate market changes and provide a level of additional security for all funds, the collateralization level required will be 102% of the market value of the principal and accrued interest. Collateral will be held by an independent third-party safekeeping agent.

XII. PERFORMANCE EVALUATION AND REPORTING

The Investment Officer shall submit monthly reports to the Town Administrator and quarterly reports to the Town Council containing sufficient information to permit an informed outside reader to evaluate the performance of the investment program and consistent with statutory requirements. All reports shall be in compliance with the Act. Market prices for market evaluations will be obtained from an independent source.

XIII. DEPOSITORIES

The Town will designate one banking institution through a competitive process as its central banking services provider at least every three years. This institution will be used for normal banking services including disbursements, collections, and safekeeping of securities. Other banking institutions from which the Town may purchase certificates of deposit will also be designated as a depository after they provide their latest audited financial statements to the Town.

XIV. INVESTMENT POLICY ADOPTION BY COUNCIL

The Town's Investment Policy shall be adopted annually by the Council. The policy and strategies shall be reviewed on an annual basis by the Council or a designated Committee of the Council. A written resolution approving the review and any changes to the policy from the review will be passed by the Council and recorded by the Town Secretary.

XV. COMPLIANCE AUDIT

A compliance audit of management controls on investments and adherence to this investment policy shall be completed in conjunction with the annual financial audit.

TOWN OF NORTHLAKE, TEXAS

RESOLUTION NO. 19-33

WHEREAS, the Town of Northlake, Texas, has joined in the formation of a Denton Central Appraisal District; and

WHEREAS, the Denton County Chief Appraiser has notified each taxing entity that voting is in order for five seats on this board; and

WHEREAS, the Denton County Chief Appraisal has notified the Town of its voting entitlement of five (5)) votes;

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

That the Town of Northlake hereby cast its five (5) votes for the following citizen(s) to serve on the Board of the Denton Central Appraisal District Board of Directors:

Passed and approved by the Town Council of the Town of Northlake, Texas,
on this the 14th day of November 2019

Town of Northlake, Texas

David Rettig, Mayor

ATTEST:

Shirley Rogers, Town Secretary



DENTON CENTRAL APPRAISAL DISTRICT

3911 MORSE STREET, P O BOX 2816
DENTON, TEXAS 76202-2816

MEMO

TO: All Taxing Jurisdictions
FROM: Kathy Williams, Deputy Chief - Administration
DATE: October 29, 2019
SUBJECT: Candidates to Board of Directors of Denton Central Appraisal District



Candidates to the Denton Central Appraisal District Board of Directors are listed below. The list is in alphabetical order by last name.

Each voting unit must cast its vote by written resolution and submit it to the Chief Appraiser before December 15th. The unit may cast all its votes for one candidate or may distribute the votes among any number of candidates. When a voting unit casts its votes, it must cast the votes for a person that was nominated and is named on the ballot. There is no provision for write-in candidates. The Tax Code does not permit the Chief Appraiser to count votes cast for someone not listed on the official ballot. The five nominees receiving the most votes will become the Board of Directors.

The candidates nominated by the taxing jurisdictions are: (Please note Asterisk below)

<u>Candidate</u>	<u>Nominating Jurisdiction</u>
1. Roy Atwood	City of Lewisville, Lewisville ISD, City of The Colony
2. Michelle French*	City of Lewisville
3. Sharon Gentry	Town of Flower Mound
4. Katy Grote	Town of Flower Mound
5. Carla Hardeman	Town of Northlake
6. David Johnson	Lewisville ISD
7. Danny Mayer	Town of Trophy Club
8. Joel McGregor	Town of Northlake
9. Laura McGregor	Town of Northlake
10. Ashleigh Miller	CFB ISD
11. Brian Montini	Town of Northlake
12. George Pryor	City of Lewisville, Denton County, City of The Colony
13. Michael Savoie	Town of Northlake
14. Kelly Sayre	Denton County, CFB ISD
15. Charles Stafford	City of Lewisville, Denton ISD, City of The Colony
16. Mike Stallings	Town of Flower Mound
17. David Terre	Frisco ISD, Northwest ISD, Little Elm ISD, City of Frisco, Lewisville ISD, Denton County, Town of Flower Mound, City of The Colony
18. Tom Washington	Lewisville ISD, Denton County
19. Bryan Webb	City of Lewisville, Argyle ISD, Lewisville ISD, Town of Flower Mound
20. Rick Woolfolk	City of Denton

* Michelle French was nominated by the City of Lewisville as a candidate. Ms. French would like to remain on the Board of Directors as an ExOfficio member.
(This would be automatic and would require no votes from the entities.)

Since some of you may not be familiar with the process of selecting the Board, please do not hesitate to contact Kathy Williams at (940) 349-3974 for clarification and/or information.

DENTON CENTRAL APPRAISAL DISTRICT				
2019 DISTRIBUTION OF VOTES				
JURISDICTIONS		2018 LEVY	%OF TOTAL LEVIES	NUMBER OF VOTES
SCHOOL DISTRICTS:				
S01	ARGYLE ISD	33,186,851.69	1.6261%	81
S02	AUBREY ISD	16,454,142.56	0.8062%	40
S03	CARROLLTON-FB ISD	58,371,523.21	2.8801%	143
S04	CELINA ISD	427,771.79	0.0210%	1
S05	DENTON ISD	274,005,237.83	13.4258%	671
S15	ERA ISD	2,758.30	0.0001%	1
S06	FRISCO ISD	162,397,340.74	7.9572%	397
S07	KRUM ISD	12,853,716.09	0.6298%	31
S08	LAKE DALLAS ISD	31,974,528.89	1.5667%	78
S09	LEWISVILLE ISD	544,364,670.37	26.6730%	1328
S10	LITTLE ELM ISD	73,613,044.88	3.6069%	180
S11	NORTHWEST ISD	124,570,724.15	6.1038%	305
S12	PILOT POINT ISD	8,539,103.29	0.4184%	21
S13	PONDER ISD	10,708,445.18	0.5247%	26
S17	PROSPER ISD	15,533,196.24	0.7611%	38
S14	SANGER ISD	15,181,709.78	0.7439%	37
S16	SLIDELL ISD	561,351.63	0.0275%	1
SCHOOL DISTRICTS TOTALS		\$1,382,746,116.62	87.752%	3382
G01	DENTON COUNTY	\$223,871,430.98	10.97%	548
CITIES:				
C26	TOWN OF ARGYLE	2,687,077.63	0.1317%	7
C01	CITY OF AUBREY	1,412,289.57	0.0692%	3
C31	TOWN OF BARTONVILLE	756,676.91	0.0371%	2
C02	CITY OF CARROLLTON	47,204,556.69	2.3129%	116
C49	CITY OF CELINA	303,038.29	0.0148%	1
C03	CITY OF THE COLONY	30,055,137.17	1.4727%	74
C21	TOWN OF COPPELL	957,483.56	0.0469%	2
C27	TOWN OF COPPER CANYON	753,307.60	0.0369%	2
C04	CITY OF CORINTH	11,500,883.98	0.5635%	28
C20	CITY OF DALLAS	12,488,352.67	0.6119%	31
C05	CITY OF DENTON	71,132,828.80	3.4854%	174
C42	CITY OF DISH	147,732.08	0.0072%	1
C30	TOWN OF DOUBLE OAK	1,103,865.85	0.0541%	3
C47	TOWN OF DRAPER	8,444.96	0.0004%	1
C07	TOWN OF FLOWER MOUND	48,435,715.09	2.3733%	119
C36	CITY OF FORT WORTH	17,141,977.62	0.8399%	42
C32	CITY OF FRISCO	49,660,004.69	2.4333%	122
C39	CITY OF GRAPEVINE	188.15	0.0000%	1
C22	TOWN OF HACKBERRY	150,122.31	0.0074%	1
C38	CITY OF HASLET	5,062.50	0.0002%	1
C19	TOWN OF HICKORY CREEK	1,977,570.79	0.0969%	8
C08	CITY OF HIGHLAND VILLAGE	12,742,563.45	0.6244%	31
C09	CITY OF JUSTIN	2,205,402.21	0.1081%	5
C18	CITY OF KRUGERVILLE	658,781.59	0.0323%	2
C10	CITY OF KRUM	2,285,738.11	0.1120%	6
C11	CITY OF LAKE DALLAS	3,136,074.59	0.1537%	8
C25	CITY OF LAKEWOOD VILLAGE	303,401.51	0.0149%	1
C12	CITY OF LEWISVILLE	47,733,684.70	2.3389%	117
C13	TOWN OF LITTLE ELM	24,921,132.48	1.2211%	61
C33	TOWN OF NORTHLAKE	1,929,896.31	0.0946%	5
C24	CITY OF OAK POINT	2,374,648.59	0.1164%	6
C14	CITY OF PILOT POINT	1,690,503.84	0.0828%	4
C29	CITY OF PLANO	6,012,331.76	0.2946%	15
C15	TOWN OF PONDER	1,101,558.57	0.0540%	3
C48	CITY OF PROSPER	3,076,708.73	0.1508%	8
C81	TOWN OF PROVIDENCE VILL	4,232,566.93	0.2074%	10
C17	CITY OF ROANOKE	7,511,005.83	0.3680%	18
C16	CITY OF SANGER	4,367,008.60	0.2140%	11
C34	TOWN OF SHADY SHORES	970,405.61	0.0475%	2
C37	CITY OF SOUTHLAKE	646,633.20	0.0317%	2
C28	CITY OF TROPHY CLUB	8,477,582.93	0.4154%	21
C44	CITY OF WESTLAKE	6,686.84	0.0003%	1
CITY TOTAL		\$434,266,611.29	21.28%	1069
TOTAL ALL JURISDICTIONS		\$2,040,884,158.89	100.00%	5000

Nominee Information
Denton Central Appraisal District Board of Directors

Your name has been submitted as a candidate for the DCAD Board of Directors. The term is for two years beginning January 1, 2020, and ending December 31, 2021. Please complete the following information and feel free to attach any additional information. **Please return this form by October 25, 2019, so that a copy can be sent to the jurisdictions with their voting ballot.**

Roy T. Atwood

Name

1816 Countryside

Address

Carrollton

75007

City

214-559-7399

Zip

Daytime Phone

214-616-0528

Evening Phone

1. Are you a resident of Denton County and have you resided in Denton County for at least two years immediately preceding the beginning of this term? **Yes**
2. Are you an employee of a taxing unit that participates in the Denton Appraisal District? **No**

Please provide work or personal experiences that would be applicable to serve on the DCAD Board of Directors.

I have resided in Carrollton, Texas since 1991. I served on various Boards and Commissions in

Carrollton over the last 20 years. I do not currently serve on any City Boards or Commissions.

I have served on the boards of various non-profit organizations, including currently serving on the

boards of My Possibilities and the Down Syndrome Guild of Dallas. I have been a licensed and

practicing attorney in the State of Texas since 1981. I was a partner with the international law firm

Jones Day in their Trial Practice section before taking early retirement and opening my own firm.

My practice focuses on commercial litigation. I have experience with employment matters,

construction litigation, property valuation and internal investigations. I have served on the DCAD

Board for the past two years and it would be my privilege to continue serving.

Return to:

Kathy Williams

Denton Central Appraisal District

P.O. Box 2816

Denton, TX 76202

Nominee Information
Denton Central Appraisal District Board of Directors

Your name has been submitted as a candidate for the DCAD Board of Directors. The term is for two years beginning January 1, 2020, and ending December 31, 2021. Please complete the following information and feel free to attach any additional information. Please return this form by October 25, 2019, so that a copy can be sent to the jurisdictions with their voting ballot.

Katherine Grote
Name

1105 Double Oaks Dr
Address

Double OAK 75077
City Zip

972 741 4999
Daytime Phone

Evening Phone

1. Are you a resident of Denton County and have you resided in Denton County for at least two years immediately preceding the beginning of this term? Yes/No
2. Are you an employee of a taxing unit that participates in the Denton Appraisal District? Yes/No

Please provide work or personal experiences that would be applicable to serve on the DCAD Board of Directors.

- Resident & home owner in Denton County For 20 years

- Licensed Real Estate Agent

- Mom of two children attending LISD schools

- Graduated From Texas A&M University, 1999

Return to:
Kathy Williams
Denton Central Appraisal District
P.O. Box 2816
Denton, TX 76202

Nominee Information
Denton Central Appraisal District Board of Directors

Your name has been submitted as a candidate for the DCAD Board of Directors. The term is for two years beginning January 1, 2020, and ending December 31, 2021. Please complete the following information and feel free to attach any additional information. **Please return this form by October 25, 2019, so that a copy can be sent to the jurisdictions with their voting ballot.**

David L. A. Johnson
Name

3612 San Pablo Dr
Address

Flower Mound 75022
City Zip

817-625-7693
Daytime Phone

Same
Evening Phone

1. Are you a resident of Denton County and have you resided in Denton County for at least two years immediately preceding the beginning of this term? **Yes/No**
2. Are you an employee of a taxing unit that participates in the Denton Appraisal District? **Yes/No**

Please provide work or personal experiences that would be applicable to serve on the DCAD Board of Directors.

See attached

Return to:
Kathy Williams
Denton Central Appraisal District
P.O. Box 2816
Denton, TX 76202

Dear LISD School Board,

My name is David Johnson. I am a 25-yr resident of Flower Mound and I would like to be nominated as one of LISD's representatives to the Denton Central Appraisal District Board of Directors. I have been fascinated by the property tax valuation process in Texas for several years and feel this position is a good way to get more involved.

I am sending this email since I have a prior commitment on the evening of Monday September 10th and cannot attend your Board meeting. I realize most of you know me personally, but I thought it would be important to provide my qualifications for this position.

I have 20+ years of involvement in many community and charity based activities. Some of them are as follows:

- Cross Timbers YMCA Board – 10 yrs, Board Chairman for 3 years
- Wellington HOA Board of Directors – 6 yrs and several Officer Positions
- Flower Mound Planning & Zoning Commissioner – 10 yrs in three different appointments
- Active Rotarian for 10+ years
- Flower Mound Summit Club Member – 10 yrs
- LISD Facilities Advisory Committee 2016-2017
- Active in several area Chambers of Commerce
- Habitat for Humanity of Denton County -3 yrs, Currently Board President

I share all this with you to show that I am committed to the communities of Denton County and enjoy having contacts in many different areas. These are characteristics that exhibit the ability to learn in different situations, work well with a variety of people and lead in different parts of our community.

In addition to my community involvement, I believe my 20+ years of work experience as a banker has given me an appreciation for the valuations of real estate. When financing commercial buildings in the banking world many factors are taken into consideration. I believe this experience will prove beneficial as an LISD DCAD Board Appointee. Combined with my exposure to the vastly different land and residential values from work with Denton County Habitat for Humanity, this will provide me a good foundation for the DCAD Board.

We all know that property values and ad valorem tax rates continue to be in the political spotlight. It will be important to have experienced, community-minded representatives on the Board of Directors to insure fairness and transparency in the appraisal process. I hope you feel that my credentials fulfill that requirement. Please nominate me to one of LISD's DCAD Board of Directors appointments.

Best Regards,

David A. Johnson
817-675-7693
dajintx@verizon.net

Nominee Information

Denton Central Appraisal District Board of Directors

Your name has been submitted as a candidate for the DCAD Board of Directors. The term is for two years beginning January 1, 2020, and ending December 31, 2021. Please complete the following information and feel free to attach any additional information. **Please return this form by October 25, 2019, so that a copy can be sent to the jurisdictions with their voting ballot.**

DANNY MAYER

Name _____

2201 Prestwick Ave

Address

Торты СШБ

City

76262

Zip

817-995-5408

Daytime Phone

817-995-5408

Evening Phone

1. Are you a resident of Denton County and have you resided in Denton County for at least two years immediately preceding the beginning of this term? **Yes**/~~No~~
2. Are you an employee of a taxing unit that participates in the Denton Appraisal District? ~~Yes~~/**No**

Please provide work or personal experiences that would be applicable to serve on the DCAD Board of Directors.

SEE ATTACHED

Return to:
Kathy Williams
Denton Central Appraisal District
P.O. Box 2816
Denton, TX 76202

DANNY R. MAYER

I believe that I am a highly qualified candidate that possesses a wealth of knowledge and experience gained from his business experience, public service experience and his life experiences.

I am a 6th generation NATIVE TEXAN. My first years were spent on a cotton farm in the Panhandle of Texas before my family moved to Fort Worth when I was seven. Eventually, our family relocated to Smithfield, TX, which is now a part of North Richland Hills. I attended Richland High School prior to enlisting in the US Navy. I served honorably in the Navy, spent 21 months aboard two aircraft carriers, USS Kitty Hawk and USS Hancock, on station in the Gulf of Tonkin during the Vietnam War. The Air Group to which he I attached flew the first air strikes into North Vietnam. My entire enlistment was spent attached to US Navy Aviation Squadron VAW-11.

Following my discharge from the US Navy I became a Peace Officer for the State of Texas. My criminal justice training was received at the University of Texas in Austin. Following this I was commissioned as a Texas State Peace Officer by the Texas Commission on Law Enforcement Standards and Education. As rewarding as being a peace officer was it did not fulfill my desires to enter the business world and so I decided to change careers and pursue my dreams.

In 1970 I found my future when hired as a truck salesman by Hudiburg Chevrolet in North Richland Hills. During the next 41 years I served in many capacities within the Automotive Industry including serving as a Regional Director of Operations and District Vice President for AutoNation USA, the nation's largest automobile retailer. I also have been a Dealer/Operator of several dealerships. My responsibilities have included being totally accountable for producing annual revenues in excess of \$800,000,000, budgets in excess of 700,000,000 and the responsibility of 1,500 employees at 13 locations in 4 different states.

Over the years because of my ability to be innovative and creative I have received many awards and accolades. In addition I have been invited to make presentations to many dealer groups as well as being invited to be a presenter at the annual National Automobile Dealers Association convention. General Motors of Canada contracted me to assist them in designing a Customer Satisfaction Program that was implemented in every dealership in Canada.

QUALIFICATIONS: Exceptional ability to analyze data and make sound decisions based on factual and quantifiable input.

Public relations expert with precise and effective communication skills..

Superior organizational, management and financial analysis skills.

Extensive senior management experience.

WORK HISTORY:

Retired: 2010

During this time I have established a firearms company which I operate from my home.

In 2010 I was issued a Texas Real Estate License (0612504-Currently Inactive)

Self Employed

Automotive Consultant

August 2006 to July 2010

Director of Infiniti Operations

Towbin Automotive Group, Las Vegas, Nevada

January 1, 2006 to August 1, 2006

After leaving Grubbs Infiniti I volunteered the last half of 2005 raising money for wounded soldiers and marines through a national charity. I joined the Towbin Auto Group, in Las Vegas, to take over and turnaround their two Infiniti dealerships that were failing in all departments. Positive results were almost immediate and we posted large increases in all departments at both dealerships. I left Towbin only after it became apparent that each time the profits increased the expense structure of the dealerships was adjusted accordingly. Since a large portion of my income was based on net profit I realized that this was not the organization I had hoped it would be.

General Manager

Grubbs Infiniti, Inc., Euless, Texas

General Manager

April 1999 to August 2005

Was contacted by George Grubbs Jr., my previous employer, and was asked to become the General Manager of his newly built and relocated Infiniti facility in Euless, TX. This dealership has since been the number one dealership in the Dallas District in Customer Satisfaction and has been in the top 5% nationally. In 2002 and 2003 Grubbs Infiniti was also in the top 2% in net profit for the Central Region. In 2004 Grubbs Infiniti was #1 in gross profit per unit and #1 in customer satisfaction in the Central Region. Grubbs was also #1 nationally in accessory sales as a result of a national Internet marketing program that I developed.

AutoNation USA, Ft. Lauderdale, Florida
Director of Operations, Central and Western Regions
District Vice President North Texas
November 1995 to July 2005

Was the first employee hired outside the Florida Corporate Office for retail operations. I was charged with the responsibility of opening the AutoNation USA retail facilities west of the Mississippi. I opened 13 of these facilities including the staffing responsibilities and oversaw their day-to-day operations. I was also involved in the purchase of several new car franchises, primarily in Southern California, during this same period.

Grubbs Enterprises, Bedford, Texas (Nissan, Chrysler, Jeep)
General Manager
January, 1991 to November 1995

Assumed the General Manager position of a dealership that had a CSI rating in the bottom 25% in the Dallas Zone, turnover was in excess of 150% a year. In 1993 the dealership set a record for profit, CSI improved and was in the top 10% nationally and, turnover dropped to less than 25%. The dealership has been the recipient of numerous awards for sales, service, and customer satisfaction and in 1994 awarded to the prestigious Masters award for leasing excellence and was the featured dealership at Chrysler Corporation's annual seminar held in Palm Springs in April 1994.

Rodger Meier Cadillac, Dallas, Texas
General Sales Manager, August 1986 to January 1991

A highly respected dealership with an impeccable reputation. The dealership had been successful in the sale of new Cadillacs since opening in 1968 but had not shown a profit in pre-owned sales for seventeen (17) years. An aggressive marketing plan was put into effect that focused on three elements; sales personnel, advertising and inventory. The success of the program was very rapid and exceeded all expectations. The dealership was one of the premier used car operations in the DFW area. When Cadillac introduced Allante in 1987 an in-house lease program was designed, to take advantage of the Guaranteed Resale Value Plan. This plan was advertised nationally utilizing American Way magazine. Rodger Meier Cadillac delivered more Allantes than any other dealership in the nation up to the time that the car was discontinued.

In 1987 Rodger Meier surpassed Sewell Cadillac in CSI and maintained that position until my departure in 1991.

HONORS AND AWARDS:

Selected in 1990 by General Motors of Canada to address their dealers on CSI and assist in implementing Partnership 2000.

Number One in CSI, Cadillac Southwest Zone

Number One in Sales, Cadillac Southwest Zone

Number One in Allante Sales, Cadillac National

Pacesetters, Chrysler Corporation

Five Star Service Award, Chrysler Corporation

Service Excellence Award, Chrysler Corporation

Masters Award for Leasing, Chrysler Corporation

Number One in CSI, Infiniti Central Region

Number One in GP JR, Infiniti Central Region

Numerous other factory awards and recognition for achievements in sales, CSI and customer and employee retention

MILITARY SERVICE: United States Navy, Honorable Discharge

EDUCATION: University of Texas, Austin Criminal Justice
Commissioned State Peace Officer, Texas Commission on Law Enforcement Standards and Education

COMMUNITY SERVICE:

City of Southlake: Zoning Board of Adjustment
Serve on Board of Colleyville Chamber of Commerce
Serve as National Advisor for Salute America's Heroes
Co-founder Salute America's Heroes Texas
Town of Trophy Club, Town Councilman

Nominee Information
Denton Central Appraisal District Board of Directors

Your name has been submitted as a candidate for the DCAD Board of Directors. The term is for two years beginning January 1, 2020, and ending December 31, 2021. Please complete the following information and feel free to attach any additional information. **Please return this form by October 25, 2019, so that a copy can be sent to the jurisdictions with their voting ballot.**

Joel McGregor
Name

2921 E Sam Lee Ln
Address

Northlake 76262
City Zip

817-994-8600
Daytime Phone

Evening Phone _____

1. Are you a resident of Denton County and have you resided in Denton County for at least two years immediately preceding the beginning of this term? **Yes/No** ☒ No
2. Are you an employee of a taxing unit that participates in the Denton Appraisal District? **Yes/No** ☒ No

Please provide work or personal experiences that would be applicable to serve on the DCAD Board of Directors.

Precinct Chair #4035 6 years
Nominated for this position by Northlake City Council

Return to:
Kathy Williams
Denton Central Appraisal District
P.O. Box 2816
Denton, TX 76202

Nominee Information
Denton Central Appraisal District Board of Directors

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Laura McGregor
Name

8921 E Sam Lee Ln
Address

Northlake 76262
City Zip

817-994-9328
Daytime Phone

Evening Phone _____

1. Are you a resident of Denton County and have you resided in Denton County for at least two years immediately preceding the beginning of this term? **Yes/No**
2. Are you an employee of a taxing unit that participates in the Denton Appraisal District? **Yes/No**

Please provide work or personal experiences that would be applicable to serve on the DCAD Board of Directors.

Currently serving Northlake CDC
Nominated for this position by Northlake City Council

Return to:
Kathy Williams
Denton Central Appraisal District
P.O. Box 2816
Denton, TX 76202

Nominee Information
Denton Central Appraisal District Board of Directors

Your name has been submitted as a candidate for the DCAD Board of Directors. The term is for two years beginning January 1, 2020, and ending December 31, 2021. Please complete the following information and feel free to attach any additional information. Please return this form by October 25, 2019, so that a copy can be sent to the jurisdictions with their voting ballot.

GEORGE H. PRYOR
Name

957 PASATIEMPO DRIVE
Address

FRISCO, TX 75036
City Zip

214-548-7581 (CELL)
Daytime Phone

214-469-1473
Evening Phone

1. Are you a resident of Denton County and have you resided in Denton County for at least two years immediately preceding the beginning of this term?

Yes/No

2. Are you an employee of a taxing unit that participates in the Denton Appraisal District?

Yes/No

Please provide work or personal experiences that would be applicable to serve on the DCAD Board of Directors.

CURRENTLY IN THE FINAL STAGES OF MY FIRST TWO YEAR
TERM AS A MEMBER OF THE DENTON COUNTY APPRAISAL DISTRICT
BOARD OF DIRECTORS

NINETEEN YEARS RETIRED FROM A SENIOR EXECUTIVE PAYROLL
POSITION OF A TEN BILLION DOLLAR (N.Y. STOCK EXCHANGE MEMBER)
INTERNATIONAL LENDER.

MANY YEARS INVOLVED WITH REVIEWING PROPERTY VALUES -
BOTH RESIDENTIAL AND COMMERCIAL.

HAVE BEEN SVP RUNNING DIFFERENT REGIONS THROUGHOUT USA.
DEVISING FIVE YEAR BUSINESS PLANS WAS AMONG OTHER
RESPONSIBILITIES.

Return to:
Kathy Williams
Denton Central Appraisal District
P.O. Box 2816
Denton, TX 76202

Nominee Information
Denton Central Appraisal District Board of Directors

Your name has been submitted as a candidate for the DCAD board of Directors. The term is for two years beginning January 1, 2020, and ending December 31, 2021. Please complete the following information and feel free to attach any additional information. **Please return this form by October 25, 2019, so that a copy can be sent to the jurisdictions with their voting ballot.**

Michael Savoie

Name

8132 Florance Road

Address

Northlake 76247

City Zip

940-594-6637

Daytime Phone

940-594-6337

Evening Phone

1. Are you currently a resident of Denton County and have you resided in Denton County for at least two years immediately preceding the beginning of this term? ☒ Yes ☐ No
2. Are you an employee of a taxing unit that participates in the Denton Appraisal District? Yes ☒ No ☐

Please provide work or personal experiences that would be applicable to serve on the DCAD Board of Directors.

Currently serve as a non-voting member of the DCTA Board of Directors

Resident of Northlake, Denton County for 24 years

Former 4-term Mayor of Northlake

President & CEO of HyperGrowth Solutions, Inc., a Denton County business since 1998

Current Clinical Professor of Operations, Logistics, and Supply Chain Management at UNT

Appointed by Rick Perry to the TG Board of Directors, 2008-2013

Served as Budget, Finance and Audit Chair of the TG board, with oversight of a \$180M budget and \$700M loan portfolio

Founding member of Northwest Communities Partnership. Served as first Treasurer

Former Board member, Upper Trinity Regional Water District

Former Board member, Trinity River Authority Board of Advisors

Involved in economic development in Denton County including Robson Ranch and Texas Motor Speedway

Return to:
Kathy Williams
Denton Central Appraisal District
PO BO 2816
Denton, TX 76202

Michael J. Savoie, Ph.D.
michael@hgsonline.com
940-594-6637

Dr. Savoie is President and CEO of HyperGrowth Solutions, Inc., a company specializing in the integration of business and technology for competitive advantage. He is also a Clinical Professor in Operations, Logistics, and Supply Chain Management at the University of North Texas.

Dr. Savoie has over 25 years of experience in Executive Management, Strategic Planning, Cybersecurity/Risk Management, Information Systems & Data Analytics, Engineering, Operations Management, Quality, and Training. He is an internationally recognized public speaker, serves as a consultant to numerous companies, and is an advisor to federal, state, and local governments.

Prior to starting HGS, Dr. Savoie was a co-founder and served as Chief Operating Officer of Integrated Resources Group, Inc., a nuclear power consulting government contractor focusing on strategic positioning, information technology and training. At IRG, Dr. Savoie performed work for a myriad of public and private enterprises and oversaw all in-house functions, including accounting, finance, legal, compliance, and human resources.

Dr. Savoie was appointed by Texas Governor Rick Perry to the Texas Guaranteed Student Loan Corporation Board of Directors in 2008 and reappointed in 2011. While on the board, he served as Chair of the Budget, Finance and Audit (BFA) committee, overseeing roughly \$30 billion in federal student loans, a \$700 million loan portfolio, and an operating budget of \$180 million per year.

Dr. Savoie served 4 terms as Mayor of the Town of Northlake as well as one term on the city council. He was a founding member of the Northwest Communities Partnership and served as its first Treasurer. Dr. Savoie also served on various boards and commissions in Texas including the Upper Trinity Regional Water District Board of Directors, the Trinity River Authority Board of Advisors, various Mayor's councils and road coalitions. He was involved in economic development in Denton County, Texas, including Texas Motor Speedway and Robson Ranch. Dr. Savoie also co-authored the award-winning Northlake Strategic Master Plan.

Dr. Savoie is an award-winning teacher and the author of over 150 articles, chapters, and books on information technology, data security, electronic commerce, quality, operations management, and continuous improvement, among others. His current research and writings explore the role of information technology in organizational transformation. The second edition of his book *Building Successful Information Systems: Five Best Practices to Ensure Organizational Effectiveness and Profitability* was published by Business Expert Press in July 2016. In April 2015, he presented at TEDxUVU on Modularity and the Internet of Things (<https://www.youtube.com/watch?v=gwEvN3fXPp0>).

Dr. Savoie has a bachelor's degree in Mechanical Engineering, an MBA, and a Ph.D. in Operations Management with a Business Computer Information Systems support.

Industry Sector Experience: Cybersecurity, Information Technology/ICT, Energy (traditional and alternative), Engineering, Manufacturing, Quality, Education, Training, E-Commerce, Utilities, Government and Non-Profit

Nominee Information
Denton Central Appraisal District Board of Directors

Your name has been submitted as a candidate for the DCAD Board of Directors. The term is for two years beginning January 1, 2020, and ending December 31, 2021. Please complete the following information and feel free to attach any additional information. Please return this form by October 25, 2019, so that a copy can be sent to the jurisdictions with their voting ballot.

Name Kelly Sayre
Address 1603 Fairway Drive
City CORINTH, TX Zip 76210
Daytime Phone 940-368-1707
Evening Phone 940-368-1707

1. Are you a resident of Denton County and have you resided in Denton County for at least two years immediately preceding the beginning of this term? Yes/No
2. Are you an employee of a taxing unit that participates in the Denton Appraisal District? Yes/No

Please provide work or personal experiences that would be applicable to serve on the DCAD Board of Directors.

34 years as owner/operator of multiple TX locations involved in furniture & appliance leasing. Consequently, had significant interaction with Appraisal districts in a dozen different counties. I served on our National Trade Association Board. I was also Chairman of the Board of our Texas (APRO), State Association (Texas Association of Rental Agencies (TARA)). Broad experience with financial accounting and compliance for a \$13 million annual revenue company. My wife Becky and I have been married for 49 years. AND have lived in the same house in Corinth 23 years. Nominated by County Judge, Andy Eads.

Return to:
Kathy Williams
Denton Central Appraisal District
P.O. Box 2816
Denton, TX 76202



Arthur K. (Kelly) Sayre

Retired Small Business Owner and Commercial Real Estate Investor

1603 Fairway Dr.
Corinth, Texas 76210
Tel: 940.368.1707

E-mail: rto_82@yahoo.com

Kelly Sayre is a native Texan, born Breckenridge. He and his wife Becky have been married for 49 years and have lived in the same house in Corinth for 23 years. They have 3 children and 5 grandchildren.

Kelly is a 1969 graduate of Mac Arthur High School in Irving and attended the University of Texas at Arlington. He has hundreds of hours of continuing education in his retail specialty. Over his 34 year career he gained broad experience in business negotiations, purchasing, advertising, finance and financial accounting.

Kelly worked and lived the American Dream. He began in business in 1982 as a co-owner of an independent retailer in the furniture and appliance leasing business. In 1996 he helped arrange the sale of the company to a national Fortune 500 company. Shortly thereafter, he founded another company in the same business which grew to 10 Texas locations in 9 years. In 2006 Sayre converted his operation to a franchise of a national public company. By 2008, competing with nearly one hundred other franchisees, Kelly was awarded "National Franchisee of the Year." Kelly also served on the industry's National Association's Board of Directors and served as State President and later as Chairman of the Board of the Texas Association of Rental Agents. In April of 2015, Kelly sold his nine Texas stores to retire and dedicate his time to his family and family investments.

Over the years, Kelly has been active outside his business:

Life member and former regional governor of American Business Clubs (AMBUCS)

Commercial real estate investor

Participated in over 100 grassroots lobbying sessions with legislators in Austin and Washington D.C.

Candidate for county-wide office in 2016

Member or associate member of 5 Denton County Republican clubs

Former First Vice-Chair of Finance for the Denton County Republican Party

Current GOP Precinct Chair and Area Leader for Corinth

Attends St. Mark Catholic Church in Argyle

Nominee Information
Denton Central Appraisal District Board of Directors

Your name has been submitted as a candidate for the DCAD Board of Directors. The term is for two years beginning January 1, 2020, and ending December 31, 2021. Please complete the following information and feel free to attach any additional information. **Please return this form by October 25, 2019, so that a copy can be sent to the jurisdictions with their voting ballot.**

Charles Stafford

Name

1903 Williamsburg Row

Address

Denton

76209

City

Zip

940-595-7253

Daytime Phone

Evening Phone

1. Are you a resident of Denton County and have you resided in Denton County for at least two years immediately preceding the beginning of this term? **Yes**
2. Are you an employee of a taxing unit that participates in the Denton Appraisal District? **No**

Please provide work or personal experiences that would be applicable to serve on the DCAD Board of Directors.

I currently serve on the Denton ISD's Board of Trustees.

I have a real estate broker's license.

I have served on the CAD's Board of Directors for 16 years.

I'd be delighted to answer any questions. My cell phone is 940-595-7253.

Return to:
Kathy Williams
Denton Central Appraisal District
P.O. Box 2816
Denton, TX 76202

Nominee Information
Denton Central Appraisal District Board of Directors

Your name has been submitted as a candidate for the DCAD Board of Directors. The term is for two years beginning January 1, 2020, and ending December 31, 2021. Please complete the following information and feel free to attach any additional information. **Please return this form by October 25, 2019, so that a copy can be sent to the jurisdictions with their voting ballot.**

David Terre
Name

3941 Teal Cove Lane
Address

The Colony 75056
City Zip

972-740-4526
Daytime Phone

same
Evening Phone

1. Are you a resident of Denton County and have you resided in Denton County for at least two years immediately preceding the beginning of this term? Yes/No
2. Are you an employee of a taxing unit that participates in the Denton Appraisal District? Yes/No

Please provide work or personal experiences that would be applicable to serve on the DCAD Board of Directors.

* Please see attached resume *

Return to:
Kathy Williams
Denton Central Appraisal District
P.O. Box 2816
Denton, TX 76202

David Terre

3941 Teal Cove
The Colony, Texas 75056
972-740-4526
terre.david@yahoo.com



OBJECTIVE

If elected to a fourth term, I will continue to work hard, be organized, use common sense, and always apply the golden rule. This approach has enabled me to make significant contributions during my previous three terms.

EDUCATION

Drake University/ Moberly Community College
BS-Business Administration and a Minor in economics

EMPLOYMENT HISTORY

Vice President of Sales | Wilson Sporting Goods
Retired

46 Year Career

Successfully retired after a wonderful 46 year career where I rose through the ranks to become Vice President of Sales responsible for all domestic sales.

- Directed European Sales Operations while living in Germany
- Experience in Marketing
- Achieved successful coordination of new product introductions
- Managed West Coast Distribution Operations

LEADERSHIP

The Colony City Council

2011-Present

- 2011 - Received the honor of being elected Mayor Pro Tem during my first term on City Council
- 2012 - Appointed to the Local Development Corporation Board of Directors to oversee new Grandscape (Nebraska Furniture Mart) Development
- 2013 - First Council Member from The Colony, Texas to be elected and serve on the Denton County Tax Appraisal District Board of Directors
- 2017 - Reelected to an uncontested 3rd term on City Council

The Colony Planning & Zoning Commission

2008-2011

- Served as Vice Chair

HONORS

- 1982 - Drake University Basketball Hall of Fame
- 1994 - Moberly Community College Basketball Hall of Fame
- 1995-2003 - Three-time Senior Olympics Gold Medal Winner for USA Basketball Team
- 1999 - Wilson Wall of Fame Honor
- 2007- Moberly Community College Outstanding Alumni of the year
- 2013 - Washington High School Hall of Fame
- 2018 -Roaring Lambs Hall of Fame

DCAD ACCOMPLISHMENTS

I have worked with my fellow Board Members to achieve the following meaningful results:

- Ensure a Quorum is established by being present at each meeting while achieving perfect attendance record.
- Make informed decisions doing the necessary preparation prior to each meeting
- Assisted in developing an Annual Operating Budget to ensure spending stays within budgeted funds while always looking for opportunities to reduce expenses
- Participate in the development and evaluation of the Chief Appraisal Officer each year
- To better serve Denton County Property owners, opened a convenient offsite location in the Lewisville Career Center to handle property tax protests
- Launched an online service permitting property owners to file property tax protests electronically
- Implemented a successful, structured flex work schedule as a benefit and morale Booster for ALL employees

Nominee Information
Denton Central Appraisal District Board of Directors

Your name has been submitted as a candidate for the DCAD Board of Directors. The term is for two years beginning January 1, 2020, and ending December 31, 2021. Please complete the following information and feel free to attach any additional information. **Please return this form by October 25, 2019, so that a copy can be sent to the jurisdictions with their voting ballot.**

Tom Washington
Name

1805 Country Side
Address

Percol 4.40 75000
City Zip

972-848-8907
Daytime Phone

972-848-6907
Evening Phone

1. Are you a resident of Denton County and have you resided in Denton County for at least two years immediately preceding the beginning of this term? **Yes/No**
2. Are you an employee of a taxing unit that participates in the Denton Appraisal District? **Yes/No**

Please provide work or personal experiences that would be applicable to serve on the DCAD Board of Directors.

Director and Secretary: D.H. Board of Directors (2012-2018)
Treasurer and Secretary: D.H. Board of Directors (2018-2020)
Member (County Special Commissioner) - 2018-2020
Treasurer, Republican Party of Texas
Member Treasurer, National Society of Independent Business Owners
National Party, RFP CFO
Former HSD Board - 2012-2018
Former HSD Board - 2012-2018
Former HSD Board - 2012-2018
Former HSD Board - 2012-2018

Return to:
Kathy Williams
Denton Central Appraisal District
P.O. Box 2816
Denton, TX 76202

BRYAN C WEBB

bcwebb57@gmail.com

972.816.5661

4112 High Rd

Flower Mound, TX 75022

October 16, 2019

CV/Resume in support of a seat on the Denton County Central Appraisal District's Board of Directors

Corporate Experience: Retired, 28 Years Nissan Motor Acceptance Corp.

Strategy and Planning Manager – Remarketing Department.

- Developed strategies and monitored execution plan performance for the sale of 29,000 off-lease vehicles every month.
- The asset value carried on the company's balance sheet averaged \$400 to \$450 million.

Manager – Credit Risk Management.

- Developed and implemented credit decision automation and risk assessment algorithms for 1.2 million credit applications and \$12-15 billion worth loan and lease contract originations annually.
- Monitored loss and delinquency rates against budgeted objectives and historical performance.
- Communicated to executive team current performance, anticipated trends, and broader economic issues that could impact the company's \$50 billion portfolio of consumer contracts.

Municipal Experience – 21 Years appointed and elected positions

City of Lewisville

- Transportation Commission, Board of Adjustment, Planning and Zoning, and Chair Blue Ribbon Bond Committee

Town of Flower Mound

- Transportation Commission, Board of Adjustment, Planning and Zoning
- Elected to Town Council in 2012. Served three terms, fulfilling the charter established term limitation in 2018

Civic Engagement

Flower Mound Summit Club – The oldest civic organization in Flower Mound for twelve years.

- Academic Excellence Awards for 5th and 8th grade students
- Robotic Club Sponsorships for Middle and High School teams
- Boy Scout Troop Sponsorships
- Community Events – Prepared 5,400 hotdogs for Lewisville ISD's Back to School Fair.
- Financial and activity support for other community based organizations including WTF-Winning the Fight, the Flower Mound Police and Fire Associations, Communities in Schools, Keep Flower Mound Beautiful and High School Football booster clubs.

Personal and Professional References available upon request.

Nominee Information
Denton Central Appraisal District Board of Directors

Name Rick Woolfolk

Address 115 West College

City Denton Zip 76201

Daytime Phone 940-382-5500

Evening Phone 940-391-3728

1. **Are you a resident of Denton County and have you resided in Denton County for at least two years immediately preceding January 1, 2020?** ☒ (June 1980)
2. **Are you an employee of a taxing unit that participates in the Denton Appraisal District?** ☒
(I am an Independent Contractor for Raymond James Financial Services, Inc.) (I have no family members or clients who work for the Denton Appraisal District)

List below work or personal experiences that would be applicable to proposed service on the DCAD Board of Directors. Feel free to attach additional information if needed.

I have been in the financial business here in Denton for over 39 years. (Arrived in June 1980)

I have served on many boards and commissions in Denton, to include the Denton Enterprise Airport Board for over 25 years, and was the Chair for most of those years. It was a time when massive growth was experienced at the Airport. Other Boards include Denton Meals on Wheels/Span Board; I was chair for over 4 years. I have been a member of the Denton Rotary Club since October 1980, and have been Secretary, Vice President and President in 1987-1988. Other Boards include Denton Civic Ballet, St Andrews Presbyterian Organ Committee, North Texas State Fair Commercial Exhibits Committee Chari for five years.

I was elected to the Denton Independent School Board in May 1997 and served until May 2006; I was Secretary, Vice President and President for two years during my tenure. I was a major force in changing the way the school district financed bonds and have been credited as saving the school district over \$200 million dollars since those changes were established in 1999. I was also elected to the Texas Association of School Boards and served for six years. During that time, I was the Chair of the Lone Star Investment Pool, a Money Management Fund. It was 2 billion dollar fund that grew to 6 billion dollars under my leadership as Chair. It was the largest municipal investment pool in

America at the time. I helped move the management of the money to two different providers to achieve better returns for the school districts.

I previously was a member of the Denton Central Appraisal District for 4 or 5 years and instituted several improvements in management during that time. We also reviewed the safety of the retirement plan to insure the public entities would not get a surprise assessment to keep the plan healthy in the future. I asked for a joint meeting between the public entities of all jurisdictions and the CDAB to hear issues the taxing entities might have.

I was also appointed by the City of Denton to be the alternate representative to the Denton County Transportation Authority and served about 18 months.

I own property in the City of Denton and have never filed a protest, when I was a member of the Denton Central Appraisal Board, as I did not feel my case could be considered without pressure on the staff.

I am a member of the Civil Air Patrol, an Auxiliary of the United State Air Force. I have held many positions of leadership over the last 20 years. I was the Incident Commander for CAP's response to Hurricane Harvey, overseeing 70 aircraft from 17 different states that took over 375,500 photographs to assess the damage inflicted by the storm. These photographs helped the State of Texas and FEMA respond to the damage that had been inflicted upon Texas. I am currently the Logistics Section Chief for the Hurricane Dorian damage in Florida and other areas. I deal with difficult situations and help solve problems to insure proper response when CAP is called upon to respond.



Executive Session

Agenda Item 7