

1. Agenda

Documents:

[NORTHLAKE COUNCIL AGENDA 3-26-20.PDF](#)

2. Meeting Materials

Documents:

[COUNCIL PACKET 3-26-20.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 Agenda
Regular Meeting
Thursday, March 26, 2020 at 6:30 pm**

Notice is hereby given as required by Title 5, Chapter 551.041 of the Government Code that the Northlake Town Council will hold its regular meeting on Thursday, March 26, 2020 at 6:30 pm by telephone conference. An electronic copy of the agenda packet has been made available on the Town's website and a recording of the meeting will be made available at: <https://www.town.northlake.tx.us/AgendaCenter>

THE TOWN COUNCIL INTENDS TO PARTICIPATE IN THE MEETING VIA TELECONFERENCE.

Members of the public may dial the following number to join the meeting starting at 6:30 pm: United States:+1 (408) 650-3123 Access Code: 988-370-045. Please email the Town Secretary at: srogers@town.northlake.tx.us if you plan to provide public hearing comments during the meeting on Items 2.C. or 2.F. and indicate which item you would like to comment on. In order to facilitate the public hearings during the meeting, each name on the speaking list will be called at which time you will be provided an opportunity to comment. You are encouraged to email your public hearing comments to the Town Secretary at: srogers@town.northlake.tx.us, any comments submitted will be read aloud during the respective public hearing.

1. Call to Order Regular Meeting
2. Regular Items
 - A. Consider for approval a resolution of the Town of Northlake, Texas consenting to the extension of the First Amended Declaration of Local Disaster executed by Mayor David Rettig on March 23, 2020 until ___, 2020 at 11:59 P.M. central standard time; and providing an effective date (Resolution No. 20-7)
 - B. Consider for approval a resolution of the Town of Northlake, Texas postponing the General Election called for May 2, 2020, for the offices of Town Council Place 1, Place 2, and Place 3; establishing procedures for the postponed election; and providing an effective date (Resolution No. 20-8)
 - C. Consider for approval an ordinance to amend Article 5 "Zoning Districts," Section 5.12 "Temporary Use Permit (TUP)" of the Unified Development Code (UDC) to add Temporary Commercial Buildings as a permitted temporary use with certain conditions. Case # UDC-20-001
 - a. Public Hearing
 - b. Ordinance No. 20-0326
 - D. Consider for approval a Preliminary Plat of Northlake Storage & RV Park, a 33.804-acre tract of land out of the A.M. Gautney Survey, Abstract No. 501, generally located on the west side of Cleveland-Gibbs Road approximately 1,300 feet north of Edna Lane, and zoned Mixed-Use Planned Development (MPD). Henry Northlake Development LLC is the owner. McAdams is the applicant/surveyor/engineer. Case # PP-20-002

E. Consider for approval a Final Plat of Northlake Storage, a 10.093-acre tract of land out of the A.M. Gautney Survey, Abstract No. 501, generally located on the west side of Cleveland-Gibbs Road approximately 1,300 feet north of Edna Lane, and zoned Mixed-Use Planned Development (MPD). Henry Northlake Development LLC is the owner. McAdams is the applicant/surveyor/engineer. Case # FP-20-002

F. Consider for approval a Site Plan of Northlake Storage, a proposed 279-space RV storage facility on a 8.72-acre tract of land to be platted as Lot 1, Block A, Northlake Storage, located on the west side of Cleveland-Gibbs Road approximately 1,300 feet north of Edna Lane, and zoned Mixed-Use Planned Development (MPD). Henry Northlake Development LLC is the owner. McAdams is the applicant/engineer. Case # SP-20-003

a. Public Hearing

G. Consider for approval a Final Plat of Pecan Square Phase 2A-1, a phase of the Pecan Square development consisting of 172 single-family residential lots and 5 open space lots on 35.904 acres out of the A. McDonald Survey, Abstract No. 785, and the F.W. Thornton Survey, Abstract No. 1244, generally located south of FM 407 at N. Pecan Parkway, and zoned Mixed-Use Planned Development (MPD). Pecan Square Phase 2, LLC is the owner. Hillwood Communities is the applicant/developer. Kimley-Horn & Associates is the engineer/surveyor. Case # FP-20-001

H. Consider for approval a Final Plat of Pecan Square Phase 2A-2, a phase of the Pecan Square development consisting of 20 single-family residential lots and 1 open space lot on a 3.62-acre tract of land out of the F.W. Thornton Survey, Abstract No. 1244, generally located 600 feet east of Fielding Street at Shorthorn Drive, and zoned Mixed-Use Planned Development (MPD). HP Gibbs, LP and Pecan Square 2A, LLC are the owners. Hillwood Communities is the applicant/developer. Kimley-Horn & Associates is the engineer/surveyor. Case # FP-20-003

3. Convene into Executive Session

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

a. Section 551.071 authorizes a governmental body to consult with its attorney in an executive session to seek his or her advice on a legal matter. It provides as follows: A governmental body may not conduct a private consultation with its attorney except: (1) When the governmental body seeks the advice of its attorney about: (a) pending or contemplated litigation; or (b) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter. The Town Council may adjourn into executive session for consultation with the Town Attorney regarding:

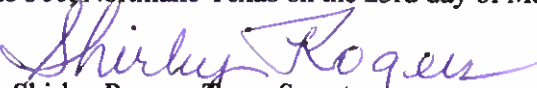
- (i) Legal advice on any matter related to any posted agenda item;
- (ii) Legal advice related to Ridgeview Estates development options;
- (iii) Pending or contemplated litigation;
- (iv) Supreme Court of Texas - Town of Northlake vs City of Justin. No. 18-0651;
- (v) Matters in which the duty of the Town's attorneys to the Town Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Open Meetings Act regarding two interlocal agreements with the City of Fort Worth;
- (vi) Case # FP 18-020 considered by the Town at the January 24, 2019 Town Council meeting;
- (vii) Potential litigation related to Eagleton and Applewood road failures;
- (viii) Potential litigation related to Dale Earnhardt Way road failures.

4. Open Session

5. 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 23rd day of March by 6:30 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); 551.076 (Deliberations about Security Devices); 551.087 (Economic Development Negotiations)



David A. Rettig, Mayor
Rena Hardeman, Council Place 1
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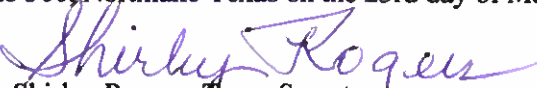
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Regular Meeting
Agenda Item 1



Regular Items

Agenda Item 2

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: MARCH 26, 2020

REF. DOC. : TEXAS GOVERNMENT CODE, SECTION 418.108 DECLARATION OF LOCAL DISASTER

SUBJECT: CONSENTING TO EXTENSION OF FIRST AMENDED DECLARATION OF LOCAL DISASTER BY MAYOR RETTIG ON MARCH 23, 2020



STRATEGIC GOALS/OBJECTIVES:

- Protect the health, safety and welfare of the residents of Northlake

BACKGROUND INFORMATION:

- January 30, 2020 - World Health Organization (WHO) declared COVID-19 Public Health Emergency of International Concern
- March 5, 2020 – WHO Director General urged activation of emergency plans
- March 11, 2020 – WHO declared COVID-19 worldwide pandemic
- March 13, 2020 – President Donald Trump declared State of National Emergency
- March 13, 2020 – Governor Greg Abbott issued State of Disaster for COVID-19
- March 17, 2020 – Denton County Judge Andy Eads declared Public Health Emergency
- March 18, 2020 – Northlake Mayor David A. Rettig declared Local Disaster
- March 19, 2020 - Governor Greg Abbott issued Executive Order for preparedness and mitigation of COVID-19
- March 22, 2020 – Governor Greg Abbott issued an additional Executive Order increasing hospital capacity
- March 22, 2020 – Denton County Judge Andy Eads issued an amended Declaration of Local Disaster with stricter rules
- March 23, 2020 – Northlake Mayor David A. Rettig issued an amended Declaration of Local Disaster reducing gathering of people to 10 or less and closing playgrounds
- All efforts by international, national, state, county and local authorities have been to slow the spread of the virus and protect vulnerable populations through limiting contacts between people.

COUNCIL POLICY RECOMMENDATION:

- Consent to extend First Amended Declaration of Local Disaster

**TOWN OF NORTHLAKE, TEXAS
RESOLUTION NO. 20-7**

A RESOLUTION OF THE TOWN OF NORTHLAKE, TEXAS, CONSENTING TO THE EXTENSION OF THE FIRST AMENDED DECLARATION OF LOCAL DISASTER EXECUTED BY MAYOR DAVID RETTIG ON MARCH 23, 2020, UNTIL _____, 2020 AT 11:59 P.M. CENTRAL STANDARD TIME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Northlake, Texas is a Type A general law municipality located in Denton County, Texas created in accordance with the provisions of Chapter 6 of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, in December 2019 a novel coronavirus, now designated COVID-19, was detected in Wuhan City, Hubei Province, China. Symptoms of COVID-19 include fever, cough, and shortness of breath. Outcomes have ranged from mild to severe illness, and in some cases death; and

WHEREAS, on March 11, 2020 the World Health Organization (WHO) declared COVID-19 as a pandemic; and

WHEREAS, on March 13, 2020, Texas Governor Greg Abbott issued a proclamation declaring a state of disaster for all counties within the State of Texas in response to the spread of COVID-19; and

WHEREAS, on March 18, 2020, Mayor David Rettig executed a Declaration of Local Disaster, for the Town of Northlake and on March 23, 2020, executed the First Amended Declaration of Local Disaster and Public Health Emergency for the Town pursuant to section 418.108(a) of the Texas Government Code; and

WHEREAS, in order to extend the First Amended Declaration of Local Disaster and Public Health Emergency for a period longer than seven days, the Town Council must consent to such an extension pursuant 418.108(b) of the Texas Government Code; and

WHEREAS, by majority vote, the Town Council by this resolution, has consented to such an extension of the First Amended Declaration of Local Disaster and Public Health Emergency until _____ at 11:59 p.m. central standard time.

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

SECTION 1.

That, in accordance with Section 418.108(b) of the Texas Government Code, the Town Council hereby consents to allow the First Amended Declaration of Local Disaster and Public Health Emergency to be extended until _____, 2020 at 11:59 p.m. central standard time.

That this resolution shall be effective immediately from and after its passage.

**DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF
NORTHLAKE, TEXAS, ON THIS THE 26th DAY OF MARCH 2020.**

APPROVED:

David Rettig, MAYOR

ATTEST:

Shirley Rogers, TOWN SECRETARY

**FIRST AMENDED DECLARATION OF LOCAL DISASTER AND
PUBLIC HEALTH EMERGENCY
TOWN OF NORTHLAKE**

WHEREAS, in December 2019 a novel coronavirus, now designated COVID-19, was detected in Wuhan City, Hubei Province, China, with symptoms of COVID-19 including fever, cough, and shortness of breath and with outcomes ranging from mild to severe illness and in some cases death;

WHEREAS, on January 30, 2020, the World Health Organization Director General declared the outbreak of COVID-19 as a Public Health Emergency of International Concern (PHEIC), advising countries to prepare for the containment, detection, isolation and case management, contact tracing and prevention of onward spread of the disease;

WHEREAS, on March 5, 2020, the World Health Organization Director General urged aggressive preparedness and activation of emergency plans to aggressively change the trajectory of this epidemic;

WHEREAS, on March 11, 2020 the World Health Organization (WHO) declared COVID-19 a worldwide pandemic;

WHEREAS, the Centers for Disease Control and Prevention is closely monitoring the growing number of cases that have spread into the United States and the identification of "community spread" cases of COVID-19 in the United States signals that transmission of the virus is occurring;

WHEREAS, COVID-19 spreads between people who are in close contact with one another through respiratory droplets produced when an infected person coughs or sneezes;

WHEREAS, the continued worldwide spread of COVID-19 presents an imminent threat of widespread illness, which requires emergency action for the protection of the people of the Town of Northlake;

WHEREAS, County Judge Andy Eads issued a Declaration of Disaster Due to Public Health Emergency for Denton County for COVID-19 on March 17, 2020 and issued a Second Amended Declaration of Local Disaster Due to Public Health Emergency on March 22, 2020;

WHEREAS, Governor Greg Abbott issued a State of Disaster for all Texas counties for COVID-19 on March 13, 2020, and an Executive Order relating to COVID-19 preparedness and mitigation on March 19, 2020, and an additional Executive Order to increase hospital capacity and reduce the spread of COVID-19 on March 22, 2020;

WHEREAS, President Donald Trump declared a State of National Emergency for the United States of America on March 13, 2020;

WHEREAS, pursuant to the Texas Disaster Act of 1975, the Mayor is designated as the emergency management director of the Town of Northlake, and may exercise the powers granted to the governor on an appropriate local scale;

WHEREAS, a declaration of local disaster and public health emergency includes the ability to reduce the possibility of exposure to disease, control the risk, promote health, compel persons to undergo additional health measures that prevent or control the spread of disease including isolation surveillance, quarantine, or placement of persons under public health observation, including the provision of temporary housing or emergency shelters for persons misplaced or evacuated;

WHEREAS, a declaration of local disaster is necessary to authorize the furnishing of aid and assistance to the Town of Northlake from the governor for state and federal resources allocated toward this disaster;

WHEREAS, by this Declaration of Local Disaster and Public Health Emergency, I declare all rules and regulations that may inhibit or prevent prompt response to this threat suspended for the duration of the incident;

WHEREAS, pursuant to the authority granted to the Mayor under the Texas Disaster Act of 1975, I authorize the use of all available resources of state government and political subdivisions to assist in the Town's response to this situation;

WHEREAS, I, David A. Rettig, the Mayor of the Town of Northlake have determined that extraordinary and immediate measures must be taken to respond quickly, prevent and alleviate the suffering of people exposed to and those infected with the virus, as well as those that could potentially be infected or impacted by COVID-19; and,

WHEREAS, I, David A. Rettig, the Mayor of the Town of Northlake issued a Declaration of Disaster and Public Health Emergency on March, 18, 2020, and hereby issue this First Amended Declaration of Disaster and Public Health Emergency to implement additional measures to ensure the protections of the residents of the Town of Northlake.

NOW THEREFORE, BE IT PROCLAIMED BY THE MAYOR OF THE TOWN OF NORTHLAKE, TEXAS:

1. That a state of disaster and public health emergency is hereby declared for the Town of Northlake, pursuant to §418.108(a) of the Texas Government Code.
2. That the state of disaster and public health emergency shall continue for a period of not more than seven days of the date hereof, unless the state of disaster and public health emergency is continued by the Town Council of the Town of Northlake, Texas, pursuant to §418.108(b) of the Texas Government Code, at which time the Town Council of the Town of Northlake, Texas will specify the period of extension.

3. That this declaration of a local state of disaster and public health emergency shall be given prompt and general publicity and shall be filed promptly with the Town Secretary, pursuant to §418.108(c) of the Texas Government Code.
4. That Denton County's and Town of Northlake's interjurisdictional Emergency Management Plan is activated and implemented, pursuant to §418.108(d) of the Texas Government Code.
5. That this declaration authorizes the Town to take any actions necessary to promote health and suppress disease, including quarantine, examining and regulating hospitals, regulating ingress and egress from the Town, and fining those who do not comply with the Town's rules, pursuant to §122.005 of the Health and Safety Code, including but not limited to:
 - a. Prohibit restaurant dine-in service and self-serve food service
 - b. Restrict gathering places to no more than 10 persons
 - c. Close public and neighborhood playgrounds
 - d. Encourage social distancing of at least six feet
 - e. Postpone use of Town facilities for public and court activities
 - f. Waive fees associated with on-line transactions to encourage use
 - g. Suspend water shut offs and warrant searches
 - h. Provide flexible work locations and additional paid leave for Town employees
6. That this declaration shall adopt for the Town of Northlake all rules, regulations and limitations issued by Denton County, and the State of Texas contained in executive orders or disaster declarations issued by those entities for the Coronavirus Disease 2019 public health emergency as applicable to the Town of Northlake. In the event of a conflict between the rules, regulations and limitations issued by Denton County, and the State of Texas, the more restrictive of the rules, regulations and limitations shall be adopted.
7. That this declaration hereby authorizes the use of all lawfully available enforcement tools.
8. That this proclamation shall take effect at 5:00pm, March 23.

ORDERED this the 23rd day of March 2020.


David A. Rettig
Mayor, Town of Northlake

**DECLARATION OF LOCAL DISASTER
TOWN OF NORTHLAKE, TEXAS**

WHEREAS, in December 2019 a novel coronavirus, now designated COVID-19, was detected in Wuhan City, Hubei Province, China. Symptoms of COVID-19 include fever, cough, and shortness of breath. Outcomes have ranged from mild to severe illness, and in some cases death; and

WHEREAS, on March 11, 2020 the World Health Organization (WHO) declared COVID-19 as a pandemic; and

WHEREAS, on March 13, 2020 the President of the United States did find and proclaimed that the COVID-19 outbreak in the United States constitutes a national emergency; and

WHEREAS, on March 13, 2020 the Governor of the State of Texas certified that COVID-19 poses an imminent threat of disaster in the state and declared a state of disaster for all counties in Texas; and

WHEREAS, also on March 17, 2020 the County Judge of Denton County, Texas certified that COVID-19 poses an imminent threat of disaster in Denton County and declared a state of disaster for all of Denton County; and

WHEREAS, the Mayor of the Town of Northlake, Texas has determined that extraordinary measures must be taken to respond quickly, prevent and alleviate the suffering of people exposed to and those infected with the virus, as well as those that could potentially be infected or impacted by COVID-19, and to protect or rehabilitate property; and,

WHEREAS, the Town of Northlake's and Denton County's interjurisdictional Emergency Management Plan should be activated;

NOW THEREFORE, BE IT PROCLAIMED BY THE TOWN OF NORTHLAKE:

1. That a local state of disaster is hereby declared for the Town of Northlake, Texas, pursuant to section 418.108(a) of the Texas Government Code.
2. Pursuant to section 418.108(b) of the Government Code, this declaration of local disaster shall continue for a period of not more than seven days from the date of this declaration unless continued or renewed by the Town Council.
3. Pursuant to section 418.108(c) of the Government Code, this declaration of local disaster shall be filed promptly with the Town Secretary, and shall be given prompt and general publicity.
4. Pursuant to section 418.108(d) of the Government Code, this declaration of local disaster activated the Town of Northlake's and Denton County's interjurisdictional emergency management plan.

5. Pursuant to section 122.005 of the Texas Health and Safety Code, this declaration authorizes the Town to take any actions necessary to promote health and suppress disease, including quarantine, examining and regulating hospitals, regulating ingress and egress from the Town, and fining those who do not comply with the Town's rules, including but not limited to:
 - a. Prohibit restaurant dine-in service and self-serve food service
 - b. Restrict public gathering places to no more than 50 persons
 - c. Postpone use of Town facilities for public and court activities
 - d. Waive fees associated with on-line transactions to encourage use
 - e. Suspend water shut offs and warrant searches
 - f. Provide flexible work locations and additional paid leave for Town employees
6. That this proclamation shall take effect immediately from and after its issuance.

SO DECLARED AND ORDERED this the 18th day of March 2020.



Mayor, Town of Northlake, Texas

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: MARCH 26, 2020

REF. DOC. : PROCLAMATION BY GOVERNOR GREG ABBOTT, MARCH 18, 2020

SUBJECT: POSTPONE NORTHLAKE TOWN GENERAL ELECTION FROM MAY 2, 2020 UNTIL NOVEMBER 3, 2020 FOR COUNCIL PLACES ONE, TWO AND THREE



STRATEGIC GOALS/OBJECTIVES:

- Protect the health, safety and welfare of the residents of Northlake

BACKGROUND INFORMATION:

- March 18, 2020 – Governor Greg Abbott issued Proclamation allowing municipalities to postpone May 2, 2020 local elections to next uniform election date of November 3, 2020
- Municipalities may hold election on May 2, 2020 but entire cost would be borne by municipalities
- Denton County Judge Andy Eads and Election Administrator Frank Phillips strongly encouraged local governments to postpone election
- State and County officials believe that COVID-19 will still be prevalent in early May and are trying to avoid the congregation of people.

COUNCIL POLICY RECOMMENDATION:

- Postpone Northlake general election from May 2, 2020 to November 3, 2020

TOWN OF NORTHLAKE, TEXAS

RESOLUTION NO. 20-8

A RESOLUTION OF THE TOWN OF NORTHLAKE, TEXAS POSTPONING THE GENERAL ELECTION CALLED FOR MAY 2, 2020, FOR THE OFFICES OF TOWN COUNCIL PLACE 1, PLACE 2, AND PLACE 3 UNTIL NOVEMBER 3, 2020, ESTABLISHING PROCEDURES FOR THE POSTPONED ELECTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Northlake is a Type A general law municipality located in Denton County, Texas created in accordance with the provisions of Chapter 6 of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, Section 41.001 of the Texas Election Code (the “Code”) specifies that the first Saturday in May shall be a “uniform election date” and that a general election of a municipality may be held on such day; and

WHEREAS, on January 23, 2020, the Town Council called a General Election for the offices of Town Council Members, Place 1, Place 2, and Place 3 to be held on May 2, 2020; and

WHEREAS, on March 18, 2020, Governor Greg Abbott issued a proclamation authorizing political subdivisions that would otherwise hold elections on May 2, 2020, to move their general elections for 2020 to November 3, 2020, due to public health and safety concerns related to the novel coronavirus (COVID-19); and

WHEREAS, the Town Council desires postpone the May 2, 2020, General Election to November 3, 2020, in order to protect the health and safety of the citizens of the Town of Northlake.

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

SECTION 1

GENERAL AND SPECIAL ELECTIONS POSTPONED: The General Election for the offices of Town Council Members, Place 1, Place 2, and Place 3 to be held on May 2, 2020, is hereby postponed until November 3, 2020.

SECTION 2

FILING DEADLINES FOR MAY 2, 2020, ELECTION: By postponing the election date, the Town is preserving all candidate filings and ballot order actions that have already taken place. This postponement does not have the effect of reopening candidate filings.

SECTION 3

APPLICATIONS BALLOTS BY MAIL FOR THE MAY 2, 2020, ELECTION:

(a) All applications for ballots by mail that were filed for the May 2, 2020, election that are marked annual remain valid for the November 3, 2020, election.

(b) All single use applications for ballots by mail that were submitted for the May 2, 2020, election for reasons of age or disability remain valid for the November 3, 2020, election.

(c) Single use applications for ballots by mail submitted for the May 2, 2020, election that indicated the reason for voting by mail was due to absence from the county will not remain valid for the November 3, 2020, election.

SECTION 4

APPLICATIONS FOR BALLOTS BY MAIL FOR THE NOVEMBER 3, 2020, ELECTION: Applications for early voting by mail in Denton County may be delivered to the Early Voting Clerk, P.O. Box 1720, Denton Texas 76202, FAX 940-349-3201 email: elections@dentoncounty.com to be received not later than the close of business on October 23, 2020. The Town Secretary is directed to forward the applications and ballots to the Election Administrator as provided in the Joint Election Agreement.

SECTION 5

EARLY VOTING BY PERSONAL APPEARANCE: Early Voting by personal appearance shall be conducted beginning on October 19, 2020 and continuing through October 30, 2020. The exact times and locations for early voting will be determined by the Denton County Election Administrator in accordance with the Joint Election Agreement.

SECTION 6

DEADLINE TO REGISTER TO VOTE: Any individual seeking to vote in the November 3, 2020, election must register to vote by October 5, 2020.

SECTION 7

ELECTION DAY: Voting shall be conducted between the hours of 7:00 a.m. and 7:00 p.m. on Tuesday, November 3, 2020, at the polling locations determined by the Denton County Election Administrator in accordance with the Joint Election Agreement.

SECTION 8

GOVERNING LAW AND QUALIFIED VOTERS: The election shall be held in accordance with the Constitution of the State of Texas and the Code, and all resident qualified voters of the Town shall be eligible to vote at the election.

SECTION 9

PUBLICATION AND POSTING OF NOTICE OF POSTPONED ELECTION: Notice of the postponement of the election until November 3, 2020, shall be posted on the Town's website, provided to local media organizations, and provided to the Denton County Election Administrator.

SECTION 10

NECESSARY ACTIONS: The Mayor and the Town Secretary of the Town, in consultation with the Town Attorney, are hereby authorized and directed to take any and all actions necessary to comply with the provisions of the Code in carrying out and conducting the election, whether or not expressly authorized herein.

SECTION 11

**DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF
NORTHLAKE, TEXAS, ON THIS THE 26th DAY OF MARCH 2020.**

APPROVED:

David Rettig, MAYOR

ATTEST:

Shirley Rogers, TOWN SECRETARY

Shirley Rogers

Subject: MASS EMAIL ADVISORY - (CC/EA/VR - 700) - Advisory 2020-12- Actions for May 2, 2020 Uniform Election (COVID-19)

From: Frank Phillips <Frank.Phillips@dentoncounty.com>

Sent: Friday, March 20, 2020 4:53 PM

To Subject: RE: MASS EMAIL ADVISORY - (CC/EA/VR - 700) - Advisory 2020-12- Actions for May 2, 2020 Uniform Election (COVID-19)

All,

In follow-up to my email to everyone Wednesday, strongly recommending that your entity postpone your May 2, 2020 election as authorized by the Proclamation issued by Governor Abbott, for entities declining postponement of your election, I have decided to take a position that I have not exercised in my 11 years as an elections administrator. I have given much thought to the potential serious impact caused by the COVID-19 pandemic and the need to follow guidelines outlined under the disaster declaration and in particular how it relates to conducting a May 2nd election. Under the current circumstances and unknowns, and as permitted under 41.001(d) of the Texas Election Code, I will not be offering the usual contract election services as normally provided by the Elections Department for a May 2, 2020 Election.

If you choose to move forward with your election on May 2, 2020, the county is willing to lease voting equipment to your entity for you to conduct your election. However, you will be responsible to perform all election code requirements of an election including, but not limited to, the following: mailing absentee ballots, finding and training poll workers, programming and testing equipment, requirements of posting daily early voting and absentee rosters, set up of polling locations, finding ballot board workers, etc. These are just a few of the required election responsibilities. If you would like the vendor contact information for programming your election, just let me know, they are working on tight deadlines as these changes are developing.

I apologize for any inconvenience that this decision has caused your entity.

Frank Phillips
Denton County Elections Administrator
701 Kimberly Drive
Denton, TX 76208
940-349-3200



From: Frank Phillips

Sent: Wednesday, March 18, 2020 1:27 PM

To: Subject: RE: MASS EMAIL ADVISORY - (CC/EA/VR - 700) - Advisory 2020-12- Actions for May 2, 2020 Uniform Election (COVID-19)

Sensitivity: Personal

Good afternoon everyone,

It is the **STRONG** recommendation of Denton County Elections Administration that you each move your elections to November based on the following:

- The COVID-19 pandemic is still a fluid situation with an unknown outcome. We do not know if we are on the downward side of the pandemic or if cases are still on the rise. This will not be known for some time.
- The public unease is also present in the people that you ask to work your elections. It is a certainty that we will have some difficulty in finding people who are willing to serve as poll workers, and remember that a vast majority of poll workers fall into the senior age bracket. In fact, Florida had some polling sites that were unopened because they could not get anyone to work them. We do not want to have such a scenario in Denton County.
- Denton County, as most other jurisdictions, is currently under a disaster declaration that has an unknown ending date. Part of that declaration includes "social distancing" which is extremely difficult in an election scenario. This is also the case with training. Current CDC guidelines recommend gatherings of no more than 10 people; this would make training of poll workers very difficult and maintaining CDC's guideline of 10 people would be extremely difficult in a polling site.
- The availability of buildings that some of you offered as polling sites have now been shut to the public. So even now, there is some confusion whether those buildings are still available for use as a polling location.
- The pandemic has caused the availability of sanitation supplies to become almost non-existent. We recently tried to purchase some so we could ensure the safety of your voters and election workers, but these items were on backorder with no expected delivery date.

The cost of your election is something that is extremely important to you and your tax payers. If you hold your election in May it will cost you roughly twice as much as it will cost you in November because you will be splitting the cost with Denton County in November. Additionally, whoever chooses to remain on the May election date, will incur a reprogramming expense and additional public testing expense because the entire election will have to be reprogrammed and public tested. To be clear, if everyone goes to November, there will be no additional expenses and your election cost will be roughly half of May would have been. If any entity chooses to remain with the May date, and other overlapping entities do not, the entity that stays with May will see an increase in their election cost because they are no longer sharing expenses.

The State did not provide a deadline for you to make your decision. We would ask that you let us know by noon this Friday, March 20th, of your decision. I understand that you may not be able to take formal action by that date, but if you can give us written guidance we can take actions to move in the necessary direction.

We understand that these are trying times, but the safety of the citizens of Denton County are of upmost importance.

Frank Phillips
Denton County Elections Administrator
701 Kimberly Drive

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: MARCH 26, 2020

REF DOC.: NORTHLAKE UNIFIED DEVELOPMENT CODE (UDC)

SUBJECT: UDC TEXT AMENDMENT FOR TEMPORARY COMMERCIAL BUILDINGS



GOALS/OBJECTIVES:

- Diversify the Tax Base; Attract high-quality, compatible commercial growth (Council Goal)
- Responsibly Manage Growth (Council Goal)

BACKGROUND INFORMATION:

Staff was approached recently by two separate businesses about the possibility of using a modular, portable building temporarily while construction of permanent facilities is completed. No provision for temporary commercial facilities exists except for temporary construction offices through a Temporary Use Permit. In our market, the supply of available office space is unable to keep up with demand. Both businesses would like to begin operations immediately but are unable due to delays in building construction and interior finish out. Staff presented the situation and proposed tenets for Council consideration to address the issue at the February 27th Town Council meeting. Based on Council discussion, the following tenets were updated and incorporated in the attached ordinance.

TENETS FOR COUNCIL CONSIDERATION:

Allow Temporary Commercial Buildings on limited, controlled basis through a Temporary Use Permit (TUP) with the following conditions to enable businesses to begin or maintain operations during construction activity.

- Temporary commercial buildings - pre-manufactured buildings brought to a site and intended for temporary use by company employees and by the public.
- Only short-term use during construction of permanent building or remodeling of existing building.
- Building use limited to "B" occupancy – Business or "S" occupancy – Storage (non-hazardous material). Common examples of uses include the following:
 - A temporary sales trailer.
 - A temporary building used as an office (which may or may not be accessible by the public).
 - Prohibited: sleeping, display or sale of merchandise, assembly occupancies such as restaurants or places of worship, or any use requiring a fire alarm or fire sprinkler installation.
- Must be located in compatible zoning district and located on same lot or within same development as permanent building under construction or renovation.
- Site must meet fire code access requirements and UDC parking standards
- Only be issued after building permit for permanent facility.
- Expires within 6 months of final inspection of temporary building or within 30 days of issuance of CO for permanent building, whichever comes first.
- TUP may be renewed for one additional 6-month period.

COUNCIL ACTION:

- Hold public hearing
- Approve UDC amendment ordinance as drafted, approve UDC amendment ordinance with conditions, or take no action

EXAMPLE TEMPORARY COMMERCIAL BUILDINGS:



**TOWN OF NORTHLAKE, TEXAS
ORDINANCE NO. 20-0326**

AN ORDINANCE OF THE TOWN OF NORTHLAKE, TEXAS AMENDING THE CODE OF ORDINANCES, TOWN OF NORTHLAKE BY AMENDING SECTION 5.12, “TEMPORARY USE PERMIT (TUP),” OF THE UNIFIED DEVELOPMENT CODE IN CHAPTER 9, “PLANNING AND MISCELLANEOUS DEVELOPMENT REGULATIONS;” PROVIDING FOR TEMPORARY COMMERCIAL BUILDINGS TO BE APPROVED BY A TEMPORARY USE PERMIT; PROVIDING CERTAIN CONDITIONS FOR THE APPROVAL OF TEMPORARY USE PERMITS FOR TEMPORARY COMMERCIAL BUILDINGS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Northlake Town Council adopted the Unified Development Code on January 24, 2013; and

WHEREAS, the Unified Development Code provides for text amendments; and

WHEREAS, prospective businesses have inquired about the use of temporary buildings for commercial purposes while their permanent facilities were under construction; and

WHEREAS, the Town Council reviewed a proposed provision for temporary commercial buildings to be allowed through the Temporary Use Permit process; and

WHEREAS, the Town Council has held a public hearing on March 26, 2020 after proper notification thereof with respect to the amendment of the Unified Development Code in accordance with the Unified Development Code and the Texas Local Government Code;

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

SECTION 1. Subsection B., “Permitted Temporary Uses,” of Section 5.12, “Temporary Use Permit (TUP),” of Article 5, “Zoning Districts,” of the Unified Development Code, Exhibit A to Chapter 9, “Planning and Miscellaneous Development Regulations” of the Code of Ordinances, Town of Northlake is hereby amended to add subsection B.6. to read as follows:

“6. Temporary Commercial Buildings. The Town Administrator or his/her designee may issue a TUP for a temporary commercial building, a pre-manufactured building brought to a site and intended for temporary use by company employees and by the public, subject to the following conditions:

- a. Use of the temporary commercial building shall be permitted by the zoning for the site and be further limited to “B” occupancy – Business or “S” occupancy – Storage (non-hazardous material) uses as outlined in the building code.
- b. Temporary commercial buildings shall only be used during construction of permanent building or remodeling of an existing building. The TUP shall not be issued prior to issuance of a building permit for construction or remodeling of the permanent building.

- c. The temporary commercial building shall be located on the same lot or within the same development as the permanent building under construction or being remodeled.
- d. The initial permit shall expire six months from final inspection of the temporary commercial building or within 30 days of issuance of a Certificate of Occupancy for the permanent building, whichever comes first. The permit may be renewed for one additional six-month period.
- e. Temporary commercial building sites shall meet all fire access requirements of the fire code and shall provide the minimum number of parking spaces for such use as outlined in this UDC.”

SECTION 2. This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance, Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on the date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 3. If any provision or any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way affect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.

SECTION 4. All provisions of the Code of Ordinances of the Town of Northlake, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 5. Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense.

SECTION 6. The Town Secretary of the Town of Northlake is hereby directed to publish the caption, penalty clause, publication clause, and effective date clause of this Ordinance.

SECTION 7. This Ordinance shall become effective after the date of its passage and upon its publication as required by law.

PASSED AND APPROVED on this the 26th day of March 2020

David Rettig, Mayor

ATTEST:

Shirley Rogers, Town Secretary

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: MARCH 26, 2020

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

SUBJECT: NORTHLAKE STORAGE & RV PARK PRELIMINARY PLAT (PP-20-002)



GOALS/OBJECTIVES:

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

PRELIMINARY PLAT INFORMATION:

**Applicant/Surveyor/
Engineer:**

McAdams

Owner:

Henry Northlake Development LLC

Zoning:

Mixed-Use Planned Development (MPD)

Site:

A 33.804-acre tract of land out of the A.M. Gautney Survey, Abstract No. 501, generally located on the west side of Cleveland-Gibbs Road approximately 1,300 feet north of Edna Lane.

Summary:

This application is for a preliminary plat of the site to create two lots, one proposed for an RV Park and the other proposed for RV storage. The site is the eastern portion of 150.8949 acres under the same ownership which was zoned MPD on April 10, 2014 with the approval of Ordinance No. 14-0410. The MPD divided the property into two tracts divided by the floodplain that naturally divides the property. Both tracts provide for the same mix of industrial and mixed uses, but the eastern tract, Tract B, where this site is located allows for more relaxed development standards due to its proximity to unregulated development in the surrounding ETJ. An amendment to the MPD was approved on March 28, 2019, to allow RV Park and RV Storage as permitted uses on Tract B.

Staff Analysis:

The applicant has provided a preliminary plat application in accordance with requirements the Unified Development Code (UDC). The application was considered filed on February 26, 2020, and will be approved on March 27, 2020, if no action is taken. The preliminary plat meets all zoning standards outlined in the MPD.

The preliminary plat was submitted with a preliminary site plan and utility plan for review. In accordance with the Master Thoroughfare Plan, the

preliminary plat and plans propose the dedication of right-of-way for Cleveland-Gibbs Road and a future east-west thoroughfare, Whyte Road, which is proposed to be constructed along the northern boundary of the site. No water or sewer extensions are proposed to serve the site due to the considerable distance of nearest available water and sewer lines. A private water well and on-site sewage facility (RV storage) or small wastewater treatment package plant (RV Park) are proposed to serve the lots. Staff has reviewed the preliminary plat and plans and finds them acceptable for approval.

COUNCIL ACTIONS:

- Approve or take no action (results in approval on March 27th)

PRELIMINARY PLAT
for
NORTHLAKE STORAGE
& RV PARK

33.804 Acres

Zoned PD #19-0328B in the
A.M. GAUTNEY SURVEY, ABSTRACT NO. 501
TOWN OF NORTHLAKE
DENTON COUNTY, TEXAS

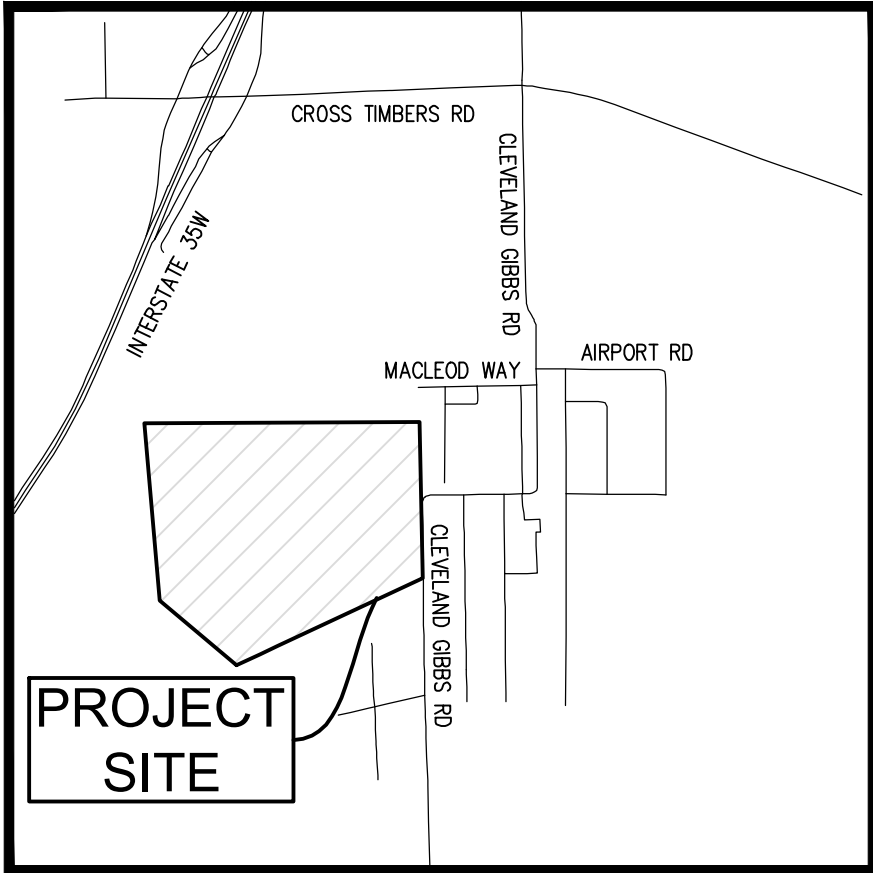
March 2020

APPROVED BY THE TOWN OF NORTHLAKE ON

DATE _____

MAYOR, TOWN OF NORTHLAKE _____

TOWN SECRETARY, TOWN OF NORTHLAKE _____



Vicinity Map 1"=1000'

OWNER/DEVELOPER
HENRY NORTHLAKE DEVELOPMENT, LLC
900 PARKER SQUARE, SUITE 250
FLOWER MOUND, TEXAS 75028
Ph. (972) 885-6964
Contact: Mr. David Henry



The John R. McAdams
Company, Inc.
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

Contact: Justin L. Lansdowne, P.E.

Sheet List Table

PP1	COVER
PP2	PRELIMINARY PLAT
PP3	PRELIMINARY SITE PLAN
PP4	PRELIMINARY UTILITY PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
G&A | MCADAMS,
TBPE: 19762
JUSTIN L. LANSDOWNE,
P.E. #121990
DATE 3/19/2020

Drawn By: JCM
Date: 01/22/2020
Scale: N.T.S.
Revisions:

18157

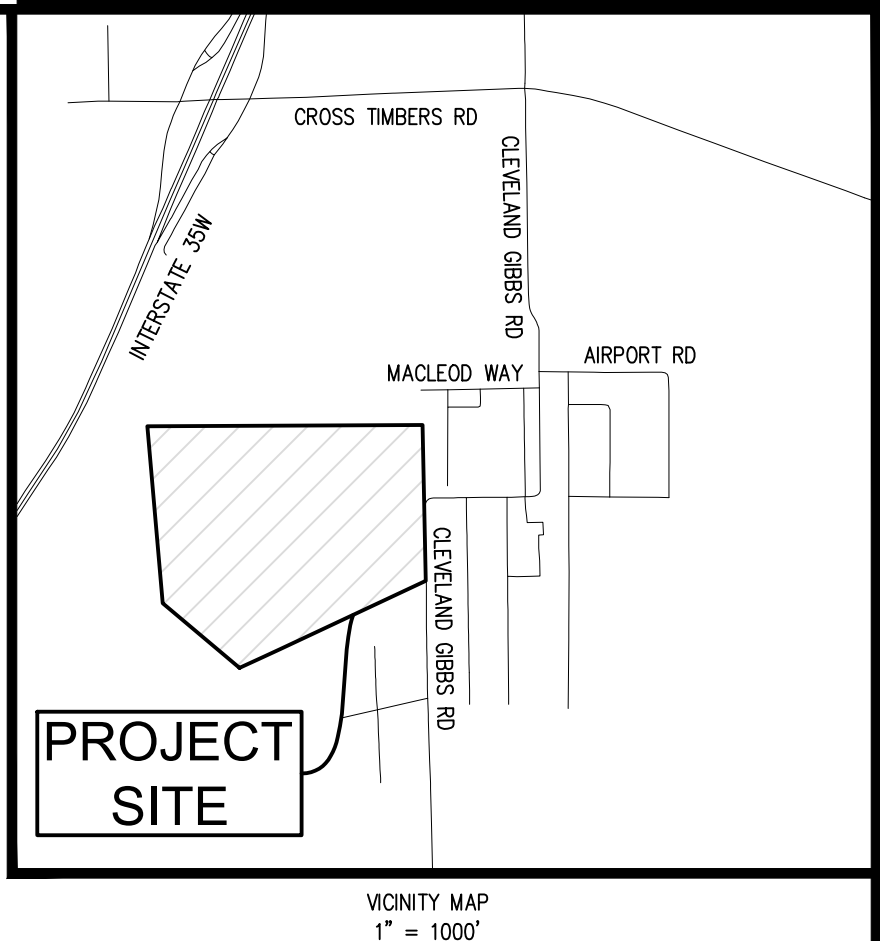
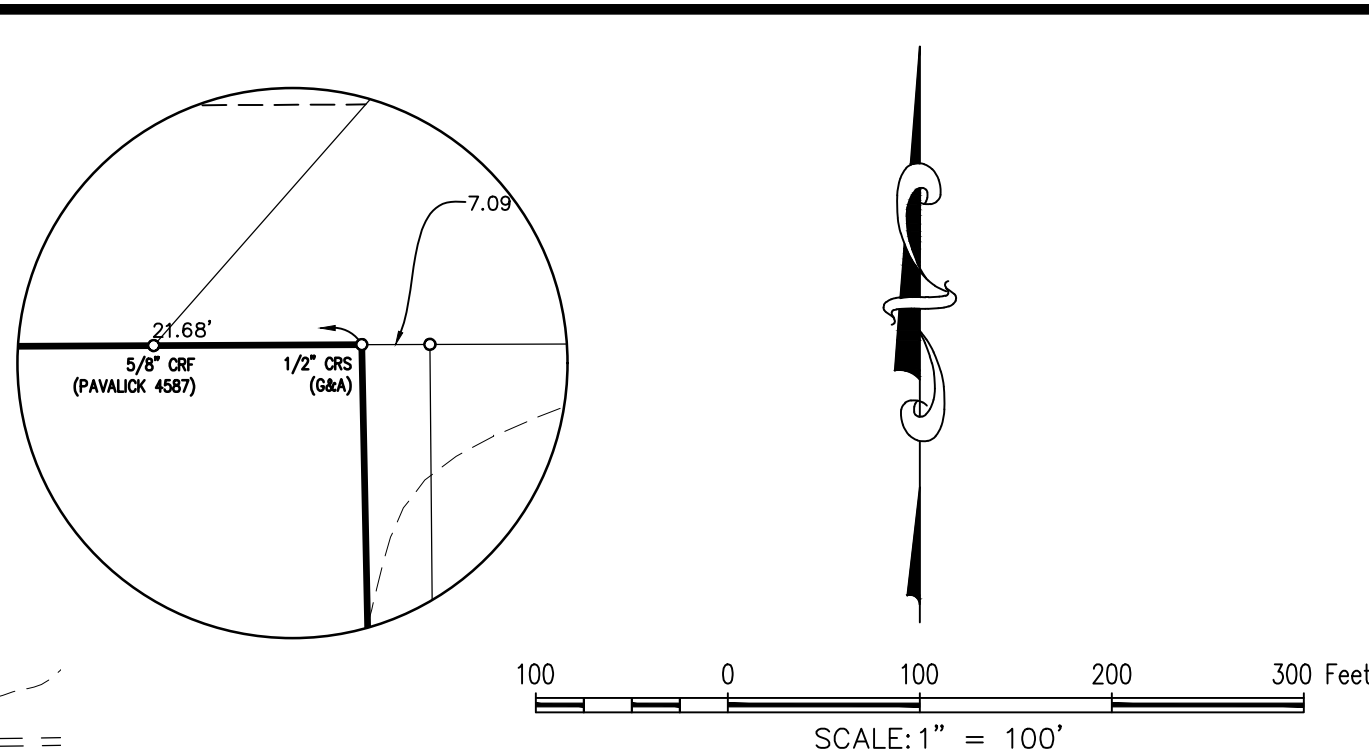
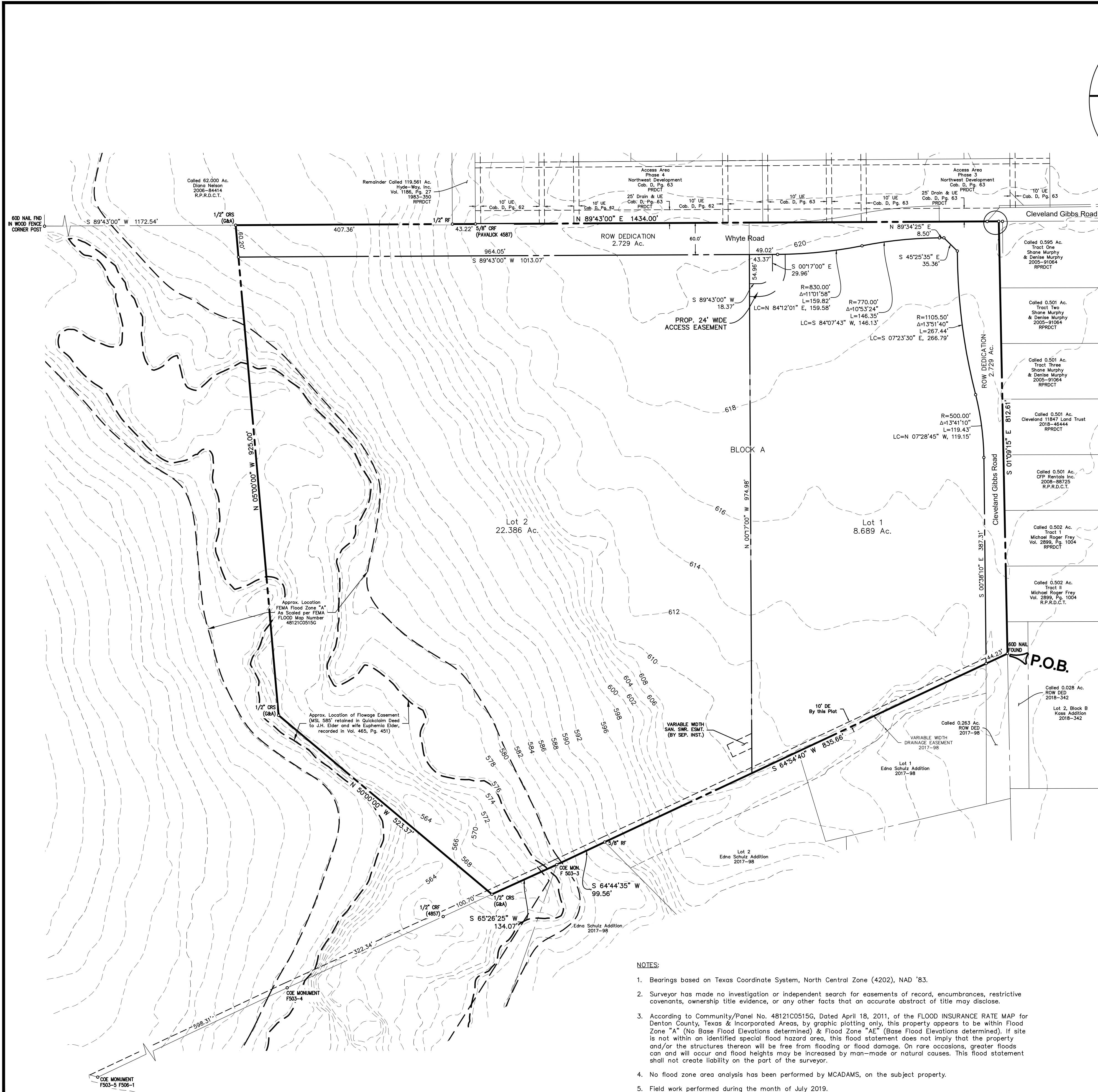
PP1



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NORTHLAKE STORAGE & RV PARK

PRELIMINARY PLAT



LEGAL DESCRIPTION
33.804 ACRES

Being all that certain lot, tract or parcel of land situated in the Abraham M. Gaultney Survey, Abstract Number 501, Town of Northlake, Denton County, Texas, and being part of that certain called 296 acre tract of land described in deed in favor of J. H. Elder recorded in Volume 298, Page 42 of the Deed Records of Denton County, Texas, and being part of that certain called 150.895 acre tract of land described as Tract 3 in deed in favor of Elder Interests, LTD., recorded in Document Number 1995-60640 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 600 nail found in Cleveland Gibbs Road at the southeast corner of said 296 acre tract and said Tract 3, being on the west line of the Kass Addition, according to the plat thereof recorded in Document Number 2018-342 of the Plat Records of Denton County, Texas, and being the northeast corner of the Edna Schulz Addition, according to the plat thereof recorded in Document Number 2017-98 of the Plat Records of Denton County, Texas;

THENCE S 64°54'40" W, with the south line of said 269 acre tract, the south line of said Tract 3 and the north line of said Edna Schulz Addition, passing at 44.2 feet the northeast corner of Lot 1 of said Edna Schulz Addition, continuing with the north line of said Lot 1, passing at 433.9 feet the northwest corner thereof and the northeast corner of Lot 2 of said Edna Schulz Addition, continuing with the north line of said Lot 2 of said Edna Schulz Addition a total distance of 835.66 feet to a 5/8" capped rebar found at the northwest corner of that certain called 2.496 acre tract of land described in deed in favor of Robert P. Haddock and wife Vero Fay Haddock recorded in Volume 1689, Page 31 of the Real Property Records of Denton County, Texas;

THENCE S 64°44'35" W, 99.56 feet continuing with the south line of said 296 acre tract, the south line of said Tract 3 and the north line of said 2.496 acre tract to a United States Army Corps of Engineers (USACE) concrete monument with brass disc stamped F 503-3 found at the northwest corner of said 2.496 acre tract, being the northeast corner of that certain called 69.6 acre tract of land described as Tract No. F-503 in favor of the United States of America, recorded in Volume 314, Page 16 of the Deed Records of Denton County, Texas;

THENCE S 65°26'25" W, 134.07 feet continuing with the south line of said 269 acre tract, the south line of said Tract 3 and the north line of said Tract No. F-503 to a 1/2" capped rebar set (G&A), from which a USACE concrete monument with brass disc stamped F 503-4 found for witness bears S 65°26'25" W, 423.05 feet;

THENCE N 50°00'00" W, 523.37 feet to a 1/2" capped rebar set (G&A);

THENCE N 05°00'00" W, 925.00 feet to a 1/2" capped rebar set (G&A) on the north line of said 296 acre tract and the north line of said Tract 3, and being on the south line of that certain called 62.000 acre tract of land described in deed in favor of Diana Nelson recorded in Document Number 2006-84414 of the Real Property Records of Denton County, Texas, from which a 600 nail found in a wood fence corner post at the southerly southwest corner of said 62.000 acre tract bears S 89°43'00" W, 1172.54 feet;

THENCE N 89°43'00" E, with the north line of said 269 acre tract, the north line of said Tract 3 and the south line of said 62.000 acre tract, passing at 407.36 feet a 1/2" rebar found at the southeast corner of said 62.000 acre tract, continuing with the south line of that certain called 119.561 acre tract of land described in deed in favor of Hyde-Way, Inc., recorded in Volume 1186, Page 27 of the Deed Records of Denton County, Texas, passing at 450.58 feet a 5/8" capped rebar found (PAVALUX 4578) in said Cleveland Gibbs Road at the southwest corner of Northwest Development, Phase 4, according to the plat thereof recorded in Cabinet D, Page 62 of the Plat Records of Denton County, Texas, continuing with the south line of said Northwest Development, Phase 4, passing at 990.58 feet the southeast corner thereof and being the southwest corner of Northwest Development, Phase 3, according to the plat thereof recorded in Cabinet D, Page 63 of the Plat Records of Denton County, Texas, continuing with the south line of said Northwest Development, Phase 3, passing at 1412.32 feet a 5/8" capped rebar found (PAVALUX 4587) at the southerly southeast corner thereof, continuing a total distance of 1434.00 feet to a 1/2" capped rebar set (G&A) at the northeast corner of said 269 acre tract and the northeast corner of said Tract 3, being the northwest corner of that certain called 0.595 acre tract of land described as Tract One in deed in favor of Shane Murphy and Denise Murphy recorded in Document Number 2005-91096 of the Real Property Records of Denton County, Texas, from which a 1/2" capped rebar found (4857) for witness bears N 89°43'00" E, 7.2 feet;

THENCE S 01°08'15" E, 812.61 feet (called 800 feet in said 269 acre deed and called 862.87 feet in said Tract 3 deed) with the east line of said 269 acre tract and the east line of said Tract 3 in said Cleveland Gibbs Road to the POINT OF BEGINNING and containing approximately 33.804 acres of land.

APPROVED BY THE TOWN COUNCIL ON

Date

Mayor, Town of Northlake

Town Secretary, Town of Northlake

PRELIMINARY PLAT
NORTHLAKE STORAGE & RV PARK
33.804 Acres
in the
A.M. GAUTNEY SURVEY, ABSTRACT NO. 501
TOWN OF NORTHLAKE
DENTON COUNTY, TEXAS



The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 County View Drive
Rowles, Texas 75082
940.243.1012
www.jr-mc.com
TPO: 10762 TPLS: 10194440
www.mcadamsco.com

DRAWN BY: SP DATE: 01/23/2020 SCALE: 1" = 100' JOB. No. 181517

OWNER/DEVELOPER
HENRY NORTHLAKE DEVELOPMENT, LLC
600 PARKER SQUARE, SUITE 800
FLOWER MOUND, TEXAS 75028
PH: 817.255-0954
Contact: Mr. David Henry

NOTES:

- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- According to Community/Panel No. 48121C0515G, Dated April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "A" (No Base Flood Elevations determined) & Flood Zone "AE" (Base Flood Elevations determined). If site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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.
- No flood zone area analysis has been performed by MCADAMS, on the subject property.
- Field work performed during the month of July 2019.

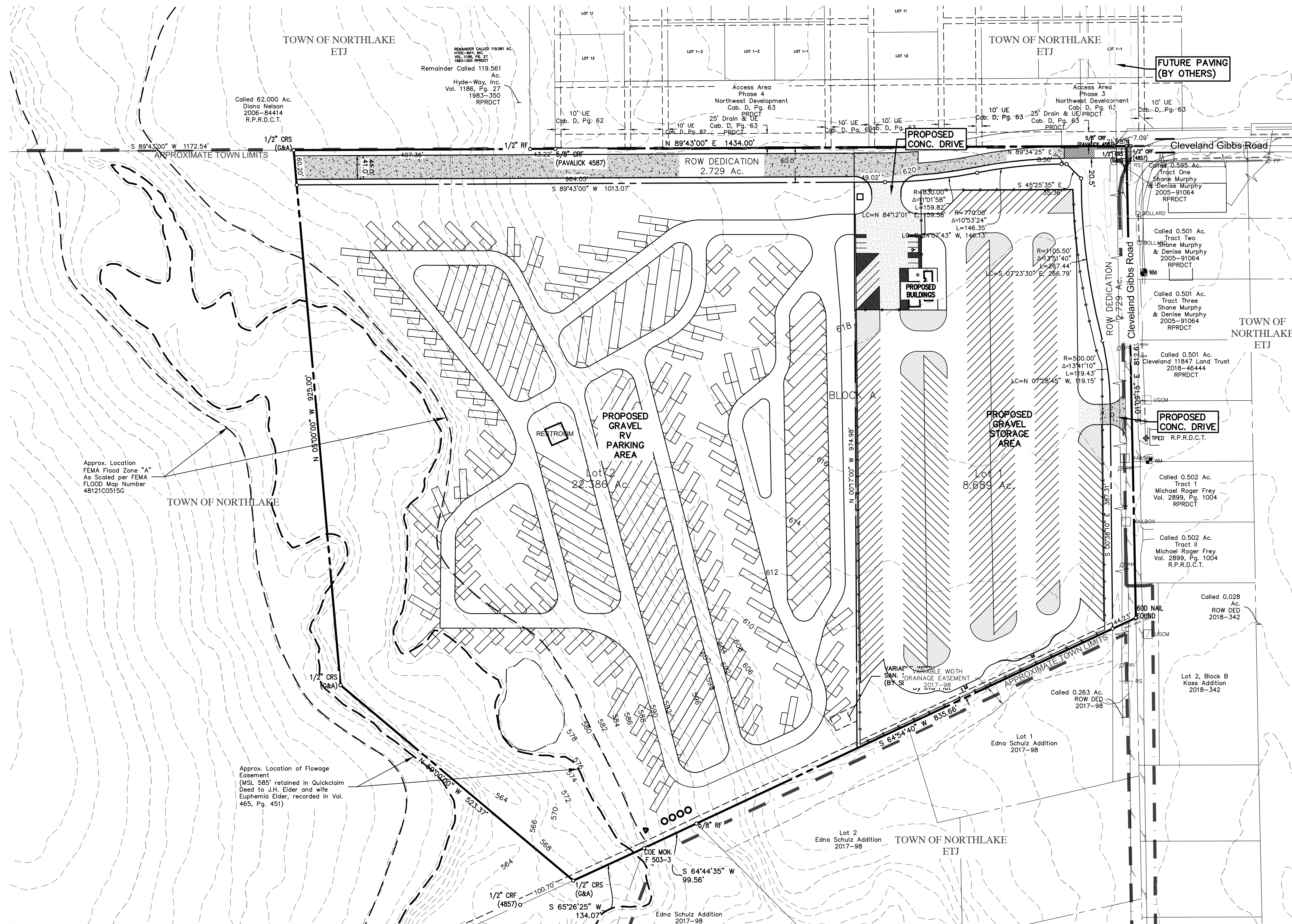
SURVEYOR'S STATEMENT

I, Mark Paine, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT.
MARK PAINE, RPLS 5078 3/18/20

Mark Paine, RPLS
Texas Registration No. 5078

File: 2:\018\18157\Drawings\Plan\18157 PP BASE
Printed: 3/18/2020 9:42 PM, by Maxwell, John, Sheet: 2/19/2020 9:36 AM, by jprowell



100 0 100 200 300 Feet
SCALE: 1"=100'

TBM 1: RAIL ROAD SPIKE IN POWER POLE LOCATED ON THE WEST SIDE OF CLEVELAND GIBBS ROAD APPROXIMATELY 15 FEET SOUTH OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY. N: 7,068,588.47 E: 2,355,938.57 ELEV: 616.50

TBM 2: PK NAIL WITH SHINER ON THE EAST SIDE OF CLEVELAND GIBBS ROAD IN A DRIVEWAY APPROXIMATELY 515 FEET SOUTH OF THE SOUTHERLY TURN IN CLEVELAND GIBBS ROAD. N: 7,068,968.01 E: 2,355,938.57 ELEV: 616.68

The John R. McAdams Company, Inc.
(DBA G&A) McAdams
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 County View Drive
Roanoke, Texas 76262
940.240.1012
TBPB: 194440
www.jrmco.com



NORTHLAKE STORAGE & RV PARK
33,804 Acres
in the
AM. GAUTNEY SURVEY, ABSTRACT NO. 501
TOWN OF NORTHLAKE
DENTON COUNTY, TEXAS

PRELIMINARY SITE PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THE JOHN R. MCADAMS COMPANY, INC.
TBPB: 19762
JUSTIN L. LANDSDOWNE, P.E. #121990
DATE: 3/18/2020

Drawn By: JCM
Date: 01/22/2020
Scale: 1"=100'
Revisions:

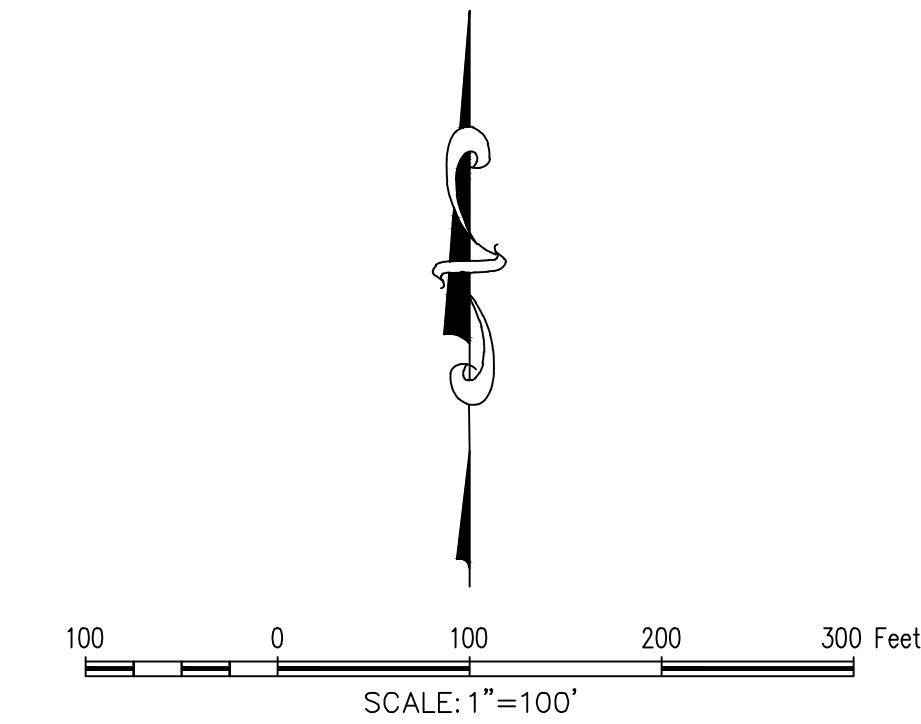
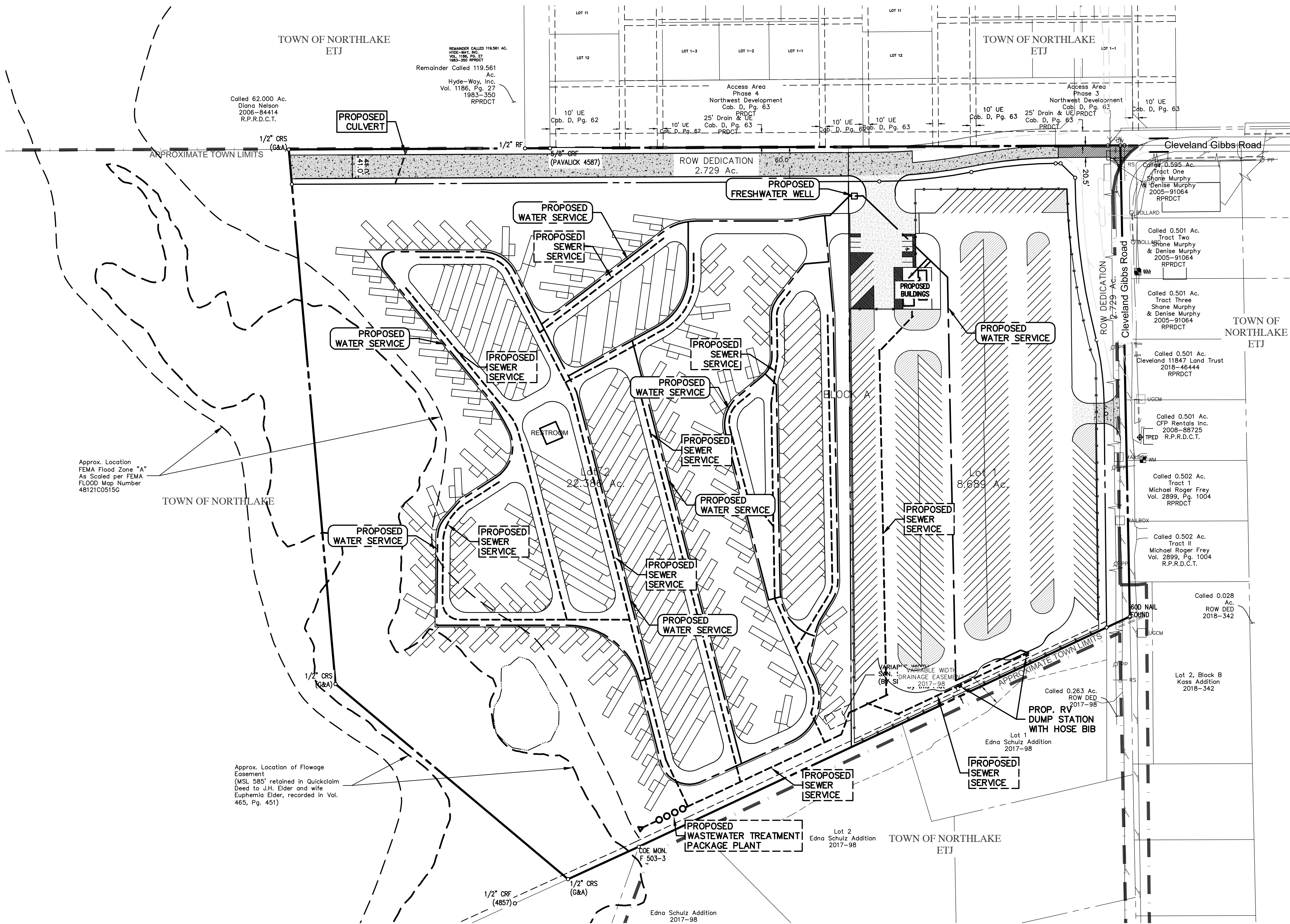
18157

PP3

OWNER/DEVELOPER
HENRY NORTHLAKE DEVELOPMENT, LLC
900 PARKER SQUARE, SUITE 250
FLOWER MOUND, TEXAS 76028
PH: (972) 886-8984
Contact: Mr. David Henry

NORTHLAKE STORAGE & RV PARK

File: 2:\0818\18157\Drawings\Plan\18157 PP BASE
Printed: 3/18/2020 9:42 PM, by Maxwell, Jalen. Sheet: 2/18/2020 9:36 AM, by jprosser



TBM 1: RAIL ROAD SPIKE IN POWER POLE LOCATED ON THE WEST SIDE OF CLEVELAND GIBBS ROAD APPROXIMATELY 15 FEET SOUTH OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY. N:7,068,588.47 E:2,355,938.57 ELVE:616.50

TBM 2: PK NAIL WITH SHINER ON THE EAST SIDE OF CLEVELAND GIBBS ROAD IN A DRIVEWAY APPROXIMATELY 515 FEET SOUTH OF THE SOUTHERLY TURN IN CLEVELAND GIBBS ROAD. N:7,068,968.01 E:2,355,938.57 ELVE: 616.68

The John R. McAdams Company, Inc.
(DBA G&A) McAdams
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 County View Drive
Roanoke, Texas 76262
940.240.1012
TBE# 19762
www.gandco.com



NORTHLAKE STORAGE & RV PARK
33.804 Acres
in the
AM. GAUTNEY SURVEY, ABSTRACT NO. 501
TOWN OF NORTHLAKE
DENTON COUNTY, TEXAS

PRELIMINARY UTILITY PLAN

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THE JOHN R. MCADAMS COMPANY, INC. TBE#: 19762 JUSTIN L. LANSLOWNE, P.E. #121990 DATE 3/18/2020

Drawn By: JCM
Date: 01/24/2020
Scale: 1"=100'
Revisions:

18157

PP4

OWNER/DEVELOPER
HENRY NORTHLAKE DEVELOPMENT, LLC
900 PARKER SQUARE, SUITE 250
FLOWER MOUND, TEXAS 76028
Ph: (972) 886-8964
Contact: Mr. David Henry

NORTHLAKE STORAGE & RV PARK

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: MARCH 26, 2020

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

SUBJECT: NORTHLAKE STORAGE FINAL PLAT (FP-20-002)



GOALS/OBJECTIVES:

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

FINAL PLAT INFORMATION:

**Applicant/Surveyor/
Engineer:**

McAdams

Owner:

Henry Northlake Development LLC

Zoning:

Mixed-Use Planned Development (MPD)

Site:

A 10.093-acre tract of land out of the A.M. Gautney Survey, Abstract No. 501, generally located on the west side of Cleveland-Gibbs Road approximately 1,300 feet north of Edna Lane.

Summary:

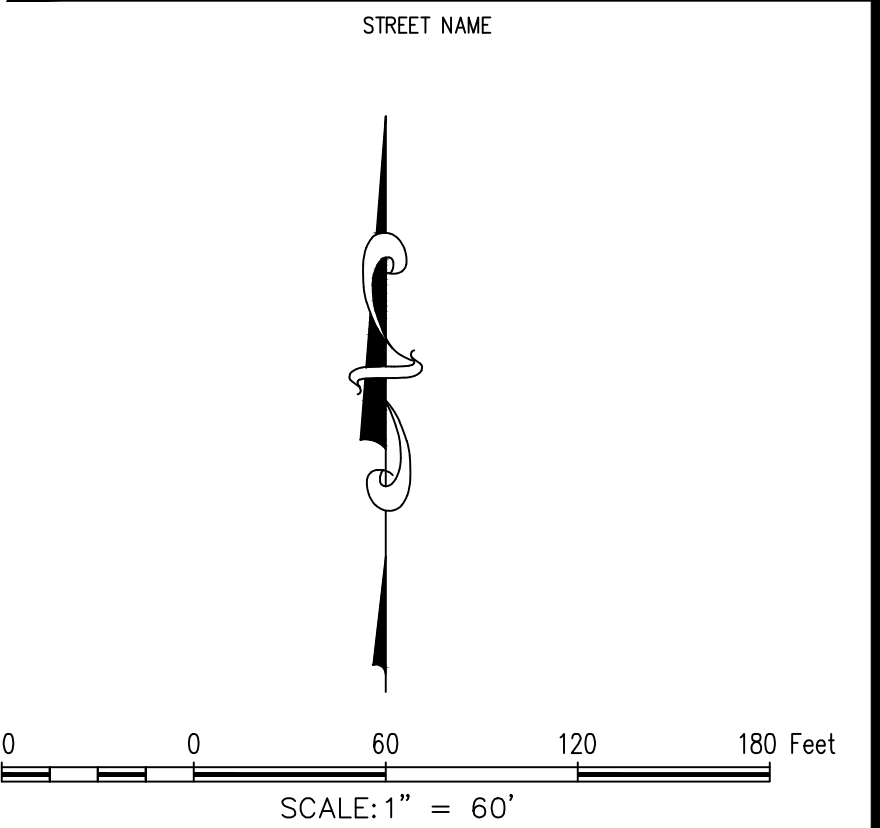
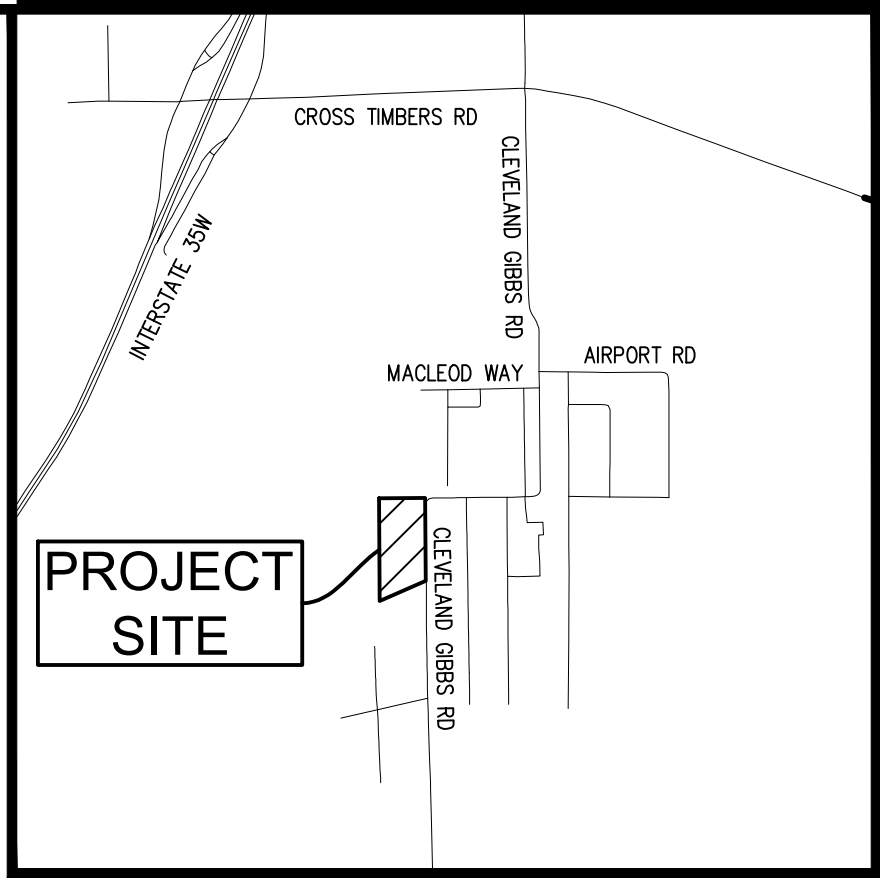
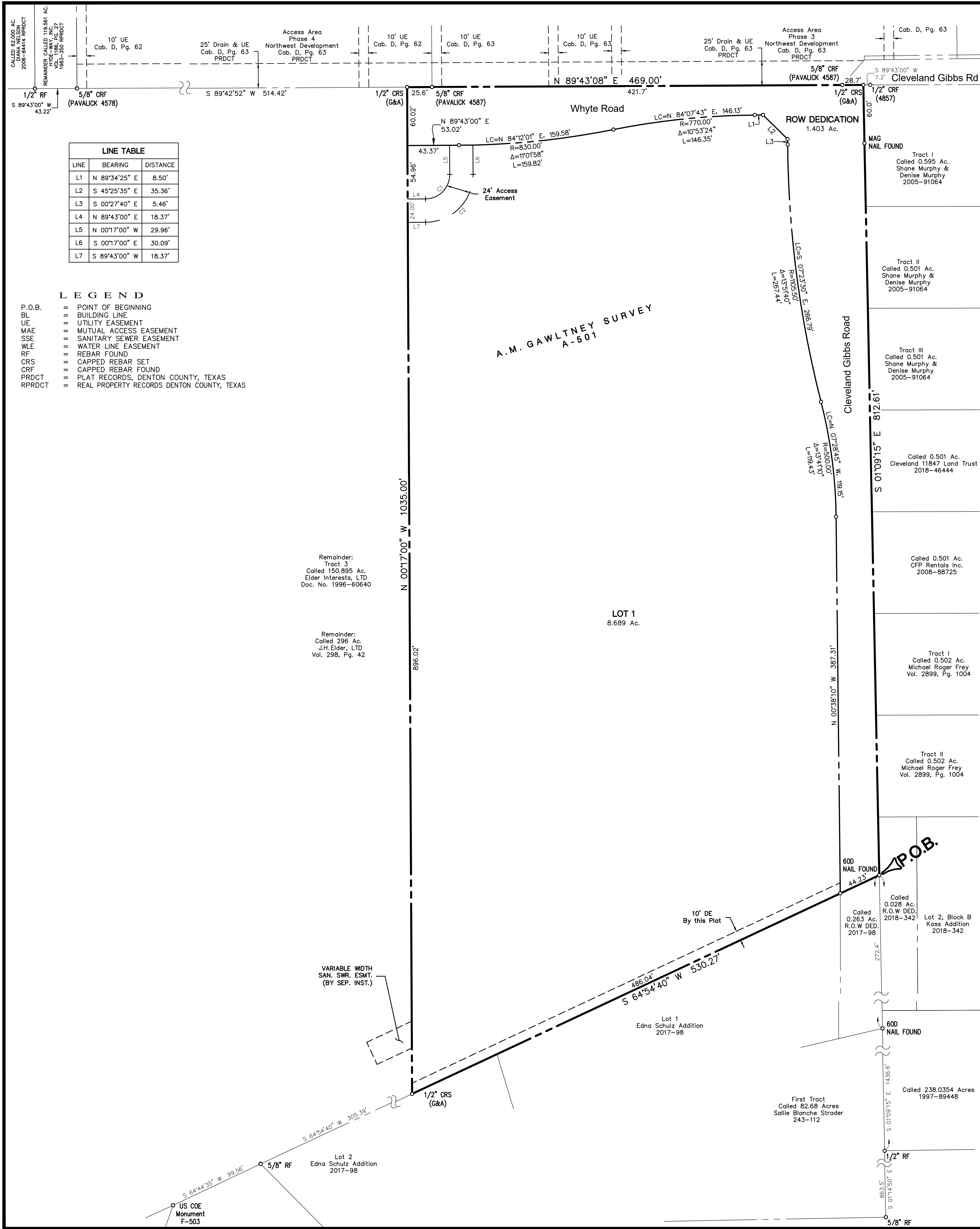
This application is for a final plat of one lot of the previous preliminary plat item. This lot is the proposed for an RV storage facility, and the site plan for the facility is the next item on this Council agenda. See the referenced preliminary plat and site plan memos for additional relevant summary information.

Staff Analysis:

The applicant has provided a final plat application in accordance with requirements the Unified Development Code (UDC). The application was considered filed on February 26, 2020, and will be approved on March 27, 2020, if no action is taken. The final plat meets all zoning standards outlined in the MPD. It was submitted along with construction plans for storm drainage, paving, and the provision of private utilities to serve the site. A private water well and on-site sewage facility (OSSF) are proposed to serve the lot. Staff has reviewed the final plat and plans and finds them acceptable for approval.

COUNCIL ACTIONS:

- Approve or take no action (results in approval on March 27th)



SURVEYOR'S STATEMENT

I, Mark Paine, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

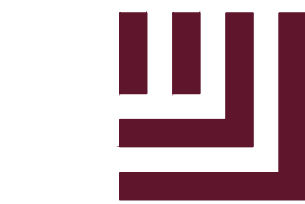
PRELIMINARY DOCUMENT:

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
MARK PAINE, RPLS 6078 3/23/20

Mark Paine, RPLS
Texas Registration No. 5078

FINAL PLAT Lot 1, Block A NORTHLAKE STORAGE 10.093 Acres

in the
A . M. GAWLTNEY SURVEY, ABSTRACT NO. 501
TOWN OF NORTHLAKE
DENTON COUNTY, TEXAS



McADAMS

The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712

201 Country View Drive
Roanoke, Texas 76262
940.240.1012

TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY:SW DATE: 8/12/2019 SCALE: 1" = 60' JOB. NO. **18157**

OWNER/DEVELOPER
HENRY NORTHLAKE DEVELOPMENT, LLC
900 PARKER SQUARE, SUITE 250
FLOWER MOUND, TEXAS 75028
Ph. (972) 886-6964
Contact: Mr. David Henry

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: MARCH 26, 2020

REF DOC.: NORTHLAKE UNIFIED DEVELOPMENT CODE (UDC); MPD ZONING ORDINANCE

SUBJECT: NORTHLAKE STORAGE SITE PLAN (SP-20-003)



GOALS/OBJECTIVES:

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

FINAL PLAT INFORMATION:

**Applicant/Surveyor/
Engineer:**

McAdams

Owner:

Henry Northlake Development LLC

Zoning:

Mixed-Use Planned Development (MPD)

Site:

An 8.72-acre tract of land to be platted as Lot 1, Block A, Northlake Storage, located on the west side of Cleveland-Gibbs Road approximately 1,300 feet north of Edna Lane.

Summary:

This application is for a site plan of Northlake Storage, a proposed 279-space RV storage facility, to go on the proposed lot to be platted with the prior preliminary and final plat agenda items. In addition to the RV storage spaces, two small buildings are proposed on the site, one building with an office and caretaker living quarters and another building with restrooms, showers, and a laundry facility for the RV Park to be built in a future phase. See the referenced preliminary plat and final plat memos for additional relevant summary information.

Staff Analysis:

The applicant has provided a site plan package in accordance with requirements the Unified Development Code (UDC). The site plan package includes a site plan and landscape plan as well as an architectural site plan, floor plans, elevations, and color renderings of the proposed buildings on the site. All elements of the site plan package meet or exceed the zoning and development standards outlined in the MPD.

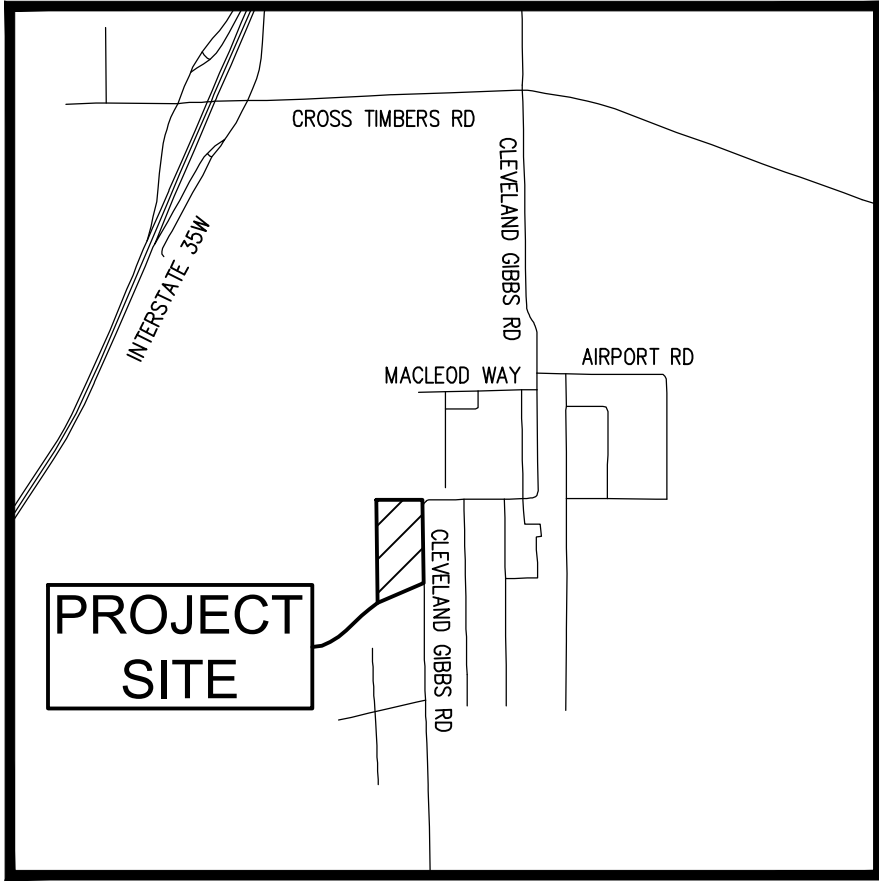
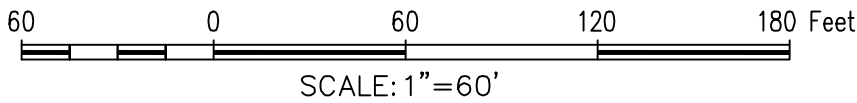
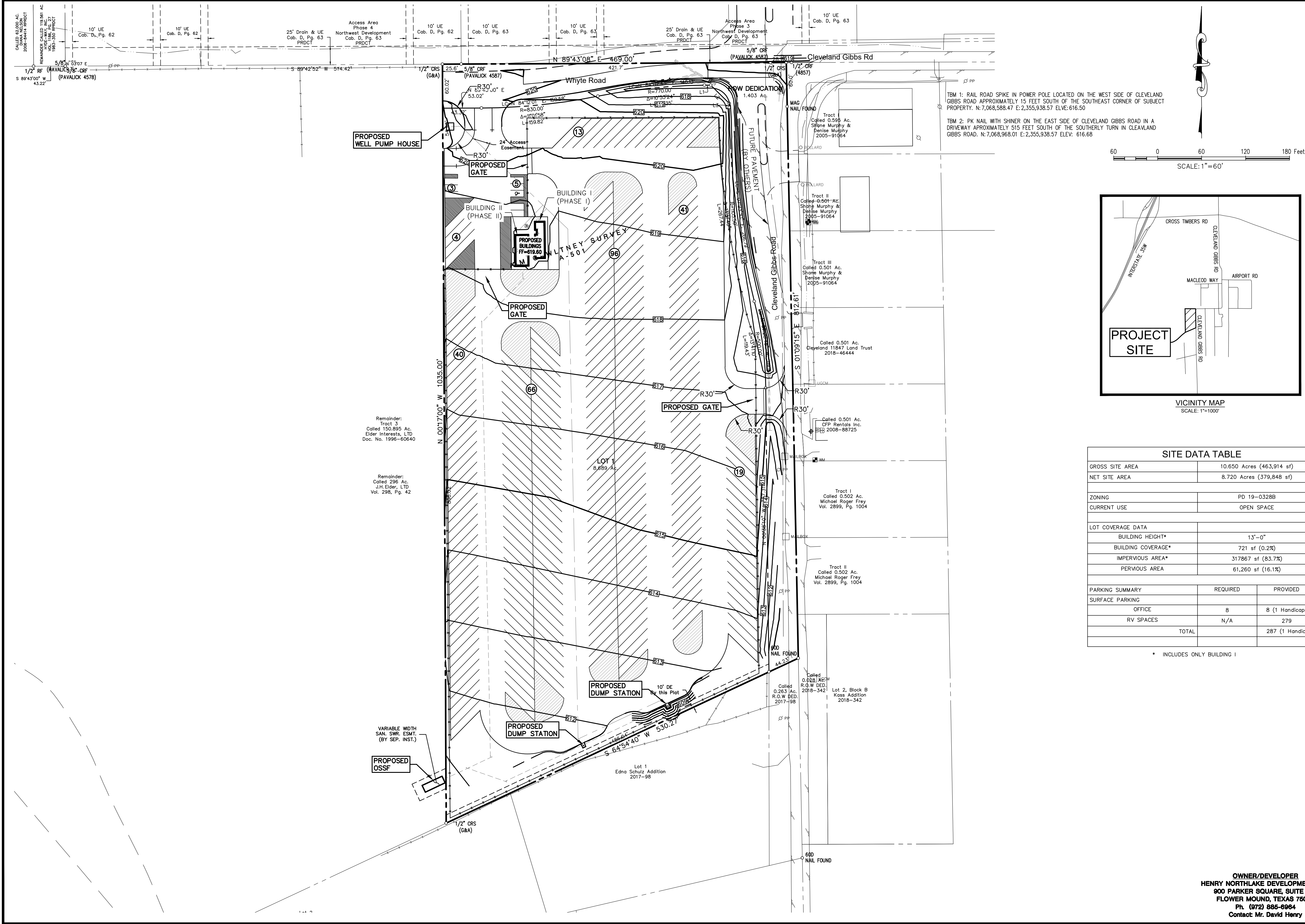
The MPD states that "Site plan approval shall be based on UDC standards at the time of development. Site Plan applications shall be processed as a zoning application and meet all notice and public hearing requirements of the UDC, and upon approval the Site Plan shall be considered an exhibit of this Ordinance."

In addition, the MPD provides for some discretionary standards to be determined with site plan review and approval. The MPD states that "All dimensional standards including lot size, building separation, floor area, floor area ratio, lot coverage, and height shall be determined through review and approval of a site plan."

Staff has reviewed the site plan package and finds it acceptable for approval following a public hearing.

COUNCIL ACTIONS:

- Hold public hearing
- Approve or approve with conditions related to dimensional standards



VICINITY MAP
SCALE: 1"=100'

SITE DATA TABLE		
GROSS SITE AREA	10.650 Acres (463,914 sf)	
NET SITE AREA	8.720 Acres (379,848 sf)	
ZONING	PD 19-0328B	
CURRENT USE	OPEN SPACE	
LOT COVERAGE DATA		
BUILDING HEIGHT*	13'-0"	
BUILDING COVERAGE*	721 sf (0.2%)	
IMPERVIOUS AREA*	317867 sf (83.7%)	
PERVIOUS AREA	61,260 sf (16.1%)	
PARKING SUMMARY	REQUIRED	PROVIDED
SURFACE PARKING		
OFFICE	8	8 (1 Handicap)
RV SPACES	N/A	279
TOTAL		287 (1 Handicap)

* INCLUDES ONLY BUILDING I

OWNER/DEVELOPER
HENRY NORTHLAKE DEVELOPMENT, LLC
900 PARKER SQUARE, SUITE 250
FLOWER MOUND, TEXAS 76028
PH (972) 886-8964
Contact: Mr. David Henry

The John R. McAdams
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(DBA G&A) McAdams
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201 County View Drive
Roanoke, Texas 76262
846.240.1012
TBP# 1976-1984440
www.mcadamsco.com



NORTHLAKE STORAGE
10.093 Acres
in the
AM. GAUTNEY SURVEY, ABSTRACT NO. 501
TOWN OF NORTHLAKE
DENTON COUNTY, TEXAS

SITE PLAN

PRELIMINARY PLANS

THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
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CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
G&A | MCADAMS,
TBP# 19762
JUSTIN L. LANDSDOWNE,
P.E. #121990
DATE 3/23/2020

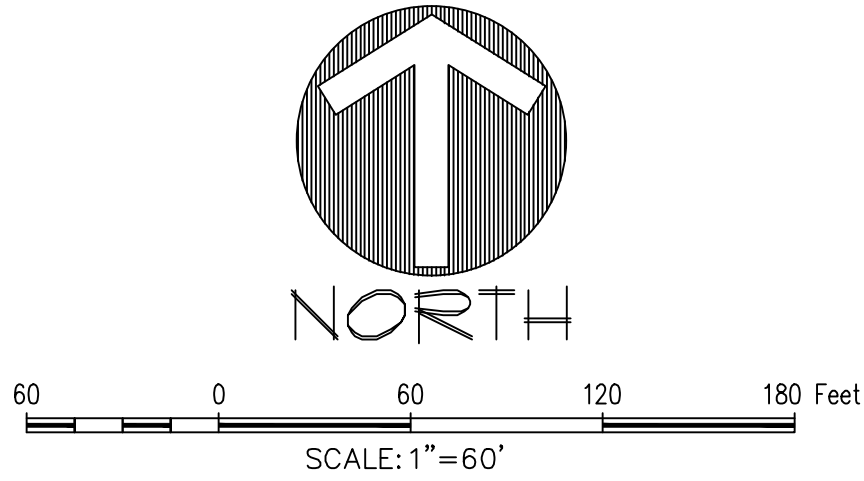
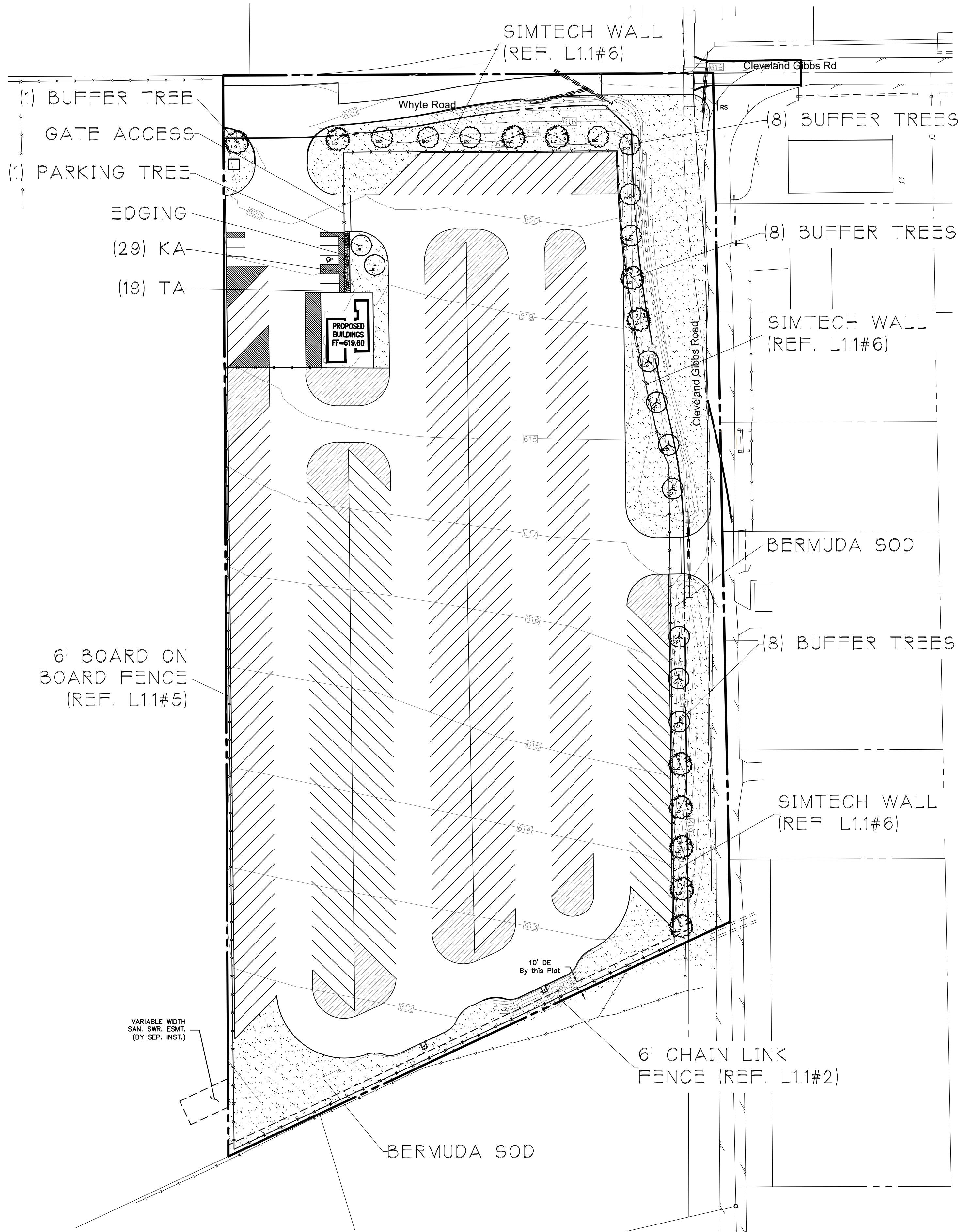
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Date: 09/19/2019
Scale: 1"=60'
Revisions:
02/19/2020
03/18/2020
03/23/2020

18157

C5

NORTHLAKE STORAGE

File: 2:\018\18157\Drawings\17 - Landscaping\17 - Landscaping.dwg
Plotted: 3/22/2020 12:23 PM by: Mervin, John, Sonnet: 2/19/2020 8:18 AM by: mervin



- PLANT LEGEND**
- (LO) LIVE OAK
Quercus virginiana
 - (CO) CHINQUAPIN OAK
Quercus muhlenbergii
 - (LE) LACEBARK ELM
Ulmus parvifolia
 - (BO) BUR OAK
Quercus macrocarpa
 - (TS) TEXAS SAGE
Leucophyllum frutescens
 - (KA) KALEIDOSCOPE ABELIA
Abelia x grandiflora 'Kaleidoscope'
 - BERMUDA SOD

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
11	LIVE OAK	<i>Quercus virginiana</i>	3"	10'-12'	Per Plan	Single Trunk
7	CHINQUAPIN OAK	<i>Quercus muhlenbergii</i>	3"	10'-12'	Per Plan	Single Trunk
2	LACEBARK ELM	<i>Ulmus parvifolia</i>	3"	10'-12'	Per Plan	Single Trunk
7	BUR OAK	<i>Quercus macrocarpa</i>	3"	10'-12'	Per Plan	Single Trunk
19	TEXAS SAGE	<i>Leucophyllum frutescens</i>	5gal.	24"	4'-Ø"	Full
29	KALEIDOSCOPE ABELIA	<i>Abelia x grandiflora 'Kaleidoscope'</i>	3gal.	24"	3'-Ø"	Full
17,151	BERMUDA SOD		sq. ft.			

LANDSCAPE ORDINANCE
TOWN OF NORTHLAKE
Northlake Storage

Final landscape plan will meet all Town of Northlake development ordinances. All landscape will be maintained according to city standards. All required landscape will be 100% watered by an underground irrigation system.

BUFFER YARD

REQUIRED: A minimum of 15 ft. landscape buffer from property line. Buffer yard space must have shrubbery that is a minimum of 30" in height along entire length of frontage. There shall be 1 shade tree per 50' of linear frontage.
780 l.f. of street frontage along FM 338/50' = 16 shade trees
453 l.f. of street frontage along proposed north road/50' = 9 shade trees
PROVIDED: 6 ft. board on board fence
PROVIDED: 780 l.f. of street frontage along FM 338/50' = 16 shade trees
453 l.f. of street frontage along proposed north road/50' = 9 shade trees

PARKING LANDSCAPE

REQUIRED: Landscape areas shall be no less than 8% open space. For areas dedicated to customer or employee parking, a minimum of one large shade tree planted within the parking area for every ten parking spaces.
12,987 s.f. parking lot area x 0.08 = 1,039 sq. ft.
PROVIDED: 1,040 sq. ft. of open space
8 parking spaces/10 sq. ft. = 1 shade tree
PROVIDED: 2 shade trees

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION.
FOR PROPOSED LANDSCAPE PERMIT
BIDDING, OR PERMIT FOR CONSTRUCTION
JAMESON PINSON LANDSCAPE ARCHITECTS, P.C.
DATED 3/22/2020

Drawn By: XD
Date: 09/19/2019
Scale: 1"=60'
Revisions:

OWNER/DEVELOPER
HENRY NORTHLAKE DEVELOPMENT, LLC
900 PARKER SQUARE, SUITE 250
FLOWER MOUND, TEXAS 76028
Ph: (972) 886-8964
Contact: Mr. David Henry

18157

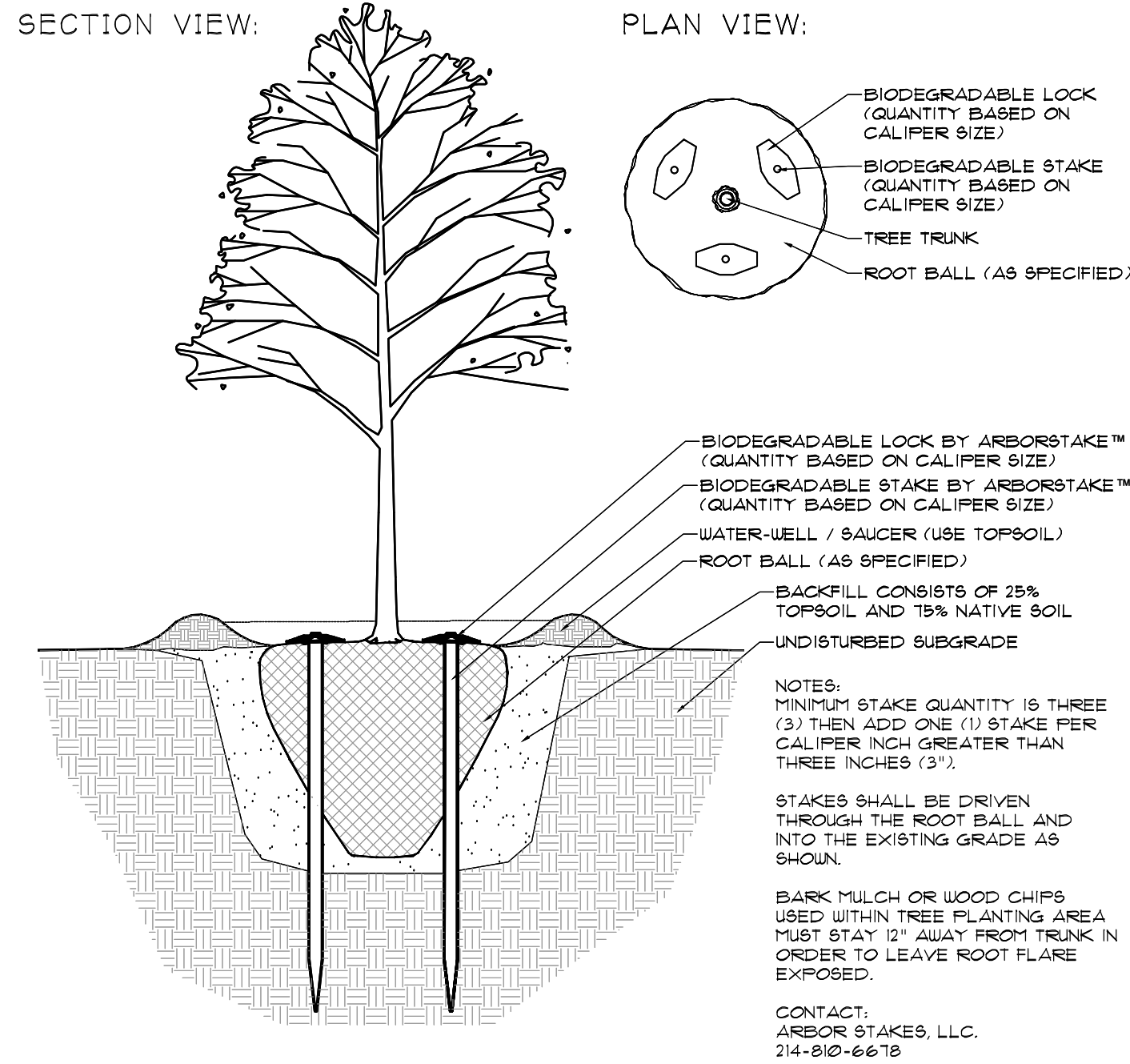
L1.0

The John R. McAdams Company, Inc.
(DBA: G&A McAdams)
111 Hillside Drive
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TBB# 194446
www.gandco.com

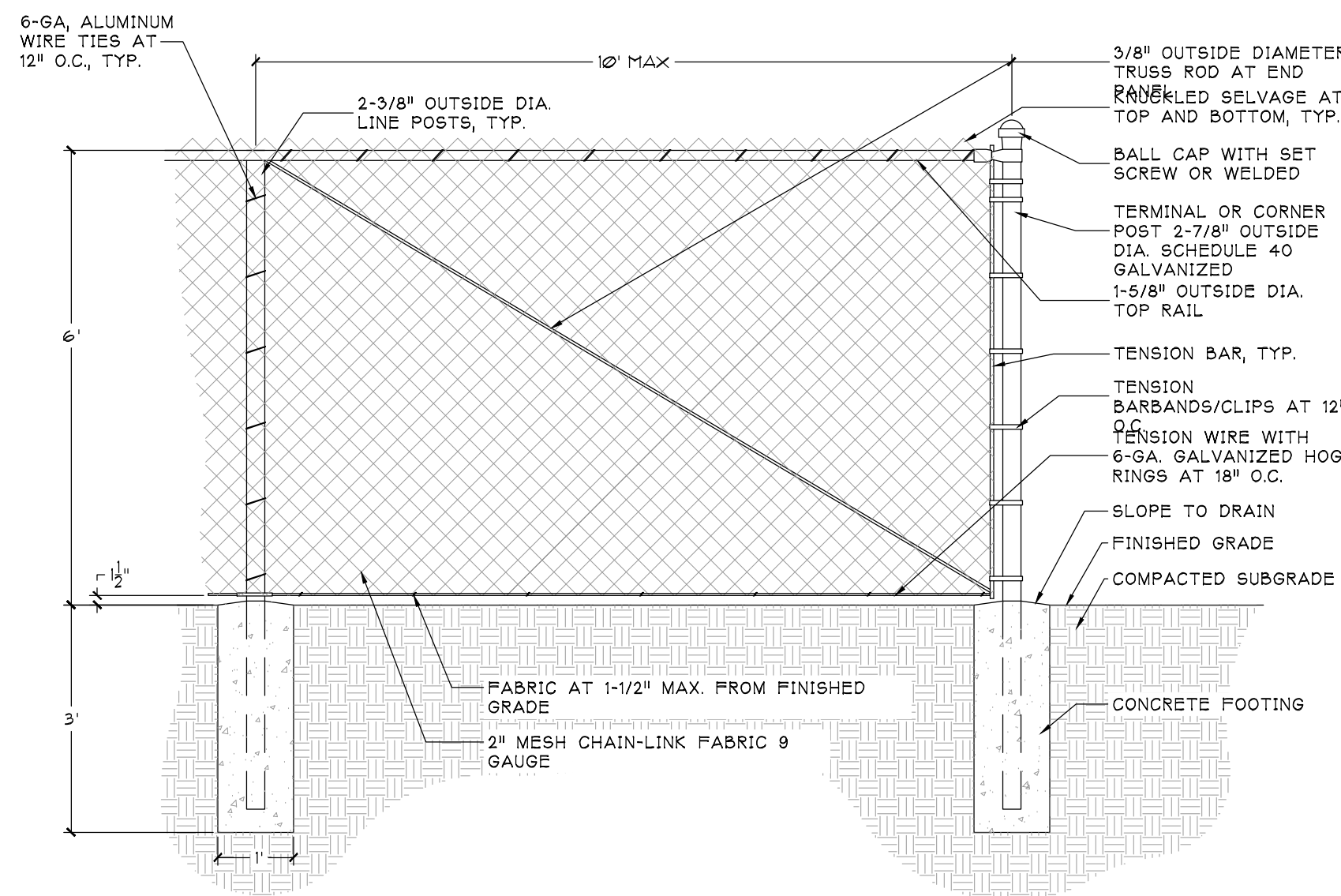
NORTHLAKE STORAGE
10.093 Acres
in the
AM. GAUTNEY SURVEY, ABSTRACT NO. 501
TOWN OF NORTHLAKE
DENTON COUNTY, TEXAS



NORTHLAKE STORAGE



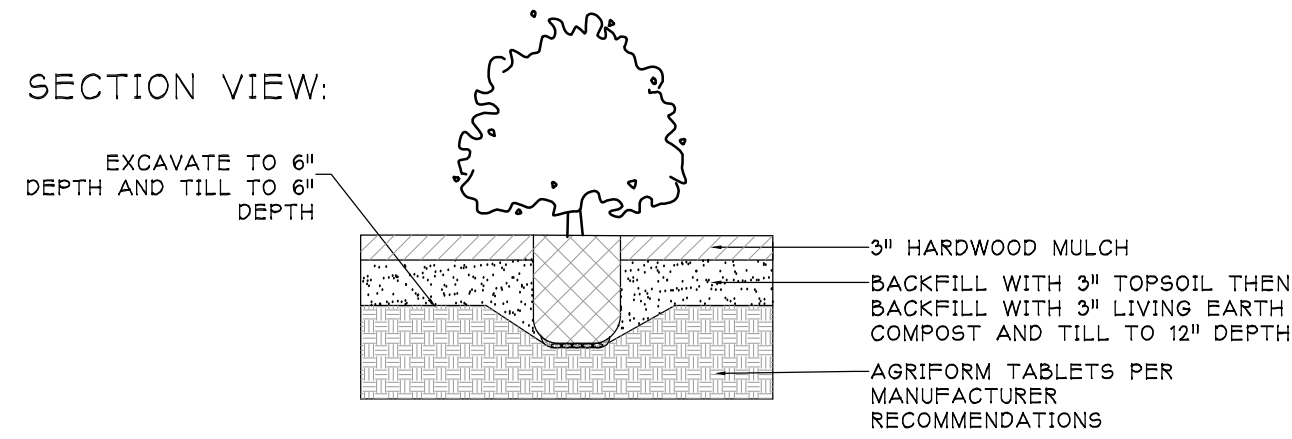
1. BELOWGROUND TREE STAKING DETAIL
1/4"=1'



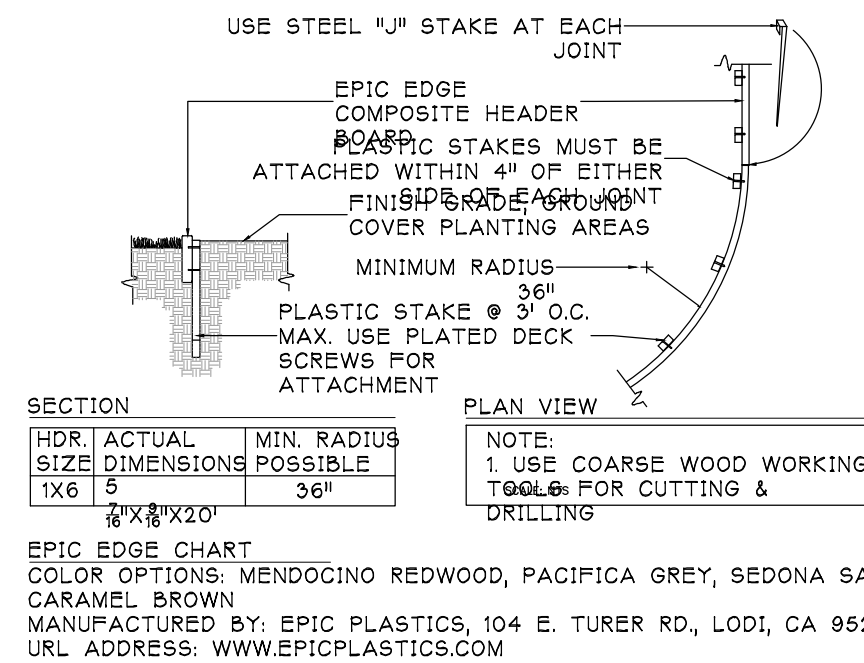
2. 6' CHAIN-LINK FENCE
1/2"=1'

LANDSCAPE NOTES:

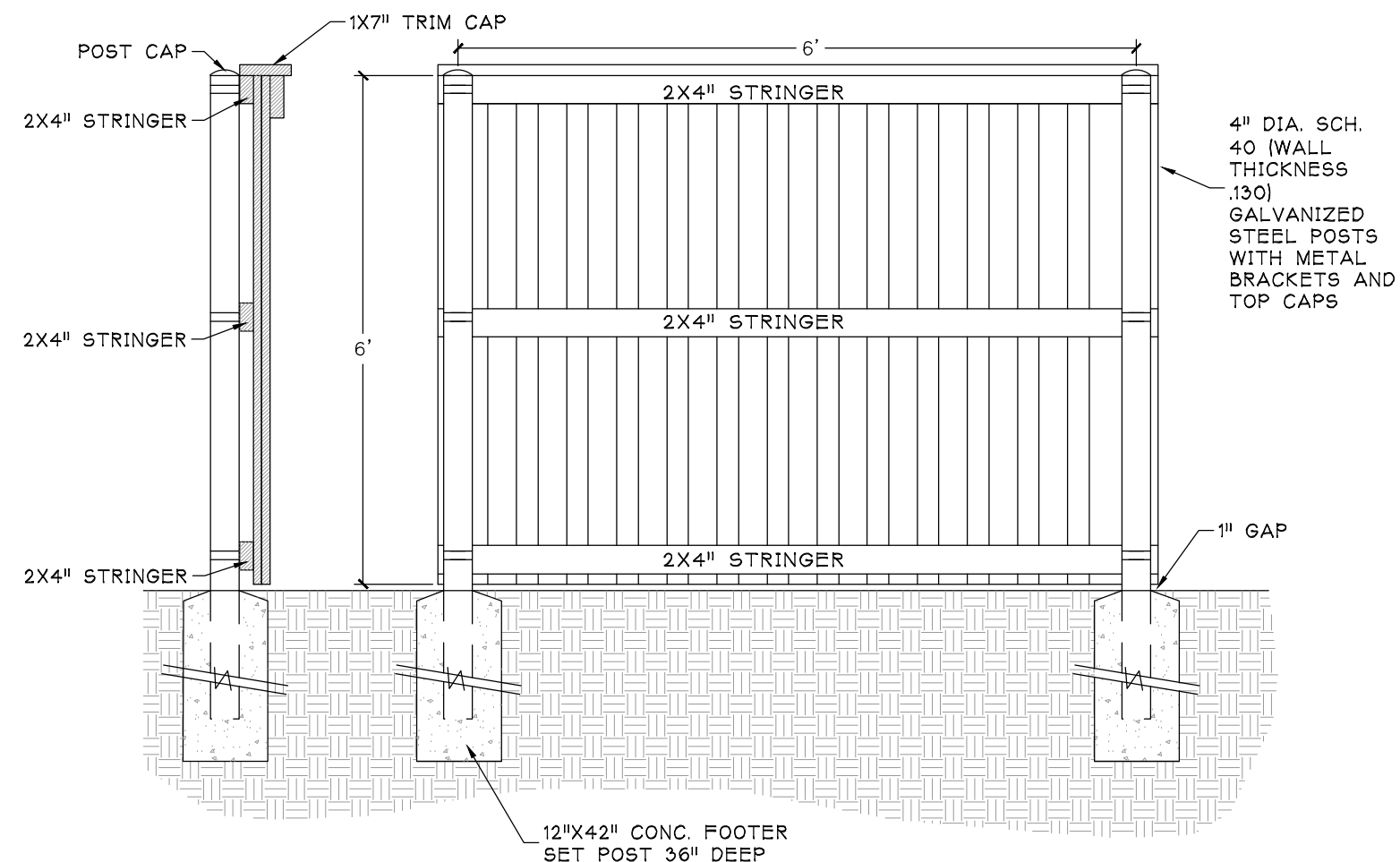
- Contractor shall stake out tree locations and bed configuration for approval by owner prior to installation.
- Contractor is responsible for verifying location of all underground utilities prior to construction.
- It is the responsibility of the contractor to advise the owners representative of any condition found on site which prohibits installation as shown on these plans
- All shrub and groundcover beds shall have a minimum of 3" of hardwood bark mulch
- Landscape edging shall be located as noted on plan.
- Trees overhanging walks and parking areas shall have a clear trunk height of seven feet.
- Multi trunk and ornamental trees will be allowed in the city's right of way with staff approval only. Must be outside any visibility triangles.
- A visibility triangle must be provided at all intersections as required by the thoroughfare standards code. Trees will have a minimum clear trunk branching height of nine feet.
- All plant material shall be maintained in a healthy and growing condition, and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
- Landscape areas shall be kept free of trash, litter and weeds.
- An automatic irrigation system shall be provided to maintain all landscape areas. Over spray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system. Impact fees must be paid to the development services department for separate irrigation meters prior to any permit release.
- Irrigation Controller to have a Rain and Freeze Stat.
- All landscape is to be greater than 8 feet from all underground utilities.
- All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the city. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.



3. SHRUB PLANTING DETAIL
1/2"=1'

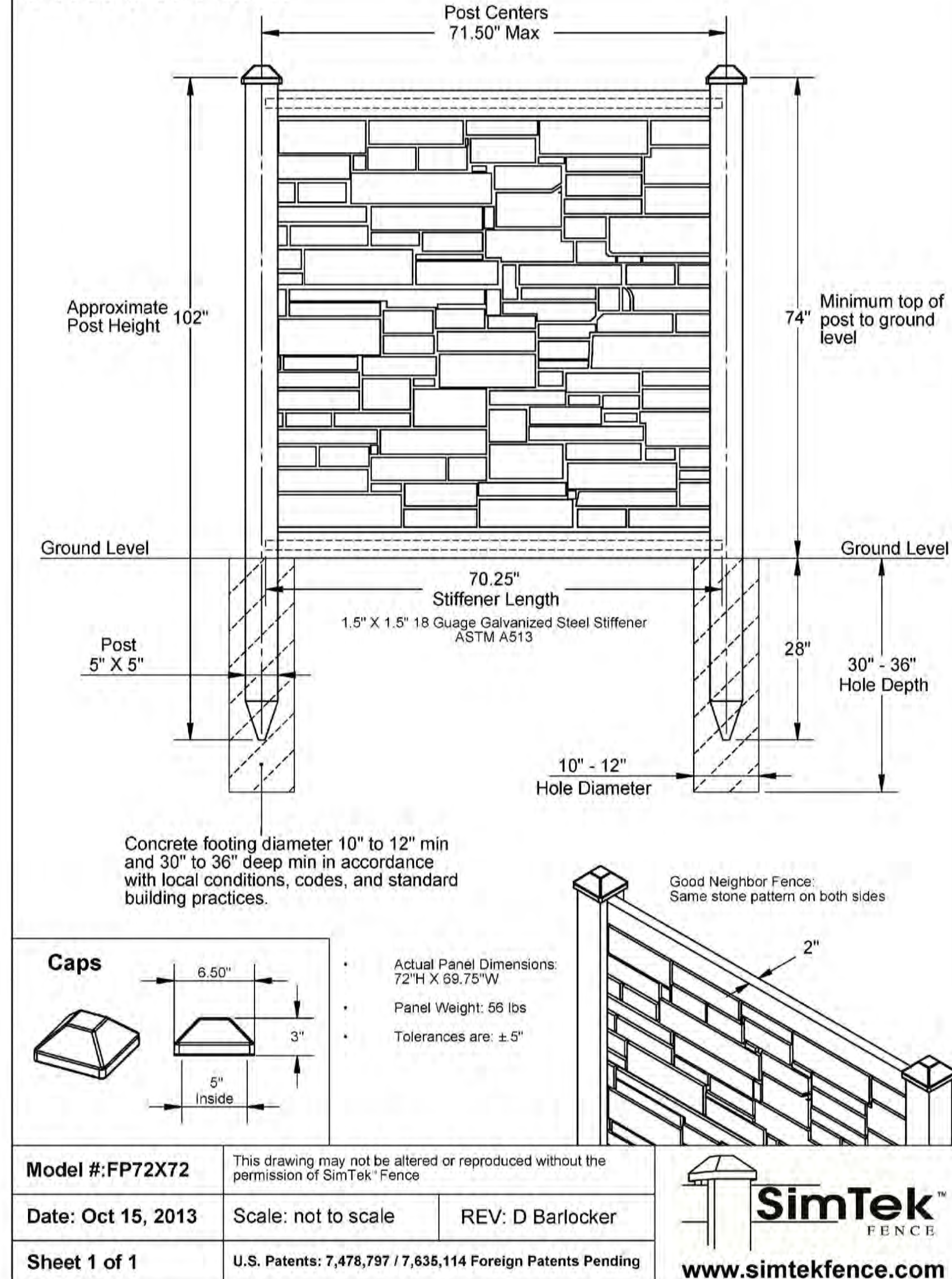


4. EPIC EDGE COMPOSITE HEADER BOARD
NTS



5. 6' BOARD ON BOARD FENCE
1/2"=1'

6'H X 6'W Panel



6. SIMTECH WALL
1/2"=1'

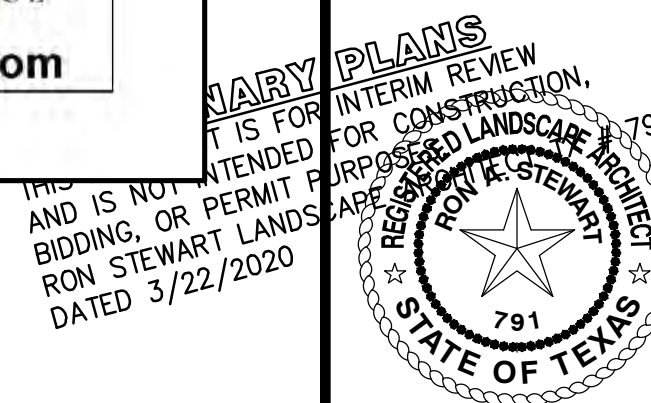
The John R. McAdams Company, Inc.
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TBE: 1996
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NORTHLAKE STORAGE

10.093 Acres
in the
AM. GAUTNEY SURVEY, ABSTRACT NO. 501
TOWN OF NORTHLAKE
DENTON COUNTY, TEXAS

LANDSCAPE PLAN

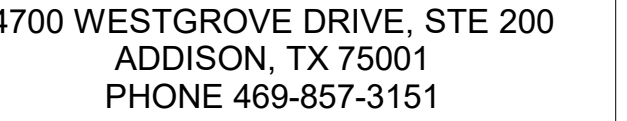


Drawn By: XD
Date: 09/19/2019
Scale: #####
Revisions:
02/19/2020
03/18/2020
03/23/2020

18157

L1.1

OWNER/DEVELOPER
HENRY NORTHLAKE DEVELOPMENT, LLC
900 PARKER SQUARE, SUITE 250
FLOWER MOUND, TEXAS 76028
PH (972) 886-6964
Contact: Mr. David Henry



NORTHLAKE RV PARK
9.243 ACRES IN THE
A.M. GAUTNEY SURVEY, ABSTRACT NO. 501
TOWN OF NORTHLAKE
DENTON COUNTY, TEXAS

[illegible]

PROFESSIONAL SEALS

INTERIM REVIEW

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APPROVAL, BIDDING, PERMIT, OR
CONSTRUCTION PURPOSES.

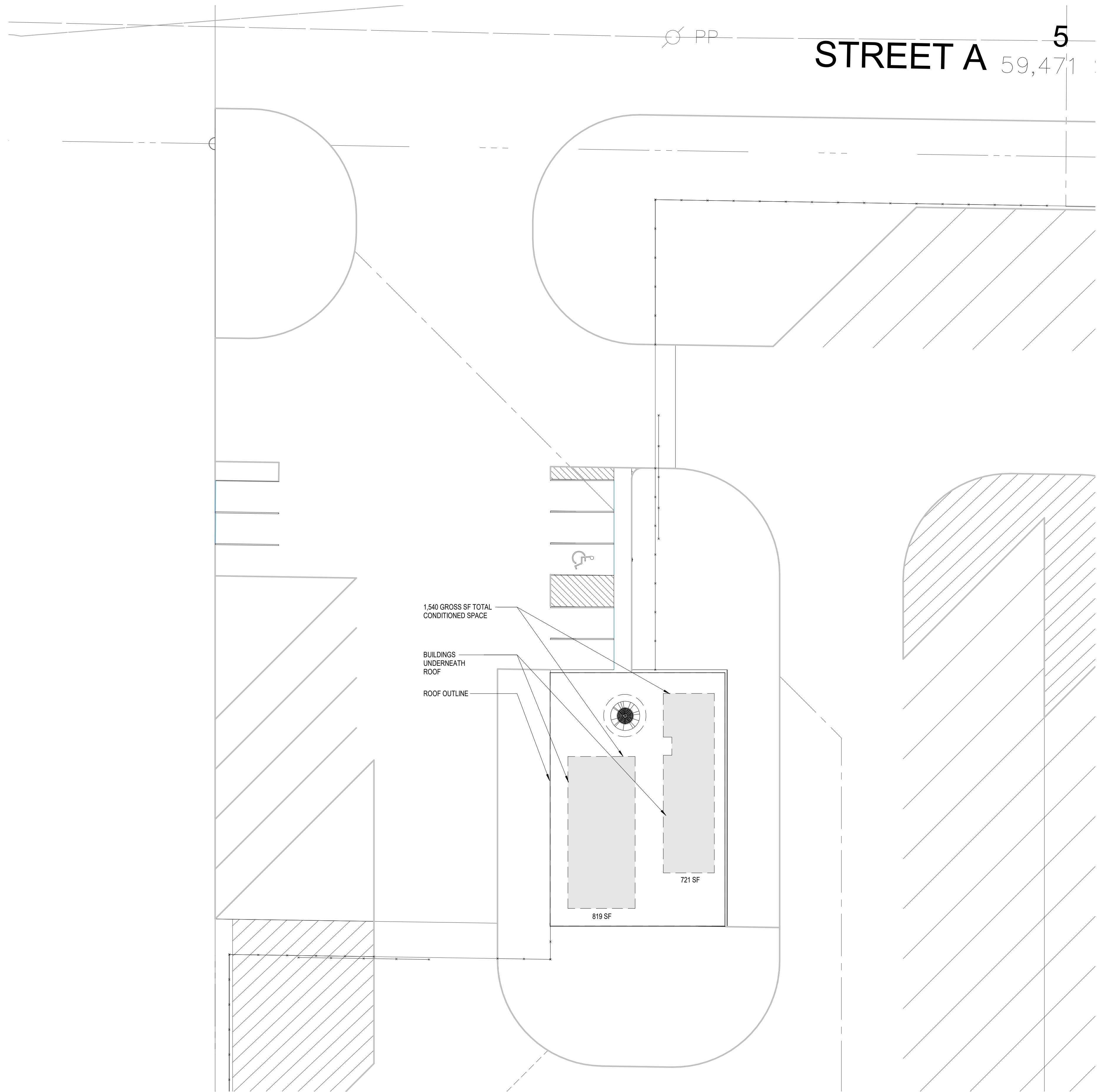
SITE PLAN

CLIENT
Henry Northlake Development LLC.

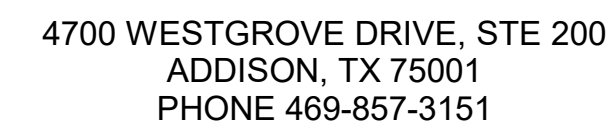
PROJECT NUMBER
19-168

ZONING 2019 10 10

A-101



1 SITE PLAN - SITE PLAN
1/16" = 1'-0"



NORTHLAKE RV PARK
9.243 ACRES IN THE
A.M. GAUTNEY SURVEY, ABSTRACT NO. 501
TOWN OF NORTHLAKE
DENTON COUNTY, TEXAS

[illegible]

PROFESSIONAL SEALS

INTERIM REVIEW

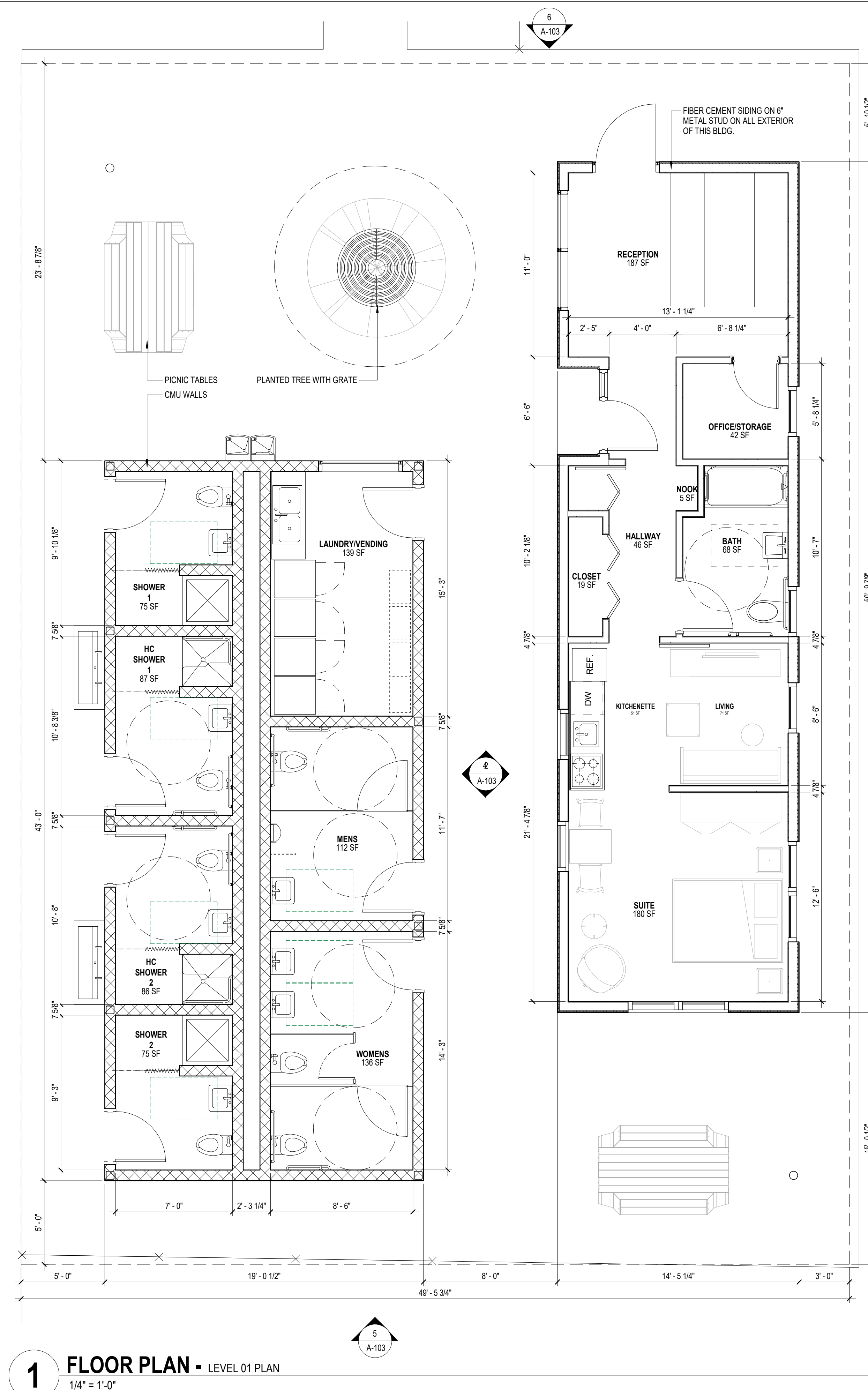
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PURPOSE OF INTERIM REVIEW UNDER
THE AUTHORITY OF
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from list in Family Types
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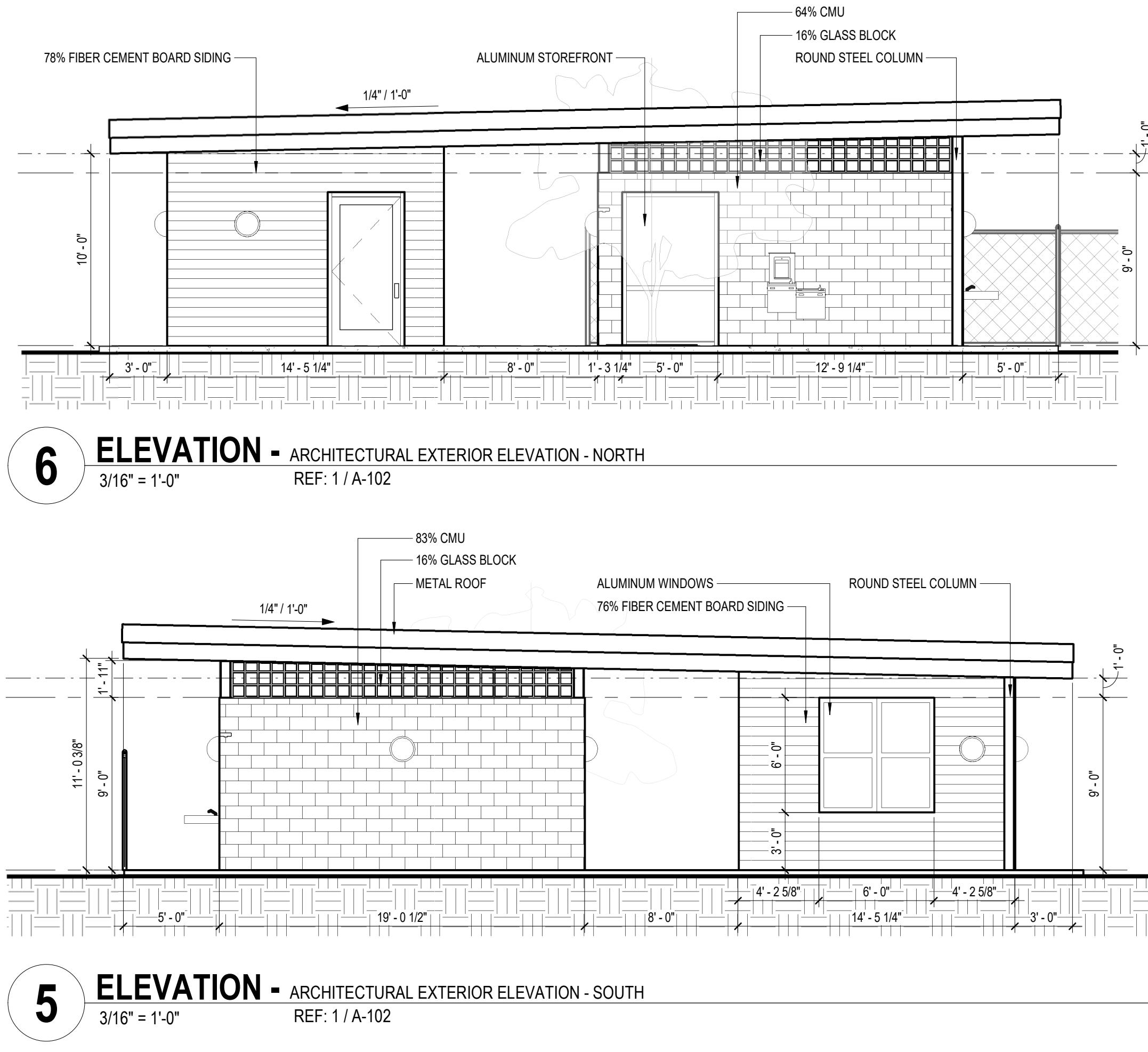
FLOOR PLAN

CLIENT	Henry Northlake Development LLC.
PROJECT NUMBER	19-168

ZONING 2019 10 10

A-102





NORTHLAKE RV PARK

9.243 ACRES IN THE
A.M. GAUTNEY SURVEY, ABSTRACT NO. 501
TOWN OF NORTHLAKE
DENTON COUNTY, TEXAS

REVISION HISTORY

PROFESSIONAL SEALS
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CONSTRUCTION PURPOSES.

EXTERIOR ELEVATIONS

CLIENT
Henry Northlake Development LLC.
PROJECT NUMBER
19-168

ZONING 2019 10 10



Bush
ARCHITECTS

4700 WESTGROVE DRIVE, STE 200
ADDISON, TX 75001 PHONE 469-857-3151

NORTHLAKE STORAGE

9.243 ACRES IN THE
A.M. GAUTNEY SURVEY, ABSTRACT NO. 501
TOWN OF NORTHLAKE
DENTON COUNTY, TEXAS

RENDERING - FRONT

01









Bush
ARCHITECTS

4700 WESTGROVE DRIVE, STE 200
ADDISON, TX 75001 PHONE 469-857-3151

NORTHLAKE STORAGE

9.243 ACRES IN THE
A.M. GAUTNEY SURVEY, ABSTRACT NO. 501
TOWN OF NORTHLAKE
DENTON COUNTY, TEXAS

RENDERING

05

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: MARCH 26, 2020

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

SUBJECT: PECAN SQUARE PHASE 2A-1 FINAL PLAT (FP-20-001)



GOALS/OBJECTIVES:

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

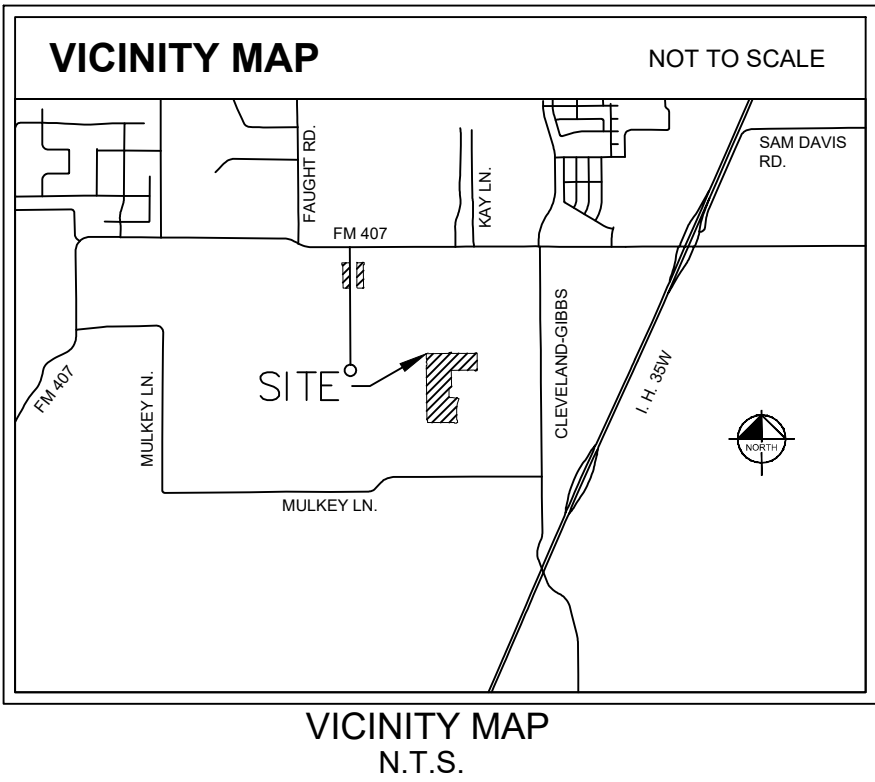
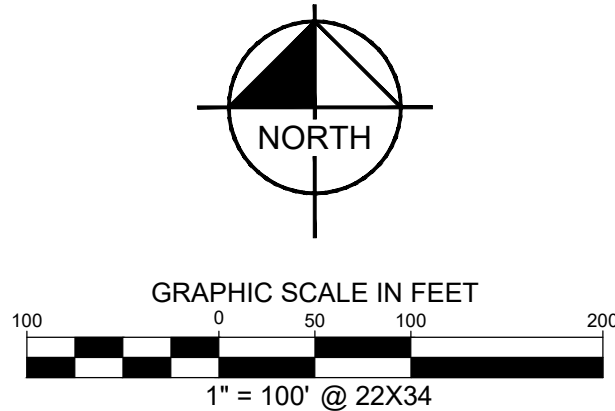
PRELIMINARY PLAT INFORMATION:

Applicant/ Developer:	Hillwood Communities
Owner:	Pecan Square 2, LLC
Engineer/Surveyor:	Kimley-Horn & Associates
Current Zoning:	Mixed-Use Planned Development (MPD)
Site:	Approximately 35.904 acres out of the A. McDonald Survey, Abstract No. 785, and the F.W. Thornton Survey, Abstract No. 1244, generally located 400 feet south of FM 407 at N. Pecan Parkway.
Summary:	This final plat is comprised of two separate noncontiguous areas which are adjacent to and accessed through completed sections of Phase 1 and a new access point on Cleveland-Gibbs Road provided with the extension of Elm Place. No new FM 407 access points are proposed with this plat. The plat consists of 172 residential lots and 5 open space lots. The residential lots are located in both the Lifestyle Subdistrict and Traditional Subdistrict of the MPD with a mix of 40' wide rear entry lots (50), 50' wide lots (107) and 70' wide lots (15).
Staff Analysis:	The applicant has provided a final plat application in accordance with requirements the Unified Development Code (UDC). The application was considered filed on February 26, 2020, and will be approved on March 27, 2020, if no action is taken. The final plat meets all zoning standards outlined in the MPD. Construction plans for storm drainage, water, sanitary sewer, and paving were also submitted with the final plat for review. Staff has reviewed the final plat and plans and finds them acceptable for approval.

COUNCIL ACTIONS:

- Approve or take no action (results in approval on March 27th)

GREG LATSHAW
VOL. 4922, PG. 1008
D.R.D.C.T.



LEGEND

IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
PKS	PK NAIL SET
PKF	PK NAIL FOUND
IRP	IRON ROD FOUND
XS	"X" CUT IN CONCRETE SET
XC	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
CAB.	CABINET
SL	SLIDE
VOL.	VOLUME
PG.	PAGE
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
S.S.B.	SIDE SET BACK LINE
F.S.B.	FRONT SET BACK LINE
A.G.T.C.W.L.E.	ATMOS GAS, TRICOUNTY ELECTRIC, WATERLINE EASEMENT
E.E.	ELECTRIC EASEMENT
D.B.E.	DUCT BANK EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
T.C.E.	TRICOUNTY ELECTRIC EASEMENT
W.E.	WATER EASEMENT
	STREET NAME CHANGE

LINE TYPE LEGEND

—————	BOUNDARY LINE
- - - - -	EASEMENT LINE
—————	BUILDING LINE

SEE SHEET No. 3 FOR GENERAL
NOTES AND LOT AREA TABLE

FINAL PLAT OF PECAN SQUARE PHASE 2A-1

BLOCK 2A LOTS 1-8; BLOCK 2B LOTS 1-4, 6-8, 5X;
BLOCK 2C LOTS 1-13, 14X; BLOCK 2D LOTS 1-12, 13X 14X;
BLOCK 2E LOTS 1-12, 13X; BLOCK 2F LOTS 1-26;
BLOCK 2G LOTS 1-26; BLOCK 2H LOTS 1-22;
BLOCK 2I LOTS 1-22; BLOCK 2J LOTS 1-11;
BLOCK 2K LOTS 1-13;

BEING A TOTAL OF 35.904 ACRES IN THE
A. McDONALD SURVEY, ABSTRACT NO. 785 AND THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
172 RESIDENTIAL LOTS
5 OPEN SPACE LOTS
CURRENT ZONING: MPD: SINGLE FAMILY RESIDENTIAL

Kimley»Horn

5750 Genesis Court, Suite 200
Frisco, Texas 75034

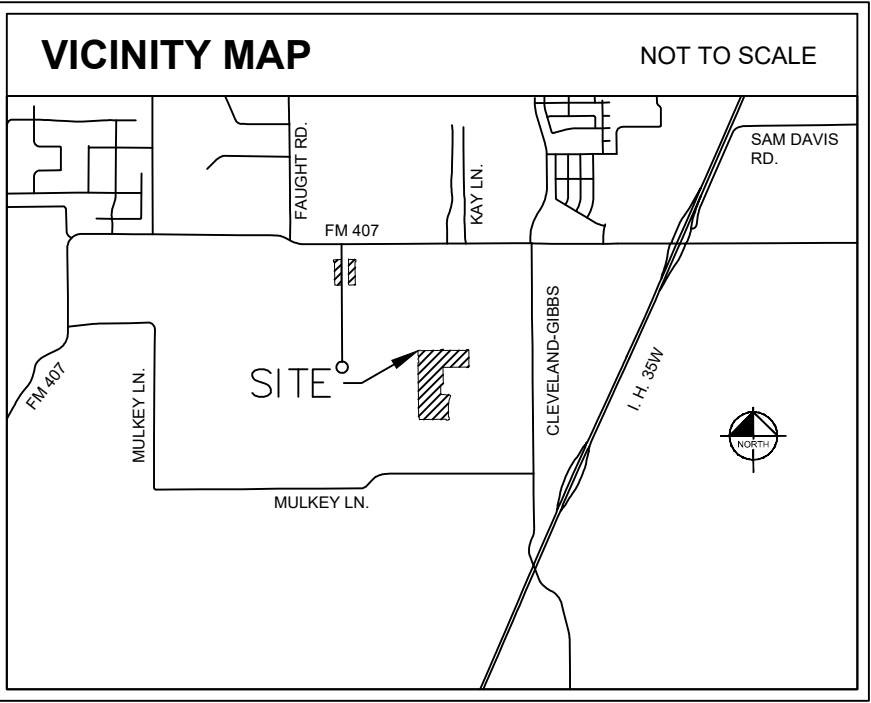
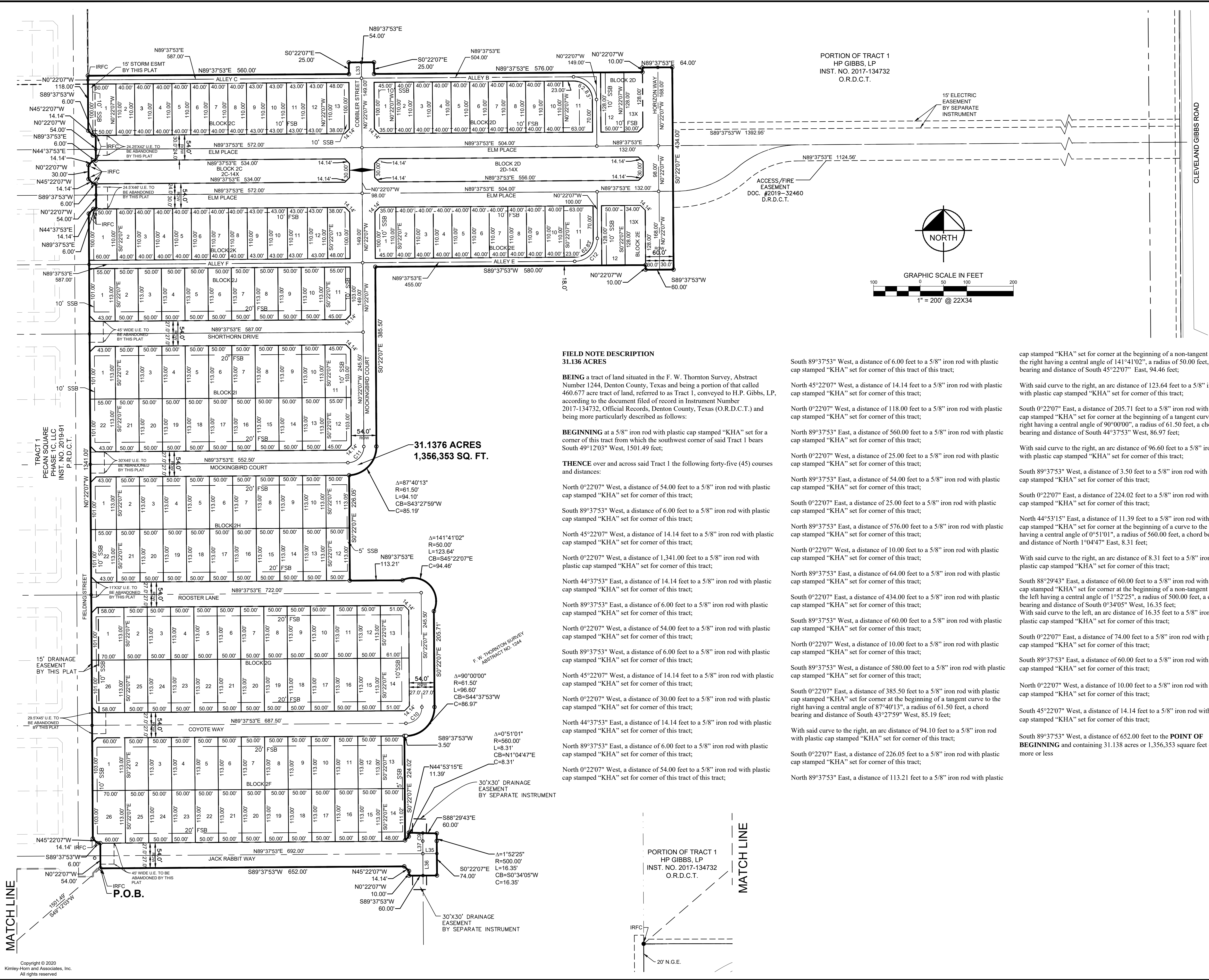
FIRM # 10193822

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SPA	KHA	MAR. 2020	063226900	1 OF 3

OWNER/DEVELOPER:
Pecan Square Phase 2A, LLC
3000 Turtle Creek Blvd
Dallas, Texas 75219
Phone: 214-777-2979
Contact : Clint Yeager

APPLICANT:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Suite 700
Dallas, Texas 75034
Phone: 972-770-1376
Contact : Jason Kaiser, P.E.



LEGEND	
IRFC	5/8" IRON ROD WITH "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
PKS	PK NAIL SET
PKF	PK NAIL FOUND
IRF	IRON ROD FOUND
XS	"X" OUT IN CONCRETE SET
XF	"X" OUT IN CONCRETE FOUND
P.O.B	POINT OF BEGINNING
P.O.C	POINT OF COMMENCING
CAB	CABINET
SL	SLIDE
VOL	VOLUME
PAGE	PAGE
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
S.S.B	SIDE SET BACK LINE
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D.E	DRAINAGE EASEMENT
S.S.E	SANITARY SEWER EASEMENT
T.C.E	TRICOUNTY ELECTRIC EASEMENT
WE	WATER EASEMENT
---	STREET NAME CHANGE

LINE TYPE LEGEND	
---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE

SEE SHEET No. 3 FOR GENERAL NOTES AND LOT AREA TABLE

FINAL PLAT OF PECAN SQUARE PHASE 2A-1

BLOCK 2A LOTS 1-8; BLOCK 2B LOTS 1-4, 6-8, 5X;
BLOCK 2C LOTS 1-13, 14X; BLOCK 2D LOTS 1-12, 13X 14X;
BLOCK 2E LOTS 1-12, 13X; BLOCK 2F LOTS 1-26;
BLOCK 2G LOTS 1-26; BLOCK 2H LOTS 1-22;
BLOCK 2I LOTS 1-22; BLOCK 2J LOTS 1-11;
BLOCK 2K LOTS 1-13;

BEING A TOTAL OF 35.904 ACRES IN THE
A. McDONALD SURVEY, ABSTRACT NO. 785 AND THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
172 RESIDENTIAL LOTS
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTC	KHA	MAR. 2020	063226900	2 OF 3

OWNER/DEVELOPER:
Pecan Square Phase 2A, LLC
3000 Turtle Creek Blvd
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Phone: 214-777-2979
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APPLICANT:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Suite 700
Dallas, Texas 75034
Phone: 972-770-1376
Contact : Jason Kaiser, P.E.

FIELD NOTE DESCRIPTION 31.136 ACRES

BEING a tract of land situated in the F. W. Thornton Survey, Abstract Number 1244, 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-five (45) 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 of this tract;

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 of this tract;

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 of this tract;

North 0°22'07" West, a distance of 1,341.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner of this tract;

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 of this tract;

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 of this tract;

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 of this tract;

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 of this tract;

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 of this tract;

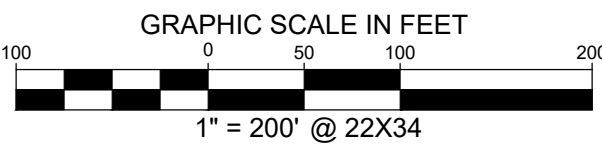
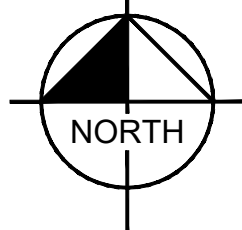
North 0°22'07" West, a distance of 30.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner of this tract;

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 of this tract;

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 of this tract;

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 of this tract of this tract;

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



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 of this tract of this tract;

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 of this tract;

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 of this tract;

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 of this tract;

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 of this tract;

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 of this tract;

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 of this tract;

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 of this tract;

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 of this tract;

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 of this tract;

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 of this tract;

South 89°37'53" West, a distance of 60.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner of this tract;

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 of this tract;

South 89°37'53" West, a distance of 580.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner of this tract;

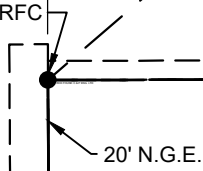
South 0°22'07" East, a distance of 385.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the right having a central angle of 87°40'13", a radius of 61.50 feet, a chord bearing and distance of South 43°27'59" West, 85.19 feet;

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 of this tract;

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 of this tract;

North 89°37'53" East, a distance of 113.21 feet to a 5/8" iron rod with plastic

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



OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That **PECAN SQUARE PHASE 2A-1, LLC** ("Owner") does hereby adopt this plat designating the hereinabove property as Block 2A Lots 1-8, Block 2B Lots 1-4, 6-8, 5X Block 2C Lots 1-13, 14X, Block 2D Lots 1-12, 13X, 14X, Block 2E Lots 1-12, 13X, Block 2F Lots 1-26, Block 2G Lots 1-26, Block 2H Lots 1-22, Block 2I Lots 1-22, Block 2J Lots 1-11, Block 2K Lots 1-13, **PECAN SQUARE, PHASE 2A-1**, an addition to the Town of Northlake, Denton County, Texas, and does hereby dedicate in fee simple to Northlake Municipal Management District No. 1 (The District) to exclusive use forever, the streets and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the District's exclusive use forever, and said dedications being free and clear of all liens and encumbrances except as shown herein or subordinated to this plat. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements of said plat. At the discretion of the District and subject to its written approval. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities. Said use by public utilities being subordinate to the District's use thereof. Any public utility given the right by the District to use said easements shall have the right to: remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements; and any public utility shall at all times have the right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone. I do hereby bind myself, my successors and assigns to forever warrant and defend all and singular above described streets, alleys, easements an rights unto the District against every person whomsoever lawfully claiming or to claim the same or any part thereof by and through Owner but not otherwise. This property is not located within the extraterritorial jurisdiction of any municipality. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Northlake, Texas.

Witness, my hand this the _____ day of _____, 2020.

PECAN SQUARE PHASE 2A, LLC,
a Texas limited liability company

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2020, by _____ of **Pecan Square Phase 2A, LLC**, a Texas limited liability company, on behalf of the limited liability company.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Patton, 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.

Sean Patton
Registered Professional Land Surveyor No. 5660
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Frisco, Texas 75009
Phone 469-501-2200

PRELIMINARY
THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2020.

Notary Public, State of Texas

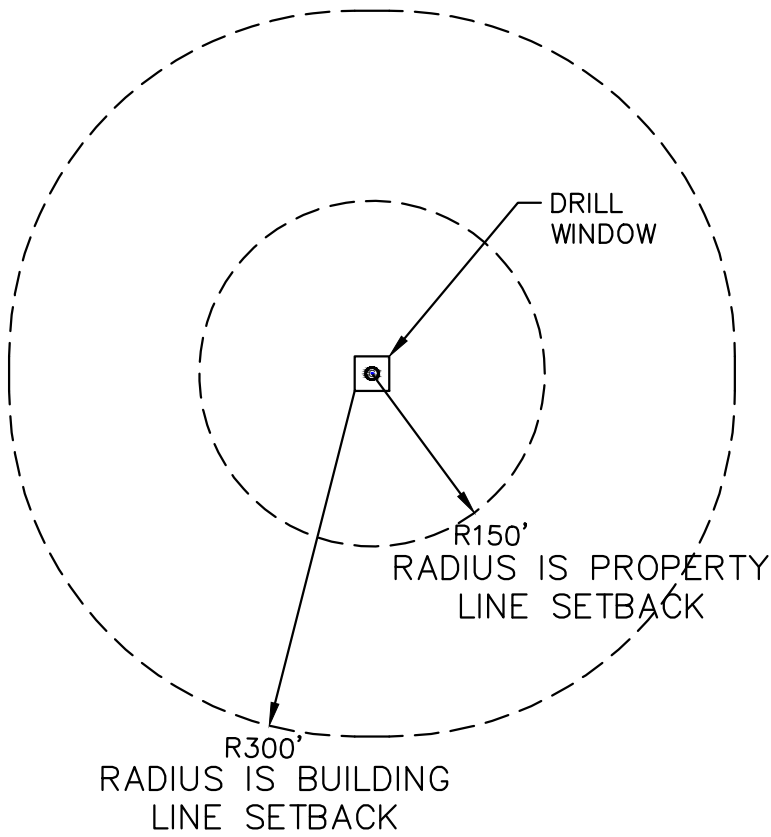
Bearing system for this survey is based upon NAD 83-Texas North Central Zone, Horizontal Adjustment to NAD 83 (1993). To convert the Surface distances to Grid values, multiply the distances by a Combined Scale Factor of 0.9998493926.

NOTES:

- All corners are 5/8 inch iron rods with red plastic caps stamped "KHA" unless otherwise noted.
- Gas well location requirements show a 150' minimum radius distance to a property line and a 300' minimum radius distance to a buildable portion of a lot.
- All common Open Space Lots to be owned and maintained by the Northlake Municipal Management District No. 1.
- All dedicated public roads and utilities will be maintained by the Town of Northlake.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- The minimum finished floor elevations shall ne provided when a building permit application is submitted. The minimum finished floor elevations shall be based on the current FEMA data. The minimum finished floor elevations shall be stated as mean sea level rather than relative based on NAVD 1988 datum.

LINE TABLE		
NO.	BEARING	LENGTH
L26	S00°22'07"E	20.00'
L27	S89°36'17"W	19.99'
L28	N00°22'07"W	20.00'
L29	N89°36'17"E	20.00'
L33	N00°22'07"W	34.00'
L35	N89°37'52"E	30.14'
L36	S00°22'07"E	47.00'
L37	N00°21'51"W	27.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C9	1°51'52"	532.61'	17.33'	N00°34'05"E	17.33'
C10	90°00'00"	34.50'	54.19'	N44°37'53"E	48.79'
C11	90°00'00"	34.50'	54.19'	N44°37'53"E	48.79'
C12	90°44'15"	48.69'	77.11'	N44°37'53"E	69.30'



APPROVAL BY THE TOWN COUNCIL
MARCH 26, 2020 Date
_____ Mayor, Town of Northlake
_____ Town Secretary, Town of Northlake

FINAL PLAT
OF
**PECAN SQUARE
PHASE 2A-1**

BLOCK 2A LOTS 1-8; BLOCK 2B LOTS 1-4, 6-8, 5X;
BLOCK 2C LOTS 1-13, 14X; BLOCK 2D LOTS 1-12, 13X 14X;
BLOCK 2E LOTS 1-12, 13X; BLOCK 2F LOTS 1-26;
BLOCK 2G LOTS 1-26; BLOCK 2H LOTS 1-22;
BLOCK 2I LOTS 1-22; BLOCK 2J LOTS 1-11;
BLOCK 2K LOTS 1-13;

BEING A TOTAL OF 35.904 ACRES IN THE
A. McDONALD SURVEY, ABSTRACT NO. 785 AND THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
172 RESIDENTIAL LOTS
5 OPEN SPACE LOTS
CURRENT ZONING: MPD: SINGLE FAMILY RESIDENTIAL

Kimley»Horn

5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JTC	KHA	MAR. 2020	063226900	3 OF 3

OWNER/DEVELOPER:
Pecan Square Phase 2A, LLC
3000 Turtle Creek Blvd
Dallas, Texas 75219
Phone: 214-777-2979
Contact : Clint Yeager

APPLICANT:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Suite 700
Dallas, Texas 75034
Phone: 972-770-1376
Contact : Jason Kaiser, P.E.

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: MARCH 26, 2020

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

SUBJECT: PECAN SQUARE PHASE 2A-2 FINAL PLAT (FP-20-003)



GOALS/OBJECTIVES:

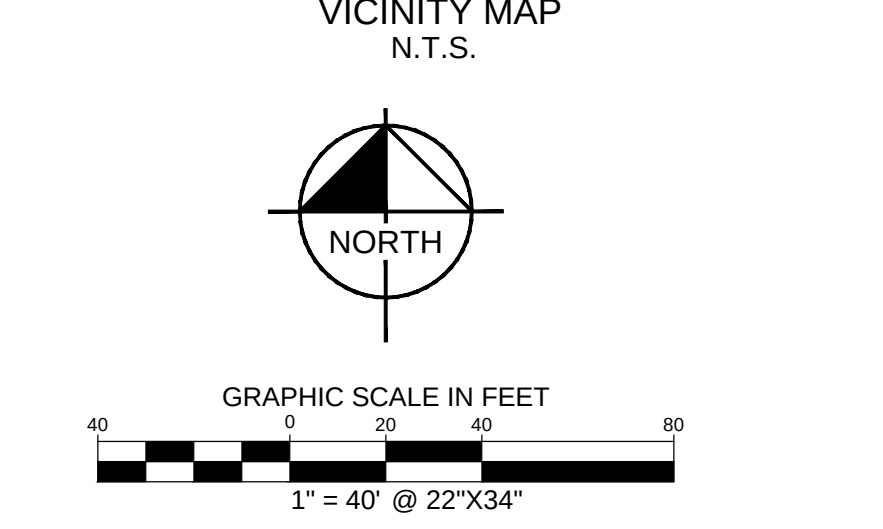
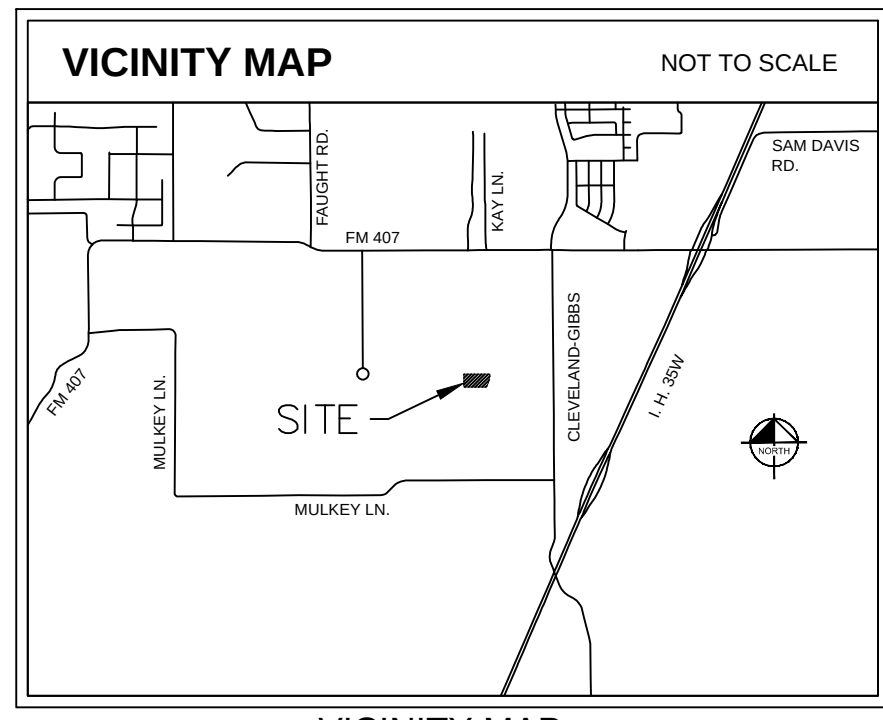
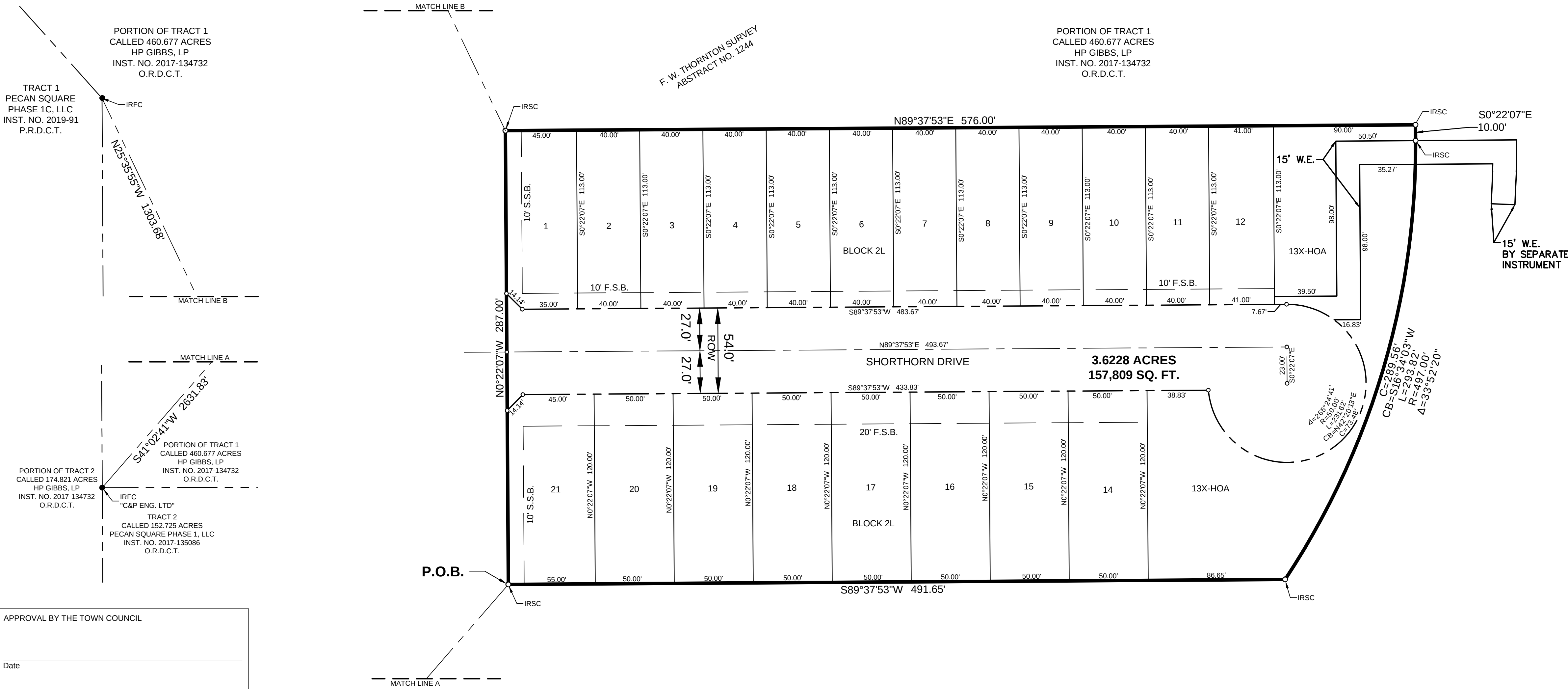
- Responsibly Manage Growth; Adhere to the Comprehensive Plan (Council Goal)

FINAL PLAT INFORMATION:

Applicant/ Developer:	Hillwood Communities
Owner:	HP Gibbs, LP/Pecan Square 2A, LLC
Engineer/Surveyor:	Kimley-Horn & Associates
Current Zoning:	Mixed-Use Planned Development (MPD)
Site:	Approximately 3.62 acres out of the F.W. Thornton Survey, Abstract No. 1244, generally located 600 feet east of Fielding Street at Shorthorn Drive with access to be provided through Pecan Square Phase 2A-1.
Summary:	This application is for final plat of a phase of Pecan Square. It consists of 20 residential lots and 1 open space lot. The residential lots are located in the Lifestyle Subdistrict of the MPD with a mix of 40' wide rear entry lots (12) and 50' wide lots (8).
Staff Analysis:	The applicant has provided a final plat application in accordance with requirements the Unified Development Code (UDC). The application was considered filed on February 26, 2020, and will be approved on March 27, 2020, if no action is taken. The final plat meets all zoning standards outlined in the MPD. Construction plans for storm drainage, water, sanitary sewer, and paving were also submitted with the final plat for review. Staff has reviewed the final plat and plans and finds them acceptable for approval.

COUNCIL ACTIONS:

- Approve or take no action (results in approval on March 27th)



LEGEND	
IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
PKS	PK NAIL SET
PKF	PK NAIL FOUND
IRP	IRON ROD FOUND
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
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T.C.E.	TRICOUNTY ELECTRIC EASEMENT
W.E.	WATER EASEMENT
	STREET NAME CHANGE

LINE TYPE LEGEND	
---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	ADJACENT PROP LINE
---	LOT LINE

FINAL PLAT OF PECAN SQUARE PHASE 2A-2

BLOCK 2L LOTS 1-12, 13X-HOA, 14-21;

BEING 3.6228 ACRES IN THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
20 RESIDENTIAL LOTS
1 OPEN SPACE LOTS
CURRENT ZONING: MPD: SINGLE FAMILY RESIDENTIAL

Kimley»Horn

5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	SPA	KHA	03/10/2020	063226900	1 of 1

OWNER/DEVELOPER:
Pecan Square Phase 2A, LLC
3000 Turtle Creek Blvd
Dallas, Texas 75219
Phone: 214-777-2979
Contact : Clint Yeager

APPLICANT:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Suite 700
Dallas, Texas 75034
Phone: 972-770-1376
Contact : Jason Kaiser, P.E.

APPROVAL BY THE TOWN COUNCIL

Date _____

Mayor, Town of Northlake _____

Town Secretary, Town of Northlake _____

FIELD NOTE DESCRIPTION

3.6228 ACRES

BEING a tract of land situated in the F. W. Thornton Survey, Abstract Number 1244, 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 the southwest corner of this tract from which the southwest corner of said Tract 1 bears South 41°02'41" West, 2,631.83 feet;

THENCE North 0°22'07" West, a distance of 287.00 feet to a point for the northwest corner of this tract from which a iron rod found in the west line of said Tract 1 same being common to the west line of Pecan Square Phase 1C, LLC according to the document filed of record in instrument number 2019-91 Plat Record, Denton County bears North 25°35'55" West, 1,303.68 feet;

THENCE North 89°37'53" East, a distance of 576.00 feet to a point for the northeast corner of this tract;

THENCE South 0°22'07" East, a distance of 10.00 feet to a point at the beginning of a tangent curve to the right having a central angle of 33°52'20", a radius of 497.00 feet, a chord bearing and distance of South 16°34'03" West, 289.56 feet;

THENCE with said curve to the right, an arc distance of 293.82 feet to a point for the southeast corner of this tract;

THENCE South 89°37'53" West, a distance of 491.65 feet to the **POINT OF BEGINNING** and containing 3.6228 acres or 157,809 square feet of land, more or less.

NOTES:

- All corners are 5/8 inch iron rods with red plastic caps stamped "KHA" unless otherwise noted.
- All common Open Space Lots to be owned and maintained by the Northlake Municipal Management District No. 1.
- All dedicated public roads and utilities will be maintained by the Town of Northlake.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- The minimum finished floor elevations shall be provided when a building permit application is submitted. The minimum finished floor elevations shall be based on the current FEMA data. The minimum finished floor elevations shall be stated as mean sea level rather than relative based on NAVD 1988 datum.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That **PECAN SQUARE PHASE 2A-2, LLC** ("Owner") does hereby adopt this plat designating the hereinabove property as Block 2L Lots 1-12, 13X-HOA, Lots 14-21, **PECAN SQUARE, PHASE 2A-2**, an addition to the Town of Northlake, Denton County, Texas, and does hereby dedicate in fee simple to Northlake Municipal Management District No. 1 (The District) to exclusive use forever, the streets and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the District's exclusive use forever, and said dedications being free and clear of all liens and encumbrances except as shown herein or subordinated to this plat. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements of said plat. At the discretion of the District and subject to its written approval. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities. Said use by public utilities being subordinate to the District's use thereof. Any public utility given the right by the District to use said easements shall have the right to: remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements; and any public utility shall at all times have the right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone. I do hereby bind myself, my successors and assigns to forever warrant and defend all and singular above described streets, alleys, easements an rights unto the District against every person whomsoever lawfully claiming or to claim the same or any part thereof by and through Owner but not otherwise. This property is not located within the extraterritorial jurisdiction of any municipality. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Northlake, Texas.

Witness, my hand this the _____ day of _____, 2020.

PECAN SQUARE PHASE 2A, LLC,
a Texas limited liability company

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2020, by _____ of **Pecan Square Phase 2A, LLC**, a Texas limited liability company, on behalf of the limited liability company.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Patton, 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.

Sean Patton
Registered Professional Land Surveyor No. 5660
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Frisco, Texas 75034
Phone 469-501-2200

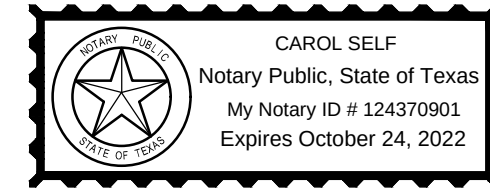
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2020.

Notary Public, State of Texas

Bearing system for this survey is based upon NAD 83-Texas North Central Zone, Horizontal Adjustment to NAD 83 (1993). To convert the Surface distances to Grid values, multiply the distances by a Combined Scale Factor of 0.9998493926.



RESIDENTIAL LOTS
40' LOTS = 12
50' LOTS = 8
TOTAL = 20

LOT AREA TABLE		
BLOCK--LOT	SQUARE FEET	ACRES
2L-1	5035	0.116
2L-2	4520	0.104
2L-3	4520	0.104
2L-4	4520	0.104
2L-5	4520	0.104
2L-6	4520	0.104
2L-7	4520	0.104
2L-8	4520	0.104
2L-9	4520	0.104
2L-10	4520	0.104
2L-11	4520	0.104
2L-12	4520	0.104
2L-13X	21942	0.504
2L-14	6000	0.138
2L-15	6000	0.138
2L-16	6000	0.138
2L-17	6000	0.138
2L-18	6000	0.138
2L-19	6000	0.138
2L-20	6000	0.138
2L-21	6550	0.150



Executive Session

Agenda Item 3