

1. Agenda

Documents:

[TOWN COUNCIL AGENDA 7-16-20.PDF](#)

2. Council Packet

Documents:

[COUNCIL PACKET 7-16-20.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
MEETING AGENDA
THURSDAY, JULY 16, 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 meet in a work session and regular session on Thursday, July 16, 2020 at 6:30 pm at the Northlake Town Hall in the Chamber Room, 1500 Commons Circle, Suite 300, Northlake, Texas 76226. The items listed below are placed on the agenda for discussion and/or action.

1. Regular Session

Call to Order and Roll Call by Mayor David Rettig
Invocation given by Pastor Travis Hartjen, The Grove Church
Pledge of Allegiance led by Mayor David Rettig

2. Briefing Items

- A. Recommended Utility Rates presented by NewGen Strategies and Solutions, LLC
- B. Preliminary Budget for the Fiscal Year October 1, 2020 through September 30, 2021
- C. FY 2020 Quarterly Investment Report

3. Regular Meeting

Call to Order by Mayor David Rettig

4. Public Input

This item is available for citizens to address the Town Council on any matter. The presiding officer may ask the citizen to hold his or her comment on an agenda item until that agenda item is reached. By law, no deliberation or action may be taken on the topic if the topic is not posted on the agenda. The presiding officer reserves the right to impose a time limit on this portion of the agenda.

5. Consent Items

- D. Consider for approval a Final Plat of Pecan Square Phase 2B-1, a phase of the Pecan Square development consisting of 159 residential lots and 3 open space lots on 45.705 acres out of the A. McDonald Survey, Abstract No. 785, generally located west of S. Pecan Parkway at Little Wonder Lane, and zoned Mixed-Use Planned Development (MPD). Pecan Square Phase 2B, LLC is the owner. Hillwood Communities is the applicant/developer. Kimley-Horn & Associates is the engineer/surveyor. Case # FP-20-005
- E. Consider for approval a Final Plat of Pecan Square Phase 2B-2, a phase of the Pecan Square development consisting of 180 residential lots and 7 open space lots on 47.868 acres out of the F.W. Thornton Survey, Abstract No. 1244, generally located east of S. Pecan Parkway and south of Jackrabbit Way, 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-20-006

- F. Consider for approval a Final Plat of Pecan Square Phase 2B-3, a phase of the Pecan Square development consisting of 185 residential lots on 35.662 acres out of the F.W. Thornton Survey, Abstract No. 1244, generally located east of Fielding Street and north of Elm Place, 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-20-007

- G. Consider for approval a Final Plat of Lots 4A & 4X, Town Commons, a 1.800-acre tract of land out of the Patrick Rock Survey, Abstract No. 1063, generally located at the northeast corner of FM 407 and Cleveland-Gibbs Road in the extraterritorial jurisdiction of the Town of Northlake. Belmont 407, LLC is the owner. Slate Land & Development Co. is the applicant/developer. Kirkman Engineering is the engineer. Barton Chapa Surveying, LLC is the surveyor. Case # FP-20-013

- H. Consider for approval a Site Plan of Harvest Shops by Slate, a proposed 11,631 square-foot retail center on a 1.504-acre tract of land to be platted as Lot 4A, Town Commons, generally located at the northeast corner of FM 407 and Cleveland-Gibbs Road in the extraterritorial jurisdiction of the Town of Northlake. Belmont 407, LLC is the owner. Slate Land & Development Co. is the applicant/developer. Kirkman Engineering is the engineer. Case # SP-20-004

- I. Consider for approval a resolution of the Town Council giving consent to the issuance of tax bonds per development agreement by Northlake Municipal Management District No. 1, a conservation and reclamation district located within the corporate boundaries of the town
- a. Resolution 20-19
- J. Consider for approval the Town Council Meeting Minutes of 6-25-20

6. Regular Items

- K. Consider all matters incident and related to the adoption of a resolution expressing official intent to reimburse costs of project
- a. Resolution 20-18
- L. Consider for approval an ordinance amending Code of Ordinances, Chapter 12, Utilities, Article 12.01 General Provisions, Section 12.01.001 Underground installation of utility lines, amending provisions related to burial of utility service lines in certain circumstances
- a. Ordinance No. 20-0716A
- M. Consider for approval an ordinance amending water and sewer rates of the Town for all categories of users and amending certain provisions of the Town Code related to water conservation
- a. Ordinance No. 20-0716B
- N. Consider modifying, continuing and/or suspending the First Amended Declaration of Local and Public Health Emergency as modified by the Town Council on April 23, 2020

7. Executive Session

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

- a. Section 551.071 authorizes a governmental body to consult with its attorney in an executive session to seek his or her advice on a legal matter. It provides as follows: A governmental body may not conduct a private consultation with its attorney except: (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 Hawthorne Estates development options;
- iii. Legal advice related to the development and annexation of the Foster Tract, on approximately 124-acre tract of land located in the northwest corner of Victory Circle and Harmonson Road in the extraterritorial jurisdiction of the Town;
- iv. Legal advice related to the development and annexation of the Buchanan Tract, a 230-acre tract of land generally located in the northeast corner of Victory Circle and Harmonson Road and extending east to IH35W in the extraterritorial jurisdiction of the Town;
- v. Pending or contemplated litigation;
- vi. Brandon K. Thrasher vs. Fort Worth Police Department, Northlake Police Department, Denton County Sheriff's Department, US District Court Case No. 4:20cv350-SDJ-KPJ;
- vii. Town of Northlake vs. City of Justin, District Court Cause No. 15-08170-367;
- viii. City of Justin v. Toby Baker, Cause No. D-1-GN-20-002084;
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- x. Potential litigation related to Dale Earnhardt Way road failures.

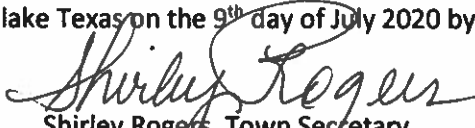
8. Open Session

Action as needed on executive session items

9. Adjournment

CERTIFICATION

I hereby certify that the above agenda was posted on the bulletin board at Town Hall 1500 Commons Circle, Suite 300, Northlake Texas on the 9th day of July 2020 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
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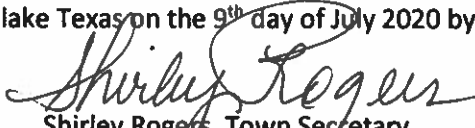
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TOWN OF NORTHLAKE COUNCIL ITEM NO. 1

DATE: JULY 16, 2020

ITEM: WORKSHOP SESSION



TOWN OF NORTHLAKE COUNCIL ITEM NO. 2

DATE: JULY 16, 2020

ITEM: BRIEFING ITEMS





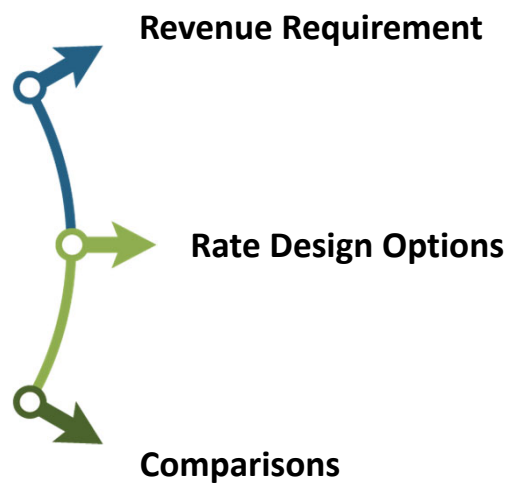
July 16, 2020

UPDATE ON WATER AND WASTEWATER RATE STUDY NORTHLAKE, TEXAS

NewGen
Strategies & Solutions

1

AGENDA



NEWGEN STRATEGIES AND SOLUTIONS, LLC

2

2

REVENUE REQUIREMENTS

3

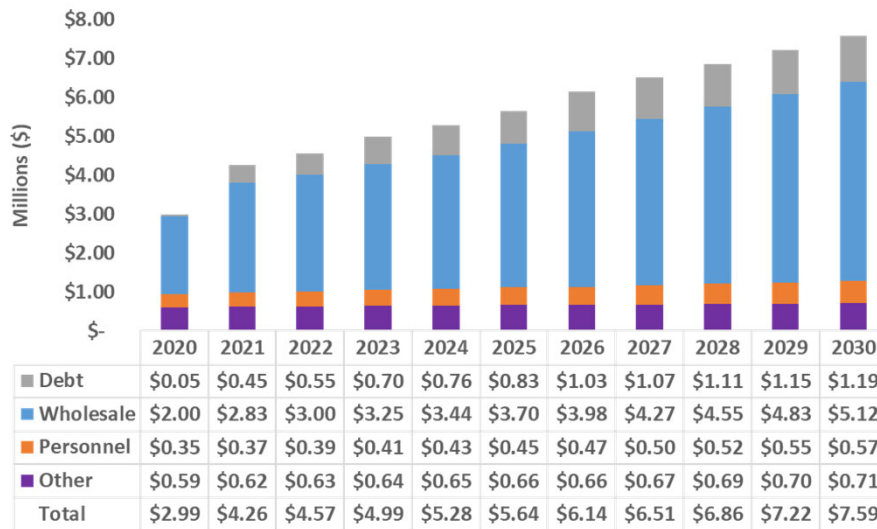
MAJOR REVENUE REQUIREMENT ADDITIONS INTO THE FORECAST

- Moving Utility Costs from General Fund to Utility Fund while Maintaining Fund Metrics
 - 2018 Bond Paid Fully from Utility Fund Only
 - \$100,000 Personnel Cost to Utility Fund
- \$750,000 for Wholesale Capacity Increase Starting in FY 2021
- Phasing in 2020 Tax Note
 - \$250,000 in FY 2022
 - \$500,000 in FY 2023 and forward

NEWGEN STRATEGIES AND SOLUTIONS, LLC

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4



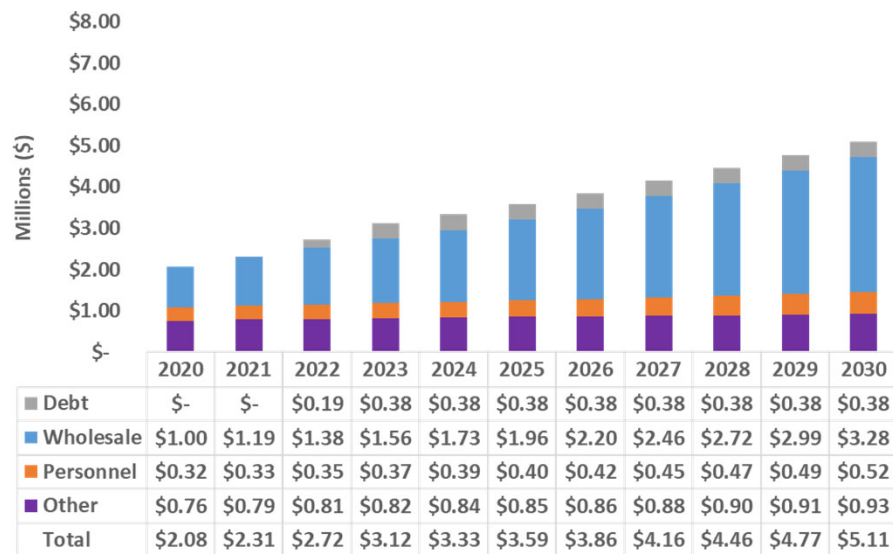
Note: Expenses will vary based on rates due to price elasticity differences on usage growth.

NEWGEN STRATEGIES AND SOLUTIONS, LLC

5

WATER EXPENSES

5



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NEWGEN STRATEGIES AND SOLUTIONS, LLC

6

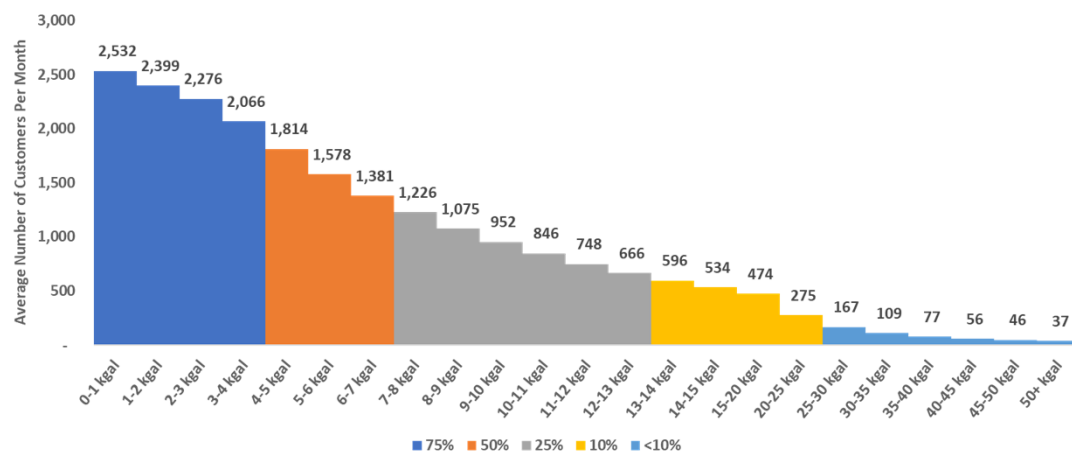
WASTEWATER EXPENSES

6

RATE DESIGN OPTIONS

7

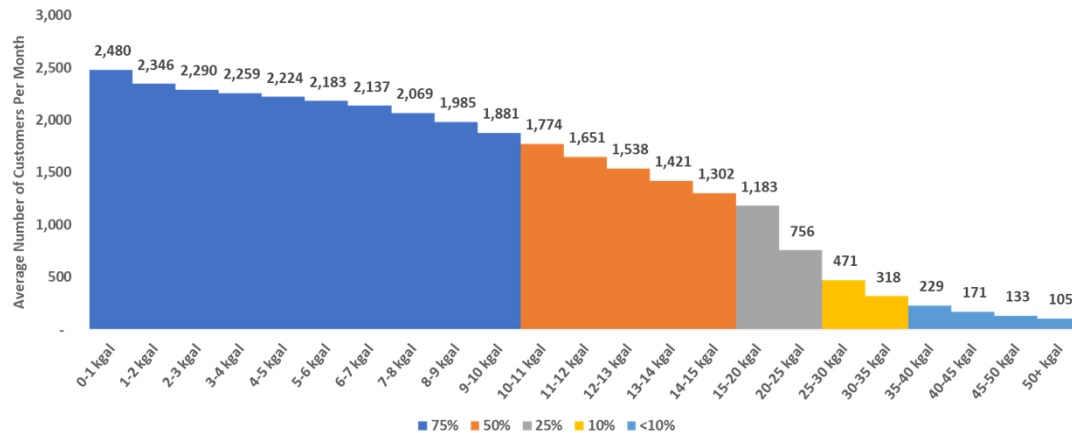
RESIDENTIAL FREQUENCY DISTRIBUTION – LAST 12 MONTHS



NEWGEN STRATEGIES AND SOLUTIONS, LLC

8

RESIDENTIAL FREQUENCY DISTRIBUTION – LAST JULY-SEPT



NEWGEN STRATEGIES AND SOLUTIONS, LLC

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CURRENT RATES

Water

	Residential***	Commercial***
Minimum Charge (3/4")*	\$ 19.50	\$ 29.25
Volumetric Charge**		
0-3,000 gallons	\$ 0.00	
3,001-15,000 gallons	2.75	
15,001-30,000 gallons	3.60	
30,001+ gallons	4.95	
0-15,000 gallons		\$ 4.25
15,001-30,000 gallons		5.15
30,001+ gallons		6.25

*Minimum charge increases with meter size

**Rate is per 1,000 gallons

***Outside Volumetric Rates are 1.5x

Note: Multi-Family is charged as Commercial

NEWGEN STRATEGIES AND SOLUTIONS, LLC

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CURRENT RATES

Wastewater

	Residential***	Commercial***
Minimum Charge (3/4")*	\$ 19.50	\$ 29.25
Volumetric Charge**		
0-3,000 gallons	\$ 0.00	
3,001+ gallons	5.25	
All gallons		\$ 6.75

*Minimum charge increases with meter size

**Rate is per 1,000 gallons

***Outside Volumetric Rates are 1.5x

Note: Residential customers usage is based on their winter average
Multi-Family is charged as Commercial

NEWGEN STRATEGIES AND SOLUTIONS, LLC

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OPTION 1 – NEWGEN PROPOSED

Water

	Residential***	Commercial***
Minimum Charge (3/4")*	\$ 25.00	\$ 38.00
Volumetric Charge**		
0-2,000 gallons	\$ 0.00	
2,001-15,000 gallons	4.00	
15,001-30,000 gallons	5.00	
30,001+ gallons	7.00	
0-15,000 gallons		\$ 6.00
15,001-30,000 gallons		7.00
30,001+ gallons		8.00

*Minimum charge increases with meter size

**Rate is per 1,000 gallons

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Note: Multi-Family are charged by unit as Residential rates

NEWGEN STRATEGIES AND SOLUTIONS, LLC

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OPTION 1 – NEWGEN PROPOSED

Wastewater

	Residential***	Commercial***
Minimum Charge (3/4")*	\$ 25.00	\$ 38.00
Volumetric Charge**		
0-2,000 gallons	\$ 0.00	
2,001+ gallons	7.00	
All gallons		\$ 9.00

*Minimum charge increases with meter size

**Rate is per 1,000 gallons

***Outside Volumetric Rates are 1.5x

Note: Residential customers usage is based on their winter average
Multi-Family are charged by unit as Residential rates

NEWGEN STRATEGIES AND SOLUTIONS, LLC

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OPTION 1 RATE ATTRIBUTES

KEY
For
Against

Implementation	Equity	Customer	Conservation	Financial
Administrative Burden	Interclass	Affordability	Average-Day Savings	Revenue Sufficiency
Public Understanding	Intraclass	Economic Development	Peak-Season Savings	Revenue Stability
Political Acceptance	Intergenerational	Rate Shock / Volatility	Peak-Day Savings	Rate Stability
Implementation Risk	Inside/Outside	Understandability of Rates/Bill	Sustainability	Rate Predictability
Legal Defensibility	Industry Standards	Perception of Equity	Compliance	Financial Risk

NEWGEN STRATEGIES AND SOLUTIONS, LLC

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OPTION 2 – SIMPLE Water

Water	Residential***	Commercial***
Minimum Charge (3/4")*	\$ 20.00	\$ 30.00
Volumetric Charge**		
0-30,000 gallons	\$ 4.00	\$ 6.00
30,001+ gallons	7.00	7.00

Wastewater	Residential***	Commercial***
Minimum Charge (3/4")*	\$ 20.00	\$ 30.00
Volumetric Charge**		
All gallons	\$ 6.00	\$ 7.00

*Minimum charge increases with meter size

**Rate is per 1,000 gallons

***Outside Volumetric Rates are 1.5x

Note: Residential customers wastewater usage is based on their winter average
Multi-Family are charged by unit as Residential rates

NEWGEN STRATEGIES AND SOLUTIONS, LLC

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OPTION 2 RATE ATTRIBUTES

KEY
For
Against

Implementation	Equity	Customer	Conservation	Financial
Administrative Burden	Interclass	Affordability	Average-Day Savings	Revenue Sufficiency
Public Understanding	Intraclass	Economic Development	Peak-Season Savings	Revenue Stability
Political Acceptance	Intergenerational	Rate Shock / Volatility	Peak-Day Savings	Rate Stability
Implementation Risk	Inside/Outside	Understandability of Rates/Bill	Sustainability	Rate Predictability
Legal Defensibility	Industry Standards	Perception of Equity	Compliance	Financial Risk

NEWGEN STRATEGIES AND SOLUTIONS, LLC

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COMPARISONS

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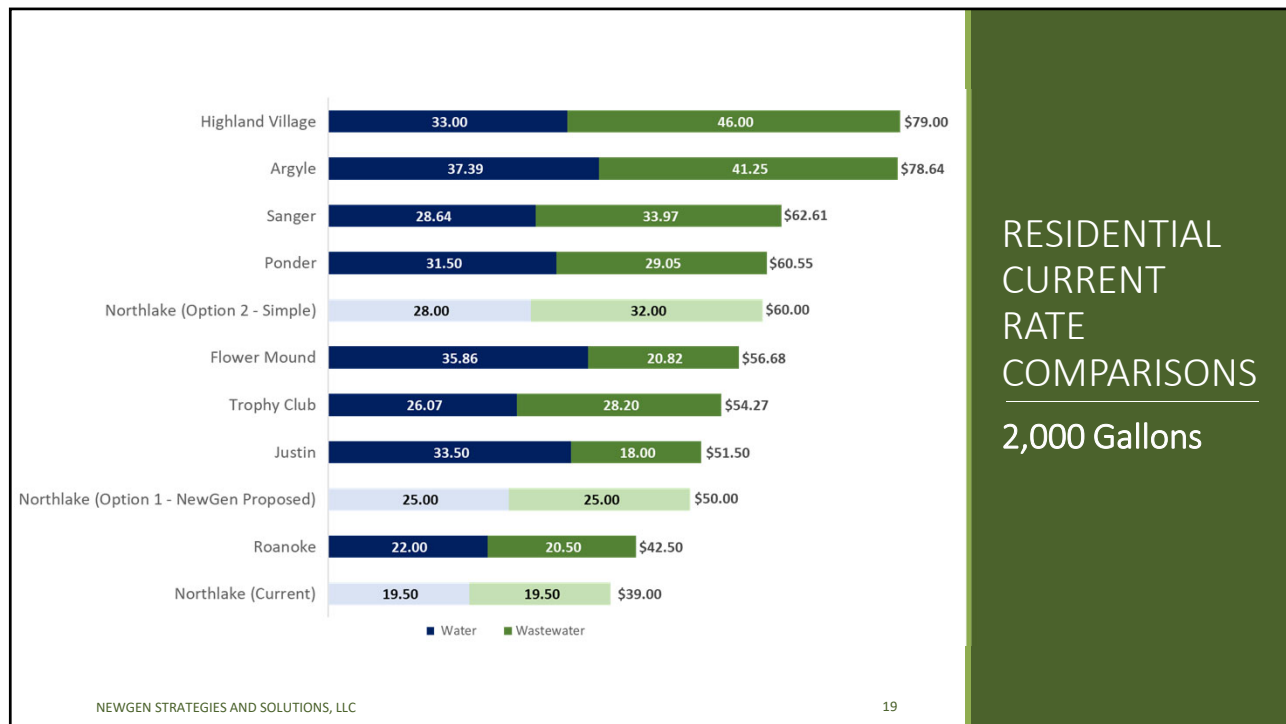
COMMUNITY RATE COMPARISONS



- Comparisons between communities are very common, but may not tell the whole story
- Each system is unique in geography, age of infrastructure, capital maintenance effort, and typical usage patterns

NEWGEN STRATEGIES AND SOLUTIONS, LLC

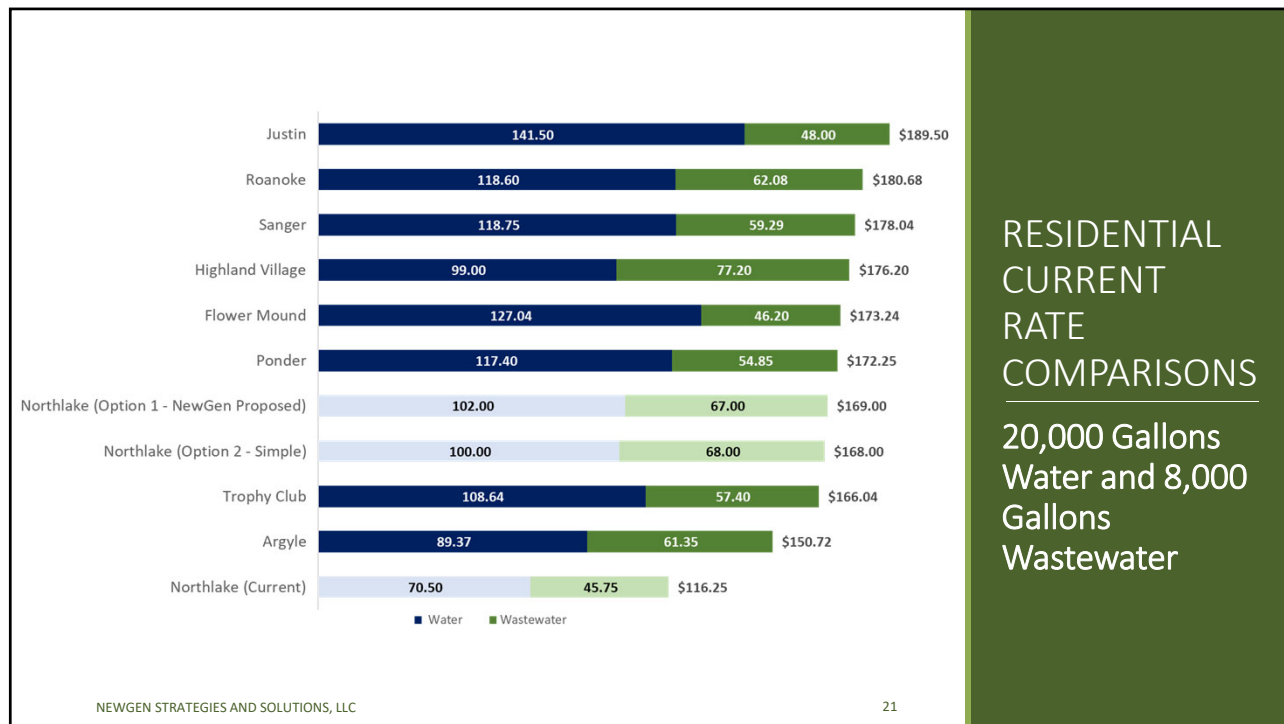
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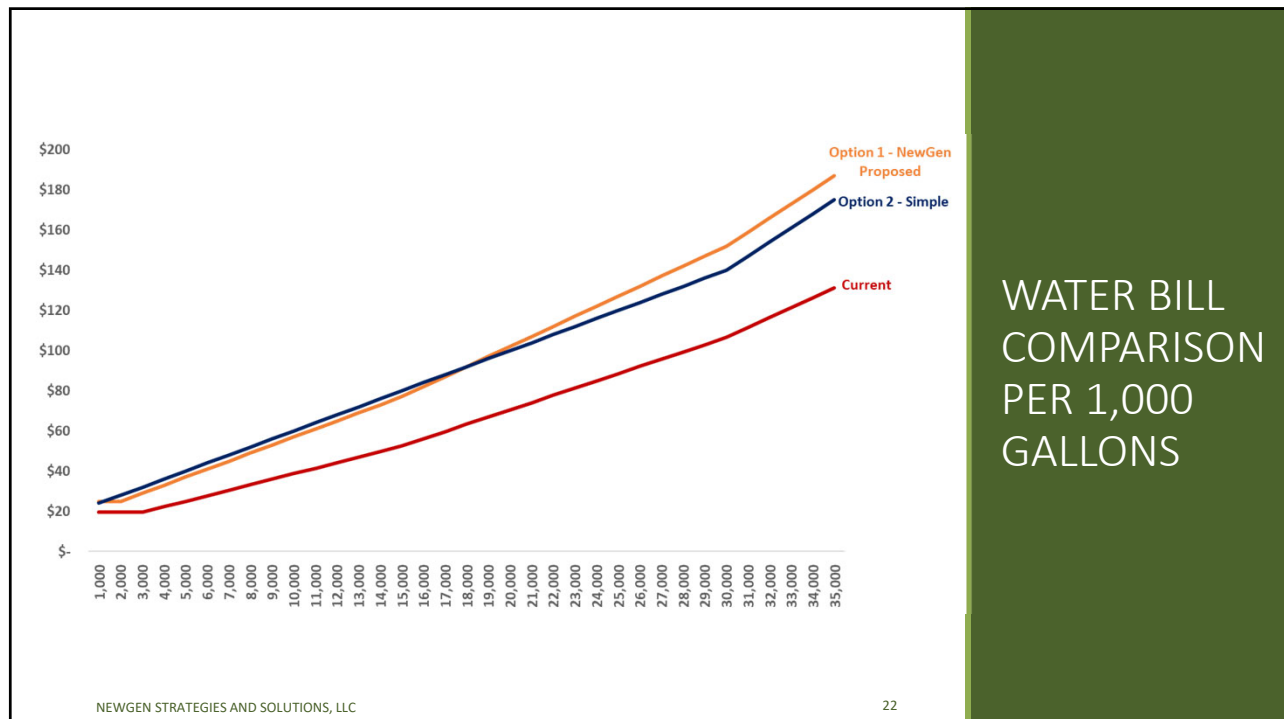
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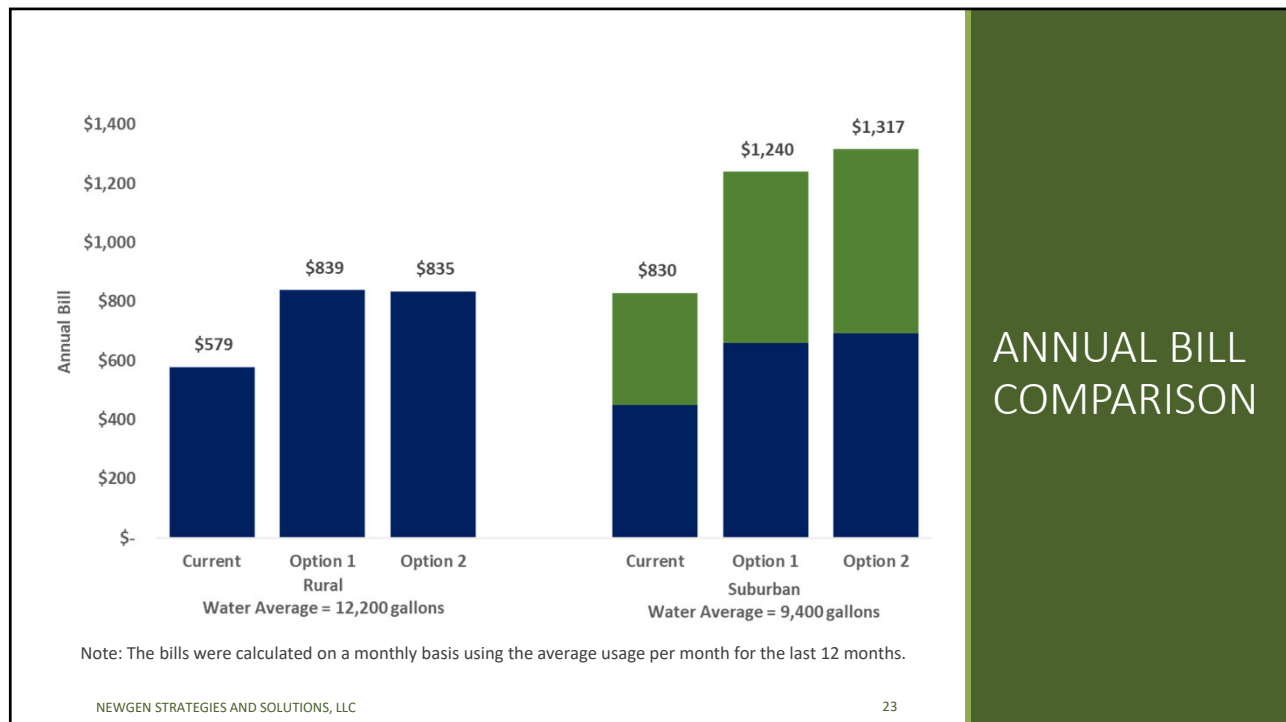
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21



22



23

THANK YOU FOR YOUR TIME

NEWGEN STRATEGIES AND SOLUTIONS
 275 W. CAMPBELL ROAD, SUITE 440
 RICHARDSON, TEXAS 75080

MATTHEW GARRETT, DIRECTOR
 972-675-7699
 MGARRETT@NEWGENSTRATEGIES.NET

MEGAN KIRKLAND, STAFF CONSULTANT
 972-432-6218
 MKIRKLAND@NEWGENSTRATEGIES.NET

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Page 2

VISION

Northlake honors its rural legacy while thriving as a multi-generational, family-oriented and highly engaged community.

MISSION

Our mission is to create and sustain a high quality of life for Northlake citizens by respecting our heritage and partnering with the community to provide exceptional services, responsive governance, and thoughtfully managed growth.




WWW.TOWN.NORTHLAKE.TX.US


2

COUNCIL STRATEGIC GOALS

-  CONTROL OUR OWN DESTINY
-  DEFINE & STRENGTHEN OUR IDENTITY
-  EFFECTIVELY MANAGE PUBLIC RESOURCES
-  SYSTEMATICALLY INVEST IN INFRASTRUCTURE
-  DIVERSIFY THE TAX BASE
-  OPERATE EFFICIENTLY & EFFECTIVELY
-  PROMOTE PUBLIC INVOLVEMENT
-  RESPONSIBLY MANAGE GROWTH

3

MAYORAL BUDGET PRINCIPLES

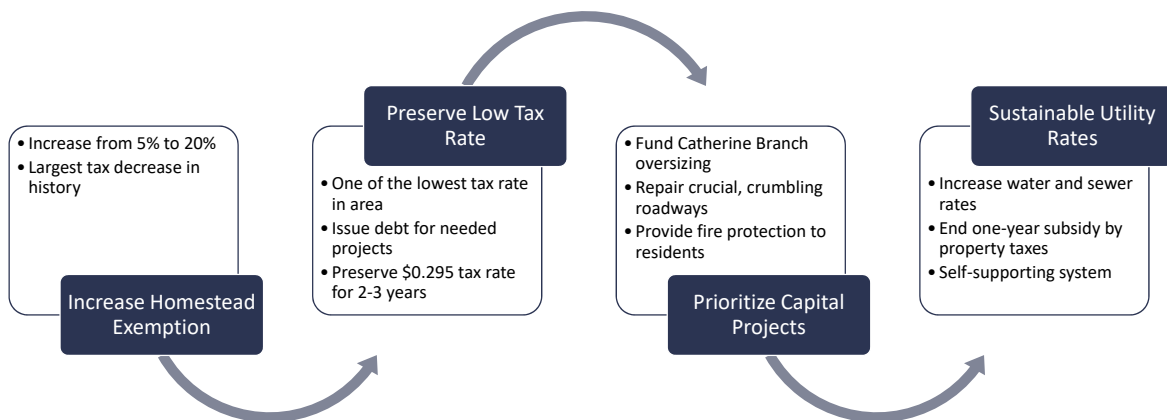
	Balance Budget while Investing in Future Capabilities
	Recruit and Retain Highly Qualified and Motivated Personnel
	Ensure Sustainable Development through Strategic Planning
	Attract Businesses to Diversify Future Tax Base
	Improve, Construct and Repair Road, Water, Sewer and Drainage Infrastructure
	Increase Staffing to Maintain Current Service Levels
	Invest in Equipment and Technology to Increase Productivity & Efficiency

4

BUDGET GOALS

- Provide property tax relief to residential homesteads
 - 20% General Homestead Exemption adopted June 25, 2020
- Invest in infrastructure to meet the needs of the Town
 - Resolution of intent to issue \$7 m in tax notes July 16, 2020
- Utility fund operations and debt self supporting
 - Ordinance adopting new, sustainable rates July 16, 2020
- Fund government functions to sustain current service levels
 - Proposed budget presented to Council July 30, 2020

BUDGET ROADMAP

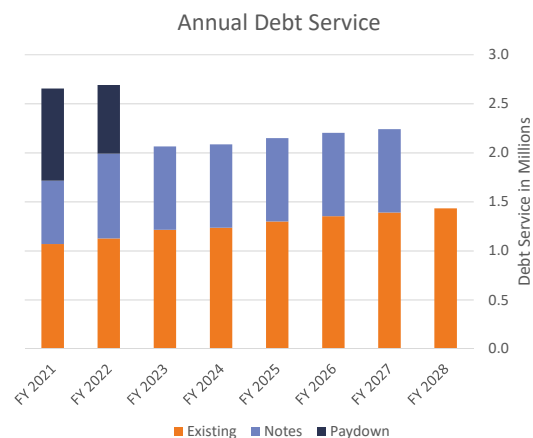


IMPACT OF TAX AND RATE CHANGES

	BASE	CURRENT	PROPOSED	DIFFERENCE
RURAL HOMESTEAD & CUSTOMER				
Property Taxes	\$500,000	\$1,401	\$1,180	-\$221
Utility Bill (Annual)	12,200 gallons	\$579	\$839	\$260
SUBURBAN HOMESTEAD & CUSTOMER				
Property Taxes	\$350,000	\$981	\$826	-\$155
Utility Bill (Annual)	9,400 gallons	\$830	\$1,240	\$410
RURAL HOMESTEAD NONCUSTOMER				
Property Taxes	\$500,000	\$1,401	\$1,180	-\$221
Utility Bill (Annual)	0			\$0
ETJ CUSTOMER				
Property Taxes	0			\$0
Utility Bill (Annual)	9,400 gallons	\$830	\$1,240	\$410

SERIES 2020 TAX NOTES

- Short term – Max 7-year note
- Year 1 debt service - \$645,000
- Extra and/or early paydowns
- \$7 million issuance
- Estimated 1.25% interest rate

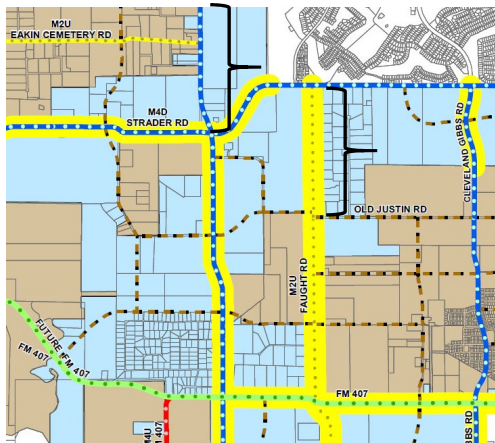


CAPITAL IMPROVEMENT PROJECTS

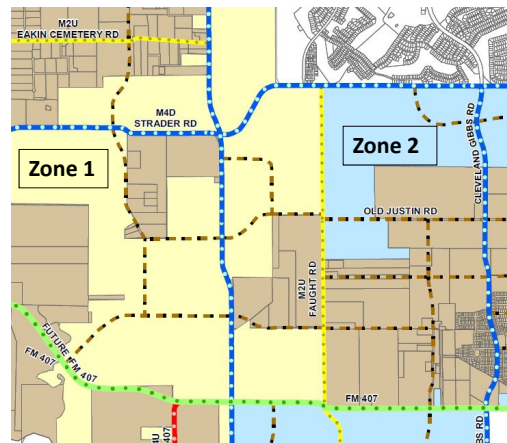
PROJECT	INFRASTRUCTURE	IMPACT FEES	TOTAL
CATHERINE BRANCH PROJECTS			
Water Improvements	\$1,900,000	(\$1,200,000)	\$700,000
Sewer Improvements	\$3,600,000	(\$800,000)	\$2,800,000
Subtotal	\$5,500,000	(\$2,000,000)	\$3,500,000
FIRE PROTECTION PROJECTS			
Schober and Bingham Roads	\$300,000		\$300,000
Subtotal	\$300,000		\$300,000
ROAD IMPROVEMENT PROJECTS			
Florance Road (Strader to Yarbrough)	\$2,600,000		\$2,600,000
Faught Road (Old Justin to Robson Ranch)	\$2,400,000	(\$1,800,000)	\$600,000
Subtotal	\$5,000,000	(\$1,800,000)	\$3,200,000
Total	\$10,800,000	(\$3,800,000)	\$7,000,000

MASTER THOROUGHFARE PLAN

10-year Roadway CIP



Impact Fee Zones



SELF SUPPORTING UTILITY RATES

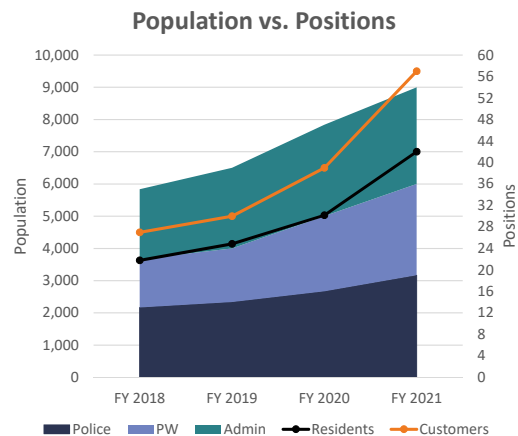
RESIDENTIAL	CURRENT		PROPOSED	
	WATER	SEWER	WATER	SEWER
Monthly Base Charge (0.75" meter)	\$19.50	\$19.50	\$25.00	\$25.00
Usage Charge (per 1,000 gallons)				
0 – 2,000 gallons	\$0.00	\$0.00	\$0.00	\$6.00
2,001 – 3,000 gallons	\$0.00	\$0.00	\$4.00	\$7.00
3,001 – 15,000 gallons	\$2.75	\$5.25	\$4.00	\$7.00
15,001 – 30,000 gallons	\$3.60	\$5.25	\$5.00	\$7.00
30,001+ gallons	\$4.95	\$5.25	\$7.00	\$7.00

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FY 2021- STAFFING REQUIREMENTS

POSITIONS NEEDED TO MAINTAIN CURRENT SERVICE LEVELS

PRIORITY	POSITION	BUDGET
1	Detective	\$93,000
2	Patrol Officer	\$93,000
3	Maintenance Worker	\$66,800
4	Patrol Officer	\$93,000
5	Management Assistant	\$84,000
6	Maintenance Worker	\$66,800
	Total General Fund	\$496,600
1	Equipment Operator	\$71,000
	Total Utility Fund	\$71,000



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POLICE POSITIONS

- Detective
 - Second detective
 - Current detective on-call continuously
 - Case increase -
- Patrol Officers (2)
 - Currently three officers scheduled per shift
 - Training, paid time off and shift changes cause periodic gaps in coverage
 - Two additional officers ensure three officers per shift on duty

PUBLIC WORKS POSITIONS

- Equipment Operator (Utility Fund)
 - Dedicated to sewer jetter
 - Sewer flush outs and maintenance activity increase
 - System continues to expand
- Maintenance Workers (2)
 - Entry level positions
 - Repairs to two-lane roads while allowing through or local traffic
 - Safety regulations require two flaggers
 - Ability to train employees and progress to other activities

ADMINISTRATION POSITION

- Management Assistant
 - Entry level, professional position
 - Assist Town Administrator with Council projects and research
 - Responsible for routine, periodic activities
 - Agenda packet production
 - Cell phone assignment
 - Professional services payables
 - Audit and manage development agreements
 - Track and report capital projects

VEHICLE PURCHASES

DEPARTMENT	EXISTING VEHICLE	REPLACEMENT	USE	RE-USE	COST
REPLACEMENT					
Public Works	F-350 Crew Cab	F-350 Crew Cab	PW Crew (3)	Auction	\$80,000
Police	Tahoe	Tahoe	Patrol (2)	Auction	\$75,000
Police	Tahoe	Explorer	Chief	Detective	\$45,000
NEW					
Police	N/A	Tahoe	Patrol (2)	N/A	\$75,000
Total	3	4			\$275,000



**TOWN OF NORTH LAKE
GENERAL FUND**

Fund: 100

	FY 2018 Actual	FY 2019 Actual	FY 2020 Original Budget	FY 2020 Actual As of 6/30	FY 2020 Projected 09/30/2020	FY 2021 Preliminary Budget
BEGINNING FUND BALANCE:	1,878,278	1,847,823	2,377,211	3,075,444	3,075,444	3,320,844
REVENUES:						
Court Fines	510,818	512,290	500,000	346,917	400,000	400,000
Sales/Beverage Tax	642,746	757,432	780,000	438,814	751,000	1,005,000
Ad Valorem Taxes	885,559	1,014,024	1,475,462	1,248,308	1,270,049	1,624,509
Permits and Registrations	31,180	52,930	41,450	37,257	37,950	41,450
Franchise Fees	384,223	458,927	385,500	218,929	421,000	454,000
Building Permits	927,809	1,294,244	1,400,000	1,454,689	1,751,000	2,149,000
Development	579,345	1,227,914	507,000	127,617	187,000	512,000
Transfers	200,000	290,000	310,881	233,161	310,881	310,000
Contract Police Services	159,611	161,813	218,000	146,156	200,000	250,000
Interest	4,010	186,563	30,000	33,318	40,000	30,000
Service Fees	10,906	11,255	11,760	10,019	12,533	11,760
Other Revenue:	42,176	61,724	25,000	9,726	15,000	15,000
TOTAL REVENUE:	4,378,383	6,029,114	5,685,053	4,304,911	5,396,413	6,802,719
EXPENDITURES:						
Payroll & Benefits	2,174,912	2,480,586	3,317,886	2,149,288	2,937,195	3,087,127
Supplies	130,814	137,193	212,376	109,836	179,730	211,972
Maintenance	268,290	185,175	234,380	178,685	221,566	334,954
Utilities	18,971	19,273	25,915	15,952	21,465	23,840
Services	860,332	857,186	1,160,438	757,822	1,039,872	1,605,446
Internal Services	447,500	1,099,180	676,200	510,659	736,200	898,060
Capital Outlay	8,269	22,899	59,035	14,985	14,985	-
Transfers	500,000	-	-	-	-	-
TOTAL EXPENDITURES:	4,409,088	4,801,492	5,686,230	3,737,227	5,151,013	6,161,399
REV OVER/(UNDER) EXP	(30,705)	1,227,621	(1,177)	567,684	245,400	641,320
ENDING FUND BALANCE	1,847,573	3,075,444	2,376,034	3,643,128	3,320,844	3,962,164

BUDGET REQUESTS

Police - Detective & 2 Officers	279,000
Public Works - 2 Maintenance Workers	133,600
Administrative - Management Assistant	84,000
Healthcare Costs Increase	24,545
2% Police Step Increase	38,000
1.5% Cost of Living Adjustment	18,740
TOTAL BUDGET REQUESTS	577,885

REVISED REV OVER/(UNDER) EXP

245,400 63,435

REVISED ENDING FUND BALANCE

3,320,844 3,384,279



TOWN OF NORTH LAKE
HOTEL OCCUPANCY TAX

Fund: 110

	FY 2018 Actual	FY 2019 Actual	FY 2020 Original Budget	FY 2020 Actual As of 6/30	FY 2020 Projected 09/30/2020	FY 2021 Preliminary Budget
BEGINNING FUND BALANCE:	1,484,307	1,884,974	2,185,312	2,270,708	2,270,708	751,401
REVENUES:						
Taxes / Fees & Fines	444,447	457,149	480,000	273,696	300,000	480,000
Interest	14,421	1,184	10,805	21,776	20,000	5,000
Other Revenue:	-	5,784	-	-	-	-
TOTAL REVENUE:	458,868	464,118	490,805	295,472	320,000	485,000
EXPENDITURES:						
Payroll & Benefits	41,048	67,769	77,727	45,202	71,991	69,099
Supplies	49	-	-	-	-	200
Maintenance	77	-	-	-	-	-
Services	14,728	7,380	55,600	5,102	7,048	23,000
Internal Services	2,300	3,235	4,800	3,600	4,800	8,380
Capital Outlay	-	-	-	1,755,468	1,755,468	1,000,000
TOTAL EXPENDITURES:	58,201	78,384	138,127	1,809,372	1,839,307	1,100,679
REV OVER/(UNDER) EXP	400,667	385,733	352,678	(1,513,900)	(1,519,307)	(615,679)
ENDING FUND BALANCE	1,884,974	2,270,708	2,537,990	756,808	751,401	135,722
BUDGET REQUESTS						
Healthcare Costs Increase						485
1.5% Cost of Living Adjustment						620
TOTAL BUDGET REQUESTS						1,105
REVISED REV OVER/(UNDER) EXP						(616,784)
REVISED ENDING FUND BALANCE						134,617



TOWN OF NORTH LAKE
ECONOMIC DEVELOPMENT CORPORATION

Fund: 130

	FY 2018 Actual	FY 2019 Actual	FY 2020 Original Budget	FY 2020 Actual As of 6/30	FY 2020 Projected 09/30/2020	FY 2021 Preliminary Budget
BEGINNING FUND BALANCE:	612,391	584,305	393,637	409,669	409,669	696,686
REVENUES:						
Taxes / Fees & Fines	320,993	378,396	375,000	219,269	375,000	500,000
Interest	3,197	351	650	44	-	100
Other Revenue:	19,989	14,862	22,000	82,225	15,967	17,000
TOTAL REVENUE:	344,178	393,609	397,650	301,537	390,967	517,100
EXPENDITURES:						
Payroll & Benefits	35,044	37,201	60,791	33,357	4,000	49,424
Supplies	814	468	1,986	241	1,000	1,200
Maintenance	864	3,644	3,250	2,716	3,000	-
Services	38,238	63,197	66,250	41,673	60,000	65,150
Incentives	270,004	430,500	25,000	-	-	75,000
Internal Services	2,300	3,235	5,950	5,025	5,950	8,380
Transfers	25,000	30,000	30,000	22,500	30,000	30,000
TOTAL EXPENDITURES:	372,264	568,245	193,227	105,512	103,950	229,154
REV OVER/(UNDER) EXP	(28,086)	(174,636)	204,423	196,025	287,017	287,946
ENDING FUND BALANCE	584,305	409,669	598,060	605,694	696,686	984,632
BUDGET REQUESTS						
Healthcare Costs Increase						485
1.5% Cost of Living Adjustment						620
TOTAL BUDGET REQUESTS						1,105
REVISED REV OVER/(UNDER) EXP						286,841
REVISED ENDING FUND BALANCE						983,527



TOWN OF NORTH LAKE
COMMUNITY DEVELOPMENT CORPORATION

Fund: 131

	FY 2018 Actual	FY 2019 Actual	FY 2020 Original Budget	FY 2020 Actual As of 6/30	FY 2020 Projected 09/30/2020	FY 2021 Preliminary Budget
BEGINNING FUND BALANCE:	592,138	562,935	369,767	390,910	390,910	678,480
REVENUES:						
Taxes / Fees & Fines	320,993	378,396	375,000	219,269	375,000	500,000
Interest	3,185	308	650	18	20	100
Other Revenue:	19,989	14,862	22,000	15,967	16,000	17,000
TOTAL REVENUE:	344,166	393,566	397,650	235,253	391,020	517,100
EXPENDITURES:						
Payroll & Benefits	34,995	37,001	60,791	33,257	4,000	53,549
Supplies	814	532	1,986	241	500	2,200
Maintenance	864	2,854	3,250	2,716	3,000	3,000
Services	39,393	61,468	66,250	41,717	60,000	64,500
Incentives	270,004	430,500	25,000	-	-	75,000
Internal Services	2,300	3,235	5,950	5,025	5,950	8,380
Transfers	25,000	30,000	30,000	22,500	30,000	-
TOTAL EXPENDITURES:	373,370	565,590	193,227	105,455	103,450	206,629
REV OVER/(UNDER) EXP	(29,203)	(172,025)	204,423	129,798	287,570	310,471
ENDING FUND BALANCE	562,935	390,910	574,190	520,708	678,480	988,951
BUDGET REQUESTS						
Healthcare Costs Increase						485
1.5% Cost of Living Adjustment						620
TOTAL BUDGET REQUESTS						1,105
REVISED REV OVER/(UNDER) EXP						309,366
REVISED ENDING FUND BALANCE						987,846



TOWN OF NORTH LAKE
DEBT SERVICE

Fund: 160

	FY 2018	FY 2019	FY 2020	FY 2020	FY 2020	FY 2021
	Actual	Actual	Original	Actual	Projected	Preliminary
			Budget	As of 6/30	09/30/2020	Budget
BEGINNING FUND BALANCE:	126,530	783,748	531,422	209,791	209,791	487,313
REVENUES:						
Taxes / Fees & Fines	630,735	827,474	901,111	1,256,534	1,256,534	1,774,877
Transfers	550,000	-	50,000	-	50,000	450,000
Bond Proceeds	-	12,000,000	-	-	-	7,000,000
Interest	2,688	59	1,200	35	100	100
TOTAL REVENUE:	1,183,423	12,827,532	952,311	1,256,570	1,306,634	9,224,977
EXPENDITURES:						
Services	2,988	32,679	5,206	825	5,206	10,206
Transfers	-	12,000,000	-	-	-	7,000,000
Debt Service	523,218	1,368,811	1,023,906	301,953	1,023,906	2,694,910
TOTAL EXPENDITURES:	526,205	13,401,490	1,029,112	302,778	1,029,112	9,705,116
REV OVER/(UNDER) EXP	657,218	(573,957)	(76,801)	953,791	277,522	(480,139)
ENDING FUND BALANCE	783,748	209,791	454,621	1,163,583	487,313	7,174



TOWN OF NORTH LAKE
TECHNOLOGY SERVICES FUND

Fund: 504

	FY 2018 Actual	FY 2019 Actual	FY 2020 Original Budget	FY 2020 Actual As of 6/30	FY 2020 Projected 09/30/2020	FY 2021 Preliminary Budget
BEGINNING FUND BALANCE:	89,719	23,020	38,795	(18,207)	(18,207)	9,843
REVENUES:						
General Fund Contributions	106,000	156,000	146,500	109,875	206,500	231,280
HOT Fund Contributions	1,500	1,500	2,000	1,500	2,000	2,840
EDC Fund Contributions	1,500	1,500	3,850	2,888	3,850	2,840
CDC Fund Contributions	1,500	1,500	3,850	2,888	3,850	2,840
Utility Fund Contributions	19,000	19,000	26,300	19,725	26,300	74,060
Interest Revenue	-	-	-	-	-	-
TOTAL REVENUE:	129,500	179,500	182,500	136,875	242,500	313,860
EXPENSES:						
Maintenance	8,912	6,979	16,000	8,429	12,000	12,532
Utilities	14,720	25,286	31,000	19,192	29,000	26,800
Services	95,260	180,962	111,000	117,923	117,950	154,458
Capital Outlay	77,307	7,500	50,000	55,480	55,500	-
TOTAL EXPENSES:	196,199	220,727	208,000	201,024	214,450	193,790
REV OVER/(UNDER) EXP	(66,699)	(41,227)	(25,500)	(64,149)	28,050	120,070
ENDING FUND BALANCE	23,020	(18,207)	13,295	(82,356)	9,843	129,913

BUDGET REQUESTS:

Digital Council Meeting	60,000
Work Stations Replacements	40,000
Server Replacement	20,000
TOTAL BUDGET REQUESTS	120,000

REVISED REV OVER/(UNDER) EXP

70

REVISED ENDING FUND BALANCE

9,913



TOWN OF NORTH LAKE
EQUIPMENT SERVICES FUND

Fund: 505

	FY 2018 Actual	FY 2019 Actual	FY 2020 Original Budget	FY 2020 Actual As of 6/30	FY 2020 Projected 09/30/2020	FY 2021 Preliminary Budget
BEGINNING FUND BALANCE:	118,335	162,819	93,537	107,012	107,012	159,841
REVENUES:						
General Fund Contributions	147,000	147,000	212,000	159,000	212,000	212,000
Utility Fund Contributions	75,000	75,000	100,000	75,000	100,000	125,000
Sale of Equipment Proceeds	32,761	-	11,000	-	-	11,000
Insurance Proceeds	32,878	1,576	-	28,059	28,059	-
Interest	2,774	341	500	135	120	500
TOTAL REVENUE:	290,413	223,917	323,500	262,195	340,179	348,500
EXPENSES:						
Maintenance	35,831	5,690	14,000	5,348	-	-
Services	731	-	-	-	-	-
Capital Outlay	209,367	274,034	287,350	273,691	287,350	-
TOTAL EXPENSES:	245,929	279,724	301,350	279,039	287,350	-
REV OVER/(UNDER) EXP	44,484	(55,807)	22,150	(16,845)	52,829	348,500
ENDING FUND BALANCE	162,819	107,012	115,687	90,167	159,841	508,341
BUDGET REQUESTS:						
Police Vehicle Replacements						195,000
Public Works Vehicle Replacements						80,000
TOTAL BUDGET REQUESTS						275,000
REVISED REV OVER/(UNDER) EXP						73,500
REVISED ENDING FUND BALANCE						233,341



TOWN OF NORTH LAKE
BUILDING SERVICES FUND

Fund: 506	FY 2018 Actual	FY 2019 Actual	FY 2020 Original Budget	FY 2020 Actual As of 6/30	FY 2020 Projected 09/30/2020	FY 2021 Preliminary Budget
BEGINNING FUND BALANCE:	566,402	140,472	808,161	773,437	773,437	38,669
REVENUES:						
Interest Income	2,695	85	-	197	150	-
Insurance Proceeds	3,025	-	-	-	-	-
General Fund Contributions	194,500	796,180	317,700	238,275	317,700	454,780
HOT Fund Contributions	800	1,735	2,800	2,100	2,800	5,540
EDC Fund Contributions	800	1,735	2,850	2,138	2,850	5,540
CDC Fund Contributions	800	1,735	2,850	2,138	2,850	5,540
Utility Fund Contributions	10,100	48,615	78,800	59,100	78,800	144,100
Court Security	46,293	75,000	-	-	-	-
TOTAL REVENUE:	259,013	925,085	405,000	303,947	405,150	615,500
EXPENSES:						
Rent	21,732	141,330	328,156	218,373	328,156	382,116
Supplies	4,872	9,506	3,100	3,751	4,100	18,600
Maintenance	15,043	30,275	8,000	4,475	6,700	6,500
Utilities	10,938	16,336	15,000	11,295	15,800	36,600
Services	18,318	85,036	84,552	72,549	86,630	127,200
Capital Outlay	614,040	9,638	675,000	698,532	698,532	-
TOTAL EXPENSES:	684,942	292,120	1,113,808	1,008,975	1,139,918	571,016
REV OVER/(UNDER) EXP	(425,930)	632,965	(708,808)	(705,027)	(734,768)	44,484
ENDING FUND BALANCE	140,472	773,437	99,353	68,410	38,669	83,153
BUDGET REQUESTS:						
Roof Replacement for Public Works Building						25,000
TOTAL BUDGET REQUESTS						25,000
REVISED REV OVER/(UNDER) EXP						19,484
REVISED ENDING FUND BALANCE						58,153



TOWN OF NORTH LAKE
WATER & WASTEWATER

Fund: 200

	FY 2018 Actual	FY 2019 Actual	FY 2020 Original Budget	FY 2020 Actual As of 6/30	FY 2020 Projected 09/30/2020	FY 2021 Preliminary Budget
REVENUES:						
Water Sales	2,256,247	2,271,684	3,250,000	1,848,155	3,250,000	4,108,000
Water Fees	232,414	253,550	250,250	256,759	300,250	250,250
Sewer Sales	1,152,270	1,261,804	1,750,000	1,195,334	1,750,000	2,212,000
Sewer Fees	30,200	38,950	20,000	21,000	30,000	20,000
Fees	112,728	135,285	75,000	77,932	89,057	75,000
Developer Contributions	1,300,406	-	-	-	-	-
Interest	3,206	298	50	3,624	3,624	50
Other Revenue:	5,451	2,243	-	-	-	-
Insurance Proceeds	-	66	-	-	-	-
TOTAL REVENUE:	5,092,921	3,963,814	5,345,300	3,402,804	5,422,931	6,665,300
EXPENSES:						
Payroll & Benefits	402,466	421,879	669,276	459,068	669,111	789,824
Supplies	36,263	34,355	62,482	30,668	45,685	64,457
Maintenance	103,733	103,331	138,810	121,077	130,010	177,100
Wholesale Water	1,528,569	1,814,880	2,000,000	1,604,651	2,400,000	2,700,000
Sewer Treatment	595,042	689,547	1,000,000	683,039	1,000,000	1,250,000
Utilities	38,618	49,071	64,620	38,153	64,620	79,100
Services	189,552	250,760	145,600	164,331	183,809	134,425
Internal Services	104,100	142,615	205,100	155,344	205,100	343,160
Capital Outlay	-	901,677	487,500	351,378	407,860	300,000
Transfers	200,000	230,000	300,881	188,161	250,881	700,000
TOTAL EXPENSES:	3,198,343	4,638,116	5,074,269	3,795,870	5,357,076	6,538,066
REV OVER/(UNDER) EXP	1,894,578	(674,301)	271,031	(393,066)	65,855	127,234
ENDING CASH RESERVES	1,010,511	499,847	101,269	106,781	565,702	692,936
BUDGET REQUESTS						
Public Works Position - Equipment Operator						71,000
Healthcare Costs Increase						16,000
1.5% Cost of Living Adjustment						13,900
TOTAL BUDGET REQUESTS						100,900
REVISED REV OVER/(UNDER) EXP						26,334
REVISED ENDING CASH RESERVES						592,036

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: JULY 16, 2020

REF. DOC.: NORTHLAKE INVESTMENT POLICY UPDATED 2020

SUBJECT: 3RD QUARTER INVESTMENT REPORT



GOALS/OBJECTIVES:

- Operate Efficiently and Effectively (Council Goal)
- Sustain Balance Budget and low municipal tax rate (Mayor Goal)

BACKGROUND INFORMATION:

The Town of Northlake total cash and investment book value is \$25,378,481 for the third quarter of fiscal year 2020. The quarter's interest earnings totaled \$26,235. Interest earnings are down 68% or \$57,558, from last quarter due to the decrease in the federal reserve lending rate in response to the COVID-19 pandemic.



Town of Northlake
Quarterly Investment Report
For the Quarter Ended June 30, 2020

13 Weeks Treasury Bill Yield: 0.16%

Wells Fargo Bank

APR: 0.16%
 Avg WAM* in Days : N/A

Investment Description	Beginning Balance	Deposits	Withdrawals	Interest	Ending Balance
Wells Fargo - Investment Account	\$ 2,143,575.68	\$ -	\$ (1,000,000.00)	\$ 758.80	\$ 1,144,334.48
Wells Fargo - General Account	\$ 3,334,843.67	\$ 4,527,588.07	\$ (5,703,185.27)	\$ -	\$ 2,159,246.47
Wells Fargo - Payroll Account	\$ -	\$ 2,281,735.94	\$ (2,281,735.94)	\$ -	\$ -
First Financial Totals	\$ 5,478,419.35	\$ 6,809,324.01	\$ (8,984,921.21)	\$ 758.80	\$ 3,303,580.95

LOGIC

APR: 0.626%
 Avg WAM* in Days : 51

Investment Description	Beginning Balance	Deposits	Withdrawals	Interest	Ending Balance
LOGIC - 2016 Comb Tax Ltd. Surplus	\$ 1,334,181.83	\$ -	\$ -	\$ 2,766.14	\$ 1,336,947.97
LOGIC - General Fund	\$ 8,322,581.45	\$ -	\$ -	\$ 17,255.18	\$ 8,339,836.63
LOGIC - CO'S Series 2018	\$ 329,245.55	\$ -	\$ -	\$ 682.65	\$ 329,928.20
LOGIC Totals	\$ 9,986,008.83	\$ -	\$ -	\$ 20,703.97	\$ 10,006,712.80

LAMAR

APR: 0.18%
 Avg WAM* in Days : 57

Investment Description	Beginning Balance	Deposits	Withdrawals	Interest	Ending Balance
Lamar - ICS Accounts	\$12,063,415.16	\$ -	\$ -	\$ 4,772.41	\$ 12,068,187.57
LOGIC Totals	\$ 12,063,415.16	\$ -	\$ -	\$ 4,772.41	\$ 12,068,187.57
Total Cash & Investments	\$ 27,527,843.34	\$ 6,809,324.01	\$ (8,984,921.21)	\$ 26,235.18	\$ 25,378,481.32

*WAM (Weighted Average Maturity) is the mean average of the periods of time remaining until the securities held are (1) scheduled to be repaid or (2) would be repaid upon demand or (3) are scheduled to have their interest rate readjusted to reflect current market rates.

The undersigned serves as the Investment Officer* for the Town of Northlake. I certify that all instruments held in the Town's investment portfolios for the period April 1, 2020 through June 30, 2020 (a) met the investment guidelines and complied with the investment strategies as authorized by the Town's Investment Policies, and (b) did not violate any applicable provisions of section 2256 of the Government Code of Texas.

SIGNED:


 INVESTMENT OFFICER

DATE

7/10/2020

TOWN OF NORTHLAKE COUNCIL ITEM NO. 3

DATE: JULY 16, 2020

ITEM: REGULAR SESSION

CALL TO ORDER



TOWN OF NORTHLAKE COUNCIL ITEM NO. 4

DATE: JULY 16, 2020
ITEM: PUBLIC INPUT



TOWN OF NORTHLAKE COUNCIL ITEM NO. 5

DATE: JULY 16, 2020

ITEM: CONSENT ITEMS



NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: JULY 16, 2020

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

SUBJECT: PECAN SQUARE PHASE 2B-1 FINAL PLAT (FP-20-005)



GOALS/OBJECTIVES:

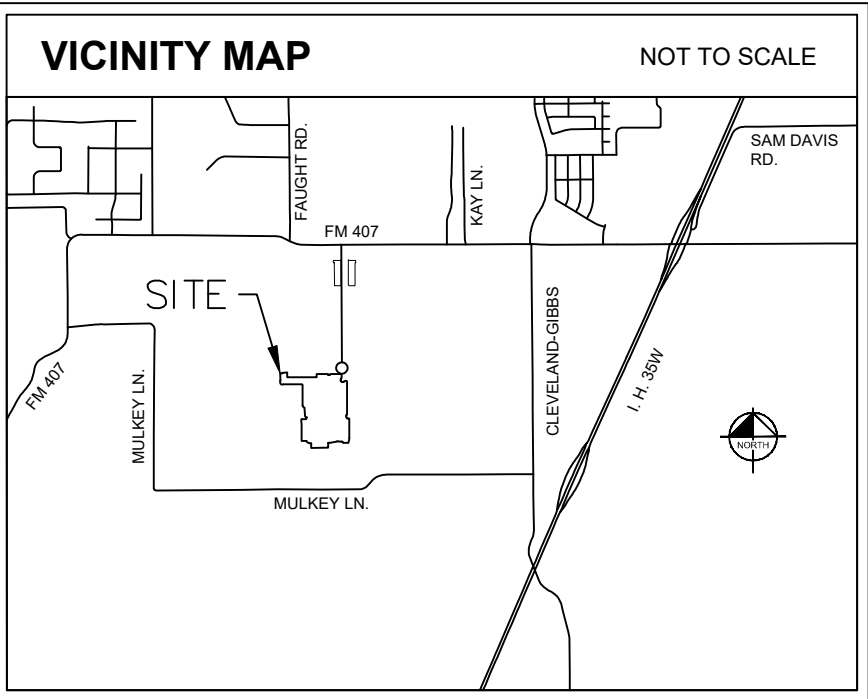
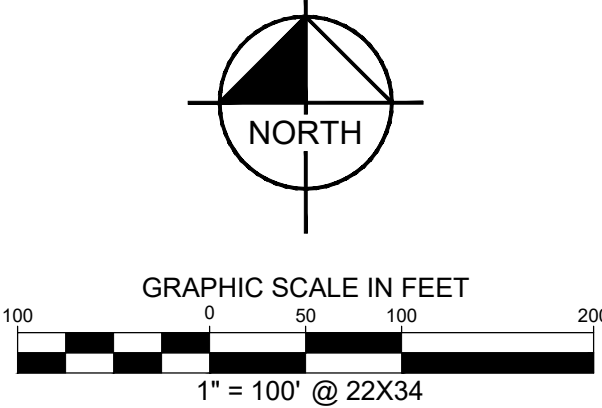
- Responsibly Manage Growth; Adhere to the Comprehensive Plan (Council Goal)

PRELIMINARY PLAT INFORMATION:

Applicant/ Developer:	Hillwood Communities
Owner:	Pecan Square Phase 2B, LLC
Engineer/Surveyor:	Kimley-Horn & Associates
Current Zoning:	Mixed-Use Planned Development (MPD)
Site:	Approximately 45.705 acres out of the A. McDonald Survey, Abstract No. 785, generally located west of S. Pecan Parkway at Little Wonder Lane. The site was preliminary platted as part of the Pecan Square Phase 2B preliminary plat approved on May 14, 2020.
Summary:	This final plat is for a phase of Pecan Square containing 159 residential lots and 3 open space lots. The residential lots are located in the Traditional Subdistrict of the MPD with a mix of 60' wide lots (143) and 70' wide lots (16).
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 June 17, 2020, and will be approved on July 17, 2020, if no action is taken. The final plat substantially conforms to the approved preliminary plat and 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 and meet all engineering design requirements.

COUNCIL ACTIONS:

- Approve or take no action (results in approval on July 17th)



LEGEND

IRISC	50" IRON ROD W/ 40MA CAP SET
IRRF	IRON ROD WITH CAP FOUND
IRNS	PK NAIL SET
IRPK	PK NAIL FOUND
IRF	IRON ROD FOUND
XX	"X" CUT IN CONCRETE SET
XX	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
P.C.B.	POINT OF COMMENCING
CAB	CABINET
SL	SLIDE
VL	VOLUME
PG	PAGE
P.R.T.C	PLANT RECORDS, TARRANT
CL	COUNTY, TEXAS
O.P.R.T.C	OFFICIAL PUBLIC RECORDS,
	TARRANT COUNTY, TEXAS
S.S.B	SIDE SET BACK LINE
F.F	FRONT SET BACK LINE
A.G.T.C.W.L	ATMOS GAS, TRICOUNTY ELECTRIC,
	WATERLINE EASEMENT
E.E	ELECTRIC EASEMENT
D.B	DRAFT BANK EASEMENT
D	DRAINAGE EASEMENT
S.E	SANITARY SEWER EASEMENT
T.C	TRICOUNTY ELECTRIC EASEMENT
W	WATER EASEMENT
	STREET NAME CHANGE
O/S	OPEN SPACE

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	LOT LINE
	ALIGNMENT LINE
	RIGHT OF WAY LINE

**SEE SHEET No. 2 FOR GENERAL
NOTES AND LOT AREA TABLE**

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

BLOCK 1N LOTS 12-25; BLOCK 1D LOTS 18-21;
BLOCK 1C LOTS 13-16, LOT 12X-O/S; BLOCK 2A LOTS 1-17;
BLOCK 2B LOTS 1-11; BLOCK 2C LOTS 1-17;
BLOCK 2D LOTS 1-11; BLOCK 2E LOTS 1-17;
BLOCK 2F LOTS 1-24; BLOCK 2G LOTS 1-24;
BLOCK 2H LOTS 1-9; BLOCK 2I LOTS 1-7;
BLOCK 2J LOT 1X-O/S; BLOCK 2K LOT 1X-O/S

BEING A TOTAL OF 45.7045 ACRES IN THE
A. McDONALD SURVEY, ABSTRACT NO. 785
IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
159 RESIDENTIAL LOTS
3 OPEN SPACE LOTS
CURRENT ZONING: MPD: SINGLE FAMILY RESIDENTIAL

Kimley»»Horn

400 N. Oklahoma Dr, Suite 105
Frisco, Texas 75009

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
1" = 100'	SPA	KHA	JUNE 2020	063226900	1 OF 3

OWNER/DEVELOPER:
Pecan Square Phase 2B, 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.

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N00°22'07"W	7.50'	L21	S45°22'07"E	14.14'	L41	N89°37'53"E	72.55'	L61	S31°21'50"W	14.27'
L2	N44°37'53"E	14.14'	L22	S00°22'07"E	21.06'	L42	S50°48'00"E	15.70'	L62	S58°30'53"E	13.98'
L3	S00°22'07"E	23.50'	L23	N89°37'53"E	50.00'	L43	N44°37'53"E	14.14'	L63	N44°37'53"E	21.21'
L4	N89°37'53"E	54.00'	L24	N56°57'59"W	23.48'	L44	S45°47'59"E	14.04'	L64	S45°22'07"E	14.14'
L5	N00°22'07"W	23.50'	L25	S89°37'53"W	72.54'	L45	N44°08'59"E	14.26'	L65	S44°37'53"W	14.14'
L6	S44°37'53"W	21.21'	L26	S89°37'53"W	5.96'	L46	S45°22'07"E	14.14'	L66	N45°22'07"W	21.21'
L7	S89°37'53"W	11.00'	L27	N62°11'33"W	51.93'	L47	S44°37'53"W	14.14'	L67	S89°37'53"W	20.00'
L8	S00°22'07"E	54.00'	L28	N89°37'53"E	28.29'	L48	N45°56'39"W	14.00'	L68	S44°37'53"W	14.14'
L9	N89°37'53"E	11.00'	L29	N89°37'52"E	27.00'	L49	S44°37'53"W	14.14'	L69	S45°22'07"E	14.14'
L10	S45°22'07"E	21.21'	L30	N89°37'53"E	48.35'	L50	S45°11'09"E	14.10'	L70	S44°37'53"W	14.14'
L11	S00°22'07"E	12.50'	L31	S14°09'17"E	27.00'	L51	S44°37'53"W	14.14'	L71	N89°37'51"E	6.32'
L12	N89°37'53"E	50.00'	L32	N75°50'43"E	50.69'	L52	N44°37'53"E	14.14'	L72	S89°37'55"W	6.32'
L13	N00°22'07"W	12.50'	L33	N89°37'53"E	33.00'	L53	N45°22'07"W	14.14'	L73	N44°37'53"E	21.21'
L14	N44°37'53"E	21.21'	L34	N89°37'53"E	74.17'	L54	S45°22'07"E	14.14'	L74	N45°22'07"W	21.21'
L15	N89°37'53"E	49.50'	L35	N89°37'53"E	19.32'	L55	N44°37'53"E	21.21'	L75	N40°39'06"E	21.07'
L16	S45°22'07"E	21.21'	L36	S09°20'45"E	27.00'	L56	N45°21'52"W	21.21'	L76	S45°22'07"E	14.14'
L17	S44°37'53"W	14.14'	L37	N80°39'11"E	12.94'	L57	S44°37'53"W	14.14'	L77	S48°19'29"E	21.50'
L18	S89°37'53"W	18.70'	L38	N89°37'53"E	24.30'	L58	N44°37'53"E	14.14'	L78	N47°35'20"E	21.50'
L19	S00°05'42"E	54.00'	L39	N34°12'47"E	17.18'	L59	S45°22'07"E	14.14'			
L20	N89°37'53"E	18.96'	L40	S34°56'57"E	17.18'	L60	S45°22'07"E	14.14'			

CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	3°58'06"	289.00'	20.02'	N21°56'24"W	20.01'	C23	1°40'20"	250.64'	7.32'	N80°12'16"E	7.32'
C2	3°32'38"	277.00'	17.13'	S87°51'34"W	17.13'	C24	8°35'02"	250.08'	37.47'	N85°20'18"E	37.43'
C3	8°58'37"	223.00'	34.94'	S85°08'34"W	34.90'	C25	8°35'14"	250.00'	37.47'	S86°04'30"E	37.43'
C4	8°58'37"	277.00'	43.40'	S85°08'34"W	43.36'	C26	11°46'39"	262.50'	53.96'	S06°15'27"E	53.86'
C5	54°17'10"	50.00'	47.37'	N35°32'14"E	45.62'	C27	11°46'44"	262.50'	53.96'	S05°31'15"W	53.87'
C6	16°58'40"	250.00'	74.08'	S08°51'27"E	73.81'	C28	11°46'39"	262.50'	53.96'	S18°02'07"E	53.86'
C7	30°20'26"	275.00'	145.62'	N74°27'40"E	143.93'	C29	11°46'44"	262.50'	53.96'	S17°17'58"W	53.87'
C8	30°20'26"	275.00'	145.62'	N74°27'40"E	143.93'	C30	1°16'14"	239.00'	5.30'	N23°17'19"W	5.30'
C9	90°00'00"	34.50'	54.19'	S45°22'07"E	48.79'	C31	4°18'03"	286.00'	21.47'	N21°46'25"W	21.46'
C10	8°27'18"	859.00'	126.76'	N85°24'14"E	126.65'	C32	4°18'03"	286.00'	21.47'	S21°02'19"W	21.46'
C11	8°27'18"	500.00'	73.78'	N85°24'14"E	73.72'	C33	1°16'15"	239.00'	5.30'	S22°33'13"W	5.30'
C12	18°17'45"	567.00'	181.06'	N80°29'00"E	180.29'	C34	8°58'37"	200.00'	31.34'	S04°51'26"E	31.30'
C13	18°17'45"	250.00'	79.83'	N80°29'00"E	79.49'	C35	9°17'25"	223.00'	36.16'	S05°00'50"E	36.12'
C14	13°47'10"	250.00'	60.15'	S07°15'42"E	60.01'	C36	1°40'43"	222.99'	6.53'	N88°47'31"E	6.53'
C15	13°47'10"	275.00'	66.17'	N82°44'18"E	66.01'	C37	0°39'33"	259.57'	2.99'	N89°56'25"E	2.99'
C16	13°47'10"	275.00'	66.17'	N82°44'18"E	66.01'	C38	26°56'38"	50.02'	23.52'	N76°09'30"E	23.31'
C17	12°30'19"	250.00'	54.57'	N83°22'43"E	54.46'	C39	34°36'17"	50.00'	30.20'	N08°54'30"W	29.74'
C18	12°30'19"	250.00'	54.57'	N83°22'43"E	54.46'	C40	3°48'55"	277.00'	18.45'	N87°43'25"E	18.44'
C19	90°00'00"	34.50'	54.19'	S45°22'07"E	48.79'	C41	3°48'59"	222.98'	14.85'	S87°43'25"W	14.85'
C20	8°58'37"	250.00'	39.17'	N85°08'34"E	39.13'	C42	2°52'28"	289.00'	14.50'	N01°48'21"W	14.50'
C21	8°58'46"	249.93'	39.17'	N85°08'34"E	39.13'	C43	1°56'37"	239.00'	8.11'	S01°20'26"E	8.11'
C22	10°15'47"	250.00'	44.78'	N84°29'59"E	44.72'	C44	1°56'45"	239.00'	8.12'	N00°36'15"E	8.12'

Block	Lot	Acre	SQ. FT.	Block	Lot	Acre	SQ. FT.	Block	Lot	Acre	SQ. FT.	Block	Lot	Acre	SQ. FT.	Block	Lot	Acre	SQ. FT.
1C	13	0.190	8284	2A	12	0.240	10452	2C	17	0.253	11036	2F	5	0.166	7248	2G	14	0.163	7080
1C	14	0.163	7080	2A	13	0.178	7735	2D	1	0.260	11342	2F	6	0.170	7403	2G	15	0.237	10334
1C	15	0.163	7080	2A	14	0.164	7140	2D	2	0.222	9660	2F	7	0.168	7339	2G	16	0.176	7670
1C	16	0.216	9414	2A	15	0.166	7250	2D	3	0.222	9660	2F	8	0.163	7080	2G	17	0.163	7080
1D	18	0.178	7773	2A	16	0.184	8022	2D	4	0.222	9660	2F	9	0.163	7080	2G	18	0.163	7080
1D	19	0.184	8035	2A	17	0.256	11155	2D	5	0.344	14993	2F	10	0.163	7080	2G	19	0.163	7080
1D	20	0.221	9631	2B	1	0.260	11341	2D	6	0.281	12233	2F	11	0.163	7080	2G	20	0.163	7080
1D	21	0.404	17596	2B	2	0.222	9660	2D	7	0.167	7284	2F	12	0.176	7670	2G	21	0.164	7160
1N	12	0.202	8800	2B	3	0.222	9660	2D	8	0.167	7284	2F	13	0.237	10334	2G	22	0.172	7474
1N	13	0.163	7080	2B	4	0.222	9660	2D	9	0.167	7284	2F	14	0.163	7080	2G	23	0.177	7711
1N	14	0.271	11793	2B	5	0.299	13011	2D	10	0.167	7284	2F	15	0.237	10334	2G	24	0.180	7822
1N	15	0.176	7670	2B	6	0.180	7841	2D	11	0.180	7841	2F	16	0.176	7670	2H	1	0.167	7270
1N	16	0.163	7080	2B	7	0.180	7833	2E	1	0.235	10220	2F	17	0.163	7080	2H	2	0.166	7230
1N	17	0.163	7080	2B	8	0.180	7833	2E	2	0.163	7080	2F	18	0.163	7080	2H	3	0.163	7080
1N	18	0.163	7080	2B	9	0.180	7833	2E	3	0.261	11364	2F	19	0.163	7080	2H	4	0.163	7080
1N	19	0.163	7080	2B	10	0.180	7833	2E	4	0.176	7670	2F	20	0.164	7164	2H	5	0.163	7080
1N	20	0.163	7080	2B	11	0.180	7841	2E	5	0.163	7080	2F	21	0.170	7415	2H	6	0.163	7080
1N	21	0.163	7080	2C	1	0.199	8663	2E	6	0.163	7080	2F	22	0.174	7577	2H	7	0.163	7080
1N	22	0.163	7080	2C	2	0.163	7080	2E	7	0.163	7080	2F	23	0.179	7812	2H	8	0.163	7080
1N	23	0.163	7080	2C	3	0.163	7080	2E	8	0.163	7080	2F	24	0.179	7795	2H	9	0.163	7083
1N	24	0.163	7080	2C	4	0.175	7640	2E	9	0.163	7080	2G	1	0.268	11687	2I	1	0.163	7080
1N	25	0.175	7620	2C	5	0.252	10971	2E	10	0.224	9777	2G	2	0.222	9660	2I	2	0.163	7080
2A	1	0.208	9074	2C	6	0.173	7535	2E	11	0.255	11091	2G	3	0.269	11729	2I	3	0.163	7080
2A	2	0.163	7080	2C	7	0.167	7296	2E	12	0.163	7080	2G	4	0.168	7307	2I	4	0.163	7080
2A	3	0.163	7080	2C	8	0.164	7140	2E	13	0.163	7080	2G	5	0.167	7285	2I	5	0.163	7080
2A	4	0.188	8173	2C	9	0.178	7735	2E	14	0.163	7080	2G	6	0.166	7243	2I	6	0.163	7080
2A	5	0.244	10647	2C	10	0.240	10452	2E	15	0.163	7088	2G	7	0.163	7080	2I	7	0.163	7080
2A	6	0.179	7789	2C	11	0.163	7080	2E	16	0.166	7233	2G	8	0.163	7080	2J	1X-O/S	1.534	66816
2A	7	0.171	7455	2C	12	0.240	10452	2E	17	0.190	8267	2G	9	0.163	7080	2K	1X-O/S	0.971	42285
2A	8	0.164	7140	2C	13	0.178	7735	2F	1	0.281	12244	2G	10	0.163	7080	1C	12X-O/S	0.038	1657
2A	9	0.178	7735	2C	14	0.164	7140	2F	2	0.222	9660	2G	11	0.163	7080	OVERALL		45.704	1990886
2A	10	0.240	10452	2C	15	0.164	7158	2F	3	0.281	12244	2G	12	0.176	7670				

FINAL PLAT
OF
PECAN SQUARE
PHASE 2B-1

BLOCK 1N LOTS 12-25; BLOCK 1D LOTS 15-18;
BLOCK 1C LOTS 8-11, LOT 7X-O/S; BLOCK 2A LOTS 1-17;
BLOCK 2B LOTS 1-11; BLOCK 2C LOTS 1-17;
BLOCK 2D LOTS 1-11; BLOCK 2E LOTS 1-17;
BLOCK 2F LOTS 1-24; BLOCK 2G LOTS 1-24;
BLOCK 2H LOTS 1-9; BLOCK 2I LOTS 1-7;
BLOCK 2J LOT 1X-O/S; BLOCK 2K LOT 1X-O/S

BEING A TOTAL OF 45.7045 ACRES IN THE
A. McDONALD SURVEY, ABSTRACT NO. 785
IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
159 RESIDENTIAL LOTS
3 OPEN SPACE LOTS
CURRENT ZONING: MPD: SINGLE FAMILY RESIDENTIAL

Kimley»Horn

400 N Oklahoma Dr, Suite 105
Frisco, Texas 75009

Tel. No. (469) 501-2200
FIRM # 10194503

Scale

Drawn by

Checked by

Date

Project No.

Sheet No.

N/A

SPA

KHA

JUNE 2020

063226900

2 OF 3

OWNER/DEVELOPER:
Pecan Square Phase 2B, 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.

DWG NAME: K:\FRI_SURVEY\03226900\GIBBS-YOUNG TRACT\DWG\PHASE 2B-1 FINAL PLAT.DWG PLOTTED BY: ALLEN, STEPHEN 7/22/2020 9:59 AM LAST SAVED: 6/29/2020 10:29 PM

BEING a tract of land situated in the A. McDonald Survey, Abstract No. 785, Denton County, Texas and being a portion of a called 160.011-acre tract of land conveyed to H.P. Gibbs, according to the document filed of record in Instrument Number 2018-9386 Official Records, Denton County, Texas (O.R.D.C.T.) a portion of a called 182.295 acre tract of land described as Tract 1 conveyed to Pecan Square Phase 1, LLC, according to the document filed of record in Instrument Number 2017-135086 (O.R.D.C.T.), and being a portion of a called 174.821 acre tract of land described as Tract 2 conveyed to HP Gibbs, LP, according to the document filed of record in Instrument Number 2017-134732 (O.R.D.C.T.) , said tract being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" set in the southerly line of that tract of land conveyed to Pecan Square Phase 1, LLC according to the document filed of record in Instrument Number 201806220006335, (O.R.D.C.T.) same being common with the northerly line of this tract for the northwest corner of this tract:

THENCE with said common line and the southerly line of that tract of land conveyed to Pecan Square Phase 1A, according tot the document filed of record in Instrument Number 2019-90 (O.R.D.C.T.) the following twenty-four (24) courses and distances:

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

North 0°22'07" West, a distance of 7.50 feet to 5/8-inch 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-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 89°37'53" East, a distance of 108.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 0°22'07" East, a distance of 118.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 89°37'53" East, a distance of 724.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 0°22'07" West, a distance of 75.33 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 89°37'53" East, a distance of 279.12 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 0°22'07" East, a distance of 23.50 feet to a 5/8-inch 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-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE with the east line of this tract same being common with a portion of Pecan Square Phase 1B an addition to the town of Northlake, according to the document filed of record in Instrument Number 2019-89 (O.R.D.C.T.) the following eight (8) courses and distances:

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

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

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

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

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

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

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

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

THENCE leaving said common line and continuing with the easterly line of this tract the following two (2) courses and distances:

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

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

THENCE with the southerly line of this tract the following fifteen (15) courses and distances:

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

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

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

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

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

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

South 80°39'15" West, a distance of 170.22 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 8°58'37", a radius of 277.00 feet, a chord bearing and distance of South 85°08'34" West, 43.36 feet;

With said curve to the right, an arc distance of 43.40 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 89°37'53" West, a distance of 5.96 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 0°22'07" East, a distance of 118.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 89°37'53" West, a distance of 420.00 feet to a 5/8-inch 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-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 89°37'53" West, a distance of 54.84 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 80°45'10", a radius of 61.50 feet, a chord bearing and distance of North 49°59'32" West, 79.68 feet;

With said curve to the right, an arc distance of 86.68 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 89°37'53" West, a distance of 118.80 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

THENCE with the westerly line of this tract the following fifteen (15) courses and distances:

North 0°22'07" West, a distance of 420.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 5°07'56" West, a distance of 60.21 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 0°22'07" West, a distance of 60.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 89°37'53" East, a distance of 118.58 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 54°17'10", a radius of 50.00 feet, a chord bearing and distance of North 35°32'14" East, 45.62 feet;

With said curve to the right, an arc distance of 47.37 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 62°11'33" West, a distance of 51.93 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 4°40'52" West, a distance of 99.19 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 78°04'29", a radius of 61.50 feet, a chord bearing and distance of North 39°24'22" West, 77.47 feet;

with said curve to the right, an arc distance of 83.80 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 0°22'07" West, a distance of 512.50 feet to a 5/8-inch 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-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 89°37'53" West, a distance of 461.42 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 130°32'35", a radius of 50.00 feet, a chord bearing and distance of North 50°56'21" West, 90.83 feet;

With said curve to the right, an arc distance of 113.92 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 8°47'10", a radius of 277.00 feet, a chord bearing and distance of North 4°45'42" West, 42.44 feet;

With said curve to the right, an arc distance of 42.48 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

THENCE North 0°22'07" West, a distance of 172.50 feet to the **POINT OF BEGINNING** and containing 45.7045 acres or 1,990,896 square feet of land, more or less.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That **PECAN SQUARE PHASE 2, LLC** ("Owner") does hereby adopt this plat designating the hereinabove property as Block 1N Lots 12-25, Block 1D Lots 18-21, Block 1C Lots 13-16, 12X-O/S, Block 2A Lots 1-17, Block 2B Lots 1-11, Block 2C Lots 1-17, Block 2D Lots 1-11, Block 2E Lots 1-17, Block 2F Lots 1-24, Block 2G Lots 1-24, Block 2H Lots 1-9, BLOCK 2J 1-7, BLOCK 2J Lot 1X-O/S, BLOCK 2K Lot 1X-O/S, **PECAN SQUARE, PHASE 2B-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 2B, 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 2B, LLC**, a Texas limited liability company, on behalf of the limited liability company.

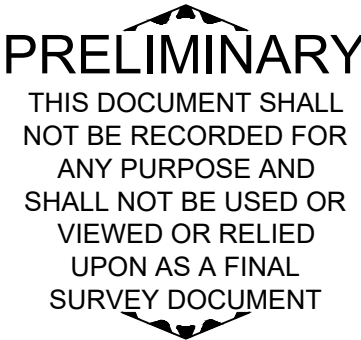
Notary Public, State of Texas

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



STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared 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.

SEE SHEET No. 3 FOR LINE AND LOT AREA TABLE

APPROVAL BY THE TOWN COUNCIL

Date

Mayor, Town of Northlake

Town Secretary, Town of Northlake

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

BLOCK 1N LOTS 12-25; BLOCK 1D LOTS 15-18;
BLOCK 1C LOTS 8-11, LOT 7X-O/S; BLOCK 2A LOTS 1-17;
BLOCK 2B LOTS 1-11; BLOCK 2C LOTS 1-17;
BLOCK 2D LOTS 1-11; BLOCK 2E LOTS 1-17;
BLOCK 2F LOTS 1-24; BLOCK 2G LOTS 1-24;
BLOCK 2H LOTS 1-9; BLOCK 2I LOTS 1-7;
BLOCK 2J LOT 1X-O/S; BLOCK 2K LOT 1X-O/S

BEING A TOTAL OF 45.7045 ACRES IN THE
A. McDONALD SURVEY, ABSTRACT NO. 785
IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
159 RESIDENTIAL LOTS
3 OPEN SPACE LOTS
CURRENT ZONING: MPD: SINGLE FAMILY RESIDENTIAL

Kimley»Horn

400 N. Oklahoma Dr., Suite 105
Frisco, Texas 75009

Tel. No. (469) 501-2200
FIRM # 10194503

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

OWNER/DEVELOPER:
Pecan Square Phase 2B, 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: JULY 16, 2020

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

SUBJECT: PECAN SQUARE PHASE 2B-2 FINAL PLAT (FP-20-006)



GOALS/OBJECTIVES:

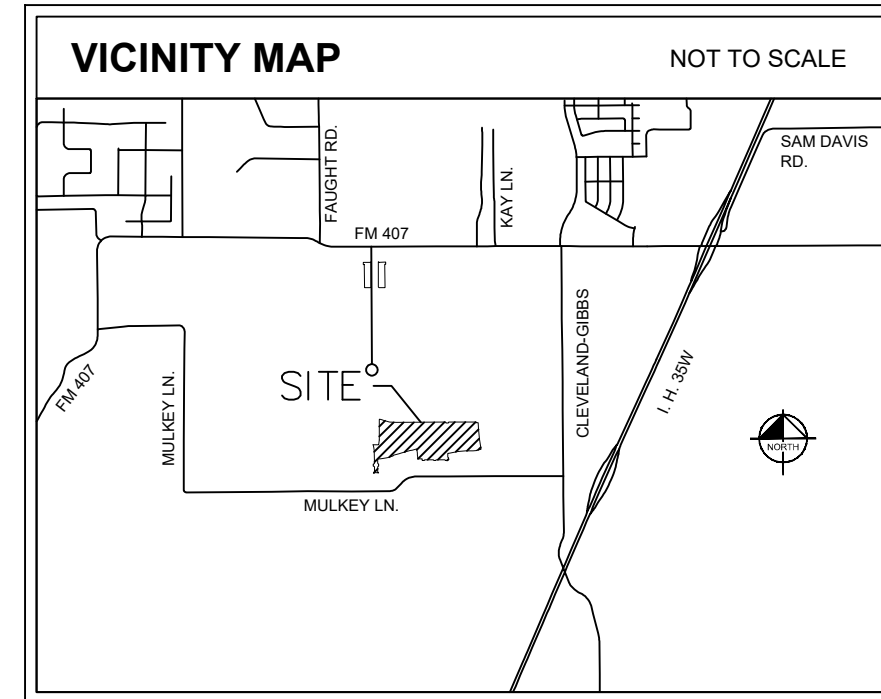
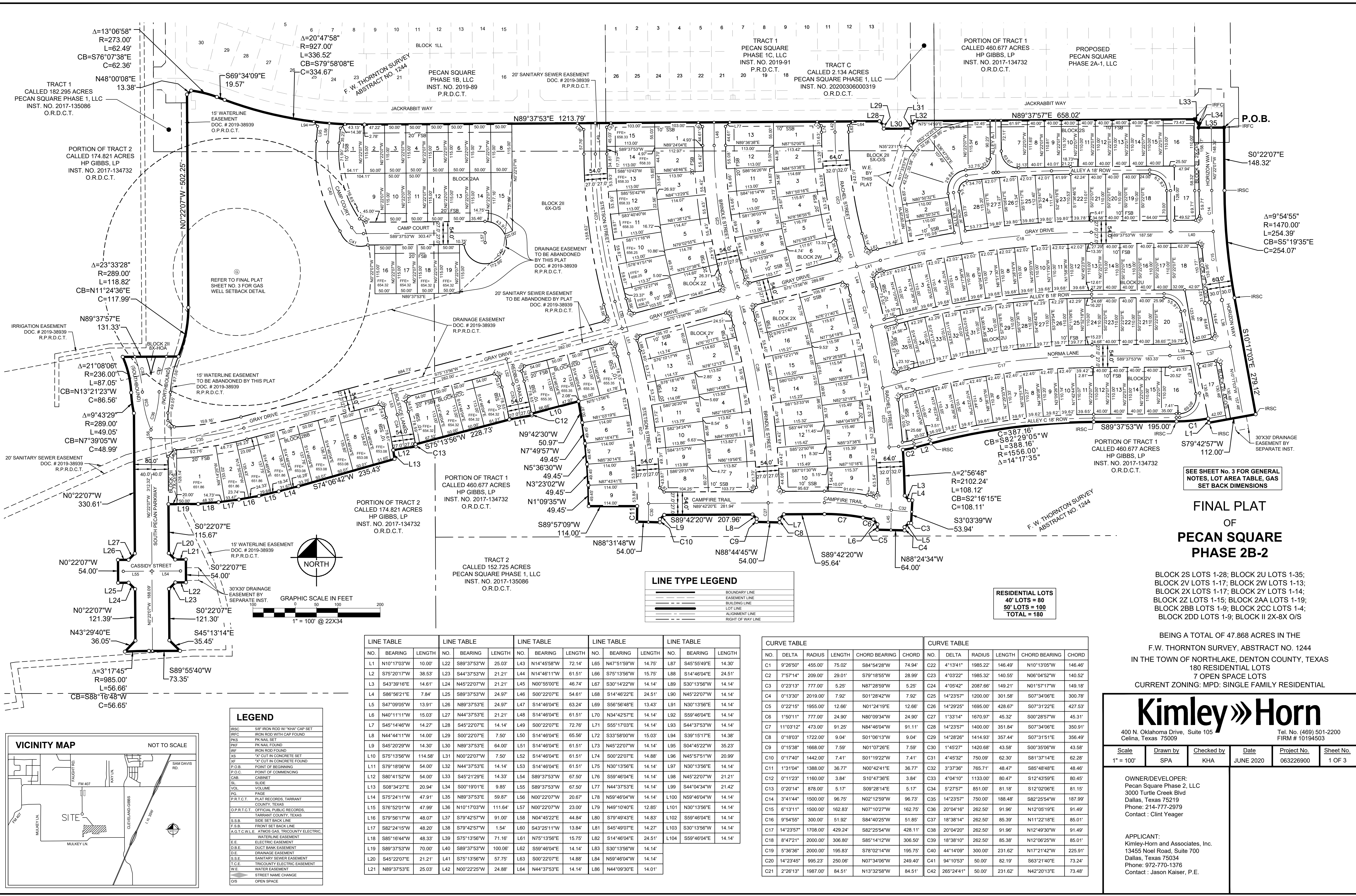
- Responsibly Manage Growth; Adhere to the Comprehensive Plan (Council Goal)

PRELIMINARY PLAT INFORMATION:

Applicant/ Developer:	Hillwood Communities
Owner:	Pecan Square Phase 2, LLC
Engineer/Surveyor:	Kimley-Horn & Associates
Current Zoning:	Mixed-Use Planned Development (MPD)
Site:	Approximately 47.868 acres out of the F.W. Thornton Survey, Abstract No. 1244, generally located east of S. Pecan Parkway and south of Jackrabbit Way. The site was preliminary platted as part of the Pecan Square Phase 2B preliminary plat approved on May 14, 2020.
Summary:	This final plat is for a phase of Pecan Square containing 180 residential lots and 7 open space lots. The residential lots are located in the Lifestyle and Traditional Subdistricts of the MPD with a mix 40' wide rear entry lots (80) and 50' wide lots (100).
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 June 17, 2020, and will be approved on July 17, 2020, if no action is taken. The final plat substantially conforms to the approved preliminary plat and 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 and meet all engineering design requirements.

COUNCIL ACTIONS:

- Approve or take no action (results in approval on July 17th)



LEGEND	
IRFC	5/8" IRON ROD WITH 1/2" CAP SET
IRFC	IRON ROD WITH CAP FOUND
PKS	PK NAIL SET
PKF	PK NAIL FOUND
IRF	IRON ROD FOUND
XS	"X" CUT IN CONCRETE SET
XF	"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
P.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
W.C.	STREET NAME CHANGE
O/S	OPEN SPACE

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N10°17'03"W	10.00'	L22	S89°37'53"W	25.03'	L43	N14°45'58"W	72.14'	L65	N47°51'59"W	14.75'	L87	S45°55'49"E	14.30'
L2	S75°20'17"W	38.53'	L23	S44°37'53"W	21.21'	L44	N14°46'11"W	61.51'	L66	S75°13'56"W	15.75'	L88	S14°46'04"E	24.51'
L3	S43°39'16"E	14.61'	L24	N45°22'07"W	21.21'	L45	N00°55'00"E	46.74'	L67	S30°14'22"W	14.14'	L89	S30°13'56"W	14.14'
L4	S86°56'21"E	7.84'	L25	S89°37'53"W	24.97'	L46	S00°22'07"E	54.61'	L68	S14°46'22"E	24.51'	L90	N45°22'07"W	14.14'
L5	S47°09'05"W	13.91'	L26	N89°37'53"E	24.97'	L47	S14°46'04"E	63.24'	L69	S56°56'48"E	13.43'	L91	N30°13'56"E	14.14'
L6	N40°11'11"W	15.03'	L27	N44°37'53"E	21.21'	L48	S14°46'04"E	61.51'	L70	N34°42'57"E	14.14'	L92	S59°46'04"E	14.14'
L7	S45°14'46"W	14.27'	L28	S45°22'07"E	14.14'	L49	S00°22'07"E	72.76'	L71	S55°17'03"E	14.14'	L93	S44°37'53"W	14.14'
L8	N44°44'11"W	14.00'	L29	S00°22'07"E	7.50'	L50	S14°46'04"E	65.56'	L72	S33°58'00"W	15.03'	L94	S39°15'17"E	14.38'
L9	S45°20'29"W	14.30'	L30	N89°37'53"E	64.00'	L51	S14°46'04"E	61.51'	L73	N45°22'07"W	14.14'	L95	S04°45'22"W	35.23'
L10	S75°13'56"W	114.58'	L31	N00°22'07"W	7.50'	L52	S14°46'04"E	61.51'	L74	S00°22'07"E	14.88'	L96	N45°57'51"W	20.89'
L11	S79°18'06"W	54.00'	L32	N44°37'53"E	14.14'	L53	S14°46'04"E	61.51'	L75	N30°13'56"E	14.14'	L97	N30°13'56"E	14.14'
L12	S80°41'52"W	54.00'	L33	S45°21'29"E	14.33'	L54	S89°37'53"W	67.50'	L76	S59°46'04"E	14.14'	L98	N45°22'07"W	21.21'
L13	S08°34'27"E	20.94'	L34	S00°19'01"E	9.85'	L55	S89°37'53"W	67.50'	L77	N44°37'53"E	14.14'	L99	S44°04'34"W	21.42'
L14	S75°24'11"W	47.91'	L35	N89°37'53"E	59.87'	L56	N00°22'07"W	20.67'	L78	S59°46'04"E	14.14'	L100	S59°46'04"E	14.14'
L15	S76°52'01"W	47.99'	L36	N10°17'03"W	111.64'	L57	N00°22'07"W	11.64'	L79	N49°10'40"E	12.85'	L101	N30°13'56"E	14.14'
L16	S79°56'17"W	48.07'	L37	S79°42'57"W	91.00'	L58	N04°45'22"E	44.84'	L80	S79°49'43"E	14.83'	L102	S59°46'04"E	14.14'
L17	S82°24'19"W	48.20'	L38	S79°42'57"W	1.54'	L60	S45°21'11"W	13.84'	L81	S45°49'07"E	14.27'	L103	S30°13'56"W	14.14'
L18	S85°16'44"W	48.33'	L39	S75°13'56"W	71.16'	L61	N75°13'56"E	15.75'	L82	S14°46'04"E	24.51'	L104	S59°46'04"E	14.14'
L19	S89°37'53"W	70.00'	L40	S89°37'53"W	100.06'	L62	S59°46'04"E	14.14'	L83	S30°13'56"W	14.14'			
L20	S45°22'07"E	21.21'	L41	S75°13'56"W	57.75'	L63	S00°22'07"E	14.88'	L84	N59°46'04"W	14.14'			
L21	N89°37'53"E	25.03'	L42	N00°22'25"W	24.88'	L64	N44°37'53"E	14.14'	L86	N44°09'30"E	14.01'			

CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	9°26'50"	455.00'	75.02'	S84°54'28"W	74.94'	C22	4°13'41"	1985.22'	146.49'	N10°13'05"W	146.46'
C2	7°57'14"	209.00'	29.01'	S79°18'55"W	28.99'	C23	4°03'22"	1985.32'	140.55'	N06°04'52"W	140.52'
C3	0°23'13"	777.00'	5.25'	N87°28'59"W	5.25'	C24	4°05'42"	2087.66'	149.21'	N06°15'17"W	149.18'
C4	0°13'30"	2019.00'	7.92'	S01°28'42"W	7.92'	C25	14°23'57"	1200.00'	301.58'	S07°34'06"E	300.78'
C5	0°22'15"	1955.00'	12.66'	N01°24'19"E	12.66'	C26	14°29'25"	1695.00'	428.67'	S07°31'22"E	427.53'
C6	1°50'11"	777.00'	24.90'	N80°09'34"W	24.90'	C27	1°33'14"	1670.97'	45.32'	S00°28'57"W	45.31'
C7	11°03'12"	473.00'	91.25'	N84°46'04"W	91.11'	C28	14°23'57"	1400.00'	351.84'	S07°34'06"E	350.91'
C8	0°18'03"	1722.00'	9.04'	S01°06'13"W	9.04'	C29	14°28'26"	1414.93'	357.44'	S07°31'51"E	356.49'
C9	0°15'38"	1668.00'	7.59'	N01°07'26"E	7.59'	C30	1°45'27"	1420.68'	43.58'	S00°35'06"W	43.58'
C10	0°17'40"	1442.00'	7.41'	S01°19'22"W	7.41'	C31	4°45'32"	750.09'	62.30'	S81°37'14"E	62.28'
C11	1°31'04"	1388.00'	36.77'	N00°42'41"E	36.77'	C32	3°37'38"	765.71'	48.47'	S85°48'48"E	48.46'
C12	0°11'23"	1160.00'	3.84'	S10°47'36"E	3.84'	C33	4°04'10"	1133.00'	80.47'	S12°43'59"E	80.45'
C13	0°20'14"	878.00'	5.17'	S09°28'14"E	5.17'	C34	5°27'57"	851.00'	81.18'	S12°02'06"E	81.15'
C14	3°41'44"	1500.00'	96.75'	N02°12'59"W	96.73'	C35	14°23'57"	750.00'	188.48'	S82°25'54"W	187.99'
C15	6°13'11"	1500.00'	162.83'	N07°10'27"W	162.75'	C36	20°04'16"	262.50'	91.96'	N12°05'19"E	91.49'
C16	9°54'55"	300.00'	51.92'	S84°40'25"W	51.85'	C37	18°38'14"	262.50'	85.39'	N11°22'18"E	85.01'
C17	14°23'57"	1708.00'	429.24'	S82°25'54"W	428.11'	C38	20°04'20"	262.50'	91.96'	N12°49'30"W	91.49'
C18	8°47'21"	2000.00'	306.80'	S85°14'12"W	306.50'	C39	18°38'10"	262.50'	85.38'	N12°06'25"W	85.01'
C19	5°36'36"	2000.00'	195.83'	S78°02'14"W	195.75'	C40	44°14'09"	300.00'	231.62'	N17°21'42"W	225.91'
C20	14°23'45"	995.23'	250.06'	N07°34'06"W	249.40'	C41	94°10'53"	50.00'	82.19'	S63°21'40"E	73.24'
C21	2°26'13"	1987.00'	84.51'	N13°32'58"W	84.51'	C42	265°24'41"	50.00'	231.62'	N42°20'13"E	73.48'

BEING A TOTAL OF 47.868 ACRES IN THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
180 RESIDENTIAL LOTS
7 OPEN SPACE LOTS
CURRENT ZONING: MPD: SINGLE FAMILY RESIDENTIAL

Kimley»Horn

400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009

Tel. No. (469) 501-2200
FIRM # 10194503

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

OWNER/DEVELOPER:
Pecan Square Phase 2, 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.

DWG NAME: K-FRM_SURVEY\063226900-KIMLEY-HORN\063226900 - PHASE 2B-2 FINAL PLAT.DWG PLOTTED BY: ALLEN STEPHEN 6/23/2020 10:21 PM LAST SAVED 6/23/2020 2:07 PM

FIELD NOTE DESCRIPTION
47.8675 ACRES

BEING a tract of land situated in the F. W. Thornton Survey, Abstract No.1244, Denton County, Texas and being a portion of a called 460.677 acre tract of land described as Tract 1 conveyed to HP Gibbs, LP, according to the document filed of record in Instrument Number 2017-134732 (O.R.D.C.T.), a portion of a called 182.295 acre tract of land described as Tract 1 conveyed to Pecan Square Phase 1, LLC, according to the document filed of record in Instrument Number 2017-135086 (O.R.D.C.T.) and a portion of a called 174.821 acre tract of land described as tract 2 conveyed to HP Gibbs, LP, according to the document filed of record in Instrument Number 2017-134732 (O.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" found for the northeast corner of this tract;

THENCE over and across said 460.677-acre tract the following Forty-three (43) courses and distances:

South 0°22'07" East, a distance of 148.32 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 9°54'55", a radius of 1,470.00 feet, a chord bearing and distance of South 5°19'35" East, 254.07 feet;

With said curve to the left, an arc distance of 254.39 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 10°17'03" East, a distance of 279.12 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 79°42'57" West, a distance of 112.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 10°17'03" West, a distance of 10.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 9°26'50", a radius of 455.00 feet, a chord bearing and distance of South 84°54'28" West, 74.94 feet;

With said curve to the right, an arc distance of 75.02 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 89°37'53" West, a distance of 195.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 14°17'35", a radius of 1,556.00 feet, a chord bearing and distance of South 82°29'05" West, 387.16 feet;

With said curve to the left, an arc distance of 388.16 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 75°20'17" West, a distance of 38.53 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 7°57'14", a radius of 209.00 feet, a chord bearing and distance of South 79°18'55" West, 28.99 feet;

With said curve to the right, an arc distance of 29.01 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 2°56'48", a radius of 2,102.24 feet, a chord bearing and distance of South 2°16'15" East, 108.11 feet;

With said curve to the right, an arc distance of 108.12 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 43°39'16" East, a distance of 14.61 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 86°56'21" East, a distance of 7.84 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 3°03'39" West, a distance of 53.94 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 0°23'13", a radius of 777.00 feet, a chord bearing and distance of North 87°28'59" West, 5.25 feet;

With said curve to the right, an arc distance of 5.25 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 47°09'05" West, a distance of 13.91 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 0°13'30", a radius of 2,019.00 feet, a chord bearing and distance of South 1°28'42" West, 7.92 feet;

With said curve to the right, an arc distance of 7.92 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 88°24'34" West, a distance of 64.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 0°22'15", a radius of 1,955.00 feet, a chord bearing and distance of North 1°24'19" East, 12.66 feet;

With said curve to the left, an arc distance of 12.66 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 40°11'11" West, a distance of 15.03 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 1°50'11", a radius of 473.00 feet, a chord bearing and distance of North 80°09'34" West, 24.90 feet;

With said curve to the right, an arc distance of 24.90 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left having a central angle of 11°03'12", a radius of 473.00 feet, a chord bearing and distance of North 84°46'04" West, 91.11 feet;

With said curve to the left, an arc distance of 91.25 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 89°42'20" West, a distance of 95.64 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 45°14'46" West, a distance of 14.27 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 0°18'03", a radius of 1,722.00 feet, a chord bearing and distance of South 1°06'13" West, 9.04 feet;

With said curve to the right, an arc distance of 9.04 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 88°44'45" West, a distance of 54.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 0°15'38", a radius of 1,668.00 feet, a chord bearing and distance of North 1°07'26" East, 7.59 feet;

With said curve to the left, an arc distance of 7.59 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 44°44'11" West, a distance of 14.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 89°42'20" West, a distance of 207.96 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 45°20'29" West, a distance of 14.30 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 0°17'40", a radius of 1,442.00 feet, a chord bearing and distance of South 1°19'22" West, 7.41 feet;

With said curve to the right, an arc distance of 7.41 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 88°31'48" West, a distance of 54.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 1°31'04", a radius of 1,388.00 feet, a chord bearing and distance of North 0°42'41" East, 36.77 feet;

With said curve to the left, an arc distance of 36.77 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 89°57'09" West, a distance of 114.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 1°09'35" West, a distance of 49.45 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 3°23'02" West, a distance of 49.45 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 5°36'30" West, a distance of 49.45 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 7°49'57" West, a distance of 49.45 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 9°42'30" West, a distance of 50.97 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 75°13'56" West, a distance of 114.58 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 0°11'23", a radius of 1,160.00 feet, a chord bearing and distance of South 10°47'36" East, 3.84 feet;

With said curve to the right, an arc distance of 3.84 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 79°18'06" West, a distance of 54.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 75°13'56" West, passing the west line of said 460.677 acre tract at 181.43 feet said line being common with the east line of the above mentioned 174.821 acre tract and continuing for a total distance of 228.73 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the beginning of a non-tangent curve to the right having a central angle of 0°20'14", a radius of 878.00 feet, a chord bearing and distance of South 9°28'14" East, 5.17 feet;

THENCE over and across said 174.821-acre tract the following Thirty-three (33) courses and distances:

With said curve to the right, an arc distance of 5.17 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 80°41'52" West, a distance of 54.00 feet to a point for 5/8-inch iron rod with plastic cap stamped "KHA" set r of this tract;

South 8°34'27" East, a distance of 20.94 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 74°06'42" West, a distance of 235.43 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 75°24'11" West, a distance of 47.91 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 76°52'01" West, a distance of 47.99 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 79°56'17" West, a distance of 48.07 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 82°24'15" West, a distance of 48.20 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 85°16'44" West, a distance of 48.33 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 89°37'53" West, a distance of 70.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 0°22'07" East, a distance of 115.67 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

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

North 89°37'53" East, a distance of 25.03 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

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

South 89°37'53" West, a distance of 25.03 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

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

South 0°22'07" East, a distance of 121.30 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 45°13'14" East, a distance of 35.45 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of

this tract;

South 89°55'40" West, a distance of 73.35 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 3°17'45", a radius of 985.00 feet, a chord bearing and distance of South 88°16'48" West, 58.65 feet;

with said curve to the left, an arc distance of 56.66 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the southwest corner of this tract;

North 43°29'40" East, a distance of 36.05 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 0°22'07" West, a distance of 121.39 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 45°22'07" West, a distance of 21.21 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 89°37'53" West, a distance of 24.97 feet to a 5/8-inch 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-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 89°37'53" East, a distance of 24.97 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

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

North 0°22'07" West, a distance of 330.61 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 9°43'29", a radius of 289.00 feet, a chord bearing and distance of North 7°39'05" West, 48.99 feet;

With said curve to the right, an arc distance of 49.05 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left having a central angle of 21°08'06", a radius of 236.00 feet, a chord bearing and distance of North 13°21'23" West, 86.56 feet;

With said curve to the left, an arc distance of 87.05 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 89°37'57" East, a distance of 131.33 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 23°33'26", a radius of 289.00 feet, a chord bearing and distance of North 11°24'36" East, 117.99 feet;

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

North 0°22'07" West, passing the southernmost north line of said 174.821-acre tract same being common with the south line of the above-mentioned 182.295-acre tract at 367.24 feet and continuing for a total distance of 502.25 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the south line of that tract of land conveyed to Pecan Square Phase 1B, LLC, according to the document filed of record in Instrument Number 2019-89, Plat Records, Denton County, Texas (P.R.D.C.T.) for the southernmost northwest corner of this tract;

THENCE with said south line tract the following five (5) courses and distances:

North 48°00'08" East, a distance of 13.38 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 13°06'58", a radius of 273.00 feet, a chord bearing and distance of South 76°07'38" East, 62.36 feet;

With said curve to the right, an arc distance of 62.49 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 69°34'09" East, a distance of 19.57 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 20°47'58", a radius of 927.00 feet, a chord bearing and distance of South 79°58'08" East, 334.67 feet;

With said curve to the left, an arc distance of 336.52 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 89°37'53" East, a distance of 1,213.79 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the south line of that tract of land described as Tract 1 conveyed to Pecan Square 1C, LLC, according to the document filed of record in Instrument Number 2019-91 (P.R.D.C.T.) for corner of this tract;

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

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

South 0°22'07" East, a distance of 7.50 feet to a 5/8-inch 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-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 0°22'07" West, a distance of 7.50 feet to a 5/8-inch 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-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 89°37'57" East, passing the east line of said 182.295-acre tract same being common with the easternmost west line of the above-mentioned 460.677-acre tract at 45.28 feet and continuing a total distance of 658.02 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

THENCE over and across said 460.677-acre tract the following three (3) courses and distances:

South 45°21'29" East, a distance of 14.33 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

South 0°19'01" East, a distance of 9.85 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

North 89°37'53" East, a distance of 59.87 feet to the **POINT OF BEGINNING** and containing 47.8675 acres or 2,085,110 square feet of land, more or less.

FINAL PLAT
OF
PECAN SQUARE
PHASE 2B-2

BLOCK 2S LOTS 1-28; BLOCK 2U LOTS 1-35;
BLOCK 2V LOTS 1-17; BLOCK 2W LOTS 1-13; +
BLOCK 2X LOTS 1-17; BLOCK 2Y LOTS 1-14;
BLOCK 2Z LOTS 1-15; BLOCK 2AA LOTS 1-19;
BLOCK 2BB LOTS 1-9; BLOCK 2CC LOTS 1-4;
BLOCK 2DD LOTS 1-9; BLOCK II 2X-8X O/S

BEING A TOTAL OF 47.868 ACRES IN THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
180 RESIDENTIAL LOTS
7 OPEN SPACE LOTS
CURRENT ZONING: MPD: SINGLE FAMILY RESIDENTIAL

Kimley»Horn

400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009

Tel. No. (469) 501-2200
FIRM # 10194503

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SPA	KHA	JUNE 2020	063226900	2 OF 3

OWNER/DEVELOPER:
Pecan Square Phase 2, 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.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That **PECAN SQUARE PHASE 2, LLC** ("Owner") does hereby adopt this plat designating the hereinabove property as Block 2S Lots 1-28, Block 2U Lots 1-35, Block 2V Lots 1-17, Block 2W Lots 1-13, Block 2X Lots 1-17, Block 2Y Lots 1-14, Block 2Z Lots 1-15, Block 2AA Lots 1-19, Block 2BB Lots 1-19, Block 2CC Lots 1-4, Block 2DD Lots 1-9, BLOCK II 2X-8X O/S, **PECAN SQUARE, PHASE 2B-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 2, 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 2, 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 DENTON §

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.

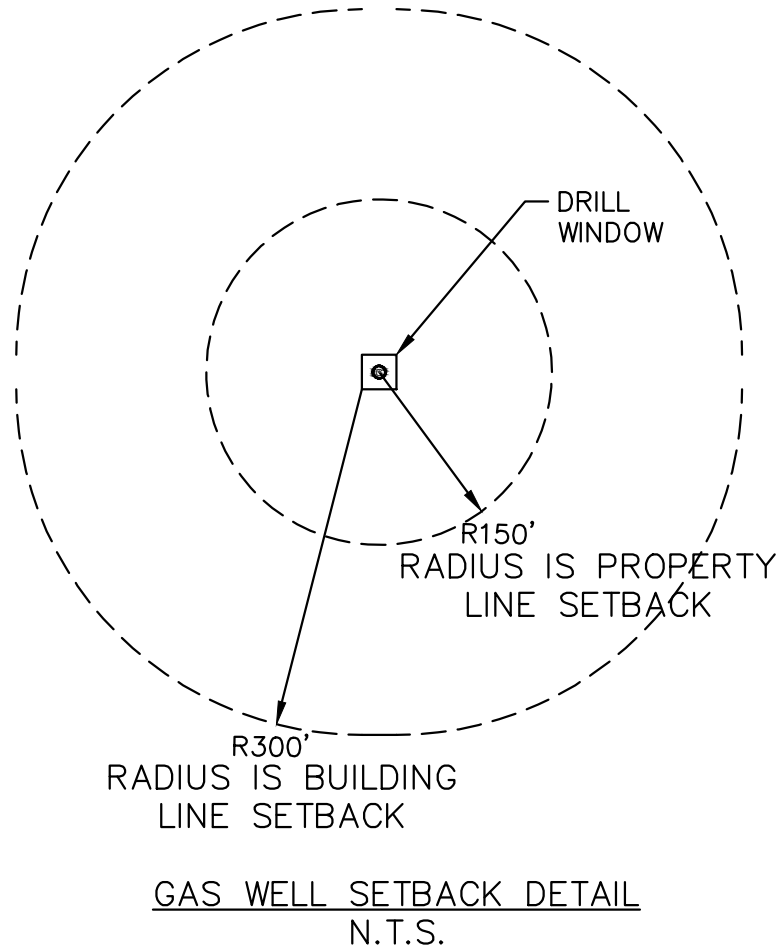
Notary Public, State of Texas

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 including drainage easements to be owned and maintained by either the HOA of MMD
- 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.

Block	Lot	Acre	SQ. FT.	Block	Lot	Acre	SQ. FT.	Block	Lot	Acre	SQ. FT.	Block	Lot	Acre	SQ. FT.	Block	Lot	Acre	SQ. FT.
2S	1	0.117	5082	2U	11	0.103	4494	2V	14	0.10	4400	2Y	5	0.135	5863	2AA	14	0.132	5760
2S	2	0.101	4400	2U	12	0.103	4494	2V	15	0.10	4400	2Y	6	0.135	5859	2AA	15	0.152	6625
2S	3	0.144	6269	2U	13	0.102	4430	2V	16	0.19	8319	2Y	7	0.149	6473	2AA	16	0.132	5750
2S	4	0.160	6967	2U	14	0.101	4400	2V	17	0.13	5480	2Y	8	0.148	6456	2AA	17	0.132	5750
2S	5	0.168	7303	2U	15	0.101	4400	2W	1	0.14	6288	2Y	9	0.134	5838	2AA	18	0.132	5750
2S	6	0.134	5833	2U	16	0.101	4400	2W	2	0.14	5898	2Y	10	0.134	5835	2AA	19	0.132	5750
2S	7	0.151	6599	2U	17	0.101	4400	2W	3	0.14	5964	2Y	11	0.134	5833	2BB	1	0.309	13452
2S	8	0.102	4449	2U	18	0.172	7476	2W	4	0.14	6018	2Y	12	0.134	5831	2BB	2	0.163	7106
2S	9	0.101	4417	2U	19	0.116	5056	2W	5	0.14	6062	2Y	13	0.134	5829	2BB	3	0.162	7062
2S	10	0.101	4401	2U	20	0.169	7346	2W	6	0.21	9289	2Y	14	0.190	8264	2BB	4	0.159	6911
2S	11	0.101	4400	2U	21	0.101	4400	2W	7	0.15	6318	2Z	1	0.142	6166	2BB	5	0.159	6909
2S	12	0.101	4400	2U	22	0.101	4400	2W	8	0.14	5889	2Z	2	0.134	5823	2BB	6	0.158	6863
2S	13	0.101	4400	2U	23	0.101	4400	2W	9	0.14	5889	2Z	3	0.134	5853	2BB	7	0.156	6815
2S	14	0.101	4400	2U	24	0.102	4443	2W	10	0.14	5889	2Z	4	0.135	5880	2BB	8	0.155	6766
2S	15	0.101	4400	2U	25	0.104	4513	2W	11	0.14	5889	2Z	5	0.135	5899	2BB	9	0.172	7490
2S	16	0.185	8077	2U	26	0.104	4513	2W	12	0.14	5889	2Z	6	0.136	5911	2CC	1	0.167	7274
2S	17	0.142	6173	2U	27	0.104	4513	2W	13	0.14	6167	2Z	7	0.265	11544	2CC	2	0.130	5650
2S	18	0.154	6697	2U	28	0.104	4513	2X	1	0.190	8283	2Z	8	0.201	8740	2CC	3	0.130	5650
2S	19	0.101	4400	2U	29	0.104	4513	2X	2	0.136	5917	2Z	9	0.134	5851	2CC	4	0.163	7109
2S	20	0.101	4400	2U	30	0.104	4513	2X	3	0.136	5915	2Z	10	0.134	5851	2DD	1	0.166	7252
2S	21	0.101	4400	2U	31	0.104	4513	2X	4	0.136	5914	2Z	11	0.134	5851	2DD	2	0.130	5650
2S	22	0.104	4519	2U	32	0.104	4513	2X	5	0.136	5912	2Z	12	0.134	5851	2DD	3	0.130	5650
2S	23	0.104	4539	2U	33	0.104	4513	2X	6	0.136	5911	2Z	13	0.134	5851	2DD	4	0.164	7124
2S	24	0.105	4578	2U	34	0.104	4513	2X	7	0.136	5908	2Z	14	0.135	5871	2DD	5	0.149	6469
2S	25	0.106	4618	2U	35	0.138	6033	2X	8	0.136	5906	2Z	15	0.142	6168	2DD	6	0.135	5898
2S	26	0.107	4657	2V	1	0.130	5662	2X	9	0.164	7137	2AA	1	0.149	6473	2DD	7	0.135	5898
2S	27	0.108	4696	2V	2	0.104	4534	2X	10	0.149	6506	2AA	2	0.132	5750	2DD	8	0.135	5898
2S	28	0.145	6332	2V	3	0.104	4532	2X	11	0.135	5896	2AA	3	0.132	5750	2DD	9	0.135	5898
2U	1	0.114	4981	2V	4	0.104	4530	2X	12	0.135	5892	2AA	4	0.132	5750	2II	2X-O/S	0.052	2280
2U	2	0.103	4494	2V	5	0.104	4527	2X	13	0.135	5890	2AA	5	0.132	5750	2II	4X-O/S	0.050	2165
2U	3	0.103	4494	2V	6	0.104	4525	2X	14	0.135	5888	2AA	6	0.132	5750	2II	6X-O/S	0.031	1355
2U	4	0.103	4494	2V	7	0.104	4523	2X	15	0.135	5886	2AA	7	0.132	5750	2II	5X-O/S	0.895	38990
2U	5	0.103	4494	2V	8	0.104	4520	2X	16	0.135	5884	2AA	8	0.132	5750	2II	7X-O/S	9.996	435433
2U	6	0.103	4494	2V	9	0.104	4518	2X	17	0.248	10800	2AA	9	0.223	9695	2II	8X-O/S	0.056	2445
2U	7	0.103	4494	2V	10	0.104	4515	2Y	1	0.263	6884	2AA	10	0.132	5750	2II		0.010	426
2U	8	0.103	4494	2V	11	0.103	4505	2Y	2	0.135	6525	2AA	11	0.132	5750				
2U	9	0.103	4494	2V	12	0.101	4400	2Y	3	0.135	5867	2AA	12	0.132	5750				
2U	10	0.103	4494	2V	13	0.101	4400	2Y	4	0.135	5865	2AA	13	0.132	5750				



FINAL PLAT

OF
PECAN SQUARE
PHASE 2B-2

BLOCK 2S LOTS 1-28; BLOCK 2U LOTS 1-35;
BLOCK 2V LOTS 1-17; BLOCK 2W LOTS 1-13; +
BLOCK 2X LOTS 1-17; BLOCK 2Y LOTS 1-14;
BLOCK 2Z LOTS 1-15; BLOCK 2AA LOTS 1-19;
BLOCK 2BB LOTS 1-9; BLOCK 2CC LOTS 1-4;
BLOCK 2DD LOTS 1-9; BLOCK II 2X-8X O/S

BEING A TOTAL OF 47.868 ACRES IN THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
180 RESIDENTIAL LOTS
7 OPEN SPACE LOTS
CURRENT ZONING: MPD: SINGLE FAMILY RESIDENTIAL

Kimley»Horn

400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009

Tel. No. (469) 501-2200
FIRM # 10194503

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SPA	KHA	JUNE 2020	063226900	3 OF 3
OWNER/DEVELOPER: Pecan Square Phase 2, 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: JULY 16, 2020

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

SUBJECT: PECAN SQUARE PHASE 2B-3 FINAL PLAT (FP-20-007)



GOALS/OBJECTIVES:

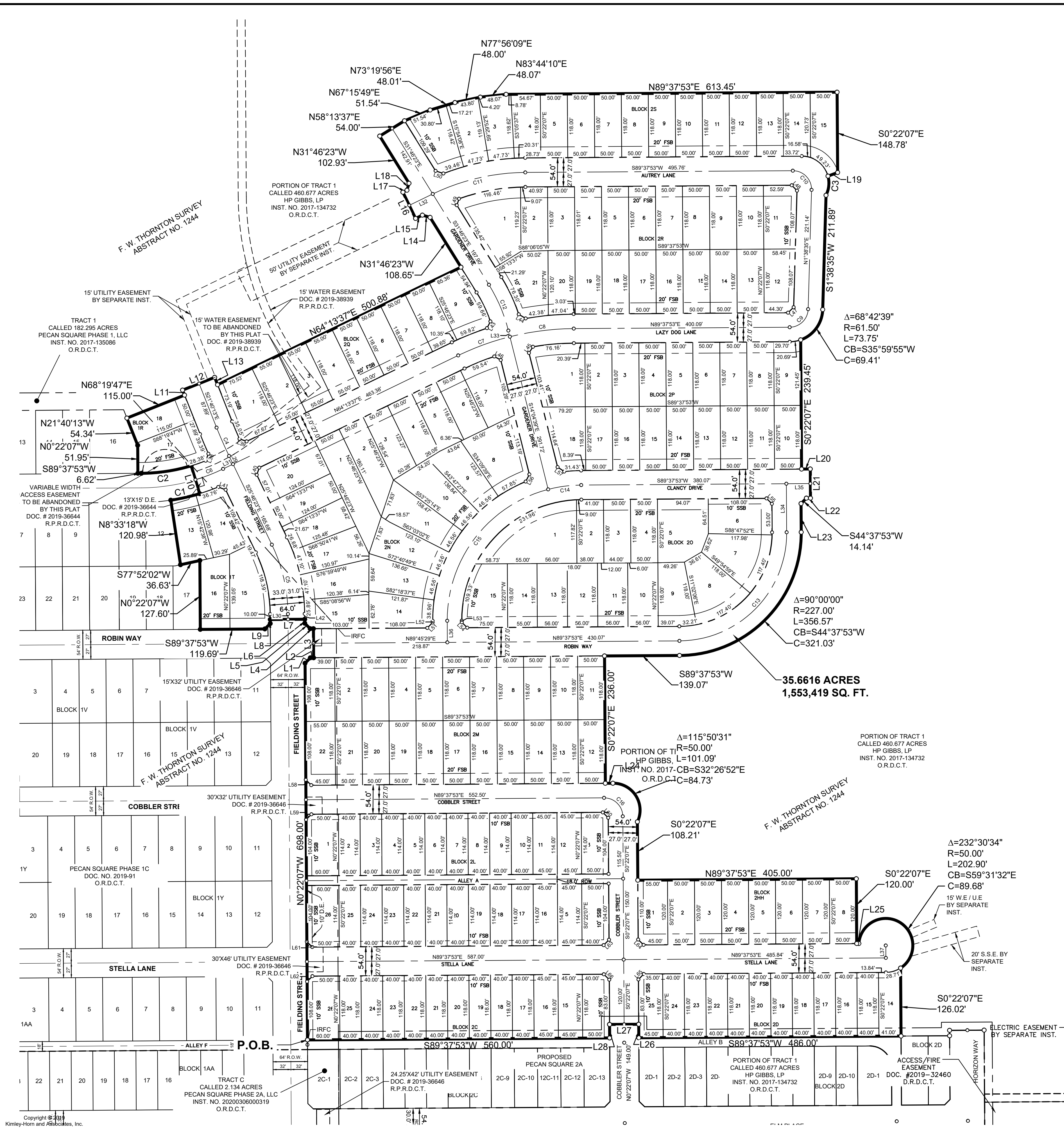
- Responsibly Manage Growth; Adhere to the Comprehensive Plan (Council Goal)

PRELIMINARY PLAT INFORMATION:

Applicant/ Developer:	Hillwood Communities
Owner:	Pecan Square Phase 2, LLC
Engineer/Surveyor:	Kimley-Horn & Associates
Current Zoning:	Mixed-Use Planned Development (MPD)
Site:	Approximately 35.662 acres out of the F.W. Thornton Survey, Abstract No. 1244, generally located east of Fielding Street and north of Elm Place. The site was preliminary platted as part of the Pecan Square Phase 2B preliminary plat approved on May 14, 2020.
Summary:	This final plat is for a phase of Pecan Square containing 185 residential lots. The residential lots are located in the Lifestyle and Traditional Subdistricts of the MPD with a mix 40' wide rear entry lots (51) and 50' wide lots (134).
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 June 17, 2020, and will be approved on July 17, 2020, if no action is taken. The final plat substantially conforms to the approved preliminary plat and 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 and meet all engineering design requirements.

COUNCIL ACTIONS:

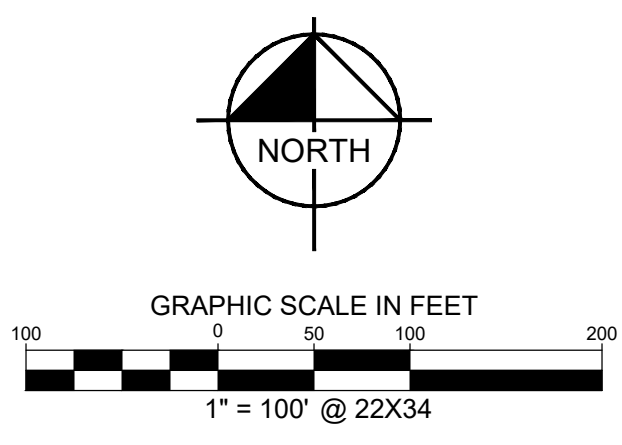
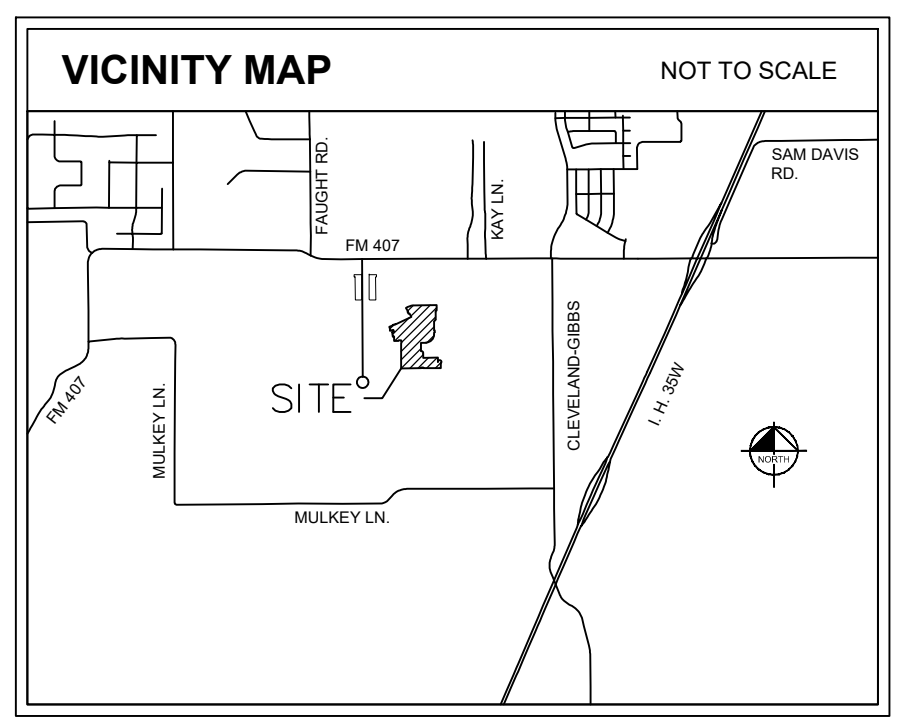
- Approve or take no action (results in approval on July 17th)



LINE TYPE LEGEND	
---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	LOT LINE
---	ALIGNMENT LINE
---	RIGHT OF WAY LINE

RESIDENTIAL LOTS
40' LOTS = 51
50' LOTS = 134
TOTAL = 185

SEE SHEET No. 2 FOR GENERAL
NOTES AND LOT AREA TABLE



LEGEND	
IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
PKS	PK MAIL SET
PNC	PK NAIL FOUND
IRF	IRON ROD FOUND
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
CAB	CABINET
SL	SLIDE
VOL	VOLUME
PS	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.E.E.	TRICOUNTY ELECTRIC EASEMENT
W.E.	WATER EASEMENT
---	STREET NAME CHANGE

FINAL PLAT OF PECAN SQUARE PHASE 2B-3

BLOCK 1R LOTS 17-18; BLOCK 1T LOTS 13-16;
BLOCK 2C LOTS 1-26; BLOCK 2D LOTS 1-22;
BLOCK 2N LOTS 1-20; BLOCK 2O LOTS 1-15;
BLOCK 2P LOTS 1-18; BLOCK 2Q LOTS 1-9;
BLOCK 2R LOTS 1-21; BLOCK 2S LOTS 1-15;
BLOCK 2H LOTS 1-8

BEING A TOTAL OF 35.6616 ACRES IN THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
185 RESIDENTIAL LOTS
CURRENT ZONING: MPD: SINGLE FAMILY RESIDENTIAL

Kimley»Horn

400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009

Tel. No. (469) 501-2200
FIRM # 10194503

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SPA	KHA	JUNE 2020	063226900	1 OF 2

OWNER/DEVELOPER:
Pecan Square Phase 2, 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.

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	8°15'26"	380.00'	54.76'	N77°18'59"E	54.72'
C2	16°26'37"	326.00'	93.56'	S81°24'34"W	93.24'
C3	41°50'40"	50.00'	36.52'	S05°58'04"W	35.71'
C4	4°06'11"	800.00'	57.29'	S23°43'18"E	57.28'
C5	25°24'16"	300.00'	133.02'	S13°04'19"E	131.93'
C6	8°57'39"	353.00'	55.21'	N68°42'28"E	55.15'
C7	11°41'45"	500.00'	102.06'	N70°04'29"E	101.89'
C8	13°42'32"	500.00'	119.63'	N82°46'37"E	119.35'
C9	87°59'17"	34.50'	52.98'	N45°38'14"E	47.93'
C10	92°00'43"	34.50'	55.40'	N44°21'46"W	49.64'
C11	25°24'16"	400.00'	177.36'	S76°55'45"W	175.91'
C12	17°41'45"	300.00'	92.65'	S22°55'31"E	92.29'
C13	90°00'00"	200.00'	314.16'	N44°37'53"E	282.84'
C14	14°12'35"	250.00'	62.00'	S82°31'35"W	61.84'
C15	75°47'25"	250.00'	330.70'	S37°31'35"W	307.11'
C16	90°00'00"	34.50'	54.19'	S45°22'07"E	48.79'

FIELD NOTE DESCRIPTION
35.6616 ACRES

BEING a tract of land situated in the F. W. Thornton Survey, Abstract No. 1244, Denton County, Texas and being a portion of a called 460.677 acre tract of land described as Tract 1 conveyed to HP Gibbs, LP according to the document filed of record in Instrument Number 2017-134732 (O.R.D.C.T.), a portion of a called 182.295 acre tract of land described as Tract 1 conveyed to Pecan Square Phase 1, LLC, according to the document filed of record in Instrument Number 2017-135086(O.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" set in the eastern line of Pecan Square Phase 1C, an addition to the Town of Northlake, according to the document filed of record in Document Number 2019-91, said eastern line being common with the western line of the above-mentioned HP Gibbs tract, for the southwest corner of this tract;

THENCE with said common line the following twenty (20) courses and distances:

North 0°22'07" West, a distance of 698.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

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

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

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

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

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

North 0°22'07" West, a distance of 7.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

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

South 0°22'07" East, a distance of 7.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

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

South 89°37'53" West, a distance of 119.69 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

North 0°22'07" West, a distance of 127.60 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

South 77°52'02" West, a distance of 36.63 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

North 8°33'18" West, a distance of 120.98 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left having a central angle of 8°15'26", a radius of 380.00 feet, a chord bearing and distance of North 77°18'59" East, 54.72 feet;

With said curve to the left, an arc distance of 54.76 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

North 16°48'44" West, a distance of 54.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right having a central angle of 16°26'37", a radius of 326.00 feet, a chord bearing and distance of South 81°24'34" West, 93.24 feet;

With said curve to the right, an arc distance of 93.56 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

South 89°37'53" West, a distance of 6.62 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

North 0°22'07" West, a distance of 51.95 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

North 21°40'13" West, a distance of 54.34 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

THENCE North 68°19'47" East, leaving said common line and passing the eastern line of the above-mentioned Pecan Square Phase 1 tract said line being common with the western line of the above-mentioned HP Gibbs tract a distance of 32.95 feet and continuing a total distance of 115.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE over and across said HP Gibbs tract the following forty-four (44) courses and distances:

North 21°40'13" West, a distance of 10.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 68°19'47" East, a distance of 64.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 21°40'13" East, a distance of 14.70 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 64°13'37" East, a distance of 500.88 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 31°46'23" East, a distance of 108.65 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 73°46'23" West, a distance of 14.86 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 64°13'37" West, a distance of 14.01 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 25°46'23" West, a distance of 54.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 64°13'37" East, a distance of 8.33 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 16°13'37" East, a distance of 13.38 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 31°46'23" West, a distance of 102.93 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 58°13'37" East, a distance of 54.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 67°15'49" East, a distance of 51.54 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 73°19'56" East, a distance of 48.01 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 77°56'09" East, a distance of 48.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 83°44'10" East, a distance of 48.07 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 89°37'53" East, a distance of 613.45 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 0°22'07" East, a distance of 148.78 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 69°19'03" West, a distance of 19.08 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 41°50'40", a radius of 50.00 feet, a chord bearing and distance of South 5°58'04" West, 35.71 feet;

With said curve to the right, an arc distance of 36.52 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 1°38'35" West, a distance of 211.89 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 68°42'39", a radius of 61.50 feet, a chord bearing and distance of South 35°59'55" West, 69.41 feet;

With said curve to the right, an arc distance of 73.75 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 0°22'07" East, a distance of 239.45 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 89°37'53" East, a distance of 16.19 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

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

South 89°37'53" West, a distance of 7.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract

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

South 0°22'07" East, a distance of 53.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 90°00'00", a radius of 227.00 feet, a chord bearing and distance of South 44°37'53" West, 321.03 feet;

With said curve to the right, an arc distance of 356.57 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 89°37'53" West, a distance of 139.07 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 0°22'07" East, a distance of 236.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 89°37'53" East, a distance of 14.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 115°50'31", a radius of 50.00 feet, a chord bearing and distance of South 32°26'52" East, 84.73 feet;

With said curve to the right, an arc distance of 101.09 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 0°22'07" East, a distance of 108.21 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 89°37'53" East, a distance of 405.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 0°22'07" East, a distance of 120.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 89°37'53" East, a distance of 4.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 232°30'34", a radius of 50.00 feet, a chord bearing and distance of South 59°31'32" East, 89.68 feet;

With said curve to the right, an arc distance of 202.90 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 0°22'07" East, a distance of 126.02 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 89°37'53" West, a distance of 486.00 feet to a 5/8-inch 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-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

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

South 89°37'53" West, a distance of 560.00 feet to the POINT OF BEGINNING and containing 35.6616 acres or 1,553,419 square feet of land, more or less.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That **PECAN SQUARE PHASE 2, LLC** ("Owner") does hereby adopt this plat designating the hereinabove property as Block 1R Lots 17-18, Block 1T Lots 13-16, Block 2C Lots 14-26, Block 2D Lots 14-25, Block 2L Lots 1-22, Block 2N Lots 1-20, Block 2O Lots 1-15, Block 2P Lots 1-18, Block 2Q Lots 1-9, Block 2R Lots 1-21, Block S, Lots 1-15, Block 2hh, Lots 1-8, **PECAN SQUARE, PHASE 2B-3**, 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 2, 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 2, 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 DENTON §

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

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.

FINAL PLAT
OF
PECAN SQUARE
PHASE 2B-3

BLOCK 1R LOTS 17-18; BLOCK 1T LOTS 13-16;
BLOCK 2C LOTS 14-26; BLOCK 2D LOTS 14-25;
BLOCK 2L LOTS 1-26; BLOCK 2M LOTS 1-22;
BLOCK 2N LOTS 1-20; BLOCK 2O LOTS 1-15;
BLOCK 2P LOTS 1-18; BLOCK 2Q LOTS 1-9;
BLOCK 2R LOTS 1-21; BLOCK 2S LOTS 1-15;
BLOCK 2HH LOTS 1-8

BEING A TOTAL OF 35.6616 ACRES IN THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
185 RESIDENTIAL LOTS
CURRENT ZONING: MPD: SINGLE FAMILY RESIDENTIAL

Kimley»Horn

400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009

Tel. No. (469) 501-2200
FIRM # 10194503

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SPA	KHA	JUNE 2020	063226900	2 OF 2

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

APPLICANT:
Kimley-Horn and Associates, Inc.
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.

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: JULY 16, 2020

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

SUBJECT: TOWN COMMONS LOTS 4A & 4X FINAL PLAT (FP-20-013)



GOALS/OBJECTIVES:

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

FINAL PLAT INFORMATION:

Owner: Belmont 407, LLC

Applicant/Developer: Slate Land & Development Co.

Engineer: Kirkman Engineering

Surveyor: Barton Chapa Surveying, LLC

Zoning: ETJ - No zoning. Land use and development standards governed by Development Agreement.

Site: A 1.800-acre tract of land out of the Patrick Rock Survey, Abstract No. 1063, generally located at the northeast corner of FM 407 and Cleveland-Gibbs Road in the extraterritorial jurisdiction of the Town of Northlake. The site is included in the Town Commons preliminary plat approved on December 8, 2016.

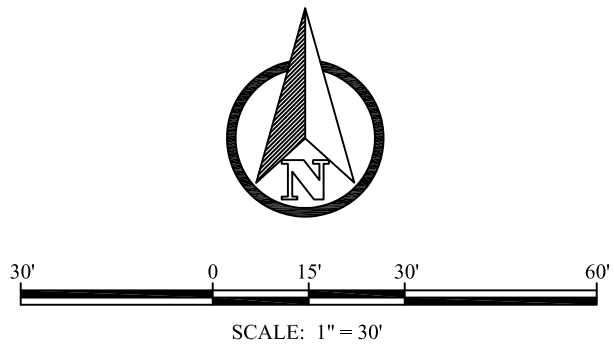
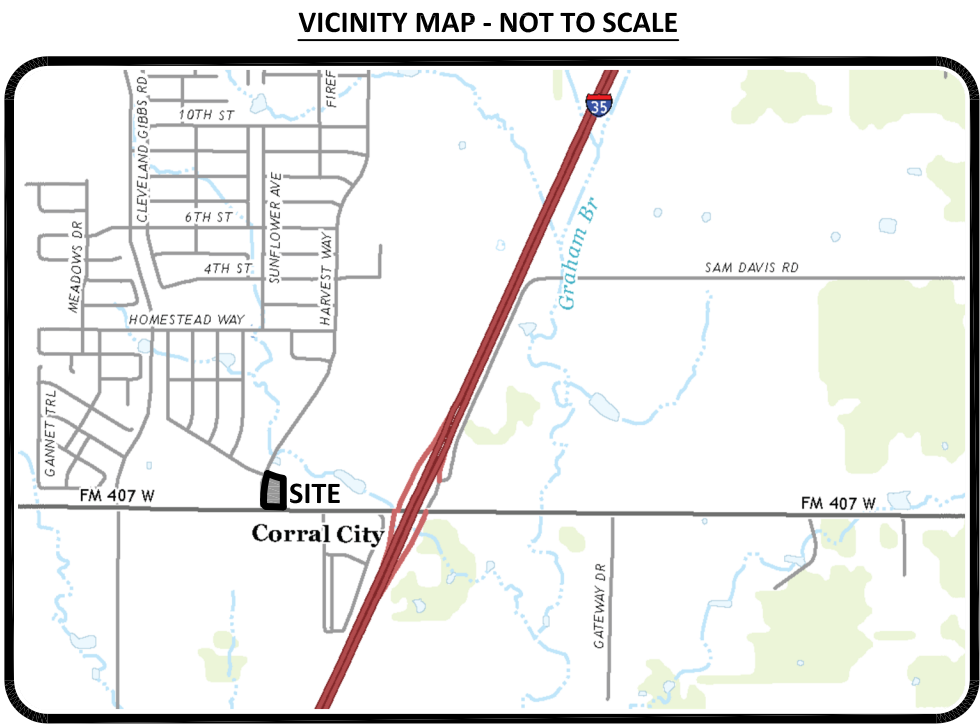
Summary: This application is to final plat the site for the Harvest Shops by Slate and a separate open space lot. The site plan for the proposed retail center is on this same agenda.

Staff Analysis: The applicant has provided a final plat application in accordance with requirements of the Harvest Development Agreement (DA) and the Unified Development Code (UDC). The application was considered filed on July 8, 2020, and will be approved on August 7, 2020, if no action is taken.

The final plat substantially conforms to the approved preliminary plat with the only exception being the creation of a separate open space lot, Lot 4X, and it meets all applicable requirements of the UDC and DA. Construction plans for storm drainage, water, sanitary sewer, and paving were also submitted with the final plat for review and meet all engineering design requirements.

COUNCIL ACTIONS:

- Approve or take no action (results in approval on August 7th)



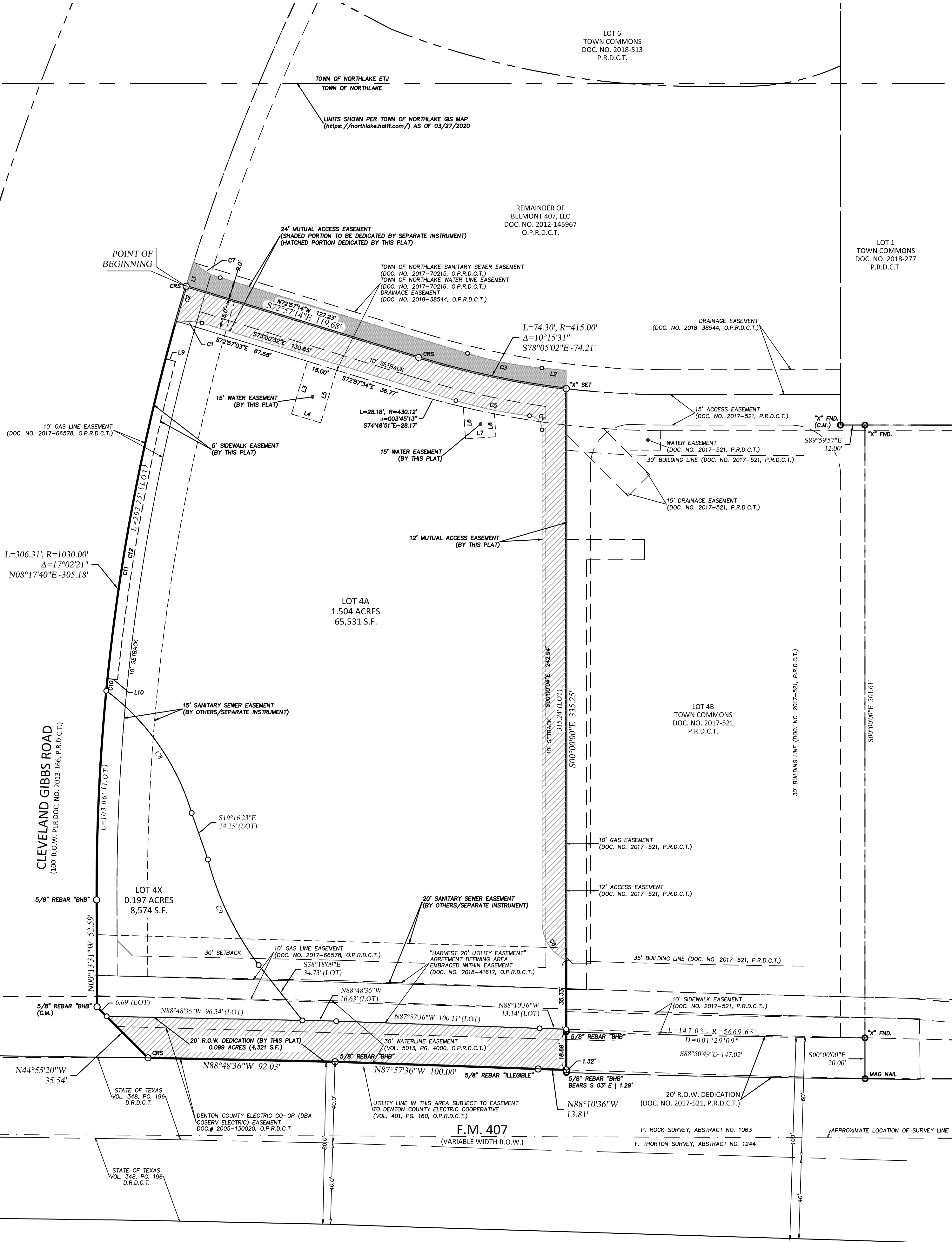
SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015063.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121C0505G, with an effective date of April 18, 2011, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.

Line Data Table		
Line #	Distance	Bearing
L1	12.82'	S17°10'14"W
L2	12.02'	N84°33'38"W
L3	27.11'	S16°48'29"W
L4	15.00'	S73°11'31"E
L5	27.05'	N16°48'29"E
L6	15.67'	N03°56'06"W
L7	15.00'	S86°03'54"W
L8	11.31'	S03°56'06"E
L9	5.00'	S75°15'06"E
L10	5.00'	N82°30'30"W

Curve Data Table				
Curve #	Arc	Radius	Delta	Chord Bearing
C1	13.28'	25.00'	030°25'29"	N89°10'49"E
C2	19.05'	1030.00'	001°03'36"	S16°17'02"W
C3	37.36'	180.21'	011°52'41"	N78°53'47"W
C4	10.14'	7.00'	083°01'29"	S41°30'45"E
C5	37.08'	204.05'	010°24'44"	S78°23'56"E
C6	22.75'	20.37'	063°59'02"	S33°22'56"E
C7	15.54'	25.50'	034°55'00"	N58°29'28"W
C8	74.63'	116.20'	036°47'47"	S34°55'55"E
C9	58.00'	149.72'	022°11'48"	S25°40'17"E
C10	6.04'	1030.00'	000°20'09"	S05°40'32"W
C11	160.08'	1030.00'	008°54'18"	N10°17'45"E
C12	159.45'	1025.00'	008°54'47"	S10°17'31"W

- LEGEND OF ABBREVIATIONS
- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
 - P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
 - DOC. NO. DOCUMENT NUMBER
 - C.M. CONTROLLING MONUMENT
 - SQ. FT. SQUARE FEET
 - ROW RIGHT OF WAY
 - CRS CAPPED REBAR SET



STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS SLATE LAND & DEVELOPMENT CO., LLC is the owner of a tract situated in the P. Rock Survey, Abstract Number 1063, Town of Northlake, Denton County, Texas, being part of the tract described in the deed to Belmont 407, LLC as recorded under Document Number 2012-145967, Official Public Records of Denton County, Texas, (O.P.R.D.C.T.), the subject tract being more particularly described as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" set (hereinafter called "capped rebar set") at the northwest corner of the herein described tract, lying on the east right-of-way of Cleveland Gibbs Road (a 100 foot right-of-way shown in Document Number 2013-166, Plat Records of Denton County, Texas, (P.R.D.C.T.));

THENCE through the interior of said Belmont 407 tract, SOUTH 72 degrees 57 minutes 14 seconds EAST, a distance of 119.68 feet to a capped rebar set at the beginning of a tangent curve to the left, having a radius of 415.00 feet, a central angle of 10 degrees 15 minutes 31 seconds, and a chord bearing and distance of SOUTH 78 degrees 05 minutes 02 seconds EAST, 74.21 feet;

THENCE along the arc of said curve, an arc distance of 74.30 feet to an "X" cut set in concrete at the northwest corner of Lot 4B, Town Commons, an addition in the Town of Northlake, Denton County, Texas, according to the plat recorded in document number 2017-521, P.R.D.C.T.;

THENCE with the west line of said Lot 4B, SOUTH 00 degrees 00 minutes 00 seconds EAST, a distance of 335.25 feet to the southwest corner of said Lot 4B, from which a 5/8 inch rebar with cap stamped "BHB" found bears SOUTH 03 degrees EAST, 1.29 feet, said southwest corner lying on the north right-of-way of FM 407 (right-of-way varies);

THENCE with the north right-of-way of said FM 407, NORTH 88 degrees 10 minutes 36 seconds WEST, a distance of 13.81 feet to a 5/8 inch rebar with illegible cap found;

THENCE with the north-right-of-way of said FM 407, NORTH 87 degrees 57 minutes 36 seconds WEST, a distance of 100.00 feet to a 5/8 inch rebar with cap stamped "BHB" found;

THENCE with the north right-of-way of said FM 407, NORTH 88 degrees 48 minutes 36 seconds WEST, a distance of 92.03 feet to a capped rebar set;

THENCE NORTH 44 degrees 55 minutes 20 seconds WEST, a distance of 35.54 feet to a 5/8 inch rebar with cap stamped "BHB" found on the east right-of-way of said Cleveland Gibbs Road;

THENCE with the east right-of-way of said Cleveland Gibbs Road, NORTH 00 degrees 13 minutes 31 seconds WEST, a distance of 52.59 feet to a 5/8 inch rebar with cap stamped "BHB" found at the beginning of a tangent curve to the right, having a radius of 1030.00 feet, a central angle of 17 degrees 02 minutes 21 seconds, and a chord bearing and distance of NORTH 08 degrees 17 minutes 40 seconds EAST, 305.18 feet;

THENCE with the east right-of-way of said Cleveland Gibbs Road, along the arc of said curve, an arc distance of 306.31 feet, returning to the **POINT OF BEGINNING** and enclosing 1.800 acres (78,426 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That **SLATE LAND & DEVELOPMENT CO., LLC** does hereby adopt this plat designating the hereinabove described property as **LOTS 4A AND 4X, TOWN COMMONS**, and does hereby dedicate to the public use forever the easements and rights-of-way, and any other public areas shown hereon.

SLATE LAND & DEVELOPMENT CO. LLC

By: _____
Kris Ramji, Member

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for
the State of Texas

SURVEYOR'S CERTIFICATE

That I, John H. Barton III, 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 and that the corner monuments shown thereon were properly placed under made under my direct supervision.

PRELIMINARY

**THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL
SURVEY DOCUMENT July 7, 2020**

John H. Barton III, RPLS# 6737

APPROVED BY THE TOWN COUNCIL ON:

Date

Mayor, Town of Northlake

Town Secretary, Town of Northlake

FINAL PLAT
LOTS 4A AND 4X
TOWN COMMONS
BEING 1.800 ACRES IN THE
P. ROCK SURVEY, ABSTRACT NO. 1063
IN THE EXTRATERRITORIAL JURISDICTION OF THE
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
2 LOTS
1 OPEN SPACE LOT AND 1 COMMERCIAL USE LOT
PREPARED JUNE, 2020



5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960

SURVEYOR
BARTON CHAPA SURVEYING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
CONTACT: JACK BARTON, RPLS
JACK@BCSDFW.COM
817.864.1949
TBPLS FIRM #10194474

OWNER
SLATE LAND &
DEVELOPMENT CO., LLC
5729 LEBANON RD, STE. 144
FRISCO, TX 75034
CONTACT: KRIS RAMJI
KRIS@SLATECOMMERCIAL.COM
214.718.2626

JOB NUMBER: 2020.001.114

DRAWN BY: BCS

CHECKED BY: JHB

REV:

**TOWN
COMMONS**

**NORTHLAKE
TEXAS**

SHEET:

**FINAL
PLAT**

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: JULY 16, 2020

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

SUBJECT: SITE PLAN OF HARVEST SHOPS BY SLATE (SP-20-004)



GOALS/OBJECTIVES:

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

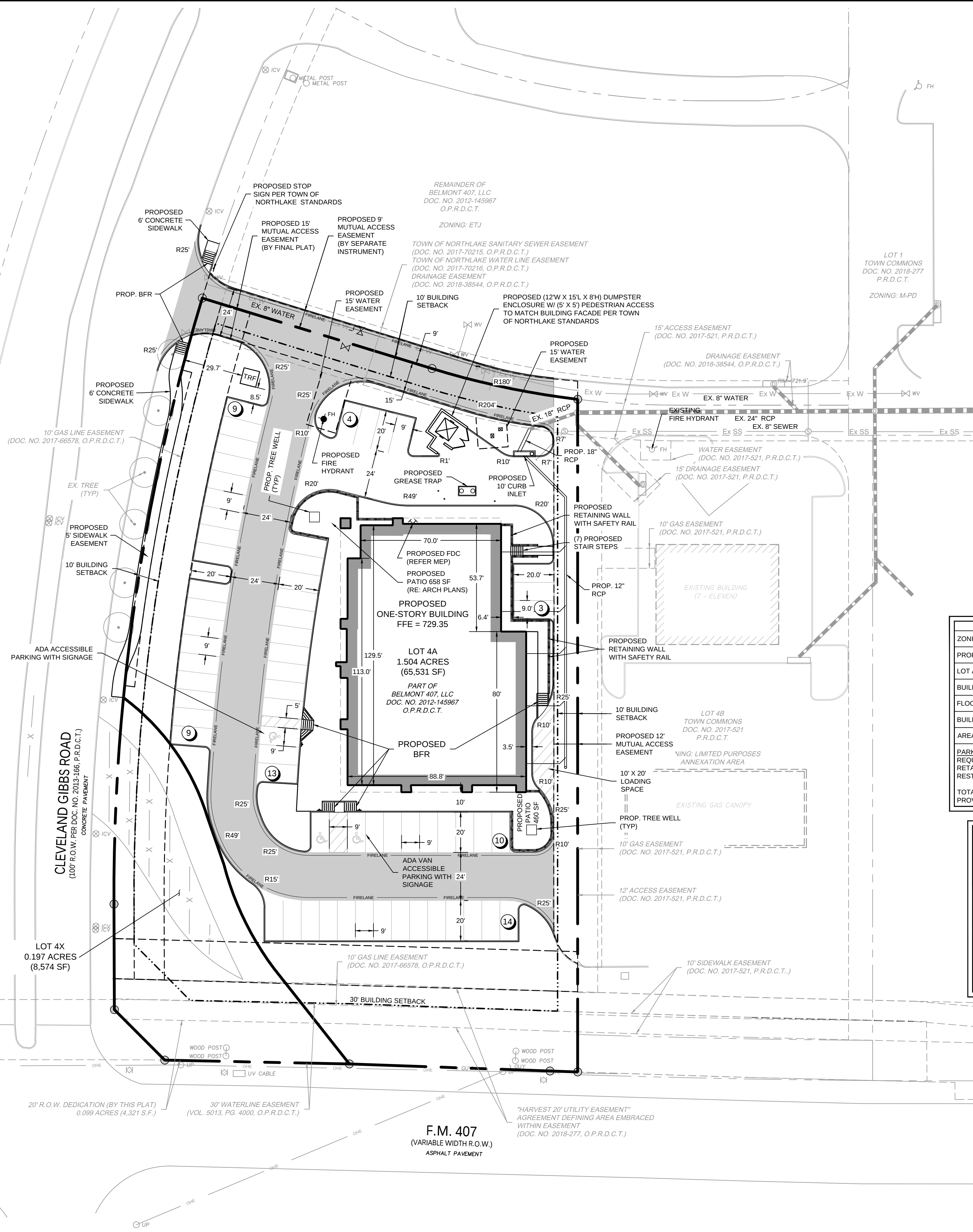
SITE PLAN INFORMATION:

Applicant/ Developer:	Slate Land & Development Co.
Owner:	Belmont 407, LLC
Engineer:	Kirkman Engineering
Zoning:	ETJ - No zoning. Land use and development standards governed by Development Agreement.
Site:	A 1.504-acre tract of land to be platted as Lot 4A, Town Commons, generally located at the northeast corner of FM 407 and Cleveland-Gibbs Road in the extraterritorial jurisdiction of the Town of Northlake.
Summary:	This application is for a site plan of Harvest Shops by Slate, a proposed 11,631 square-foot retail center, to go on the proposed lot to be platted with the prior final plat agenda item.
Staff Analysis:	The applicant has provided a site plan package in accordance with requirements of the Harvest Development Agreement (DA) and the Unified Development Code (UDC). The application was considered filed on July 8, 2020, and will be approved on August 7, 2020, if no action is taken. The site plan package includes a site plan and landscape plan as well as building elevations showing all sides of the building. All elements of the site plan package meet or exceed the development standards outlined in the Harvest Development Agreement and all applicable requirements of the UDC and EDM.

COUNCIL ACTIONS:

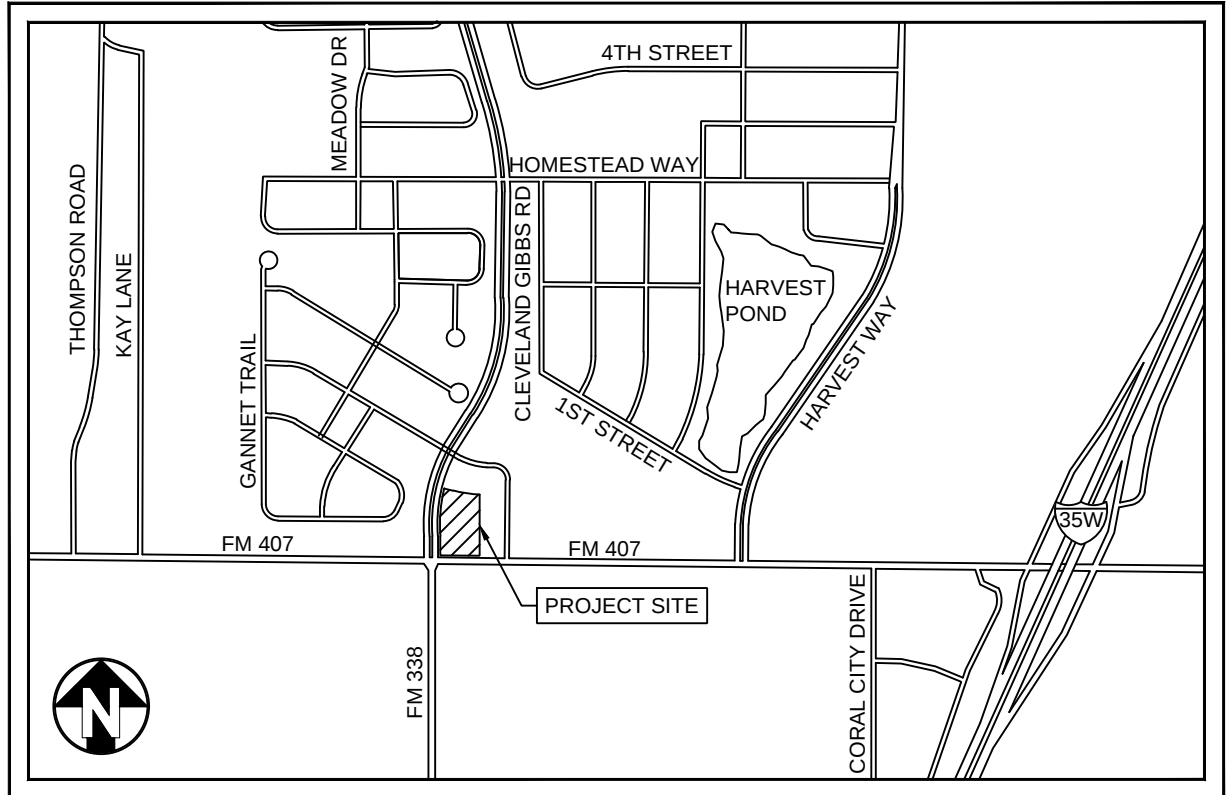
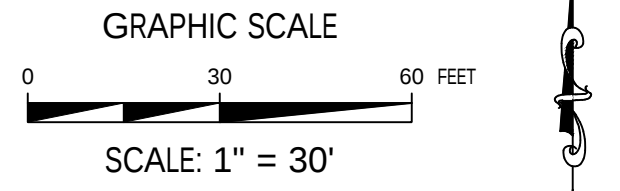
- Approve or take no action (results in approval on August 7th)

FILE PATH: K:\Users\KJ20002_Harvest\Drawings\03_2524\03_Harvest\Drawings\03_2524\03_Harvest_Site Plan.dwg
PLOT DATE: 10/20/2020
PLOT BY: Jenny Nelson
PLOT DATE: 10/20/2020



LEGEND

PROPERTY BOUNDARY LINE
PROPOSED FACE AND BACK OF CURB
PARKING COUNT
PROPOSED FIRE HYDRANT
PROPOSED CURB INLET
PROPOSED 8' X 8' CONCRETE TRANSFORMER PAD
PROPOSED FIRE LANE PAVEMENT



VICINITY MAP
N.T.S.

SITE SUMMARY DATA TABLE	
ZONING DISTRICT:	ETJ
PROPOSED USE:	RESTAURANT / RETAIL
LOT AREA:	67,966 SF / 1.560 ACRES
BUILDING AREA / PATIO AREA:	11,631 SF / 1,118 SF
FLOOR AREA RATIO (FAR):	0.1711
BUILDING HEIGHT:	1 STORY / 25'-0"
AREA OF IMPERVIOUS SURFACE:	49,550 SF / 1.138 ACRES
PARKING REQUIREMENT:	1 SPACE/250 SF OF FLOOR SPACE = (66.3%) 34 SPACES
REQUIRED PARKING:	1 SPACE/150 SF OF FLOOR SPACE = (33.1%) 28 SPACES
RETAIL:	62 SPACES
RESTAURANT:	3 SPACES
TOTAL PROVIDED PARKING:	62 SPACES
PROVIDED HANDICAP PARKING:	3 SPACES

**** NOTICE TO CONTRACTORS - TOPOGRAPHIC SURVEY ****

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY BARTON CHAPA SURVEYING, DATE MARCH 2020, JOB NO. 2020.001.114. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (PS&E), WHICH NEGATIVELY IMPACT THE PROJECT. THE ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

NOTICE TO CONTRACTORS - UTILITIES

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF ANY EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, THE GOVERNING MUNICIPALITY, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION PROVIDED IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

BENCHMARKS:	
BM-1	THE SITE BENCHMARK IS AN "X" CUT SET IN THE SOUTH CURB LINE OF A CONCRETE DRIVE, BEING LOCATED APPROXIMATELY 54 FEET NORTHEAST OF THE SOUTHEAST CORNER OF THE SITE. ELEV = 729.18' (NAVD '88)
BM-2	THE SITE BENCHMARK IS AN "X" CUT FOUND AT THE NORTHEAST CORNER OF CURB INLET ON THE NORTH LINE OF A CONCRETE DRIVE, BEING LOCATED APPROXIMATELY 103 FEET EAST OF THE NORTHEAST CORNER OF THE SITE. ELEV = 729.18' (NAVD '88)

FIRE DEPARTMENT NOTES:	
1.	FIRE HYDRANTS SHALL BE INSTALLED ALONG ALL FIRE LANE AREAS AS FOLLOWS: a. WITHIN 150' OF THE MAIN ENTRANCE. b. WITHIN 100' OF ANY FIRE DEPARTMENT CONNECTION. c. AT A MAXIMUM INTERMEDIATE SPACING OF 300 FEET AS MEASURED ALONG THE LENGTH OF THE FIRE LANE.
2.	NO FIRE HYDRANT SHALL BE WITHIN 50' TO A NONRESIDENTIAL BUILDING.
3.	FIRE HYDRANTS SHALL BE LOCATED A MINIMUM OF 2' FEET AND A MAXIMUM OF 6' BEHIND THE CURB LINE. FIRE HYDRANTS SHALL NOT BE IN A SIDEWALK.

SITE PLAN
CITY PROJECT NO.

HARVEST SHOPS BY SLATE

LOT 4A & LOT 4X
TOWN COMMONS
BEING 1.504 ACRES IN THE P. ROCK SURVEY, ABSTRACT NO. 1063
TOWN OF NORTH LAKE, DENTON COUNTY, TEXAS
PREPARATION DATE: 7/8/2020

OWNER
ENCORE RETAIL MCKINNEY, LLC
5005 LB3 FREEWAY SUITE 1200
DALLAS, TX 75244

ARCHITECT
ROGUE ARCHITECTS
513 MAIN STREET SUITE 300
FORT WORTH, TX 76102
TELEPHONE (817) 820-0433

ENGINEER/APPLICANT
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TELEPHONE (817) 488-4960
BP# NO. 15874
CONTACT: PATRICK FILSON, P.E.

SURVEYOR
BARTON CHAPA SURVEYING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TELEPHONE (817) 864-1957
CONTACT: JACK BARTON, R.P.L.S.



Kirkman Engineering

5200 State Highway 121
Colleyville, Texas 76034
Phone: 817-488-4960

DEVELOPER/OWNER

SLATE
LAND & DEVELOPMENT CO.

5729 LEBANON RD. #144-589
FRISCO, TX 75034
PH: (214) 718-2626

NORTHLAKE
TEXAS

JOB NUMBER: KJR20002_HARVEST

DESIGNED BY: SB

DRAWN BY: SB

CHECKED BY: PCF

ISSUE DATE:

REV:

PRELIMINARY FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

PATRICK C. FILSON
P.E. # 108577
DATE: 07/09/2020

Kirkman Engineering, LLC
Texas Firm No: 15874

HARVEST SHOPS BY SLATE

LOT 4A & 4X
TOWN COMMONS

TOWN OF NORTHLAKE,
DENTON COUNTY, TEXAS

SITE PLAN

SHEET:

C3.0

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1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

STREET TREES	
Requirements: One (1) shade tree 3" cal. and (8) 5 gallon shrub per 50 l.f. of street frontage	
Cleveland-Gibbs Road (360 l.f.)	
Required	Provided
(7) trees, 3" cal.	(7) 3" cal.
(58) shrubs, 5 gal.	(193) shrubs, 5 gal
FM 407 (231 l.f.)	
Required	Provided
(5) trees, 3" cal.	(5) 3" cal.
(40) shrubs, 5 gal.	(179) shrubs, 5 gal

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM SLOPING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SO2 SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRAGILE SOIL FROM THE REGION, KNOWN AS BOTTOM SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ALL LAWN INSTALLATION.
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A 1/2" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP PRESS JOINTS BY HAND WITH TOPSOIL TO FILL Voids.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER REYGRASS AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

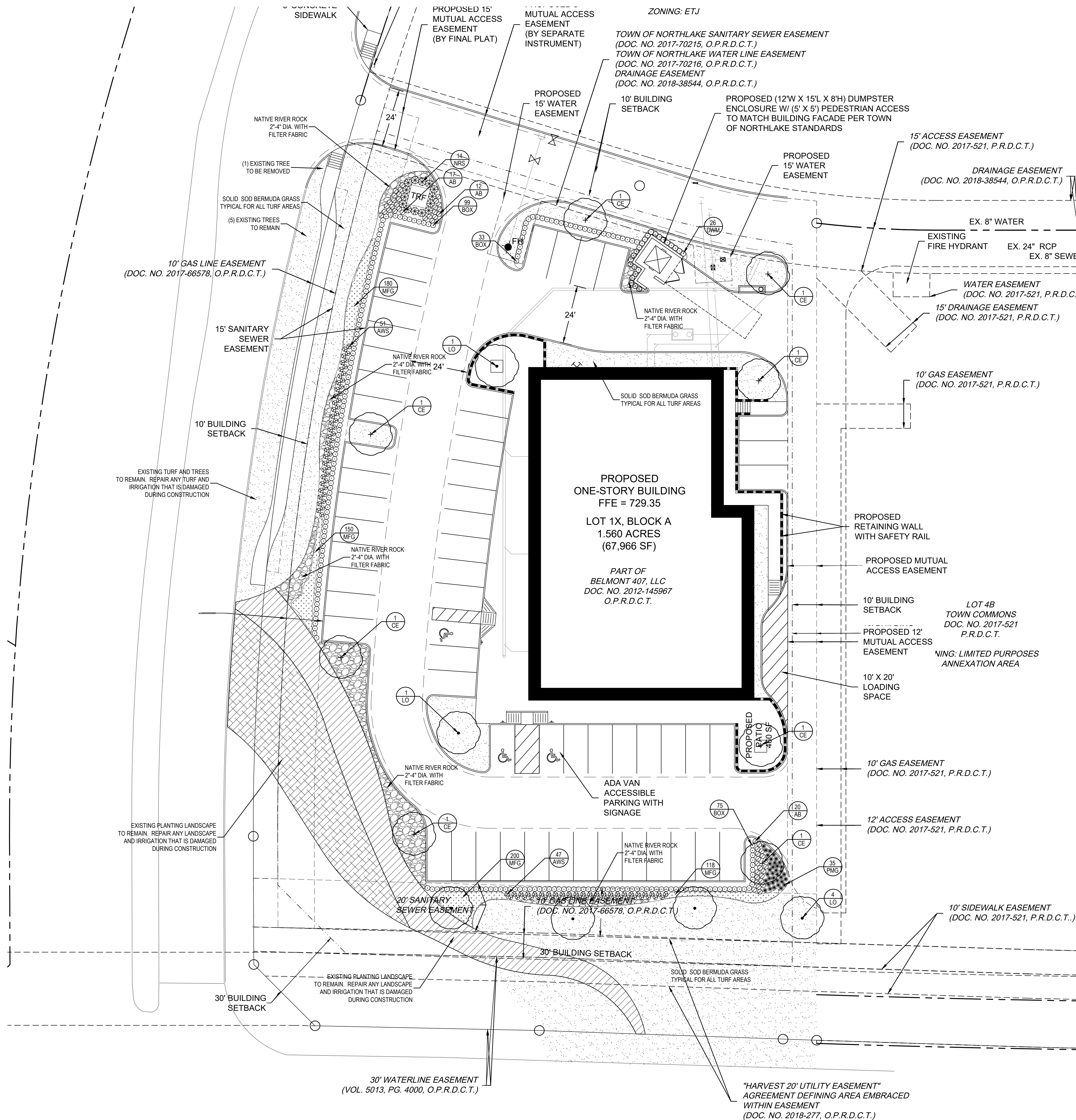
TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	8	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	B&B, 13' ht., 5' spread min., 5' clear trunk
LO	6	Live Oak	<i>Quercus virginiana</i>	3" cal.	B&B, 13' ht., 5' spread min., 5' clear trunk
SHRUBS					
TYPE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
AB	49	Kaleidoscope Abelia	<i>Abelia x grandiflora 'Kaleidoscope'</i>	5 gal.	container, 18" ht., 18" spread
AWS	98	Anthony Waterer Spirea	<i>Spiraea japonica 'Anthony Waterer'</i>	5 gal.	container, 18" ht., 18" spread
BOX	207	Wintergreen Boxwood	<i>Buxus microphylla 'Wintergreen'</i>	5 gal.	container, 20" ht., 20" spread
NBS	14	Nellie R. Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	5 gal.	container, 24" ht., 24" spread
DWM	26	Dwarf Wax Myrtle	<i>Myrica pusilla</i>	5 gal.	container, 20" ht., 20" spread
PMG	35	Pink Muhly Grass	<i>Muhlenbergia capillaris</i>		container full, well rooted.
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
MFG	648	Mexican Feather Grass '419' Bermudagrass	<i>Nassella tenuissima</i> <i>Cynodon dactylon '419'</i>	1 gal	container full, well rooted 12" o.c. solid sod, refer to notes

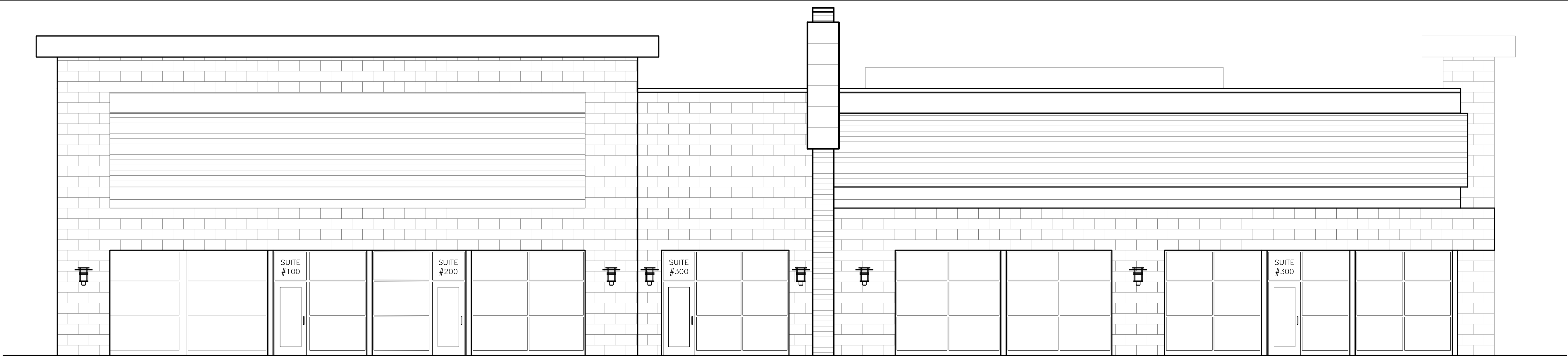
NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

SHEET NUMBER:

L.1

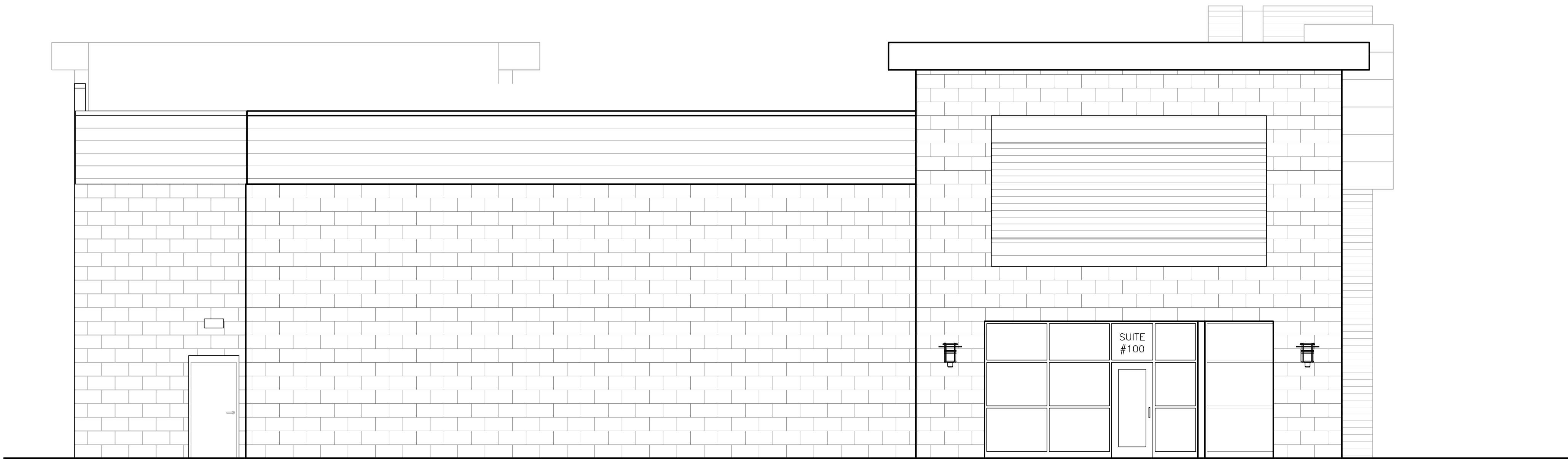




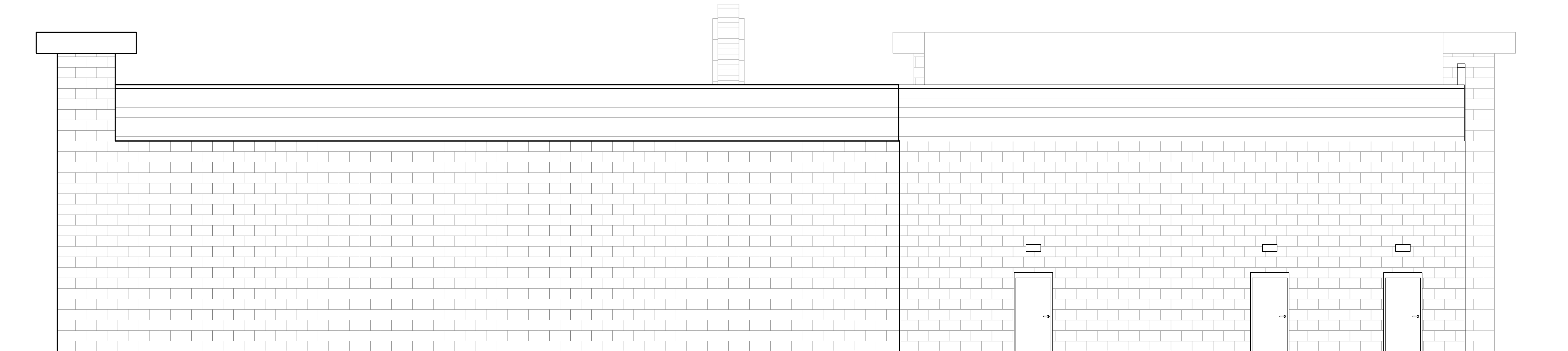
1 – WEST ELEVATION (SECONDARY FRONT) SCALE 3/16"=1'-0"



2 – SOUTH ELEVATION (MAIN FRONT) SCALE 3/16"=1'-0"



3 – NORTH ELEVATION SCALE 3/16"=1'-0"



4 – EAST ELEVATION SCALE 3/16"=1'-0"

WEST ELEVATION	SIZE SF	% OF WHOLE
Glass/Doors	1,047	28.39%
Stone	1,286	34.89%
Metal	594	16.11%
Lap Siding	760	20.61%
TOTAL	3,687	100.00%

SOUTH ELEVATION	SIZE SF	% OF WHOLE
Glass/Doors	740	30.52%
Stone	737.67	30.42%
Metal	387.54	15.98%
Lap Siding	559.71	23.08%
TOTAL	2,425	100.00%

NORTH ELEVATION	SIZE SF	% OF WHOLE
Glass/Doors	228	8.95%
Stone	1,814	71.12%
Metal	368	14.41%
Lap Siding	141	5.51%
TOTAL	2,550	100.00%

EAST ELEVATION	SIZE SF	% OF WHOLE
Glass/Doors	83	2.33%
Stone	3,030	85.72%
Metal	422	11.95%
Lap Siding	0	0.00%
TOTAL	3,535	100.00%

Building Total	SIZE SF	% OF WHOLE
Stone (Masonry)	6,867	68.00%
Metal	1,771	17.54%
Lap Siding	1,460	14.46%
TOTAL	10,099	100.00%

Building Total	SIZE SF	% OF WHOLE
Glass/Doors	2,097	17.20%
Stone (Masonry)	6,867	56.31%
Metal	1,771	14.52%
Lap Siding	1,460	11.97%
TOTAL	12,196	100.00%

REV #	DATE	DESCRIPTION

02/07/2020



PROJECT NAME SLATE SHOPS @ HARVEST MULTI-TENANT SHELL BUILDING	GERARD WILLIAMS, ARCHITECT PROTOTYPE ISSUE DATE 2019
SHEET NAME	REVIEWED AT DRAWN BY: JK
JOB NAME 240 S. 101st St. SHELL BUILDING	FIRST ISSUE DATE XX/XX/XXXX
SITE ADDRESS 240 S. 101st St. CLEVELAND, OH 44115	



Building Total	SIZE SF	% OF WHOLE
Glass/Doors	2,097	17.20%
Stone (Masonry)	6,867	56.31%
Metal	1,771	14.52%
Lap Siding	1,460	11.97%
TOTAL	12,196	100.00%

[illegible]

/07/2020

SLATE
LAND & DEVELOPMENT CO.

JERRY WILLIAMS, ARCHITECT	ISSUE DATE
PROTOTYPE	2016
REVIEWED	DRAWN BY: JK
AT	DATE
FIRST ISSUE DATE	12/1/2016
JOB NAME SITE ADDRESS 10000 N. 10TH AVE. F.M. 407 & CLEVELAND RD., NORTHLAKE, TX 20-0074	

NORTHLAKE TOWN COUNCIL COMMUNICATION

DATE: JULY 16, 2020

REF. DOC.: HP GIBBS, LP (HILLWOOD) DEVELOPMENT AGREEMENT

SUBJECT: CONSENT FOR NORTHLAKE MMD #1 TO ISSUE DEBT



GOALS/OBJECTIVES:

- Systematically Invest in Infrastructure; maintain and improve public roadways (Council Goal)

BACKGROUND INFORMATION:

Per the development agreement with HP Gibbs, LP (a Hillwood subsidiary) for the Pecan Square development, Town Council agreed to consent to the issuance of debt to construct waterworks system, a sanitary sewer system, a storm water system, and a roadway system. The MMD last came to Council in September 2019 for the consent of debt for water, sewer and drainage improvements. The current consent is for roadways.

Municipal Management Districts are governed by the Texas Commission on Environmental Quality and must prove adequate assessed property value prior to debt issuance. This debt will reimburse the developer for private financing of the public infrastructure. Denial of consent will not lower the MMD tax rate and shorten the existence of the district. Because private financing is more costly than public financing, failure to issue public debt will result in greater debt costs to taxpayers in the district.

COUNCIL DIRECTION:

- Consent for Northlake MMD #1 to issue up to \$6,000,000 in tax road bonds



TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION

NO. 20-19

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS GIVING CONSENT TO THE ISSUANCE OF UNLIMITED TAX BONDS BY NORTHLAKE MUNICIPAL MANAGEMENT DISTRICT NO. 1, A CONSERVATION AND RECLAMATION DISTRICT LOCATED WITHIN THE CORPORATE BOUNDARIES OF THE TOWN.

WHEREAS, the Town of Northlake, Texas (the "Town") is a Texas municipal corporation as defined by the Texas Local Government Code; and

WHEREAS, Northlake Municipal Management District No. 1 (the "District") is a conservation and reclamation district operating pursuant to Chapter 49 of the Texas Water Code and Chapter 375 of the Texas Local Government Code, and is located within the corporate boundaries of the Town; and

WHEREAS, the District desires to proceed with the issuance of Northlake Municipal Management District No. 1 Unlimited Tax Road Bonds, Series 2020 (the "Bonds") in an amount not to exceed \$6,000,000.00; and

WHEREAS, the District desires that the Town give its written consent to the issuance of the Bonds.

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

SECTION 1. That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2. That the Town Council of the Town hereby specifically gives its written consent to the issuance of the Bonds in an amount not to exceed \$6,000,000.00.

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas on this 16th day of June 2020.

Town of Northlake, Texas

Attest:

David Rettig, Mayor

Shirley Rogers, Town Secretary

COATS | ROSE

A PROFESSIONAL CORPORATION

MINDY L. KOEHNE
DIRECTOR

MKOEHNE@COATSROSE.COM
DIRECT: (972) 982-8461
FAX: (713) 890-3979

July 09, 2020

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

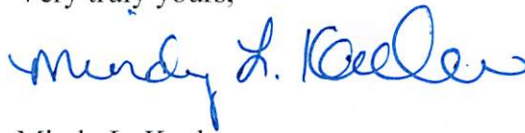
Re: Northlake Municipal Management District No. 1 Unlimited Tax Road Bonds,
Series 2020 (the "Bonds") in an amount not to exceed \$6,000,000.00

Mr. Corn:

Pursuant to the terms of that certain Development Agreement between HP Gibbs, LP (the "Developer") and the Town of Northlake, Texas (the "Town"), Developer has agreed to construct a waterworks system, a sanitary sewer system, a storm water drainage system and a roadway system (collectively, the "Public Infrastructure").

Northlake Municipal Utility District No. 1 (the "District") desires to proceed with the issuance of the Bonds to reimburse the Developer for the costs of such Public Infrastructure. Enclosed please find a proposed form of resolution consenting to the issuance of the Bonds for the Town's review. If you have any questions or concerns on the matter, feel free to contact me at (972) 982-8461.

Very truly yours,



Mindy L. Koehne

Enclosure

14755 PRESTON ROAD, SUITE 600, DALLAS, TEXAS 75254
PHONE: (972) 788-1600 FAX: (972) 702-0662
coatsrose.com

HOUSTON | AUSTIN | DALLAS | SAN ANTONIO | NEW ORLEANS | CINCINNATI
4827-6740-4700.v2



DAVID A. RETTIG, MAYOR
RENA HARDEMAN, COUNCIL PLACE 1
JIMMY LAMBERT, COUNCIL PLACE 2

BRIAN MONTINI, MAYOR PRO TEM, COUNCIL PLACE 3
ROGER SESSIONS, COUNCIL PLACE 4
DANNY SIMPSON, COUNCIL PLACE 5

**TOWN COUNCIL
REGULAR MEETING MINUTES
THURSDAY, JUNE 25, 2020**

1. Regular Session

Mayor David Rettig called the meeting to order at 6:30 pm, quorum present

Council members present:

David Rettig, Rena Hardeman, Jimmy Lambert, Brian Montini, Roger Sessions, Danny Simpson (by phone)

Staff members present:

Drew Corn, Town Administrator; Nathan Reddin, Development Director; John Zagurski, Finance Director; Eric Tamayo, Public Works Director; Captain Mike Coleman; Tara Barton, Communications & Marketing Coordinator; and Shirley Rogers, Town Secretary

Consultants present:

Ashley Dierker, Legal Counsel; Ben McGahey, P.E. Town Engineer

Invocation given by Justin Paulk, Campus Pastor, Fellowship of the Parks - Northlake

Pledge of Allegiance led by Mayor David Rettig

At this point in the meeting, Mayor Rettig moved some items forward and others back to accommodate the residents and time

4. Public Input

- Matthew Garrett, resident of Northlake, introduced himself to the council as a candidate to be considered for an appointment to the EDC Board of Directors
- Lesley Miley, a resident of Northlake, introduced herself to the council as a candidate to be considered for an appointment to EDC or CDC Board of Directors
- Joel McGregor, resident of Northlake, stated his support for Item 6H, for the increased homestead exemption on residential property and commented on Item 2C- FY 2021 budget – did not want to see the town borrowing money, cut back on expenditures as much as possible

6. Regular Items

At the request of the developer, Mayor Rettig pulled this item

- F. Ordinance approving a Development Agreement between Sandstrom Development Tx, LTD and Town of Northlake, Texas on approximately 34.03 acres of land in the Patrick Rock Survey, Abstract No. 1063,

Denton County, Texas for a 31 single-family residential development known as Hawthorne Estates and authorize the Town Administrator to execute the agreement on behalf of the Town

3. Regular Meeting

Mayor David Rettig called the regular meeting to order at 6:41 pm, quorum present

6. Regular Items (continued)

- I. 1st motion – Mayor Pro Tem made the motion to appoint Matthew Garrett to the open seat on the Northlake Economic Development Board and Lesley Miley to the open seat on the Northlake Community Development Board of Directors for a two year term. 2nd by Council Member Hardeman
Vote: motion passed unanimous

2nd motion – Mayor Pro Tem Montini made the motion to re-appoint the following residents – Laura Montini, Hillary Simpson, Brant Deranger for another two year term to the Northlake Economic Development Board of Directors and residents – Andy Gibson and Andrea Richardson to the Northlake Community Development Board of Directors for a two year term. 2nd by Council Member Lambert
Vote: motion passed unanimous

- G. Council Member Sessions made the motion to approve the Final Plat of Lots 55R-1 and 55R-2, Foxbane Estates, being a replat of Lot 55, Foxbane Estates, a 2.830-acre lot located in the extraterritorial jurisdiction of the Town of Northlake at 18524 Jerry Joy Road. Eleutrio & Jo Ellen Alvarez are the owners. KAZ Surveying, Inc. is the applicant/surveyor. Case # FP-20-008. 2nd by Council Member Lambert
Vote: motion was approved unanimous

- a. Mayor Rettig opened the public hearing at 6:53 pm. No one came forward for or against the item
Mayor Rettig closed the public hearing at 6:54 pm. Applicant Jo Ellen Alvarez addressed the council

5. Consent Items

Mayor Pro Tem Montini made the motion to approve the consent items below. 2nd by Council Member Simpson
Vote: motion passed unanimous

- D. Resolution No. 20-17 delegating authority to assign and distribute keys and keycards to municipal facilities to Town Administrator or his/her designee
E. Town Council Meeting Minutes of 6-11-20

6. Regular Items (continued)

- H. Council Member Hardeman made the motion to approve Ordinance No. 20-0625B modifying the previously adopted residential homestead exemption to ad valorem (property) taxes for all homestead individuals in the Town of Northlake in an amount equal to the greater of five thousand dollars (\$5,000) or twenty percent (20%). 2nd by Mayor Pro Tem Montini
Vote: motion was approved unanimous

- J. Council Member Sessions made the motion to continue to waive online payment fees, and to reinstate utility late fees and past due disconnects as described in the First Amended Declaration of Local and Public Health Emergency as modified by the Town Council on April 23, 2020. 2nd by Mayor Pro Tem Montini

Vote: motion was approved unanimous

2. Briefing Items

- A. Mayor Rettig updated the council on Stage One Water Conservation Measures and Upper Trinity Treated Water Demand. The town increased the UTRWD subscription by 0.2 MGD to 3.0 MGD, currently in Stage One Water Watch – watering allowed twice a week on designated days and during certain times of the day. Continue to monitor on a daily basis
- B. Mayor Rettig polled the council on their choice of the color selection for the elevated storage tank on the northside of town from the samples presented. The color chosen is Springwater with the logo (compass) filled in with the same color
- C. Mayor Rettig presented the Budget Outlook on the Preliminary Budget for Fiscal Year 2020-2021
Key points as follows:
- Budget goals- providing property tax relief to residential homesteads, invest in infrastructure to meet the needs of the Town, fund government functions to sustain current service levels
 - Increase homestead exemption, preserve low tax rate, prioritize capital projects and maintain current service levels on staffing

7. Mayor Rettig convened the council into Executive Session at 8:22 pm

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 Hawthorne Estates development options;
 - iii. Legal advice related to the development and annexation of the Foster Tract, on approximately 124-acre tract of land located in the northwest corner of Victory Circle and Harmonson Road in the extraterritorial jurisdiction of the Town;
 - iv. Legal advice related to the development and annexation of the Buchanan Tract, a 230-acre tract of land generally located in the northeast corner of Victory Circle and Harmonson Road and extending east to IH35W in the extraterritorial jurisdiction of the Town;
 - v. Legal advice on Town's authority regarding annexation, extraterritorial jurisdiction, platting, certificates of convenience and necessity and related regulatory matters;
 - vi. Town of Northlake vs. City of Justin, District Court Cause No. 15-08170-36;
 - vii. City of Justin v. Toby Baker, Cause No. D-1-GN-20-002084;

- viii. Potential litigation related to Eagleton and Applewood road failures;
- ix. Potential litigation related to Dale Earnhardt Way road failures.

- 7. Mayor Rettig reconvened the council into Open Session at 9:13 pm - no action taken while in closed session
- 8. By general consent, the meeting was adjourned at 9:13 pm

Passed and approved on this the 16th day of July 2020

Town of Northlake, Texas

David Rettig, Mayor

Attest:

Shirley Rogers, Town Secretary

TOWN OF NORTHLAKE COUNCIL ITEM NO. 6

DATE: JULY 16, 2020

ITEM: REGULAR ITEMS



NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: JULY 16, 2020

REF. DOC.: CODE OF FEDERAL REGULATIONS, SECTION 1.150-2 PROCEEDS OF BONDS USED FOR REIMBURSEMENT

SUBJECT: SERIES 2020 TAX NOTES REIMBURSEMENT RESOLUTION



GOALS/OBJECTIVES:

- Operate Efficiently and Effectively (Council Goal)
- Systematically Invest in Infrastructure; Maintain a safe, reliable water system (Council Goal)
- Systematically Invest in Infrastructure; Maintain and improve public roadways (Council Goal)

BACKGROUND INFORMATION:

The Town of Northlake proposes to issue \$7,000,000 in tax notes in fiscal year 2021 for water, wastewater and roadway capital projects. Per Internal Revenue Service regulations, the Town may reimburse project costs that occur prior to debt issuance, if a resolution expressing official intent is approved.

Due to the timeline of the projects, the resolution will enable the Town to begin design and permitting for critical projects. For the proposed Catherine Branch public infrastructure projects, the modular wastewater treatment plant requires up to twelve months to process the permit through the Texas Commission on Environmental Quality.

COUNCIL DIRECTION:

- Adopt resolution with intent to finance projects and reimburse project costs



TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION

No. 20-18

RESOLUTION EXPRESSING OFFICIAL INTENT TO REIMBURSE COSTS OF PROJECTS

WHEREAS, the Town of Northlake, Texas (the “Town”) is a Type-A general law municipality and political subdivision of the State of Texas (the “State”); and

WHEREAS, the Town expects to pay, or have paid on its behalf, expenditures in connection with the design, planning, acquisition and construction of the projects described in **Exhibit A** hereto (the “Project”) prior to the issuance of tax-exempt obligations or other obligations for which a prior expression of intent to finance or refinance is required by Federal or State law (collectively and individually, the “Obligations”) to finance the Projects; and

WHEREAS, the Town finds, considers and declares that the reimbursement for the payment of such expenditures will be appropriate and consistent with the lawful objectives of the Town and, as such, chooses to declare its intention to reimburse itself for such payments at such time as it issues Obligations to finance the Projects.

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

Section 1. The Town reasonably expects to incur debt, or have debt incurred on its behalf, in one or more series of Obligations with an aggregate maximum principal amount not to exceed \$7,000,000, for the purpose of paying the costs of the Projects.

Section 2. All costs to be reimbursed pursuant hereto will be capital expenditures. No tax-exempt Obligations will be issued by the Town in furtherance of this resolution after a date which is later than 18 months after the late of (1) the date of expenditures are paid or (2) the date on which the Projects, with respect to which such expenditures were made, are placed into service.

Section 3. The foregoing notwithstanding, no tax-exempt Obligations will be issued pursuant to this Statement more than three years after the date any expenditure which is to be reimbursed is paid.

Section 4. This Resolution shall be effective immediately upon adoption.

DULY PASSED, by the Town council of the Town of Northlake, Texas, on this the 16th day of July 2020.

Town of Northlake,

Attest:

David Rettig, Mayor

Shirley Rogers, Town Secretary



TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION

Exhibit A

- (i) acquiring, constructing, installing and equipping additions, improvements, extensions and equipment for the Town's waterworks and sewer system and the acquisition of land and rights-of-way therefore, and
- (ii) constructing and improving streets and roads, including related drainage, signalization, landscaping, sidewalks, lighting, utility relocations and replacement, bridges, signage and streetscape improvements and the acquisition of land and rights-of-way therefore

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: JULY 16, 2020

REF #: NORTHLAKE CODE OF ORDINANCES, SECTION 12.01.001 –
UNDERGROUND INSTALLATION OF UTILITY LINES

SUBJECT: REVISION TO UNDERGROUND UTILITY REGULATIONS



GOALS/OBJECTIVES:

- Control our Own Destiny (Council Goal)
- Define and Strengthen our Identity (Council Goal)

BACKGROUND INFORMATION:

During recent research regarding the Town's ability to require public utilities to bury their transmission lines, the Town Attorney discovered that the Town ordinance governing this activity needed updates to make it enforceable and to allow the Town to participate in the cost for burial of lines.

COUNCIL POLICY (PROPOSED CHANGE):

- Revise underground utility installation regulations to adhere to State law and to allow the Town to participate in the cost for burial if the Town chooses



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

NO. 20-0716A

AN ORDINANCE AMENDING THE CODE OF ORDINANCES, TOWN OF NORTHLAKE, TEXAS AMENDING PROVISIONS RELATED TO THE INSTALLATION OF UTILITY SERVICE LINES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL TOWN ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Northlake has previously adopted provisions to manage the installation of utility service lines in the Town, requiring that lines will be located underground, where physically possible; and

WHEREAS, the Town now deems it necessary to update those provisions to allow for Town participation in the cost of burial in certain circumstances when the Town deems it appropriate; and

WHEREAS, the Town Council hereby finds that the provisions adopted herein are in the best interest of the health, safety, and general welfare of the citizens of the Town;

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

SECTION 1.

Subsections (a) and (e)-(l) of Section 12.01.001, "Underground installation of utility lines," of Article 12.01, "General Provisions," of Chapter 12, "Utilities," are hereby amended to read as follows:

"Section 12.01.001 Underground installation of utility lines.

a) All electric, telecommunications, and cable television utility lateral and service lines and all natural gas, oil, water, and wastewater lines shall be placed underground in conjunction with the development of property, subsequent to the effective date of this section, subject to the following conditions:

e) Each of the utility service companies shall be responsible for developing administrative policies and cost reimbursement procedures for the installation and extension of their underground utilities. Nothing prohibits or restricts a utility/service company from recovering the difference in cost of overhead facilities and underground facilities from the owner or developer of the subject property, in accordance with the provisions of the utility service company's approved rate.

(f) All electrical, telecommunications, and cable television support equipment (transformers, amplifiers, switching devices, etc.) necessary for underground installation shall be pad-mounted (except for common above-ground buried telecommunications line closures/risers) or placed underground, and



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

the difference in cost of the facilities shall be paid to the installing utility service company in accordance with provisions established under this section.

(g) In special or unique circumstances or to avoid undue hardship, the town council may authorize exception from underground facilities requirements of this Section.

(h) The provisions of this section do not require any existing overhead facilities to be placed underground or prohibit the upgrading, reconstruction, or reconductoring of any existing overhead facilities.

(i) The provisions of this section do not alter the requirements of any utility service company franchise agreement in effect on the effective date of this section.

(j) – (l) reserved.”

SECTION 2.

This ordinance shall be cumulative of all other ordinances of the Town of Northlake and shall not repeal any of the provisions of such ordinances except in those instances where provisions of such ordinances are in direct conflict with the provisions of this ordinance.

SECTION 3.

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

SECTION 4.

This ordinance shall be in full force and effect from and after its passage and it is so ordained.



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

Passed and approved on this the 16th day of July, 2020.

Town of Northlake, Texas

David Rettig

Attest:

Shirley Rogers, Town Secretary

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: JULY 16, 2020

REF. DOC.: NORTHLAKE CODE OF ORDINANCES, APPENDIX A FEE SCHEDULE,

SUBJECT: UTILITY RATE INCREASES



GOALS/OBJECTIVES:

- Systematically Invest in Infrastructure (Council Goal)
- Responsibly Manage Growth (Council Goal)

BACKGROUND INFORMATION:

The Town of Northlake existing residential water rates have not changed since 2009 when they were lowered. Commercial water and sewer rates, and residential sewer rates were increased in 2013. Although the number of customers has increased, the storage and pressure capacity requirements of state regulators and wholesale providers has obligated the Town to expand the system. The current utility rates no longer fund current operations and debt service. Town Council commissioned NewGen Strategies to conduct a rate study on November 14, 2019.

Based on Council's feedback over the past three months, staff and NewGen have produced a rate model that they believe accomplishes the Mayor and Council's pricing goals:

- Simple, whole dollar pricing consistent with past rate structure
- Transparent and easy for customers to understand
- Rates that tie costs to usage and increase with higher usage
- Sustainable revenue structure that supports operations and existing debt

The utility rates are proposed to be effective on August 21, 2020, the first day of a new billing cycle. Starting the proposed rates earlier allows the system to build reserves sooner and delays future rate increases. Utility customers will receive billing inserts detailing the changes in their next two water bills.

At a future Council meeting, Town staff will bring forward recommendations to the Town's water conservation stages including triggers, penalties and watering schedules.

COUNCIL DIRECTION:

- Approve proposed water and sewer rates



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

NO. 20-0716B

AN ORDINANCE OF THE TOWN OF NORTHLAKE, TEXAS AMENDING WATER AND SEWER RATES OF THE TOWN FOR ALL CATEGORIES OF USERS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATION; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Town provides, or causes to be provided, water and sewer services to all residences and businesses within the Town and to some customers located outside the Town;

WHEREAS, Texas law authorizes the Town to establish rates for its customers; and

WHEREAS, the Town has conducted a rate study to determine the rates and fees necessary to cover the basic operating costs of the system including any debt obligations and recognizes a need to increase water and sewer service rates to users in order to enhance, protect preserve, and maintain the Town's water and wastewater facilities and system in order to maintain the same quality of service; to establish reasonable and necessary rates considering the size and amount of water and wastewater services customers; and to mitigate loss of budgeted revenues; and

WHEREAS, pursuant to the rate study, the Town Council has determined that an increase of the water and sewer rates of the Town is reasonable and necessary to defray the costs of providing such services; and

WHEREAS, the Town Council has determined that the following rates and fees are reasonable and necessary to cover the basic operating costs of the facilities and system, including any debt obligations.

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

SECTION 1.
AUTHORITY

This Ordinance is adopted pursuant to the police powers and authority given to general law cities by the constitution, codes, and general laws of the State of Texas, including but not limited to Chapters 51 and 552 of the Texas Local Government Code and Chapter 13 of the Texas Water Code.



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

SECTION 2.
PURPOSE

The purpose of this Ordinance is to provide for public health and general welfare, the efficient and effective provision of Town services and the protection of the environment and natural resources of the community. From and after the passage of this Ordinance all residential, business, commercial, and industrial occupancies and uses within the Town and to areas outside the Town within its service area shall conform to the following.

SECTION 3.
FINDINGS OF FACT

The foregoing findings and recitations set out in the preamble of this Ordinance are found to be true and correct and that they are hereby adopted by the Town Council and made a part hereof for all purposes as findings of fact.

SECTION 4.
WATER & SEWER RATES

Section A4.001, "Water and Sanitary Sewer Fee Schedule," of Article A4.000, "Water and Sanitary Sewer Service Fees," of Appendix A, the Town of Northlake's Fee Schedule, is hereby amended as shown on Exhibit "A" attached hereto and incorporated herein for all purposes.

SECTION 5.
EFFECTIVE DATE OF RATES AND FEES

The rates and fees established in this Ordinance shall supersede all prior adopted rates and fees and shall become effective on August 21, 2020. The new rates will be reflected in the following month's water bills.

SECTION 6.
CUMULATIVE CLAUSE

This Ordinance shall be cumulative of all provisions of ordinances of the Town of Northlake, Texas except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

SECTION 7.
SEVERABILITY CLAUSE

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

SECTION 8.
PENALTY CLAUSE

That any person, firm, or corporation violating any of the provisions or terms of this Ordinance shall upon conviction be punished by a fine not to exceed the sum of Five Hundred Dollars (\$500.00) for each offense, and each and every day such violation shall continue shall be deemed and constitute a separate offense.

SECTION 9.
SAVINGS CLAUSE

All rights and remedies of the Town of Northlake are expressly saved as to any and all violations of the provisions of the Code of Ordinance of the Town of Northlake, as amended, or any other ordinances affecting water and sewer rates which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 10.
PUBLICATION

The Town Secretary is hereby directed to publish the caption and penalty clauses as required by Section 52.011 of the Texas Local Government Code.



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

SECTION 11.
EFFECTIVE DATE

This Ordinance shall be in full force and effect after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED on the 16th day of July 2020.

Town of Northlake, Texas

David Rettig, Mayor

ATTEST:

Shirley Rogers, Town Secretary

Exhibit "A"
Town of Northlake Water and Wastewater Rates
Proposed Rates Effective Billing Cycle Starting August 21, 2020

Water Service Rates ¹					
	Residential	Builder	Multifamily ²	Commercial	Irrigation
Meter Size	Minimum Service Charge				
3/4" or smaller	\$ 25.00	\$ 25.00	\$ 25.00	\$ 38.00	\$ 38.00
1"	38.00	38.00	25.00	58.00	58.00
1 1/2"	51.00	51.00	25.00	78.00	78.00
2"	77.00	77.00	25.00	117.00	117.00
3"	109.00	109.00	25.00	166.00	166.00
4"	160.00	160.00	25.00	244.00	244.00
6"	321.00	321.00	25.00	487.00	487.00
Volumetric Charges	Rate per 1,000 Gallons				
0-2,000 Gallons	\$ -	\$ -	\$ -		
2,001-15,000 Gallons	4.00	4.00	4.00		
15,001-30,000 Gallons	5.00	5.00	5.00		
30,001+ Gallons	7.00	7.00	7.00		
0-15,000 Gallons				\$ 6.00	\$ 6.00
15,001-30,000 Gallons				7.00	7.00
30,000+ Gallons				8.00	8.00
Wastewater Service Rates ¹					
	Residential ³	Builder	Multifamily ²	Commercial	
Meter Size	Minimum Service Charge				
3/4" or smaller	\$ 25.00	\$ 25.00	\$ 25.00	\$ 38.00	
1"	38.00	38.00	25.00	58.00	
1 1/2"	51.00	51.00	25.00	78.00	
2"	77.00	77.00	25.00	117.00	
3"	109.00	109.00	25.00	166.00	
4"	160.00	160.00	25.00	244.00	
6"	321.00	321.00	25.00	487.00	
Volumetric Charges	Rate per 1,000 Gallons				
0-2,000 Gallons	\$ -	\$ -	\$ -		
2,001+ Gallons	7.00	7.00	7.00		
All Gallons				\$ 9.00	

¹Outside City customers pay 1.5 above rates.

²Multifamily Dwellings served by one master meter will be billed a minimum water charge per unit equal to the 3/4" Residential base rate and will also pay the minimum service charge for wastewater per unit. Residential volumetric charges will apply per unit as normally scheduled on master meter consumption for both water and wastewater services, except that winter averaging will not be applied to Multifamily Dwellings served by one master meter.

³Monthly residential wastewater usage based on the average water consumption billed in the months of December, January, and February with the interim monthly residential usage set at 8,000 gallons per month until the actual average can be calculated.

TOWN OF NORTHLAKE COUNCIL ITEM NO. 7

DATE: JULY 16, 2020

ITEM: EXECUTIVE SESSION



TOWN OF NORTHLAKE COUNCIL ITEM NO. 8

DATE: JULY 16, 2020

ITEM: OPEN SESSION



TOWN OF NORTHLAKE COUNCIL ITEM NO. 9

DATE: JULY 16, 2020

ITEM: ADJOURNMENT

