1. Town Council Agenda

   Documents:

   3-25-21 TOWN COUNCIL AGENDA.PDF

2. Town Council Packet

   Documents:

   3-25-21COUNCIL PACKET.PDF

3. March 25, 2021 - MEETING SLIDE DECK
   MARCH 25, 2021 - MEETING SLIDE DECK

DAVID A. RETTIG, MAYOR
RENA HARDEMAN, COUNCIL PLACE 1
MICHAEL C. GANZ, COUNCIL PLACE 2

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

NORTHLAKE TOWN COUNCIL
REGULAR MEETING AGENDA
MARCH 25, 2021 AT 5:30 PM
1500 COMMONS CIRCLE SUITE 300 - NORTHLAKE, TEXAS 76226

Notice is hereby given as required by Title 5, Chapter 551.041 of the Government Code that the Northlake Town Council will meet in a regular meeting on Thursday, March 25, 2021 at 5:30 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. Call to Order
   Roll Call
   Invocation
   Pledge of Allegiance

2. Announcements, Proclamations and Presentations
   A. Home Rule Charter Transition - Boards and Commissions Appointments and Schedule
   B. Fiscal Year 2021 Digital Budget Book Launch

3. 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.

4. Consent Item
   Any Council Member may request an item on the Consent Agenda to be taken up for individual consideration
   C. Town Council Minutes 3-11-21

5. Action Items
   D. Annexation of approximately 5.424 acres of Faught Road between FM 407 and Evelyn Lane within the Town's exclusive extraterritorial jurisdiction (ETJ)
      i. Public Hearing

   E. Preliminary Plat of Harvest Phase 9 & 10, a subdivision consisting of 107 residential lots and 5 non-residential/open space lots within the extraterritorial jurisdiction of the Town of Northlake on a 49.734-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located north of

Old Justin Road and approximately 700 feet east of Flanagan Farm Drive. Belmont 407, LLC is the owner/applicant/developer. Jones & Carter, Inc. is the engineer/surveyor.

F. Final Plat of The Ridge at Northlake Phase 2, a subdivision consisting of 195 residential lots and 8 common area lots on an 43.158-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located 2,000 feet south of Robson Ranch Road near the intersection of Briarwood Road and Heritage Trail, and zoned Mixed-Use Planned Development (MPD). TMRY Ridge, LP is the owner/applicant/developer. JBI Partners is the engineer/surveyor.

G. Final Plat of Lot 3R, Block A, Alliance Northport Addition, being a replat of Lot 3, Block A, Alliance Northport Addition, a 34.031-acre lot generally located on the east side of IH 35W at 17505 IH 35W approximately 800 feet south of Dale Earnhardt Way and zoned Industrial (I). Hillwood Alliance Services is the applicant. LEX Northlake 17505 L.P. is the owner. Peloton Land Solutions is the engineer/surveyor.

i. Public Hearing

H. Revisions to approved Site Plan of Alliance Northport Building 5, a 225,934 square-foot industrial building on 15.042 acres platted as Lot 8, Block A, Alliance Northport Addition, generally located on the northwest corner of Dale Earnhardt Way and Sam Lee Lane at 4100 Dale Earnhardt Way, and zoned Industrial (I). Alliance Northport No. 5., Ltd. is the owner/applicant. Peloton Land Solutions, Inc. is the engineer.

I. Final Plat of Lots 5A & 5B, Town Commons, a 1.061-acre tract of land out of the Patrick Rock Survey, Abstract No. 1063, generally located on the east side Cleveland-Gibbs Road approximately 400 feet north of FM 407 in the extraterritorial jurisdiction of the Town of Northlake. Harvest FM 407, Ltd. is the owner. Office Equity Solutions is the applicant/developer. Baird, Hampton, Brown Inc. is the engineer/surveyor.

J. Site Plan of Northlake Commons Phase 8, a proposed two-building 10,126 square-foot retail center on a 1.061-acre tract of land to be platted as Lots 5A & 5B, Town Commons, generally located on the east side Cleveland-Gibbs Road approximately 400 feet north of FM 407 in the extraterritorial jurisdiction of the Town of Northlake. Harvest FM 407, Ltd. is the owner. Office Equity Solutions is the applicant/developer. Baird, Hampton, Brown Inc. is the engineer.

K. Resolution No. 21-6 to Support for House Bill 3642 Change of Status for Territory Annexed by Certain Municipalities by State Representative Tan Parker

L. Cancelled the April 22, 2021 Council Meeting and schedule for April 29, 2021

M. Approval of 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

N. Continue with Declaration of Local Disaster in response to severe weather in Town of Northlake, Texas, ordered by Mayor Rettig on February 22, 2021

6. 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; and
ii. Legal advice related to the development and annexation of the Hatfield, Brasher, Green Tract on approximately 97.9 acre tract of land generally located south of Evelyn Lane, west of Faught Road and north of Faith Lane in the extraterritorial jurisdiction of the Town; and the development of the Charles Faught tracts totaling approximately 152.3 acres of land generally located north of Evelyn Lane, west of Faught Road, and south of Robson Ranch Road; and
iii. Legal advice related to the development and annexation of the Scrivner Tract totaling 44.8 acres of land generally located east of Florance Road approximately 2,533 feet north of FM 407 in the extraterritorial jurisdiction of the Town; and
iv. Legal advice related to the development and annexation of the IMA Development Group and AMI Development Group tracts, 3.4-acre, 1.7-acre and 1.3-acre tracts of land generally located at the northwest corner of FM 407 and Thompson Road in the extraterritorial jurisdiction of the Town; and
v. Pending or contemplated litigation; and
vi. Town of Northlake vs. City of Justin, Denton County District Court Cause No. 15-08170-367; and
vii. City of Justin v. Toby Baker, Cause No. D-1-GN-20-002084.

b. Section 551.072 Deliberation regarding the purchase, exchange, lease or value of real property to be acquired as right-of-way out of certain 12.6 acre tract of land

7. Reconvene into Open Session

In accordance with Texas Government Code, Section 551, the Town Council will reconvene into Open Session and consider action, if any, on matters discussed in Executive Session

8. Adjourn

CERTIFICATION

I hereby certify that the above agenda was posted on the bulletin board at Town Hall 1500 Commons Circle, Suite 300, Northlake, Texas 76226, on the 19th day of March 2021 by 5:00 pm in accordance with Chapter 551, Texas Government Code.

Shirley Rogers

Shirley Rogers, Town Secretary

NOTE: The Town Council reserves the right to adjourn into executive session at any time 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).

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TOWN OF NORTHLAKE COUNCIL ITEM NO. 1

DATE: MARCH 25, 2021

ITEM: CALL TO ORDER

TOWN OF NORTHLAKE COUNCIL ITEM NO. 2

DATE: MARCH 25, 2021

ITEM: ANNOUNCEMENTS-PROCLAMATIONS-PRESENTATIONS

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: MARCH 25, 2021

REF. DOC. : HOME RULE CHARTER COMMISSION – PROPOSED CHARTER

SUBJECT: HOME RULE CHARTER TRANSITION: BOARDS AND COMMISSIONS CREATION, APPOINTMENTS AND SCHEDULE

STRATEGIC GOALS/OBJECTIVES:

- Control our Own Destiny; Plan and prepare for a future Home Rule Charter election (Council Goal)
- Responsibly Manage Growth (Council Goal)

BACKGROUND INFORMATION:

- Charter Commission proposed charter requires:
  - Creation of Planning and Zoning Commission and Board of Adjustment
  - Adoption of ordinances and appoint members to boards
- Planning and Zoning Commission
  - At least seven (7) members, removal discretionary, Councilors cannot serve
  - Duties include reviewing and recommending development activities
  - Powers could include final approval of certain plats and some plans, if granted by Council
- Board of Adjustment
  - At least five (5) members, removal for cause only, Councilors cannot serve
  - Duties and powers include hearing administrative appeals and variance petitions
  - Requires three-quarter vote to reverse (4 of 5, if 5 person board)
- Development Corporation Boards
  - Economic Development Board – currently seven (7) members (minimum of five)
  - Community Development Board – currently seven (7) members (exactly seven)
  - Councilors may serve on boards, three (3) members of CDC cannot be officers of Town
- Minimum of twenty-six (26) volunteers needed for various boards
- Board member requirements per proposed Charter
  - Registered voter and Northlake resident
  - Equitable representation of areas and neighborhoods of Town
  - Chair selected by specific board
- Potential calendar additions and changes
  - Planning and Zoning monthly meeting – Tuesday nine (9) days prior to first Council meeting
  - Board of Adjustment monthly meeting – Tuesday following first Council meeting
  - Economic and Community Development quarterly meetings – third Thursday of month
  - Municipal Court – Monday, Tuesday, Wednesday prior to second Council meeting

COUNCIL DIRECTION:

- Adopt ordinances creating boards and terms, duties, functions, if and when charter passes
- Encourage submission of applications to serve, review applicants and appoint members

TOWN OF NORTHLAKE

ESTABLISHMENT OF PLANNING & ZONING COMMISSION AND BOARD OF ADJUSTMENT

MARCH 25, 2021

NORTHLAKE TEXAS

1

PROPOSED HOME RULE CHARTER

- Chapter XIV – Establishment of boards and commissions
  - Planning and Zoning Commission
  - Board of Adjustment
- Council required to create, establish and appoint such boards
- Council required to adopt ordinances that prescribe:
  - Purpose
  - Composition
  - Function
  - Duties
  - Tenure (terms)

2

PLANNING AND ZONING COMMISSION

- At least seven (7) members
- Appointed by Town Council majority vote
- Removal at discretion of Town Council
- Duties and Powers
  - Review and make recommendations on zoning ordinances, comprehensive land use plan, plats, and zoning requests
  - If granted by Council, authority to approve plats, site plans, and landscape plans
- Terms at discretion of Council
- Councilors cannot serve

3

BOARD OF ADJUSTMENT

- At least five (5) members
- Appointed by Town Council majority vote
- Removal only for cause
- Duties and Powers
  - Hear appeals of administrative decisions including code violations
  - Hear petitions for variances based on hardship
  - Three-quarter vote required to reverse an administrative action or to decide in favor of an applicant for variation
- Terms at discretion of Council
- Councilors cannot serve

4

DEVELOPMENT CORPORATION BOARDS

- Economic Development Corporation
  - Seven (7) members (minimum of five)
  - Appointed by Town Council majority vote
  - Removal at discretion of Town Council
  - Council may serve on board
- Community Development Corporation
  - Seven (7) members (exactly seven)
  - Appointed by Town Council majority vote
  - Removal at discretion of Town Council
  - Council may serve on board
  - Three (3) members must not be officers or staff of Town

5

APPOINTMENTS

- Minimum of twenty-six (26) volunteers needed for various boards
  - 7 – Economic Development Corporation (minimum of 5)
  - 7 – Community Development Corporation
  - 7 – Planning and Zoning Commission
  - 5 – Board of Adjustment
- Requirements per proposed Charter
  - Registered voter and resident
  - Equitable representation of areas and neighborhoods of Town
  - Chair selected by specific board

6

PROPOSED MEETING CALENDAR

- Planning and Zoning Meetings
  - Monthly (initially)
  - Nine (9) days prior to first Council meeting
- Board of Adjustment
  - Monthly (only if necessary)
  - Tuesday following first Council meeting
- Economic and Community Development Corporations
  - Quarterly (possible more frequently)
  - Third Thursday of month (between Council meetings)
- Municipal Court
  - Monthly
  - Monday, Tuesday, Wednesday prior to second Council meeting

7

PROPOSED MEETING CALENDAR

Monday	Tuesday	Wednesday	Thursday	Friday
	P&Z			
			Council	
	BOA		**EDC/CDC**	
Court	**Court**	**Court**	**Council**	

8

NEXT STEPS

- Adopt ordinance creating new boards
  - Terms
  - Duties
  - Functions
- Encourage submission of board applications
  - Application form found on Town website
  - Begin recruitment efforts April 1 – May 1
- Review applications
- Appoint board members

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: MARCH 25, 2021

REF. DOC.: FISCAL YEAR 2020-2021 ADOPTED BUDGET

SUBJECT: FISCAL YEAR 2020-2021 DIGITAL BUDGET BOOK LAUNCH

GOALS/OBJECTIVES:

- Operate Efficiently and Effectively (Council Goal)
- Promote Public Involvement (Council Goal)
- Invest in equipment and technology to increase productivity and efficiency (Mayor Goal)

BACKGROUND INFORMATION:

- Digital Budget Book launch of online version of budget
- Digital Budget Book offers the reader several advantages over the traditional PDF document
    - Mobile friendly
    - Interactive
    - Customizable
- Digital Budget Book provides Town additional functionality and transparency
    - Integrate with the Town's financial software
    - Link to documents on the Town's website
    - Provide performance and workload data for the Town
    - Submit for the Distinguished Presentation Award Program from Government Finance Officers Association of the United States & Canada

COUNCIL DIRECTION:

- Receive Council's input on the digital budget book

TOWN OF NORTHLAKE COUNCIL ITEM NO. 3

DATE: MARCH 25, 2021

ITEM: PUBLIC INPUT

TOWN OF NORTHLAKE COUNCIL ITEM NO. 4

DATE: MARCH 25, 2021

ITEM: CONSENT ITEM

DAVID A. RETTIG, MAYOR
RENA HARDEMAN, COUNCIL PLACE 1
MICHAEL C. GANZ, COUNCIL PLACE 2
BRIAN MONTINI, MAYOR PRO TEM, COUNCIL PLACE 3
ROGER SESSIONS, COUNCIL PLACE 4
DANNY SIMPSON, COUNCIL PLACE 5

NORTHLAKE TOWN COUNCIL
REGULAR MEETING MINUTES
MARCH 11, 2021
1500 COMMONS CIRCLE SUITE 300 - NORTHLAKE, TEXAS 76226

1. Mayor David Rettig called the meeting to order at 5:36 pm, quorum present

Roll Call

Mayor David Rettig – present	Place 1-Rena Hardeman – present
Place 2- Michael Ganz – present	Place 3-Brian Montini – absent
Place 4-Roger Sessions – present	Place 5-Danny Simpson – present

Staff present:

Drew Corn, Town Administrator	Nathan Reddin, Development Director
John Zagurski, Finance Director	Michael Coleman, Police Captain
Eric Tamayo, Public Works Director	Shirley Rogers, Town Secretary
Leann Oliver, Court Administrator	Chance Willeford, Admin Intern

Consultant present:

Ashley Dierker, Town Attorney	Ben McGahey, Town Engineer

Invocation given by Matthew Harding, Northlake Police Dept. Chaplain and Pastor The Well Church in Argyle
Mayor Rettig led the Pledge of Allegiance

2. Announcements, Proclamations and Presentations

A. Northwest ISD 2021 Bond Election Update
By Dr. Ryder Warren, Superintendent

- School Board approved an election for May 1, 2021 on four propositions: A- School Facilities & Capital Improvements; B-Stadium Renovations; C- Middle School Recreational Facilities and D-Technology Devices for a total of $745.7 million dollars with no increase to the tax rate $1.3363. www.nisdtxbond.org for more information

B. Home Rule Charter Transition - Presiding Judge Contract
By Drew Corn, Town Administrator

- Municipal Court Judge to be licensed attorney, requirement effective immediately upon passage of charter. Will recommend available and qualified Judges to Council for appointment

C. Interim Conversion of Administrative Intern to Administrative Assistant
By Drew Corn, Town Administrator

- Convert intern position to full-time assistant for six-month period to assist with utility billing - winter storm changes, waste collection addition, online application; process improvements - paperless time sheets, digital entry, building permit interface; financial reports - FY 2020 audit, FY 2021 budget online preparation, FY 2022 budget preparation and data gathering. Position returns to part-time intern after September 30, 2021

D. Economic and Community Development Corporations' Billboard and Grant Program Update
By Drew Corn, Town Administrator

- EDC/CDC leases property to Lamar Advertising; proceeds from lease used to promote Northlake and Northlake businesses
- EDC/CDC Sales Tax Grants overview on Pioneer Grants (8 grants approved), Jobs Grant (5 businesses approved), Construction Sales Tax Reimbursements (2 reimbursements), Public Infrastructure Participation (3 projects)

E. Capital Improvement Program Update
By Drew Corn, Town Administrator

Projects:

- Reconstruct Old Justin Road from Faught Rd to 1,800 ft east
- Canyon Falls Road failures from foundational problems, improving assets to extend long term use, reimbursement thru legal avenues
- Dale Earnhardt Way Road Failures
- Florance Road from Strader to Yarbrough, acquire ROW, make repairs as necessary to address problems and strengthen road for heavy uses
- Faught Road from Old Justin to Robson Ranch, acquire ROW, make repairs as necessary to address problems and strengthen road for heavy use, improve mobility and mitigate flood risk
- Utility Projects include: North elevated storage tank and line; south elevated storage tank; south pump station and ground storage tank, south transmission line, Schober & Bingham Road fire protection lines; north area pump station & Scada; Catherine Branch water and sewer improvements

F. Winter Storm Relief Options and Financial Impact
By Drew Corn, Town Administrator

- Changes to winter averaging formula, average reduction of 500 gallons from sewer bill, waive plumbing inspection fee for water heater replacements for 90 days
- One time water drip credit of $8.00 per residential account

3. Public Input

- Northlake resident Joel McGregor stated his opposition to Item F – the proposed water credit of $8.00 to residential water customers

4. Consent Items

Council Member Ganz made the motion to approve the consent items. 2nd by Commissioner Sessions

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

G. Town Council Meeting Minutes of 2-11-21

H. Town Council Meeting Minutes of 2-25-21

I. Ordinance No. 21-0311 declaring unopposed candidates in the May 1, 2021 General Municipal Election elected to office, cancelling the election

5. Action Items

J. Annexation of approximately 5.424 acres of Faught Road between FM 407 and Evelyn Lane within the Town's exclusive extraterritorial jurisdiction (ETJ)

i. Mayor Rettig open the public hearing at 7:15 pm
No one came forward for or against the proposed annexation
Mayor Rettig closed the public hearing at 7:15 pm

Council Member Simpson made to the motion to approve Items K & L. 2nd by Council Member Ganz

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

K. Final plat of Lot 4R-1 and Lot 4R-2, Block 1, Texas Speedway Centre, being a replat of Lot 4R, Block 1, Texas Speedway Centre, a 7.97-acre lot located east of IH 35W at Gasoline Alley, and zoned Mixed-Use Planned Development (MPD). QuikTrip Corporation is the owner. Texas Surveyors is the surveyor. Case # FP-21-004

i. Mayor Rettig open the public hearing at 7:16 pm
No one came forward for or against the replat
Mayor Rettig closed the public hearing at 7:26 pm

L. Site Plan of Katie's Car Wash, a proposed car wash on a 0.82-acre tract of land to be platted as Lot 4R-1, Block 1, Texas Speedway Centre, generally located at the southeast corner of IH 35W and Gasoline Alley, and zoned Mixed-Use Planned Development (MPD). Jacob Petrie is the applicant/developer. Dunaway Associates is the engineer. Case # SP-21-001.

M. No action - Approval of 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

N. No action - Continue with Declaration of Local Disaster in response to severe weather in Town of Northlake, Texas, ordered by Mayor Rettig on February 22, 2021

6. Mayor Rettig convened the Town Council into Executive Session at 7:28 pm pursuant to Texas Government Code, annotated, Chapter 551 Subchapter D on sections listed below:

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v. Legal advice related to the development and annexation of the Gebert Family Tract on approximately 156.8 acre tract of land generally located east of FM 156 and northwest of Victory Circle in the extraterritorial jurisdiction of the Town; and
vi. Pending or contemplated litigation; and
vii. Town of Northlake vs. City of Justin, Denton County District Court Cause No. 15-08170-367; and
viii. City of Justin v. Toby Baker, Cause No. D-1-GN-20-002084.

b. Section 551.072 Deliberation regarding the purchase, exchange, lease or value of real property to be acquired as right-of-way out of certain 12.6 acre tract of land

7. Mayor Rettig reconvened the Town Council into Open Session at 8:02 pm
No action needed as a result of the closed session

8. By general consent, Mayor Rettig adjourned the meeting at 8:02 pm

PASSED AND APPROVED BY THE TOWN COUNCIL on the 25th day of March 2021

Town of Northlake, Texas

_____
David Rettig, Mayor

Attest:

_____
Shirley Rogers, Town Secretary

TOWN OF NORTHLAKE COUNCIL ITEM NO. 5

DATE: MARCH 25, 2021

ITEM: ACTION ITEMS

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: MARCH 25, 2021

REF DOC.: TEXAS LOCAL GOVERNMENT CODE SECTION 43.1055

SUBJECT: ANNEXATION OF FAUGHT ROAD

GOALS/OBJECTIVES:

- Control our own destiny; Strategically manage ETJ annexations (Council Goal)

ANNEXATION INFORMATION:

Site: Approximately 5.424 acres of Faught Road between FM 407 and Evelyn Lane within the Town's exclusive extraterritorial jurisdiction (ETJ).

Background: Section 43.1055 of the Texas Local Government Code allows a municipality to annex a road or right-of-way upon the request of the governing body of the political subdivision that owns or maintains the road or right-of-way. Denton County has requested that Northlake annex the remaining portions of Faught Road within Northlake's ETJ and not within the Town limits so that the full roadway would be within the Town's jurisdiction. Annexation of the roadway will provide for more efficient maintenance of the road and clear up confusion relating to providing police, fire and emergency services. Upon annexation the Hawthorne Estates property may be annexed since it is contiguous with Faught Road.

Public Hearing: The first public hearing on this annexation was held at the March 11th Town Council meeting. A second public hearing on the annexation is scheduled at this meeting and public hearing notices were published in the Denton Record Chronicle and posted on the Town website as required by law.

COUNCIL ACTIONS:

- Hold a public hearing at this meeting
- Act on an ordinance to annex roadway on April 8th

Court Resolution

WHEREAS, the Town of Northlake ("Town") has informed the Commissioners Court that the owner of a tract of land known as "Hawthorne Estates" desire to annex into the Town; and

WHEREAS, in order to complete the annexation the Town must also annex portion of Faught Road, as depicted on Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, Section 43.1055 of the Texas Local Government Code allows a municipality to annex a road or right-of-way upon the request of the governing body of the political subdivision that owns or maintains the road or right-of-way; and

WHEREAS, the Denton County Commissioners Court deems it appropriate for the Town of Northlake to annex the portion of Faught Road depicted on Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE DENTON COUNTY COMMISSIONERS COURT, OF DENTON COUNTY, TEXAS that the Court hereby consents to and requests the annexation by the Town of Northlake of the portion of Faught Road on Exhibit "A".

DONE IN OPEN COURT, this the 3RD day of March 2021 upon a motion made by _____ and seconded by _____ and_____members of the court being present and voting.

_____
ANDY EADS, COUNTY JUDGE

_____
RYAN WILLIAMS, COMMISSIONER
PRECINCT 1

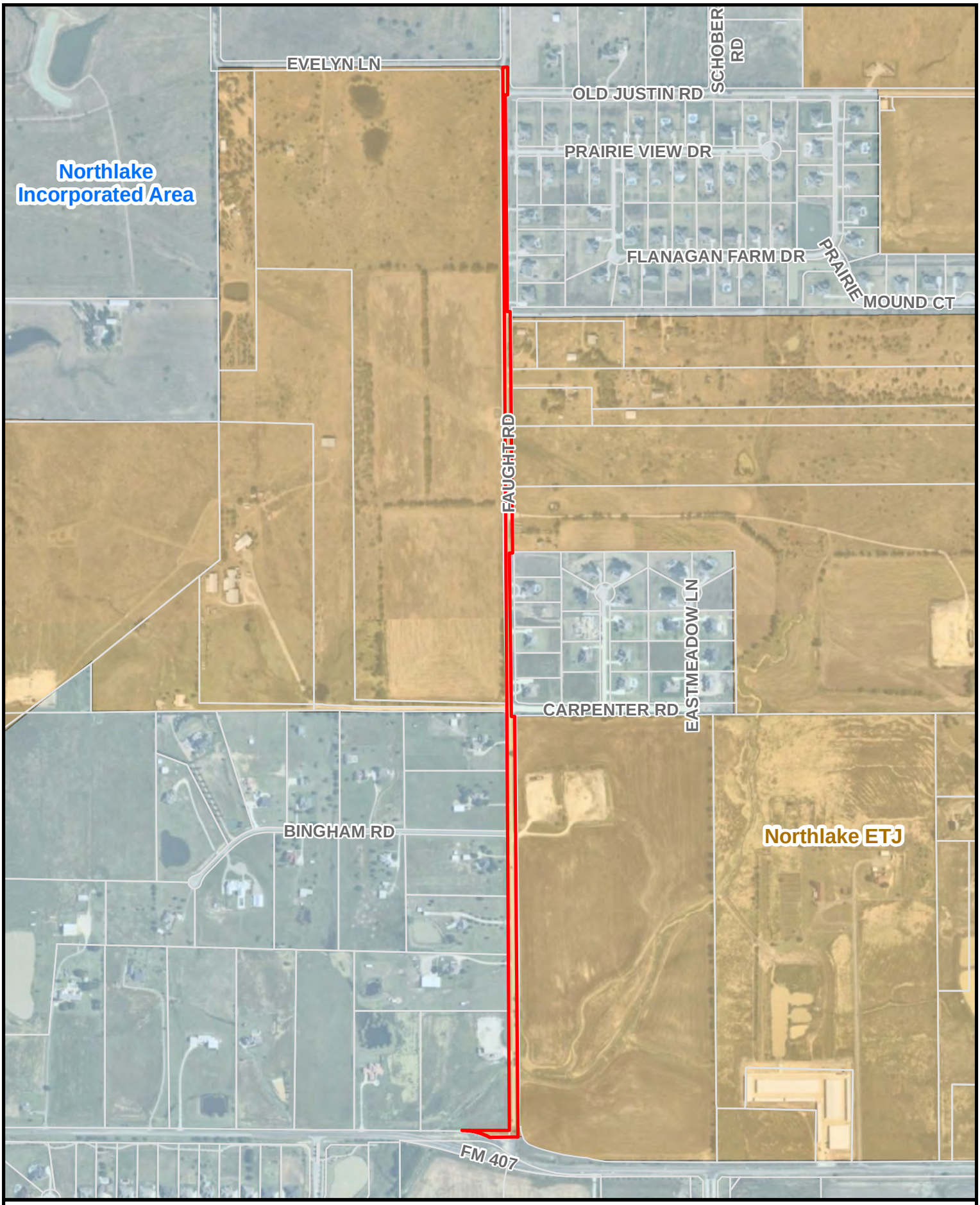
_____
RON MARCHANT, COMMISSIONER
PRECINCT 2

_____
BOBBIE J. MITCHELL, COMMISSIONER
PRECINCT 3

_____
DIANNE EDMONDSON, COMMISSIONER
PRECINCT 4

ATTEST: JULI LUKE, County Clerk and Ex-Officio
Clerk of the Commissioners Court of Denton County

BY: _____



Faught Road Annexation
Parcels
Town of Northlake Incorporated Area
Town of Northlake Extraterritorial Jurisdiction

NORTHLAKE TEXAS

Faught Road Strip Annexation

N

0 250 500 Feet

HALFF

Date: 1/11/2021

EXHIBIT A
FAUGHT ROAD ANNEXATION

Being a tract of land in the Patrick Rock Survey Abstract No. 1063, the J. M. Paine Survey, Abstract No. 1529, and the Texas and Pacific Railway Company Survey, Abstract No. 1305 Denton County, Texas, being a part of that called 1429 acre tract of land described in Ordinance 910131 of the Town of Northlake, and being more particularly described as follows:

BEGINNING at an ell corner on the north line of that called 23.856 acre tract of land described in Ordinance No. 98-1015 A, and being on the west line of that called 388.91 acre tract of land described in Town of Northlake, Texas Ordinance No. 98-0720;

THENCE South 89 degrees 28 minutes 49 seconds West, along the north line of said Ordinance No. 98-1015 A, a distance of 170.73 feet, more or less to the point of curvature of a circular curve to the left, not being tangent to the preceding course, having a radius of 358.31 feet, whose chord bears North 75 degrees 35 minutes 50 seconds West, a distance of 173.12 feet;

THENCE Northwesterly, continuing along said north line and along said circular curve to the left, through a central angle of 27 degrees 57 minutes 34 seconds, an arc length of 174.85 feet, more or less point for corner on the north line of F.M. 407 and being on a line of said Ordinance 910131;

THENCE South 89 degrees 34 minutes 55 seconds East, departing said Ordinance 98-1015 A and along said Ordinance 910131, a distance of 287.53 feet, more or less, to an ell corner of said Ordinance 910131 being on the west right-of-way line of Faught Road;

THENCE North 00 degrees 20 minutes 00 seconds West, continuing along said Ordinance 910131 and along said west right-of-way line, a distance of 2,543.00 feet, more or less to an ell corner of said Ordinance 910131;

THENCE North 00 degrees 22 minutes 47 seconds West, departing the line of said Ordinance 910131, over and across said Ordinance 910131 and continuing along said west right-of-way line, a distance of 3,930.29 feet, more or less to a point for corner on a north line of said Ordinance No. 910131 and being on the south right-of-way line of North Evelyn Lane;

THENCE North 89 degrees 40 minutes 00 seconds East, departing said west right-of-way line and across said Faught Road, a distance of 29.29 feet, more or less to a point on the west line of that called 208 acre tract of land described in Town of Northlake Ordinance No. 44, being on the east right-of-way line of Faught Road;

THENCE South 00 degrees 06 minutes 11 seconds East, a distance of 166.00 feet, more or less to a point for corner on the north line of that called 73.77 acre tract of land described in Town of Northlake Ordinance No. 15-0514 B, being at the intersection of the south right-of-way line of Old Justin Road and the east right-of-way line of Faught Road;

THENCE South 89 degrees 59 minutes 15 seconds West, a distance of 13.43 feet, more or less to a point for the northwest corner of said Ordinance No. 15-0514B, being in Faught Road;

THENCE South 00 degrees 30 minutes 46 seconds East, along said Faught Road, a distance of 1,320.50 feet, more or less, to the southwest corner of said Ordinance No. 15-0514B;

THENCE North 89 degrees 35 minutes 15 seconds East, along the south line of said Ordinance No. 15-0514B, a distance of 16.39 feet, more or less to a point for corner on the east right-of-way line of said Faught Road;

THENCE South 00 degrees 38 minutes 28 seconds East, along the east right-of-way line of said Faught road, a distance of 1,470.93 feet, more or less to a point for corner on the north line of that called 6.65 acre tract of land described in Town of Northlake, Texas Ordinance No. 17-032A;

THENCE South 89 degrees 43 minutes 48 seconds West, a distance of 19.77 feet, more or less to the northwest corner of said Ordinance No. 17-0323A, being in Faught Road;

THENCE South 00 degrees 35 minutes 49 seconds East, along said Faught Road, a distance of 994.84 feet, more or less to the southwest corner of that called 24.74-acre tract of land described in Town of Northlake, Texas Ordinance No. 17-103A;

THENCE North 89 degrees 45 minutes 10 seconds East, a distance of 20.54 feet, more or less to a point for corner to the northwest corner of said Ordinance No. 98-0720;

THENCE South 00 degrees 26 minutes 33 seconds East, along the east right-of-way line of said Faught Road and the west line of said Ordinance No. 98-0720. a distance of 2,560.86 feet, more or less to the POINT OF BEGINNING AND CONTAINING 236,274 square feet or 5.424 acres of land, more or less.

“This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.”

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: MARCH 25, 2021

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

SUBJECT: HARVEST PHASE 9 & 10 PRELIMINARY PLAT

GOALS/OBJECTIVES:

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

PRELIMINARY PLAT INFORMATION:

Applicant/Owner: Belmont 407, LLC

Engineer/Surveyor: Jones & Carter, Inc.

Current Zoning: ETJ - No zoning. Land use governed by Development Agreement. The area of this final plat is within Zone 1b & 1c as identified in the Harvest Development Code.

Site: Approximately 49.734 acres out of the Patrick Rock Survey, Abstract No. 1063, generally located north of Old Justin Road and approximately 700 feet east of Flanagan Farm Drive.

Summary: This application is for a preliminary plat of phases of the Harvest development. It consists of 107 residential lots and 5 open space lots to be developed in two separate phases, 9 and 10.

Staff Analysis: The applicant has provided a preliminary plat application in accordance with requirements of the Harvest Development Agreement (DA) and the Unified Development Code (UDC). The application was considered filed on March 17, 2021, and will be approved on April 16, 2021, if no action is taken.

The preliminary plat meets all standards of the UDC and DA, including the density and lot dimension standards outlined in the Harvest Development Code. Preliminary plans for storm drainage, water, sanitary sewer, and paving were also submitted with the preliminary plat for review and meet all engineering design requirements.

COUNCIL ACTIONS:

- Approve or take no action (results in approval on April 16th)

PHASE 9 & 10 BOUNDARY LINE & CURVE TABLE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 44°33'10" W	14.21'
L2	N 0°09'30" E	5.40'
L3	N 89°50'30" W	54.00'
L4	S 0°09'30" W	5.50'
L5	S 45°09'30" W	14.14'
L6	S 44°50'30" E	3.54'
L7	N 0°09'30" E	59.00'
L8	S 45°09'30" W	3.54'
L9	N 89°50'30" W	10.00'
L10	N 89°50'25" W	51.80'
L11	S 73°43'53" W	38.63'
L12	N 61°16'07" W	9.90'
L13	S 73°43'53" W	60.00'
L14	S 28°43'53" W	9.90'

LINE TABLE		
LINE	BEARING	LENGTH
L15	N 61°16'07" W	3.54'
L16	S 16°16'07" E	65.00'
L17	S 28°43'53" W	10.61'
L18	S 16°16'07" E	108.00'
L19	N 73°43'53" E	140.00'
L20	S 11°42'09" E	53.68'
L21	S 7°09'12" W	75.46'
L22	N 78°41'01" W	54.00'
L23	S 10°20'15" W	88.58'
L24	S 56°05'24" W	10.67'
L25	S 11°57'50" W	56.36'
L26	S 47°11'28" E	13.60'
L27	S 0°09'30" W	39.54'
L28	S 45°12'14" W	14.13'

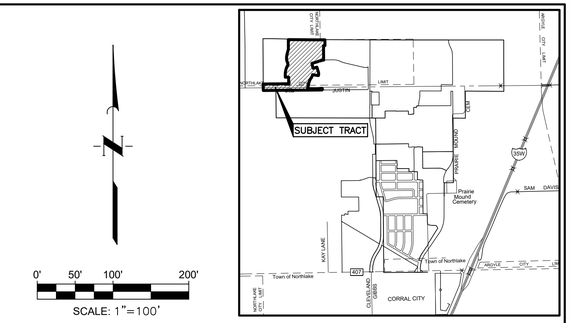
CURVE TABLE						
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	530.00'	82.74'	82.66'	S 78°12'15" W	8°56'42"	41.46'
C2	273.00'	124.21'	123.14'	S 24°21'04" W	26°04'09"	63.20'
C3	527.00'	248.79'	246.48'	S 23°51'42" W	27°02'53"	126.76'
C4	1277.00'	448.13'	445.83'	S 88°05'21" E	20°06'23"	226.39'
C5	1223.00'	72.27'	72.26'	N 83°33'02" E	3°23'09"	36.15'

PHASE 9 & 10 LINE & CURVE TABLE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 89°50'30" E	27.00'
L2	N 38°55'22" W	14.44'
L3	S 48°43'50" W	14.44'
L4	N 45°55'20" W	13.88'
L5	N 89°50'30" W	34.50'
L6	N 44°12'27" E	14.38'
L7	N 83°19'36" W	59.21'
L8	S 2°03'19" E	14.78'
L9	N 46°08'07" W	22.76'
L10	N 88°35'49" W	14.34'
L11	S 28°39'53" W	14.22'
L12	N 16°16'07" W	31.52'
L13	N 61°08'06" W	14.11'
L14	S 35°41'26" W	16.23'

LINE TABLE		
LINE	BEARING	LENGTH
L15	S 59°10'54" E	13.65'
L16	N 34°58'33" E	13.72'
L17	S 49°03'41" E	13.29'
L18	N 44°10'11" E	14.78'
L19	S 50°38'29" E	14.78'
L20	N 29°35'49" W	14.16'
L21	S 60°29'32" W	14.14'
L22	N 0°09'35" E	52.86'
L23	S 73°43'53" W	34.50'
L24	S 16°16'07" E	44.20'
L25	N 89°50'25" W	23.00'
L26	N 75°21'56" W	13.91'
L27	N 66°05'36" E	43.80'

CURVE TABLE						
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	1250.00'	132.12'	132.06'	S 75°00'29" E	6°03'21"	66.12'
C2	750.00'	369.97'	366.23'	S 86°06'42" E	28°15'48"	188.83'
C3	750.00'	114.07'	113.96'	N 84°06'49" E	8°42'50"	57.14'
C4	750.00'	289.41'	287.62'	S 15°57'31" W	22°06'35"	146.53'
C5	20.00'	16.69'	16.21'	N 03°06'08" E	47°49'21"	8.87'
C6	50.00'	240.55'	67.14'	S 62°59'11" E	275°38'43"	45.30'
C7	20.00'	16.69'	16.21'	S 50°55'29" W	47°49'21"	8.87'
C8	525.00'	674.15'	628.78'	S 36°56'42" W	73°34'23"	392.56'
C9	350.00'	140.14'	139.21'	S 85°12'08" W	22°56'30"	71.02'
C10	350.00'	60.53'	60.45'	N 88°16'53" W	9°54'32"	30.34'
C11	300.00'	144.43'	143.04'	N 02°28'34" W	27°35'06"	73.65'
C12	300.00'	322.68'	307.35'	N 15°19'17" W	61°37'39"	178.93'
C13	350.00'	175.81'	173.97'	N 01°52'40" W	28°46'52"	89.80'
C14	350.00'	157.59'	156.26'	N 06°24'30" E	25°47'53"	80.15'
C15	350.00'	194.51'	192.01'	S 00°20'52" E	31°50'29"	99.84'
C16	350.00'	93.66'	93.38'	N 07°49'34" E	15°19'57"	47.11'
C17	350.00'	75.46'	75.31'	N 06°20'10" E	12°21'11"	37.88'
C18	500.00'	167.19'	166.32'	N 09°44'01" E	19°08'52"	84.33'
C19	350.00'	94.15'	93.87'	S 07°51'58" W	15°24'47"	47.36'
C20	20.00'	16.69'	16.21'	N 23°45'06" W	47°49'21"	8.87'
C21	50.00'	240.55'	67.14'	S 89°50'25" E	275°38'43"	45.30'
C22	20.00'	16.69'	16.21'	S 24°04'16" W	47°49'21"	8.87'
C23	20.00'	16.69'	16.21'	S 23°45'06" E	47°49'20"	8.87'
C24	50.00'	240.55'	67.14'	N 89°50'25" W	275°38'43"	45.30'
C25	20.00'	16.69'	16.21'	N 24°04'16" E	47°49'20"	8.87'
C26	20.00'	16.69'	16.21'	S 23°45'06" E	47°49'21"	8.87'
C27	50.00'	240.55'	67.14'	N 89°50'25" W	275°38'43"	45.30'
C28	20.00'	16.69'	16.21'	N 24°04'16" E	47°49'21"	8.87'
C29	20.00'	24.42'	22.93'	S 35°08'04" W	69°56'55"	13.99'
C30	50.00'	38.34'	37.41'	S 48°08'24" W	43°56'14"	20.17'
C31	50.00'	159.74'	99.96'	N 88°25'30" W	183°02'42"	1881.14'



VICINITY MAP
N.T.S.

0' 50' 100' 200'
SCALE: 1"=100'

POB	POINT OF BEGINNING
CM	CONTROL MONUMENT
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
ESMT	EASEMENT
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	5/8" IRON ROD WITH CAP STAMPED "JONES CARTER" SET
BL	BUILDING LINE
UE	UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT
WLE	WATERLINE EASEMENT
NR	NON-RADIAL LOT LINE
D.R.D.C.T	DEED RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
C.C.F.	COUNTY CLERK FILE NUMBER
FME	FENCE MAINTENANCE EASEMENT
VAM	VISIBILITY, ACCESS, & MAINTENANCE EASEMENT
	DENOTES CHANGE IN STREET NAME
1	BLOCK NUMBER
FME	5' FENCE MAINTENANCE EASEMENT
DA	DRAINAGE AREA
	DA ZONE LIMITS

RESIDENTIAL LOTS
70' LOTS = 63
80' LOTS = 27
100' LOTS = 17
TOTAL = 107

LAND USE	ACREAGE	LOTS
RESIDENTIAL	33.316	107
HOA/OPEN SPACE	8.214	5
STREET - ROW	8.204	-
TOTAL	49.734	112

PRELIMINARY PLAT OF HARVEST PHASE 9 & 10

LOTS 14-16, BLOCK 96; LOTS 4X & 1-35, BLOCK 97; LOTS 1-60, BLOCK 98; LOTS 5X, BLOCK 99; LOTS 3X & 1-9, BLOCK 100; LOT 1X, BLOCK 101; LOT 2X, BLOCK 102
BEING 49.734 ACRES
SITUATED IN THE
PATRICK ROCK SURVEY, ABSTRACT NO. 1063
IN THE
ETJ OF TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
112 LOTS BY USE
(107 RESIDENTIAL, AND 5 NON-RESIDENTIAL /OPEN SPACE LOTS)
DECEMBER 2020

harvest
Gathering. Growing. Living.

DEVELOPER / OWNER:
BELMONT 407, LLC
3000 TURTLE CREEK BLVD.
DALLAS, TEXAS 75219
PHONE: (972) 201-2800

ENGINEER / SURVEYOR:
JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
2805 Dallas Parkway, Suite 600 • Plano, Texas 75093
972.488.3880
Texas Board of Professional Land Surveying Registration No. 100461-03
Contact: Eddie Martinez, E-mail: emartinez@jonescarter.com

JOB No. D160-0054 KLG/BAS/EM

SHEET 1 OF 2

K:\00160\00160-0058-00 Harvest Phase 9 Preliminary Plat\2 Design Phase\CAD\Plat\HARVEST PHASE 9 PRELIMINARY PLAT.dwg

OWNER'S CERTIFICATION

STATE OF TEXAS :
COUNTY OF DENTON :

WHEREAS, Belmont 407, LLC, is the owner(s) of part of a called 782.359 acre tract in the Patrick Rock Survey, Abstract No. 1063, described in deed to Belmont 407, LLC, as recorded in Instrument No. 2011-124875 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a point from which a 5/8" iron rod with cap stamped "Jones Carter" found for a northern right-of-way corner of Old Justin Road, as recorded in Instrument No. 2019-290, R.P.R.D.C.T., bears South 89 Degrees 50 Minutes 30 Seconds East, 1633.66 feet;

THENCE over and cross said 782.359 acre tract, the following courses:

North 89 Degrees 50 Minutes 30 Seconds West, a distance of 1108.31 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 44 Degrees 33 Minutes 10 Seconds West, a distance of 14.21 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 00 Degrees 09 Minutes 30 Seconds East, a distance of 5.40 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 89 Degrees 50 Minutes 30 Seconds West, a distance of 54.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 00 Degrees 09 Minutes 30 Seconds West, a distance of 5.50 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

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

North 89 Degrees 50 Minutes 30 Seconds West, a distance of 923.15 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner in the east line of Lot 36 of Brian's Place, as recorded in Cabinet H, Page 63, Plat Records Denton County, Texas (P.R.D.C.T.);

THENCE North 00 Degrees 21 Minutes 02 Seconds West, along the east line of said Lot 36 a distance of 232.66 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

THENCE departing said east line of said Lot 36, over and cross said 782.359 acre tract, the following courses:

South 89 Degrees 50 Minutes 30 Seconds East, a distance of 925.22 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 44 Degrees 50 Minutes 30 Seconds East, a distance of 3.54 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 00 Degrees 09 Minutes 30 Seconds East, a distance of 59.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 45 Degrees 09 Minutes 30 Seconds West, a distance of 3.54 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 89 Degrees 50 Minutes 30 Seconds West, a distance of 10.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 00 Degrees 09 Minutes 30 Seconds East, a distance of 181.31 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 89 Degrees 50 Minutes 30 Seconds West, a distance of 120.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 00 Degrees 09 Minutes 30 Seconds East, a distance of 85.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 03 Degrees 11 Minutes 00 Seconds East, a distance of 96.71 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 11 Degrees 49 Minutes 11 Seconds East, a distance of 97.93 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 19 Degrees 55 Minutes 23 Seconds East, a distance of 97.93 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 28 Degrees 01 Minutes 34 Seconds East, a distance of 97.93 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 17 Degrees 20 Minutes 32 Seconds West, a distance of 166.21 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 02 Degrees 52 Minutes 31 Seconds West, a distance of 93.07 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 09 Degrees 34 Minutes 14 Seconds East, a distance of 104.50 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 15 Degrees 29 Minutes 32 Seconds East, a distance of 204.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 00 Degrees 09 Minutes 35 Seconds East, a distance of 339.21 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner in the south line of a called 248.078 acre tract described in deed to D-F Pacific No. 2, LTD. and Silverstone Northlake LTD., as recorded in Instrument No. 2007-80851, R.P.R.D.C.T.;

THENCE South 88 Degrees 53 Minutes 59 Seconds East, along the south line of said 248.078 acre tract a distance of 1047.69 feet to a fence post found for corner;

THENCE South 89 Degrees 45 Minutes 24 Seconds East, continuing along the south line of said 248.078 acre tract a distance of 263.13 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

THENCE departing said south line of said 248.078 acre tract, over and cross said 782.359 acre tract, the following courses:

South 00 Degrees 01 Minutes 38 Seconds West, a distance of 208.29 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 89 Degrees 50 Minutes 25 Seconds West, a distance of 51.80 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 00 Degrees 09 Minutes 35 Seconds West, a distance of 516.56 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner at the beginning of a non-tangent curve to the left;

Southwesterly, along said non-tangent curve to the left having a central angle of 08 Degrees 56 Minutes 42 Seconds, a radius of 530.00 feet, an arc distance of 82.74 feet and a chord bearing and distance of South 78 Degrees 12 Minutes 15 Seconds West, 82.66 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 73 Degrees 43 Minutes 53 Seconds West, a distance of 38.63 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 61 Degrees 16 Minutes 07 Seconds West, a distance of 9.90 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 73 Degrees 43 Minutes 53 Seconds West, a distance of 60.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 28 Degrees 43 Minutes 53 Seconds West, a distance of 9.90 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 73 Degrees 43 Minutes 53 Seconds West, a distance of 240.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 61 Degrees 16 Minutes 07 Seconds West, a distance of 3.54 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 16 Degrees 16 Minutes 07 Seconds East, a distance of 65.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 28 Degrees 43 Minutes 53 Seconds West, a distance of 10.61 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 16 Degrees 16 Minutes 07 Seconds East, a distance of 108.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 73 Degrees 43 Minutes 53 Seconds East, a distance of 140.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 16 Degrees 16 Minutes 07 Seconds East, a distance of 185.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 11 Degrees 42 Minutes 09 Seconds East, a distance of 53.68 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 07 Degrees 09 Minutes 12 Seconds West, a distance of 75.46 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 81 Degrees 17 Minutes 18 Seconds West, a distance of 157.65 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 78 Degrees 41 Minutes 01 Seconds West, a distance of 54.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner at the beginning of a non-tangent curve to the right;

Southwesterly, along said non-tangent curve to the right having a central angle of 26 Degrees 04 Minutes 09 Seconds, a radius of 273.00 feet, an arc distance of 124.21 feet and a chord bearing and distance of South 24 Degrees 21 Minutes 04 Seconds West, 123.14 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner at the beginning of a reverse curve to the left;

Southwesterly, along said reverse curve to the left having a central angle of 27 Degrees 02 Minutes 53 Seconds, a radius of 527.00 feet, an arc distance of 248.79 feet and a chord bearing and distance of South 23 Degrees 51 Minutes 42 Seconds West, 246.48 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 10 Degrees 20 Minutes 15 Seconds West, a distance of 88.58 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 56 Degrees 05 Minutes 24 Seconds West, a distance of 10.67 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 11 Degrees 57 Minutes 50 Seconds West, a distance of 56.36 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the beginning of a non-tangent curve to the left;

Southeasterly, along said non-tangent curve to the left having a central angle of 20 Degrees 06 Minutes 23 Seconds, a radius of 1277.00 feet, an arc distance of 448.13 feet and a chord bearing and distance of South 88 Degrees 05 Minutes 21 Seconds East, 445.83 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner at the beginning of a reverse curve to the right;

Northeasterly, along said reverse curve to the right having a central angle of 03 Degrees 23 Minutes 09 Seconds, a radius of 1223.00 feet, an arc distance of 72.27 feet and a chord bearing and distance of North 83 Degrees 33 Minutes 02 Seconds East, 72.26 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 47 Degrees 11 Minutes 28 Seconds East, a distance of 13.60 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 00 Degrees 09 Minutes 30 Seconds West, a distance of 39.54 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 45 Degrees 12 Minutes 14 Seconds West, a distance of 14.13 feet to the **POINT OF BEGINNING** and containing 2,166,434 square feet or 49.734 acres of land more or less.

STATE OF TEXAS
COUNTY OF DENTON

KNOW ALL MEN BY THESE PRESENTS:

That I, Eduardo Martinez, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

PRELIMINARY
FOR REVIEW ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Signature: _____

Date: _____

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 Eduardo Martinez, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

_____
Notary Public in and for the State of Texas

GENERAL NOTES:

1. Bearings are based on the Texas State Plane Coordinate System, NAD 83, North Central Zone 4202, per monuments found for the Final Plat of Harvest Phase I, as recorded in Instrument No. 2013-166, R.P.R.D.C.T.
2. All side lot lines are perpendicular or radial to street frontage unless otherwise noted Not Radial (NR).
3. All lots shown are Single-Family residential unless otherwise designated with an "X" with the lot number. all "X" lots are open space lots.
4. 5' side and 10' rear yard setbacks required on all residential lots unless otherwise noted.
5. All common areas to be owned by the Home Owners Association, and/or by the Fresh Water Supply District. All open spaces to be maintained by the Home Owners Association, Fresh Water Supply District, and/or the Public Improvement District.
6. All Dedicated Public Roads Will Be Maintained By The Fresh Water Supply District.
7. No Direct Residential Driveway Access to Old Justin Road or Cleveland-Gibbs Road is Allowed.
8. All Lots Shown on this Plat are within Zone 1B & 1C as Identified in the Harvest Development Agreement as amended. All Setbacks shall conform with the Zone Requirements of Section 5.1 Residential Development Standards Table of Harvest Development Code unless a more Restrictive Setback is Identified on the Plat with a Building Line.
9. No Construction shall be allowed within FEMA Designated Flood Plain without a Hydraulic Study.
10. All floodplain information on this plat is for graphical depiction only, as scaled off of FIRM Panel No. 48121C0505G, Revised April 18, 2011 for Denton County, Texas. Portions of the property are within Zone A, areas subject to flooding by the 1% annual chance flood with no flood elevations determined, and Unshaded Zone X, areas determined to be outside of the 0.2% annual chance floodplain.

PRELIMINARY PLAT OF HARVEST PHASE 9 & 10

LOTS 14-16, BLOCK 96; LOTS 4X & 1-35, BLOCK 97; LOTS 1-60, BLOCK 98; LOTS 5X, BLOCK 99; LOTS 3X & 1-9, BLOCK 100; LOT 1X, BLOCK 101; LOT 2X, BLOCK 102
BEING 49.734 ACRES
SITUATED IN THE
PATRICK ROCK SURVEY, ABSTRACT NO. 1063
IN THE
ETJ OF TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
112 LOTS BY USE
(107 RESIDENTIAL, AND 5 NON-RESIDENTIAL /OPEN SPACE LOTS)
DECEMBER 2020

APPROVED BY THE NORTHLAKE TOWN COUNCIL ON:

_____
Date

_____
Mayor, Town of Northlake

_____
Town Secretary, Town of Northlake

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

_____
Date

_____
DISTRICT ENGINEER
BELMONT FRESH WATER SUPPLY DISTRICT NO. 1

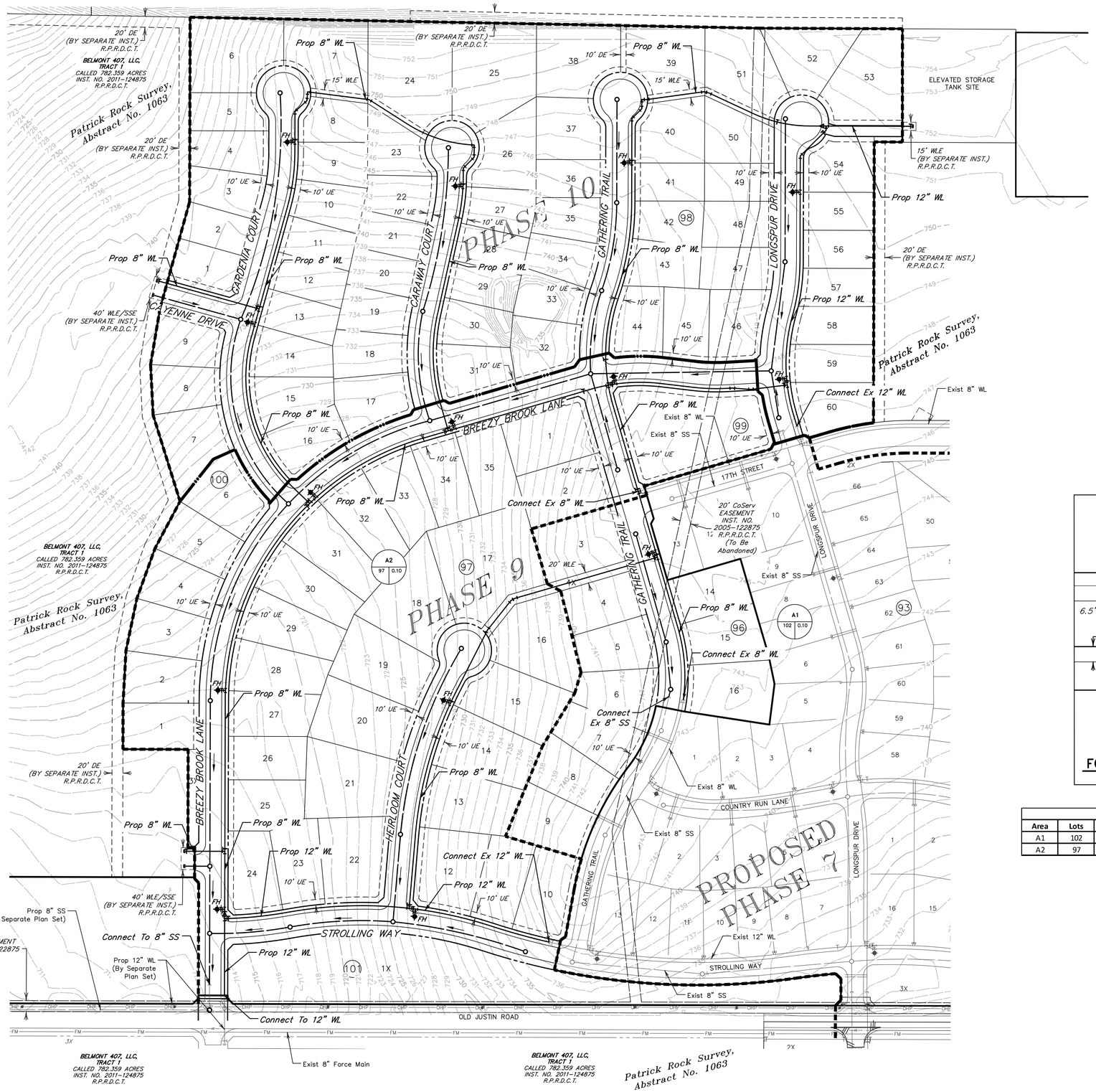
harvest
Gathering. Growing. Living.

DEVELOPER / OWNER:
BELMONT 407, LLC
3000 TURTLE CREEK BLVD.
DALLAS, TEXAS 75219
PHONE: (972) 201-2800

ENGINEER / SURVEYOR:
JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
2805 Dallas Parkway, Suite 600 • Plano, Texas 75093
972.488.3880
Texas Board of Professional Land Surveying Registration No. 100461-03
Contact: Eddie Martinez, E-mail: emartinez@jonescarter.com

JOB No. D160-0054 KLG/BAS/EM

K:\00160\00160-0058-00 Harvest Phase 9 Preliminary Plat\2 Design Phase\CAD\Plat\HARVEST PHASE 9 PRELIMINARY PLAT.dwg



BENCH MARK

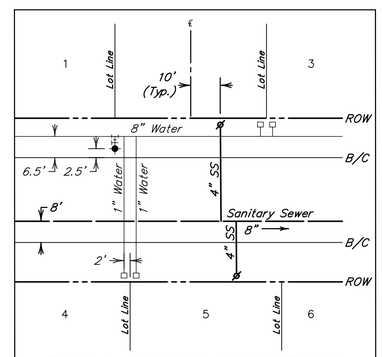
BM #70
"X" CUT AT THE NORTHEAST CORNER OF INLET BOX LOCATED IN THE EASTERLY R.O.W. OF HARVEST WAY AND 150'± NORTHEASTERLY FROM THE CENTERLINE OF 8th STREET. ELEVATION 719.58

BM #71
"X" CUT AT THE SOUTHEAST CORNER OF INLET BOX LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF CLEVELAND-GIBBS ROAD AND 13th STREET. ELEVATION 738.54

LEGEND

- PLAT BOUNDARY
- FUTURE LOT LINE
- FUTURE RIGHT OF WAY
- EXISTING LOT LINE
- EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- 745 — EXISTING MAJOR CONTOUR
- 744 — EXISTING MINOR CONTOUR
- GAS — EXISTING GAS LINE
- OHP — EXISTING OVERHEAD POWER LINE
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- PROPOSED WATER w/ F.H.
- PROPOSED WATER w/ REDUCER
- PHASE LINE
- SANITARY SEWER DRAINAGE AREA
- PROPOSED SANITARY SEWER
- SANITARY SEWER FLOW DIRECTION
- UE — UTILITY EASEMENT
- DE — DRAINAGE EASEMENT
- SSE — SAN SEW EASEMENT
- WLE — WATER LINE EASEMENT
- FME — FENCE MAINTENANCE EASEMENT
- A1 — SERVICE AREA NUMBER
- 335 — DESIGN LOAD IN MGD
- 0.34 — SERVICE AREA LOT COUNT

0 50 100 200
SCALE: 1" = 100'



TYPICAL SERVICE CONNECTIONS FOR WATER AND SANITARY SEWER
Scale: N.T.S.

Sanitary Sewer Calculations

Area	Lots	Density	Population	Load (GPD)	Load (GPM)	Average Load (GPM)	Average Load (MGD)	Peak Factor	Design Load (GPM)	Design Load (MGD)
A1	102	2.45	250	103	0.072	18	0.03	4	72.00	0.10
A2	97	2.45	238	103	0.072	17.136	0.02	4	68.54	0.10

NOTES:

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

HARVEST PHASE 9 & 10 PRELIMINARY SANITARY SEWER & WATER PLAN

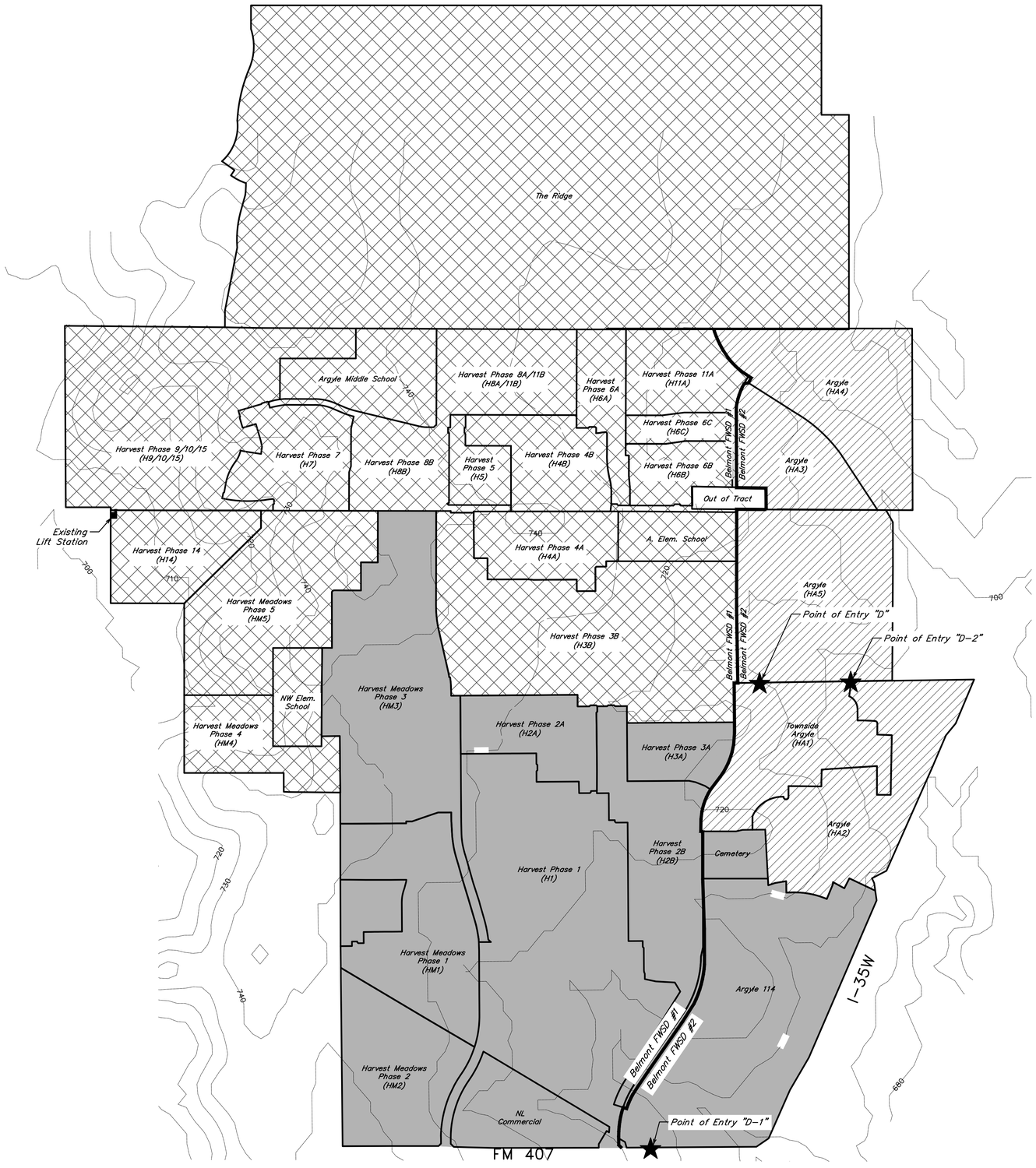
INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: RODNEY VELASQUEZ, P.E.
P.E. Serial No.: 129439
Date: DECEMBER 2020

harvest

JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
2805 Dallas Parkway, Suite 600 • Plano, Texas 75093
972.488.3880

JC JOB No. D160-0058-00

K:\00160\00160-0058-00 Harvest Phase 9 Preliminary Plat\2 Design Phase\CAD\Plans\H9 & 10 Preliminary Plat\H9 & 10 P.P.- WTR & SSWR.dwg Jan 20,2021 - 8:49am tsp



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ELEVATION 719.58

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ELEVATION 738.54

0 200 400 600 1200 1800
SCALE: 1" = 600'

LEGEND

- Point of Entry "D" Overall Drainage Area
- Point of Entry "D–1" Overall Drainage Area
- Point of Entry "D–2" Overall Drainage Area
- ★ TRA Point of Entry

Point of Entry D-1:

	Lots	Acres	Load (GPD)	ADF (GPD)	Peak Factor	Design Load
HM1	210		252.35	52,994	4.0	211,974
HM2	154		252.35	38,862	4.0	155,448
HM3	342		252.35	86,304	4.0	345,215
H1	321		252.35	81,004	4.0	324,017
H2A	90		252.35	22,712	4.0	90,846
H2B	148		252.35	37,348	4.0	149,391
H3A	67		252.35	16,907	4.0	67,630
Argyle 114		88.8	605.64	53,781	4.0	215,123
NL Commercial		20.1	605.64	12,173	4.0	48,693
		Total:		**402,084**		**1,608,338**

Point of Entry D:

	Lots	Acres	Load (GPD)	ADF (GPD)	Peak Factor	Design Load
HM4	98		252.35	24,730	4.0	98,921
HM5	185		252.35	46,685	4.0	186,739
H3B	331		252.35	83,528	4.0	334,111
H4A	68		252.35	17,160	4.0	68,639
H4B	80		252.35	20,188	4.0	80,752
H5	47		252.35	11,860	4.0	47,442
H6A	36		252.35	9,085	4.0	36,338
H6B	61		252.35	15,393	4.0	61,573
H6C	31		252.35	7,823	4.0	31,291
H7	92		252.35	23,216	4.0	92,865
H8A	91		252.35	22,964	4.0	91,855
H8B	81		252.35	20,440	4.0	81,761
H9	44		252.35	11,103	4.0	44,414
H10	63		252.35	15,898	4.0	63,592
H11A	83		252.35	20,945	4.0	83,780
H11B	46		252.35	11,608	4.0	46,432
H14	59		252.35	14,889	4.0	59,555
H15	39		252.35	9,842	4.0	39,367
NW Elem. School*	600		20	12,000	4.0	48,000
A. Middle School*	650		20	13,000	4.0	52,000
A. Elem. School*	600		20	12,000	4.0	48,000
Yu Tract	955		252.35	240,994	4.0	963,977
		Total:		**665,352**		**2,661,406**

Point of Entry D-2:

	Lots	Acres	Load (GPD)	ADF (GPD)	Peak Factor	Design Load
Townside Argyle HA1	208		252.35	52,489	4.0	209,955
Argyle HA2	110		252.35	27,759	4.0	111,034
Argyle HA3	97		252.35	24,478	4.0	97,912
Argyle HA4	72		252.35	18,169	4.0	72,677
Argyle HA5	344		252.35	86,808	4.0	347,234
		Total:		**209,703**		**838,811**

Northlake:

	Lots	Acres	Load (GPD)	ADF (GPD)	Peak Factor	Design Load
H1	321		252.35	81,004	4.0	324,017
H2A	90		252.35	22,712	4.0	90,846
H2B	148		252.35	37,348	4.0	149,391
H3A	67		252.35	16,907	4.0	67,630
H3B	331		252.35	83,528	4.0	334,111
H4A	68		252.35	17,160	4.0	68,639
H4B	80		252.35	20,188	4.0	80,752
H5	47		252.35	11,860	4.0	47,442
H6A	36		252.35	9,085	4.0	36,338
H6B	61		252.35	15,393	4.0	61,573
H6C	31		252.35	7,823	4.0	31,291
H7	92		252.35	23,216	4.0	92,865
H8A	91		252.35	22,964	4.0	91,855
H8B	81		252.35	20,440	4.0	81,761
H9	44		252.35	11,103	4.0	44,414
H10	63		252.35	15,898	4.0	63,592
H11A	83		252.35	20,945	4.0	83,780
H11B	46		252.35	11,608	4.0	46,432
H14	59		252.35	14,889	4.0	59,555
H15	39		252.35	9,842	4.0	39,367
HM5	185		252.35	46,685	4.0	186,739
NW Elem. School*	600		20	12,000	4.0	48,000
A. Middle School*	650		20	13,000	4.0	52,000
A. Elem. School*	600		20	12,000	4.0	48,000
NL		20.1	605.64	12,173	4.0	48,693
Yu Tract	955		252.35	240,994	4.0	963,977
		Total:		**1,013,655**		**4,054,620**

Argyle:

	Lots	Acres	Load (GPD)	ADF (GPD)	Peak Factor	Design Load
Argyle 114		88.8	605.64	53,781	4.0	215,123
Townside Argyle HA1	208		252.35	52,489	4.0	209,955
Argyle HA2	110		252.35	27,759	4.0	111,034
Argyle HA3	97		252.35	24,478	4.0	97,912
Argyle HA4	72		252.35	18,169	4.0	72,677
Argyle HA5	344		252.35	86,808	4.0	347,234
		Total:		**263,484**		**1,053,935**

Allowable Per TRA Alignment Study:

Argyle/Belmont	1,314,000
Northlake/Belmont	1,864,000
Northlake	115,000
	3,293,000

Notes:
*All school areas are calculated based on the average number of students per school with a load of 20 GPD per student.

HARVEST OVERALL SANITARY SEWER DISCHARGE PLAN

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: RODNEY VELASQUEZ, P.E.
P.E. Serial No.: 129439
Date: DECEMBER 2020

harvest

JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
2805 Dallas Parkway, Suite 600 • Plano, Texas 75093
972.488.3880

JC JOB No. D160-0058-00

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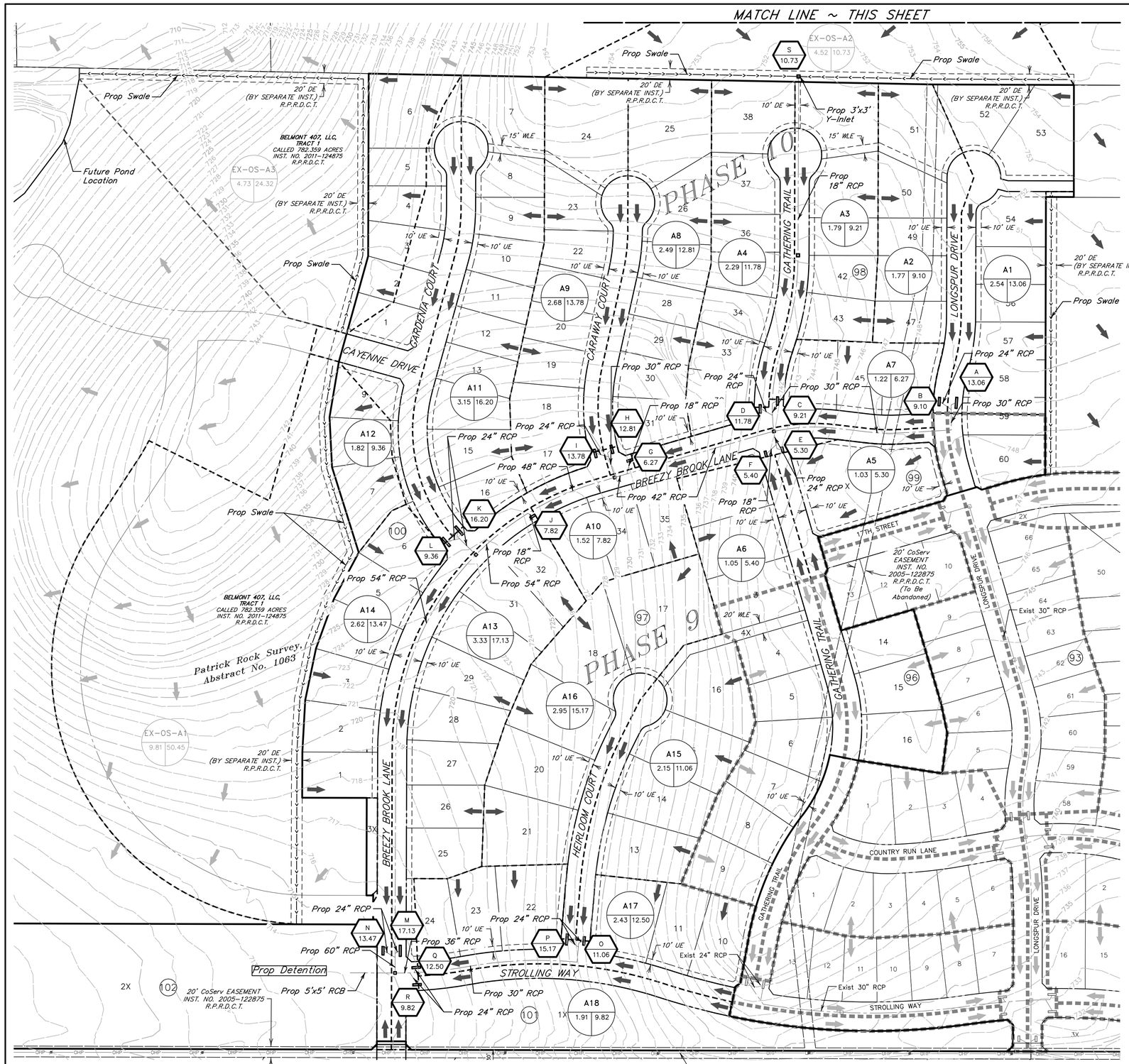

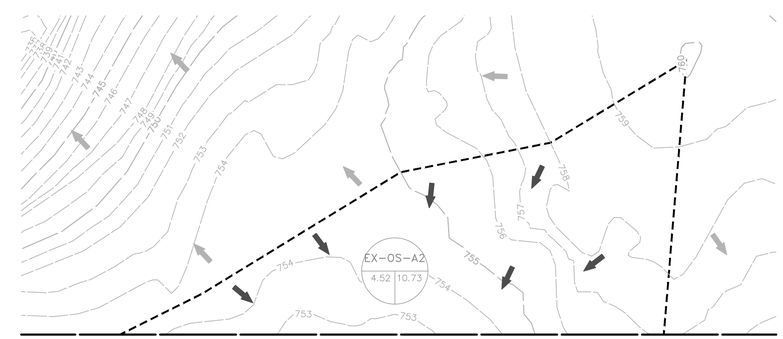

0 50 100 200
SCALE: 1" = 100'

BENCH MARK

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"X" CUT AT THE NORTHEAST CORNER OF INLET BOX LOCATED IN THE EASTERLY R.O.W. OF HARVEST WAY AND 150'± NORTHEASTERLY FROM THE CENTERLINE OF 8th STREET.
ELEVATION 719.58

BM #71
"X" CUT AT THE SOUTHEAST CORNER OF INLET BOX LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF CLEVELAND-GIBBS ROAD AND 13th STREET.
ELEVATION 738.54

LEGEND

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

HARVEST PHASE 9 & 10 PRELIMINARY DRAINAGE PLAN

harvest

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: JON M. KROEHLER, P.E.
P.E. Serial No.: 94247
Date: MARCH 2021

JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
2805 Dallas Parkway, Suite 600 • Plano, Texas 75093
972.488.3880

JC JOB No. D160-0058-00

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"X" CUT AT THE SOUTHEAST CORNER OF INLET BOX LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF CLEVELAND–GIBBS ROAD AND 13th STREET.
ELEVATION 738.54

DRAINAGE DESIGN CALCULATIONS - STREET, ROW, & ON-GRADE INLETS

Inlet Design Pt.	Inlet No.	Drainage Area Area No.	Area	Runoff Coeffecient	Time of Concentration	Street Long. Slope "S" (ft/ft)	Street Cross Section (Type)	Street Cross Slope (ft/ft) "S_x"	Gutter Cross Slope (ft/ft) "S'_w"	Manning Coeffecient "n"	25 Year Intensity "I" (in/hr)	25 Year Runoff "Q" (cfs)	25 Year Carryover (cfs)	25 Year Gutter Flow "Q" (cfs)	Street Capacity (cfs)	25 Year Depth of Flow "Y_0" (ft)	100 Year Intensity "I" (in/hr)	100 Year Runoff "Q" (cfs)	100 Year Carryover (cfs)	100 Year Gutter Flow "Q" (cfs)	100 Year Depth of Flow "Y_0" (ft)	100 Year Spread of Flow "Sp" (ft)	Length Required "L_0" (ft)	Length Provided "L" (ft)	Effeciency "E"	Inlet Capacity Qi (cfs)	25 Year Inlet Flow (cfs)	25 Year Bypass (cfs)	100 Year Inlet Flow (cfs)	100 Year Bypass (cfs)	Comments: CO= Carry Over, BP= Bypass
A	1	A1	2.54	0.65	15.00	0.0050	Type E	0.0200	0.2083	0.016	6.41	10.58	0.00	10.58	4.99	0.40	7.91	13.06	0.00	13.06	0.43	21.52	18.36	20	1.00	13.06	10.58	0.00	13.06	0.00	
B	2	A2	1.77	0.65	15.00	0.0050	Type E	0.0200	0.2083	0.016	6.41	7.37	0.00	7.37	4.99	0.35	7.91	9.10	0.00	9.10	0.37	18.79	14.93	15	1.00	9.10	7.37	0.00	9.10	0.00	
C	3	A3	1.79	0.65	15.00	0.0050	Type E	0.0200	0.2083	0.016	6.41	7.46	0.00	7.46	4.99	0.35	7.91	9.21	0.00	9.21	0.38	18.87	15.02	15	1.00	9.21	7.46	0.00	9.21	0.00	
D	4	A4	2.29	0.65	15.00	0.0050	Type E	0.0200	0.2083	0.016	6.41	9.54	0.00	9.54	4.99	0.38	7.91	11.78	0.00	11.78	0.41	20.70	17.30	15	0.97	11.46	9.54	0.00	11.46	0.31	
E	5	A5	1.03	0.65	15.00	0.0050	Type E	0.0200	0.2083	0.016	6.41	4.29	0.00	4.29	4.99	0.28	7.91	5.30	0.00	5.30	0.31	15.34	10.95	10	0.99	5.23	4.29	0.00	5.23	0.06	
F	6	A6	1.05	0.65	15.00	0.0050	Type E	0.0200	0.2083	0.016	6.41	4.37	0.00	4.37	4.99	0.28	7.91	5.40	0.00	5.40	0.31	15.45	11.07	10	0.99	5.32	4.37	0.00	5.32	0.08	
G	7	A7	1.22	0.65	15.00	0.0050	Type E	0.0200	0.2083	0.016	6.41	5.08	0.00	5.08	4.99	0.30	7.91	6.27	0.31	6.59	0.33	16.34	11.93	10	0.96	6.34	5.08	0.00	6.34	0.25	
H	8	A8	2.49	0.65	15.00	0.0050	Type E	0.0200	0.2083	0.016	6.41	10.37	0.00	10.37	4.99	0.39	7.91	12.81	0.00	12.81	0.43	21.36	18.15	15	0.96	12.26	10.37	0.00	12.26	0.55	
I	9	A9	2.68	0.65	15.00	0.0050	Type E	0.0200	0.2083	0.016	6.41	11.16	0.00	11.16	4.99	0.40	7.91	13.78	0.00	13.78	0.44	21.95	18.93	15	0.94	12.97	11.16	0.00	12.97	0.81	
J	10	A10	1.52	0.65	15.00	0.0050	Type E	0.0200	0.2083	0.016	6.41	6.33	0.00	6.33	4.99	0.33	7.91	7.82	0.14	7.96	0.36	17.75	13.60	10	0.91	7.23	6.33	0.00	7.23	0.73	
K	11	A11	3.15	0.65	15.00	0.0050	Type E	0.0200	0.2083	0.016	6.41	13.12	0.00	13.12	4.99	0.43	7.91	16.20	0.00	16.20	0.47	23.33	20.77	20	1.00	16.16	13.12	0.00	16.16	0.04	
L	12	A12	1.82	0.65	15.00	0.0050	Type E	0.0200	0.2083	0.016	6.41	7.58	0.00	7.58	4.99	0.35	7.91	9.36	0.00	9.36	0.38	18.99	15.17	20	1.00	9.36	7.58	0.00	9.36	0.00	
O	15	A15	2.15	0.65	15.00	0.0050	Type E	0.0200	0.2083	0.016	6.41	8.96	0.00	8.96	4.99	0.37	7.91	11.06	0.00	11.06	0.40	20.21	16.69	15	0.98	10.88	8.96	0.00	10.88	0.18	
P	16	A16	2.95	0.65	15.00	0.0050	Type E	0.0200	0.2083	0.016	6.41	12.29	0.00	12.29	4.99	0.42	7.91	15.17	0.00	15.17	0.45	22.76	20.00	20	1.00	15.17	12.29	0.00	15.17	0.00	
Q	17	A17	2.43	0.65	15.00	0.0050	Type E	0.0200	0.2083	0.016	6.41	10.12	0.00	10.12	4.99	0.39	7.91	12.50	0.18	12.68	0.42	21.16	17.78	15	0.96	12.23	10.12	0.00	12.23	0.45	
R	18	A18	1.91	0.65	15.00	0.0050	Type E	0.0200	0.2083	0.016	6.41	7.96	0.00	7.96	4.99	0.36	7.91	9.82	0.00	9.82	0.39	19.34	15.59	15	1.00	9.80	7.96	0.00	9.80	0.03	

DRAINAGE DESIGN CALCULATIONS - CURB INLETS IN SUMP LOCATIONS

Inlet Design Pt.	Inlet No.	Drainage Area Area No.	Area	Runoff Coeffecient "C"	Time of Concentration	Street Long. Slope "S"	Street Cross Slope (ft/ft)	Manning Coeffecient "n"	100 Year Intensity "I" (in/hr)	Street Cross Section (Type)	100 Year Runoff (cfs)	100 Year Carryover (cfs)	Total 100 Year Runoff (cfs)	100 Year Depth of Flow "Y_0" (ft)	Depth of Depression "a" (ft)	100 Year Depth of Flow "y" (ft)	Inlet Capacity Per Foot of Length "Q/L"	Length of Inlet Provided "L" (ft)	Inlet Capacity "Q" (cfs)	100 Year Bypass (cfs)	Percent 100 Year Flow Captured (%)	Comments: CO=Carryover, BP=Bypass
M	13	A13	3.33	0.65	15.00	0.0050	0.0200	0.016	7.91	Type D	17.13	0.73	17.85	0.48	0.63	0.48	1.01	15	20.53	0.00	100%	
N	14	A14	2.62	0.65	15.00	0.0050	0.0200	0.016	7.91	Type D	13.47	1.65	15.13	0.45	0.63	0.45	0.92	15	18.70	0.00	100%	

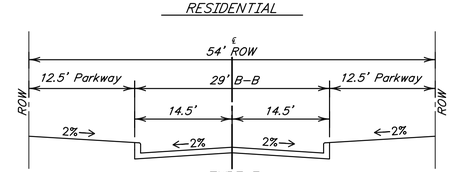
DRAINAGE DESIGN CALCULATIONS - "Y" INLETS

Design Point	Inlet No.	Drainage Area Area No.	Area (ac.)	Runoff Coeffecient "C"	Time of Concentration (min.)	100 Year Intensity (in./hr.)	100 Year Runoff "Q" (cfs)	100 Year Carryover (cfs)	Total 100 Year Runoff "Qo" (cfs)	100 Year Depth of Flow "Yo" (ft.)	Depth of Depression "a" (ft.)	Depth of Opening "Y" (ft.)	Inlet Capacity Per Foot of Length "Q/L" (ft.)	Length of Inlet Provided "L"	Inlet Capacity "Q" (cfs)	25 Year Bypass (cfs)	100 Year Bypass (cfs)	Percent 100 Year Flow Captured (%)	Comments
S	19	EX-OS-A2	4.52	0.30	15.00	7.91	10.73	0.00	10.73	0.50	0.50	1.00	3.00	9	27.00	0.00	0.00	100%	3'x3' "Y" Inlet

DRAINAGE AREA CALCULATIONS

Area No.	Acres	Runoff Coeff.	CA	T_c (min.)	i_{100} (in/hr)	Q_{100} (cfs)
A1	2.54	0.65	1.65	15.0	7.91	13.06
A2	1.77	0.65	1.15	15.0	7.91	9.10
A3	1.79	0.65	1.16	15.0	7.91	9.21
A4	2.29	0.65	1.49	15.0	7.91	11.78
A5	1.03	0.65	0.67	15.0	7.91	5.30
A6	1.05	0.65	0.68	15.0	7.91	5.40
A7	1.22	0.65	0.79	15.0	7.91	6.27
A8	2.49	0.65	1.62	15.0	7.91	12.81
A9	2.68	0.65	1.74	15.0	7.91	13.78
A10	1.52	0.65	0.99	15.0	7.91	7.82
A11	3.15	0.65	2.05	15.0	7.91	16.20
A12	1.82	0.65	1.18	15.0	7.91	9.36
A13	3.33	0.65	2.16	15.0	7.91	17.13
A14	2.62	0.65	1.70	15.0	7.91	13.47
A15	2.15	0.65	1.40	15.0	7.91	11.06
A16	2.95	0.65	1.92	15.0	7.91	15.17
A17	2.43	0.65	1.58	15.0	7.91	12.50
A18	1.91	0.65	1.24	15.0	7.91	9.82
EX-OS-A1	9.81	0.65	6.38	15.0	7.91	50.45
EX-OS-A2	5.24	0.30	1.57	15.0	7.91	12.44
EX-OS-A3	4.73	0.65	3.07	15.0	7.91	24.33

RESIDENTIAL



TYPE E
SCALE: NTS

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: JON M. KROEHLER, P.E.
P.E. Serial No.: 94247
Date: MARCH 2021

HARVEST PHASE 9 & 10 PRELIMINARY DRAINAGE PLAN CALCULATIONS

harvest

JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
2805 Dallas Parkway, Suite 600 • Plano, Texas 75093
972.488.3880

JC JOB No. D160-0058-00

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: MARCH 25, 2021

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

SUBJECT: THE RIDGE AT NORTHLAKE PHASE 2 FINAL PLAT

GOALS/OBJECTIVES:

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

PRELIMINARY PLAT INFORMATION:

Owner/ Applicant: TMRY Ridge, LP

Engineer/Surveyor: JBI Partners

Current Zoning: Mixed-Use Planned Development (MPD)

Site: Approximately 43.158 acres out of the Patrick Rock Survey, Abstract No. 1063, generally located 2,000 feet south of Robson Ranch Road near the intersection of Briarwood Road and Heritage Trail. The site was preliminary platted as part of The Ridge at Northlake preliminary plat approved on August 9, 2018.

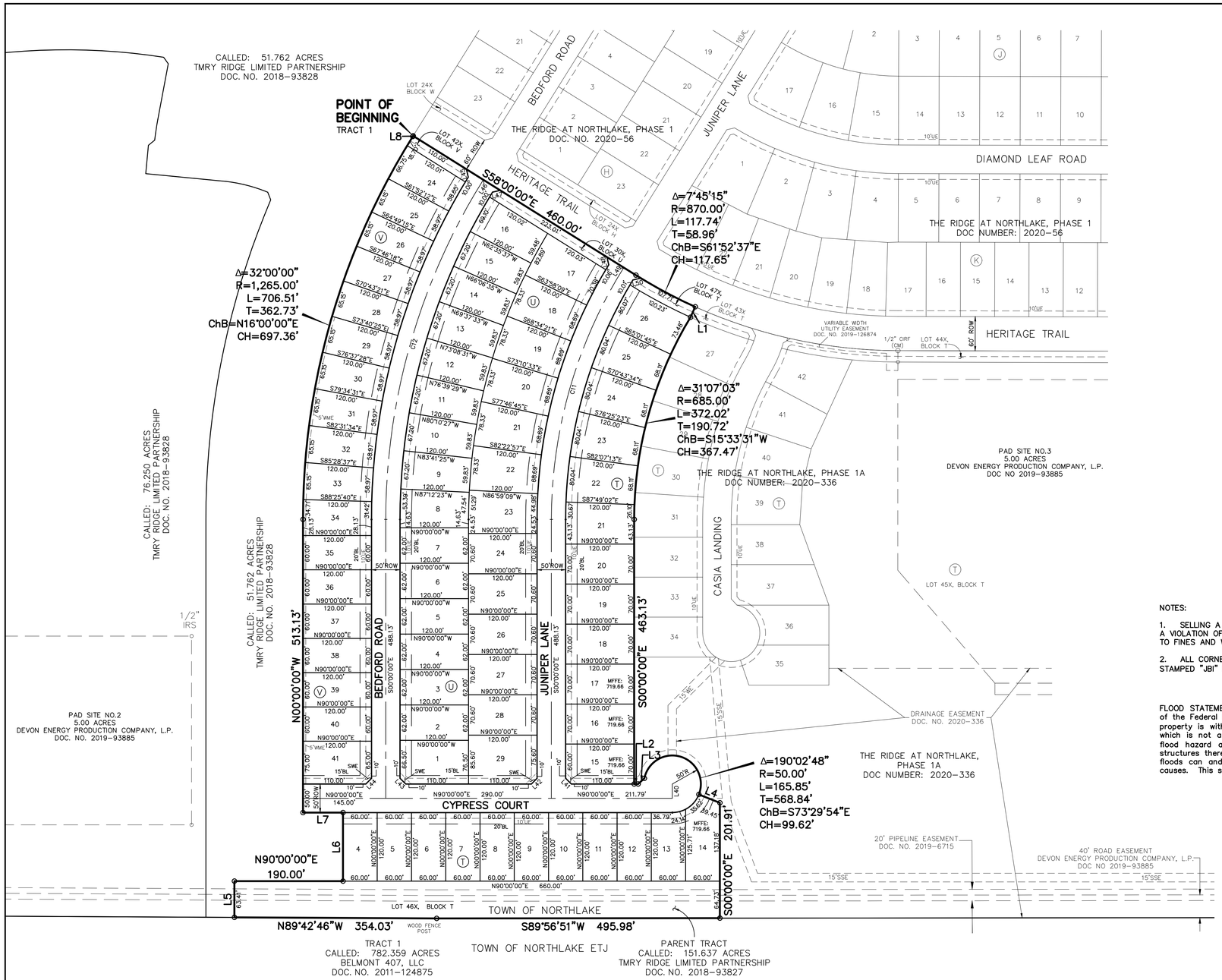
Summary: This final plat is for a phase of The Ridge at Northlake containing 195 residential lots and 8 common area lots. The lots are located in the SF-1 & SF-2 zoning tracts of the MPD which call for a mix of SF-50, SF-60, and SF-70 lot types. There are 111 SF-50, 60 SF-60, and 24 SF-70 lots proposed with the plat.

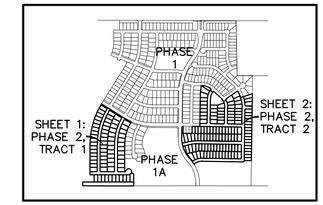
Staff Analysis: The applicant has provided a final plat application in accordance with requirements the Unified Development Code (UDC). The application was considered filed on March 18, 2021, and will be approved on April 17, 2021, if no action is taken.

The final plat conforms to the approved preliminary plat. The plat meets all zoning standards outlined in the MPD. Construction plans for storm drainage, water, sanitary sewer, and paving were also submitted with the final plat for review and meet all engineering design requirements.

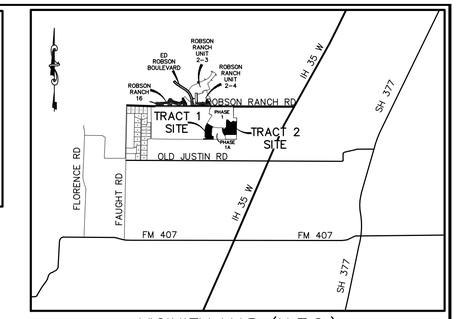
COUNCIL ACTIONS:

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

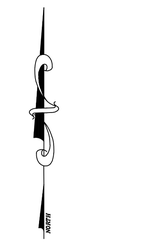




INDEX MAP (N.T.S.)



VICINITY MAP (N.T.S.)



GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

NOTES:

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

2. ALL CORNERS ARE ONE-HALF INCH IRON ROD WITH YELLOW CAP STAMPED "JBI" FOUND UNLESS OTHERWISE NOTED.

FLOOD STATEMENT: According to Community Panel No. 48121C0505G dated April 18, 2011 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

LEGEND

IRS	CAPPED IRON ROD SET WITH YELLOW CAP STAMPED "JBI"
IRF	IRON ROD FOUND
BL	BUILDING LINE
ROW	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
R	RADIUS
SWE	SIDEWALK EASEMENT
UE	UTILITY EASEMENT
BL	BUILDING LINE
WME	WALL MAINTENANCE EASEMENT
◆	STREET NAME CHANGE INDICATOR

LOT SIZE TABLE					
SF-50	SF-60	SF-70	1 ACRE	UNITS	ACREAGE
111	60	24	0	195	43.158

FINAL PLAT

THE RIDGE AT NORTHLAKE, PHASE 2

195 RESIDENTIAL LOTS AND 8 COMMON AREA LOTS
PART OF NORTHLAKE MUNICIPAL MANAGEMENT DISTRICT NO. 2

BEING 43.158 ACRES OUT OF THE
PATRICK ROCK SURVEY, ABSTRACT NO. 1063,

THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

TMRY RIDGE LIMITED PARTNERSHIP — **OWNER/DEVELOPER**
6735 Salt Cedar Way,
Building 1, Suite 200
Frisco, Texas 75034
Contact: Phillip Thompson
(469) 252-2194

JBI PARTNERS, INC. — **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300
Carrollton, Texas 75006
Contact: Daniel Dewey, P.E.
TBPE No. F-438 TBPLS No. 10076000
(972) 248-7676

March 16, 2021

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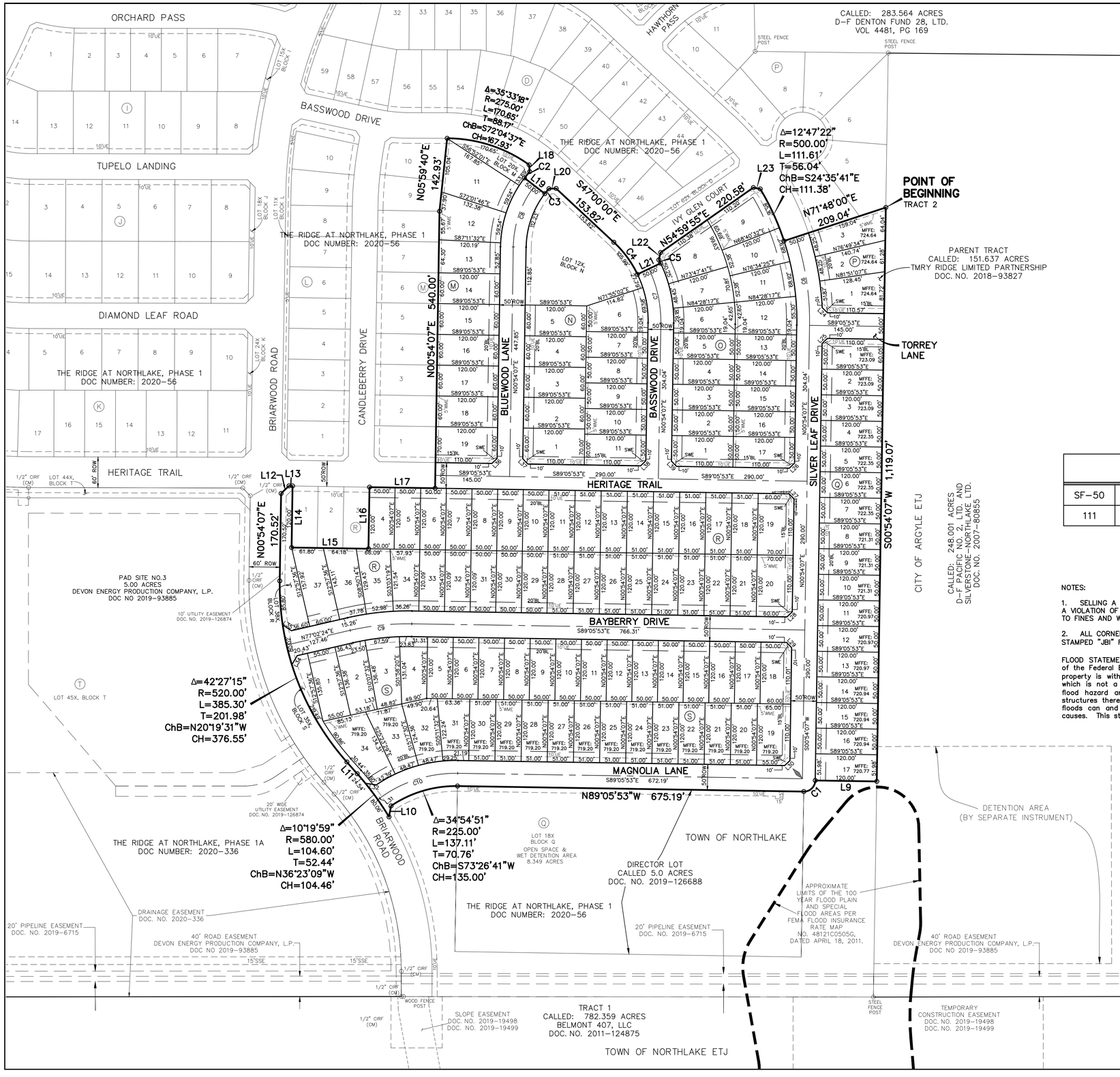

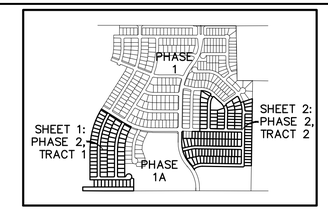

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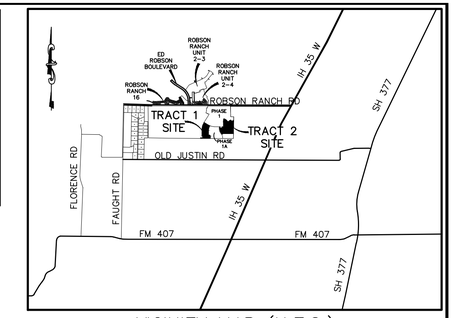

VICINITY MAP (N.T.S.)

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
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March 16, 2021

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Plotted by: astout Plot Date: 3/16/2021 4:53 PM

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES
M–11	11,662	0.268	P–3	8,186	0.188	R–27	6,120	0.140	S–30	6,120	0.140	U–9	7,622	0.175
M–12	9,528	0.219	Q–1	7,156	0.164	R–28	6,120	0.140	S–31	6,849	0.157	U–10	7,622	0.175
M–13	7,480	0.172	Q–2	6,000	0.138	R–29	6,000	0.138	S–32	7,363	0.169	U–11	7,622	0.175
M–14	7,200	0.165	Q–3	6,000	0.138	R–30	6,000	0.138	S–33	7,667	0.176	U–12	7,622	0.175
M–15	7,200	0.165	Q–4	6,000	0.138	R–31	6,000	0.138	S–34	9,629	0.221	U–13	7,622	0.175
M–16	7,200	0.165	Q–5	6,000	0.138	R–32	6,000	0.138	S–35X	4,973	0.114	U–14	7,622	0.175
M–17	7,200	0.165	Q–6	6,000	0.138	R–33	6,000	0.138	T–4	7,200	0.165	U–15	7,622	0.175
M–18	7,200	0.165	Q–7	6,000	0.138	R–34	6,469	0.149	T–5	7,200	0.165	U–16	7,714	0.177
M–19	8,350	0.192	Q–8	6,000	0.138	R–35	7,406	0.170	T–6	7,200	0.165	U–17	9,196	0.211
M–20X	5,313	0.122	Q–9	6,000	0.138	R–36	7,868	0.181	T–7	7,200	0.165	U–18	8,822	0.203
N–1	8,350	0.192	Q–10	6,000	0.138	R–37	9,031	0.207	T–8	7,200	0.165	U–19	8,822	0.203
N–2	7,200	0.165	Q–11	6,000	0.138	R–38X	8,794	0.202	T–9	7,200	0.165	U–20	8,822	0.203
N–3	7,200	0.165	Q–12	6,000	0.138	S–1	7,486	0.172	T–10	7,200	0.165	U–21	8,822	0.203
N–4	7,200	0.165	Q–13	6,000	0.138	S–2	7,725	0.177	T–11	7,200	0.165	U–22	8,822	0.203
N–5	7,200	0.165	Q–14	6,000	0.138	S–3	7,797	0.179	T–12	7,200	0.165	U–23	8,720	0.200
N–6	8,197	0.188	Q–15	6,000	0.138	S–4	6,535	0.150	T–13	7,243	0.166	U–24	8,472	0.194
N–7	6,000	0.138	Q–16	6,000	0.138	S–5	6,000	0.138	T–14	8,458	0.194	U–25	8,472	0.194
N–8	6,000	0.138	Q–17	6,238	0.143	S–6	6,000	0.138	T–15	8,350	0.192	U–26	8,472	0.194
N–9	6,000	0.138	R–4	6,000	0.138	S–7	6,000	0.138	T–16	8,400	0.193	U–27	8,472	0.194
N–10	6,000	0.138	R–5	6,000	0.138	S–8	6,000	0.138	T–17	8,400	0.193	U–28	8,472	0.194
N–11	7,150	0.164	R–6	6,000	0.138	S–9	6,000	0.138	T–18	8,400	0.193	U–29	10,222	0.235
N–12X	34,605	0.794	R–7	6,000	0.138	S–10	6,000	0.138	T–19	8,400	0.193	U–30X	4,701	0.108
O–1	7,150	0.164	R–8	6,000	0.138	S–11	6,000	0.138	T–20	8,400	0.193	V–24	7,524	0.173
O–2	6,000	0.138	R–9	6,000	0.138	S–12	6,000	0.138	T–21	8,582	0.197	V–25	7,447	0.171
O–3	6,000	0.138	R–10	6,000	0.138	S–13	6,000	0.138	T–22	8,889	0.204	V–26	7,447	0.171
O–4	6,000	0.138	R–11	6,120	0.140	S–14	6,000	0.138	T–23	8,889	0.204	V–27	7,447	0.171
O–5	6,000	0.138	R–12	6,120	0.140	S–15	6,000	0.138	T–24	8,889	0.204	V–28	7,447	0.171
O–6	6,594	0.151	R–13	6,120	0.140	S–16	6,000	0.138	T–25	8,889	0.204	V–29	7,447	0.171
O–7	7,156	0.164	R–14	6,120	0.140	S–17	6,000	0.138	T–26	9,050	0.208	V–30	7,447	0.171
O–8	9,545	0.219	R–15	6,120	0.140	S–18	7,150	0.164	T–46X	54,976	1.262	V–31	7,447	0.171
O–9	9,552	0.219	R–16	6,120	0.140	S–19	7,750	0.178	T–47X	2,330	0.053	V–32	7,447	0.171
O–10	7,278	0.167	R–17	6,120	0.140	S–20	6,120	0.140	TRACT–1	759,273	17.431	V–33	7,447	0.171
O–11	7,278	0.167	R–18	6,120	0.140	S–21	6,120	0.140	TRACT–2	1,120,698	25.728	V–34	7,344	0.169
O–12	8,210	0.188	R–19	8,350	0.192	S–22	6,120	0.140	U–1	9,130	0.210	V–35	7,200	0.165
O–13	6,000	0.138	R–20	8,350	0.192	S–23	6,120	0.140	U–2	7,440	0.171	V–36	7,200	0.165
O–14	6,000	0.138	R–21	6,120	0.140	S–24	6,120	0.140	U–3	7,440	0.171	V–37	7,200	0.165
O–15	6,000	0.138	R–22	6,120	0.140	S–25	6,120	0.140	U–4	7,440	0.171	V–38	7,200	0.165
O–16	6,000	0.138	R–23	6,120	0.140	S–26	6,120	0.140	U–5	7,440	0.171	V–39	7,200	0.165
O–17	7,150	0.164	R–24	6,120	0.140	S–27	6,120	0.140	U–6	7,440	0.171	V–40	7,200	0.165
P–1	8,805	0.202	R–25	6,120	0.140	S–28	6,120	0.140	U–7	7,440	0.171	V–41	8,950	0.205
P–2	7,260	0.167	R–26	6,120	0.140	S–29	6,120	0.140	U–8	7,811	0.179	V–42X	2,350	0.054

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	34.56'	090°00'00"	22.00'	22.00'	S45°54'07"W	31.11'
C2	15.97'	004°04'01"	225.00'	7.99'	S39°40'44"W	15.97'
C3	12.44'	004°04'18"	175.00'	6.22'	N39°40'53"E	12.43'
C4	78.19'	021°20'02"	210.00'	39.55'	S36°19'59"E	77.74'
C5	7.32'	001°36'49"	260.00'	3.66'	N26°28'23"W	7.32'
C6	175.03'	019°06'07"	525.00'	88.33'	N08°38'56"W	174.22'
C7	108.97'	026°34'05"	235.00'	55.48'	N12°22'55"W	108.00'
C8	128.26'	036°44'37"	200.00'	66.42'	S19°16'26"W	126.07'
C9	120.97'	013°51'43"	500.00'	60.78'	S83°58'16"W	120.67'
C10	161.84'	037°05'29"	250.00'	83.87'	S72°21'23"W	159.03'
C11	463.56'	032°00'00"	830.00'	238.00'	S16°00'00"W	457.56'
C12	625.53'	032°00'00"	1120.00'	321.15'	S16°00'00"W	617.43'

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S24°14'45"W	20.00'	L18	S05°17'30"E	13.39'	L35	N56°10'08"W	20.54'
L2	N90°00'00"E	6.79'	L19	S52°21'16"E	50.00'	L36	S45°54'07"W	14.14'
L3	N47°52'11"E	14.83'	L20	N87°52'28"E	14.11'	L37	N44°05'53"W	14.14'
L4	S68°28'30"E	39.45'	L21	N64°20'02"E	50.00'	L38	S45°54'07"W	14.14'
L5	N00°00'00"E	63.41'	L22	N13°18'31"E	14.94'	L39	N44°05'53"W	14.14'
L6	N00°00'00"E	120.00'	L23	S78°16'55"E	13.71'	L40	S00°00'00"E	25.00'
L7	N90°00'00"W	70.00'	L24	N45°39'40"W	14.52'	L41	N45°00'00"W	14.14'
L8	N32°00'00"E	1.31'	L25	S45°54'07"W	14.14'	L42	N45°00'00"E	14.15'
L9	N89°05'53"W	120.00'	L26	N45°54'07"E	14.14'	L43	N45°00'00"W	14.14'
L10	S11°03'31"W	21.93'	L27	S44°05'53"E	14.14'	L44	S45°00'00"W	14.15'
L11	N41°33'08"W	30.44'	L28	N45°54'07"E	14.14'	L45	N13°05'40"W	14.17'
L12	N45°54'07"E	21.21'	L29	S44°08'25"E	14.13'	L46	S32°00'00"W	1.31'
L13	S89°05'53"E	7.00'	L30	S45°54'07"W	14.14'	L47	S76°54'04"W	14.12'
L14	S00°54'07"W	120.00'	L31	S53°48'38"W	5.47'	L48	N13°00'15"W	14.06'
L15	S89°05'53"E	150.00'	L32	N82°05'12"W	21.69'	L49	N32°00'00"E	1.31'
L16	N00°54'07"E	120.00'	L33	S77°35'30"W	206.90'	L50	N76°46'54"E	14.17'
L17	S89°05'53"E	128.00'	L34	N30°14'56"E	20.54'			

FINAL PLAT

THE RIDGE AT NORTHLAKE, PHASE 2

195 RESIDENTIAL LOTS AND 8 COMMON AREA LOTS
PART OF NORTHLAKE MUNICIPAL MANAGEMENT DISTRICT NO. 2

BEING 43.158 ACRES OUT OF THE
PATRICK ROCK SURVEY, ABSTRACT NO. 1063,

THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

TMRY RIDGE LIMITED PARTNERSHIP — **OWNER/DEVELOPER**
6735 Salt Cedar Way,
Building 1, Suite 200
Frisco, Texas 75034
Contact: Phillip Thompson
(469) 252–2194

JBI PARTNERS, INC. — **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300
Carrollton, Texas 75006
Contact: Daniel Dewey, P.E.
TBPE No. F–438 TBPLS No. 10076000
(972) 248–7676

March 16, 2021

Drawing: H:\Projects\DAR008–The Ridge at Nrthlake\dwg\Survey\xDAR008–pt–(PH2).dwg Saved By: astout Save Time: 3/16/2021 12:49 PM Plotted by: astout Plot Date: 3/16/2021 4:53 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §

DENTON COUNTY §

TRACT 1

WHEREAS TMRY Ridge Limited Partnership is the owner of a parcel of land situated in the Town of Northlake, Denton County, Texas, a part of the Patrick Rock Survey, Abstract No. 1063, and being a part of that called 151.637 acre tract of land described in a special warranty deed to TMRY Ridge Limited Partnership as recorded in Document Number 2018–93827, Official Public Records of Denton County, Texas, and being further described as follows:

BEGINNING at a one–half inch iron rod with yellow cap stamped "JBI" found for corner in the west line of said 151.637 acre tract, said point being in the east line that called 51.762 acre tract of land described in a special warranty deed to TMRY Ridge Limited Partnership as recorded in Document No. 2018–93828, Official Public Records of Denton County, Texas, and said point being in the west line of The Ridge at Northlake, Phase 1, an addition to the Town of Northlake, Texas, recorded in Document Number 2020–56, Official Public Records of Denton County, Texas;

THENCE continuing along the west line of said The Ridge at Northlake, Phase 1 as follows:
South 58 degrees, 00 minutes, 00 seconds East, 460.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
Southeasterly, 117.74 feet along a curve to the left which has a central angle of 07 degrees 45 minutes 15 seconds, a radius of 870.00 feet, a tangent of 58.96 feet, and whose chord bears South 61 degrees 52 minutes 37 seconds East, 117.65 feet to a one–half inch iron rod found for corner, point being the northwest corner of The Ridge at Northlake, Phase 1A, an addition to the Town of Northlake, Texas, recorded in Document Number 2020–336, Official Public Records of Denton County, Texas;

THENCE continuing along the west line of said The Ridge at Northlake, Phase 1A as follows:
South 24 degrees 14 minutes 45 seconds West, 20.00 feet to a one–half inch iron rod found for corner;
Southwesterly, 372.02 feet along a curve to the left which has a central angle of 31 degrees 07 minutes 03 seconds, a radius of 685.00 feet, a tangent of 190.72 feet, and whose chord bears South 15 degrees 33 minutes 31 seconds West, 367.47 feet to a one–half inch iron rod found for corner;
South 00 degrees 00 minutes 00 seconds East, 463.13 feet to a one–half inch iron rod found for corner;
North 90 degrees 00 minutes 00 seconds East, 6.79 feet to a one–half inch iron rod found for corner;
North 47 degrees 52 minutes 11 seconds East, 14.83 feet to a one–half inch iron rod found for corner;
Southeasterly, 165.85 feet along a curve to the right which has a central angle of 190 degrees 02 minutes 48 seconds, a radius of 50.00 feet, a tangent of 568.84 feet, and whose chord bears South 73 degrees 29 minutes 54 seconds East, 99.62 feet to a one–half inch iron rod found for corner;
South 68 degrees 28 minutes 30 seconds East, 39.45 feet to a one–half inch iron rod found for corner;
South 00 degrees 00 minutes 00 seconds East, 201.91 feet to a one–half inch iron rod found for corner, said point being in the south line of said 151.637 acre tract, said point also being the southwest corner of said The Ridge at Northlake, Phase 1A;

THENCE continuing along the south line of said 151.637 acre tract of land as follows:
South 89 degrees 56 minutes 51 seconds West, 495.98 feet to a one–half inch iron rod found for corner;
North 89 degrees 42 minutes 46 seconds West, 354.03 feet to a one–half inch iron rod found for corner, said point being the southwest corner of said 151.637 acre tract, said point also being the most southerly southeast corner of said 51.762 acre tract;

THENCE continuing along the west line of said 151.637 acre tract and along the east line of said 51.762 acre tract as follows:
North 00 degrees 00 minutes 00 seconds East, 63.41 feet to a one–half inch iron rod found for corner;
North 90 degrees 00 minutes 00 seconds East, 190.00 feet to a one–half inch iron rod found for corner;
North 00 degrees 00 minutes 00 seconds East, 120.00 feet to a one–half inch iron rod found for corner;
North 90 degrees 00 minutes 00 seconds West, 70.00 feet to a one–half inch iron rod found for corner;
North 00 degrees 00 minutes 00 seconds West, 513.13 feet to a one–half inch iron rod found for corner;
Northeasterly, 706.51 feet along a curve to the right which has a central angle of 32 degrees 00 minutes 00 seconds, a radius of 1,265.00 feet, a tangent of 362.73 feet, and whose chord bears North 16 degrees 00 minutes 00 seconds East, 697.36 feet to a one–half inch iron rod found for corner;
North 32 degrees 00 minutes 00 seconds East, 1.31 feet to the POINT OF BEGINNING and containing 759,273 square feet or 17.431 acres of land.

BASIS OF BEARING: The basis of bearing is derived from the TEXAS WDS RTK Cooperative Network – Texas State Plane Coordinate System, North Central Zone (4202), NAD83.

OWNER'S CERTIFICATE

STATE OF TEXAS §

DENTON COUNTY §

TRACT 2

WHEREAS TMRY Ridge Limited Partnership is the owner of a parcel of land situated in the Town of Northlake, Denton County, Texas, a part of the Patrick Rock Survey, Abstract No. 1063, and being a part of that called 151.637 acre tract of land described in a special warranty deed to TMRY Ridge Limited Partnership as recorded in Document Number 2018–93827, Official Public Records of Denton County, Texas, and being further described as follows:

BEGINNING at a one–half inch iron rod with yellow cap stamped "JBI" found for corner in the east line of 151.637 acre tract, said point also being the southeast corner of Lot 5, Block P, The Ridge at Northlake, Phase 1, an addition to the Town of Northlake, Texas, recorded in Document Number 2020–56, Official Public Records of Denton County, Texas;

THENCE South 00 degrees 54 minutes 07 seconds West, 1,119.07 feet to a one–half inch iron rod found for corner in the east line of said 151.637 acre tract, said point being the northeast corner of Lot 18X, Block Q, of said The Ridge at Northlake, Phase 1;

THENCE along the north line of said Lot 18X as follows:
North 89 degrees 05 minutes 53 seconds West, 120.00 feet to a one–half inch iron rod found for corner;
Southwesterly, 34.56 feet along a curve to the right which has a central angle of 90 degrees 00 minutes 00 seconds, a radius of 22.00 feet, a tangent of 22.00 feet, and whose chord bears South 45 degrees 54 minutes 07 seconds West, 31.11 feet to a one–half inch iron rod found for corner;
North 89 degrees 05 minutes 53 seconds West, 675.19 feet to a one–half inch iron rod found for corner;
Southwesterly, 137.11 feet along a curve to the left which has a central angle of 34 degrees 54 minutes 51 seconds, a radius of 225.00 feet, a tangent of 70.76 feet, and whose chord bears South 73 degrees 26 minutes 41 seconds West, 135.00 feet to a one–half inch iron rod found for corner;
South 11 degrees 03 minutes 31 seconds West, 21.93 feet to a one–half inch iron rod found for corner in the east right–of–way line of Briarwood Road (a 60 foot wide right–of–way);

THENCE along the east right–of–way line of Briarwood Road as follows:
Northwesterly, 104.60 feet along a curve to the left which has a central angle of 10 degrees 19 minutes 59 seconds, a radius of 580.00 feet, a tangent of 52.44 feet, and whose chord bears North 36 degrees 23 minutes 09 seconds West, 104.46 feet to a one–half inch iron rod found for corner;
North 41 degrees 33 minutes 08 seconds West, 30.44 feet to a one–half inch iron rod found for corner;
Northwesterly, 385.30 feet along a curve to the right which has a central angle of 42 degrees 27 minutes 15 seconds, a radius of 520.00 feet, a tangent of 201.98 feet, and whose chord bears North 20 degrees 19 minutes 31 seconds West, 376.55 feet to a one–half inch iron rod found for corner;
North 00 degrees 54 minutes 07 seconds East, 170.52 feet to a one–half inch iron rod found for corner;
North 45 degrees 54 minutes 07 seconds East, 21.21 feet to a one–half inch iron rod found for corner, said point being in the south right–of–way line of Heritage Trail (a 50 foot wide right–of–way at this point;

THENCE South 89 degrees 05 minutes 53 seconds East, 7.00 feet along the south right–of–way line of Heritage Trail to a one–half inch iron rod found for corner, said point being the northwest corner of Lot 1, Block R, of The Ridge at Northlake, Phase 1;

THENCE continuing along the south and east lines of said The Ridge at Northlake, Phase 1 as follows:
South 00 degrees 54 minutes 07 seconds West, 120.00 feet to a one–half inch iron rod found for corner;
South 89 degrees 05 minutes 53 seconds East, 150.00 feet to a one–half inch iron rod found for corner;
North 00 degrees 54 minutes 07 seconds East, 120.00 feet to a one–half inch iron rod found for corner;
South 89 degrees 05 minutes 53 seconds East, 128.00 feet to a one–half inch iron rod found for corner;
North 00 degrees 54 minutes 07 seconds East, 540.00 feet to a one–half inch iron rod found for corner;
North 05 degrees 59 minutes 40 seconds East, 142.93 feet to a one–half inch iron rod found for corner;

OWNER'S CERTIFICATE

TRACT 2 LEGAL DESCRIPTION CONTINUED:

Southeasterly, 170.65 feet along a curve to the right which has a central angle of 35 degrees 33 minutes 18 seconds, a radius of 275.00 feet, a tangent of 88.17 feet, and whose chord bears South 72 degrees 04 minutes 37 seconds East, 167.93 feet to a one–half inch iron rod found for corner;
South 05 degrees 17 minutes 30 seconds East, 13.39 feet to a one–half inch iron rod found for corner;
Southwesterly, 15.97 feet along a curve to the left which has a central angle of 04 degrees 04 minutes 01 seconds, a radius of 225.00 feet, a tangent of 7.99 feet, and whose chord bears South 39 degrees 40 minutes 44 seconds West, 15.97 feet to a one–half inch iron rod found for corner;
South 52 degrees 21 minutes 16 seconds East, 50.00 feet to a one–half inch iron rod found for corner;
Northeasterly, 12.44 feet along a curve to the right which has a central angle of 04 degrees 04 minutes 18 seconds, a radius of 175.00 feet, a tangent of 6.22 feet, and whose chord bears North 39 degrees 40 minutes 53 seconds East, 12.43 feet to a one–half inch iron rod found for corner;
North 87 degrees 52 minutes 28 seconds East, 14.11 feet to a one–half inch iron rod found for corner;
South 47 degrees 00 minutes 00 seconds East, 153.82 feet to a one–half inch iron rod found for corner;
Southeasterly, 78.19 feet along a curve to the right which has a central angle of 21 degrees 20 minutes 02 seconds, a radius of 210.00 feet, a tangent of 39.55 feet, and whose chord bears South 36 degrees 19 minutes 59 seconds East, 77.74 feet to a one–half inch iron rod found for corner;
North 64 degrees 20 minutes 02 seconds East, 50.00 feet to a one–half inch iron rod found for corner;
Northwesterly, 7.32 feet along a curve to the left which has a central angle of 01 degrees 36 minutes 49 seconds, a radius of 260.00 feet, a tangent of 3.66 feet, and whose chord bears North 26 degrees 28 minutes 23 seconds West, 7.32 feet to a one–half inch iron rod found for corner;
North 13 degrees 18 minutes 31 seconds East, 14.94 feet to a one–half inch iron rod found for corner;
North 54 degrees 59 minutes 55 seconds East, 220.58 feet to a one–half inch iron rod found for corner;
South 78 degrees 16 minutes 55 seconds East, 13.71 feet to a one–half inch iron rod found for corner;
Southeasterly, 111.61 feet along a curve to the right which has a central angle of 12 degrees 47 minutes 22 seconds, a radius of 500.00 feet, a tangent of 56.04 feet, and whose chord bears South 24 degrees 35 minutes 41 seconds East, 111.38 feet to a one–half inch iron rod found for corner;
North 71 degrees 48 minutes 00 seconds East, 209.04 feet to the POINT OF BEGINNING and containing 1,120,698 square feet or 25.728 acres of land.

BASIS OF BEARING: The basis of bearing is derived from the TEXAS WDS RTK Cooperative Network – Texas State Plane Coordinate System, North Central Zone (4202), NAD83.

DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TMRY RIDGE LIMITED PARTNERSHIP, acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as **THE RIDGE AT NORTHLAKE, PHASE 2**, an addition to the Town of Northlake, Denton County, Texas.

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

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

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

TMRY Ridge Limited Partnership,

a Texas limited partnership

BY: TM Ridge GP, LLC

a Texas limited liability company,
its general partner

BY: Taylor Morrison of Texas, Inc.,

a Texas corporation,
its managing member

BY: _____

Phillip Thompson
VP–Land Development

STATE OF TEXAS §

COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2021.

_____
Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

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

Dated this the _____ day of _____, 2021.

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

_____
Mark W. Harp, R.P.L.S. No. 6425

STATE OF TEXAS REGISTERED MARK W. HARP 6425 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §

COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ___ day of _____, 2021.

_____
Notary Public in and for the State of Texas

My Commision Expires: _____

NOTARY PUBLIC STATE OF TEXAS ROSA M. GARCIA Notary ID 124892205 Expires April 13, 2024

APPROVED BY THE TOWN COUNCIL ON:

_____
DATE

_____
MAYOR, TOWN of NORTHLAKE

_____
SECRETARY, TOWN of NORTHLAKE

FINAL PLAT

THE RIDGE AT NORTHLAKE, PHASE 2

195 RESIDENTIAL LOTS AND 8 COMMON AREA LOTS
PART OF NORTHLAKE MUNICIPAL MANAGEMENT DISTRICT NO. 2

BEING 43.158 ACRES OUT OF THE
PATRICK ROCK SURVEY, ABSTRACT NO. 1063,

THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

TMRY RIDGE LIMITED PARTNERSHIP — **OWNER/DEVELOPER**
6735 Salt Cedar Way,
Building 1, Suite 200
Frisco, Texas 75034
Contact: Phillip Thompson
(469) 252–2194

JBI PARTNERS, INC. — **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300
Carrollton, Texas 75006
Contact: Daniel Dewey, P.E.
(972) 248–7676
TBPE No. F–438 TBPLS No. 10076000

March 16, 2021

Drawing: H:\Projects\DAR008–The Ridge at Nrthlake\dwg\Survey\xDAR008–pt–(PH2).dwg Saved By: astout Save Time: 3/16/2021 12:49 PM Plotted by: astout Plot Date: 3/16/2021 4:53 PM

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: MARCH 25, 2021

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

SUBJECT: LOT 3R, BLOCK A, ALLIANCE NORTHPORT REPLAT

GOALS/OBJECTIVES:

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

FINAL PLAT INFORMATION:

Owner: LEX Northlake 17505 L.P.

Applicant: Hillwood Alliance Services

Engineer/Surveyor: Peloton Land Solutions

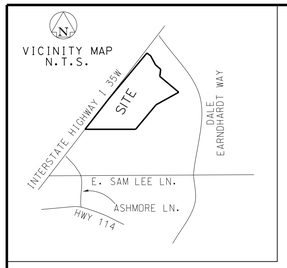
Site: The site is currently platted as Lot 3, Block A, Alliance Northport Addition, an approximately 32.177-acre lot located on the east side of IH 35W at 17505 IH 35W approximately 800 feet south of Dale Earnhardt Way and zoned Industrial (I). An approximately 500,000 square-foot warehouse/distribution center was constructed on the site and is leased to Schluter Systems.

Summary: The purpose of the replat is to add an additional 1.854 acres of vacant land at the northwest corner of the site into the Lot for future parking expansion, but no improvements are proposed at this time.

Staff Analysis: The applicant has provided a replat application in accordance with requirements and procedures for replats outlined in Section 12.11 and Section 12.12 of the Unified Development Code (UDC). Among the requirements of these sections is that Town Council hold a public hearing. Since the property being replatted is not currently zoned or deed-restricted for single or two family dwellings and has not been so zoned or deed-restricted within the last five years, compliance with the notification and protest procedures of Sections 12.12. C. and 12.12. D. is not required. The application was considered filed on March 19, 2021, and will be approved on April 18, 2021, if no action is taken.

COUNCIL ACTIONS:

- Approve or take no action (results in approval on April 18th).



LEGEND

IRS = IRON ROD SET
IRF = IRON ROD FOUND
B.L. = BUILDING LINE

OWNERS CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS LEX NORTHLAKE 17505 L.P. IS THE SOLE OWNERS OF A 34.013 ACRE TRACT OF LAND SITUATED IN THE B.B.B. & C.R.R. COMPANY SURVEY, ABSTRACT NUMBER 189, AND THE H..W. COOKE SURVEY, ABSTRACT NUMBER 310, DENTON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED BY DEED TO LEX NORTHLAKE 17505 L.P., RECORDED IN INSTRUMENT NUMBERS 2020-203478 ALSO KNOWN AS LOT 3, BLOCK A, ALLIANCE NORTHPORT ADDITION, AN ADDITION TO THE TOWN OF NORTHLAKE, RECORDED IN INSTRUMENT NUMBER 2019-372, AND BEING ALL OF THAT TRACT OF LAND DESCRIBED BY DEED TO LEX NORTHLAKE 17505 L.P., RECORDED IN INSTRUMENT NUMBER 2020-203479, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 3, SAID COUNTY RECORDS, BEING THE MOST WESTERLY NORTHWEST CORNER OF LOT 2X, BLOCK A, ALLIANCE NORTHPORT ADDITION, AN ADDITION TO THE TOWN OF NORTHLAKE, RECORDED IN INSTRUMENT NUMBER 2019-372, ALSO BEING IN THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35W, RECORDED IN INSTRUMENT NUMBER 2011-21643, ALL OF SAID COUNTY RECORDS:

THENCE N 37°56'25"E 851.95 FEET, WITH SAID EAST RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND:

THENCE N 39°51'53"E, 1268.51 FEET, CONTINUING WITH SAID EAST RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE NORTHWEST CORNER OF THE AFOREMENTIONED LEX NORTHLAKE TRACT:

THENCE S 50°08'07"E, 52.13 FEET, DEPARTING SAID EAST RIGHT-OF-WAT LINE, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE S 56°55'45"E, 44.55 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE S 28°01'44"E, 226.04 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE S 50°11'09"E, 145.12 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE S 07°12'44"W, 137.29 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE S 13°02'33"W, 16.07 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED LEX NORTHLAKE TRACT, BEING IN THE NORTH LINE OF THE AFOREMENTIONED LOT 3:

THENCE S 50°11'09"E, 535.17 FEET, WITH SAID NORTH LINE, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE NORTHEAST CORNER OF SAID LOT 3:

THENCE S 61°00'20"W, 559.55 FEET, WITH THE EAST LINE OF SAID LOT 3, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND:

THENCE S 39°49'35"W, 689.57 FEET, CONTINUING WITH SAID EAST LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE SOUTHEAST CORNER OF SAID LOT 3.

THENCE S 89°59'49"W, 1091.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,482,400 SQUARE FEET OR 34.031 ACRES OF LAND MORE OR LESS.

SURVEYORS CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS

THAT I, TODD A. BRIDGES, 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.

_____
TODD A. BRIDGES

"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" 22 TAC 663.18C
Todd A. Bridges, RPLS 4940
Date: 3/18/2021

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY IN AND FOR SAID COUNTY AND STATE OF TEXAS, ON THE DAY PERSONALLY APPEARED TODD A. BRIDGES, KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLWDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF THIS ____ DAY OF _____, 2021

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

OWNERS DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT LEX NORTHLAKE 17505, L.P., DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS ALLIANCE NORTHPORT ADDITION, LOT 3R, BLOCK A, AN ADDITION TO THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN ON THIS PLAT, EXCEPT THOSE EASEMENTS AND RIGHTS-OF-WAY CREATED OR DEDICATED BY SEPERATE INSTRUMENT AS SHOWN HEREON, FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME, ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SCHRUBS OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFECIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENT STRIPS AND ANY PUBLIC UTILITY SHALL, AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID STRIPS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING THE PERMISSION OF ANYONE.

EXECUTED THIS THE ____ DAY OF _____, A.D., 2021

LEX NORTHLAKE 17505, L.P.,
A DELAWARE LIMITED PARTNERSHIP

BY: LEX NORTHLAKE 17505 L.P.,
A DELAWARE LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

BY: LXP MANAGER CORP.,
A DELAWARE CORPORATION
ITS MANAGER

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS

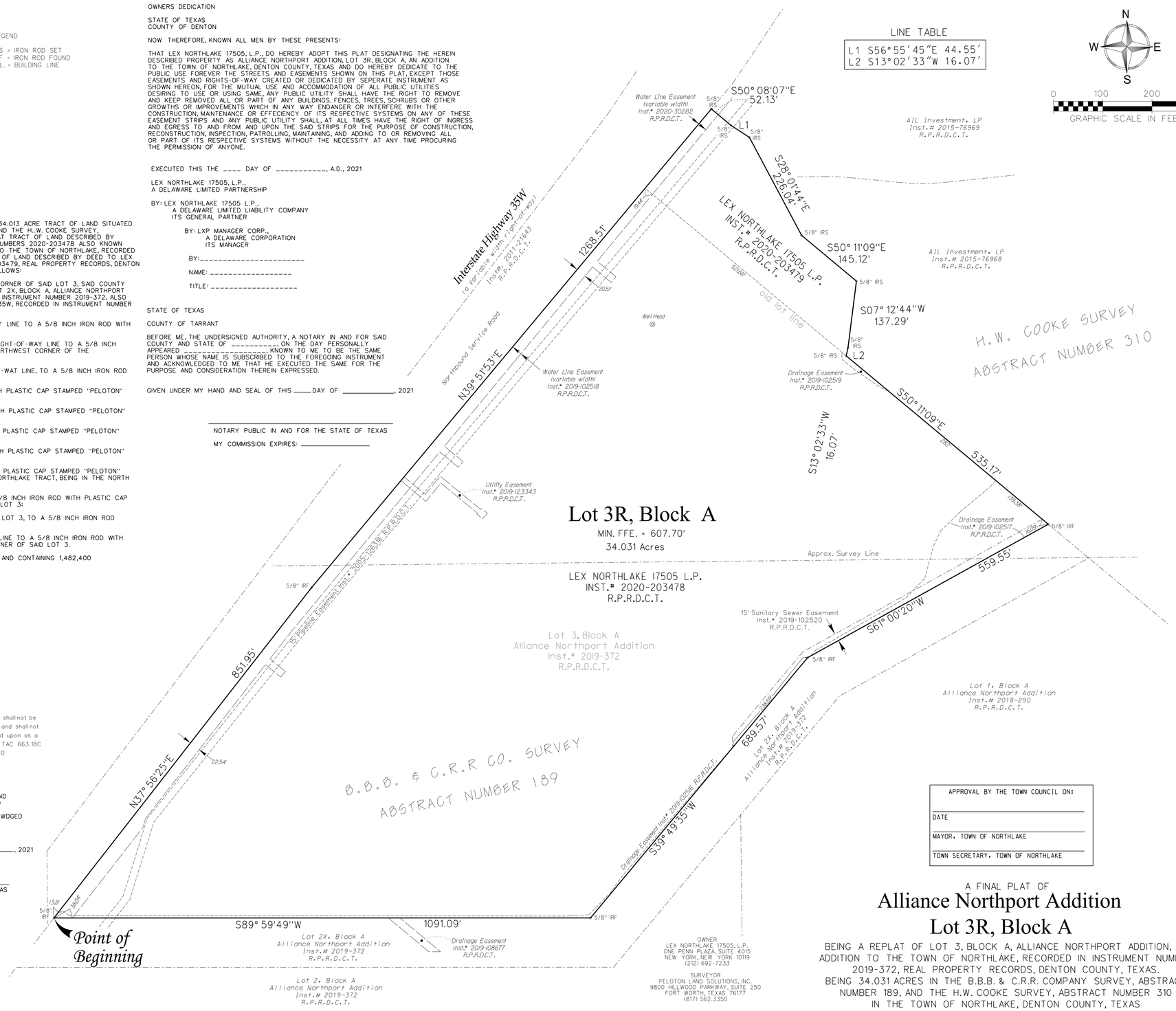
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY IN AND FOR SAID COUNTY AND STATE OF _____, ON THE DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF THIS ____ DAY OF _____, 2021

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____



LINE TABLE

L1	S56°55'45"E 44.55'
L2	S13°02'33"W 16.07'

APPROVAL BY THE TOWN COUNCIL ON:

_____
DATE

_____
MAYOR, TOWN OF NORTHLAKE

_____
TOWN SECRETARY, TOWN OF NORTHLAKE

A FINAL PLAT OF

Alliance Northport Addition
Lot 3R, Block A

BEING A REPLAT OF LOT 3, BLOCK A, ALLIANCE NORTHPORT ADDITION, AN ADDITION TO THE TOWN OF NORTHLAKE, RECORDED IN INSTRUMENT NUMBER 2019-372, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS.
BEING 34.031 ACRES IN THE B.B.B. & C.R.R. COMPANY SURVEY, ABSTRACT NUMBER 189, AND THE H.W. COOKE SURVEY, ABSTRACT NUMBER 310
IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

OWNER
LEX NORTHLAKE 17505, L.P.
ONE PENN PLAZA, SUITE 4015
NEW YORK, NEW YORK 10119
(212) 692-7233

SURVEYOR
PELOTON LAND SOLUTIONS, INC.
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177
(817) 562.3350

ACF# 60400

JOB #:	HWA18017
DRAWN BY:	W.Blades
CHECKED BY:	T.Bridges
DATE:	2.4.2021
REVISIONS:	

A FINAL PLAT OF
Alliance Northport Lot 3R, Block A
BEING A REPLAT OF LOT 3, BLOCK A, ALLIANCE NORTHPORT ADDITION, AN ADDITION TO THE TOWN OF NORTHLAKE, RECORDED IN INSTRUMENT NUMBER 2019-372, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS.
BEING 34.031 ACRES IN THE B.B.B. & C.R.R. COMPANY SURVEY, ABSTRACT NUMBER 189, AND THE H.W. COOKE SURVEY, ABSTRACT NUMBER 310
IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

PELOTON LAND SOLUTIONS
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 FPLS# 817-562-3350

SHEET
OF SHEETS

3/18/2021 3:18:46 PM
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Copyright© 2021 Peloton Land Solutions, Inc.
TBPELS FIRM REG. NO. 10177700

Ref. Job No. HWA 20050

Peloton Job No.

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: MARCH 25, 2021

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

SUBJECT: REVISED SITE PLAN OF ALLIANCE NORTHPORT BUILDING 5

GOALS/OBJECTIVES:

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

SITE PLAN INFORMATION:

Applicant/ Developer: Alliance Northport No. 5, Ltd.

Engineer: Peloton Land Solutions, Inc.

Zoning: Industrial (I)

Site: 15.042 acres platted as Lot 8, Block A, Alliance Northport Addition, generally located on the northwest corner of Dale Earnhardt Way and Sam Lee Lane at 4100 Dale Earnhardt Way.

Summary: This application is to revise the site plan approved for this site on December 13, 2018. That site plan provided for a 225,934 square-foot warehouse building which has since been constructed. 85,000 square feet of the southern portion of the building is occupied by Crown Lift Trucks, and the northern 100,000 square feet is undergoing improvements to be occupied by Walgreens as a central pharmacy fulfillment center. The Walgreens facility is expected to employee at least 200 people, more than the typical warehouse/distribution center occupant in the same amount of space, but it will not need many trailer parking spaces.

Revisions: The revised site plan converts trailer parking spaces shown on the original site plan to 88 passenger parking spaces for employees. It also identifies new security fencing of the truck dock area as well as identifies locations for emergency generators, dumpsters, and recycling containers within the secured truck dock area at the rear of the building. No revisions to the landscaping or building elevations are proposed.

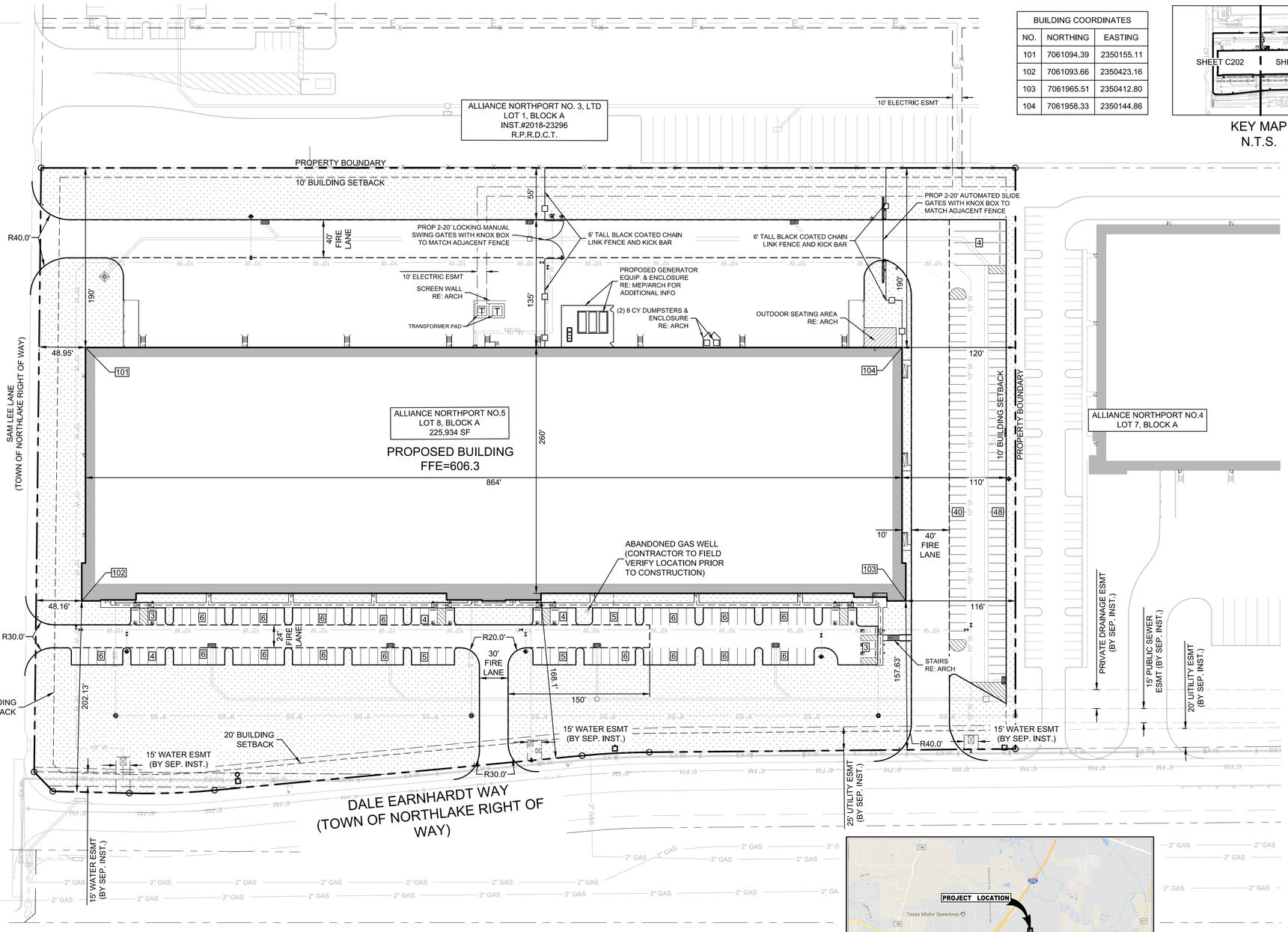
Staff Analysis: The Unified Development Code (UDC) states that "changes to an approved site plan shall be processed in the same manner as the original approved site plan." The applicant has provided site plan revisions in accordance with requirements of the UDC. The application was considered filed March 18, 2021, and will be approved on April 17, 2021, if no action is taken.

COUNCIL ACTIONS:

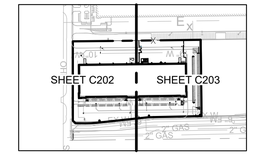
- Approve or take no action (results in approval on April 17th)

ATTACHMENTS:

- Overall Site Plan with revisions
- Existing Conditions & Demolition Plan
- Site Plan sheet identifying specific areas of revisions



BUILDING COORDINATES		
NO.	NORTHING	EASTING
101	7061094.39	2350155.11
102	7061093.66	2350423.16
103	7061965.51	2350412.80
104	7061958.33	2350144.86



KEY MAP
N.T.S.

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
COSERV	940-321-7800
TOWN OF NORTHLAKE	940-648-3290
TOWN OF NORTHLAKE WATER DEPT.	940-242-5707

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

0 60' 120'
SCALE: 1" = 60'

LEGEND

- PROP. FIRE HYDRANT
- PROP. RETAINING WALL
- PROP. FIRE LANE
- PROP. SIGN
- PROP. SIDEWALK
- PROP. LANDSCAPE AREA RE: LANDSCAPE
- ACCESSIBLE ROUTE
- 100YR FP — 100 YEAR FLOODPLAIN

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF WALL, FACE OF BUILDING, CENTER OF STRIPING, OR CENTER OF PROPERTY LINE UNLESS OTHERWISE NOTED.
2. ALL CURB RADII ARE TO FACE OF CURB AND ARE 4' UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING LAYOUT AND DESIGN.
4. REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.
5. ALL MECHANICAL EQUIPMENT, DUMPSTERS, ROOFTOP UNITS, ETC SHALL BE SCREENED IN COMPLIANCE WITH THE TOWN ORDINANCES.
6. ALL STRIPING SHALL BE PAINTED 4" WIDE WHITE TRAFFIC PAINT, TWO (2) COATS, UNLESS OTHERWISE NOTED.
7. ALL PROPOSED RAMPS TO FOLLOW THE ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS (TAS).
8. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & COORDINATES PRIOR TO CONSTRUCTION.
9. ALL COORDINATES ARE NAD83 SURFACE, TEXAS NORTH CENTRAL ZONE.
10. REFER TO CONSTRUCTION DETAILS (C204) FOR STANDARD PARKING STALL DIMENSIONS.
11. ALL PORTIONS OF THE ACCESSIBLE ROUTE SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM LONGITUDINAL SLOPE OF 5% (EXCLUDING RAMPS WHERE INDICATED).
12. SLOPED WALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM LONGITUDINAL SLOPE OF 5%.
13. CONTRACTOR TO FORM SIDEWALKS AND CONFIRM SLOPES PRIOR TO PAVING. CONTRACTOR SHALL CONTACT ENGINEER IF CONFLICTS EXIST.

BENCHMARKS

BM #1 - "X" CUT ON SOUTHEAST CORNER OF SOUTH RIGHT-OF-WAY OF SAM LEE LANE, ±693' WEST OF CENTER OF DALE EARNHARDT WAY.
ELEVATION = 610.83'
N: 7060951.89
E: 2349946.01

BM #2 - "X" CUT ON CURB ON SOUTHEAST CORNER OF DALE EARNHARDT WAY AND SAM LEE LANE, ±73' SOUTHWEST OF FIRE HYDRANT, ±42' SOUTHEAST OF STORM MANHOLE AND ±82' SOUTHEAST OF SANITARY SEWER MANHOLE.
ELEVATION = 603.87'
N: 7060963.15
E: 2350704.63

STATE OF TEXAS
KYLE A. KATTNER
118741
LICENSED PROFESSIONAL ENGINEER
03/12/2021

PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

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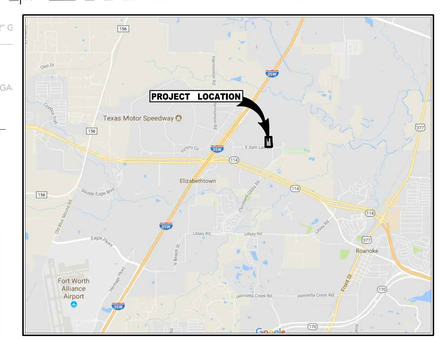
NO.	DATE	REVISION
1	03/12/2021	SITE PLAN REVISION



VICINITY MAP

SCALE : N.T.S.

SITE DATA SUMMARY TABLE	
ZONING	I
PROPOSED USE	INDUSTRIAL
BUILDING AREA (GROSS SF)	225,934
TOTAL SITE AREA (ACRES)	15.042
AREA OF IMPERVIOUS SURFACE (ACRES)	10.24
PROP TRAILER SPACES	4
TOTAL PASSENGER SPACES	132
PROP REGULAR PASSENGER SPACES	121
PROP ADA SPACES TOTAL	11
VAN ACCESSIBLE	8

OWNER / DEVELOPER:
HILLWOOD ALLIANCE SERVICES, LLC
9800 HILLWOOD PARKWAY
SUITE 300
FORT WORTH, TEXAS 76177
PHONE: (817) 224-6000
FAX: (817) 244-6060

ENGINEER/SURVEYOR:
PELOTON LAND SOLUTIONS
9800 HILLWOOD PKWY
SUITE 250
FORT WORTH, TX 76177
PHONE: 817-562-3350
TX FIRM NO 12207

FOR TOWN OF NORTHLAKE USE ONLY

ALLIANCE NORTHPORT BUILDING 5

OVERALL SITE PLAN

NORTHLAKE, DENTON COUNTY, TEXAS

PELOTON LAND SOLUTIONS
TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
9800 HILLWOOD PKWY, SUITE 250, FORT WORTH, TEXAS 76177
FORT WORTH PHONE: (817) 562-3350

DRAWN: DES	DATE	PROJECT #	SHEET
DESIGNED: DES	JANUARY 2019	HWA18038	C201
REVIEWER: KAK			

ALLIANCE NORTHPORT BUILDING 5, LOT 8, BLOCK A, CIVIL CONSTRUCTION PLANS

Drawing: G:\JOB\HWA18038_Northport_5\Master Dev\Civil\CAD_Walgreens\NPS Site Exhibit\HWA18038-NPS-C-SITE.OVERALL
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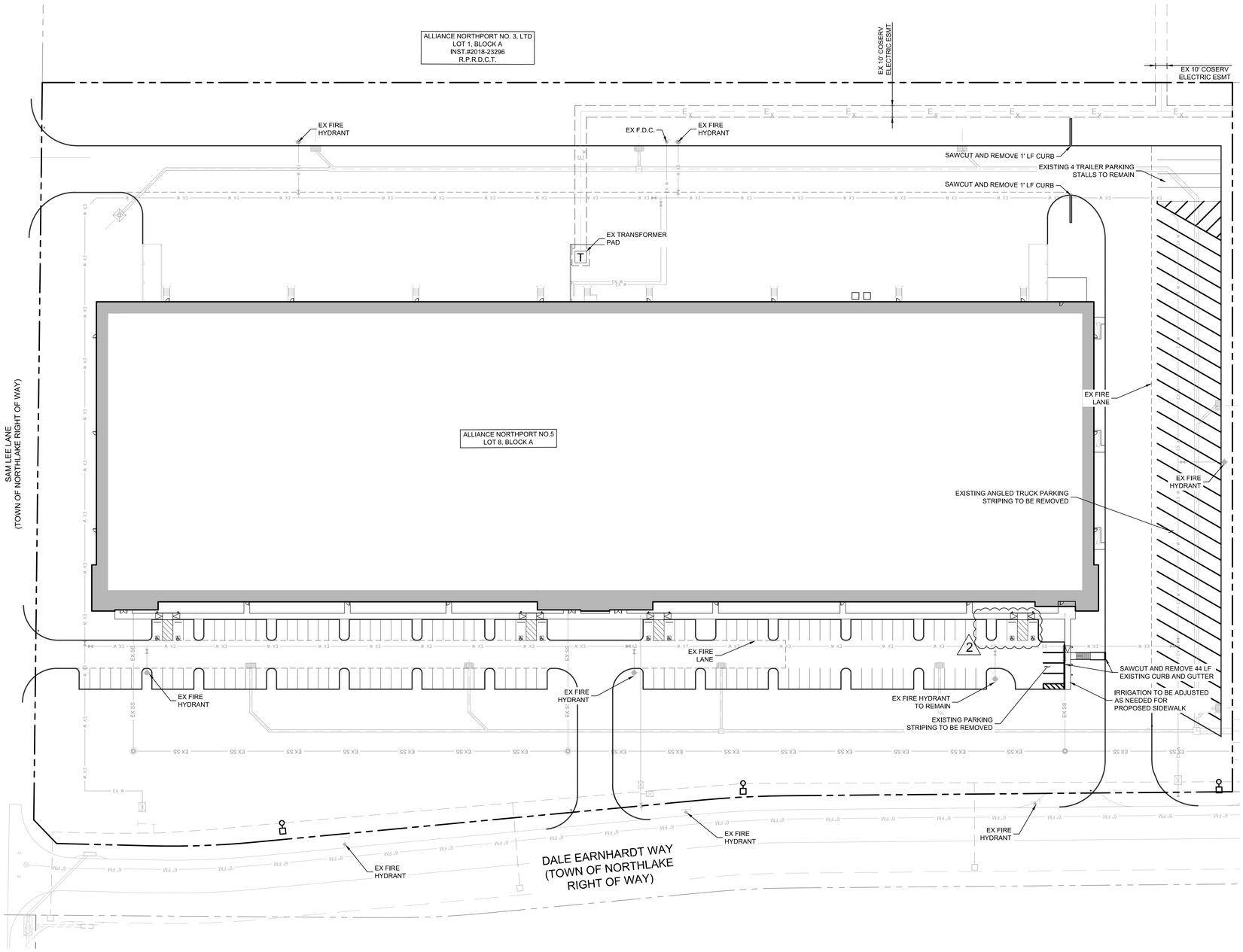
Last Saved: 3/11/2021 10:08 AM
Plot Date/Time: 3/11/2021 10:08 AM



0 40' 80'
SCALE: 1" = 40'

LEGEND

EX SD	EXISTING STORM DRAIN
EX SS	EXISTING SEWER LINE
EX W	EXISTING WATER LINE
UGE	EXISTING UNDERGROUND ELECTRIC

NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL VERIFY ALL LOCATION DIMENSIONS, VERTICAL CONTROL ELEVATIONS, AND PROPERTY LINE LOCATIONS PRIOR TO DEMOLITION OPERATIONS. ANY DISCREPANCIES BETWEEN THE CONSTRUCTION PLANS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTINUING WITH DEMOLITION WORK.
3. COORDINATE WITH LOCAL POWER, TELEPHONE, CABLE, AND GAS COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES.
4. CONTRACTOR TO DETERMINE SOURCE OF ALL EXPOSED UTILITIES AND, IF REQUIRED, RECONNECT TO PROPOSED UTILITIES.
5. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND LEGAL DISPOSAL OF ALL UNSUITABLE MATERIALS FROM THE PROJECT SITE. CONTRACTOR SHALL CONTACT ALL LOCAL AUTHORITIES TO DETERMINE DISPOSAL REQUIREMENTS.
6. REFER TO CONSTRUCTION PLANS FOR DALE EARNHARDT WAY, PREPARED BY PACHEKO KOCH, DATED OCTOBER 10TH, 2018

BENCHMARKS

BM #1 - "X" CUT ON SOUTHEAST CORNER OF SOUTH RIGHT-OF-WAY OF SAM LEE LANE, ±693' WEST OF CENTER OF DALE EARNHARDT WAY.
ELEVATION = 610.83'
N: 7060951.89
E: 2349946.01

BM #2 - "X" CUT ON CURB ON SOUTHEAST CORNER OF DALE EARNHARDT WAY AND SAM LEE LANE, ±73' SOUTHWEST OF FIRE HYDRANT, ±42' SOUTHEAST OF STORM MANHOLE AND ±62' SOUTHEAST OF SANITARY SEWER MANHOLE.
ELEVATION = 603.87'
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E: 2350704.63

STATE OF TEXAS
KYLE A. KATTNER
118741
LICENSED
PROFESSIONAL ENGINEER
03/12/2021

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Walgreens
Store Planning and Design Development
106 Wilmot Road
Deerfield, IL 60015-5105

PELOTON
engineering | consultants
11495 Cheviot Road | Cincinnati, OH 45241
513.782.4910 | 513.782.4919 fax | www.pelotonlandsolutions.com

schaefer
Design Build Services
Design Build Contractor
www.schaefer-inc.com

BHDP
CINCINNATI
302 WEST THIRD STREET
SUITE 300
CINCINNATI, OHIO 45202
PHONE: 513.271.1634
www.bhdp.com

NO.	DATE	BY	DESCRIPTION
2	03/12/2021		ISSUE FOR BULLETIN A
1	02/19/2021		ISSUED FOR PERMIT

REVISIONS

EXISTING CONDITIONS & DEMOLITION PLAN

LOC# 01313-M

WALGREENS
CENTRAL PHARMACY FULFILLMENT
4100 DALE EARNHARDT WAY SUITE 200
NORTHLAKE, TX 76262

DESIGN PROJECT NO: HWA18038

PRINT TIME STAMP:

DRAWN BY: CGW
DATE: 02/16/2021
REVIEWED: KAK

C101

ALLIANCE NORTHPORT BUILDING 5, LOT 8, BLOCK A, CIVIL CONSTRUCTION PLANS

Drawing: G:\UCB\hwa18038_northport_3\master dev\Civil\CAD_walgreens\HWA18038-NP3-C-DEMO
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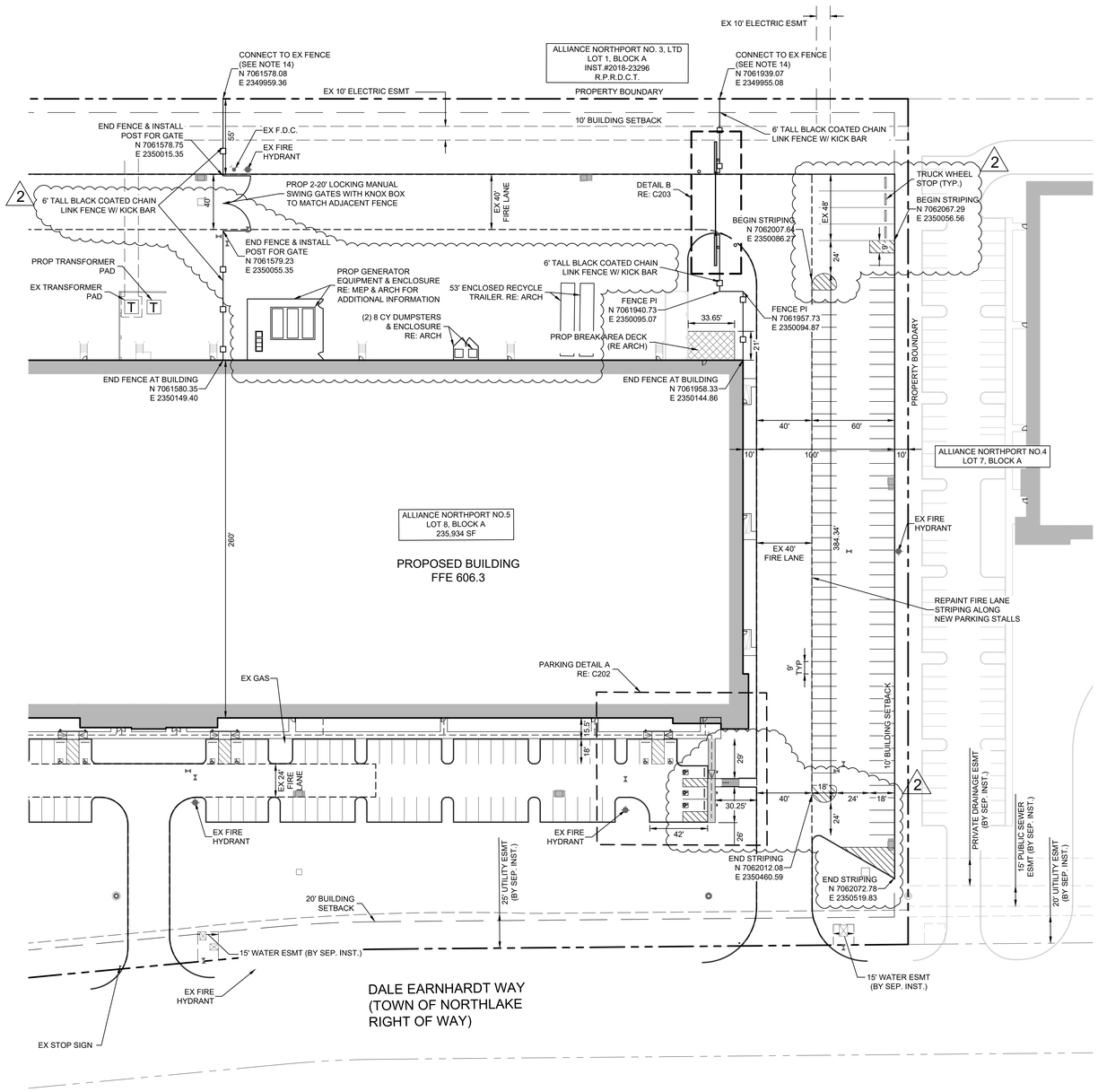

0 40' 80'
SCALE: 1" = 40'

LEGEND

- PROP. FIRE HYDRANT
- PROP. RETAINING WALL
- PROP. SIGN
- PROP. SIDEWALK
- PROP. LANDSCAPE AREA RE: LANDSCAPE
- ACCESSIBLE ROUTE
- PROP. FENCE

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8. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & COORDINATES PRIOR TO CONSTRUCTION.
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10. REFER TO CONSTRUCTION DETAILS (C204) FOR STANDARD PARKING STALL DIMENSIONS.
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12. SLOPED WALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM LONGITUDINAL SLOPE OF 5%.
13. CONTRACTOR TO FORM SIDEWALKS AND CONFIRM SLOPES PRIOR TO PAVING. CONTRACTOR SHALL CONTACT ENGINEER IF CONFLICTS EXIST.
14. AGREEMENT WITH ADJACENT PROPERTY OWNER REQUIRED FOR FENCE INSTALLATION.

BENCHMARKS

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E: 2349946.01

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ELEVATION = 603.87'
N: 7060963.15
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PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KYLE A. KATTNER, P.E. #118741. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

Walgreens
Store Planning and Design Development
108 Wilmot Road
Deerfield, IL 60015-5105

pelotonland
PELOTON LAND SOLUTIONS
11988 Chester Road, Suite 50 | Cincinnati, OH 45246
513.782.4700 | 513.782.4705 fax | www.pelotonland.com

schaefer
STRUCTURAL ENGINEERS
CINCINNATI

BHDP
CINCINNATI
SUITE 500
CINCINNATI, OHIO 45202
PHONE: 513.651.1684
www.bhdp.com

NO.	DATE	BY	DESCRIPTION
2	03/12/2021		ISSUE FOR BULLETIN A
1	02/19/2021		ISSUED FOR PERMIT

REVISIONS

SITE PLAN

LOC# 01313-M

WALGREENS
CENTRAL PROCUREMENT DEPARTMENT
4100 DALE EARNHARDT WAY SUITE 200
NORTHLAKE, TX 76262

DESIGN PROJECT NO: HWA18038

ALLIANCE NORTHPORT BUILDING 5, LOT 8, BLOCK A, CIVIL CONSTRUCTION PLANS

PRINT TIME STAMP:
DRAWN BY: CGW
DATE: 02/16/2021
REVIEWED: KAK

C201

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NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: MARCH 25, 2021

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

SUBJECT: TOWN COMMONS LOTS 5A & 5B FINAL PLAT

GOALS/OBJECTIVES:

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

FINAL PLAT INFORMATION:

Owner: Harvest FM 407, LLC

Applicant/Developer: Office Equity Solutions

Engineer/Surveyor: Baird, Hampton, Brown Inc.

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

Site: A 1.061-acre tract of land out of the Patrick Rock Survey, Abstract No. 1063, generally located on the east side Cleveland-Gibbs Road approximately 400 feet north of FM 407 (just west of the building with Family Healthcare Associates) in the extraterritorial jurisdiction of the Town of Northlake. The site is included in the Town Commons preliminary plat approved on December 8, 2016.

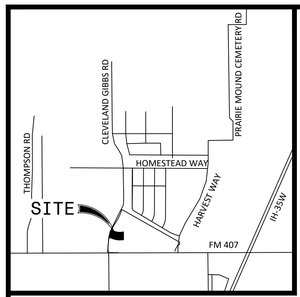
Summary: This application is to final plat the site for Northlake Commons Phase 8. The site plan for the phase is on this same agenda.

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 March 19, 2021, and will be approved on April 18, 2021, if no action is taken.

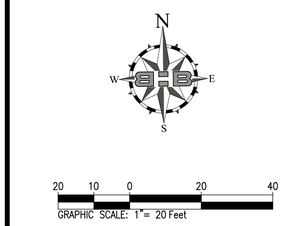
The final plat substantially conforms to the approved preliminary plat with the only exception being the creation of two separate lots instead of one Lot 5. It meets all applicable requirements of the UDC and DA. Construction plans for storm drainage, water, sanitary sewer, and paving were also submitted with the final plat for review and meet all engineering design requirements.

COUNCIL ACTIONS:

- Approve or take no action (results in approval on April 18th)

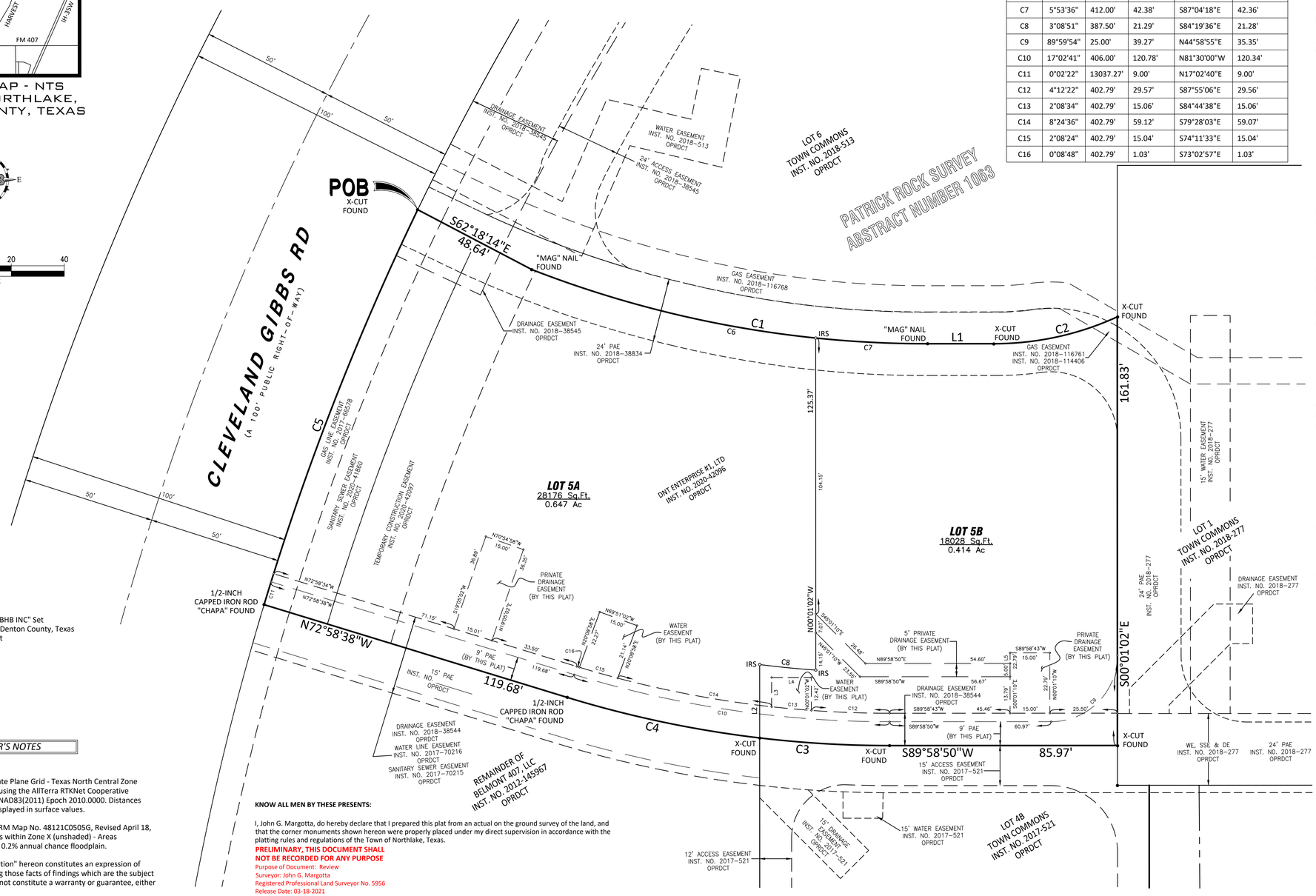


VICINITY MAP - NTS
TOWN OF NORTHLAKE,
DENTON COUNTY, TEXAS



Line Table		
Line #	Direction	Length
L1	N89°58'53"E	24.98
L2	N0°01'14"W	27.71
L3	S0°01'02"E	11.04
L4	S89°58'58"W	15.00
L5	S0°01'10"E	4.00

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	21°16'01"	412.00'	152.93'	S79°23'05"E	152.05'
C2	24°33'13"	112.00'	48.00'	N77°42'13"E	47.63'
C3	6°47'08"	415.00'	49.15'	N86°37'46"W	49.12'
C4	10°15'33"	415.00'	74.31'	N78°06'26"W	74.21'
C5	8°54'28"	1030.00'	160.14'	N21°14'53"E	159.98'
C6	15°22'26"	412.00'	110.55'	S76°26'17"E	110.22'
C7	5°53'36"	412.00'	42.38'	S87°04'18"E	42.36'
C8	3°08'51"	387.50'	21.29'	S84°19'36"E	21.28'
C9	89°59'54"	25.00'	39.27'	N44°58'55"E	35.35'
C10	17°02'41"	406.00'	120.78'	N81°30'00"W	120.34'
C11	0°02'22"	13037.27'	9.00'	N17°02'40"E	9.00'
C12	4°12'22"	402.79'	29.57'	S87°55'06"E	29.56'
C13	2°08'34"	402.79'	15.06'	S84°44'38"E	15.06'
C14	8°24'36"	402.79'	59.12'	S79°28'03"E	59.07'
C15	2°08'24"	402.79'	15.04'	S74°11'33"E	15.04'
C16	0°08'48"	402.79'	1.03'	S73°02'57"E	1.03'



STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS DNT ENTERPRISES #1, LTD, is the owner of a tract of land situated within the Patrick Rock Survey, Abstract No. 1063, Denton County, Texas, same being all of a tract of land described by deed to DNT Enterprises, LLC as recorded in Instrument No. 2020-42096 of the Official Public Records, Denton County, Texas (OPRDCT), and being more particularly described by metes and bounds as follows: (Bearings referenced to Texas State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.)

BEGINNING at a found "X"-cut for the southwest corner of Lot 6, Town Commons, an addition to the Town of Northlake, Denton County, Texas as shown on the plat recorded in Instrument Number 2018-513, OPRDCT, and being in the east right-of-way line of Cleveland-Gibbs Road (a 100' public right-of-way);

THENCE with the south line of said Lot 6 the following courses and distances:

South 62°18'14" East, a distance of 48.64 feet to a "MAG" Nail found;

Along a curve to the left having a central angle of 21°16'01", a radius of 412.00 feet, an arc length of 152.93 feet, and a chord which bears South 79°23'05" East, a distance of 152.05 feet to a "MAG" nail found;

North 89°58'53" East, a distance of 24.98 feet to an "X"-cut found;

Along a curve to the left having a central angle of 24°33'13", a radius of 112.00 feet, an arc length 48.00 feet, and a chord which bears North 77°42'13" East, a distance of 47.63 feet to an "X"-Cut found for the most southerly southeast corner of said Lot 6, and being in the west line of Lot 1, Town Commons, an addition to the Town of Northlake, Denton County, Texas as shown on the plat recorded in Instrument Number 2018-277, OPRDCT;

THENCE South 00°01'02" East, with the west line of said Lot 1, a distance of 161.83 feet to an "X"-cut found for the most northerly northeast corner of Lot 4B, Town Commons, an addition to the Town of Northlake, Denton County, Texas as shown on the plat recorded in Instrument Number 2017-521, OPRDCT;

THENCE South 89°58'50" West, with the north line of said Lot 4B, a distance of 85.97 feet to an "X"-cut found;

THENCE continuing with the said north line and along a curve to the right having a central angle of 06°47'08", a radius of 415.00 feet, an arc length of 49.15 feet, and a chord which bears North 86°37'46" West, a distance of 49.12 feet to an "X"-cut found for the northwest corner of said Lot 4B;

THENCE departing the said north line and with the common line between the aforementioned DNT Enterprises #1, LTD and a remainder tract of land described by deed to Belmont 407, LLC as recorded in Instrument Number 2012-145967, OPRDCT, the following courses and distances:

Along a curve to the right having a central angle of 10°15'33", a radius of 415.00 feet, an arc length of 74.31 feet, and a chord which bears North 78°06'26" West, a distance of 74.21 feet to a 1/2-inch capped iron rod marked "CHAPA" found;

North 72°58'38" West, a distance of 119.68 feet to a 1/2-inch capped iron rod marked "CHAPA" found in the east line of the aforementioned right-of-way.

THENCE with the said right-of-way line and along a curve to the right having a central angle of 08°54'28", a radius of 1030.00 feet, an arc length of 160.14 feet, and a chord which bears North 21°14'53" East, a distance of 159.98 feet to the **POINT OF BEGINNING** and containing 46,203 Square feet or 1.061 acres of land more or less.

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF _____§

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **DNT ENTERPRISES #1, LTD.,** acting by and through the undersigned, their duly authorized agents, do hereby adopt this Final Plat designating the herein above described real property as **LOTS 5A & 5B, TOWN COMMONS,** an addition to the Town of Northlake, Texas, and do hereby dedicate to the public use forever, the streets and easements shown thereon.

DNT Enterprises #1, LTD

By: _____

Name:_____

Title:_____

STATE OF TEXAS §
COUNTY OF _____§

BEFORE ME, the undersigned authority, 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 executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ___ day of _____, 2021.

_____ _____
Notary Public in and for the State of Texas My commission expires

LEGEND

IRS.....5/8" Iron rod Marked "BHB INC" Set
OPRDCT.....Official Public Records Denton County, Texas
PAE.....Public Access Easement

SURVEYOR'S NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. By scaled location of FEMA FIRM Map No. 48121C0505G, Revised April 18, 2011, the subject property lies within Zone X (unshaded) - Areas determined to be outside the 0.2% annual chance floodplain.
3. The use of the word "certification" hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

KNOW ALL MEN BY THESE PRESENTS:

I, John G. Margotta, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my direct supervision in accordance with the platting rules and regulations of the Town of Northlake, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

Purpose of Document: Review
Surveyor: John G. Margotta
Registered Professional Land Surveyor No. 5956
Release Date: 03-18-2021

_____
John G. Margotta
State of Texas Registered Professional Land Surveyor
No. 5956
Date: March 18, 2021

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared John G. Margotta, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ___ day of _____, 2021.

_____ _____
Notary Public in and for the State of Texas My commission expires

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

_____
Date

_____
DISTRICT ENGINEER
BELMONT FRESH WATER SUPPLY DISTRICT NO. 1

APPROVAL BY THE TOWN COUNCIL

_____
Date

_____
Mayor, Town of Northlake

_____
Town Secretary, Town of Northlake

BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
jmargotta@bhbinc.com • 817.338.1277 • bhbinc.com
TBPELS Firm #44, #10011300, #1001302, #10194146

FINAL PLAT
TOWN COMMONS
LOTS 5A & 5B
BEING 1.061 ACRES IN THE PATRICK ROCK SURVEY, ABSTRACT NO. 1063
IN THE TOWN OF NORTHLAKE
DENTON COUNTY, TEXAS
2 NON-RESIDENTIAL LOT
CURRENT ZONING M-PD (MIXED-USE/PLANNED DEVELOPMENT)
MARCH 2021

3.18.2021 4:19PM H:\Survey20\720 TOWN COMMONS LOT 5\DwgLOT 5-FINAL PLAT.dwg Layout1

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: MARCH 25, 2021

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

SUBJECT: SITE PLAN OF NORTHLAKE COMMONS PHASE 8

GOALS/OBJECTIVES:

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

SITE PLAN INFORMATION:

Applicant/ Developer: Office Equity Solutions

Owner: Harvest FM 407, Ltd.

Engineer: Baird, Hampton, Brown Inc.

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

Site: A 1.061-acre tract of land to be platted as Lots 5A & 5B, Town Commons, generally located on the east side Cleveland-Gibbs Road approximately 400 feet north of FM 407 in the extraterritorial jurisdiction of the Town of Northlake.

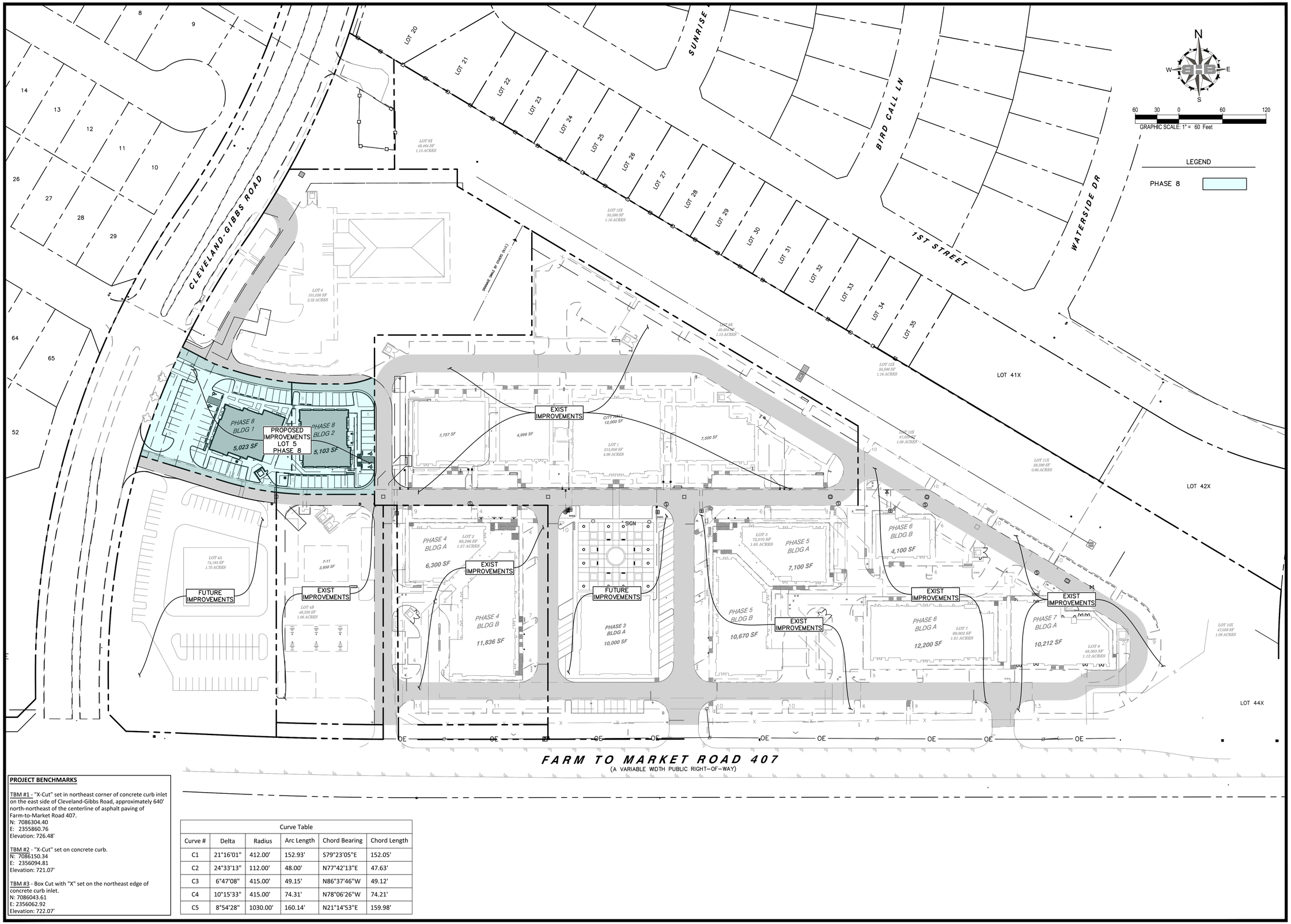
Summary: This application is for a site plan of Phase 8 of Northlake Commons, a proposed two-building retail center with a total of 10,126 square feet of space to go on the proposed lots to be platted with the prior final plat agenda item.

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 March 19, 2021, and will be approved on April 18, 2021, 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 each 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 April 18th)



PROJECT BENCHMARKS

TBM #1 - "X-Cut" set in northeast corner of concrete curb inlet on the east side of Cleveland-Gibbs Road, approximately 640' north-northeast of the centerline of asphalt paving of Farm-to-Market Road 407.
N: 7086304.40
E: 2355860.76
Elevation: 726.48'

TBM #2 - "X-Cut" set on concrete curb.
N: 7086150.34
E: 2356094.81
Elevation: 721.07'

TBM #3 - Box Cut with "X" set on the northeast edge of concrete curb inlet.
N: 7086043.61
E: 2356062.92
Elevation: 722.07'

Curve Table

Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	21°16'01"	412.00'	152.93'	S79°23'05"E	152.05'
C2	24°33'13"	112.00'	48.00'	N77°42'13"E	47.63'
C3	6°47'08"	415.00'	49.15'	N86°37'46"W	49.12'
C4	10°15'33"	415.00'	74.31'	N78°06'26"W	74.21'
C5	8°54'28"	1030.00'	160.14'	N21°14'53"E	159.98'

BAIRD, HAMPTON & BROWN
engineering and surveying
3801 William D. Tate Ave, Ste 500 Grapevine, TX 76051
mail@bhbinc.com • 817.251.8550 • bhbinc.com
TBPE Firm #44 • TBPLS FIRM #10017302

OFFICE EQUITY SOLUTIONS
365 Miron, Suite A,
Southlake, TX 76092

NORTHLAKE COMMONS LOT 5 PHASE 8
CLEVELAND-GIBBS RD & FM 407
NORTHLAKE, TX 76002

OVERALL SITE PLAN

NO.	DESCRIPTION	DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DALE SON, PE TX 139932. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

3/19/2021

PROJECT NUMBER:	2020.720.000
DATE: 3/19/2021	DRAWN BY: AA
DESIGN BY: SLW	CHECKED BY: SLW

SHEET
4
4 of 25

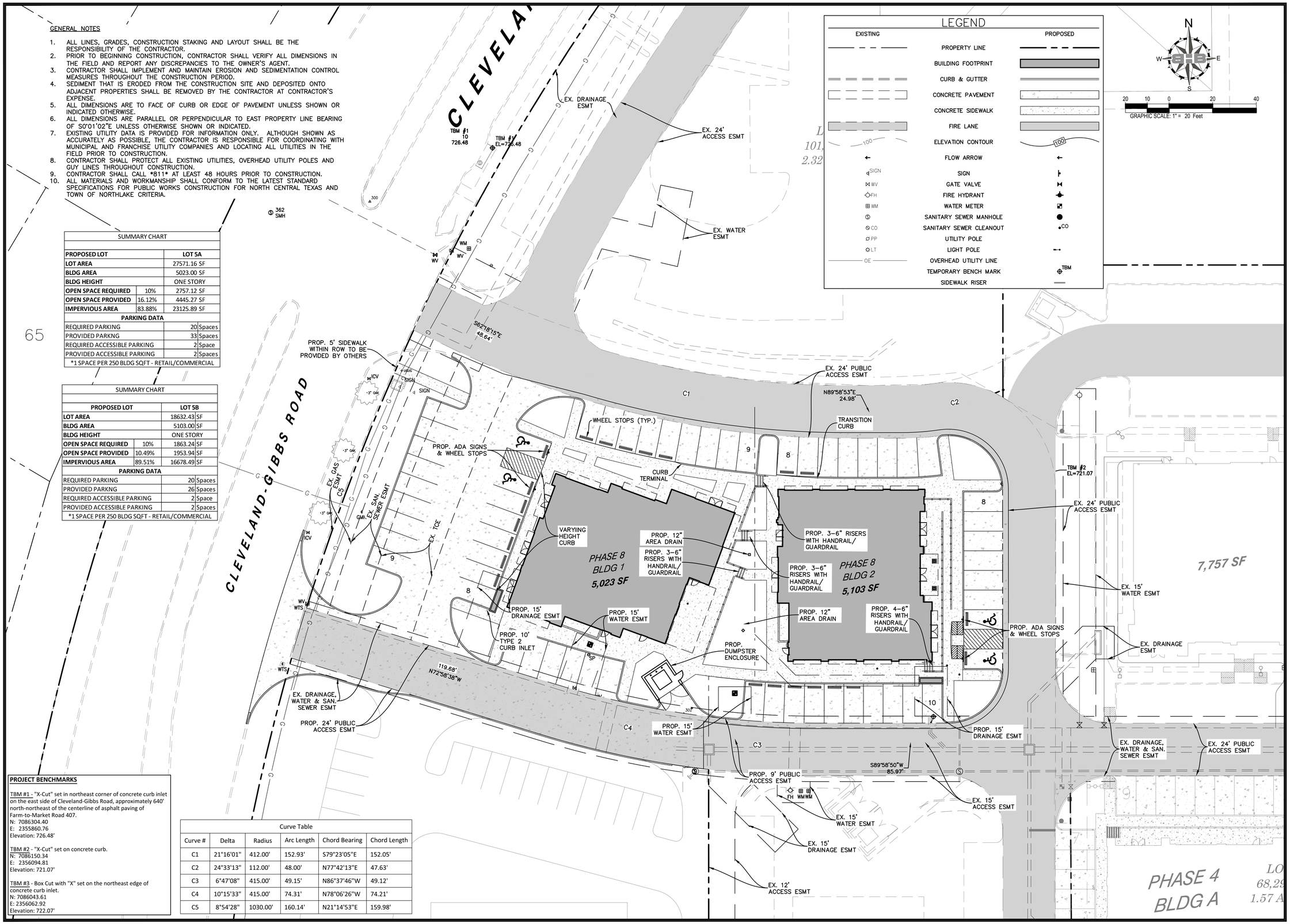
3.19.2021 10:16AM \\BHB-29\CADD\2020.000\2020.720.000 - town commons, lot 5, phase 8 - northlake\01 CADD\04 Civil\72\Overall Site Plan.dwg OVERALL SITE PLAN

GENERAL NOTES

1. ALL LINES, GRADES, CONSTRUCTION STAKING AND LAYOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S AGENT.
3. CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
4. SEDIMENT THAT IS ERODED FROM THE CONSTRUCTION SITE AND DEPOSITED ONTO ADJACENT PROPERTIES SHALL BE REMOVED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
5. ALL DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS SHOWN OR INDICATED OTHERWISE.
6. ALL DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO EAST PROPERTY LINE BEARING OF S0°01'02"E UNLESS OTHERWISE SHOWN OR INDICATED.
7. EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH MUNICIPAL AND FRANCHISE UTILITY COMPANIES AND LOCATING ALL UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, OVERHEAD UTILITY POLES AND GUY LINES THROUGHOUT CONSTRUCTION.
9. CONTRACTOR SHALL CALL *811* AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
10. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS AND TOWN OF NORTHLAKE CRITERIA.

SUMMARY CHART			
PROPOSED LOT		LOT 5A	
LOT AREA		27571.16	SF
BLDG AREA		5023.00	SF
BLDG HEIGHT		ONE STORY	
OPEN SPACE REQUIRED	10%	2757.12	SF
OPEN SPACE PROVIDED	16.12%	4445.27	SF
IMPERVIOUS AREA	83.88%	23125.89	SF
PARKING DATA			
REQUIRED PARKING		20	Spaces
PROVIDED PARKNG		33	Spaces
REQUIRED ACCESSIBLE PARKING		2	Space
PROVIDED ACCESSIBLE PARKING		2	Spaces
*1 SPACE PER 250 BLDG SQFT - RETAIL/COMMERCIAL			

SUMMARY CHART			
PROPOSED LOT		LOT 5B	
LOT AREA		18632.43	SF
BLDG AREA		5103.00	SF
BLDG HEIGHT		ONE STORY	
OPEN SPACE REQUIRED	10%	1863.24	SF
OPEN SPACE PROVIDED	10.49%	1953.94	SF
IMPERVIOUS AREA	89.51%	16678.49	SF
PARKING DATA			
REQUIRED PARKING		20	Spaces
PROVIDED PARKNG		26	Spaces
REQUIRED ACCESSIBLE PARKING		2	Space
PROVIDED ACCESSIBLE PARKING		2	Spaces
*1 SPACE PER 250 BLDG SQFT - RETAIL/COMMERCIAL			



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3.19.2021 10:17AM \\BHB-29\CADD\2020.000\0000\2020.720.000 - town commons, lot 5, phase 8 - northlake\01 CADD\04 Civil\720Site Plan.dwg Layout1

BAIRD, HAMPTON & BROWN
engineering and surveying
3801 William D. Tate Ave, Ste 500 Grapevine, TX 76051
mail@bhbinc.com • 817.251.8550 • bhbinc.com
TBPE Firm #44 • TBPLS FIRM #10011302

OFFICE EQUITY SOLUTIONS
365 Miron, Suite A,
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NORTHLAKE COMMONS LOT 5 PHASE 8
CLEVELAND-GIBBS RD & FM 407
NORTHLAKE, TX 76002

SITE PLAN

NO.	DESCRIPTION	DATE

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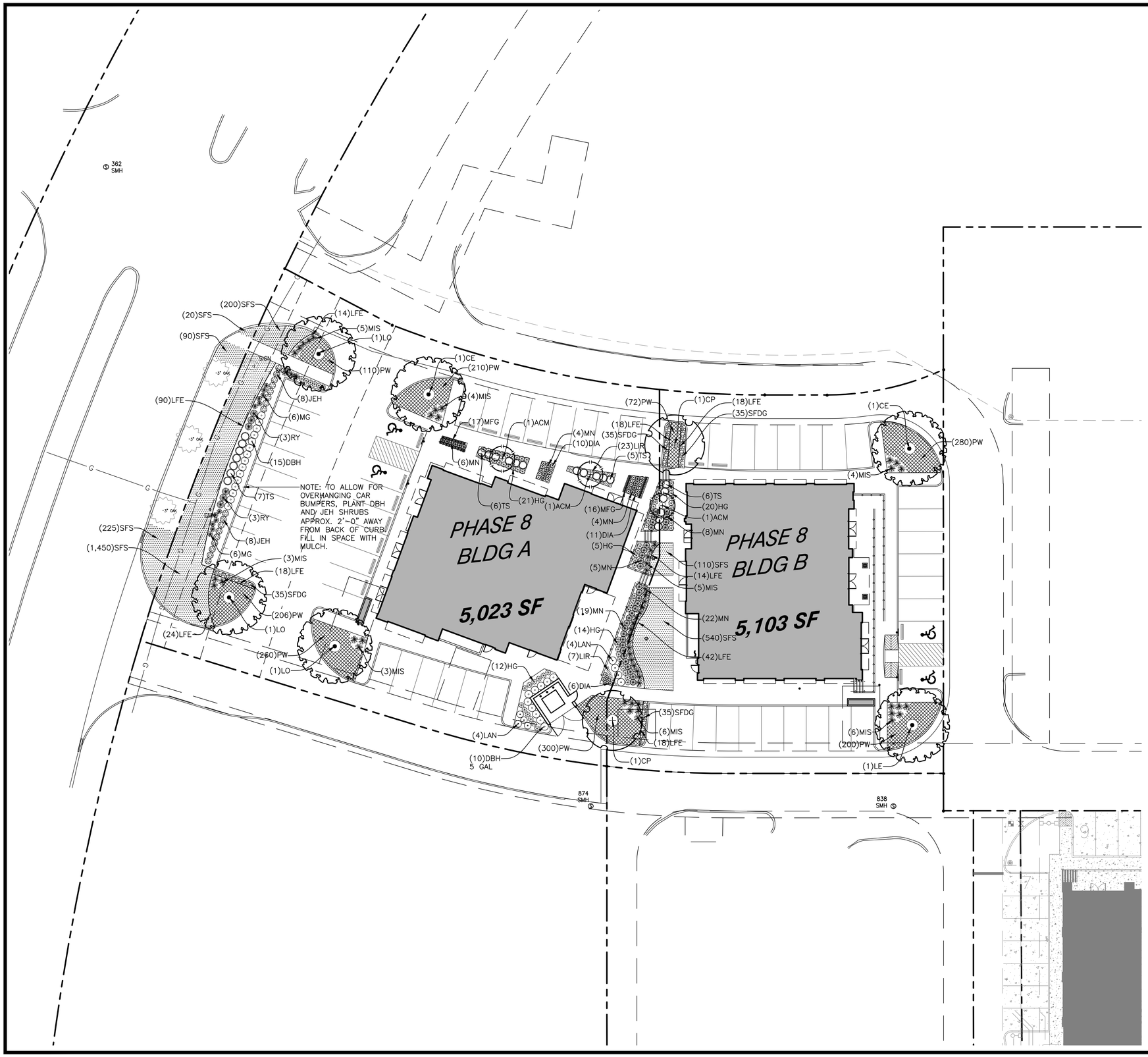
IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

3/19/2021

PROJECT NUMBER:	2020.720.000		
DATE: 3/19/2021		DRAWN BY:	AA
DESIGN BY:	SLW	CHECKED BY:	SLW

SHEET
5
5 of 25



PLANT ABBREVIATION KEY

CP	Chinese Pistachio
CE	Cedar Elm
LE	Lacebark Elm
LO	Live Oak
RB	Oklahoma Redbud
ACM	Apalachee Crape Myrtle
JEH	Jack Evans Indian Hawthorn
DIA	Dianthus
HG	Hameln Grass
DBH	Dwarf Burford Holly
LAN	New Gold Lantana
MFG	Mexican Feather Grass
RY	Brakelights Red Yucca
MG	Pink Muhly Grass
MIS	Miscanthus (Adagio Maiden Grass)
PW	Purple Leaf Wintercreeper
TS	Thunder Cloud Texas Sage
MN	Moon Bay Nandina
LIR	Liriope Big Blue
LFE	Linear Feet Steel Edging
SFDG	Sq. Ft. Decomposed Granite
SFS	Square Feet Sod

AREAS TO BE SODDED

AREAS OF PURPLELEAF WINTERCREEPER GROUNDCOVER

LANDSCAPE IRRIGATION

ALL NEW LANDSCAPED AREAS SHALL BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH RAIN AND FREEZE SENSORS. SYSTEM SHALL BE DESIGNED BY A TEXAS LICENSED IRRIGATOR, AND INSTALLED BY A TEXAS LICENSED IRRIGATION INSTALLER. DESIGN AND INSTALLATION SHALL CONFORM TO ALL CURRENT TEXAS COMMISSION on ENVIRONMENTAL QUALITY REQUIREMENTS, AND OTHER APPLICABLE CODES.

LANDSCAPE MAINTENANCE

TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPE ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION. ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE REPLACED WITHIN 3 MONTHS.

BEFORE YOU DIG Texas811.com

BAIRD, HAMPTON & BROWN
engineering and surveying
3801 William D. Tate Ave, Ste 500 Grapevine, TX 76051
mail@bhbinc.com • 817.251.8550 • bhbinc.com
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OFFICE EQUITY SOLUTIONS

OFFICE EQUITY SOLUTIONS
365 Miron, Suite A,
Southlake, TX 76092

NORTHLAKE COMMONS LOT 5 PHASE 8
CLEVELAND-GIBBS RD & FM 407
NORTHLAKE, TX 76002

LANDSCAPE PLAN

NO.	DESCRIPTION	DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF THOMAS KELLOGG, RLA TX No. 1225. NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

Mar 02, 2021

3/2/2021

PROJECT NUMBER:	2020.720.000
DATE: 3/2/2021	DRAWN BY: ZG
DESIGN BY: ZG	CHECKED BY: TK

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PLANT and MATERIALS LIST

Trees

KEY	PLANT NAME	QUANTITY	MIN. SIZE	MIN. HT/SPR	NOTES
LE	Lacebark Elm Ulmus parvifolia	1	3" Caliper	12'/5'	NURSERY GROWN; FULL; 7' MIN. BRANCHING HEIGHT
CP	Chinese Pistachio Pistacia chinensis	2	3" Caliper	10'/5'	NURSERY GROWN; FULL; 6'–6" MIN. BRANCHING HEIGHT
CE	Cedar Elm Ulmus crassifolia	2	3" Caliper	12'/5'	NURSERY GROWN; FULL; 7' MIN. BRANCHING HEIGHT
LO	Live Oak Quercus virginiana	3	3" Caliper	12'/5'	NURSERY GROWN; FULL; 7' MIN. BRANCHING HEIGHT
ACM	Apalachee Crape Myrtle Lagerstroemia 'Apalachee'	3		6'/4'	NURSERY GROWN; FULL; MULTI–TRUNK MIN. 3 CANES

Shrubs and Groundcover

KEY	PLANT NAME	QUANTITY	CONTAINER	MIN. HT/SPR.	NOTES
PW	Purpleleaf Wintercreeper Euonymus fortunei 'Coloratus'	1,660	4" POT		FULL; SPACE 12" ON CENTER; MIN. 3 RUNNERS; EACH RUNNER MIN. 6" LONG
MN	Moonbay Nandina Nandina domestica 'Moonbay'	46	3 GALLON	15"/12"	FULL
DIA	Dianthus Dianthus 'Firewitch'	27	1 GALLON		FULL
DBH 5 GAL	Dwarf Burford Holly Ilex cornuta 'Burfordii nana'	10	5 GALLON	18"/14"	FULL
DBH	Dwarf Burford Holly Ilex cornuta 'Burfordii nana'	15	10 GALLON	30"/20"	FULL
HG	Hameln Grass Pennisetum apercuroides 'Hameln'	77	1 GALLON		FULL
LAN	New Gold Lantana Lantana 'New Gold'	8	1 GALLON		FULL
RY	Brakelights Red Yucca Hesperaloe parviflora 'Perpa' Brakelights	6	3 GALLON		FULL
MFG	Mexican Feather Grass Nassella tenuissima	33	1 GALLON		FULL
MG	Pink Muhly Grass Muhlenbergia capillaris	12	1 GALLON		FULL
JEH	Jack Evans Indian Hawthorn Rhapiolepsis indica 'Jack Evans'	17	10 GALLON	30"/20"	FULL
MIS	Maiden Grass Miscanthus sinensis 'Adagio'	56	1 GALLON		FULL
TS	Thunder Cloud Texas Sage Leucophyllum frutescens 'Thunder Cloud'	24	3 GALLON	12"/14"	FULL
LIR	Liriope Liriope muscari 'Big Blue'	30	4" POT		FULL; SPACE AS SHOWN – APPROX. 15" ON CENTER. 'MAJESTIC' IS ALSO ACCEPTABLE.

Grass

SFS	Square Feet Sod	Cynodon dactylon Bermudagrass	2,600 Sq. Ft.	Tifway 419, Tex Turf 10, or other improved variety.

Miscellaneous

LFE	256 Linear feet steel edging; COMMERCIAL GRADE 3/16" thick; black (preferred) or green; securely staked. Refer to detail.
SFDG	140 square feet decomposed granite. Refer to detail.

NOTES

THE QUANTITIES OF PLANTS AND MATERIALS SHOWN IN THE ABOVE LISTS MUST BE COMPARED TO THE LANDSCAPE PLAN. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.

ACTUAL QUANTITY OF SOD (AND/OR HYDROMULCH) NEEDED MAY DIFFER FROM SQUARE FOOTAGES LABELED. CONTRACTOR SHALL BID QUANTITY SHOWN IN PLANT LIST, AND PROVIDE PER SQUARE FOOT UNIT COSTS FOR ADDING AND SUBTRACTING SOD (AND/OR HYDROMULCH). THE CONTRACTOR IS REQUIRED TO TAKE APPROPRIATE MEASURES TO ENSURE THAT A FULL STAND OF HEALTHY GRASS IS ESTABLISHED IN ALL GRASS AREAS. GRASS SHALL BE PLANTED IN AREAS DISTURBED BY GRADING AND OTHER CONSTRUCTION ACTIVITIES. FIELD VERIFICATION OF GRASS LIMITS IS OFTEN REQUIRED. THESE INSTRUCTIONS ALSO APPLY IF EROSION CONTROL BLANKET IS CALLED FOR ON THE PLANS.

PRIOR TO INSTALLATION OF PLANTS, THE LANDSCAPE CONTRACTOR SHALL WALK THE SITE WITH THE OWNER'S REPRESENTATIVE TO VERIFY ALL AREAS TO BE PLANTED, PLANT SIZES, AND COORDINATION OF PLANTING ACTIVITIES WITH IRRIGATION INSTALLATION.

IF HYDROMULCH IS NOT SHOWN ON THE LANDSCAPE PLANS, THE LANDSCAPE CONTRACTOR SHALL DISCUSS WITH THE OWNER'S REPRESENTATIVE IF IT IS POSSIBLE TO INSTALL HYDROMULCH RATHER THAN SOD IN SOME GRASS AREAS. IF HYDROMULCH IS INSTALLED, IT SHALL BE SULTAN, BLACK JACK, OR SAHARA BERMUDA WITH A TACKIFIER ADDITIVE ON 4:1 OR GREATER SLOPES. BERMUDA HYDROMULCH SHALL ONLY BE APPLIED BETWEEN THE DATES OF MAY 1st AND SEPTEMBER 15th. BETWEEN SEPTEMBER 15th and MAY 1st, HYDROMULCH WITH ANNUAL RYE GRASS, AND RETURN AFTER MAY 1st TO REMOVE OR TILL IN RYE GRASS AND HYDROMULCH (OR SOD IF OWNER REQUESTS) WITH BERMUDA. PRIOR TO HYDROMULCHING, VERIFY WITH OWNER'S REPRESENTATIVE AREAS, DATES, AND TYPE OF GRASS. DISCUSS WITH THE OWNER THE SCHEDULE AND OTHER DETAILS REGARDING RETURNING AFTER MAY 1ST TO ESTABLISH PERMANENT BERMUDA GRASS.

ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1–2014."

ALL NEW LANDSCAPED AREAS SHALL BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH RAIN AND FREEZE SENSORS. SYSTEM SHALL BE DESIGNED BY A TEXAS LICENSED IRRIGATOR, AND INSTALLED BY A TEXAS LICENSED IRRIGATION INSTALLER. DESIGN AND INSTALLATION SHALL CONFORM TO ALL CURRENT TEXAS COMMISSION on ENVIRONMENTAL QUALITY REQUIREMENTS, AND OTHER APPLICABLE CODES.

THE LANDSCAPE CONTRACTOR AND IRRIGATION CONTRACTOR SHALL TAKE NECESSARY MEASURES TO COORDINATE THE TIMING OF INSTALLATION OF PLANTS AND INSTALLATION OF THE IRRIGATION SYSTEM. COORDINATE WITH THE GENERAL CONTRACTOR IF NECESSARY. THE GENERAL CONTRACTOR OR PAVING CONTRACTOR SHALL CONSULT WITH THE IRRIGATION CONTRACTOR REGARDING THE POSSIBILITY OF IRRIGATION SLEEVES WITHIN AREAS TO BE PAVED.

LANDSCAPE SPECIFICATIONS

SCOPE OF WORK

A. Furnish all supervision, labor, materials, services, and equipment required to complete the work covered in these specifications and plans, including the following: planting of trees, shrubs, and groundcover, submittals, maintenance, guarantee, cleanup, and acceptance.

REFERENCES

A. American Standard for Nursery Stock - ANSI Z60.1 - published by American Nursery & Landscape Association; latest edition.

B. Hortis Third, 1976 - Cornell University

SUBMITTALS

A. Samples: Provide representative quantities of mulch and stone. Samples shall be approved by Owner's Representative before use on project.

B. If the Owner's Representative does not inspect plants at the nursery, the Landscape Contractor shall provide at the site three (3) representative samples of each variety of trees, shrubs, and groundcover plants for Owner's Representative's approval. Photographs of representative plants are acceptable. Photos must show plant clearly from at least two sides. For each plant type, photos must be taken of at least three (3) different plants.

C. Plant substitutions must be approved by the Owner's Representative in writing.

JOB CONDITIONS

A. General Contractor shall leave planting bed areas three (3) inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All construction debris shall be removed prior to Landscape Contractor beginning work.

B. Underground utilities must be located prior to planting. Landscape Contractor shall arrange for utility location service. Contact Texas811.com at least two working days prior to excavation. Landscape Contractor shall be responsible for protecting utility lines. Repairs due to damage shall be at the Landscape Contractors expense.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner will not be responsible for theft or damage.

MAINTENANCE and GUARANTEE

A. The Landscape Contractor is responsible for maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, or groundcover will be accepted unless they show a healthy growth and satisfactory foliage conditions.

B. Maintenance shall include watering, cultivation, weeding, edging, pruning of trees, cleaning up, and all other necessary maintenance tasks.

C. A written notice requesting final inspection and acceptance should be submitted to the Owner's Representative at least seven (7) days prior to completion. An on-site inspection by Owner's Representative and Landscape Contractor will be completed prior to written acceptance.

D. After final acceptance, the Owner assumes responsibility for maintenance.

E. Trees, shrubs, and groundcover shall be guaranteed for a twelve (12) month period after acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner's Representative. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be subject to replacement.

F. First initial plant replacement shall be at the Landscape Contractor's expense. Additional replacement plants beyond the first are not guaranteed.

G. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified.

H. The Owner agrees that for the guarantee to be effective, he/she will water plants at least twice a week during dry periods. The Landscape Contractor shall visit the site at regular intervals during the guarantee period to observe the condition of the plants, and report any problems and possible remedies to the Owner.

QUALITY ASSURANCE

A. Owner's Representative has the right to inspect all plant materials at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.

B. Owner's Representative retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.

C. Owner's Representative may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately.

PRODUCT DELIVERY, STORAGE AND HANDLING

A. Balled and burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.

B. Container grown plants: Deliver plants in rigid container to hold ball shape and protect root mass.

C. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.

D. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.

E. Do not lift, move, adjust to plumb, or otherwise manipulate plants by trunks or stems.

PLANTS

A. Plants shall be well-formed nursery grown stock, with tags showing species and variety. Tags must remain until after final acceptance. Plants will be individually approved by the Owner's Representative and his decision as to their acceptability shall be final.

B. The Plant and Materials List shown on the plans is an aid to the Landscape Contractor. Confirm all quantities, and report any discrepancies to the Owner's Representative.

C. Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. Plants shall be free from insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, and insect eggs and larvae.

D. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter. Unless specified as multi-trunk, trees shall have a single dominant leader.

E. Substitutions: Plant substitutions may be requested. Substitutions must be pre-approved by the Owner's Representative. In order for a substitution to be considered, the contractor must provide proof that the specified plant is not readily available, either by species, quantity, or size. The contractor shall provide in writing the names, phone numbers, and contact persons from three wholesale nurseries that were contacted. The contractor may suggest an alternative, but the Owner's Representative shall reserve the right as to which substitution, if any, is allowed.

INSTALLATION

A. Prior to installation, Landscape Contractor shall inspect all existing conditions and report any deficiencies to the Owner's Representative.

B. Areas to receive rock groundcover: Remove existing grass, weeds, rocks, or other obstructions. Lay polypropylene fabric, using pins as necessary to hold securely in place. Place stone groundcover to depths indicated on plans. Surfaces shall be smooth, without visible depressions or ridges.

C. Position the trees and shrubs in their intended location as per plan. Notify the Owner's Representative for inspection and approval of all positioning of plant materials. Plants in the vicinity of fire hydrants, meters, or utility boxes must be placed so that, at plant maturity, a five (5) foot clearance is provided.

D. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed. Root flare of trees must be exposed.

E. Prior to planting trees, conduct drainage test as follows: dig tree pit entirely and fill nearly full with water. Wait 24 hours. If water is not fully drained from pit, the Landscape Contractor shall notify the Owner's Representative or Landscape Architect so that an alternate planting location might be selected. Drainage test need not be conducted on every tree pit. If trees are in the same relative vicinity and similar expected drainage conditions (similar slopes and/or similar soils) one or several tests may be conducted. It is in the Landscape Contractor's best interest to conduct an adequate number of tests to ensure root balls will not be saturated.

F. Backfill trees only with existing material excavated from the pit. Carefully settle by watering to prevent air pockets. Backfill shrubs and groundcover beds with planting soil mix as specified in the planting details.

G. All plant beds and trees shall be mulched with a minimum settled thickness of three (3") inches over the entire bed or pit.

H. In the event that rock, or underground construction work or obstructions are encountered, the Landscape Contractor shall notify the Owner's Representative or Landscape Architect immediately in order to determine if alternate locations can be selected. Where locations cannot be changed, if possible, the obstructions shall be removed to a depth of not less than three (3) feet below grade and no less than six (6) inches below the bottom of the root ball when plant is properly set at the required grade. For trees, the planting pit shall be at least three times the width of the root ball. Prior to excavating the obstruction(s), the Landscape Contractor shall negotiate with the Owner's Representative to determine if a change order is required.

I. The Landscape contractor shall return after a period of one year to remove all tree staking materials. If any trees appear to need additional time to stabilize, staking will remain for no longer than an additional 6 months. During the period of time when trees are staked, the contractor is responsible for straightening trees that are not plumb, and adjusting stakes and guy wires as necessary. Guy wires must fit loosely as called for in the planting details.

J. Lay sod within 24 hours of harvesting. Do not lay sod if ground is frozen or muddy. Sod shall form a solid mass with tightly fitted joints. Butt ends and sides of sod, do not stretch or overlap. Stagger sod strips or pads to offset joints in adjacent courses. Avoid damage to subgrade or sod during installation. Tamp and roll lightly to ensure contact with subgrade, eliminate air pockets, and form a smooth surface. Work sifted soil or fine sand into minor cracks between pieces of sod; remove excess to avoid smothering sod and adjacent grass. Lay sod across angle of slopes exceeding 1:3. Anchor sod on slopes exceeding 1:6 with biodegradable staples spaced as recommended by sod grower but not less than 2 anchors per sod strip to prevent slippage. Saturate sod with fine water spray within two hours of planting. After planting, water daily or more frequently until sod is established.

CLEANUP

A. During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each day's work. Site shall be clean and neat at time of final inspection.

DESIGN/BUILD IRRIGATION NOTES

ALL NEW LANDSCAPED AREAS SHALL BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH RAIN AND FREEZE SENSORS. SYSTEM SHALL BE DESIGNED BY A TEXAS LICENSED IRRIGATOR, AND INSTALLED BY A TEXAS LICENSED IRRIGATION INSTALLER. DESIGN AND INSTALLATION SHALL CONFORM TO ALL CURRENT TEXAS COMMISSION on ENVIRONMENTAL QUALITY REQUIREMENTS, CITY REQUIREMENTS, AND OTHER APPLICABLE CODES.

THE CONTRACTOR SHALL PROVIDE A DESIGN–BUILD LANDSCAPE IRRIGATION SYSTEM FOR THE PROPOSED PLANTS WITHIN THE PROJECT LIMITS. THE CONTRACTOR SHALL DETERMINE IF AN EXISTING FUNCTIONING SYSTEM IS ALREADY IN PLACE, AND WHETHER OR NOT IT CAN BE EXPANDED. BEFORE CONSTRUCTION BEGINS THE IRRIGATION CONTRACTOR SHALL PREPARE AN IRRIGATION DRAWING FOR APPROVAL BY THE OWNER, INCLUDING THE FOLLOWING DESIGN GUIDELINES:

A. TURF, SHRUBS, AND TREES SHALL ALL BE ZONED SEPARATELY.
B. PIPE SHALL BE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF FIVE FEET PER SECOND.
C. OPERATING PRESSURE AT ALL ROTARY HEAD NOZZLES SHALL BE MINIMUM 30 PSI.
D. OPERATING PRESSURE AT ALL SPRAY NOZZLES SHALL BE MINIMUM 25 PSI.
E. OPERATING PRESSURE AT ALL DRIP ZONES SHALL BE MINIMUM 25 PSI.
F. OPERATING PRESSURE AT ALL TREE BUBBLER ZONES SHALL BE MINIMUM 25 PSI.
G. MANUFACTURER'S INSTALLATION GUIDELINES AND INSTRUCTIONS SHALL BE FOLLOWED.
H. STATE AND LOCAL IRRIGATION CODES SHALL BE FOLLOWED.

UPON APPROVAL, THE CONTRACTOR'S IRRIGATION PLAN FOR DESIGN–BUILD AREAS SHALL BE USED TO OBTAIN AN IRRIGATION INSTALLATION PERMIT BY THE IRRIGATION CONTRACTOR. UPON COMPLETION, AS–BUILT DRAWINGS SHALL BE PROVIDED TO THE OWNER. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PAYING ANY PERMIT FEES THAT MAY BE REQUIRED.

IRRIGATION SHALL BE INSTALLED TO PROVIDE FULL COVERAGE, WITHOUT GAPS. OVER–SPRAY ONTO SIDEWALKS, PARKING AREAS, AND DRIVEWAYS SHALL BE AS MINIMAL AS POSSIBLE. DRIP IRRIGATION AND OTHER LOW WATER USE IRRIGATION METHODS AND EQUIPMENT SHALL BE EMPLOYED AS MUCH AS POSSIBLE, PRACTICAL, AND AS PER CODES.

THE IRRIGATION CONTRACTOR SHALL ARRANGE TO WALK THE SITE WITH THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION IN ORDER TO VERIFY ALL PROPOSED ASPECTS OF THE IRRIGATION TO BE PROVIDED.

THE IRRIGATION CONTRACTOR SHALL CONTACT TEXAS 811 PRIOR TO CONSTRUCTION IN ORDER TO LOCATED UNDERGROUND UTILITIES. IF UNDERGROUND UTILITIES ARE DAMAGED DURING IRRIGATION INSTALLATION, THE CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS, AT NO COST TO THE OWNER.

THE GENERAL CONTRACTOR, LANDSCAPE CONTRACTOR, AND IRRIGATION CONTRACTOR SHALL TAKE NECESSARY MEASURES TO COORDINATE THE TIMING OF INSTALLATION OF SITE CONSTRUCTION ITEMS, LANDSCAPE PLANTS, AND INSTALLATION OF THE IRRIGATION SYSTEM.

PRIOR TO CONSTRUCTION, THE GENERAL CONTRACTOR OR PAVING CONTRACTOR SHALL CONSULT WITH THE IRRIGATION CONTRACTOR REGARDING THE POSSIBILITY OF IRRIGATION SLEEVES WITHIN AREAS TO BE PAVED.

THE ABOVE NOTES ARE INTENDED TO SERVE AS GUIDELINES ONLY. THEY ARE NOT INTENDED TO OVERRULE THE OPINIONS AND RECOMMENDATIONS OF A LICENSED IRRIGATOR, WHO RETAINS THE RIGHT TO REVISE, CHANGE, AND EDIT THESE NOTES.

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OFFICE EQUITY SOLUTIONS

NORTHLAKE COMMONS LOT 5 PHASE 8
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LANDSCAPE PLANTS & NOTES

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3.02.2021 11:31AM E:\2020.000.0000\2020.720.000 - Town Commons, Lot 5, Phase 8 - Northlake\01 CADD\03 Landscape\CADD\720\Landscape Plan.dwg 24 LANDSCAPE PLANTS & NOTES

GENERAL ELEVATION NOTES

ALL STOREFRONT THIS BUILDING TO BE CLEAR ANODIZED.

REFER TO CIVIL FOR ALL EXPOSED CONCRETE FINISH.

EXTERIOR STUCCO FINISH IS A THREE PART APPLICATION. REF. IBC SECTION 2512, ALL EXTERIOR STUCCO TO HAVE TOP COAT WITH ACRYLIC MODIFIER - TYPICAL.

EXTERIOR SIGNAGE IS UNDER SEPARATE PERMIT. APPROVED BUILDING STREET NUMBER SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. ALL NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.

BOTTOM OF LIGHT FIXTURE TO BE 8'-4" AFF

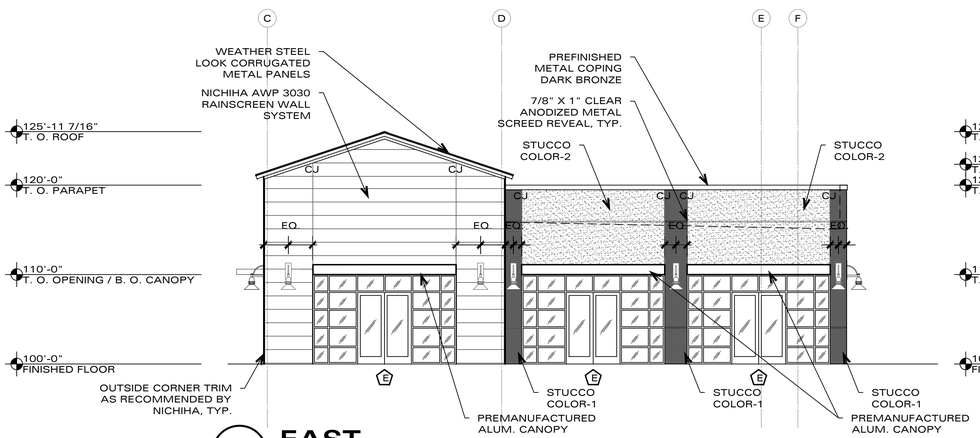
GENERAL NOTES FOR NICHIHA PRODUCT:

1. ALL METAL TRIM TO MATCH THE ADJACENT PANEL COLOR.
2. NICHIHA VERTICAL BUTT JOINTS ARE NEEDED WHEN NICHIHA BUTTS INTO NON - NICHIHA PANELS (USE "J" MOULD)
3. USE NICHIHA "CORNER PANEL" WHERE HORIZONTAL RUN IS LESS THAN 4".
4. USE SPACERS FOR PANEL ATTACHMENT WHERE PANELS ARE BELOW NICHIHA STARTER TRACK.
5. MINIMUM 1/4" IS REQUIRED BETWEEN NICHIHA PANELS AND FLASHINGS FOR DRAINAGE.
6. NON FACTORY EDGES OF NICHIHA PANELS TO BE SEALED.
7. SEALANT USED FOR NICHIHA EXPANSION / CONTROL JOINTS TO MATCH PANEL COLOR.
8. BOTTOM EDGE OF NICHIHA PANEL MUST BE 2" ABOVE HARD SURFACE OR 6" ABOVE FINISHED GRADE.

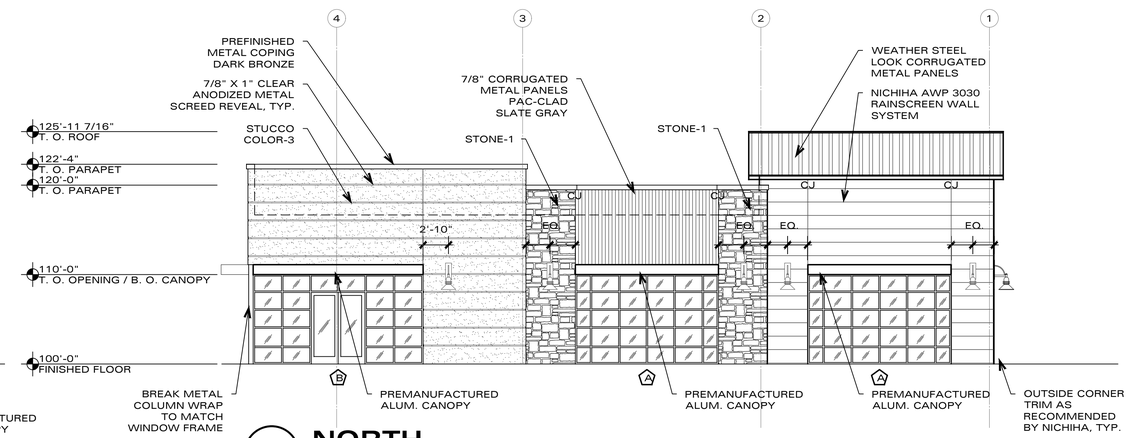
Jacobs & Associates
Architecture, Planning, Interiors
701 Canyon Drive, Suite 110
Coppell, Texas 75019
972 331-5699

REGISTERED ARCHITECT BRENT E. KLINE 70976 STATE OF TEXAS

12/18/2020



4 **EAST**
SCALE: 1/8" = 1'-0"



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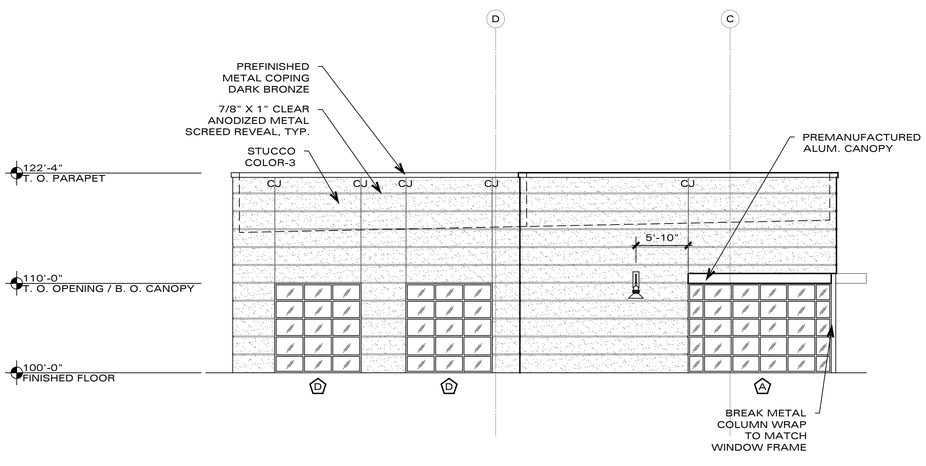

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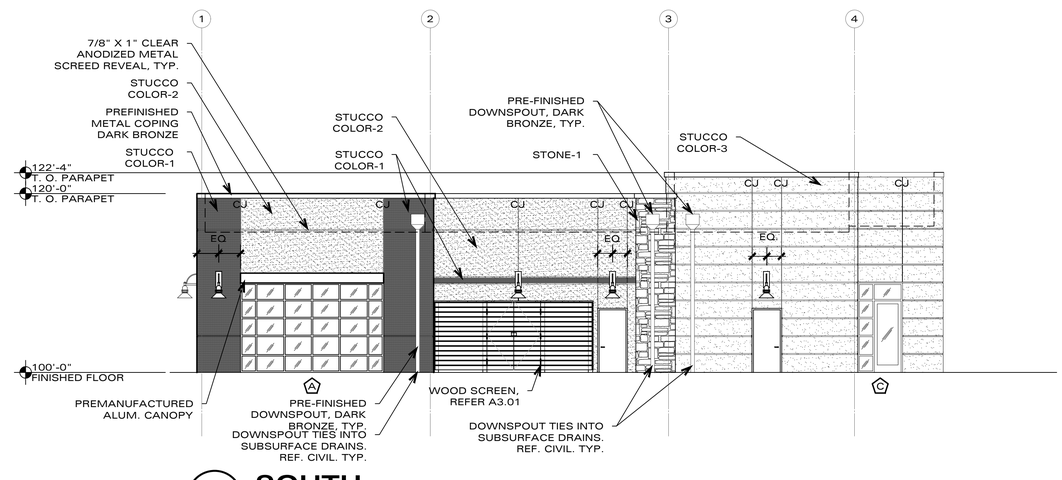

1 **SOUTH**
SCALE: 1/8" = 1'-0"

OFFICE EQUITY SOLUTIONS
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Southlake, Texas 76092
817-416-3981
817-416-8372 Fax

CLEVELAND GIBBS PHASE 1

BUILDING 1

PROJECT
CLEVELAND GIBBS
PHASE 1
ADDRESS
7901 CLEVELAND-GIBBS ROAD
CITY / STATE
NORTHLAKE TX
ZIP
76226

ELEVATIONS

JOB NO. **20015-A**

DATE	ISSUE FOR	DRAWN BY
12-18-20	CONSTRUCTION	BEK/KMD

A4.01

GENERAL ELEVATION NOTES

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EXTERIOR SIGNAGE IS UNDER SEPARATE PERMIT. APPROVED BUILDING STREET NUMBER SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. ALL NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.

BOTTOM OF LIGHT FIXTURE 8'-4" AFF

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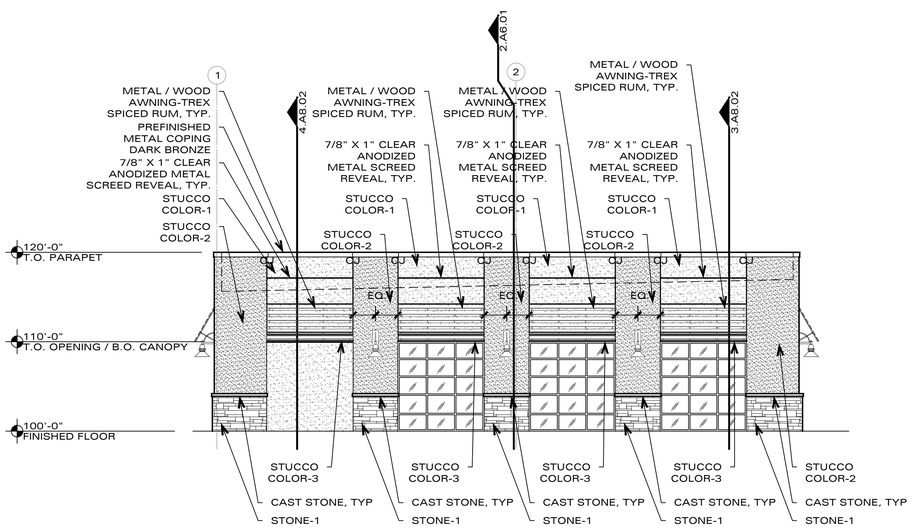

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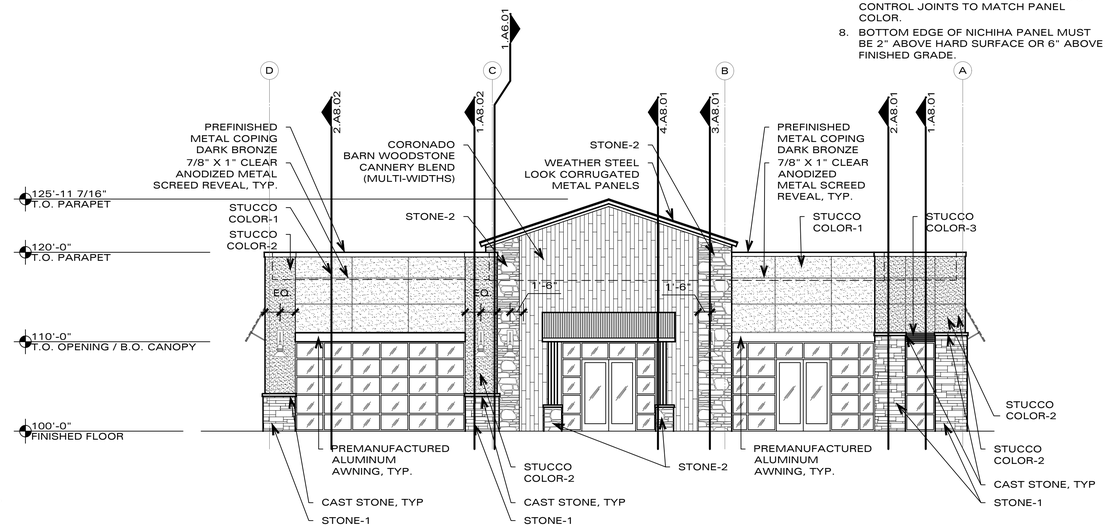
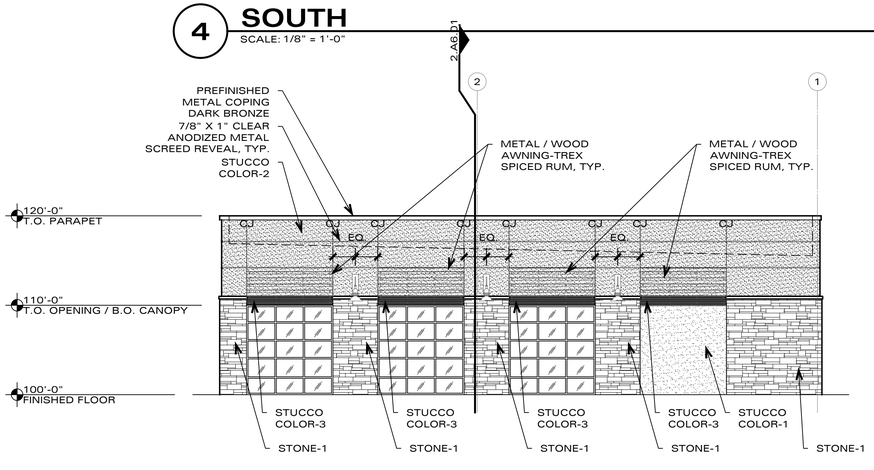
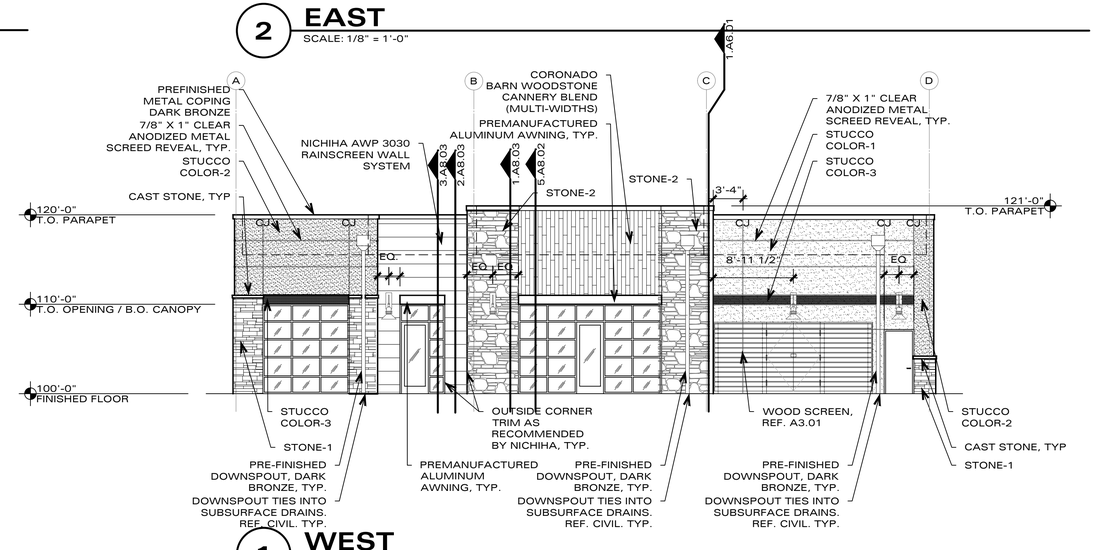


2 EAST
SCALE: 1/8" = 1'-0"



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



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

OFFICE EQUITY SOLUTIONS
365 Miron, Suite A
Southlake, Texas 76092
817-416-3981
817-416-8372 Fax

CLEVELAND GIBBS PHASE 1

BUILDING 2

PROJECT: CLEVELAND GIBBS PHASE 1
ADDRESS: 7905 CLEVELAND-GIBBS ROAD
CITY: NORTHLAKE STATE: TX ZIP: 76226

ELEVATIONS

JOB NO. **20015-B**

DATE	ISSUE FOR	DRAWN BY
12-18-20	CONSTRUCTION	BEK/KMD

A4.01

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: MARCH 25, 2021

REF. DOC.: NORTHLAKE 2003 LOCAL OPTION ELECTION RESULTS

SUBJECT: SUPPORT FOR HB 3642 BY PARKER ALLOWING ANNEXED AREA TO ASSUME WET/DRY STATUS OF CERTAIN MUNICIPALITY

GOALS/OBJECTIVES:

- Diversify the Tax Base; Secure grocery, restaurant and other retail projects (Council Goal)
- Control our Own Destiny; Strategically manage ETJ annexations (Council Goal)

BACKGROUND INFORMATION:

- 2003 Northlake local option election for alcoholic beverage sales
    - Sale of beer and wine for off-premise consumption only (67% for)
    - Sale of mixed beverages in restaurants by food and beverage holders only (71% for)
- 2006 area now known as Northlake Commons annexed into Town limits
- Area was dry prior to annexation and maintained its dry status upon annexation
- Bella Italia Bistro first sit-down restaurant in Northlake Commons to open soon
- Bella Italia Bistro currently not allowed to serve alcoholic beverages without:
    - Private club license (which they are pursuing)
    - New local option election for entire Town
- House Bill 3642 by State Representative Tan Parker would allow any area annexed into the Town (past, present or future) to assume status of the Town at the time of annexation (for Northlake Commons this would be the 2003 local option election results)
- Allows restaurants in Northlake Commons to offer mixed beverages
- Northlake Commons restaurants on even playing field with other restaurants in Town and area
- Potentially an incentive for properties in the ETJ to annex into Town
- Restaurants not an approved use in Residential zoning districts

COUNCIL ACTION:

- Approve HB 3642 support resolution

TOWN OF NORTHLAKE, TEXAS

OFFICIAL RESOLUTION

NO. 21-6

SUPPORT FOR HOUSE BILL 3642 AN ACT TO CHANGE STATUS FOR TERRITORY ANNEXED BY CERTAIN MUNICIPALITIES BY STATE REPRESENTATIVE TAN PARKER

WHEREAS, the Town of Northlake is a general law city lying and being situated within the County of Denton, State of Texas; and,

WHEREAS, in 2003, the Town of Northlake held a local option election to sale beer and wine for off premise consumption and mixed beverages for on premise consumption at restaurants; and,

WHEREAS, the 2003 local option election received overwhelming support of seventy percent; and,

WHEREAS, current State statutes do not allow annexed territory to assume the status of the municipality; and,

WHEREAS, areas annexed into Northlake after 2003 have a competitive disadvantage to areas that were in the Town limit prior to 2003; and,

WHEREAS, State Representative Tan Parker has filed House Bill 3642 that would allow annexed territory to assume the alcohol sales status of the Town of Northlake and only in Northlake; and,

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT:

Section 1.
The Town of Northlake agrees and supports House Bill 3642 which allows annexed territory in Northlake to assume the alcohol sales status of the Town.

Section 2.
The Town of Northlake encourages other state and local leaders to support this legislation to allow for the successful, profitable operation of full-service restaurants in areas annexed into the Town after 2003.

Section 3.
This Resolution shall become effective from and after its date of passage.

DULY RESOLVED by the Town Council of the Town of Northlake, Texas, on this the **25th** day of **March 2021.**

Town of Northlake, Texas

_____
David Rettig, Mayor

Attest:

_____
Shirley Rogers, Town Secretary

By: Parker H.B. No. 3642

A BILL TO BE ENTITLED

AN ACT

relating to the sale of alcoholic beverages in areas annexed by certain municipalities.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Section 251.72, Alcoholic Beverage Code, is amended to read as follows:

Sec. 251.72. CHANGE OF STATUS. Except as provided in Sections 251.725, 251.726, 251.727, 251.73, and 251.80, an authorized voting unit that has exercised or may exercise the right of local option retains the status adopted, whether absolute prohibition or legalization of the sale of alcoholic beverages of one or more of the various types and alcoholic contents on which an issue may be submitted under the terms of Section 501.035, Election Code, until that status is changed by a subsequent local option election in the same authorized voting unit.

SECTION 2. Subchapter D, Chapter 251, Alcoholic Beverage Code, is amended by adding Section 251.727 to read as follows:

Sec. 251.727. CHANGE OF STATUS FOR TERRITORY ANNEXED BY CERTAIN MUNICIPALITIES. (a) This section applies only to a municipality that:

(1) contains Farm to Market Road No. 407, Farm to Market Road No. 1171, and State Highway 114; and

(2) is located within a county with a population of more than 650,000 that is adjacent to two counties, each of which

As Received

has a population of more than 1.8 million.

(b) Notwithstanding any other law, an area annexed to a municipality to which this section applies automatically assumes the wet or dry status of that municipality on annexation.

SECTION 3. The change in law made by this Act applies to an area annexed by a municipality before, on, or after the effective date of this Act.

SECTION 4. This Act takes effect September 1, 2021.

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: MARCH 25, 2021

REF. DOC. : NORTHLAKE RULES OF ORDER AND PROCEDURE, SECTION 2.1

SUBJECT: CANCEL APRIL 22, 2021 COUNCIL MEETING AND SCHEDULE COUNCIL MEETING FOR APRIL 29, 2021

STRATEGIC GOALS/OBJECTIVES:

- Promote Public Involvement (Council Goal)

BACKGROUND INFORMATION:

- Denton County Elections will hold early voting in Northlake Town Hall April 19th through 27th
- Due to election integrity requirements ballot equipment cannot be moved
- Town staff anticipates need for a second meeting in April, April 29th suggested

COUNCIL ACTION:

- Cancel April 22, 2021 Town Council meeting
- Schedule Town Council meeting for April 29, 2021

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: MARCH 25, 2021

REF. DOC.:

SUBJECT: DECLARATION OF LOCAL DISASTER SEVERE WEATHER APPROVED AT FEBRUARY 25, 2021 MEETING

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: MARCH 25, 2021

REF. DOC.:

SUBJECT: DECLARATION OF LOCAL DISASTER SEVERE WEATHER APPROVED AT FEBRUARY 25, 2021 MEETING

TOWN OF NORTHLAKE COUNCIL ITEM NO. 6

DATE: MARCH 25, 2021

ITEM: EXECUTIVE SESSION

TOWN OF NORTHLAKE COUNCIL ITEM NO. 7

DATE: MARCH 25, 2021

ITEM: OPEN SESSION

TOWN OF NORTHLAKE COUNCIL ITEM NO. 8

DATE: MARCH 25, 2021

ITEM: ADJOURNMENT