City Council Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
November 20, 2024
6:00 PM

**(Notice of Potential Quorum for Planning & Zoning Commission, Board of Adjustment, Library Board, Municipal Development District, and Parks and Recreation Board - even though a quorum of the members of these boards may or may not be present, no official action will be taken by their members.)*

Notice Regarding Remote Participation of Council Members

Pursuant to Section 551.127, Texas Government Code, one or more Council Members may attend this meeting remotely using videoconferencing technology. A quorum of the board will be physically present at the location provided above.

Call to Order - Determine if a Quorum is Present:

Invocation & Pledge of Allegiance: Pledge of Allegiance to the Texas Flag - “Honor the Texas flag; I pledge allegiance to thee, Texas, one state, under God, one, and indivisible.”

Community Announcements: Items of community interest may include recognizing Citizens and Staff for outstanding contributions to the community, a reminder about an upcoming event that is organized or sponsored by the governing body, and announcements of an imminent threat to public safety that has arisen after the posting of this agenda.

1. **Announcements:**
   - Christmas Tree Lighting: December 4th from 5:30 -8:30 PM at Veterans Park

   Presentations:
   - Fire Department New Hire and Swear-in
   - Former board member recognitions

Citizen Input: Any person may address the City Council. If your comments are concerning an agenda item, you may wait until the discussion on that item if you prefer. Once recognized by the Mayor, please step forward to the speaker's podium, state your name and address and speak directly into the microphone so that people in the room can hear comments and see presentations. Citizen comments are limited to three (3) minutes per individual unless additional time is otherwise required by law. No discussion or action may be taken at this meeting on any item not listed on the agenda, other than to make statements of factual information or recite existing policy in response to a citizen's inquiry.

Consent Items: Items placed on the Consent Agenda are considered routine in nature and non-controversial. The Consent Agenda can be acted upon in one motion. Items may be removed from the Consent Agenda by the request of Council, board members or staff. Consideration and action on the following:

2. Approve minutes of the October 23, 2024 meeting.

3. Approve Monthly Staff Reports

4. Approve Monthly Financial Report.

5. Approve the absence of council members for the regular meetings identified in the staff report

6. Approve the Second Amendment to the Sandbrock Development Agreement.

7. Approve a request for an extension of the expiration date of the Sandbrock Ranch Phase 13 Preliminary Plat.

8. Acceptance of Public Improvements to Highpointe Ranch, Phase IA.

9. Approve an Assignment and Assumption of the Palomino Development Agreement from Lennar Homes of Texas Land and Construction, Ltd., and Jen Holdco 24 LLC.

10. Approve adjustments to the Vehicle/Equipment Replacement Program

New Business: New items requested for consideration.

11. Hold a Public Hearing, consider and act on a Resolution creating the Palomino Public Improvement District, an approximate 39.993 acres of land situated in the J. Bridges Jr.Survey, Abstract No.38, Denton County, Texas, and as more particularly described by a metes and bounds description available at Aubrey City Hall, within the City of Aubrey, Texas.

12. Hold a public hearing, consider, and act on a Specific Use Permit request for a wine and malt beverage retailer's on-premise permit in conjunction with a restaurant use for the property located at 200 S. Main, Aubrey, Denton County, Texas. (Upper Park Café)

13. Consideration and action on a Preliminary Plat for Duck Point containing 448 residential lots, eight (8) non-residential lots, one (1) city park lot, and two (2) city lots in approximately 159.939 acres of land out of the Frederick H. Pollard Survey, Abstract No. 995, City of Aubrey, Denton County, Texas (*MM Aubrey 160, LLC*)

14. Consideration and action on a Site Plan Application for a pole sign for Prator Addition, Block A, Lot 3, City of Aubrey, Denton County, Texas. (*Mr. Green's Car Wash*)

15. Consideration and action on the Final Plat of Sandbrock Ranch, Phase 13, containing 282 residential lots, 9 common area lots, and 1 amenity center within 82.756 acres out of the Frederick Pollard Survey, Abstract No. 995 and William Lumpkin Survey, Abstract No. 730 within the City of Aubrey ETJ, Denton County, Texas and authorize staff to file the plat. (*Horizon / Deer Creek Development Corp. and The Denton County Municipal Utility District No. 6*)

16. Receive a presentation from Teague Nall and Perkins on Municipal Seperate Storm Sewer System (MS4) Permitting; discussion of same.

17. Consideration and action on a Professional Services Agreement with Teague Nall and Perkins for Stormwater Management Program Development and Year One Annual Reporting for an amount not to exceed $30,000; and authorizing Mayor or designee to execute necessary documents.

18. Consideration and action on awarding a bid for the Highmeadow Park Construction Project in an amount not to exceed $395,240.90 and authorize the mayor or his designee to sign the agreement.

19. Consideration and action on a Resolution casting votes for candidates in the election of the Denton Cental Appraisal District Board of Directors.

20. Consideration and action on removing and/or appointing member(s) to the Capital Improvement Projects/Impact Fee Committee.

Department Updates and Discussion:

21. Administration & Finance:
    -City Hall Renovations
    -Denco Area 911 Board Appointment

22. Library:

23. Fire Department:
    -Construction Update

24. Police Department:

25. Public Works:
    -Leslie Park Update

26. Human Resources:

27. Municipal Development:

Future Agenda Requests: Council or Board Members, City Staff, and Citizens may request items to be included on future agendas. Discussion is limited to what the request is for, and if and when the item can be put on a future agenda.

*****EXECUTIVE SESSION***** In accordance with Texas Government Code, Section 551.001, et seq., the City Council will recess into Executive Session (closed meeting) to discuss the following:

28. **Section 551.071(1) and (2) Consultation with Attorney.** For Council to seek the advice of its attorney about pending or contemplated litigation or a settlement offer and to consult with the City Attorney 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 the Texas Open Meetings Act:
    - High Pointe Ranch Development
    - HIghpoint Commercial Collector Infrastructure
    - Silverado Development Agreement
    - West Sherman Development
    - Project 38 / South Magnolia and Blackjack Road Property Acquisition
    - Denton County ILA for Fire Protection and EMS Services
    - Elm Ridge Fire Services Agreement
    - Knuckles Road Development
    - Providence Village Fire and EMS Interlocal Agreement
    - Municipal Ordinances Update

29. **Section 551.072 Real Property.** Deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.
    - Property acquisition for municipal purposes

Motion to Recess into Executive Session.

Reconvene into Open Session: In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session to consider and take appropriate action, if any, regarding any items discussed in Executive Session.

30. Consideration and action on an Interlocal Cooperation Agreement for Fire and Emergency Medical Services with the Town of Providence Village.

31. Consideration and Action on a First Amendment to the First Revised Development Agreement for Silverado Development between the City, D.R. Horton- Texas,

Ltd. and The Lakes Fresh Water Supply District of Denton County; and authorizing the Mayor or designee to execute any necessary documents.

-ADJOURN-

I, Jenny Hicks, City Secretary, certify that this Notice of Meeting was posted, per the Open Meetings Act, on the official bulletin board at the City Hall of the City of Aubrey, Texas and on the City's website at www.aubreytx.gov in accordance with Chapter 551, Texas Government Code, and shall remain posted until the meeting is adjourned.

I certify that the attached notice and agenda of items to be considered by the City Council of the City of Aubrey, Texas was removed by me from the official bulletin board of the City of Aubrey, Texas, 107 South Main St, Aubrey, Texas on the _____day of _____, 2024.

(The City Council reserves the right to adjourn into closed session at any time during the course of this meeting to consult with its attorney regarding any of the matters listed on this document, as authorized by Texas Government Code Section 551.071 Consultation with Attorney.)

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (940) 440-9343 for further information.

City Council Meeting Minutes

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
October 23, 2024
6:00 PM

The meeting was called to order at 6:00 PM.

Present: Jeff Perry, Erin Allen, Chuck Fikes, Mayor Chris Rich

Absent: Randy Jones, Matt Jones

Staff Present: City Attorney Patricia Adams, City Manager Charles Kreidler, City Secretary Jenny Hicks, Finance Director Mike English, Fire Chief Eric Schlotter, Police Chief Richard Brooks, Executive Director of Operations Leanne Wilson, Library Manager Brittany McLain, HR Director Shaena Williams, Development Manager Shanda Guffee, Assistant to the City Manager Riley Podleski, Planner Helen-Eve Beadle

Guillermo Castellanos, Pastor of NorthRock Church, offered the invocation and led the invocation.

Community Announcements:

1. **Announcements:**
   - Trunk or Treat and Movie in the Park, October 26th at the library at 5:00 p.m.

   Presentations:
   - Mayor Chris Rich presented a Proclamation to Chris Walden for the church's partnership during our community center construction.

   - Chief Eric Schlotter held a swear-in ceremony and announced new hire Firefighter Jacob Canon

   - Leanne Wilson announced Public Works New Hires: Melvin Whitworth, Fleet Coordinator and Manny Ghiselline, Street Superintendent

Citizen Input: None

Consent Items:

2. Approve minutes of the September 26, 2024 meeting.
3. Approve Monthly Staff Reports
4. Approve Monthly Financial Report.
5. Approve Quarterly Investment Report
6. Approve Ordinance 883-24 adopting a new Drought Contingency and Water Conservation Plan.
7. Approve the absence of council members for the regular meetings identified in the staff report
8. Approve a Resolution changing the Authorized Official from the City Manager to the Finance Director on the Office of the Governor (OOG) CJD eGrant website.
9. Approve an Interlocal Cooperation Agreement with Denton County for Library Services and authorize the Mayor to execute any necessary documents.
10. Approve a Final Pay Request from Rey-Mar Construction, LLC for the Faulkner Water Well Electrical Improvements and accept the public improvements.
11. Approve Resolution No. 988-24, authorizing the City Manager to dispose of surplus property that is replaced in conjunction with the Vehicle Equipment Replacement Fund as approved in the annual budget.
12. Accept the resignation of Alan Holland from the Aubrey Parks and Recreation Board.
13. Accept the resignation of Karen Skinner from the Aubrey Planning and Zoning Commission.
14. Approve an Administrative Services Agreement between the Aubrey MDD and City of Aubrey.

    Council Member Erin Allen removed item number seven regarding excused absences to discuss in executive session under 551.071, Attorney Consultation.

    Council Member Jeff Perry made a motion to approve the consent items not including item number 7. Council Member Chuck Fikes seconded. Motion Passed (3:0). None opposed.

    Council Member Erin Allen made a motion regarding item number 7, approving the absences of council members identified in the staff report. Council Member Jeff Perry seconded. Motion Passed (3:0). (Jeff Perry, 8-22, 9-26; Matt Jones, 2-22, 4-25, 6-27, 7-25, 9-26; Erin Allen, 3-28)

New Business:

15. Consider and act on a Final Plat application for Lot 1, Block A, Aubrey FM 2931 Storage, being approximately 5.7230 acres out of the James Bridges Jr. Survey, Abstract No. 36, the property is generally located west of FM 2931 and north of Frontier Parkway, City of Aubrey ETJ, Denton County, Texas.

    City Planner Helen-Eve Beadle provided information. Brandon Middleton, with Kimley Horn, provided information.

    Council Member Erin Allen made a motion to approve the Final Plat Application with the condition the Subdivision Ordinance Waiver/Suspension for one point of access is approved. Council Member Jeff Perry seconded. Motion Passed (2:1). Council Member Chuck Fikes opposed.

16. Consideration and act on Resolution No. 986-24, a resolution of the City Council of

the City of Aubrey, Texas, setting a Public Hearing under Sec. 372.009 of the Texas Local Government Code for the creation of the Palomino Public Improvement District within the City of Aubrey, Texas, on an approximate 46.974acres of land situated in the J. Bridges Jr. Survey, Abstract No. 38, Denton County, Texas and as more particularly described by a metes and bounds description available at Aubrey City Hall; setting a date for and authorizing the issuance of notice by the City Secretary of Aubrey, Texas regarding the Public Hearing. (Palomino Development)

Finance Director Mike English provided information.

Council Member Jeff Perry made a motion to approve Resolution 986-24 (with the updated Resolution, petition and acreage) and setting a public hearing for November 20, 2024. Council Member Chuck Fikes seconded. Motion Passed (3:0). None opposed.

17. Hold a Public Hearing, Consider and take action on Ordinance 884-24 Creating Tax Increment Investment Zone No. 4, consisting of approximately 159.9 acres of land generally located south of FM 428, west of FM 1385 and East of Coffey Rd., and within the City of Aubrey; authorizing issuance of notice; and providing a preliminary Project Plan and Finance Plan, pursuant to Chapter 311, Texas Tax Code. (Duck Point)

    Jennifer Sloan, of Municap, provided information.

    The Public Hearing opened at 6:22 p.m. and closed at 6:26 p.m.

    Council Member Erin Allen made a motion to approve Ordinance 884-24, Creating Tax Increment Reinvestment Zone No. 4, consisting of approximately 159.9 acres of land generally located south of FM 428, west of FM 1385 and East of Coffey Rd. Council Member Jeff Perry seconded. Motion Passed (3:0). None opposed.

18. Second reading: Consideration and action regarding Resolution 984-24 approving a Project of the Aubrey Municipal Development District providing a Targeted Improvement grant for Dos Mezclas Restaurant located at 202 B South Main Street for $30,000.

    City Manager Charles Kreidler provided information.

    Council Member Erin Allen made a motion to approve Resolution 984-24 approving a Project of the Aubrey Municipal Development District providing a Targeted Improvement grant for Dos Mezclas Restaurant located at 202 B South Main Street for $30,000. Council Member Chuck Fikes seconded. Motion (3:0). None opposed.

19. Consider and take appropriate action to accept a grant from Firehouse Subs Public Safety Foundation in an amount of $33,574.68 for the purchase of 6 ventilators.

    Fire Chief Eric Schlotter provided information.

Council Member Jeff Perry made a motion to accept a grant from Firehouse Subs Public Safety Foundation in an amount of $33,574.68 for the purchase of 6 ventilators. None seconded. Motion Passed (3:0). None opposed.

20. Consideration and action on a Professional Engineering Services Agreement with Birkhoff, Hendricks and Carter for F.M. 428 Lift Station Improvements in the amount not to exceed $108,000; and authorizing the Mayor or designee to execute necessary documents.

    Executive Director of Operations Leanne Wilson provided information.

    Council Member Jeff Perry made a motion to approve a Professional Engineering Services Agreement with Birkhoff, Hendricks and Carter for F.M. 428 Lift Station Improvements in the amount not to exceed $108,000, and authorizing the Mayor or designee to execute necessary documents. Council Member Chuck Fikes seconded. Motion Passed (3:0). None opposed.

Department Updates and Discussion:

21. Administration & Finance: none

22. Library: none

23. Fire Department: Construction update
    Chief Schlotter announced that Fire Station 3 construction is at approximately 60%. The inside is fully framed and brick is being laid on outside of the building. It should be in the dry in the coming days.

    Fire Station 2 grade beams are complete. They are working on the foundation for the pavilion now. The slabs for the pavilion and station should be poured in next few weeks.

24. Police Department: Power Engage
    Chief Brooks provided information on the Power Engage program and hopes it will increase engagement by providing real-time information to citizens who call for service/dispatch.

    He received an update from TxDOT on the traffic signal at Highway 377 and Sherman, which will not be complete until the summer of 2025.

25. Public Works: Water System Update
    Executive Director of Operations Leanne Wilson announced the Rockhill Well is at approximately 65% of design. It will add an additional 166 million gallons per year when completed in 2026. FM 428 well will be down in December for repair. It will have the ISD and City logos added during repair. Hill Street Well will be down in the summer of 2025 for repairs and will have the city logo added.

26. Human Resources:

27. Municipal Development:

Future Agenda Requests: None

*****EXECUTIVE SESSION***** In accordance with Texas Government Code, Section 551.001, et seq., the City Council will recess into Executive Session (closed meeting) to discuss the following:

28. **Section 551.071(1) and (2) Consultation with Attorney.** For Council to seek the advice of its attorney about pending or contemplated litigation or a settlement offer and to consult with the City Attorney 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 the Texas Open Meetings Act:
    - High Pointe Ranch Development
    - HIghpoint Commercial Collector "Infrastructure Agreement"
    - Blackjack Development Agreement
    - Silverado Development Agreement
    - Knuckles Road Development
    - Highmeadow Development
    - Springhill Development
    - West Sherman Development
    - Project 38 / South Magnolia and Blackjack Road property acquisition
    - *City of Aubrey, Texas and Town of Providence Village, Texas v. Denton County Fresh Water Supply District 8-A, et al*, Cause No. 24-1985-431, Denton County, Texas
    - Fifth amendment to the Fire Protection Agreement with the Fresh Water Supply Districts
    - Sod Farm Lift Station

29. **Section 551.072 Real Property.** Deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.
    - Property acquisition for municipal purposes

30. **Section 551.087 Economic Development Negotiations.** To discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; and/or to deliberate the offer of a financial or other incentive to the business prospect:
    - Silverado Development
    - Knuckles Road Development

Council Member Jeff Perry made a motion to recess into Executive Session at 6:41 PM. Council Member Chuck Fikes seconded. Motion Passed (3:0). None opposed.

Reconvene into Open Session: In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session to consider and take appropriate action, if any, regarding any items discussed in Executive Session.

The City Council reconvened into regular session at 7:52 PM.

31. Consider and act on Resolution No 987-24 finding that a public necessity exists and authorizing condemnation to acquire a 0.024 acre permanent sanitary sewer easement for public purposes for a public project, including but not limited to, facilitate sewage collection, drainage, treatment, disposal or emptying including for a lift station, utilities, such appurtenant facilities as may be necessary, and other public uses, on real property generally described as being located in the City of Aubrey, Denton County, Texas, in the Dennis Cowan Survey, Abstract No. 304, Property ID #51417, described in a deed to Ronald Josh Feferman nonexempt lifetime trust recorded in Document Number 2024-381, Official Public Records of Denton County, Texas, such property is generally located north of Stanley Dr., south of Highmeadow Dr., and west of the intersection of Hwy 377 and Redfearn Rd., and being more particularly described herein; providing notice of an official determination to acquire real property for a permanent sanitary sewer easement, such appurtenant facilities as may be necessary, and other public uses; authorizing the City Manager or designee to obtain the necessary appraisal reports and make bona fide offers of just compensation for the permanent sanitary sewer easement; ratifying prior documents made for acquisition of the same; authorizing legal counsel to institute eminent domain proceedings on behalf of the city for the acquisition of the permanent sanitary sewer easement on said tract if negotiations are unsuccessful; appropriating funds from a lawful source; providing a cumulative repealer clause; providing a severability clause; and providing for an effective date.

    Council Member Erin Allen made a motion to authorize the use of the power of eminent domain to acquire a 0.024 acre (1,050 square foot) permanent sanitary sewer easement on real property generally described as being located in the City of Aubrey, Denton County, in the Dennis Cowan Survey, Abstract No. 304, Property ID #51417, described in a deed to Ronald Josh Feferman Nonexempt Lifetime Trust recorded in Document Number 2024-381, Official Public Records of Denton County, Texas, such property is generally located north of Stanley Dr., south of Highmeadow Dr., and west of the intersection of Hwy 377 and Redfearn Rd (as more fully described and depicted in Exhibit "A" of the proposed resolution for this item for this easement) for public purposes for a public project, including but not limited to facilitate sewage collection, drainage, treatment, disposal or emptying including for a lift station, utilities, such appurtenant facilities as may be necessary, and other public uses and adopt Resolution 987-24. Council Member Chuck Fikes seconded

    The results of the Roll Call Vote on Resolution No. 987-24 were: Council Member Jeff Perry - for; Council Member Erin Allen - for; Council Member Chuck Fikes - for; Council Members Matt Jones and Randy Jones absent. The motion to approve Resolution No. 987-24 passed 3 to 0.

32. Consider and act on the Fifth Amendment to the Fire Protection Services Agreement with the Elm Ridge, Paloma Creek Fresh Water Supply Districts and the Town of Providence Village; and authorizing the Mayor or designee to execute necessary documents.

    Council Member Jeff Perry made a motion to approve the Fifth Amendment to the Fire Protection Services Agreement between the City of Aubrey, Town of Providence Village, and the Elm Ridge and Paloma Creek Fresh Water Supply Districts and to direct the City Attorney to proceed with filing necessary

documents for nonsuit of the pending Denton County lawsuit, Cause No. 24-1985-431, upon final approval and execution of the Agreement by all parties in accordance with the terms of the Agreement. Council Member Erin Allen seconded. Motion Passed (3:0). None opposed.

Highpointe Commercial Collector Infrastructure Agreement:

Council Member Jeff Perry made a motion to authorize the City Manager to finalize negotiation of the Highpoint Commercial Collector Infrastructure Agreement with Aubrey Land JV LLC, assignee of DRT Development Group, and to execute necessary documents; the final agreement should include construction of at least the collector road from Springhill to Lasso Road by September 1, 2026. Council Member Chuck Fikes seconded. Motion Passed (3:0).

The meeting was adjourned at 7:57 PM.

PASSED and APPROVED by the City Council of the City of Aubrey, Texas this 20th day of November, 2024.

_____

Chris Rich, Mayor

ATTEST:

_____

Jenny Hicks, City Secretary

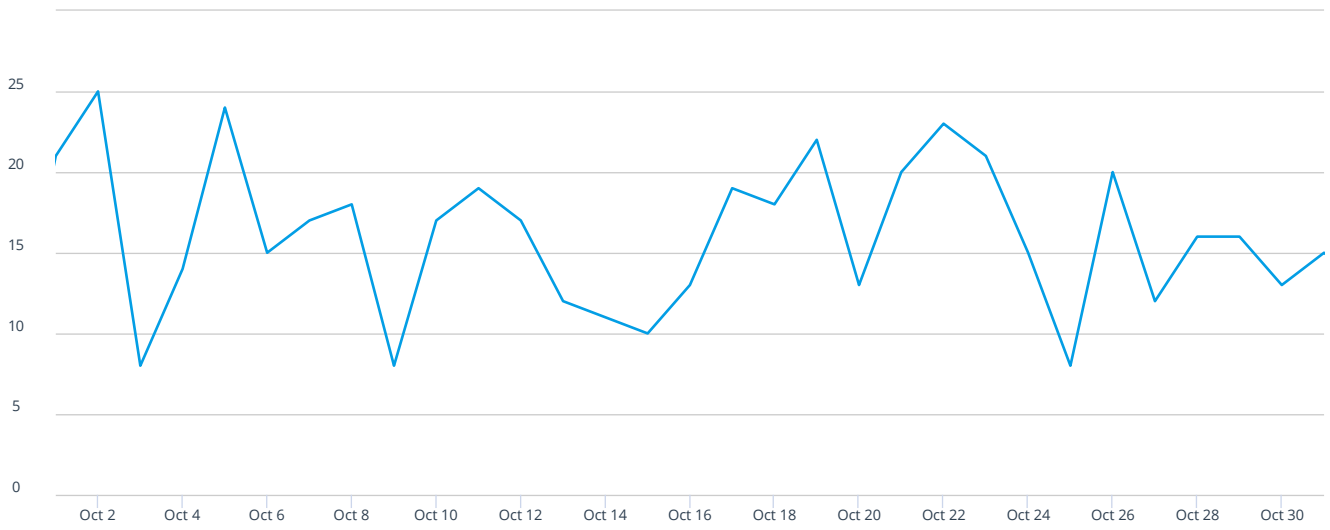
Previous Month Oct 1, 2024 - Oct 31, 2024

35%
FIRE
Percentage of Total Incidents

65%
EMS
Percentage of Total Incidents

500
INCIDENTS
In Selected Time Slice

31
DAYS
In Selected Time Slice





Counts | % Rows | % Columns | % All

Week Ending	10/6/24	10/13/24	10/20/24	10/27/24	11/3/24	11/10/24	11/17/24	11/24/24	12/1/24	12/8/24	12/15/24	12/22/24	12/29/24	Total
Aubrey Fire Station 1	48	33	35	46	24									186
Aubrey Fire Station 2	59	70	64	73	35									301
Aubrey Fire Station 3			1		1									2
PV Farm		5	6											11
Total	107	108	106	119	60									500

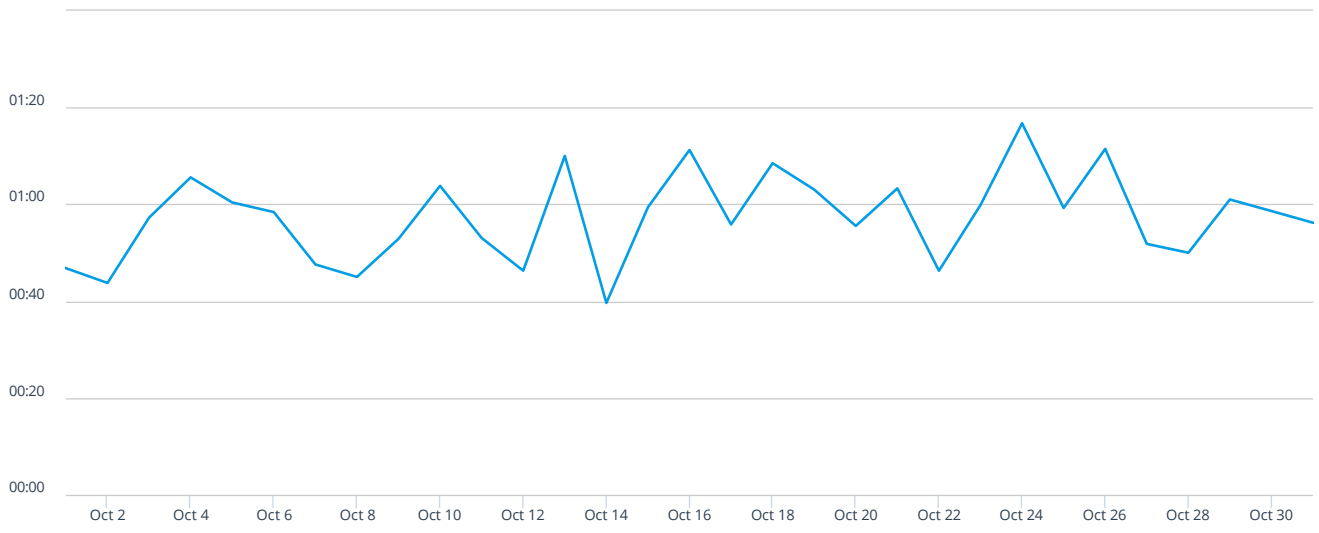
Previous Month Oct 1, 2024 - Oct 31, 2024

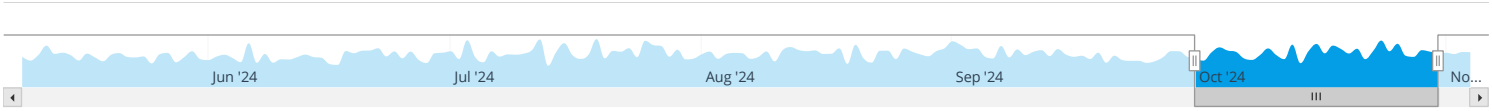
00:57
MM:SS
Average First Apparatus Turnout Time

01:45
MM:SS
90th Percentile First Apparatus Turnout Time

31
DAYS
In Selected Time Slice

497
INCIDENTS
In Selected Time Slice





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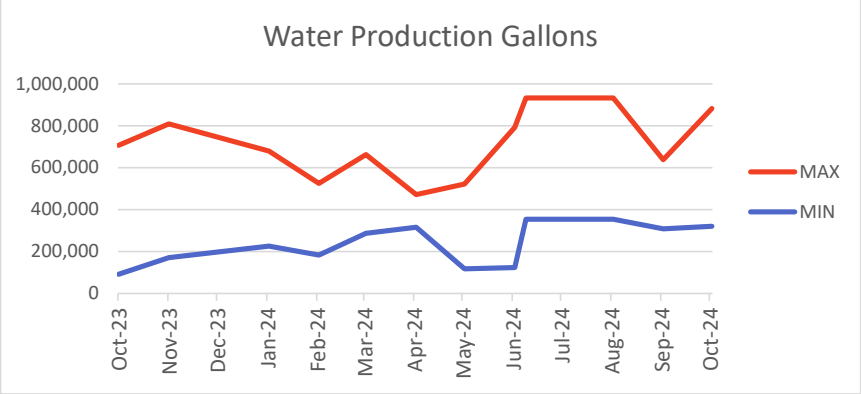
Week Ending	10/6/24	10/13/24	10/20/24	10/27/24	11/3/24	11/10/24	11/17/24	11/24/24	12/1/24	12/8/24	12/15/24	12/22/24	12/29/24	Total
00:00 - 00:29	37	31	31	25	17									141
00:30 - 00:59	30	35	29	37	14									145
01:00 - 01:29	18	30	26	32	17									123
01:30 - 01:59	15	7	9	15	9									55
02:00 - 02:59	5	2	9	7	3									26
03:00 - 04:59	1	2	2	2										7
05:00 - 09:59														
Total	106	107	106	118	60									497
Exceptions														4

City of Aubrey - Public Works

October 2024 Activity Report

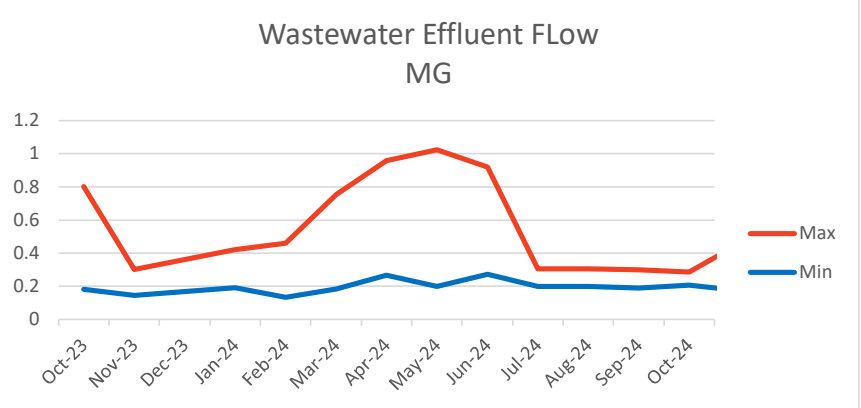
Water Production MG

Oct-24	17,515,600
Sep-24	15,590,000
Aug-24	22,081,100
Daily Average Gal	613,186



Wastewater Treatment MG

Oct-24	7,104,000
Sep-24	7,283,000
Aug-24	7,285,000
Daily Average Gal	240,800



Work Orders

Water & Sewer Maintenance	50
Cut-offs Non Payment	6
Street Repairs & Signs	30
Line Locates	68
Billing and Meters	100
Total	254

Fees Collected

	October
Water Impact	$45,396.00
Sewer Impact	$51,545.00
Roadway Impact	$31,863.00
Parks Fee	$58,500.00
Total	$187,304.00

Projects

Public Works Building	Working on landscape and sign
Rockhill Well	Start design process for new well
High Pointe Phase 1A	Final walk through
High Pointe Phase 1B	Paving complete
High Point 1C	Started putting in Utilities
Aubrey Heights	started grading
HPR Phase 2&3	Grading complete
Ribbonwood	Grading
Palomino	Grading and filing

City of Aubrey - Development Services

October 2024 Activity Report

No. Permits Issued

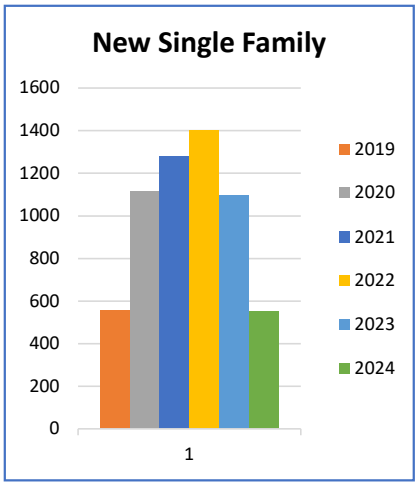
New Single Family	46
Residential Misc	156
Commercial	2
Development Services	7
Total	**211**

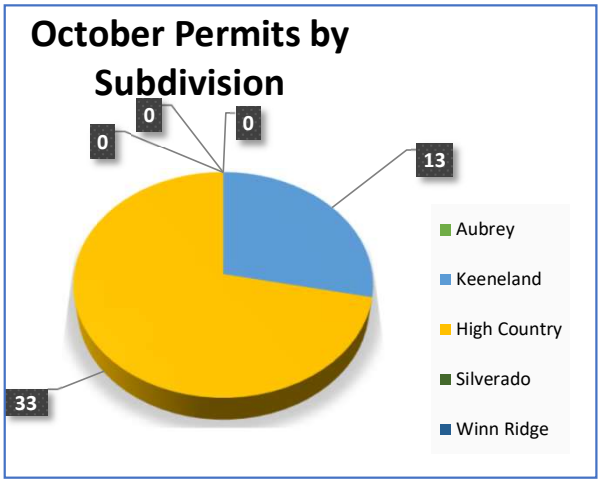
Fees Collected

New Single Family	$ 324,198.14
Residential Misc	$ 21,118.30
Commercial	$ 289.00
Variance or Zoning	$ 11,400.00
Total	**$ 357,005.44**

Annual New Single Family

2019	556
2020	1,113
2021	1,279
2022	1,400
2023	1,095
2024 YTD	551
2019 - 2024 Total:	**5,994**





Total House



8375

Location	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24
Aubrey Proper	1438	1442	1447	1448	1453	1431
Winn Ridge	1651	1667	606	1703	1707	1725
Silverado & High Country	2935	2997	3080	3151	3253	3303
Aspen Meadows	309	307	311	312	312	311
Keeneland						30
Sandbrock	1435	1470	1493	1527	1549	1575

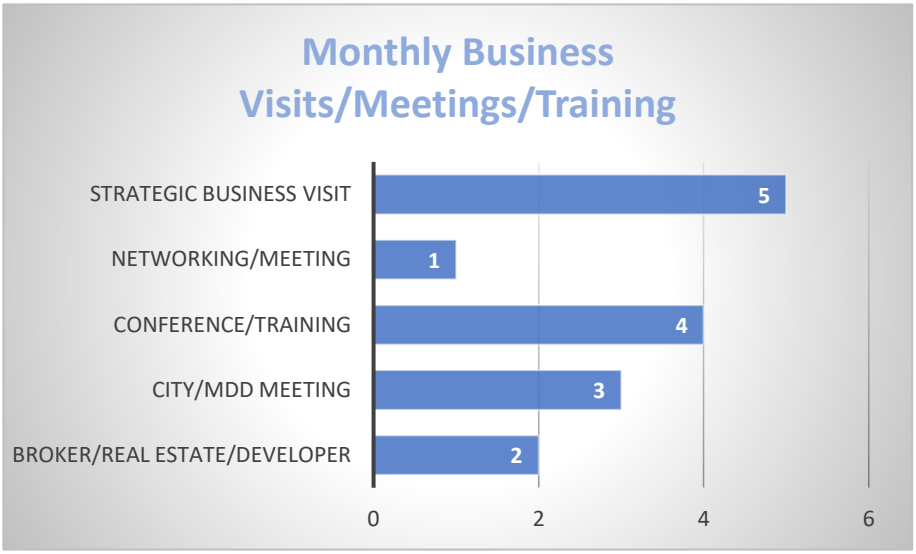
Project Status

Aubrey 2931 Storage	Consider and act on a final plat for Aubrey FM 2931 Storage; Council made a motion to approve the Final plat application with the condition the subdivision ordinance waiver/suspension for one point of access is approved.

OCTOBER 2024 – STAFF REPORT
Aubrey Municipal Development District

Christine Gossett – Executive Director

Business Activity and Updates



Commercial Property for Sale/Lease/Build-to-Suit:



Available for Sale or Lease: *Former restaurant - 204-208 Main St: 5,130 total SF (2,088 & 2,610 each)*



Pre-Leasing/Retail: Hwy. 377 SW corner at Stanley/Coming Soon



Available for Sale: *.5 +/- Acres Pine Ridge Pavilion North - 501 Pine Ridge Ln: Office, 7,500 SF*



Available for Sale: *Pine Ridge Pavilion South - 500 Pine Ridge Ln: 2 spaces: 1 retail; 1 restaurant.*



Pads Available – 9 +/- acres N. Hwy. 377 *(between Springhill and Blackjack Rd)*



Available: *SE Springhill and US-377 - 13 pads (1 +/- acre/pad) and one 14 +/- acre grocer anchor site*



Available for Lease: *Aubrey Creek Retail – 1001 US-377: retail space (+/- 2000 SF), 2 pad sites available (+/- 9,000 SF)*

Business Activity and Updates

New Business Openings/Closings:

- N/A

Marketing and New Projects

New:

- Video Project: In editing process with production company.
- TIP Grant – Second City Council reading and resolution approval for $30K grant application, 202B S. Main St.
- Aubrey Strategic Plan: Presentation of final draft received by consultants
- Mural Project: Mural artist finished project on north wall.
- Attended courses for Certified Texas Economic Development Program
- Attended 3 Annual Conventions: Texas Municipal League, Texas Economic Development Council, and Texas Downtown.

On-Going/Marketing:

- Website: Updates to content.
- Social Media/Facebook: Manage regular posts on activities, area business and local posts. October's highest performing post was the mural project on Oct. 7th with 2,542 Reach and 2,938 Impressions.
- Website Traffic: October - 34 Visitors and 45 Views; September - 68 Visitors and 102 Views.
- Data and Analytics: On-going ZacTax, social media and website stats and reports.
- Development/Commercial Real Estate: on-going meetings and calls with developers and brokers regarding potential or existing business, and commercial development projects in Aubrey.

Sales & Use-Tax Allocation:

- Payment Received in October: $91,196.91

City of Aubrey
Departmental Report
Library

To: City Council Members

From: Brittany McLain, Library Manager

RE: Departmental Report - Oct. 2024

Monthly Report		October 2024		Fiscal Year to date
People & Activity	New Cards Issued	126		126
	Number of Patrons	3491		3491
	Patrons per Hour (Average)	18		18
	Volunteer Hours / Persons	43/7		43/7
	Number of Days Open	23		23
	Number of Hours Open	191		191
Material Usage	Total Items checked out	10212		10212
	Items per Hour (Average)	54		54
	Adult Material Checked Out	1361		1361
	Juvenile Material Checked Out	7342		7342
	Self-Checkout Use	18		18
	Digital Materials Checked Out	1509		1509
	Interlibrary shipped	211		211
	Interlibrary received	224		224
	Reference	372		372
	Computer Sessions	247		247
	Computer Usage (hours)	173		173
Programs	Community Center Event Hrs	7		7
	Total Number of Programs	48		48
	Total Program Attendance	1165		1165

*Total Program Attendance includes 500 approx. participants from Boo in Book/Movie in the Park Event.

City of Aubrey - Municipal Court Report

October 2024 Report

New Cases Filed	
October - Traffic	143
October - Non Traffic	11

Total Fines Collected	
October - State	$12,218.00
October -City	$18,513.00

Final Disposition	
October - Traffic	142
October - Non Traffic	9

Fiscal YTD Collected	
YTD - State	$136,441.00
YTD - City	$202,405.00

Warrants	
Issued	37
Cleared	6
Pending	1384

City of Aubrey - Police Department

October 2024 Statistical Report

Calls for Police Service		% +/-
October 2024	878	35%
October 2023	649	
YTD - 2024	7,246	3%
YTD - 2023	7,061	

Calls for Service - Dispatched		% +/-
October 2024	716	14%
October 2023	629	
YTD - 2024	5,519	3%
YTD - 2023	5,345	

Calls for Service - Officer Initiated		% +/-
October 2024	162	710%
October 2023	20	
YTD - 2024	1,727	1%
YTD - 2023	1,716	

Calls for Service By Area

Aubrey		% +/-
October 2024	245	13%
October 2023	217	
YTD - 2024	1,889	-25%
YTD - 2023	2,514	

Providence Village		% +/-
October 2024	332	48%
October 2023	225	
YTD - 2024	2,648	6%
YTD - 2023	2,508	

Sandbrock		% +/-
October 2024	56	-5%
October 2023	59	
YTD - 2024	517	29%
YTD - 2023	402	

Silverado		% +/-
October 2024	128	44%
October 2023	89	
YTD - 2024	971	4%
YTD - 2023	938	

Winn Ridge		% +/-
October 2024	98	66%
October 2023	59	
YTD - 2024	804	23%
YTD - 2023	654	

Outside ETJ		% +/-
October 2024	10	100%
October 2023	0	
YTD - 2024	177	293%
YTD - 2023	45	

Criminal Offenses/Arrests

Criminal Offenses		% +/-
October 2024	69	10%
October 2023	63	
YTD - 2024	576	-11%
YTD - 2023	649	

Arrests		% +/-
October 2024	24	-33%
October 2023	36	
YTD - 2024	383	24%
YTD - 2023	308	

Motor Vehicle Crashes - Aubrey

Non-Injury Crashes		% +/-
October 2024	14	250%
October 2023	4	
YTD - 2024	68	42%
YTD - 2023	48	

Injury Crashes		% +/-
October 2024	1	-80%
October 2023	5	
YTD - 2024	22	-33%
YTD - 2023	33	

Motor Vehicle Crashes - Providence Village

Non-Injury Crashes		% +/-
October 2024	7	133%
October 2023	3	
YTD - 2024	47	31%
YTD - 2023	36	

Injury Crashes		% +/-
October 2024	2	100%
October 2023	0	
YTD - 2024	20	54%
YTD - 2023	13	

Traffic Stops and Citations

Traffic Stops		% +/-
October 2024	803	41%
October 2023	570	
YTD - 2024	10,412	67%
YTD - 2023	6,253	

Warnings		% +/-
October 2024	828	65%
October 2023	503	
YTD - 2024	9,724	91%
YTD - 2023	5,097	

Total Citations		% +/-
October 2024	423	31%
October 2023	322	
YTD - 2024	5,013	54%
YTD - 2023	3,254	

Citations - Aubrey		% +/-
October 2024	232	83%
October 2023	127	
YTD - 2024	2,619	96%
YTD - 2023	1,338	

Citations - Providence Village		% +/-
October 2024	109	-24%
October 2023	144	
YTD - 2024	1,491	6%
YTD - 2023	1,408	

Citations - JP 5		% +/-
October 2024	82	61%
October 2023	51	
YTD - 2024	903	79%
YTD - 2023	505	

Top 10 Calls			
Type of Call	Providence Village	Aubrey	Total
Suspicious Activity	48	57	105
Welfare Concern	22	38	60
Alarm	15	41	56
Disturbance	17	33	50
Noise Complaint	20	25	45
Traffic Crash	15	21	36
Vehicle Complaint	10	16	26
911 Hangup	8	13	21
Animal Complaint	6	14	20
Reckless Driver	6	13	19

Neighborhood Safety Initiative		% +/-
October 2024	8,499	72%
October 2023	4,947	
YTD - 2024	82,068	67%
YTD - 2023	49,040	

Providence Village Data

Close Patrols - Providence Village		% + / -
October 2024	2,984	98%
October 2023	1,504	
YTD - 2024	28,895	52%
YTD - 2023	18,983	

Walk Through - Providence Village		% + / -
October 2024	100	47%
October 2023	68	
YTD - 2024	947	-5%
YTD - 2023	994	

Total - Providence Village		% + / -
October 2024	3,084	62%
October 2023	1,903	
YTD - 2024	29,842	49%
YTD - 2023	19,977	

Department Data

Percentage - Crime/Order Maintenance/Service Calls		
Top 10 Calls Total		438
Crime	25	5%
Service Calls	388	90%
Order Maintenance	25	5%
Reported Crime	69	8%

Authorized Strength		% + / -
Sworn - Authorized	33	97%
Sworn - Current	32	
Civilian Authorized	3	33%
Civilian - Current	1	

Criminal Investigations Statistical Data

CID Case Assignment		% + / -
October 2024	69	123%
October 2023	31	
YTD - 2024	645	68%
YTD - 2023	383	

Patrol Case Assignment		% + / -
October 2024	17	-47%
October 2023	32	
YTD - 2024	335	5%
YTD - 2023	318	

CID Arrests		% + / -
October 2024	7	75%
October 2023	4	
YTD - 2024	71	184%
YTD - 2023	25	

Case Status - Cleared by Arrest		% + / -
October 2024	24	-33%
October 2023	36	
YTD - 2024	406	21%
YTD - 2023	335	

Case Status - Suspended		% + / -
October 2024	11	-21%
October 2023	14	
YTD - 2024	211	41%
YTD - 2023	150	

Case Status - Cleared by Exception		% + / -
October 2024	1	50%
October 2023	0	
YTD - 2024	20	122%
YTD - 2023	9	

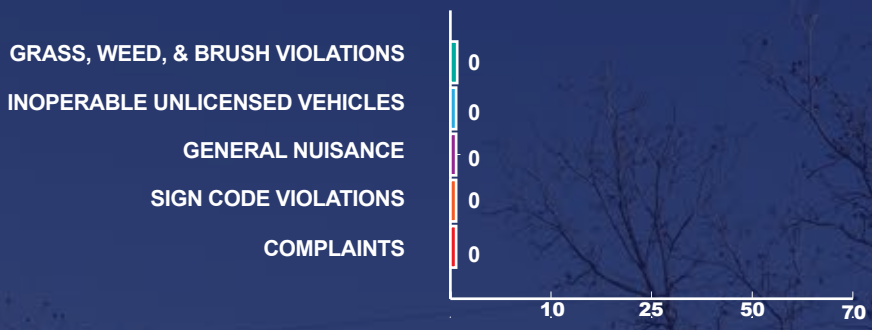
Case Status - Unfounded		% + / -
October 2024	3	1%
October 2023	2	
YTD - 2024	43	105%
YTD - 2023	21	

Cases - Open		% + / -
Yearly Total	368	

CODE COMPLIANCE REPORT FOR OCTOBER 2024

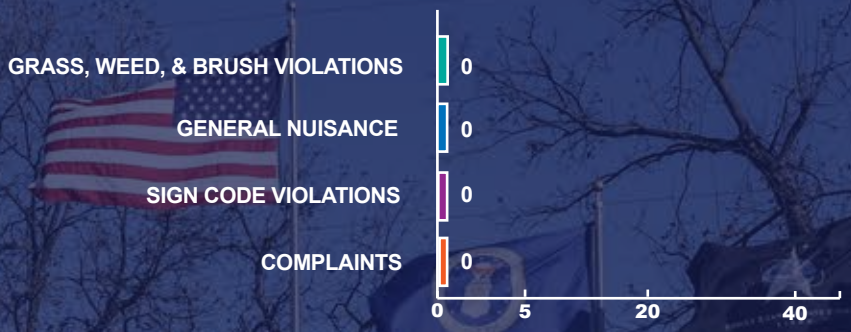
NOTICES GIVEN IN AUBREY

GRASS, WEEDS, & BRUSH : 0
INOPERABLE/UNLICENSED VEHICLES : 0
GENERAL NUISANCE : 0
SIGN CODE VIOLATIONS : 0
COMPLAINTS : 0



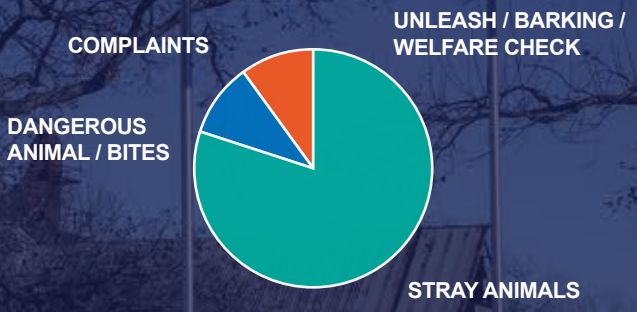
NOTICES GIVEN IN WINN RIDGE

GRASS, WEEDS, & BRUSH : 0
GENERAL NUISANCE : 0
SIGN CODE VIOLATIONS : 0
COMPLAINTS : 0



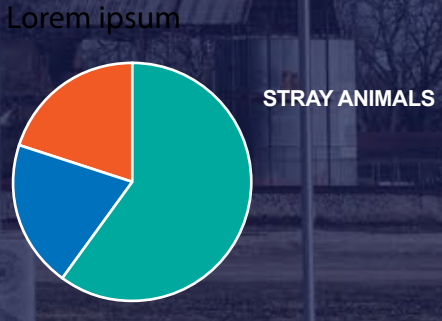
ANIMAL SERVICES IN AUBREY

UNLEASH / BARKING / WELFARE CHECK : 8
DEAD ANIMALS : 0
STRAY ANIMALS : 1
CHICKEN/FOWL : 0
DANGEROUS ANIMAL / BITES : 1
ANIMAL IN VEHICLE: 0



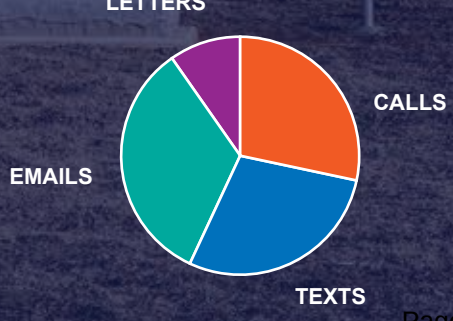
ANIMAL SERVICES IN WINN RIDGE

UNLEASH / BARKING / WELFARE CHECK : 3
DEAD ANIMALS : 1
STRAY ANIMALS : 0
CHICKEN/FOWL : 0
DANGEROUS ANIMAL / BITES :1
ANIMAL IN VEHICLE : 0



COMMUNICATION WITH THE COMMUNITY

FLYERS : 0
CALLS : 12
TEXTS : 12
EMAILS : 14
LETTERS : 4
CITATIONS : 0



City Council Meeting
Staff Report
November 20, 2024

Agenda Item
Approve Monthly Financial Report.

Staff Contact
Mike English, Finance Director
menglish@aubreytx.gov
940-440-9343

Summary
October begins the new fiscal year 2024-2025 and new budgets have been loaded into the financial software (Incode). As a reminder, annual revenue in the General Fund budget is $19.1 Million compared to $18.8 Million in the prior year budget. Expense in the new budget is $18.3 Million with a resulting budgeted surplus of $0.8 Million. The October payroll reflected 120 employees - this is the high watermark for the City and is consistent with the new budget. Interest rates have declined from prior year - our invested funds earned 4.99% in October 2024 compared to 5.54% in October 2023. This reduction in interest rates was anticipated in the new budget. We deposited the proceeds from the Utility Funding Bonds, series 2024A, $52,000,000 on October 24, 2024.

Although still early in the new fiscal year, the financial reports for October 2024 contain no major surprises and actual revenues and expenses were generally in line with budget expectations.

Financial Summary
Please see the summary and attached financial reports for financial details.

Staff Recommended Action
Approve

Staff Recommended Motion
I move to approve the October 2024 monthly financial report.



Monthly Cash Activity

(Unaudited)

October 2024

FUND: ALL DATES: 10/01/2024-10/31/2024
ACCT: ALL
TYPE: ALL CASH

ACCOUNT NO#	CHECKS	DEPOSITS	SVC CHARGE	INTEREST	MISC.	NET CHANGE	BALANCE
101-11-000-00	0.00	753,758.63	0.00	909.85	873,553.28CR	118,884.80CR	89,884.04
101-11-000-10	0.00	0.00	0.00	0.00	0.00	0.00	200.00
101-11-000-20	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-11-000-58	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-11-000-84	0.00	578,935.29	0.00	5,810.93	1,483,237.33CR	898,491.11CR	4,199,537.90
101-11-000-90	0.00	59,270.86	0.00	25,746.95	0.00	85,017.81	6,096,734.74
101-11-027-87	0.00	0.00	0.00	0.00	0.00	0.00	0.00
200-11-000-84	0.00	0.00	0.00	0.00	0.00	0.00	0.00
201-11-000-00	0.00	85,610.35	0.00	544.86	67,099.23CR	19,055.98	137,543.07
201-11-000-10	0.00	0.00	0.00	0.00	0.00	0.00	200.00
201-11-000-84	0.00	232,956.38	0.00	0.00	115,580.55CR	117,375.83	5,461,351.01
201-11-000-85	0.00	0.00	0.00	0.00	0.00	0.00	0.00
201-11-000-90	0.00	0.00	0.00	323.79	0.00	323.79	76,718.02
201-11-000-91	0.00	0.01CR	0.00	2,684.35	0.00	2,684.34	635,999.30
201-11-000-95	0.00	0.00	0.00	0.00	0.00	0.00	8,538,717.00
201-11-012-73	0.00	0.00	0.00	0.00	0.00	0.00	0.00
201-11-032-89	0.00	0.00	0.00	0.00	0.00	0.00	0.00
202-11-000-84	0.00	180,288.47	0.00	0.00	133,772.41CR	46,516.06	7,689,701.57CR
202-11-000-85	0.00	0.00	0.00	0.00	0.00	0.00	0.00
202-11-000-91	0.00	0.00	0.00	3,495.76	0.00	3,495.76	828,255.71
202-11-000-92	0.00	52,000,000.00	0.00	56,659.72	0.00	52,056,659.72	52,056,659.72
202-11-036-37	0.00	0.00	0.00	0.00	0.00	0.00	0.00
205-11-000-84	0.00	91,623.99	0.00	0.00	210,053.38CR	118,429.39CR	428,905.18CR
205-11-000-85	0.00	0.00	0.00	0.00	0.00	0.00	0.00
301-11-000-00	0.00	23,845.81	0.00	504.59	0.00	24,350.40	133,684.36
301-11-000-84	0.00	0.00	0.00	0.00	0.00	0.00	83,986.49
301-11-000-90	0.00	0.00	0.00	306.22	0.00	306.22	72,553.83
401-11-000-00	0.00	0.00	0.00	203.37	0.00	203.37	46,702.09
401-11-000-70	0.00	0.00	0.00	0.00	0.00	0.00	0.00
401-11-000-84	0.00	1,189.25	0.00	0.00	1,154.02	2,343.27	25,495.76
401-11-058-24	0.00	0.00	0.00	0.00	0.00	0.00	0.00
402-11-000-00	0.00	0.00	0.00	1,234.50	0.00	1,234.50	283,495.23
403-11-000-00	0.00	0.00	0.00	5,101.85	0.00	5,101.85	1,171,604.62
404-11-000-00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
404-11-000-50	0.00	40,500.01	0.00	7,238.26	0.00	47,738.27	1,752,859.65
404-11-000-60	0.00	376,489.00CR	0.00	16,957.68	0.00	359,531.32CR	3,652,658.98
404-11-000-70	0.00	315,395.72CR	0.00	11,186.98	0.00	304,208.74CR	2,477,137.30
404-11-000-90	0.00	105,381.45CR	0.00	1,419.08	0.00	103,962.37CR	332,774.39
405-11-000-00	0.00	238,971.00CR	0.00	2,945.50	0.00	236,025.50CR	607,035.59
405-11-000-84	0.00	238,971.00	0.00	0.00	244,030.88CR	5,059.88CR	240,786.55CR
406-11-000-00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
406-11-000-41	0.00	0.00	0.00	0.00	0.00	0.00	0.00
406-11-000-42	0.00	0.00	0.00	0.00	0.00	0.00	0.00
406-11-000-43	0.00	0.00	0.00	0.00	0.00	0.00	0.00
406-11-000-84	0.00	47,500.00	0.00	0.00	105,766.57CR	58,266.57CR	443,753.53
407-11-000-84	0.00	0.00	0.00	0.00	0.00	0.00	0.00
501-11-000-00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
501-11-000-55	0.00	700,000.00	0.00	634.96	0.00	700,634.96	827,941.45
501-11-000-56	0.00	0.00	0.00	0.00	0.00	0.00	0.00

FUND: ALL DATES: 10/01/2024-10/31/2024
ACCT: ALL
TYPE: ALL CASH

ACCOUNT NO#	CHECKS	DEPOSITS	SVC CHARGE	INTEREST	MISC.	NET CHANGE	BALANCE
501-11-000-58	0.00	0.00	0.00	38.67	0.00	38.67	8,880.08
501-11-000-59	0.00	377,334.30CR	0.00	19,080.61	0.00	358,253.69CR	4,337,631.23
501-11-000-60	0.00	0.00	0.00	20,606.89	0.00	20,606.89	3,656,304.14CR
501-11-000-61	0.00	284,364.94CR	0.00	17,934.21	0.00	266,430.73CR	4,111,149.64
501-11-000-62	0.00	0.00	0.00	42,768.29	0.00	42,768.29	10,133,135.65
501-11-000-63	0.00	0.00	0.00	2,652.00	0.00	2,652.00	628,341.42
501-11-000-84	0.00	923,398.48	0.00	0.00	1,423,362.89CR	499,964.41CR	4,569,874.35CR
501-11-000-90	0.00	0.00	0.00	0.00	0.00	0.00	0.00
501-11-008-38	0.00	300,000.00CR	0.00	2,135.12	0.00	297,864.88CR	215,519.14
501-11-026-00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
601-11-000-00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
601-11-000-84	0.00	0.00	0.00	0.00	0.00	0.00	722,768.29
701-11-000-00	0.00	89,887.56	0.00	4,564.91	0.00	94,452.47	1,077,098.80
701-11-000-84	0.00	2,809.35	0.00	0.00	56,892.08CR	54,082.73CR	98,225.25CR
701-11-000-90	0.00	0.00	0.00	6,892.93	0.00	6,892.93	1,633,152.51
701-11-088-41	0.00	0.00	0.00	0.00	0.00	0.00	0.00
801-11-000-00	0.00	175,956.08	0.00	670.59	113,554.86CR	63,071.81	138,415.78
801-11-000-84	0.00	175,839.81CR	0.00	0.00	112,344.22	63,495.59CR	125,466.70CR
802-11-000-00	0.00	0.00	0.00	0.00	0.00	0.00	247,837.26
802-11-000-01	0.00	0.00	0.00	0.00	0.00	0.00	1,606,064.31
802-11-000-02	0.00	0.00	0.00	0.00	0.00	0.00	1,189,487.62
802-11-000-05	0.00	0.00	0.00	0.00	0.00	0.00	1,273,663.46
802-11-000-06	0.00	0.00	0.00	0.00	0.00	0.00	310,022.25
802-11-000-07	0.00	0.00	0.00	0.00	0.00	0.00	627,793.00
803-11-000-01	0.00	0.00	0.00	0.00	0.00	0.00	991,438.10
901-11-000-00	1,912,581.88CR	2,964,668.56	0.00	5,810.93	1,800,933.19CR	743,035.58CR	551,259.71
** TOTALS **	1,912,581.88CR	57,017,393.84	0.00	267,064.35	6,514,338.41CR	48,857,537.90	103,027,878.29

----- AVERAGE DAILY BALANCES -----

ACCOUNT	AVERAGE BALANCE
101 11-000-00	255,742.40
101 11-000-10	200.00
101 11-000-20	0.00
101 11-000-58	0.00
101 11-000-84	4,204,185.53
101 11-000-90	6,072,047.08
101 11-027-87	0.00
200 11-000-84	0.00
201 11-000-00	128,747.16
201 11-000-10	200.00
201 11-000-84	5,454,257.73
201 11-000-85	0.00
201 11-000-90	76,404.67
201 11-000-91	633,401.55
201 11-000-95	8,538,717.00
201 11-012-73	0.00
201 11-032-89	0.00
202 11-000-84	7,688,504.17CR
202 11-000-85	0.00
202 11-000-91	824,872.72

FUND: ALL
ACCT: ALL
TYPE: ALL CASH
DATES: 10/01/2024-10/31/2024

----- AVERAGE DAILY BALANCES -----

ACCOUNT	AVERAGE BALANCE
202 11-000-92	13,421,182.57
202 11-036-37	0.00
205 11-000-84	404,925.51CR
205 11-000-85	0.00
301 11-000-00	110,119.46
301 11-000-84	83,986.49
301 11-000-90	72,257.49
401 11-000-00	46,505.28
401 11-000-70	0.00
401 11-000-84	23,983.52
401 11-058-24	0.00
402 11-000-00	282,300.55
403 11-000-00	1,166,667.35
404 11-000-00	0.00
404 11-000-50	1,707,967.78
404 11-000-60	3,988,447.71
404 11-000-70	2,639,270.13
404 11-000-90	334,800.49
405 11-000-00	673,563.78
405 11-000-84	247,189.52CR
406 11-000-00	0.00
406 11-000-41	0.00
406 11-000-42	0.00
406 11-000-43	0.00
406 11-000-84	523,124.40
407 11-000-84	0.00
501 11-000-00	0.00
501 11-000-55	172,488.26
501 11-000-56	0.00
501 11-000-58	8,842.66
501 11-000-59	4,501,747.24
501 11-000-60	3,676,246.29CR
501 11-000-61	4,231,389.89
501 11-000-62	10,091,746.98
501 11-000-63	625,774.97
501 11-000-84	3,939,316.23CR
501 11-000-90	0.00
501 11-008-38	494,098.06
501 11-026-00	0.00
601 11-000-00	0.00
601 11-000-84	722,768.29
701 11-000-00	1,043,882.26
701 11-000-84	65,408.89CR
701 11-000-90	1,626,481.93
701 11-088-41	0.00
801 11-000-00	153,869.94
801 11-000-84	78,466.78CR
802 11-000-00	247,837.26
802 11-000-01	1,606,064.31

FUND: ALL
ACCT: ALL
TYPE: ALL CASH
DATES: 10/01/2024-10/31/2024

----- AVERAGE DAILY BALANCES -----

ACCOUNT	AVERAGE BALANCE
802 11-000-02	1,189,487.62
802 11-000-05	1,273,663.46
802 11-000-06	310,022.25
802 11-000-07	627,793.00
803 11-000-01	991,438.10
901 11-000-00	883,326.07

		BEGINNING BALANCE	TOTAL DEBITS	TOTAL CREDITS	ENDING BALANCE	AVERAGE DAILY BALANCE
General Fund						
101-11-000-00	General Fund Cas	208,768.84	884,906.55	1,003,791.35CR	89,884.04	255,742.40
101-11-000-10	Cash on hand - C	200.00	0.00	0.00	200.00	200.00
101-11-000-20	EMS Federal Govt	0.00	0.00	0.00	0.00	0.00
101-11-000-58	Cash in bank - T	0.00	0.00	0.00	0.00	0.00
101-11-000-84	Claim on Cash Ge	5,098,029.01	1,921,487.87	2,819,978.98CR	4,199,537.90	4,204,185.53
101-11-000-90	Investment Accou	6,011,716.93	254,410.26	169,392.45CR	6,096,734.74	6,072,047.08
101-11-027-87	Municipal Saving	0.00	0.00	0.00	0.00	0.00
	FUND 101 TOTAL	11,318,714.78	3,060,804.68	3,993,162.78CR	10,386,356.68	10,532,175.01
Utility Fund Pooled						
200-11-000-84	Water/Sewer/Tras	0.00	0.00	0.00	0.00	0.00
	FUND 200 TOTAL	0.00	0.00	0.00	0.00	0.00
Water Fund						
201-11-000-00	Water Fund Cash	118,487.09	100,544.86	81,488.88CR	137,543.07	128,747.16
201-11-000-10	Cash Drawer	200.00	0.00	0.00	200.00	200.00
201-11-000-84	Claim on Cash Wa	5,343,975.18	363,576.83	246,201.00CR	5,461,351.01	5,454,257.73
201-11-000-85	Water Claim on O	0.00	0.00	0.00	0.00	0.00
201-11-000-90	Investment Accou	76,394.23	323.79	0.00	76,718.02	76,404.67
201-11-000-91	Water Impact Fee	633,314.96	2,684.35	0.01CR	635,999.30	633,401.55
201-11-000-95	Cash - CO Keenel	8,538,717.00	0.00	0.00	8,538,717.00	8,538,717.00
201-11-012-73	Cash in bank - W	0.00	0.00	0.00	0.00	0.00
201-11-032-89	Cash in bank - T	0.00	0.00	0.00	0.00	0.00
	FUND 201 TOTAL	14,711,088.46	467,129.83	327,689.89CR	14,850,528.40	14,831,728.11
Sewer Fund						
202-11-000-84	Claim on Cash Se	7,736,217.63CR	181,779.85	135,263.79CR	7,689,701.57CR	7,688,504.17CR
202-11-000-85	Sewer Claim on O	0.00	0.00	0.00	0.00	0.00
202-11-000-91	Sewer Impact Fee	824,759.95	3,495.76	0.00	828,255.71	824,872.72
202-11-000-92	Utility Funding	0.00	52,056,659.72	0.00	52,056,659.72	13,421,182.57
202-11-036-37	Sewer Reserve ca	0.00	0.00	0.00	0.00	0.00
	FUND 202 TOTAL	6,911,457.68CR	52,241,935.33	135,263.79CR	45,195,213.86	6,557,551.12
Solid Waste Fund						
205-11-000-84	Claim on Cash Ga	310,475.79CR	93,437.61	211,867.00CR	428,905.18CR	404,925.51CR
205-11-000-85	Trash Claim on O	0.00	0.00	0.00	0.00	0.00
	FUND 205 TOTAL	310,475.79CR	93,437.61	211,867.00CR	428,905.18CR	404,925.51CR

		BEGINNING BALANCE	TOTAL DEBITS	TOTAL CREDITS	ENDING BALANCE	AVERAGE DAILY BALANCE
Debt Service Fund						
301-11-000-00	Debt Service Cas	109,333.96	24,350.40	0.00	133,684.36	110,119.46
301-11-000-84	Claim on Cash De	83,986.49	0.00	0.00	83,986.49	83,986.49
301-11-000-90	Investment Accou	72,247.61	306.22	0.00	72,553.83	72,257.49
	FUND 301 TOTAL	265,568.06	24,656.62	0.00	290,224.68	266,363.44
Special Revenue Fund						
401-11-000-00	Special Revenue	46,498.72	203.37	0.00	46,702.09	46,505.28
401-11-000-70	Cash in bnk - Ho	0.00	0.00	0.00	0.00	0.00
401-11-000-84	Claim on Cash Sp	23,152.49	2,343.27	0.00	25,495.76	23,983.52
401-11-058-24	Seizure Fund Cas	0.00	0.00	0.00	0.00	0.00
	FUND 401 TOTAL	69,651.21	2,546.64	0.00	72,197.85	70,488.80
TIRZ Jackson Ridge						
402-11-000-00	TIRZ Cash	282,260.73	1,234.50	0.00	283,495.23	282,300.55
	FUND 402 TOTAL	282,260.73	1,234.50	0.00	283,495.23	282,300.55
Impact Fees						
403-11-000-00	Impact Fees Cash	1,166,502.77	5,101.85	0.00	1,171,604.62	1,166,667.35
	FUND 403 TOTAL	1,166,502.77	5,101.85	0.00	1,171,604.62	1,166,667.35
Development Fees						
404-11-000-00	Development Fees	0.00	0.00	0.00	0.00	0.00
404-11-000-50	Investment Acct-	1,705,121.38	47,738.27	0.00	1,752,859.65	1,707,967.78
404-11-000-60	Investment acct-	4,012,190.30	40,468.68	400,000.00CR	3,652,658.98	3,988,447.71
404-11-000-70	Investment Acct-	2,781,346.04	11,186.98	315,395.72CR	2,477,137.30	2,639,270.13
404-11-000-90	Investment Accou	436,736.76	65,430.08	169,392.45CR	332,774.39	334,800.49
	FUND 404 TOTAL	8,935,394.48	164,824.01	884,788.17CR	8,215,430.32	8,670,486.11
Grant Fund						
405-11-000-00	Grant Fund Cash	843,061.09	2,945.50	238,971.00CR	607,035.59	673,563.78
405-11-000-84	Claim on Cash Gr	235,726.67CR	238,971.00	244,030.88CR	240,786.55CR	247,189.52CR
	FUND 405 TOTAL	607,334.42	241,916.50	483,001.88CR	366,249.04	426,374.26

		BEGINNING BALANCE	TOTAL DEBITS	TOTAL CREDITS	ENDING BALANCE	AVERAGE DAILY BALANCE
Holding Acct Dev Agreemts						
406-11-000-00	Developer Cash H	0.00	0.00	0.00	0.00	0.00
406-11-000-41	Cash - Union Mai	0.00	0.00	0.00	0.00	0.00
406-11-000-42	Cash - Union Lif	0.00	0.00	0.00	0.00	0.00
406-11-000-43	Cash - Union ETJ	0.00	0.00	0.00	0.00	0.00
406-11-000-84	Claim on Cash Ho	502,020.10	47,500.00	105,766.57CR	443,753.53	523,124.40
	FUND 406 TOTAL	502,020.10	47,500.00	105,766.57CR	443,753.53	523,124.40
Fire Dept SAFR						
407-11-000-84	Claim on Cash SA	0.00	0.00	0.00	0.00	0.00
	FUND 407 TOTAL	0.00	0.00	0.00	0.00	0.00
Capital Projects Fund						
501-11-000-00	Capital Projects	0.00	0.00	0.00	0.00	0.00
501-11-000-55	Vehicle Replacem	127,306.49	700,634.96	0.00	827,941.45	172,488.26
501-11-000-56	Project 38 Fund	0.00	0.00	0.00	0.00	0.00
501-11-000-58	Cash - Tax Notes	8,841.41	38.67	0.00	8,880.08	8,842.66
501-11-000-59	Cash - CO 2022 P	4,695,884.92	19,080.61	377,334.30CR	4,337,631.23	4,501,747.24
501-11-000-60	Cash - CO 2023 K	3,676,911.03CR	20,606.89	0.00	3,656,304.14CR	3,676,246.29CR
501-11-000-61	Cash - CO 2024 S	4,377,580.37	17,934.21	284,364.94CR	4,111,149.64	4,231,389.89
501-11-000-62	ABP LLC Cash Esc	10,090,367.36	42,768.29	0.00	10,133,135.65	10,091,746.98
501-11-000-63	HPR Lennar Escro	625,689.42	2,652.00	0.00	628,341.42	625,774.97
501-11-000-84	Claim on Cash Ca	4,069,909.94CR	1,323,398.48	1,823,362.89CR	4,569,874.35CR	3,939,316.23CR
501-11-000-90	Investment Accou	0.00	0.00	0.00	0.00	0.00
501-11-008-38	Cash - Water Bon	513,384.02	2,135.12	300,000.00CR	215,519.14	494,098.06
501-11-026-00	Cash in LOGIC -	0.00	0.00	0.00	0.00	0.00
	FUND 501 TOTAL	12,692,233.02	2,129,249.23	2,785,062.13CR	12,036,420.12	12,510,525.54
NAVO FWSD Fund						
601-11-000-00	FWSD Cash	0.00	0.00	0.00	0.00	0.00
601-11-000-84	Claim on Cash NA	722,768.29	0.00	0.00	722,768.29	722,768.29
	FUND 601 TOTAL	722,768.29	0.00	0.00	722,768.29	722,768.29
MDD						
701-11-000-00	MDD Cash	982,646.33	95,761.82	1,309.35CR	1,077,098.80	1,043,882.26
701-11-000-84	Claim on Cash MD	44,142.52CR	2,809.35	56,892.08CR	98,225.25CR	65,408.89CR
701-11-000-90	Investment Accou	1,626,259.58	6,892.93	0.00	1,633,152.51	1,626,481.93
701-11-088-41	EDC cash	0.00	0.00	0.00	0.00	0.00
	FUND 701 TOTAL	2,564,763.39	105,464.10	58,201.43CR	2,612,026.06	2,604,955.30

		BEGINNING BALANCE	TOTAL DEBITS	TOTAL CREDITS	ENDING BALANCE	AVERAGE DAILY BALANCE
Employee Benefit Trust						
801-11-000-00	Employee Benefit	75,343.97	176,626.69	113,554.88CR	138,415.78	153,869.94
801-11-000-84	Claim on Cash EB	61,971.11CR	116,944.99	180,440.58CR	125,466.70CR	78,466.78CR
	FUND 801 TOTAL	13,372.86	293,571.68	293,995.46CR	12,949.08	75,403.16
Jackson Ridge PID						
802-11-000-00	Cash Collection	247,837.26	0.00	0.00	247,837.26	247,837.26
802-11-000-01	Cash in Wilmingt	1,606,064.31	0.00	0.00	1,606,064.31	1,606,064.31
802-11-000-02	Cash in Wilmingt	1,189,487.62	0.00	0.00	1,189,487.62	1,189,487.62
802-11-000-05	Cash in Wilmingt	1,273,663.46	0.00	0.00	1,273,663.46	1,273,663.46
802-11-000-06	Cash in Wilmingt	310,022.25	0.00	0.00	310,022.25	310,022.25
802-11-000-07	Cash in Wilmingt	627,793.00	0.00	0.00	627,793.00	627,793.00
	FUND 802 TOTAL	5,254,867.90	0.00	0.00	5,254,867.90	5,254,867.90
Winn Ridge South PID						
803-11-000-01	Cash in Wilmingt	991,438.10	0.00	0.00	991,438.10	991,438.10
	FUND 803 TOTAL	991,438.10	0.00	0.00	991,438.10	991,438.10
Pooled Cash Fund						
901-11-000-00	Pooled Cash	1,294,295.29	3,643,047.04	4,386,082.62CR	551,259.71	883,326.07
	FUND 901 TOTAL	1,294,295.29	3,643,047.04	4,386,082.62CR	551,259.71	883,326.07
	REPORT TOTALS	54,170,340.39	62,522,419.62	13,664,881.72CR	103,027,878.29	65,965,618.00

SELECTION CRITERIA

PRINT CURRENT
FUND: All
ACCOUNT TYPE: ALL CASH
TRANSACTION DATES: 10/01/2024 THRU 10/31/2024
PERIOD 13: EXCLUDE

PRINT OPTIONS

REPORT TYPE: SUMMARY
RECAP ONLY: NO
DESCRIPTIONS: NO

*** END OF REPORT ***



Revenue/Expense by Fund

(Unaudited)

October 2024

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

101-General Fund

FINANCIAL SUMMARY % OF YEAR COMPLETED: 08.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Fines and Fees	134,300	(13,239.92)	(13,239.92)	0.00	147,539.92	9.86-
Taxes	6,783,000	390,932.30	390,932.30	0.00	6,392,067.70	5.76
Grants	74,979	0.00	0.00	0.00	74,979.00	0.00
Donations	4,200	287.14	287.14	0.00	3,912.86	6.84
Charges for Services	8,719,937	635,883.72	635,883.72	0.00	8,084,053.28	7.29
Permits	2,634,780	130,531.84	130,531.84	0.00	2,504,248.16	4.95
Miscellaneous	717,880	48,932.19	48,932.19	0.00	668,947.81	6.82
TOTAL GENERAL REVENUE	19,069,076	1,193,327.27	1,193,327.27	0.00	17,875,748.73	6.26
TOTAL REVENUE	19,069,076	1,193,327.27	1,193,327.27	0.00	17,875,748.73	6.26
EXPENSE SUMMARY						
Administration						
Personnel	795,088	34,711.40	34,711.40	0.00	760,376.60	4.37
Materials & Supplies	17,000	879.31	879.31	0.00	16,120.69	5.17
Repairs & Maintenance	43,000	2,905.78	2,905.78	0.00	40,094.22	6.76
Utilities	23,000	978.16	978.16	0.00	22,021.84	4.25
Contract Services	368,400	53,435.75	53,435.75	0.00	314,964.25	14.50
Fees & Other Services	206,651	19,718.74	19,718.74	0.00	186,932.26	9.54
Miscellaneous	30,000	3,828.92	3,828.92	0.00	26,171.08	12.76
TOTAL Administration	1,483,139	116,458.06	116,458.06	0.00	1,366,680.94	7.85
Police Department						
Personnel	4,144,303	169,771.13	169,771.13	0.00	3,974,531.87	4.10
Materials & Supplies	234,143	12,004.79	12,004.79	0.00	222,138.21	5.13
Repairs & Maintenance	73,000	972.43	972.43	0.00	72,027.57	1.33
Utilities	35,710	2,426.81	2,426.81	0.00	33,283.19	6.80
Contract Services	68,609	23,468.08	23,468.08	0.00	45,140.92	34.21
Fees & Other Services	238,590	10,879.27	10,879.27	2,575.00	225,135.73	5.64
Public Safety	183,030	11,443.91	11,443.91	0.00	171,586.09	6.25
TOTAL Police Department	4,977,385	230,966.42	230,966.42	2,575.00	4,743,843.58	4.69
Fire Department						
Personnel	6,615,050	267,541.86	267,541.86	0.00	6,347,508.14	4.04
Materials & Supplies	313,250	76,508.94	76,508.94	57,111.30	179,629.76	42.66
Repairs & Maintenance	386,728	31,583.49	31,583.49	217.45	354,927.06	8.22
Utilities	57,980	3,077.00	3,077.00	0.00	54,903.00	5.31
Contract Services	50,450	1,155.00	1,155.00	0.00	49,295.00	2.29
Fees & Other Services	125,250	1,844.77	1,844.77	0.00	123,405.23	1.47
Public Safety	67,262	10,736.47	10,736.47	0.00	56,525.53	15.96
Miscellaneous	5,000	0.00	0.00	118,760.00	(113,760.00)	2,375.20
Debt Service	0	7,952.98	7,952.98	0.00	(7,952.98)	0.00
TOTAL Fire Department	7,620,970	400,400.51	400,400.51	176,088.75	7,044,480.74	7.56

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

101-General Fund

FINANCIAL SUMMARY % OF YEAR COMPLETED: 08.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
AAA						
Streets Department						
Personnel	344,271	12,573.28	12,573.28	0.00	331,697.72	3.65
Materials & Supplies	28,551	1,533.53	1,533.53	0.00	27,017.47	5.37
Repairs & Maintenance	60,000	5,142.40	5,142.40	0.00	54,857.60	8.57
Utilities	38,270	2,323.28	2,323.28	0.00	35,946.72	6.07
Contract Services	30,000	0.00	0.00	0.00	30,000.00	0.00
Fees & Other Services	4,463	98.00	98.00	0.00	4,365.00	2.20
TOTAL Streets Department	505,555	21,670.49	21,670.49	0.00	483,884.51	4.29
Development Services						
Personnel	713,356	39,046.81	39,046.81	0.00	674,309.19	5.47
Materials & Supplies	13,600	1,376.37	1,376.37	0.00	12,223.63	10.12
Repairs & Maintenance	1,000	0.00	0.00	0.00	1,000.00	0.00
Contract Services	1,540,000	112,363.46	112,363.46	0.00	1,427,636.54	7.30
Fees & Other Services	52,160	2,170.13	2,170.13	2,112.00	47,877.87	8.21
TOTAL Development Services	2,320,116	154,956.77	154,956.77	2,112.00	2,163,047.23	6.77
Court						
Personnel	85,724	3,975.02	3,975.02	0.00	81,748.98	4.64
Materials & Supplies	1,000	97.79	97.79	0.00	902.21	9.78
Contract Services	31,900	1,400.00	1,400.00	0.00	30,500.00	4.39
Fees & Other Services	5,685	5,445.97	5,445.97	0.00	239.03	95.80
TOTAL Court	124,309	10,918.78	10,918.78	0.00	113,390.22	8.78
Parks & Recreation						
Personnel	283,705	16,913.52	16,913.52	0.00	266,791.48	5.96
Materials & Supplies	9,300	425.10	425.10	0.00	8,874.90	4.57
Repairs & Maintenance	60,000	1,302.47	1,302.47	0.00	58,697.53	2.17
Utilities	4,500	0.00	0.00	0.00	4,500.00	0.00
Fees & Other Services	9,120	0.00	0.00	0.00	9,120.00	0.00
Miscellaneous	173,000	23,689.17	23,689.17	0.00	149,310.83	13.69
TOTAL Parks & Recreation	539,625	42,330.26	42,330.26	0.00	497,294.74	7.84
Library						
Personnel	353,073	17,168.45	17,168.45	0.00	335,904.55	4.86
Materials & Supplies	55,060	8,119.74	8,119.74	3,092.33	43,847.93	20.36
Repairs & Maintenance	12,280	327.50	327.50	0.00	11,952.50	2.67
Utilities	19,548	1,972.47	1,972.47	0.00	17,575.53	10.09
Contract Services	1,800	150.00	150.00	0.00	1,650.00	8.33
Fees & Other Services	35,666	3,398.90	3,398.90	0.00	32,267.10	9.53
Miscellaneous	16,400	390.00	390.00	0.00	16,010.00	2.38
TOTAL Library	493,827	31,527.06	31,527.06	3,092.33	459,207.61	7.01
Providence Village PD						
Personnel	0	8,905.87	8,905.87	0.00	(8,905.87)	0.00
Materials & Supplies	0	1,663.44	1,663.44	0.00	(1,663.44)	0.00
Repairs & Maintenance	0	209.40	209.40	0.00	(209.40)	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

101-General Fund

FINANCIAL SUMMARY % OF YEAR COMPLETED: 08.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Utilities	0	1,382.13	1,382.13	0.00	(1,382.13)	0.00
Fees & Other Services	0	909.90	909.90	0.00	(909.90)	0.00
Public Safety	0	35.10	35.10	0.00	(35.10)	0.00
TOTAL Providence Village PD	0	13,105.84	13,105.84	0.00	(13,105.84)	0.00
Fleet						
HR						
Personnel	168,567	6,892.66	6,892.66	0.00	161,674.34	4.09
Materials & Supplies	300	0.00	0.00	0.00	300.00	0.00
Contract Services	14,900	852.50	852.50	0.00	14,047.50	5.72
Fees & Other Services	13,510	0.00	0.00	0.00	13,510.00	0.00
Miscellaneous	48,000	0.00	0.00	0.00	48,000.00	0.00
TOTAL HR	245,277	7,745.16	7,745.16	0.00	237,531.84	3.16
TOTAL EXPENSES	18,310,203	1,030,079.35	1,030,079.35	183,868.08	17,096,255.57	6.63
REVENUE OVER/(UNDER) EXPENSES	758,873	163,247.92	163,247.92	(183,868.08)	779,493.16	2.72-

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

101-General Fund

% OF YEAR COMPLETED: 08.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Fines and Fees						
101-4000-01-4363 Code Enforcement Citati	300	0.00	0.00	0.00	300.00	0.00
101-4000-01-4400 Fines and fees	130,000	(13,539.92)	(13,539.92)	0.00	143,539.92	10.42-
101-4000-01-4410 Warrant Income	4,000	300.00	300.00	0.00	3,700.00	7.50
TOTAL Fines and Fees	134,300	(13,239.92)	(13,239.92)	0.00	147,539.92	9.86-
Taxes						
101-4000-02-4100 Property Taxes	2,750,000	51,530.42	51,530.42	0.00	2,698,469.58	1.87
101-4000-02-4130 Sales Taxes	2,500,000	199,353.40	199,353.40	0.00	2,300,646.60	7.97
101-4000-02-4140 Franchise Tax-Electric	317,000	107,857.21	107,857.21	0.00	209,142.79	34.02
101-4000-02-4141 Franchise Tax-Gas	45,000	0.00	0.00	0.00	45,000.00	0.00
101-4000-02-4142 Franchise Tax-Telephone	4,000	98.86	98.86	0.00	3,901.14	2.47
101-4000-02-4143 Franchise Tax-Cable TV	12,000	1,944.23	1,944.23	0.00	10,055.77	16.20
101-4000-02-4144 Franchise Tax-Water	840,000	0.00	0.00	0.00	840,000.00	0.00
101-4000-02-4146 Franchise Tax-Garbage	315,000	30,148.18	30,148.18	0.00	284,851.82	9.57
TOTAL Taxes	6,783,000	390,932.30	390,932.30	0.00	6,392,067.70	5.76
Grants						
101-4000-03-4391 Grants - Police	74,979	0.00	0.00	0.00	74,979.00	0.00
TOTAL Grants	74,979	0.00	0.00	0.00	74,979.00	0.00
Donations						
101-4000-04-4393 Donations-Library	4,200	287.14	287.14	0.00	3,912.86	6.84
TOTAL Donations	4,200	287.14	287.14	0.00	3,912.86	6.84
Charges for Services						
101-4000-06-4104 Aspen Meadow Police	100,000	4,680.00	4,680.00	0.00	95,320.00	4.68
101-4000-06-4314 DC FWSD # 8B	0	13,735.67	13,735.67	0.00	(13,735.67)	0.00
101-4000-06-4316 Providence Village WCID	615,000	48,182.69	48,182.69	0.00	566,817.31	7.83
101-4000-06-4320 DC FWSD # 11A	0	24,278.39	24,278.39	0.00	(24,278.39)	0.00
101-4000-06-4321 DC FWSD # 11B	0	19,158.36	19,158.36	0.00	(19,158.36)	0.00
101-4000-06-4370 DC FWSD Total Revenue	777,000	0.00	0.00	0.00	777,000.00	0.00
101-4000-06-4401 Providence Village Poli	1,275,156	83,091.32	83,091.32	0.00	1,192,064.68	6.52
101-4000-06-4402 Silverado Police	1,000,800	94,260.00	94,260.00	0.00	906,540.00	9.42
101-4000-06-4403 Sandbrock Police	477,000	0.00	0.00	0.00	477,000.00	0.00
101-4000-06-4404 DISD SRO	242,488	0.00	0.00	0.00	242,488.00	0.00
101-4000-06-4420 Accident Reports	500	54.00	54.00	0.00	446.00	10.80
101-4000-06-4480 Library fines & fees	500	13.99	13.99	0.00	486.01	2.80
101-4000-06-4481 Public Services - copie	1,500	198.70	198.70	0.00	1,301.30	13.25
101-4000-06-4482 Denton Co Library Pledg	22,500	0.00	0.00	0.00	22,500.00	0.00
101-4000-06-4483 Krugerville Library ILA	5,000	0.00	0.00	0.00	5,000.00	0.00
101-4000-06-4484 Cross Roads Library ILA	5,000	0.00	0.00	0.00	5,000.00	0.00
101-4000-06-4485 Providence Village Libr	32,500	0.00	0.00	0.00	32,500.00	0.00
101-4000-06-4486 Silverado Library Fee	15,000	0.00	0.00	0.00	15,000.00	0.00
101-4000-06-4501 Community Building rent	2,000	750.00	750.00	0.00	1,250.00	37.50
101-4000-06-4730 Denton County Pledge Fi	10,000	0.00	0.00	0.00	10,000.00	0.00
101-4000-06-4732 Denton Co Medic	385,000	0.00	0.00	0.00	385,000.00	0.00
101-4000-06-4735 Denton Co Fire Runs	500,000	77,000.00	77,000.00	0.00	423,000.00	15.40

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

101-General Fund

% OF YEAR COMPLETED: 08.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
101-4000-06-4741 Krugerville ILA Fire	165,000	0.00	0.00	0.00	165,000.00	0.00
101-4000-06-4742 Silverado Fire	1,250,000	94,260.00	94,260.00	0.00	1,155,740.00	7.54
101-4000-06-4744 Sandbrock Fire	306,000	0.00	0.00	0.00	306,000.00	0.00
101-4000-06-4745 Aspen Meadow Fire	110,000	9,360.00	9,360.00	0.00	100,640.00	8.51
101-4000-06-4746 Oak Point ILA EMS	27,143	0.00	0.00	0.00	27,143.00	0.00
101-4000-06-4748 Krugerville ILA EMS	17,850	0.00	0.00	0.00	17,850.00	0.00
101-4000-06-4749 Insurance Billing EMS	1,377,000	166,860.60	166,860.60	0.00	1,210,139.40	12.12
TOTAL Charges for Services	8,719,937	635,883.72	635,883.72	0.00	8,084,053.28	7.29
Permits						
101-4000-07-4200 Building Permits	1,100,000	52,175.00	52,175.00	0.00	1,047,825.00	4.74
101-4000-07-4210 Plan Review fees	1,300,000	65,386.84	65,386.84	0.00	1,234,613.16	5.03
101-4000-07-4220 Inspection fees	200,000	11,805.00	11,805.00	0.00	188,195.00	5.90
101-4000-07-4250 Contractor registration	4,000	605.00	605.00	0.00	3,395.00	15.13
101-4000-07-4260 Other Permit fee	14,000	510.00	510.00	0.00	13,490.00	3.64
101-4000-07-4290 Health Permits	15,000	0.00	0.00	0.00	15,000.00	0.00
101-4000-07-4320 Sign Permit	1,300	50.00	50.00	0.00	1,250.00	3.85
101-4000-07-4330 Solicitation permit	360	0.00	0.00	0.00	360.00	0.00
101-4000-07-4350 Alcohol Permit	120	0.00	0.00	0.00	120.00	0.00
TOTAL Permits	2,634,780	130,531.84	130,531.84	0.00	2,504,248.16	4.95
Miscellaneous						
101-4000-09-4430 All Admin Fees	172,380	13,253.33	13,253.33	0.00	159,126.67	7.69
101-4000-09-4435 City Event Fees	80,000	1,145.53	1,145.53	0.00	78,854.47	1.43
101-4000-09-4500 Interest Income	400,000	32,467.73	32,467.73	0.00	367,532.27	8.12
101-4000-09-4540 Other Income	500	2,065.60	2,065.60	0.00	(1,565.60)	413.12
101-4000-09-4550 Gain on sale of assets	15,000	0.00	0.00	0.00	15,000.00	0.00
101-4000-09-4800 Insurance Proceeds	50,000	0.00	0.00	0.00	50,000.00	0.00
TOTAL Miscellaneous	717,880	48,932.19	48,932.19	0.00	668,947.81	6.82
Contingency/FB						
TOTAL REVENUE	19,069,076	1,193,327.27	1,193,327.27	0.00	17,875,748.73	6.26

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

101-General Fund

DEPARTMENT - Administration % OF YEAR COMPLETED: 08.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
101-5101-01-5101 Salaries	640,500	20,094.11	20,094.11	0.00	620,405.89	3.14
101-5101-01-5105 Overtime	2,000	786.19	786.19	0.00	1,213.81	39.31
101-5101-01-5106 Longevity	1,300	0.00	0.00	0.00	1,300.00	0.00
101-5101-01-5107 Retirement - TMRS	68,565	3,126.03	3,126.03	0.00	65,438.97	4.56
101-5101-01-5108 Payroll Tax Expense (me	9,335	672.45	672.45	0.00	8,662.55	7.20
101-5101-01-5109 Group Health Insurance	59,388	9,300.95	9,300.95	0.00	50,087.05	15.66
101-5101-01-5110 Workers Comp TML	1,000	0.00	0.00	0.00	1,000.00	0.00
101-5101-01-5621 Travel & Training	13,000	731.67	731.67	0.00	12,268.33	5.63
TOTAL Personnel	795,088	34,711.40	34,711.40	0.00	760,376.60	4.37
Capital						
Materials & Supplies						
101-5101-03-5050 Office Supplies	12,000	727.04	727.04	0.00	11,272.96	6.06
101-5101-03-5081 Uniforms	3,000	0.00	0.00	0.00	3,000.00	0.00
101-5101-03-5090 Postage	2,000	152.27	152.27	0.00	1,847.73	7.61
TOTAL Materials & Supplies	17,000	879.31	879.31	0.00	16,120.69	5.17
Repairs & Maintenance						
101-5101-04-5120 Building Maintenance	40,000	2,784.11	2,784.11	0.00	37,215.89	6.96
101-5101-04-5121 Equipment Maintenance	2,000	0.00	0.00	0.00	2,000.00	0.00
101-5101-04-5122 Vehicle Maintenance	1,000	121.67	121.67	0.00	878.33	12.17
TOTAL Repairs & Maintenance	43,000	2,905.78	2,905.78	0.00	40,094.22	6.76
Utilities						
101-5101-05-5616 Utilities -Electricity	8,000	187.36	187.36	0.00	7,812.64	2.34
101-5101-05-5617 Utilities -Gas	2,500	88.61	88.61	0.00	2,411.39	3.54
101-5101-05-5618 Utilities -Telephone	8,500	702.19	702.19	0.00	7,797.81	8.26
101-5101-05-5619 Utilities -Water/Sewer	4,000	0.00	0.00	0.00	4,000.00	0.00
TOTAL Utilities	23,000	978.16	978.16	0.00	22,021.84	4.25
Contract Services						
101-5101-06-5060 Election Services	11,000	0.00	0.00	0.00	11,000.00	0.00
101-5101-06-5230 Contract Labor	2,000	55.00	55.00	0.00	1,945.00	2.75
101-5101-06-5300 Benefits Administration	26,400	2,170.00	2,170.00	0.00	24,230.00	8.22
101-5101-06-5620 Legal & Professional	325,000	51,038.75	51,038.75	0.00	273,961.25	15.70
101-5101-06-5685 Storage Building	4,000	172.00	172.00	0.00	3,828.00	4.30
TOTAL Contract Services	368,400	53,435.75	53,435.75	0.00	314,964.25	14.50
Fees & Other Services						
101-5101-07-5150 Printing	15,000	1,295.00	1,295.00	0.00	13,705.00	8.63
101-5101-07-5190 Insurance - TML	7,000	0.00	0.00	0.00	7,000.00	0.00
101-5101-07-5220 Advertising & Notices	4,800	1,571.94	1,571.94	0.00	3,228.06	32.75
101-5101-07-5260 Dues and Membership	9,000	1,128.70	1,128.70	0.00	7,871.30	12.54
101-5101-07-5280 Copier Maintenance cont	10,000	738.40	738.40	0.00	9,261.60	7.38
101-5101-07-5320 Appraisal District Fees	36,804	213.50	213.50	0.00	36,590.50	0.58
101-5101-07-5540 Bond Insurance	1,407	0.00	0.00	0.00	1,407.00	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

101-General Fund

DEPARTMENT - Administration % OF YEAR COMPLETED: 08.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
101-5101-07-5665 Technology	117,640	14,776.72	14,776.72	0.00	102,863.28	12.56
101-5101-07-5666 Bank Fees	5,000	(5.52)	(5.52)	0.00	5,005.52	0.11-
TOTAL Fees & Other Services	206,651	19,718.74	19,718.74	0.00	186,932.26	9.54
Miscellaneous						
101-5101-09-5130 Community Development	20,000	2,205.82	2,205.82	0.00	17,794.18	11.03
101-5101-09-5131 Meetings	5,000	1,538.10	1,538.10	0.00	3,461.90	30.76
101-5101-09-5133 Marketing & Promotions	5,000	0.00	0.00	0.00	5,000.00	0.00
101-5101-09-5140 Miscellaneous	0	85.00	85.00	0.00	(85.00)	0.00
TOTAL Miscellaneous	30,000	3,828.92	3,828.92	0.00	26,171.08	12.76
Debt Service						
TOTAL Administration	1,483,139	116,458.06	116,458.06	0.00	1,366,680.94	7.85

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

101-General Fund

DEPARTMENT - Police Department % OF YEAR COMPLETED: 08.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
101-5102-01-5101 Salaries	3,088,499	93,446.04	93,446.04	0.00	2,995,052.96	3.03
101-5102-01-5105 Overtime	94,883	11,783.03	11,783.03	0.00	83,099.97	12.42
101-5102-01-5106 Longevity	4,950	0.00	0.00	0.00	4,950.00	0.00
101-5102-01-5107 Retirement - TMRS	339,557	13,084.81	13,084.81	0.00	326,472.19	3.85
101-5102-01-5108 Payroll Tax Expense (me	46,231	2,823.45	2,823.45	0.00	43,407.55	6.11
101-5102-01-5109 Group Health Insurance	427,594	42,403.07	42,403.07	0.00	385,190.93	9.92
101-5102-01-5110 Workers Comp TML	87,700	0.00	0.00	0.00	87,700.00	0.00
101-5102-01-5621 Travel & Training	54,889	6,230.73	6,230.73	0.00	48,658.27	11.35
TOTAL Personnel	4,144,303	169,771.13	169,771.13	0.00	3,974,531.87	4.10
Materials & Supplies						
101-5102-03-5050 Office Supplies	16,968	16.42	16.42	0.00	16,951.58	0.10
101-5102-03-5051 Printing	5,000	0.00	0.00	0.00	5,000.00	0.00
101-5102-03-5080 Gas & Oil	175,000	9,814.88	9,814.88	0.00	165,185.12	5.61
101-5102-03-5081 Uniforms	27,376	2,129.33	2,129.33	0.00	25,246.67	7.78
101-5102-03-5082 Ballistic Vests	9,299	0.00	0.00	0.00	9,299.00	0.00
101-5102-03-5090 Postage	500	44.16	44.16	0.00	455.84	8.83
TOTAL Materials & Supplies	234,143	12,004.79	12,004.79	0.00	222,138.21	5.13
Repairs & Maintenance						
101-5102-04-5120 Building Maintenance	8,000	718.30	718.30	0.00	7,281.70	8.98
101-5102-04-5121 Equipment Maintenance	5,000	0.00	0.00	0.00	5,000.00	0.00
101-5102-04-5122 Vehicle Maintenance	60,000	254.13	254.13	0.00	59,745.87	0.42
TOTAL Repairs & Maintenance	73,000	972.43	972.43	0.00	72,027.57	1.33
Utilities						
101-5102-05-5616 Utilities -Electricity	3,500	0.00	0.00	0.00	3,500.00	0.00
101-5102-05-5618 Utilities -Telephone	30,010	2,426.81	2,426.81	0.00	27,583.19	8.09
101-5102-05-5619 Utilities -Water/Sewer	2,200	0.00	0.00	0.00	2,200.00	0.00
TOTAL Utilities	35,710	2,426.81	2,426.81	0.00	33,283.19	6.80
Contract Services						
101-5102-06-5240 Drug testing/background	2,300	0.00	0.00	0.00	2,300.00	0.00
101-5102-06-5610 Power DMS	29,259	22,273.08	22,273.08	0.00	6,985.92	76.12
101-5102-06-5620 Legal and Professional	3,000	0.00	0.00	0.00	3,000.00	0.00
101-5102-06-5621 Childerns' Advocacy Cen	7,000	0.00	0.00	0.00	7,000.00	0.00
101-5102-06-5685 Storage Building - Wils	540	0.00	0.00	0.00	540.00	0.00
101-5102-06-5690 Forensic Testing	26,510	1,195.00	1,195.00	0.00	25,315.00	4.51
TOTAL Contract Services	68,609	23,468.08	23,468.08	0.00	45,140.92	34.21
Fees & Other Services						
101-5102-07-5190 Insurance - TML	45,710	0.00	0.00	0.00	45,710.00	0.00
101-5102-07-5220 Advertising & Notices	300	0.00	0.00	0.00	300.00	0.00
101-5102-07-5260 Dues and Memberships	2,855	405.20	405.20	0.00	2,449.80	14.19
101-5102-07-5280 Maintenance contracts	116,307	6,603.94	6,603.94	0.00	109,703.06	5.68
101-5102-07-5660 Administration Fee	43,000	3,583.33	3,583.33	0.00	39,416.67	8.33
101-5102-07-5665 Technology	30,418	286.80	286.80	2,575.00	27,556.20	9.41
TOTAL Fees & Other Services	238,590	10,879.27	10,879.27	2,575.00	225,135.73	5.64

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

101-General Fund

DEPARTMENT - Police Department % OF YEAR COMPLETED: 08.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Public Safety						
101-5102-08-5070 Police Supplies	14,196	1,221.80	1,221.80	0.00	12,974.20	8.61
101-5102-08-5071 Communications Supplies	11,229	0.00	0.00	0.00	11,229.00	0.00
101-5102-08-5072 Promotional Supplies	15,440	2,122.65	2,122.65	0.00	13,317.35	13.75
101-5102-08-5625 Ammo/Firearms/Safety Eq	30,000	(80.54)	(80.54)	0.00	30,080.54	0.27-
101-5102-08-5626 Taser 7 Lease	7,496	0.00	0.00	0.00	7,496.00	0.00
101-5102-08-5686 Flock Cameras	21,500	3,500.00	3,500.00	0.00	18,000.00	16.28
101-5102-08-5687 Denton Cty Communicatio	83,169	4,680.00	4,680.00	0.00	78,489.00	5.63
TOTAL Public Safety	183,030	11,443.91	11,443.91	0.00	171,586.09	6.25
Miscellaneous						
Debt Service						
TOTAL Police Department	4,977,385	230,966.42	230,966.42	2,575.00	4,743,843.58	4.69

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

101-General Fund

DEPARTMENT - Fire Department % OF YEAR COMPLETED: 08.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
101-5103-01-5101 Salaries	4,617,400	114,153.84	114,153.84	0.00	4,503,246.16	2.47
101-5103-01-5105 Overtime	450,000	49,476.06	49,476.06	0.00	400,523.94	10.99
101-5103-01-5106 Longevity	10,900	0.00	0.00	0.00	10,900.00	0.00
101-5103-01-5107 Retirement - TMRS	553,619	21,716.55	21,716.55	0.00	531,902.45	3.92
101-5103-01-5108 Payroll Tax Expense (me	75,375	4,694.02	4,694.02	0.00	70,680.98	6.23
101-5103-01-5109 Group Health Insurance	712,656	72,895.30	72,895.30	0.00	639,760.70	10.23
101-5103-01-5110 Workers Comp TML	162,000	0.00	0.00	0.00	162,000.00	0.00
101-5103-01-5621 Travel/Training	33,100	4,606.09	4,606.09	0.00	28,493.91	13.92
TOTAL Personnel	6,615,050	267,541.86	267,541.86	0.00	6,347,508.14	4.04
Materials & Supplies						
101-5103-03-5080 Gas & Oil	102,250	7,567.33	7,567.33	0.00	94,682.67	7.40
101-5103-03-5081 Uniforms	80,000	1,052.25	1,052.25	56,548.21	22,399.54	72.00
101-5103-03-5090 Postage	200	0.00	0.00	0.00	200.00	0.00
101-5103-03-5150 Office Supplies	10,800	213.94	213.94	0.00	10,586.06	1.98
101-5103-03-5155 Supplies - Medic	120,000	67,675.42	67,675.42	563.09	51,761.49	56.87
TOTAL Materials & Supplies	313,250	76,508.94	76,508.94	57,111.30	179,629.76	42.66
Repairs & Maintenance						
101-5103-04-5120 Building Maintenance	65,000	2,260.30	2,260.30	217.45	62,522.25	3.81
101-5103-04-5121 Equipment Maintenace	201,728	5,938.10	5,938.10	0.00	195,789.90	2.94
101-5103-04-5122 Vehicle Maintenance	120,000	23,385.09	23,385.09	0.00	96,614.91	19.49
TOTAL Repairs & Maintenance	386,728	31,583.49	31,583.49	217.45	354,927.06	8.22
Utilities						
101-5103-05-5616 Utilities -Electricity	16,000	1,134.73	1,134.73	0.00	14,865.27	7.09
101-5103-05-5617 Utilities -Gas	6,900	62.07	62.07	0.00	6,837.93	0.90
101-5103-05-5618 Utilities -Telephone	25,980	1,516.25	1,516.25	0.00	24,463.75	5.84
101-5103-05-5619 Utilities -Water/Sewer	7,600	202.96	202.96	0.00	7,397.04	2.67
101-5103-05-5620 Direct TV Navo	1,500	160.99	160.99	0.00	1,339.01	10.73
TOTAL Utilities	57,980	3,077.00	3,077.00	0.00	54,903.00	5.31
Contract Services						
101-5103-06-5620 Legal and Professional	50,000	1,155.00	1,155.00	0.00	48,845.00	2.31
101-5103-06-5658 Fire Extinguishers	450	0.00	0.00	0.00	450.00	0.00
TOTAL Contract Services	50,450	1,155.00	1,155.00	0.00	49,295.00	2.29
Fees & Other Services						
101-5103-07-5190 Insurance - TML	86,250	0.00	0.00	0.00	86,250.00	0.00
101-5103-07-5260 Dues and Memberships	10,000	45.00	45.00	0.00	9,955.00	0.45
101-5103-07-5280 Copier Maintenance Cont	2,000	140.00	140.00	0.00	1,860.00	7.00
101-5103-07-5665 Technology	27,000	1,659.77	1,659.77	0.00	25,340.23	6.15
TOTAL Fees & Other Services	125,250	1,844.77	1,844.77	0.00	123,405.23	1.47
Public Safety						
101-5103-08-5070 Firefighting Supplies	30,000	6,920.47	6,920.47	0.00	23,079.53	23.07
101-5103-08-5687 Denton Cty Communicatio	37,262	3,816.00	3,816.00	0.00	33,446.00	10.24
TOTAL Public Safety	67,262	10,736.47	10,736.47	0.00	56,525.53	15.96

101-General Fund
DEPARTMENT - Fire Department % OF YEAR COMPLETED: 08.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Miscellaneous						
101-5103-09-5132 Employee Appreciation	5,000	0.00	0.00	0.00	5,000.00	0.00
101-5103-09-5633 Capital - vehicles	0	0.00	0.00	118,760.00	(118,760.00)	0.00
TOTAL Miscellaneous	5,000	0.00	0.00	118,760.00	(113,760.00)	2,375.20
Debt Service						
101-5103-98-5693 Capital Lease - '18 Pir	0	7,952.98	7,952.98	0.00	(7,952.98)	0.00
TOTAL Debt Service	0	7,952.98	7,952.98	0.00	(7,952.98)	0.00
TOTAL Fire Department	7,620,970	400,400.51	400,400.51	176,088.75	7,044,480.74	7.56

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

101-General Fund

DEPARTMENT - AAA % OF YEAR COMPLETED: 08.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
Materials & Supplies						
Repairs & Maintenance						
Contract Services						
Fees & Other Services						
Public Safety						
Miscellaneous						

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

101-General Fund

DEPARTMENT - Streets Department % OF YEAR COMPLETED: 08.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
101-5105-01-5101 Salaries	250,592	5,860.51	5,860.51	0.00	244,731.49	2.34
101-5105-01-5105 Overtime	6,000	1,121.89	1,121.89	0.00	4,878.11	18.70
101-5105-01-5106 Longevity	1,000	0.00	0.00	0.00	1,000.00	0.00
101-5105-01-5107 Retirement - TMRS	27,434	1,000.44	1,000.44	0.00	26,433.56	3.65
101-5105-01-5108 Payroll Tax Expense (me	3,735	221.20	221.20	0.00	3,513.80	5.92
101-5105-01-5109 Group Health Insurance	47,510	4,118.70	4,118.70	0.00	43,391.30	8.67
101-5105-01-5110 Workers Comp TML	3,000	0.00	0.00	0.00	3,000.00	0.00
101-5105-01-5121 Travel & Training	5,000	250.54	250.54	0.00	4,749.46	5.01
TOTAL Personnel	344,271	12,573.28	12,573.28	0.00	331,697.72	3.65
Materials & Supplies						
101-5105-03-5050 Office Supplies	2,000	989.64	989.64	0.00	1,010.36	49.48
101-5105-03-5080 Gas & Oil	8,251	478.94	478.94	0.00	7,772.06	5.80
101-5105-03-5081 Uniforms	1,500	64.95	64.95	0.00	1,435.05	4.33
101-5105-03-5607 Rock, Sand and Gravel	8,800	0.00	0.00	0.00	8,800.00	0.00
101-5105-03-5608 Chemicals Purchased	4,000	0.00	0.00	0.00	4,000.00	0.00
101-5105-03-5630 Tools	4,000	0.00	0.00	0.00	4,000.00	0.00
TOTAL Materials & Supplies	28,551	1,533.53	1,533.53	0.00	27,017.47	5.37
Repairs & Maintenance						
101-5105-04-5121 Equipment Maintenance	10,000	353.50	353.50	0.00	9,646.50	3.54
101-5105-04-5122 Vehicle Maintenance	0	4,788.90	4,788.90	0.00	(4,788.90)	0.00
101-5105-04-5609 Street Signs	30,000	0.00	0.00	0.00	30,000.00	0.00
101-5105-04-5629 Street maintenance	20,000	0.00	0.00	0.00	20,000.00	0.00
TOTAL Repairs & Maintenance	60,000	5,142.40	5,142.40	0.00	54,857.60	8.57
Utilities						
101-5105-05-5616 Utilities - Electricity	38,270	2,323.28	2,323.28	0.00	35,946.72	6.07
TOTAL Utilities	38,270	2,323.28	2,323.28	0.00	35,946.72	6.07
Contract Services						
101-5105-06-5620 Legal and Professional	30,000	0.00	0.00	0.00	30,000.00	0.00
TOTAL Contract Services	30,000	0.00	0.00	0.00	30,000.00	0.00
Fees & Other Services						
101-5105-07-5190 Insurance - TML	1,563	0.00	0.00	0.00	1,563.00	0.00
101-5105-07-5220 Advertising & Public No	250	0.00	0.00	0.00	250.00	0.00
101-5105-07-5260 Dues and Memberships	650	98.00	98.00	0.00	552.00	15.08
101-5105-07-5665 Technology	2,000	0.00	0.00	0.00	2,000.00	0.00
TOTAL Fees & Other Services	4,463	98.00	98.00	0.00	4,365.00	2.20
Miscellaneous						
TOTAL Streets Department	505,555	21,670.49	21,670.49	0.00	483,884.51	4.29

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

101-General Fund

DEPARTMENT - Development Services % OF YEAR COMPLETED: 08.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
101-5107-01-5101 Salaries	550,413	21,237.91	21,237.91	0.00	529,175.09	3.86
101-5107-01-5105 Overtime	4,000	2,124.90	2,124.90	0.00	1,875.10	53.12
101-5107-01-5106 Longevity	750	0.00	0.00	0.00	750.00	0.00
101-5107-01-5107 Retirement - TMRS	59,125	2,826.21	2,826.21	0.00	56,298.79	4.78
101-5107-01-5108 Payroll Tax Expense (me	8,050	611.75	611.75	0.00	7,438.25	7.60
101-5107-01-5109 Group Health Insurance	83,143	11,357.66	11,357.66	0.00	71,785.34	13.66
101-5107-01-5110 Workers Comp TML	2,700	0.00	0.00	0.00	2,700.00	0.00
101-5107-01-5621 Travel/Training	5,175	888.38	888.38	0.00	4,286.62	17.17
TOTAL Personnel	713,356	39,046.81	39,046.81	0.00	674,309.19	5.47
Materials & Supplies						
101-5107-03-5050 Office Supplies	7,000	1,271.04	1,271.04	0.00	5,728.96	18.16
101-5107-03-5080 Gas & Oil	3,000	93.95	93.95	0.00	2,906.05	3.13
101-5107-03-5081 Uniforms	600	0.00	0.00	0.00	600.00	0.00
101-5107-03-5090 Postage	1,500	11.38	11.38	0.00	1,488.62	0.76
101-5107-03-5150 Printing	1,500	0.00	0.00	0.00	1,500.00	0.00
TOTAL Materials & Supplies	13,600	1,376.37	1,376.37	0.00	12,223.63	10.12
Repairs & Maintenance						
101-5107-04-5122 Vehicle Maintenance	1,000	0.00	0.00	0.00	1,000.00	0.00
TOTAL Repairs & Maintenance	1,000	0.00	0.00	0.00	1,000.00	0.00
Contract Services						
101-5107-06-5620 Legal and Professional	125,000	0.00	0.00	0.00	125,000.00	0.00
101-5107-06-5725 Mowing and clean-up	35,000	0.00	0.00	0.00	35,000.00	0.00
101-5107-06-5763 Inspectors - Bureau Ver	1,300,000	112,318.31	112,318.31	0.00	1,187,681.69	8.64
101-5107-06-5764 Planners	80,000	45.15	45.15	0.00	79,954.85	0.06
TOTAL Contract Services	1,540,000	112,363.46	112,363.46	0.00	1,427,636.54	7.30
Fees & Other Services						
101-5107-07-5220 Advertising & Notices	2,000	0.00	0.00	0.00	2,000.00	0.00
101-5107-07-5260 Dues and Memberships	2,160	545.13	545.13	0.00	1,614.87	25.24
101-5107-07-5665 Technology	35,000	1,320.00	1,320.00	2,112.00	31,568.00	9.81
101-5107-07-5762 Filing Fees	13,000	305.00	305.00	0.00	12,695.00	2.35
TOTAL Fees & Other Services	52,160	2,170.13	2,170.13	2,112.00	47,877.87	8.21
Miscellaneous						
Debt Service						
TOTAL Development Services	2,320,116	154,956.77	154,956.77	2,112.00	2,163,047.23	6.77

101-General Fund
DEPARTMENT - Court % OF YEAR COMPLETED: 08.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
101-5108-01-5101 Salaries	64,100	2,272.12	2,272.12	0.00	61,827.88	3.54
101-5108-01-5105 Overtime	1,000	413.83	413.83	0.00	586.17	41.38
101-5108-01-5106 Longevity	400	0.00	0.00	0.00	400.00	0.00
101-5108-01-5107 Retirement - TMRS	6,976	342.88	342.88	0.00	6,633.12	4.92
101-5108-01-5108 Payroll Tax Expense (me	950	73.29	73.29	0.00	876.71	7.71
101-5108-01-5109 Group Health Insurance	11,878	872.90	872.90	0.00	11,005.10	7.35
101-5108-01-5110 Workers Comp TML	120	0.00	0.00	0.00	120.00	0.00
101-5108-01-5621 Travel/Training	300	0.00	0.00	0.00	300.00	0.00
TOTAL Personnel	85,724	3,975.02	3,975.02	0.00	81,748.98	4.64
Materials & Supplies						
101-5108-03-5050 Office Supplies	400	0.00	0.00	0.00	400.00	0.00
101-5108-03-5090 Postage	500	97.79	97.79	0.00	402.21	19.56
101-5108-03-5150 Printing	100	0.00	0.00	0.00	100.00	0.00
TOTAL Materials & Supplies	1,000	97.79	97.79	0.00	902.21	9.78
Repairs & Maintenance						
Contract Services						
101-5108-06-5235 Contract Jail Services	2,900	0.00	0.00	0.00	2,900.00	0.00
101-5108-06-5620 Legal & Professional	14,000	0.00	0.00	0.00	14,000.00	0.00
101-5108-06-5765 Contract Svcs - Judge	15,000	1,400.00	1,400.00	0.00	13,600.00	9.33
TOTAL Contract Services	31,900	1,400.00	1,400.00	0.00	30,500.00	4.39
Fees & Other Services						
101-5108-07-5190 Insurance - TML	1,300	0.00	0.00	0.00	1,300.00	0.00
101-5108-07-5260 Dues and Memberships	150	0.00	0.00	0.00	150.00	0.00
101-5108-07-5540 Bond Insurance	235	0.00	0.00	0.00	235.00	0.00
101-5108-07-5665 Technology	4,000	5,445.97	5,445.97	0.00	(1,445.97)	136.15
TOTAL Fees & Other Services	5,685	5,445.97	5,445.97	0.00	239.03	95.80
Debt Service						
TOTAL Court	124,309	10,918.78	10,918.78	0.00	113,390.22	8.78

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

101-General Fund

DEPARTMENT - Parks & Recreation % OF YEAR COMPLETED: 08.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
101-5110-01-5101 Salaries	201,990	6,989.06	6,989.06	0.00	195,000.94	3.46
101-5110-01-5105 Overtime	4,000	3,414.50	3,414.50	0.00	585.50	85.36
101-5110-01-5106 Longevity	250	0.00	0.00	0.00	250.00	0.00
101-5110-01-5107 Retirement - TMRS	21,965	1,246.02	1,246.02	0.00	20,718.98	5.67
101-5110-01-5108 Payroll Tax Expense (me	2,990	277.62	277.62	0.00	2,712.38	9.28
101-5110-01-5109 Group Health Insurance	47,510	4,986.32	4,986.32	0.00	42,523.68	10.50
101-5110-01-5110 Workers Comp TML	2,000	0.00	0.00	0.00	2,000.00	0.00
101-5110-01-5121 Travel & Training	3,000	0.00	0.00	0.00	3,000.00	0.00
TOTAL Personnel	283,705	16,913.52	16,913.52	0.00	266,791.48	5.96
Materials & Supplies						
101-5110-03-5050 Office Supplies	4,000	239.76	239.76	0.00	3,760.24	5.99
101-5110-03-5080 Gas & Oil	1,200	93.37	93.37	0.00	1,106.63	7.78
101-5110-03-5081 Uniforms	600	0.00	0.00	0.00	600.00	0.00
101-5110-03-5150 Printing	400	91.97	91.97	0.00	308.03	22.99
101-5110-03-5608 Chemicals	600	0.00	0.00	0.00	600.00	0.00
101-5110-03-5630 Small Tools	2,000	0.00	0.00	0.00	2,000.00	0.00
101-5110-03-5903 Parts and Fittings	500	0.00	0.00	0.00	500.00	0.00
TOTAL Materials & Supplies	9,300	425.10	425.10	0.00	8,874.90	4.57
Repairs & Maintenance						
101-5110-04-5121 Equipment Maintenance	6,000	0.00	0.00	0.00	6,000.00	0.00
101-5110-04-5122 Vehicle Maintenance	4,000	0.00	0.00	0.00	4,000.00	0.00
101-5110-04-5630 Park Maintenance	50,000	1,302.47	1,302.47	0.00	48,697.53	2.60
TOTAL Repairs & Maintenance	60,000	1,302.47	1,302.47	0.00	58,697.53	2.17
Utilities						
101-5110-05-5616 Utilities - Electricity	2,500	0.00	0.00	0.00	2,500.00	0.00
101-5110-05-5619 Utilities - Water/Sewer	2,000	0.00	0.00	0.00	2,000.00	0.00
TOTAL Utilities	4,500	0.00	0.00	0.00	4,500.00	0.00
Contract Services						
Fees & Other Services						
101-5110-07-5190 Insurance - TML	1,600	0.00	0.00	0.00	1,600.00	0.00
101-5110-07-5260 Memberships and Dues	1,520	0.00	0.00	0.00	1,520.00	0.00
101-5110-07-5624 Equipment Rental	2,000	0.00	0.00	0.00	2,000.00	0.00
101-5110-07-5665 Technology	4,000	0.00	0.00	0.00	4,000.00	0.00
TOTAL Fees & Other Services	9,120	0.00	0.00	0.00	9,120.00	0.00
Miscellaneous						
101-5110-09-5131 City Events	160,000	23,633.17	23,633.17	0.00	136,366.83	14.77
101-5110-09-5132 Tree Lighting Event	0	56.00	56.00	0.00	(56.00)	0.00
101-5110-09-5631 Capital - equipment	13,000	0.00	0.00	0.00	13,000.00	0.00
TOTAL Miscellaneous	173,000	23,689.17	23,689.17	0.00	149,310.83	13.69
TOTAL Parks & Recreation	539,625	42,330.26	42,330.26	0.00	497,294.74	7.84

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

101-General Fund

DEPARTMENT - Library % OF YEAR COMPLETED: 08.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
101-5111-01-5101 Salaries	274,000	9,608.41	9,608.41	0.00	264,391.59	3.51
101-5111-01-5105 Overtime	3,000	346.73	346.73	0.00	2,653.27	11.56
101-5111-01-5106 Longevity	400	0.00	0.00	0.00	400.00	0.00
101-5111-01-5107 Retirement - TMRS	20,911	1,174.48	1,174.48	0.00	19,736.52	5.62
101-5111-01-5108 Payroll Tax Expense (me	3,152	302.51	302.51	0.00	2,849.49	9.60
101-5111-01-5109 Group Health Insurance	47,510	5,736.32	5,736.32	0.00	41,773.68	12.07
101-5111-01-5110 Workers Comp TML	600	0.00	0.00	0.00	600.00	0.00
101-5111-01-5621 Travel/Training	3,500	0.00	0.00	0.00	3,500.00	0.00
TOTAL Personnel	353,073	17,168.45	17,168.45	0.00	335,904.55	4.86
Materials & Supplies						
101-5111-03-5050 Office Supplies	5,460	2,260.02	2,260.02	0.00	3,199.98	41.39
101-5111-03-5052 Library Supplies	4,000	0.00	0.00	0.00	4,000.00	0.00
101-5111-03-5090 Postage	1,600	10.63	10.63	0.00	1,589.37	0.66
101-5111-03-5661 Collection Development	44,000	5,849.09	5,849.09	3,092.33	35,058.58	20.32
TOTAL Materials & Supplies	55,060	8,119.74	8,119.74	3,092.33	43,847.93	20.36
Repairs & Maintenance						
101-5111-04-5120 Building Maintenance	9,000	327.50	327.50	0.00	8,672.50	3.64
101-5111-04-5121 Equipment Maintenance	3,280	0.00	0.00	0.00	3,280.00	0.00
TOTAL Repairs & Maintenance	12,280	327.50	327.50	0.00	11,952.50	2.67
Utilities						
101-5111-05-5616 Utilities - Electricity	13,000	1,647.50	1,647.50	0.00	11,352.50	12.67
101-5111-05-5618 Utilities - Telephone	4,248	324.97	324.97	0.00	3,923.03	7.65
101-5111-05-5619 Utilities - Water/Sewer	2,300	0.00	0.00	0.00	2,300.00	0.00
TOTAL Utilities	19,548	1,972.47	1,972.47	0.00	17,575.53	10.09
Contract Services						
101-5111-06-5620 Legal & Professional	300	0.00	0.00	0.00	300.00	0.00
101-5111-06-5658 Fire Extinguishers	1,500	150.00	150.00	0.00	1,350.00	10.00
TOTAL Contract Services	1,800	150.00	150.00	0.00	1,650.00	8.33
Fees & Other Services						
101-5111-07-5150 Printing	500	0.00	0.00	0.00	500.00	0.00
101-5111-07-5190 Insurance - TML	12,650	0.00	0.00	0.00	12,650.00	0.00
101-5111-07-5260 Dues and Memberships	4,352	2,599.00	2,599.00	0.00	1,753.00	59.72
101-5111-07-5280 Copier Maintenance Cont	1,164	0.00	0.00	0.00	1,164.00	0.00
101-5111-07-5665 Technology	17,000	799.90	799.90	0.00	16,200.10	4.71
TOTAL Fees & Other Services	35,666	3,398.90	3,398.90	0.00	32,267.10	9.53
Miscellaneous						
101-5111-09-5130 Community Development	13,400	390.00	390.00	0.00	13,010.00	2.91
101-5111-09-5667 Senior Programs	3,000	0.00	0.00	0.00	3,000.00	0.00
TOTAL Miscellaneous	16,400	390.00	390.00	0.00	16,010.00	2.38
TOTAL Library	493,827	31,527.06	31,527.06	3,092.33	459,207.61	7.01

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

101-General Fund

DEPARTMENT - Providence Village PD % OF YEAR COMPLETED: 08.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
101-5114-01-5101 Salaries	0	(258.94)	(258.94)	0.00	258.94	0.00
101-5114-01-5105 Overtime	0	2,589.21	2,589.21	0.00	(2,589.21)	0.00
101-5114-01-5107 Retirement - TMRS	0	2,144.96	2,144.96	0.00	(2,144.96)	0.00
101-5114-01-5108 Payroll Tax Expense (me	0	459.37	459.37	0.00	(459.37)	0.00
101-5114-01-5109 Group Health Insurance	0	3,746.27	3,746.27	0.00	(3,746.27)	0.00
101-5114-01-5621 Travel & Training	0	225.00	225.00	0.00	(225.00)	0.00
TOTAL Personnel	0	8,905.87	8,905.87	0.00	(8,905.87)	0.00
Materials & Supplies						
101-5114-03-5050 Office Supplies	0	23.75	23.75	0.00	(23.75)	0.00
101-5114-03-5080 Gas & Oil	0	1,463.77	1,463.77	0.00	(1,463.77)	0.00
101-5114-03-5081 Uniforms	0	175.92	175.92	0.00	(175.92)	0.00
TOTAL Materials & Supplies	0	1,663.44	1,663.44	0.00	(1,663.44)	0.00
Repairs & Maintenance						
101-5114-04-5121 Equipment Maintenance	0	209.40	209.40	0.00	(209.40)	0.00
TOTAL Repairs & Maintenance	0	209.40	209.40	0.00	(209.40)	0.00
Utilities						
101-5114-05-5618 Utilities - Telephone	0	1,382.13	1,382.13	0.00	(1,382.13)	0.00
TOTAL Utilities	0	1,382.13	1,382.13	0.00	(1,382.13)	0.00
Contract Services						
Fees & Other Services						
101-5114-07-5665 Technology	0	909.90	909.90	0.00	(909.90)	0.00
TOTAL Fees & Other Services	0	909.90	909.90	0.00	(909.90)	0.00
Public Safety						
101-5114-08-5072 Promotional Supplies	0	35.10	35.10	0.00	(35.10)	0.00
TOTAL Public Safety	0	35.10	35.10	0.00	(35.10)	0.00
Miscellaneous						
Debt Service						
TOTAL Providence Village PD	0	13,105.84	13,105.84	0.00	(13,105.84)	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

101-General Fund

DEPARTMENT - Fleet % OF YEAR COMPLETED: 08.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
Materials & Supplies						
Repairs & Maintenance						
Contract Services						
Fees & Other Services						
Miscellaneous						

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

101-General Fund

DEPARTMENT - HR % OF YEAR COMPLETED: 08.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
101-5117-01-5101 Salaries	131,000	4,596.15	4,596.15	0.00	126,403.85	3.51
101-5117-01-5106 Longevity	50	0.00	0.00	0.00	50.00	0.00
101-5117-01-5107 Retirement - TMRS	13,957	298.75	298.75	0.00	13,658.25	2.14
101-5117-01-5108 Payroll Tax Expense (me	1,900	61.31	61.31	0.00	1,838.69	3.23
101-5117-01-5109 Group Health Insurance	18,290	1,936.45	1,936.45	0.00	16,353.55	10.59
101-5117-01-5110 Workers Comp TML	320	0.00	0.00	0.00	320.00	0.00
101-5117-01-5621 Travel & Training	3,050	0.00	0.00	0.00	3,050.00	0.00
TOTAL Personnel	168,567	6,892.66	6,892.66	0.00	161,674.34	4.09
Materials & Supplies						
101-5117-03-5050 Office Supplies	300	0.00	0.00	0.00	300.00	0.00
TOTAL Materials & Supplies	300	0.00	0.00	0.00	300.00	0.00
Repairs & Maintenance						
Utilities						
Contract Services						
101-5117-06-5240 Drug Testing/background	12,500	852.50	852.50	0.00	11,647.50	6.82
101-5117-06-5300 Benefits Admininstratio	2,400	0.00	0.00	0.00	2,400.00	0.00
TOTAL Contract Services	14,900	852.50	852.50	0.00	14,047.50	5.72
Fees & Other Services						
101-5117-07-5220 Advertising & Notices	500	0.00	0.00	0.00	500.00	0.00
101-5117-07-5260 Dues and Memberships	650	0.00	0.00	0.00	650.00	0.00
101-5117-07-5665 Technology	12,360	0.00	0.00	0.00	12,360.00	0.00
TOTAL Fees & Other Services	13,510	0.00	0.00	0.00	13,510.00	0.00
Miscellaneous						
101-5117-09-5131 Meetings	1,000	0.00	0.00	0.00	1,000.00	0.00
101-5117-09-5132 Employee Appreciation	20,000	0.00	0.00	0.00	20,000.00	0.00
101-5117-09-5133 Marketing & Promotions	2,000	0.00	0.00	0.00	2,000.00	0.00
101-5117-09-5134 Tuition Reimbursement	25,000	0.00	0.00	0.00	25,000.00	0.00
TOTAL Miscellaneous	48,000	0.00	0.00	0.00	48,000.00	0.00
Contingency/FB						
TOTAL HR	245,277	7,745.16	7,745.16	0.00	237,531.84	3.16
TOTAL EXPENSES	18,310,203	1,030,079.35	1,030,079.35	183,868.08	17,096,255.57	6.63
REVENUE OVER/(UNDER) EXPENSES	758,873	163,247.92	163,247.92	(183,868.08)	779,493.16	2.72-

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

201-Water Fund

FINANCIAL SUMMARY % OF YEAR COMPLETED: 08.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Fines and Fees	780,312	35,560.01	35,560.01	0.00	744,751.99	4.56
Charges for Services	2,350,000	241,723.90	241,723.90	0.00	2,108,276.10	10.29
Miscellaneous	1,623,884	3,663.00	3,663.00	0.00	1,620,221.00	0.23
TOTAL GENERAL REVENUE	4,754,196	280,946.91	280,946.91	0.00	4,473,249.09	5.91
TOTAL REVENUE	4,754,196	280,946.91	280,946.91	0.00	4,473,249.09	5.91
EXPENSE SUMMARY						
Water						
Personnel	488,373	23,342.71	23,342.71	0.00	465,030.29	4.78
Materials & Supplies	236,500	7,921.41	7,921.41	0.00	228,578.59	3.35
Repairs & Maintenance	354,500	15,007.81	15,007.81	0.00	339,492.19	4.23
Utilities	102,200	4,189.45	4,189.45	0.00	98,010.55	4.10
Contract Services	98,650	100.00	100.00	0.00	98,550.00	0.10
Fees & Other Services	75,494	16,745.75	16,745.75	0.00	58,748.25	22.18
Debt Service	2,521,540	0.00	0.00	0.00	2,521,540.00	0.00
Contingency/FB	698,640	21,420.00	21,420.00	(13,200.00)	690,420.00	1.18
TOTAL Water	4,575,897	88,727.13	88,727.13	(13,200.00)	4,500,369.87	1.65
TOTAL EXPENSES	4,575,897	88,727.13	88,727.13	(13,200.00)	4,500,369.87	1.65
REVENUE OVER/(UNDER) EXPENSES	178,299	192,219.78	192,219.78	13,200.00	(27,120.78)	115.21

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

201-Water Fund

% OF YEAR COMPLETED: 08.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Fines and Fees						
201-4000-01-4012 Late Penalties-Water	30,000	3,032.01	3,032.01	0.00	26,967.99	10.11
201-4000-01-4013 Application fee	7,500	800.00	800.00	0.00	6,700.00	10.67
201-4000-01-4014 Reconnects	6,000	270.00	270.00	0.00	5,730.00	4.50
201-4000-01-4630 Bank Fees collected	0	30.00	30.00	0.00	(30.00)	0.00
201-4000-01-4710 Water Impact Fees	736,812	31,428.00	31,428.00	0.00	705,384.00	4.27
TOTAL Fines and Fees	780,312	35,560.01	35,560.01	0.00	744,751.99	4.56
Charges for Services						
201-4000-06-4010 Water Billings	2,000,000	228,811.52	228,811.52	0.00	1,771,188.48	11.44
201-4000-06-4011 Water Conection/Tap Fee	100,000	4,358.70	4,358.70	0.00	95,641.30	4.36
201-4000-06-4015 Bulk Water	0	786.26	786.26	0.00	(786.26)	0.00
201-4000-06-4019 Billing Adjustments	0	7,767.42	7,767.42	0.00	(7,767.42)	0.00
201-4000-06-4020 Infrastructure Inspecti	250,000	0.00	0.00	0.00	250,000.00	0.00
TOTAL Charges for Services	2,350,000	241,723.90	241,723.90	0.00	2,108,276.10	10.29
Miscellaneous						
201-4000-09-4500 Interest Income	60,000	3,553.00	3,553.00	0.00	56,447.00	5.92
201-4000-09-4505 Interest Inc Ph2 Offsit	1,563,884	0.00	0.00	0.00	1,563,884.00	0.00
201-4000-09-4540 Other Income	0	110.00	110.00	0.00	(110.00)	0.00
TOTAL Miscellaneous	1,623,884	3,663.00	3,663.00	0.00	1,620,221.00	0.23
Contingency/FB						
TOTAL REVENUE	4,754,196	280,946.91	280,946.91	0.00	4,473,249.09	5.91

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

201-Water Fund

DEPARTMENT - Water % OF YEAR COMPLETED: 08.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
201-5201-01-5101 Salaries	346,333	12,807.07	12,807.07	0.00	333,525.93	3.70
201-5201-01-5105 Overtime	12,000	1,883.66	1,883.66	0.00	10,116.34	15.70
201-5201-01-5106 Longevity	450	0.00	0.00	0.00	450.00	0.00
201-5201-01-5107 TMRS Contribution	38,409	1,863.46	1,863.46	0.00	36,545.54	4.85
201-5201-01-5108 Payroll Tax Expense (me	5,202	396.43	396.43	0.00	4,805.57	7.62
201-5201-01-5109 Group Health Insurance	71,266	5,982.12	5,982.12	0.00	65,283.88	8.39
201-5201-01-5110 Workmens Comp TML	9,013	0.00	0.00	0.00	9,013.00	0.00
201-5201-01-5621 Travel/Training	5,700	409.97	409.97	0.00	5,290.03	7.19
TOTAL Personnel	488,373	23,342.71	23,342.71	0.00	465,030.29	4.78
Materials & Supplies						
201-5201-03-5050 Office Supplies	6,000	3,139.27	3,139.27	0.00	2,860.73	52.32
201-5201-03-5080 Gas & Oil	20,000	1,413.14	1,413.14	0.00	18,586.86	7.07
201-5201-03-5081 Uniforms	5,000	0.00	0.00	0.00	5,000.00	0.00
201-5201-03-5090 Postage	11,500	1,141.00	1,141.00	0.00	10,359.00	9.92
201-5201-03-5150 Printing	4,500	444.79	444.79	0.00	4,055.21	9.88
201-5201-03-5608 Rock, Sand & Gravel	1,500	0.00	0.00	0.00	1,500.00	0.00
201-5201-03-5630 Tools	6,000	0.00	0.00	0.00	6,000.00	0.00
201-5201-03-5903 Parts and Fittings	30,000	459.69	459.69	0.00	29,540.31	1.53
201-5201-03-5904 Chlorine	12,000	1,323.52	1,323.52	0.00	10,676.48	11.03
201-5201-03-5905 Meters	140,000	0.00	0.00	0.00	140,000.00	0.00
TOTAL Materials & Supplies	236,500	7,921.41	7,921.41	0.00	228,578.59	3.35
Repairs & Maintenance						
201-5201-04-5120 Building Maintenance	6,500	0.00	0.00	0.00	6,500.00	0.00
201-5201-04-5121 Equipment Maintenance	40,000	12,311.18	12,311.18	0.00	27,688.82	30.78
201-5201-04-5122 Vehicle Maintenance	8,000	2,696.63	2,696.63	0.00	5,303.37	33.71
201-5201-04-5902 Water System Maintenanc	300,000	0.00	0.00	0.00	300,000.00	0.00
TOTAL Repairs & Maintenance	354,500	15,007.81	15,007.81	0.00	339,492.19	4.23
Utilities						
201-5201-05-5616 Utilities - Electricity	90,000	3,192.79	3,192.79	0.00	86,807.21	3.55
201-5201-05-5617 Utilities - Gas	4,000	199.27	199.27	0.00	3,800.73	4.98
201-5201-05-5618 Utilities - Telephone	7,000	797.39	797.39	0.00	6,202.61	11.39
201-5201-05-5619 Utilities - Water/Sewer	1,200	0.00	0.00	0.00	1,200.00	0.00
TOTAL Utilities	102,200	4,189.45	4,189.45	0.00	98,010.55	4.10
Contract Services						
201-5201-06-5620 Legal & Professional	38,650	100.00	100.00	0.00	38,550.00	0.26
201-5201-06-5766 Consultant - engineerin	60,000	0.00	0.00	0.00	60,000.00	0.00
TOTAL Contract Services	98,650	100.00	100.00	0.00	98,550.00	0.10
Fees & Other Services						
201-5201-07-5190 Insurance - TML	9,000	0.00	0.00	0.00	9,000.00	0.00
201-5201-07-5220 Advertising & Notices	750	0.00	0.00	0.00	750.00	0.00
201-5201-07-5260 Dues & Memberships	1,000	1,500.00	1,500.00	0.00	(500.00)	150.00
201-5201-07-5261 Permits-TCEQ	6,087	0.00	0.00	0.00	6,087.00	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

201-Water Fund

DEPARTMENT - Water % OF YEAR COMPLETED: 08.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
201-5201-07-5262 UTRW membership	3,041	0.00	0.00	0.00	3,041.00	0.00
201-5201-07-5624 Equipment Rental	6,000	0.00	0.00	0.00	6,000.00	0.00
201-5201-07-5665 Technology	8,250	0.00	0.00	0.00	8,250.00	0.00
201-5201-07-5666 Bank fees	366	9,500.00	9,500.00	0.00	(9,134.00)	2,595.63
201-5201-07-5901 Lab Fees	20,000	180.00	180.00	0.00	19,820.00	0.90
201-5201-07-5906 Groundwater Pumpage Fee	15,000	5,565.75	5,565.75	0.00	9,434.25	37.11
201-5201-07-5909 AMR Annual Fees	6,000	0.00	0.00	0.00	6,000.00	0.00
TOTAL Fees & Other Services	75,494	16,745.75	16,745.75	0.00	58,748.25	22.18
Debt Service						
201-5201-98-5801 2016 Bond Principal	230,000	0.00	0.00	0.00	230,000.00	0.00
201-5201-98-5866 2016 Bond Interest	116,700	0.00	0.00	0.00	116,700.00	0.00
201-5201-98-5867 2023 CO Bond Principal	60,000	0.00	0.00	0.00	60,000.00	0.00
201-5201-98-5868 2023 CO Bond Interest	315,906	0.00	0.00	0.00	315,906.00	0.00
201-5201-98-5870 Ph 2 Offsites CO Intere	1,798,934	0.00	0.00	0.00	1,798,934.00	0.00
TOTAL Debt Service	2,521,540	0.00	0.00	0.00	2,521,540.00	0.00
Contingency/FB						
201-5201-99-4090 Administrative fee	98,640	8,220.00	8,220.00	0.00	90,420.00	8.33
201-5201-99-5902 Capital - equipment	0	13,200.00	13,200.00	(13,200.00)	0.00	0.00
201-5201-99-9900 Depreciation expense	600,000	0.00	0.00	0.00	600,000.00	0.00
TOTAL Contingency/FB	698,640	21,420.00	21,420.00	(13,200.00)	690,420.00	1.18
TOTAL Water	4,575,897	88,727.13	88,727.13	(13,200.00)	4,500,369.87	1.65
TOTAL EXPENSES	4,575,897	88,727.13	88,727.13	(13,200.00)	4,500,369.87	1.65
REVENUE OVER/(UNDER) EXPENSES	178,299	192,219.78	192,219.78	13,200.00	(27,120.78)	115.21

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

202-Sewer Fund

FINANCIAL SUMMARY % OF YEAR COMPLETED: 08.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Fines and Fees	846,615	36,747.28	36,747.28	0.00	809,867.72	4.34
Charges for Services	1,150,000	100,957.65	100,957.65	0.00	1,049,042.35	8.78
Miscellaneous	60,000	60,155.48	60,155.48	0.00	(155.48)	100.26
TOTAL GENERAL REVENUE	2,056,615	197,860.41	197,860.41	0.00	1,858,754.59	9.62
TOTAL REVENUE	2,056,615	197,860.41	197,860.41	0.00	1,858,754.59	9.62
EXPENSE SUMMARY						
Sewer						
Personnel	391,990	24,472.05	24,472.05	0.00	367,517.95	6.24
Materials & Supplies	56,400	7,460.09	7,460.09	0.00	48,939.91	13.23
Repairs & Maintenance	192,000	42,870.75	42,870.75	0.00	149,129.25	22.33
Utilities	159,500	1,471.37	1,471.37	0.00	158,028.63	0.92
Contract Services	36,000	0.00	0.00	0.00	36,000.00	0.00
Fees & Other Services	56,440	41,835.82	41,835.82	0.00	14,604.18	74.12
Debt Service	0	609,037.71	609,037.71	0.00	(609,037.71)	0.00
TOTAL Sewer	892,330	727,147.79	727,147.79	0.00	165,182.21	81.49
TOTAL EXPENSES	892,330	727,147.79	727,147.79	0.00	165,182.21	81.49
REVENUE OVER/(UNDER) EXPENSES	1,164,285	(529,287.38)	(529,287.38)	0.00	1,693,572.38	45.46-

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

202-Sewer Fund

% OF YEAR COMPLETED: 08.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Fines and Fees						
202-4000-01-4021 Late Penalties - Sewer	10,000	1,062.28	1,062.28	0.00	8,937.72	10.62
202-4000-01-4710 Sewer Impact Fees	836,615	35,685.00	35,685.00	0.00	800,930.00	4.27
TOTAL Fines and Fees	846,615	36,747.28	36,747.28	0.00	809,867.72	4.34
Charges for Services						
202-4000-06-4020 Sewer Billings	1,150,000	100,957.65	100,957.65	0.00	1,049,042.35	8.78
TOTAL Charges for Services	1,150,000	100,957.65	100,957.65	0.00	1,049,042.35	8.78
Miscellaneous						
202-4000-09-4500 Interest Income	60,000	60,155.48	60,155.48	0.00	(155.48)	100.26
TOTAL Miscellaneous	60,000	60,155.48	60,155.48	0.00	(155.48)	100.26
Contingency/FB						
TOTAL REVENUE	2,056,615	197,860.41	197,860.41	0.00	1,858,754.59	9.62

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

202-Sewer Fund

DEPARTMENT - Sewer % OF YEAR COMPLETED: 08.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
202-5202-01-5101 Salaries	280,933	13,412.24	13,412.24	0.00	267,520.76	4.77
202-5202-01-5105 Overtime	15,000	2,969.32	2,969.32	0.00	12,030.68	19.80
202-5202-01-5106 Longevity	1,350	0.00	0.00	0.00	1,350.00	0.00
202-5202-01-5107 Retirement - TMRS	31,860	1,810.27	1,810.27	0.00	30,049.73	5.68
202-5202-01-5108 Payroll Tax Expense (me	4,311	396.00	396.00	0.00	3,915.00	9.19
202-5202-01-5109 Group Health Insurance	47,510	5,859.22	5,859.22	0.00	41,650.78	12.33
202-5202-01-5110 Workers Comp TML	6,026	0.00	0.00	0.00	6,026.00	0.00
202-5202-01-5621 Travel/training	5,000	25.00	25.00	0.00	4,975.00	0.50
TOTAL Personnel	391,990	24,472.05	24,472.05	0.00	367,517.95	6.24
Materials & Supplies						
202-5202-03-5050 Office Supplies	5,000	1,108.56	1,108.56	0.00	3,891.44	22.17
202-5202-03-5080 Gas & Oil	14,000	796.92	796.92	0.00	13,203.08	5.69
202-5202-03-5081 Uniforms	3,500	0.00	0.00	0.00	3,500.00	0.00
202-5202-03-5090 Postage	300	44.95	44.95	0.00	255.05	14.98
202-5202-03-5150 Printing	600	0.00	0.00	0.00	600.00	0.00
202-5202-03-5607 Rock, Sand & Gravel	4,000	2,031.48	2,031.48	0.00	1,968.52	50.79
202-5202-03-5608 Chemicals Purchased	10,000	1,587.48	1,587.48	0.00	8,412.52	15.87
202-5202-03-5630 Tools	5,000	0.00	0.00	0.00	5,000.00	0.00
202-5202-03-5903 Parts and Fittings	3,000	0.00	0.00	0.00	3,000.00	0.00
202-5202-03-5904 Chlorine	11,000	1,890.70	1,890.70	0.00	9,109.30	17.19
TOTAL Materials & Supplies	56,400	7,460.09	7,460.09	0.00	48,939.91	13.23
Repairs & Maintenance						
202-5202-04-5120 Building Maintenance	5,000	56.18	56.18	0.00	4,943.82	1.12
202-5202-04-5121 Equipment Maintenance	35,000	4,806.73	4,806.73	0.00	30,193.27	13.73
202-5202-04-5122 Vehicle Maintenance	7,000	746.00	746.00	0.00	6,254.00	10.66
202-5202-04-5902 Sewer System Maintenanc	60,000	31,147.98	31,147.98	0.00	28,852.02	51.91
202-5202-04-5903 WWTP Maintenance	85,000	6,113.86	6,113.86	0.00	78,886.14	7.19
TOTAL Repairs & Maintenance	192,000	42,870.75	42,870.75	0.00	149,129.25	22.33
Utilities						
202-5202-05-5616 Utilities - Electricity	42,500	284.80	284.80	0.00	42,215.20	0.67
202-5202-05-5618 Utilities - Telephone	7,000	1,186.57	1,186.57	0.00	5,813.43	16.95
202-5202-05-5619 Utilities - Water/Sewer	100,000	0.00	0.00	0.00	100,000.00	0.00
202-5202-05-5621 Utilities - Sludge Disp	10,000	0.00	0.00	0.00	10,000.00	0.00
TOTAL Utilities	159,500	1,471.37	1,471.37	0.00	158,028.63	0.92
Contract Services						
202-5202-06-5620 Legal & Professional	6,000	0.00	0.00	0.00	6,000.00	0.00
202-5202-06-5766 Consultant - engineerin	30,000	0.00	0.00	0.00	30,000.00	0.00
TOTAL Contract Services	36,000	0.00	0.00	0.00	36,000.00	0.00
Fees & Other Services						
202-5202-07-5190 Insurance - TML	15,000	0.00	0.00	0.00	15,000.00	0.00
202-5202-07-5260 Dues & Memberships	740	0.00	0.00	0.00	740.00	0.00
202-5202-07-5261 Permits-TCEQ	4,700	0.00	0.00	0.00	4,700.00	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

202-Sewer Fund

DEPARTMENT - Sewer % OF YEAR COMPLETED: 08.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
202-5202-07-5540 Bond Insurance	0	38,415.82	38,415.82	0.00	(38,415.82)	0.00
202-5202-07-5624 Equipment Rental	15,000	3,420.00	3,420.00	0.00	11,580.00	22.80
202-5202-07-5665 Technology	6,000	0.00	0.00	0.00	6,000.00	0.00
202-5202-07-5901 Lab Fees	15,000	0.00	0.00	0.00	15,000.00	0.00
TOTAL Fees & Other Services	56,440	41,835.82	41,835.82	0.00	14,604.18	74.12
Debt Service						
202-5202-98-5899 Bond Issue Costs	0	609,037.71	609,037.71	0.00	(609,037.71)	0.00
TOTAL Debt Service	0	609,037.71	609,037.71	0.00	(609,037.71)	0.00
Contingency/FB						
TOTAL Sewer	892,330	727,147.79	727,147.79	0.00	165,182.21	81.49
TOTAL EXPENSES	892,330	727,147.79	727,147.79	0.00	165,182.21	81.49
REVENUE OVER/(UNDER) EXPENSES	1,164,285	(529,287.38)	(529,287.38)	0.00	1,693,572.38	45.46-

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

205-Solid Waste Fund

FINANCIAL SUMMARY % OF YEAR COMPLETED: 08.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Charges for Services	2,546,000	88,634.05	88,634.05	0.00	2,457,365.95	3.48
TOTAL GENERAL REVENUE	2,546,000	88,634.05	88,634.05	0.00	2,457,365.95	3.48
TOTAL REVENUE	2,546,000	88,634.05	88,634.05	0.00	2,457,365.95	3.48
EXPENSE SUMMARY						
Solid Waste						
Fees & Other Services	2,546,000	209,634.33	209,634.33	0.00	2,336,365.67	8.23
TOTAL Solid Waste	2,546,000	209,634.33	209,634.33	0.00	2,336,365.67	8.23
TOTAL EXPENSES	2,546,000	209,634.33	209,634.33	0.00	2,336,365.67	8.23
REVENUE OVER/(UNDER) EXPENSES	0	(121,000.28)	(121,000.28)	0.00	121,000.28	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

205-Solid Waste Fund

% OF YEAR COMPLETED: 08.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Charges for Services						
205-4000-06-4025 Garbage Billings	2,546,000	88,634.05	88,634.05	0.00	2,457,365.95	3.48
TOTAL Charges for Services	2,546,000	88,634.05	88,634.05	0.00	2,457,365.95	3.48
Miscellaneous						
Contingency/FB						
TOTAL REVENUE	2,546,000	88,634.05	88,634.05	0.00	2,457,365.95	3.48

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

205-Solid Waste Fund

DEPARTMENT - Solid Waste % OF YEAR COMPLETED: 08.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Materials & Supplies						
Fees & Other Services						
205-5205-07-5666 Mustang Collection Fees	116,000	0.00	0.00	0.00	116,000.00	0.00
205-5205-07-5931 Franchise Fees 15%	315,000	30,148.18	30,148.18	0.00	284,851.82	9.57
205-5205-07-5941 Republic Waste	2,115,000	179,486.15	179,486.15	0.00	1,935,513.85	8.49
TOTAL Fees & Other Services	2,546,000	209,634.33	209,634.33	0.00	2,336,365.67	8.23
Contingency/FB						
TOTAL Solid Waste	2,546,000	209,634.33	209,634.33	0.00	2,336,365.67	8.23
TOTAL EXPENSES	2,546,000	209,634.33	209,634.33	0.00	2,336,365.67	8.23
REVENUE OVER/(UNDER) EXPENSES	0	(121,000.28)	(121,000.28)	0.00	121,000.28	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

301-Debt Service Fund

FINANCIAL SUMMARY % OF YEAR COMPLETED: 08.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Taxes	1,465,000	23,845.81	23,845.81	0.00	1,441,154.19	1.63
Miscellaneous	28,500	810.81	810.81	0.00	27,689.19	2.84
Contingency/FB	433,919	0.00	0.00	0.00	433,919.00	0.00
TOTAL GENERAL REVENUE	1,927,419	24,656.62	24,656.62	0.00	1,902,762.38	1.28
TOTAL REVENUE	1,927,419	24,656.62	24,656.62	0.00	1,902,762.38	1.28
EXPENSE SUMMARY						
Debt Service						
Fees & Other Services	3,500	0.00	0.00	0.00	3,500.00	0.00
Debt Service	1,923,919	0.00	0.00	0.00	1,923,919.00	0.00
TOTAL Debt Service	1,927,419	0.00	0.00	0.00	1,927,419.00	0.00
TOTAL EXPENSES	1,927,419	0.00	0.00	0.00	1,927,419.00	0.00
REVENUE OVER/(UNDER) EXPENSES	0	24,656.62	24,656.62	0.00	(24,656.62)	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

301-Debt Service Fund

% OF YEAR COMPLETED: 08.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Taxes						
301-4000-02-4100 Property Taxes	1,465,000	23,845.81	23,845.81	0.00	1,441,154.19	1.63
TOTAL Taxes	1,465,000	23,845.81	23,845.81	0.00	1,441,154.19	1.63
Miscellaneous						
301-4000-09-4500 Interest Income	28,500	810.81	810.81	0.00	27,689.19	2.84
TOTAL Miscellaneous	28,500	810.81	810.81	0.00	27,689.19	2.84
Contingency/FB						
301-4000-99-4091 Transfers in	433,919	0.00	0.00	0.00	433,919.00	0.00
TOTAL Contingency/FB	433,919	0.00	0.00	0.00	433,919.00	0.00
TOTAL REVENUE	1,927,419	24,656.62	24,656.62	0.00	1,902,762.38	1.28

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

301-Debt Service Fund

DEPARTMENT - Debt Service % OF YEAR COMPLETED: 08.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Fees & Other Services						
301-5301-07-5870 Agent Fees	3,500	0.00	0.00	0.00	3,500.00	0.00
TOTAL Fees & Other Services	3,500	0.00	0.00	0.00	3,500.00	0.00
Debt Service						
301-5301-98-5850 2020 Time Warrant Princ	38,000	0.00	0.00	0.00	38,000.00	0.00
301-5301-98-5851 2020 Time Warrant Inter	9,264	0.00	0.00	0.00	9,264.00	0.00
301-5301-98-5852 2006 CO Principal	45,000	0.00	0.00	0.00	45,000.00	0.00
301-5301-98-5853 2006 CO Interest	5,740	0.00	0.00	0.00	5,740.00	0.00
301-5301-98-5860 2013 GO Refunding Princ	56,000	0.00	0.00	0.00	56,000.00	0.00
301-5301-98-5861 2013 GO Refunding Inter	2,796	0.00	0.00	0.00	2,796.00	0.00
301-5301-98-5864 2019 Time Warrant Princ	101,000	0.00	0.00	0.00	101,000.00	0.00
301-5301-98-5865 2019 Time Warrant Inter	12,389	0.00	0.00	0.00	12,389.00	0.00
301-5301-98-5866 2020 GO Refunding Prini	562,000	0.00	0.00	0.00	562,000.00	0.00
301-5301-98-5867 2020 GO Refunding Inter	6,880	0.00	0.00	0.00	6,880.00	0.00
301-5301-98-5868 2022 CO Public Safety P	290,000	0.00	0.00	0.00	290,000.00	0.00
301-5301-98-5869 2022 CO Public Safety I	455,850	0.00	0.00	0.00	455,850.00	0.00
301-5301-98-5871 Interest - CO 2024 FS#2	339,000	0.00	0.00	0.00	339,000.00	0.00
TOTAL Debt Service	1,923,919	0.00	0.00	0.00	1,923,919.00	0.00
Contingency/FB						
TOTAL Debt Service	1,927,419	0.00	0.00	0.00	1,927,419.00	0.00
TOTAL EXPENSES	1,927,419	0.00	0.00	0.00	1,927,419.00	0.00
REVENUE OVER/(UNDER) EXPENSES	0	24,656.62	24,656.62	0.00	(24,656.62)	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

401-Special Revenue Fund

FINANCIAL SUMMARY % OF YEAR COMPLETED: 08.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Fines and Fees	16,600	1,154.02	1,154.02	0.00	15,445.98	6.95
Taxes	10,000	1,189.25	1,189.25	0.00	8,810.75	11.89
Grants	4,128	0.00	0.00	0.00	4,128.00	0.00
Miscellaneous	3,000	203.37	203.37	0.00	2,796.63	6.78
TOTAL GENERAL REVENUE	33,728	2,546.64	2,546.64	0.00	31,181.36	7.55
TOTAL REVENUE	33,728	2,546.64	2,546.64	0.00	31,181.36	7.55
EXPENSE SUMMARY						
Officers Training Fund						
Personnel	3,000	0.00	0.00	0.00	3,000.00	0.00
Contract Services	3,500	0.00	0.00	0.00	3,500.00	0.00
Fees & Other Services	4,000	0.00	0.00	0.00	4,000.00	0.00
TOTAL Officers Training Fund	10,500	0.00	0.00	0.00	10,500.00	0.00
Seizure						
Court Technology						
Court Security						
TOTAL EXPENSES	10,500	0.00	0.00	0.00	10,500.00	0.00
REVENUE OVER/(UNDER) EXPENSES	23,228	2,546.64	2,546.64	0.00	20,681.36	10.96

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

401-Special Revenue Fund

% OF YEAR COMPLETED: 08.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Fines and Fees						
401-4000-01-4310 Court Security Fee	4,600	634.94	634.94	0.00	3,965.06	13.80
401-4000-01-4421 Child Safety Fees	8,000	0.00	0.00	0.00	8,000.00	0.00
401-4000-01-4710 Court Technology Fee	4,000	519.08	519.08	0.00	3,480.92	12.98
TOTAL Fines and Fees	16,600	1,154.02	1,154.02	0.00	15,445.98	6.95
Taxes						
401-4000-02-4170 Hotel/Motel Tax	10,000	1,189.25	1,189.25	0.00	8,810.75	11.89
TOTAL Taxes	10,000	1,189.25	1,189.25	0.00	8,810.75	11.89
Grants						
401-4000-03-4701 NCTCOG/State Comp/LEOSE	4,128	0.00	0.00	0.00	4,128.00	0.00
TOTAL Grants	4,128	0.00	0.00	0.00	4,128.00	0.00
Miscellaneous						
401-4000-09-4500 Interest Income	3,000	203.37	203.37	0.00	2,796.63	6.78
TOTAL Miscellaneous	3,000	203.37	203.37	0.00	2,796.63	6.78
Contingency/FB						
TOTAL REVENUE	33,728	2,546.64	2,546.64	0.00	31,181.36	7.55

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

401-Special Revenue Fund

DEPARTMENT - Officers Training Fund % OF YEAR COMPLETED: 08.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
401-5401-01-5621 Travel/training	3,000	0.00	0.00	0.00	3,000.00	0.00
TOTAL Personnel	3,000	0.00	0.00	0.00	3,000.00	0.00
Materials & Supplies						
Contract Services						
401-5401-06-5677 Child Safety - Child Ad	3,500	0.00	0.00	0.00	3,500.00	0.00
TOTAL Contract Services	3,500	0.00	0.00	0.00	3,500.00	0.00
Fees & Other Services						
401-5401-07-5665 Court Technology	4,000	0.00	0.00	0.00	4,000.00	0.00
TOTAL Fees & Other Services	4,000	0.00	0.00	0.00	4,000.00	0.00
Public Safety						
Contingency/FB						
TOTAL Officers Training Fund	10,500	0.00	0.00	0.00	10,500.00	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

401-Special Revenue Fund

DEPARTMENT - Seizure % OF YEAR COMPLETED: 08.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Materials & Supplies						
Contract Services						
Fees & Other Services						

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

401-Special Revenue Fund

DEPARTMENT - Court Technology % OF YEAR COMPLETED: 08.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Debt Service						
Contingency/FB						

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

401-Special Revenue Fund

DEPARTMENT - Court Security % OF YEAR COMPLETED: 08.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
Contingency/FB						
TOTAL EXPENSES	10,500	0.00	0.00	0.00	10,500.00	0.00
REVENUE OVER/(UNDER) EXPENSES	23,228	2,546.64	2,546.64	0.00	20,681.36	10.96

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

402-TIRZ Jackson Ridge

FINANCIAL SUMMARY % OF YEAR COMPLETED: 08.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Taxes	900,000	0.00	0.00	0.00	900,000.00	0.00
Miscellaneous	10,000	1,234.50	1,234.50	0.00	8,765.50	12.35
TOTAL GENERAL REVENUE	910,000	1,234.50	1,234.50	0.00	908,765.50	0.14
TOTAL REVENUE	910,000	1,234.50	1,234.50	0.00	908,765.50	0.14
EXPENSE SUMMARY						
Seizure Fund						
Fees & Other Services	900,000	0.00	0.00	0.00	900,000.00	0.00
TOTAL Seizure Fund	900,000	0.00	0.00	0.00	900,000.00	0.00
TOTAL EXPENSES	900,000	0.00	0.00	0.00	900,000.00	0.00
REVENUE OVER/(UNDER) EXPENSES	10,000	1,234.50	1,234.50	0.00	8,765.50	12.35

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

402-TIRZ Jackson Ridge

% OF YEAR COMPLETED: 08.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Taxes						
402-4000-02-4100 Property Taxes	900,000	0.00	0.00	0.00	900,000.00	0.00
TOTAL Taxes	900,000	0.00	0.00	0.00	900,000.00	0.00
Grants						
Donations						
Miscellaneous						
402-4000-09-4500 Interest Income	10,000	1,234.50	1,234.50	0.00	8,765.50	12.35
TOTAL Miscellaneous	10,000	1,234.50	1,234.50	0.00	8,765.50	12.35
Contingency/FB						
TOTAL REVENUE	910,000	1,234.50	1,234.50	0.00	908,765.50	0.14

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

402-TIRZ Jackson Ridge

DEPARTMENT - Seizure Fund % OF YEAR COMPLETED: 08.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Materials & Supplies						
Fees & Other Services						
402-5402-07-5665 Jackson Ridge PID TIRZ	900,000	0.00	0.00	0.00	900,000.00	0.00
TOTAL Fees & Other Services	900,000	0.00	0.00	0.00	900,000.00	0.00
TOTAL Seizure Fund	900,000	0.00	0.00	0.00	900,000.00	0.00
TOTAL EXPENSES	900,000	0.00	0.00	0.00	900,000.00	0.00
REVENUE OVER/(UNDER) EXPENSES	10,000	1,234.50	1,234.50	0.00	8,765.50	12.35

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

403-Impact Fees

FINANCIAL SUMMARY % OF YEAR COMPLETED: 08.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Miscellaneous	14,000	5,101.85	5,101.85	0.00	8,898.15	36.44
TOTAL GENERAL REVENUE	14,000	5,101.85	5,101.85	0.00	8,898.15	36.44
TOTAL REVENUE	14,000	5,101.85	5,101.85	0.00	8,898.15	36.44
EXPENSE SUMMARY						
MCTF						
REVENUE OVER/(UNDER) EXPENSES	14,000	5,101.85	5,101.85	0.00	8,898.15	36.44

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

403-Impact Fees

% OF YEAR COMPLETED: 08.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Fines and Fees						
Miscellaneous						
403-4000-09-4500 Interest Income	14,000	5,101.85	5,101.85	0.00	8,898.15	36.44
TOTAL Miscellaneous	14,000	5,101.85	5,101.85	0.00	8,898.15	36.44
Contingency/FB						
TOTAL REVENUE	14,000	5,101.85	5,101.85	0.00	8,898.15	36.44

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

403-Impact Fees

DEPARTMENT - MCTF % OF YEAR COMPLETED: 08.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Contract Services						
Fees & Other Services						
Contingency/FB						
REVENUE OVER/(UNDER) EXPENSES	14,000	5,101.85	5,101.85	0.00	8,898.15	36.44

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

404-Development Fees

FINANCIAL SUMMARY % OF YEAR COMPLETED: 08.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Fines and Fees	464,200	22,059.00	22,059.00	0.00	442,141.00	4.75
Permits	1,176,800	64,011.00	64,011.00	0.00	1,112,789.00	5.44
Miscellaneous	100,000	36,802.00	36,802.00	0.00	63,198.00	36.80
Contingency/FB	1,000,000	0.00	0.00	0.00	1,000,000.00	0.00
TOTAL GENERAL REVENUE	2,741,000	122,872.00	122,872.00	0.00	2,618,128.00	4.48
TOTAL REVENUE	2,741,000	122,872.00	122,872.00	0.00	2,618,128.00	4.48
EXPENSE SUMMARY						
MCSF						
Contract Services	1,738,000	109,860.07	109,860.07	(16,656.59)	1,644,796.52	5.36
TOTAL MCSF	1,738,000	109,860.07	109,860.07	(16,656.59)	1,644,796.52	5.36
TOTAL EXPENSES	1,738,000	109,860.07	109,860.07	(16,656.59)	1,644,796.52	5.36
REVENUE OVER/(UNDER) EXPENSES	1,003,000	13,011.93	13,011.93	16,656.59	973,331.48	2.96

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

404-Development Fees

% OF YEAR COMPLETED: 08.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Fines and Fees						
404-4000-01-4310 Street Impact Fees	464,200	22,059.00	22,059.00	0.00	442,141.00	4.75
TOTAL Fines and Fees	464,200	22,059.00	22,059.00	0.00	442,141.00	4.75
Charges for Services						
Permits						
404-4000-07-4200 Development Fees	10,000	0.00	0.00	0.00	10,000.00	0.00
404-4000-07-4210 Street Fee	75,000	0.00	0.00	0.00	75,000.00	0.00
404-4000-07-4700 Fire Services Fund	400,000	23,511.00	23,511.00	0.00	376,489.00	5.88
404-4000-07-4710 Park Development Fees	691,800	40,500.00	40,500.00	0.00	651,300.00	5.85
TOTAL Permits	1,176,800	64,011.00	64,011.00	0.00	1,112,789.00	5.44
Miscellaneous						
404-4000-09-4500 Interest Income	100,000	36,802.00	36,802.00	0.00	63,198.00	36.80
TOTAL Miscellaneous	100,000	36,802.00	36,802.00	0.00	63,198.00	36.80
Contingency/FB						
404-4000-99-4091 Transfers In	1,000,000	0.00	0.00	0.00	1,000,000.00	0.00
TOTAL Contingency/FB	1,000,000	0.00	0.00	0.00	1,000,000.00	0.00
TOTAL REVENUE	2,741,000	122,872.00	122,872.00	0.00	2,618,128.00	4.48

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

404-Development Fees

DEPARTMENT - MCSF % OF YEAR COMPLETED: 08.33

EXPENSES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel							
Contract Services							
404-5404-06-5912 Capital Expenditure -	P	328,000	64,374.35	64,374.35	(36,498.87)	300,124.52	8.50
404-5404-06-5913 Capital Expenditure -	F	1,000,000	45,485.72	45,485.72	19,842.28	934,672.00	6.53
404-5404-06-5914 Capital Expenditure -	S	410,000	0.00	0.00	0.00	410,000.00	0.00
TOTAL Contract Services		1,738,000	109,860.07	109,860.07	(16,656.59)	1,644,796.52	5.36
Public Safety							
Contingency/FB							
TOTAL MCSF		1,738,000	109,860.07	109,860.07	(16,656.59)	1,644,796.52	5.36
TOTAL EXPENSES		1,738,000	109,860.07	109,860.07	(16,656.59)	1,644,796.52	5.36
REVENUE OVER/(UNDER) EXPENSES		1,003,000	13,011.93	13,011.93	16,656.59	973,331.48	2.96

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

405-Grant Fund

FINANCIAL SUMMARY % OF YEAR COMPLETED: 08.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Miscellaneous	20,000	2,945.50	2,945.50	0.00	17,054.50	14.73
USDOJ PD Vests	104,000	0.00	0.00	0.00	104,000.00	0.00
Grant Revenue	102,000	0.00	0.00	0.00	102,000.00	0.00
TOTAL GENERAL REVENUE	226,000	2,945.50	2,945.50	0.00	223,054.50	1.30
TOTAL REVENUE	226,000	2,945.50	2,945.50	0.00	223,054.50	1.30
EXPENSE SUMMARY						
Grants						
CDBG Water lines	206,000	43,985.00	43,985.00	0.00	162,015.00	21.35
TOTAL Grants	206,000	43,985.00	43,985.00	0.00	162,015.00	21.35
TOTAL EXPENSES	206,000	43,985.00	43,985.00	0.00	162,015.00	21.35
REVENUE OVER/(UNDER) EXPENSES	20,000	(41,039.50)	(41,039.50)	0.00	61,039.50	205.20-

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

405-Grant Fund

% OF YEAR COMPLETED: 08.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Charges for Services						
Miscellaneous						
405-4000-09-4500 Interest Income	20,000	2,945.50	2,945.50	0.00	17,054.50	14.73
TOTAL Miscellaneous	20,000	2,945.50	2,945.50	0.00	17,054.50	14.73
Tocker Foundation-Libry						
USDOJ PD Vests						
405-4000-82-4125 TxDOT Main St Improveme	104,000	0.00	0.00	0.00	104,000.00	0.00
TOTAL USDOJ PD Vests	104,000	0.00	0.00	0.00	104,000.00	0.00
CJD Video,Computers						
CDBG Water Lines						
Grant Revenue						
405-4000-85-4123 CLFRF Proceeds	102,000	0.00	0.00	0.00	102,000.00	0.00
TOTAL Grant Revenue	102,000	0.00	0.00	0.00	102,000.00	0.00
Contingency/FB						
TOTAL REVENUE	226,000	2,945.50	2,945.50	0.00	223,054.50	1.30

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

405-Grant Fund

DEPARTMENT - Grants % OF YEAR COMPLETED: 08.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Contract Services						
Miscellaneous						
Tocker Foundation Libry						
USDOJ PD Vests						
CJD Video,Computers						
CDBG Water lines						
405-5405-84-5121 TxDot Grant	104,000	0.00	0.00	0.00	104,000.00	0.00
405-5405-84-5123 ARPA Pump Station Gener	102,000	43,985.00	43,985.00	0.00	58,015.00	43.12
TOTAL CDBG Water lines	206,000	43,985.00	43,985.00	0.00	162,015.00	21.35
Contingency/FB						
TOTAL Grants	206,000	43,985.00	43,985.00	0.00	162,015.00	21.35
TOTAL EXPENSES	206,000	43,985.00	43,985.00	0.00	162,015.00	21.35
REVENUE OVER/(UNDER) EXPENSES	20,000	(41,039.50)	(41,039.50)	0.00	61,039.50	205.20-

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

406-Holding Acct Dev Agreemts

FINANCIAL SUMMARY % OF YEAR COMPLETED: 08.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Charges for Services	880,000	47,500.00	47,500.00	0.00	832,500.00	5.40
TOTAL GENERAL REVENUE	880,000	47,500.00	47,500.00	0.00	832,500.00	5.40
TOTAL REVENUE	880,000	47,500.00	47,500.00	0.00	832,500.00	5.40
EXPENSE SUMMARY						
Development Agreements						
Contract Services	880,000	0.00	0.00	0.00	880,000.00	0.00
TOTAL Development Agreements	880,000	0.00	0.00	0.00	880,000.00	0.00
TOTAL EXPENSES	880,000	0.00	0.00	0.00	880,000.00	0.00
REVENUE OVER/(UNDER) EXPENSES	0	47,500.00	47,500.00	0.00	(47,500.00)	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

406-Holding Acct Dev Agreemts

% OF YEAR COMPLETED: 08.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Charges for Services						
406-4000-06-4501 Regatta (Silverado) DA	20,000	0.00	0.00	0.00	20,000.00	0.00
406-4000-06-4509 Keeneland Developmenet	10,000	0.00	0.00	0.00	10,000.00	0.00
406-4000-06-5407 DA - Aubrey Plant/N/S	100,000	0.00	0.00	0.00	100,000.00	0.00
406-4000-06-5408 PSA - High Point Ranch	50,000	0.00	0.00	0.00	50,000.00	0.00
406-4000-06-5411 DA Pecan Creek	50,000	0.00	0.00	0.00	50,000.00	0.00
406-4000-06-5413 High Point Ranch Commer	50,000	0.00	0.00	0.00	50,000.00	0.00
406-4000-06-5414 HPR - Lennar	200,000	0.00	0.00	0.00	200,000.00	0.00
406-4000-06-5415 Duck Point MM Aubrey	100,000	0.00	0.00	0.00	100,000.00	0.00
406-4000-06-5416 ARCK Development (Knuck	50,000	0.00	0.00	0.00	50,000.00	0.00
406-4000-06-5417 Aubrey Hts PSA	50,000	10,000.00	10,000.00	0.00	40,000.00	20.00
406-4000-06-5418 Ribbonwood	50,000	0.00	0.00	0.00	50,000.00	0.00
406-4000-06-5419 Lennar Loyd Ranch	50,000	0.00	0.00	0.00	50,000.00	0.00
406-4000-06-5420 Project Alpha US 377	50,000	10,000.00	10,000.00	0.00	40,000.00	20.00
406-4000-06-5421 Blackjack 4Star	50,000	0.00	0.00	0.00	50,000.00	0.00
406-4000-06-5423 HMR Grand Restaurant PS	0	2,500.00	2,500.00	0.00	(2,500.00)	0.00
406-4000-06-5424 Pretium - 428 Mixed Use	0	25,000.00	25,000.00	0.00	(25,000.00)	0.00
TOTAL Charges for Services	880,000	47,500.00	47,500.00	0.00	832,500.00	5.40
Miscellaneous						
TOTAL REVENUE	880,000	47,500.00	47,500.00	0.00	832,500.00	5.40

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

406-Holding Acct Dev Agreemts

DEPARTMENT - Development Agreements % OF YEAR COMPLETED: 08.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Contract Services						
406-5406-06-5720 Silverado (Regatta) Dev	20,000	0.00	0.00	0.00	20,000.00	0.00
406-5406-06-5723 DA - Aubrey Plant/N/S	100,000	0.00	0.00	0.00	100,000.00	0.00
406-5406-06-5724 DA - High Pointe Ranch	50,000	0.00	0.00	0.00	50,000.00	0.00
406-5406-06-5725 Keenland Addition	10,000	0.00	0.00	0.00	10,000.00	0.00
406-5406-06-5728 DA - RIBBONWOOD	50,000	0.00	0.00	0.00	50,000.00	0.00
406-5406-06-6460 Duck Point MM Aubrey	100,000	0.00	0.00	0.00	100,000.00	0.00
406-5406-06-6461 High Point Ranch Commer	50,000	0.00	0.00	0.00	50,000.00	0.00
406-5406-06-6462 Pecan Creek Residential	50,000	0.00	0.00	0.00	50,000.00	0.00
406-5406-06-6463 HPR - Lennar	200,000	0.00	0.00	0.00	200,000.00	0.00
406-5406-06-6465 DA Lennar Loyd Ranch	50,000	0.00	0.00	0.00	50,000.00	0.00
406-5406-06-6470 DA US 377 Project Alpha	50,000	0.00	0.00	0.00	50,000.00	0.00
406-5406-06-6471 Blackjack 4Star PSA	50,000	0.00	0.00	0.00	50,000.00	0.00
406-5406-06-6472 ARCK Development (Knuck	50,000	0.00	0.00	0.00	50,000.00	0.00
406-5406-06-6473 Aubrey Hts PSA Expense	50,000	0.00	0.00	0.00	50,000.00	0.00
TOTAL Contract Services	880,000	0.00	0.00	0.00	880,000.00	0.00
TOTAL Development Agreements	880,000	0.00	0.00	0.00	880,000.00	0.00
TOTAL EXPENSES	880,000	0.00	0.00	0.00	880,000.00	0.00
REVENUE OVER/(UNDER) EXPENSES	0	47,500.00	47,500.00	0.00	(47,500.00)	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

501-Capital Projects Fund

FINANCIAL SUMMARY % OF YEAR COMPLETED: 08.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Penalties & Interest	227,255	105,850.75	105,850.75	0.00	121,404.25	46.58
Miscellaneous	57,350,000	0.00	0.00	0.00	57,350,000.00	0.00
Contingency/FB	22,637,116	0.00	0.00	0.00	22,637,116.00	0.00
TOTAL GENERAL REVENUE	80,214,371	105,850.75	105,850.75	0.00	80,108,520.25	0.13
TOTAL REVENUE	80,214,371	105,850.75	105,850.75	0.00	80,108,520.25	0.13
EXPENSE SUMMARY						
Capital Projects						
Contract Services	200,000	0.00	0.00	0.00	200,000.00	0.00
Miscellaneous	79,007,591	775,545.07	775,545.07	67,830.07	78,164,215.86	1.07
Debt Service	1,006,780	0.00	0.00	0.00	1,006,780.00	0.00
TOTAL Capital Projects	80,214,371	775,545.07	775,545.07	67,830.07	79,370,995.86	1.05
TOTAL EXPENSES	80,214,371	775,545.07	775,545.07	67,830.07	79,370,995.86	1.05
REVENUE OVER/(UNDER) EXPENSES	0	(669,694.32)	(669,694.32)	(67,830.07)	737,524.39	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

501-Capital Projects Fund

% OF YEAR COMPLETED: 08.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Penalties & Interest						
501-4000-05-4500 Interest Income	227,255	60,430.46	60,430.46	0.00	166,824.54	26.59
501-4000-05-4501 ABP Interest Income	0	42,768.29	42,768.29	0.00	(42,768.29)	0.00
501-4000-05-4502 HPR Lennar Interest Inc	0	2,652.00	2,652.00	0.00	(2,652.00)	0.00
TOTAL Penalties & Interest	227,255	105,850.75	105,850.75	0.00	121,404.25	46.58
Charges for Services						
Miscellaneous						
501-4000-09-4900 Bond proceeds	57,350,000	0.00	0.00	0.00	57,350,000.00	0.00
TOTAL Miscellaneous	57,350,000	0.00	0.00	0.00	57,350,000.00	0.00
Contingency/FB						
501-4000-99-4091 Transfers In	22,637,116	0.00	0.00	0.00	22,637,116.00	0.00
TOTAL Contingency/FB	22,637,116	0.00	0.00	0.00	22,637,116.00	0.00
TOTAL REVENUE	80,214,371	105,850.75	105,850.75	0.00	80,108,520.25	0.13

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

501-Capital Projects Fund

DEPARTMENT - Capital Projects % OF YEAR COMPLETED: 08.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Capital						
Contract Services						
501-5501-06-5765 IT Projects	50,000	0.00	0.00	0.00	50,000.00	0.00
501-5501-06-5766 Engineering	150,000	0.00	0.00	0.00	150,000.00	0.00
TOTAL Contract Services	200,000	0.00	0.00	0.00	200,000.00	0.00
Miscellaneous						
501-5501-09-5650 Capital Public Safety 2	3,000,000	0.00	0.00	0.00	3,000,000.00	0.00
501-5501-09-5651 Capital Vehicle Replace	1,800,000	57,889.78	57,889.78	67,830.07	1,674,280.15	6.98
501-5501-09-5652 Capital Project 38	3,500,000	0.00	0.00	0.00	3,500,000.00	0.00
501-5501-09-5658 CO 2024 FS#2	5,708,336	0.00	0.00	0.00	5,708,336.00	0.00
501-5501-09-5659 Council Chambers 2023	0	714,676.25	714,676.25	0.00	(714,676.25)	0.00
501-5501-09-5660 HW 377 Utility Relocate	6,000,000	0.00	0.00	0.00	6,000,000.00	0.00
501-5501-09-5901 Water System Expansion	1,816,707	0.00	0.00	0.00	1,816,707.00	0.00
501-5501-09-5902 Capex Water	43,000	0.00	0.00	0.00	43,000.00	0.00
501-5501-09-5950 Sewer System Expansion	56,929,548	2,979.04	2,979.04	0.00	56,926,568.96	0.01
501-5501-09-5951 Capex Sewer	210,000	0.00	0.00	0.00	210,000.00	0.00
TOTAL Miscellaneous	79,007,591	775,545.07	775,545.07	67,830.07	78,164,215.86	1.07
Debt Service						
501-5501-98-5899 Bond Issue Costs	1,006,780	0.00	0.00	0.00	1,006,780.00	0.00
TOTAL Debt Service	1,006,780	0.00	0.00	0.00	1,006,780.00	0.00
Contingency/FB						
TOTAL Capital Projects	80,214,371	775,545.07	775,545.07	67,830.07	79,370,995.86	1.05
TOTAL EXPENSES	80,214,371	775,545.07	775,545.07	67,830.07	79,370,995.86	1.05
REVENUE OVER/(UNDER) EXPENSES	0	(669,694.32)	(669,694.32)	(67,830.07)	737,524.39	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

701-MDD

FINANCIAL SUMMARY % OF YEAR COMPLETED: 08.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Taxes	975,000	91,196.91	91,196.91	0.00	883,803.09	9.35
Miscellaneous	127,020	12,957.84	12,957.84	0.00	114,062.16	10.20
TOTAL GENERAL REVENUE	1,102,020	104,154.75	104,154.75	0.00	997,865.25	9.45
TOTAL REVENUE	1,102,020	104,154.75	104,154.75	0.00	997,865.25	9.45
EXPENSE SUMMARY						
MDD						
Personnel	161,609	14,357.71	14,357.71	0.00	147,251.29	8.88
Materials & Supplies	7,000	119.24	119.24	0.00	6,880.76	1.70
Repairs & Maintenance	26,000	15,155.61	15,155.61	0.00	10,844.39	58.29
Utilities	2,445	105.85	105.85	0.00	2,339.15	4.33
Contract Services	46,500	0.00	0.00	0.00	46,500.00	0.00
Fees & Other Services	70,305	10,179.99	10,179.99	0.00	60,125.01	14.48
Miscellaneous	151,500	0.00	0.00	0.00	151,500.00	0.00
Contingency/FB	317,400	1,450.00	1,450.00	0.00	315,950.00	0.46
TOTAL MDD	782,759	41,368.40	41,368.40	0.00	741,390.60	5.28
TOTAL EXPENSES	782,759	41,368.40	41,368.40	0.00	741,390.60	5.28
REVENUE OVER/(UNDER) EXPENSES	319,261	62,786.35	62,786.35	0.00	256,474.65	19.67

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

701-MDD

% OF YEAR COMPLETED: 08.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Taxes						
701-4000-02-4130 Sales Taxes	975,000	91,196.91	91,196.91	0.00	883,803.09	9.35
TOTAL Taxes	975,000	91,196.91	91,196.91	0.00	883,803.09	9.35
Grants						
Miscellaneous						
701-4000-09-4500 Interest Income	109,000	11,457.84	11,457.84	0.00	97,542.16	10.51
701-4000-09-4730 Property Rental Income	18,020	1,500.00	1,500.00	0.00	16,520.00	8.32
TOTAL Miscellaneous	127,020	12,957.84	12,957.84	0.00	114,062.16	10.20
Contingency/FB						
TOTAL REVENUE	1,102,020	104,154.75	104,154.75	0.00	997,865.25	9.45

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

701-MDD

DEPARTMENT - MDD % OF YEAR COMPLETED: 08.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
701-5176-01-5101 Salaries	116,900	8,084.81	8,084.81	0.00	108,815.19	6.92
701-5176-01-5106 Longevity	50	0.00	0.00	0.00	50.00	0.00
701-5176-01-5107 TMRS Contribution	12,455	554.76	554.76	0.00	11,900.24	4.45
701-5176-01-5108 Payroll Tax Expense (me	1,696	118.98	118.98	0.00	1,577.02	7.02
701-5176-01-5109 Group Health Insurance	11,878	2,372.90	2,372.90	0.00	9,505.10	19.98
701-5176-01-5110 Workmens Comp TML	230	0.00	0.00	0.00	230.00	0.00
701-5176-01-5621 Travel/training	18,400	3,226.26	3,226.26	0.00	15,173.74	17.53
TOTAL Personnel	161,609	14,357.71	14,357.71	0.00	147,251.29	8.88
Capital						
Materials & Supplies						
701-5176-03-5050 Office Supplies	2,000	75.24	75.24	0.00	1,924.76	3.76
701-5176-03-5060 Promotional Materials	5,000	44.00	44.00	0.00	4,956.00	0.88
TOTAL Materials & Supplies	7,000	119.24	119.24	0.00	6,880.76	1.70
Repairs & Maintenance						
701-5176-04-5120 Building Maintenance	26,000	15,155.61	15,155.61	0.00	10,844.39	58.29
TOTAL Repairs & Maintenance	26,000	15,155.61	15,155.61	0.00	10,844.39	58.29
Utilities						
701-5176-05-5616 Utilities - Electricity	1,850	0.00	0.00	0.00	1,850.00	0.00
701-5176-05-5618 Telephone	595	105.85	105.85	0.00	489.15	17.79
TOTAL Utilities	2,445	105.85	105.85	0.00	2,339.15	4.33
Contract Services						
701-5176-06-5620 Legal & Professional	35,000	0.00	0.00	0.00	35,000.00	0.00
701-5176-06-5764 Special Services	3,000	0.00	0.00	0.00	3,000.00	0.00
701-5176-06-7862 Maps	8,500	0.00	0.00	0.00	8,500.00	0.00
TOTAL Contract Services	46,500	0.00	0.00	0.00	46,500.00	0.00
Fees & Other Services						
701-5176-07-5150 Printing	3,000	0.00	0.00	0.00	3,000.00	0.00
701-5176-07-5190 Insurance - TML	930	0.00	0.00	0.00	930.00	0.00
701-5176-07-5260 Dues & Memberships	14,500	10,000.00	10,000.00	0.00	4,500.00	68.97
701-5176-07-5280 Copier Maintenance Cont	1,400	65.00	65.00	0.00	1,335.00	4.64
701-5176-07-5665 Technology/Promotional	23,000	114.99	114.99	0.00	22,885.01	0.50
701-5176-07-5667 Marketing and Advertisi	27,475	0.00	0.00	0.00	27,475.00	0.00
TOTAL Fees & Other Services	70,305	10,179.99	10,179.99	0.00	60,125.01	14.48
Miscellaneous						
701-5176-09-5131 Meetings Meals	1,500	0.00	0.00	0.00	1,500.00	0.00
701-5176-09-5630 Property Purchase	150,000	0.00	0.00	0.00	150,000.00	0.00
TOTAL Miscellaneous	151,500	0.00	0.00	0.00	151,500.00	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

701-MDD

DEPARTMENT - MDD % OF YEAR COMPLETED: 08.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Contingency/FB						
701-5176-99-4091 Administrative fee	17,400	1,450.00	1,450.00	0.00	15,950.00	8.33
701-5176-99-5700 Grant Match	150,000	0.00	0.00	0.00	150,000.00	0.00
701-5176-99-5750 Economic Incentives	150,000	0.00	0.00	0.00	150,000.00	0.00
TOTAL Contingency/FB	317,400	1,450.00	1,450.00	0.00	315,950.00	0.46
TOTAL MDD	782,759	41,368.40	41,368.40	0.00	741,390.60	5.28
TOTAL EXPENSES	782,759	41,368.40	41,368.40	0.00	741,390.60	5.28
REVENUE OVER/(UNDER) EXPENSES	319,261	62,786.35	62,786.35	0.00	256,474.65	19.67

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

801-Employee Benefit Trust

FINANCIAL SUMMARY % OF YEAR COMPLETED: 08.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Miscellaneous	1,577,500	117,207.31	117,207.31	0.00	1,460,292.69	7.43
TOTAL GENERAL REVENUE	1,577,500	117,207.31	117,207.31	0.00	1,460,292.69	7.43
TOTAL REVENUE	1,577,500	117,207.31	117,207.31	0.00	1,460,292.69	7.43
EXPENSE SUMMARY						
Insurance Premiums						
Personnel	1,396,500	117,468.59	117,468.59	0.00	1,279,031.41	8.41
TOTAL Insurance Premiums	1,396,500	117,468.59	117,468.59	0.00	1,279,031.41	8.41
TOTAL EXPENSES	1,396,500	117,468.59	117,468.59	0.00	1,279,031.41	8.41
REVENUE OVER/(UNDER) EXPENSES	181,000	(261.28)	(261.28)	0.00	181,261.28	0.14-

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

801-Employee Benefit Trust

% OF YEAR COMPLETED: 08.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Miscellaneous						
801-4000-09-4430 Employer Insurance Prem	1,260,000	94,768.18	94,768.18	0.00	1,165,231.82	7.52
801-4000-09-4440 Employee Insurance Prem	302,500	20,760.24	20,760.24	0.00	281,739.76	6.86
801-4000-09-4480 Flex Spending Account	10,000	1,008.30	1,008.30	0.00	8,991.70	10.08
801-4000-09-4500 Interest Income	5,000	670.59	670.59	0.00	4,329.41	13.41
TOTAL Miscellaneous	1,577,500	117,207.31	117,207.31	0.00	1,460,292.69	7.43
TOTAL REVENUE	1,577,500	117,207.31	117,207.31	0.00	1,460,292.69	7.43

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2024

801-Employee Benefit Trust

DEPARTMENT - Insurance Premiums % OF YEAR COMPLETED: 08.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
801-5000-01-4090 Administrative Fee	1,500	121.99	121.99	0.00	1,378.01	8.13
801-5000-01-5111 Health Insurance	1,160,000	93,239.09	93,239.09	0.00	1,066,760.91	8.04
801-5000-01-5112 Dental Insurance	90,000	6,888.65	6,888.65	0.00	83,111.35	7.65
801-5000-01-5113 Vision Insurance	15,000	938.79	938.79	0.00	14,061.21	6.26
801-5000-01-5115 Life Insurance	75,000	7,297.80	7,297.80	0.00	67,702.20	9.73
801-5000-01-5117 Voluntary Policies	20,000	1,015.96	1,015.96	0.00	18,984.04	5.08
801-5000-01-5118 Flex Spending	15,000	2,033.21	2,033.21	0.00	12,966.79	13.55
801-5000-01-5119 New Benefits	12,000	1,733.10	1,733.10	0.00	10,266.90	14.44
801-5000-01-5120 Careflight/PHI	8,000	4,200.00	4,200.00	0.00	3,800.00	52.50
TOTAL Personnel	1,396,500	117,468.59	117,468.59	0.00	1,279,031.41	8.41
TOTAL Insurance Premiums	1,396,500	117,468.59	117,468.59	0.00	1,279,031.41	8.41
TOTAL EXPENSES	1,396,500	117,468.59	117,468.59	0.00	1,279,031.41	8.41
REVENUE OVER/(UNDER) EXPENSES	181,000	(261.28)	(261.28)	0.00	181,261.28	0.14-



Balance Sheet by Fund

(Unaudited)

October 2024

BALANCE SHEET
AS OF: OCTOBER 31ST, 2024

101-General Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
101-11-000-00	General Fund Cash	89,884.04		
101-11-000-10	Cash on hand - Court drawer	200.00		
101-11-000-84	Claim on Cash General	4,199,537.90		
101-11-000-90	Investment Account	6,096,734.74		
101-11-013-20	Taxes Receivable	28,517.98		
101-11-013-33	Allowance for Taxes	(7,465.40)		
101-11-013-37	Sales Tax Receivable	357,944.13		
101-11-015-00	Court Fees Receivable	437,291.24		
101-11-015-50	Allowance for Court Fees	(270,400.15)		
101-11-021-00	Prepaids	1,455,048.00		
101-11-050-00	Inventory	7,941.00		
101-13-000-80	Due from other funds EBT	50,000.00		
101-19-000-00	Net Pension Asset	84,712.00		
			12,529,945.48	
	TOTAL ASSETS			12,529,945.48
LIABILITIES				
101-21-010-00	Accounts Payable Pooled	120,679.81		
101-21-010-01	Accounts Payable-General Fund	(283,700.82)		
101-21-010-14	Deferred Revenue Taxes	21,052.58		
101-21-010-15	Deferred Revenue Court	166,891.39		
101-21-010-17	Deferred Pension Inflows	146,888.00		
101-21-010-18	Net Pension Liability	100,153.00		
101-21-010-19	Deferred Pension Outflows	(244,985.00)		
101-21-015-40	Child Support Payable	461.28		
101-21-021-51	Unapplied Credit Liability A/R	300.00		
101-21-023-20	Comm Ctr rental deposits	920.01		
101-21-023-30	Parks rental deposits	(150.00)		
101-21-023-40	Collection fees payable-MVBA	231.00		
101-21-023-41	Credit Card Fees Payable	(5,010.11)		
101-21-023-50	Court Cash Bonds	443.30		
101-21-023-70	OMNI fee - court	(314.08)		
101-23-901-00	Due to Payroll Fund	296,307.52		
	TOTAL LIABILITIES		320,167.88	
EQUITY				
101-31-033-00	Fund Balance General Fund	8,329,691.41		
101-31-033-80	Net Pension Obligation	82,656.00		
	TOTAL BEGINNING EQUITY	8,412,347.41		
	TOTAL REVENUE	1,193,327.27		
	TOTAL EXPENSES	1,030,079.35		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	163,247.92		
	(WILL CLOSE TO FUND BAL.)	3,634,182.27		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		12,209,777.60	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			12,529,945.48

BALANCE SHEET

AS OF: OCTOBER 31ST, 2024

201-Water Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
201-11-000-00	Water Fund Cash	137,543.07		
201-11-000-10	Cash Drawer	200.00		
201-11-000-84	Claim on Cash Water	5,461,351.01		
201-11-000-90	Investment Account	76,718.02		
201-11-000-91	Water Impact Fees	635,999.30		
201-11-000-95	Cash - CO Keeneland Ph1 Offsit	8,538,717.00		
201-11-013-00	Accounts receivable - UB	167,926.76		
201-11-013-21	Accounts Receivable - Unbilled	74,348.52		
201-11-013-22	Allowance for Uncollect Water	(26,613.04)		
201-11-027-00	Discount on Bonds	151,140.00		
201-11-050-00	Inventory	186,333.80		
201-12-016-10	Land	83,058.00		
201-12-016-30	Water System	11,615,601.20		
201-12-016-50	Machinery and Equipment	672,941.53		
201-12-016-60	Vehicles	231,031.13		
201-12-016-67	Office Equipment	43,133.09		
201-12-016-80	Buildings and improvements	112,282.54		
201-12-016-90	Construction in Progress	1,618,903.00		
201-12-017-00	Accumulated Depreciation	(5,849,566.52)		
201-13-000-00	Due from other funds	368,290.00		
201-19-000-00	Net Pension Asset	(17,100.00)		
			24,282,238.41	
	TOTAL ASSETS			24,282,238.41
LIABILITIES				
201-21-010-00	Accounts Payable Pooled	9,610.53		
201-21-010-02	Accounts Payable - Water	171,589.59		
201-21-010-05	Unapplied Credits	5,808.45		
201-21-010-17	Deferred Pension Inflows	8,300.00		
201-21-010-18	Net Pension Liability	6,000.00		
201-21-010-19	Deferred Pension Outflows	(53,700.00)		
201-21-020-17	Deferred OPEB Inflows	4,700.00		
201-21-020-19	Deferred OPEB Outflows	(2,000.00)		
201-21-021-10	Accrued Vacation Payable- wate	4,071.98		
201-21-021-20	Accrued Interest Payable	55,381.75		
201-21-021-90	SALES TAX COLLECTED	649.32		
201-21-023-00	Water TMRS Due to state	(881.00)		
201-21-023-41	Credit Card Fees Payable	18,547.31		
201-21-027-00	Bond Premium	188,534.00		
201-21-029-10	Bonds Payable - Series 2016	4,220,000.00		
201-21-029-75	Bonds Payable - Series 2023	8,170,000.00		
201-21-029-80	Customer Deposits	170,890.96		
201-21-029-81	Customer Refunds Payable	850.18		
201-23-901-00	Due to Payroll Fund	8,600.98		
201-23-999-00	Water Impact Fees	30,489.00		
	TOTAL LIABILITIES		13,017,443.05	

BALANCE SHEET

AS OF: OCTOBER 31ST, 2024

201-Water Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
EQUITY				
======				
201-31-033-02	Fund balance - Water/Sewer	10,057,996.80		
201-31-033-10	Developer Contributions	470,033.47		
201-31-033-80	Net Pension Benefit Obligation	9,219.00		
	TOTAL BEGINNING EQUITY	10,537,249.27		
	TOTAL REVENUE	280,946.91		
	TOTAL EXPENSES	88,727.13		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	192,219.78		
	(WILL CLOSE TO FUND BAL.)	535,326.31		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		11,264,795.36	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			24,282,238.41
				==========

BALANCE SHEET

AS OF: OCTOBER 31ST, 2024

202-Sewer Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
202-11-000-84	Claim on Cash Sewer	(7,689,701.57)		
202-11-000-91	Sewer Impact Fees	828,255.71		
202-11-000-92	Utility Funding Series 2024A	52,056,659.72		
202-11-013-01	Accounts Receivable - UB	83,706.14		
202-11-013-21	Accounts Receivable - Unbilled	38,511.13		
202-11-013-22	Allowance for Doubtful Account	(13,265.75)		
202-11-050-00	Inventory	7,353.00		
202-12-016-40	Sewer System	14,475,405.67		
202-12-016-90	Construction in Progress	32,029.00		
			59,818,953.05	
	TOTAL ASSETS			59,818,953.05
LIABILITIES				
202-21-010-00	Accounts Payable Pooled	15,234.24		
202-21-010-03	Accounts Payable -Sewer	32,029.00		
202-21-021-10	Accrued Vacation Payable	15,151.63		
202-21-023-00	Sewer TMRS Due to state	881.00		
202-21-027-00	Bond Premium	2,564,850.30		
202-21-028-80	Bonds Payable - Series 2013	107,716.00		
202-21-029-20	Bonds Payable - Series 2024A	50,095,000.00		
202-23-000-00	Due to other funds	114,820.00		
202-23-901-00	Due to Payroll Fund	(3,667.38)		
202-23-999-00	Sewer Impact Fees	38,342.00		
	TOTAL LIABILITIES		52,980,356.79	
EQUITY				
202-31-033-00	Fund Balance	5,677,687.70		
202-31-033-10	Developer Contributions	570,596.91		
202-31-033-50	Restricted for Sewer Impact	739,050.73		
	TOTAL BEGINNING EQUITY	6,987,335.34		
	TOTAL REVENUE	197,860.41		
	TOTAL EXPENSES	727,147.79		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	(529,287.38)		
	(WILL CLOSE TO FUND BAL.)	380,548.30		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		6,838,596.26	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			59,818,953.05

BALANCE SHEET

AS OF: OCTOBER 31ST, 2024

205-Solid Waste Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
205-11-000-84	Claim on Cash Garbage	(428,905.18)		
205-11-013-00	Accounts Receivable - UB	50,137.15		
205-11-013-10	Accounts receivable	95,878.23		
205-11-013-21	Accounts Receivable - Unbilled	26,340.33		
205-11-013-22	Allowance for Doubtful Account	(9,746.74)		
			(266,296.21)	
	TOTAL ASSETS			(266,296.21)
LIABILITIES				
205-21-010-00	Accounts Payable Pooled	179,486.15		
205-21-021-90	Sales Tax Payable	11,990.46		
205-23-000-00	Due to other funds	16,219.00		
	TOTAL LIABILITIES		207,695.61	
EQUITY				
205-31-033-00	Fund Balance	(272,923.87)		
	TOTAL BEGINNING EQUITY	(272,923.87)		
	TOTAL REVENUE	88,634.05		
	TOTAL EXPENSES	209,634.33		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	(121,000.28)		
	(WILL CLOSE TO FUND BAL.)	(80,067.67)		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		(473,991.82)	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			(266,296.21)

BALANCE SHEET

AS OF: OCTOBER 31ST, 2024

301-Debt Service Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
======				
301-11-000-00	Debt Service Cash	133,684.36		
301-11-000-84	Claim on Cash Debt Service	83,986.49		
301-11-000-90	Investment Account	72,553.83		
301-11-013-00	Property Taxes Receivable	15,983.61		
301-11-013-10	Allowance for Uncollect Taxes	(5,106.75)		
301-13-000-00	Due from other funds	114,820.00		
			415,921.54	
	TOTAL ASSETS			415,921.54
				==========
LIABILITIES				
==========				
301-21-029-90	Deferred Taxes-I&S	10,876.86		
	TOTAL LIABILITIES		10,876.86	
EQUITY				
======				
301-31-033-01	Fund Balance - Restricted	358,817.66		
	TOTAL BEGINNING EQUITY	358,817.66		
TOTAL REVENUE		24,656.62		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	24,656.62		
(WILL CLOSE TO FUND BAL.)		21,570.40		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		405,044.68	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			415,921.54
				==========

BALANCE SHEET

AS OF: OCTOBER 31ST, 2024

401-Special Revenue Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
401-11-000-00	Special Revenue Cash	46,702.09		
401-11-000-84	Claim on Cash Special Revenue	25,495.76		
			72,197.85	
	TOTAL ASSETS			72,197.85
LIABILITIES				
EQUITY				
401-31-033-02	Fund Balance - Child Safety	4,021.19		
401-31-033-04	Fund Balance - Court Security	6,920.50		
401-31-033-05	Fund Balance - PD Officers Tra	32,743.78		
401-31-033-06	Fund Balance - Seizure Funds	3,228.17		
401-31-033-07	FUND BALANCE HOT	540.76		
	TOTAL BEGINNING EQUITY	47,454.40		
	TOTAL REVENUE	2,546.64		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	2,546.64		
	(WILL CLOSE TO FUND BAL.)	22,196.81		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		72,197.85	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			72,197.85

BALANCE SHEET

AS OF: OCTOBER 31ST, 2024

402-TIRZ Jackson Ridge

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
======				
402-11-000-00	TIRZ Cash	283,495.23		
402-11-000-84	Claim on Cash TIRZ	518,732.58		
			802,227.81	
	TOTAL ASSETS			802,227.81
				==========
LIABILITIES				
==========				
EQUITY				
======				
402-31-033-06	Fund balance - TIRZ Fund	526,039.50		
	TOTAL BEGINNING EQUITY	526,039.50		
	TOTAL REVENUE	1,234.50		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	1,234.50		
	(WILL CLOSE TO FUND BAL.)	274,953.81		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		802,227.81	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			802,227.81
				==========

BALANCE SHEET

AS OF: OCTOBER 31ST, 2024

403-Impact Fees

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
======				
403-11-000-00	Impact Fees Cash	1,171,604.62		
403-11-000-84	Claim on Cash Impact Fees	(785,872.12)		
			385,732.50	
	TOTAL ASSETS			385,732.50
				==========
LIABILITIES				
==========				
EQUITY				
======				
403-31-033-20	Restricted FB- Street Impact	376,974.59		
	TOTAL BEGINNING EQUITY	376,974.59		
	TOTAL REVENUE	5,101.85		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	5,101.85		
	(WILL CLOSE TO FUND BAL.)	3,656.06		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		385,732.50	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			385,732.50
				==========

BALANCE SHEET

AS OF: OCTOBER 31ST, 2024

404-Development Fees

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
======				
404-11-000-50	Investment Acct-Park Fees	1,752,859.65		
404-11-000-60	Investment acct-Fire Station	3,652,658.98		
404-11-000-70	Investment Acct-Street Fees	2,477,137.30		
404-11-000-84	Claim on Cash Development Fees	3,034,465.87		
404-11-000-90	Investment Account	332,774.39		
			11,249,896.19	
	TOTAL ASSETS			11,249,896.19
				==========
LIABILITIES				
==========				
404-21-010-00	Accounts Payable Pooled	73,361.20		
	TOTAL LIABILITIES		73,361.20	
EQUITY				
======				
404-31-033-00	Fund Balance	9,877,418.37		
	TOTAL BEGINNING EQUITY	9,877,418.37		
	TOTAL REVENUE	122,872.00		
	TOTAL EXPENSES	109,860.07		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	13,011.93		
	(WILL CLOSE TO FUND BAL.)	1,286,104.69		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		11,176,534.99	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			11,249,896.19
				==========

BALANCE SHEET

AS OF: OCTOBER 31ST, 2024

405-Grant Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
405-11-000-00	Grant Fund Cash	607,035.59		
405-11-000-84	Claim on Cash Grants	(240,786.55)		
405-11-013-15	AR Due From State	74,767.93		
			441,016.97	
	TOTAL ASSETS			441,016.97
LIABILITIES				
405-21-010-00	Account Payable Pooled	43,985.00		
405-21-021-60	Unearned Revenue - Grants	354,759.56		
	TOTAL LIABILITIES		398,744.56	
EQUITY				
405-31-033-04	Fund Balance - Grant Fund	21,426.79		
	TOTAL BEGINNING EQUITY	21,426.79		
	TOTAL REVENUE	2,945.50		
	TOTAL EXPENSES	43,985.00		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	(41,039.50)		
	(WILL CLOSE TO FUND BAL.)	61,885.12		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		42,272.41	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			441,016.97

BALANCE SHEET

AS OF: OCTOBER 31ST, 2024

406-Holding Acct Dev Agreemts

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
======				
406-11-000-84	Claim on Cash Holding	443,753.53		
			443,753.53	
	TOTAL ASSETS			443,753.53
				==========
LIABILITIES				
==========				
406-21-010-00	Accounts Payable Pooled	15,874.00		
406-23-000-00	Due to Other Funds	368,290.00		
	TOTAL LIABILITIES		384,164.00	
EQUITY				
======				
406-31-033-00	Fund Balance	227,158.33		
	TOTAL BEGINNING EQUITY	227,158.33		
	TOTAL REVENUE	47,500.00		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	47,500.00		
	(WILL CLOSE TO FUND BAL.)	(215,068.80)		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		59,589.53	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			443,753.53
				==========

BALANCE SHEET

AS OF: OCTOBER 31ST, 2024

501-Capital Projects Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
======				
501-11-000-55	Vehicle Replacement Fund	827,941.45		
501-11-000-58	Cash - Tax Notes	8,880.08		
501-11-000-59	Cash - CO 2022 Public Safety	4,337,631.23		
501-11-000-60	Cash - CO 2023 Keeneland Ph1	(3,656,304.14)		
501-11-000-61	Cash - CO 2024 Station 2	4,111,149.64		
501-11-000-62	ABP LLC Cash Escrow	10,133,135.65		
501-11-000-63	HPR Lennar Escrow	628,341.42		
501-11-000-84	Claim on Cash Capital Projects	(4,569,874.35)		
501-11-008-38	Cash - Water Bond S16	215,519.14		
			12,036,420.12	
	TOTAL ASSETS			12,036,420.12
				==========
LIABILITIES				
==========				
501-21-010-00	Accounts Payable Pooled	717,776.78		
501-21-010-02	Accounts payable	328,400.00		
501-21-010-11	Accounts Payable - Capital Pro	41,819.00		
501-23-999-00	Impact Fees - Streets	33,317.26		
	TOTAL LIABILITIES		1,121,313.04	
EQUITY				
======				
501-31-033-03	Restricted FB - Contruction	9,790,878.09		
	TOTAL BEGINNING EQUITY	9,790,878.09		
	TOTAL REVENUE	105,850.75		
	TOTAL EXPENSES	775,545.07		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	(669,694.32)		
	(WILL CLOSE TO FUND BAL.)	1,793,923.31		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		10,915,107.08	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			12,036,420.12
				==========

BALANCE SHEET

AS OF: OCTOBER 31ST, 2024

701-MDD

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
======				
701-11-000-00	MDD Cash	1,077,098.80		
701-11-000-84	Claim on Cash MDD	(98,225.25)		
701-11-000-90	Investment Account	1,633,152.51		
701-11-013-37	Sales Tax Receivable	159,278.70		
701-12-015-00	Land	696,835.95		
701-12-015-10	Buildings and improvements	340,267.04		
701-12-017-00	Accumulated Depreciation	(56,103.00)		
			3,752,304.75	
	TOTAL ASSETS			3,752,304.75
				==========
LIABILITIES				
==========				
701-21-010-00	Accounts Payable Pooled	315.14		
701-21-021-10	Accrued Vacation	1,458.00		
	TOTAL LIABILITIES		1,773.14	
EQUITY				
======				
701-31-040-10	Fund Balance - MDD	2,729,881.60		
	TOTAL BEGINNING EQUITY	2,729,881.60		
	TOTAL REVENUE	104,154.75		
	TOTAL EXPENSES	41,368.40		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	62,786.35		
	(WILL CLOSE TO FUND BAL.)	957,863.66		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		3,750,531.61	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			3,752,304.75
				==========

BALANCE SHEET
AS OF: OCTOBER 31ST, 2024

801-Employee Benefit Trust

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
801-11-000-00	Employee Benefit Trust Cash	138,415.78		
801-11-000-84	Claim on Cash EBT	(125,466.70)		
			12,949.08	
	TOTAL ASSETS			12,949.08
LIABILITIES				
801-21-010-13	Accounts Payable	60.00		
801-23-000-00	Due to other funds	50,000.00		
	TOTAL LIABILITIES		50,060.00	
EQUITY				
801-31-033-00	Fund Balance	(27,734.36)		
	TOTAL BEGINNING EQUITY	(27,734.36)		
	TOTAL REVENUE	117,207.31		
	TOTAL EXPENSES	117,468.59		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	(261.28)		
	(WILL CLOSE TO FUND BAL.)	(9,115.28)		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		(37,110.92)	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			12,949.08

City Council Meeting
Staff Report
November 20, 2024

Agenda Item
Approve the absence of council members for the regular meetings identified in the staff report

Staff Contact
Charles Kreidler, City Manager
kreidler@aubreytx.gov
940-440-9343

Summary
Matt Jones & Randy Jones absent from the October 23rd meeting.

Financial Summary

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to excuse the absence of the council members for the October 23rd meeting.

City Council Meeting
Staff Report
November 20, 2024

Agenda Item
Approve the Second Amendment to the Sandbrock Development Agreement.

Staff Contact
Leanne Wilson, Executive Director of Operations
lwilson@aubreytx.gov

Summary
The original development agreement became effective on October 18, 2004, and was effective for a period of 15 years. In 2016, the first amendment was made extending the expiration date to October 18, 2022. Since that time, the development has continued to operate under the development agreement.

This Second Amendment provides for an additional 15-year period, extending the next expiration date of the agreement to November 20, 2039.

Financial Summary
NA

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to approve a Second Amendment to the Sandbrock Development Agreement.

SECOND AMENDMENT TO DEVELOPMENT AGREEMENT

This Second Amendment to the Development Agreement (the "Second Amendment") is made and entered into by and between the City of Aubrey, Texas, a home-rule municipality (the "City") and Sandrock Investments, Inc., a Texas corporation ("Owner"), each individually referred to herein as a "Party" and collectively as the "Parties".

RECITALS:

WHEREAS, the City and Owner previously executed that certain Development Agreement governing the development of an approximate 2,422 acres of land more specifically described in **Exhibit "A",** attached hereto and incorporated herein (the "Property") and recorded as Instrument Number 2005-86674 in the Real Property Records, Denton County, Texas (the "Development Agreement"); and

WHEREAS, pursuant to its terms, the Development Agreement was to become effective on the date of City adoption of an ordinance expanding its ETJ to include the Property; and

WHEREAS, on or about October 18, 2004, the City adopted Ordinance No. 353-04 expanding the City's ETJ to include the Property; therefore, per its terms, the Development Agreement became effective October 18, 2004, and was effective for a period of 15 years; and

WHEREAS, on or about May 17, 2016, the Parties entered into the First Amendment to Development Agreement for the Property which was recorded as Document Number 2016-62509 in the Real Property Records of Denton County (the "First Amendment") and pursuant to the terms of the First Amendment agreed that the Effective Date of the Agreement would be October 18, 2005 (hereinafter "Effective Date"); and

WHEREAS, pursuant to the First Amendment, the Parties extended the term of the Development Agreement for a term of seventeen (17) years, which seventeen (17) year term commenced on October 15, 2005, and expired on October 18, 2022 (the "Term"); and

WHEREAS, notwithstanding the expiration of the Term, the Parties have been operating continuously under the Development Agreement pursuant to its terms, and

WHEREAS, the Parties desire to extend the Term of the Development Agreement for an additional fifteen (15) year period pursuant to its terms, subject to the total forty-five (45) year limitation on the Term as provided by State law and the Development Agreement, and in accordance with the terms of this Second Amendment to the Development Agreement;

NOW THEREFORE, for and in consideration of the foregoing recitations and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the

Parties, the Parties agree as follows:

1. **Development Agreement and Amendments Cumulative**. The First Amendment to the Development Agreement is expressly superseded in its entirety by this Second Amendment, and the Terms of the Development Agreement shall remain in full force and effect except as expressly amended by this Second Amendment. Collectively the Development Agreement as modified by this Second Amendment, shall be referred to herein as the "Agreement."

2. **Paragraph 7, "Termination"**. Paragraph 7, "Termination" of the Agreement is hereby amended by this Second Amendment, and Paragraph 7, "Termination" shall be and read in its entirety as follows:

   7. Termination. This Agreement shall remain in effect for a period of fifteen (15) years from the Effective Date hereof. Prior to the expiration of such fifteen (15) year period (November 20, 2039), the City may (but is under no obligation to) extend the term hereof for one (1) additional period of eleven (11) years to extend the Term to October 18, 2050. This Agreement shall expire on October 15, 2050 (the "Expiration Date") and the Parties agree that it may not be renewed beyond its Expiration Date.

3. **Paragraph 16, "Effective Date".** Paragraph 16, "Effective Date" of the Agreement is hereby amended by this Second Amendment, and Paragraph 16, "Effective Date" shall be and read in its entirety as follows:

   16. Effective Date. The Parties agree that the Effective Date of this Second Amendment shall be November 20, 2024, and that the maximum forty-five (45) year term for the Development Agreement shall expire on October 18, 2050 (50 years from the effective date of the Development Agreement).

4. **Authority**. By signature below, City and Owner agree that they have all necessary authority to enter into this Second Amendment, including any necessary approval by their respective partners, directors and/or Council Members.

[signatures on following pages]

EXECUTED by the City and Owners on the respective dates stated below.

Date:_____

CITY OF AUBREY, TEXAS

By : _____
Chris Rich, Mayor

ATTEST

_____
Jenny Hicks, City Secretary

APPROVED AS TO FORM

By: _____
Patricia Adams, City Attorney

STATE OF TEXAS §
COUNTY OF DENTON §

This instrument was acknowledged before me on the _____ day of _____, 2024, by Chris Rich, Mayor of the City of Aubrey, Texas, on behalf of said City and as the act and deed of the City.

_____
Notary Public, State of Texas
[SEAL] My Commission Expires:_____

OWNER:

SANDBROCK INVESTMENTS, INC. a Texas Corporation

By: _____

Name: _____

Title: _____

APPROVED AS TO FORM

_____
_____, Attorney

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2024, by _____, for the purposes and consideration therein expressed.

_____
Notary Public, State of Texas
My Commission Expires:_____

[SEAL]

Exhibit "A"
Property Description

BEING a tract of land situated in the W. Lumpkin Survey, Abstract No. 730 and the F. Pollard Survey, Abstract No. 995 Denton County, Texas, the subject tract consisting of the following fourteen (14) tracts of land; that called 444 091 acre tract conveyed to M.W. Carr, Trustee, according to the Special Warranty Deed recorded in Volume 2861, Page 751 of the Land Records of Denton County, Texas (LRDCT), those tracts conveyed to Manson Harris, Trustee as follows; the six(6) tracts identified as Tracts One, Two, Six, Nine, Ten and Eleven according to the deed recorded in Volume 410, Page 361 (LRDCT); the two(2) tracts identified as Tract No One and Tract No. Two according to the deed recorded in Volume 419, Page 357 (LRDCT), those two(2) tracts identified as First tract and Second tract according to the Warranty Deed recorded in Volume 409, Page 370 (LRDCT), a portion of that tract conveyed by the warranty deed recorded in Volume 419, page 463 (LRDCT); that tract conveyed to James Allison Cosby, Trustee, according to the General Warranty Deed recorded in Volume 665, Page 237 (LRDCT); that tract conveyed to W Place Carr, III according to the Warranty Deed recorded in Volume 5304, Page 0629; and that tract conveyed to William Plack Carr, Jr. according to the General Warranty Deed recorded in Volume 871, Page 381 (LRDCT), the total subject tract being more particularly described as follows;

BEGINNING at a point on the East line of FM 2931 and at the northwest corner of a tract of land owned by said Manson Harris, Trustee according to the deed recorded in Volume 419, Page 463 (LRDCT), said beginning point further being located on the north line of said W. Lumpkin Survey Abstract No. 730 and approximately 476.4 feet Easterly from the northwest corner of said W. Lumpkin Survey, a 1/2" iron pin with a cap stamped Tipton Engineering, Inc. set at corner, from which a wood right-of-way monument bears N 23° 12 18" W, a distance of 163 82 feet;

THENCE, along the easterly line of said FM 2931 according to the deed recorded in Volume 573, Page 561 the following;

Around a curve to the left having a central angle of 14° 30' 13", a radius of 1,195.92 feet, and a chord of N 09° 58' 05" E - 301.92 feet, an arc distance of 302.73 feet to a 1/2" iron pin with a red cap stamped Tipton Eng Inc. set at corner;

N 02° 42' 59" E, a distance of 1,456.00 feet to a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. set at corner;

N 08° 25' 37" E, a distance of 100 50 feet to a wood highway monument found at corner;

N 02° 42' 59" E, a distance of 300.00 feet to a wood highway monument found at corner;

N 02° 59' 39" W, a distance of 100 50 feet to a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. set at corner;

N 02° 42' 59" E, a distance of 68.85 feet to the northwest corner of that tract identified as Tract 2 of said Manson Harris, Trustee deed (Volume 410, Page 361) a nail in a wood right-of-way monument found at corner;

THENCE, S 86° 30' 22" E, along the south line of a tract of land conveyed to R W. Noble, ET UX according to the deed recorded in Volume 1726, Page 881 (LRDCT), and the north line of said Manson Harris Trustee Tract 2

(Volume 410, Page 361), distance of 3,068.71 feet to a 1/2" iron pin with a red cap stamped Tipton Eng. Inc set at corner in the centerline of a creek identified as Hawling Branch;

THENCE, in a southerly direction along the centerline meanders of said Hawling Branch and a common line with a tract of land conveyed to James Williams according to the deed recorded in Volume 577, Page 328 (LRDCT), the following;

S 00° 54' 06" W, a distance of 24.28 feet;

S 28° 00' 45" W, a distance of 40.68 feet;

S 30° 49' 09" E, a distance of 39.42 feet;

S 18° 53' 27" E, a distance of 58.73 feet;

S 75° 33' 59" E, a distance of 33.71 feet;

S 21° 51' 14" E, a distance of 20.06 feet to a point in the approximate centerline of Pecan Creek,

THENCE, continuing along the centerline meanders of Pecan Creek and in an Easterly direction along a common property line between the James Williams tract and a tract of land identified as Tract 2 and conveyed to Manson Harris, Trustee according to the deed recorded in Volume 409, Page 370 (LRDCT) the following;

S 67° 19' 05" E, a distance of 26.06 feet;

N 43° 07' 31" E, a distance of 53.45 feet;

N 61° 07' 26" E, a distance of 45.20 feet;

N 69° 27' 32" E, a distance of 44.65 feet;

N 79° 13' 17" E, a distance of 47.64 feet;

N 80° 21' 32" E, a distance of 119.04 feet;

S 81° 36' 44" E, a distance of 50.18 feet;

N 86° 12' 28" E, a distance of 116.29 feet;

S 67° 59' 39" E, a distance of 72.39 feet;

N 78° 01' 35" E, a distance of 60.84 feet;

N 69° 59' 16" E, a distance of 79.88 feet;

N 43° 16' 20" E, a distance of 30.34 feet to a point on the previously mentioned W. Lumpkin Survey – Abstract No. 730 north line;

THENCE, S 86° 30' 02" E, along the north line of said W Lumpkin Survey – Abstract No. 730, the north line of said Manson Harris, Trustee Tract 2 (Volume 409, Page 370) and the south line of a tract of land conveyed to Tom L. Decker according to the deed recorded in Volume 959, Page 71 (LRDCT), a distance of 1,096.88 feet to the northeast corner of said Manson Harris, Trustee Tract 2, a PK nail found in asphalt at corner near the centerlines

THENCE, S 86° 03' 33" E, along the approximate centerline of said Bonar Road and continuing along said W. Lumpkin Survey – Abstract No. 730 north line and the south line of the Tom L. Decker Tract and along the north line of a tract of land conveyed to Manson Harris, Trustee and identified as Tract 6 in the deed recorded in Volume 410, Page 361, a distance of 2,243.77 feet to a point being the southeast corner of a said Tom L. Decker tract, the southwest corner of a tract of land conveyed to Tom W. Mitchum according to the deed recorded in County Clerk File Number 93-0032522 (LRDCT), a 60-d nail found in asphalt at corner;

THENCE, S 83° 02' 32" E, along the common line between said Manson Harris, Trustee Tract 6 and said Tom W. Mitchum and proceeding along the centerline of said Bonar Road, a distance of 165.23 feet to a 60-d nail found at corner;

THENCE, S 74° 58' 57" E, continuing along the said Manson Harris Trustee Tract 6 north line the centerline of Bonar Road a distance of 60.76 feet to a 60d nail found in asphalt near the centerline of Pure Country Road at corner;

THENCE, continuing along the northeasterly line of said Manson Harris Trustee, Tract No. 6 and along an old abandoned ROW of Bonar Road, the following;

S 50° 12' 20" E, a distance of 78.74 feet;

S 47° 45' 47" E, a distance of 117.54 feet;

S 46° 00' 20" E, a distance of 148.71 feet;

S 34° 45' 33" E, a distance of 117.90 feet;

S 01° 21' 31" E, a distance of 101.33 feet;

S 25° 33' 40" W, a distance of 182 31 feet;

S 08° 22' 54" W, a distance of 96.08 feet;

S 24° 54' 57" E, a distance of 78.35 feet;

S 31° 53' 17" E, a distance of 151.31 feet;

S 12° 04' 56" E, a distance of 137.65 feet;

S 21° 26' 35" E, a distance of 245.92 feet to a point in the centerline of Little Elm Creek and most westerly northwesterly corner of a tract of land conveyed to M.W. Carr, Trustee according to the deed recorded in Volume 2861, Page 751 (LRDCT);

THENCE, up the meanders of the centerline of Little Elm Creek, the following;

S 60° 49' 46" E, a distance of 141.43 feet;

N 68° 40' 14" E, a distance of 204 70 feet;

N 24° 36' 46" W, a distance of 232.40 feet;

N 54° 26' 14" E, a distance of 187.00 feet;

S 64° 02' 46" E, a distance of 423.10 feet;

N 49° 18' 15" E, a distance of 159.80 feet;

N 15° 47' 14" E, a distance of 449.20 feet;

N 42° 07' 46" W, a distance of 436.60 feet;

N 30° 06' 14" E, a distance of 437.00 feet;

N 57° 08' 14" E, a distance of 180 10 feet;

N 79° 38' 14" E, a distance of 443.80 feet;

N 62° 51' 44" E, a distance of 503.70 feet;

N 80° 33' 20" E, a distance of 494.03 feet;

N 21° 34' 46" W, a distance of 230.70 feet;

N 34° 21' 46" W, a distance of 153.50 feet;

N 20° 53' 14" E, a distance of 171.30 feet;

S 82° 31' 46" E, a distance of 239.90 feet;

N 87° 11' 14" E, along or near an old fence, a distance of 84.70 feet;

THENCE, N 80° 06' 14" E, along or near a fence a distance of 361.10 feet;

THENCE, S 87° 30' 46" E, a distance of 1,094.70 feet;

THENCE, N 32° 07' 46" W, a distance of 240.90 feet;

THENCE, N 12° 06' 46" W, a distance of 161.25 feet;

THENCE, N 05° 32' 14" E, a distance of 308.30 feet;

THENCE, N 25° 37' 46" W, a distance of 306.70 feet;

THENCE, N 46° 28' 14" E, a distance of 49.30 feet;

THENCE, S 87° 15' 46" E, a distance of 420.85 feet;

THENCE, N 89° 32' 14" E, continuing along the property line between said J.T. Pickens tract and the subject tract and along or near a fence, a distance of 546 80 feet to a corner near a creek;

THENCE, N 07° 32' 14" E, a distance of 301 10 feet to a point near a creek;

THENCE, N 63° 17' 14" E, a distance of 120.20 feet to a point in Little Elm Creek,

THENCE, continuing along the previously mentioned common property line and up the centerline meanders of said Little Elm Creek, the following;

N 19° 20' 14" E, a distance of 285.40 feet;

N 37° 13' 14" E, a distance of 202.00 feet;

N 68° 34' 14" E, a distance of 108.90 feet;

N 58° 26' 14" E, a distance of 323.90 feet;

S 63° 01' 46" E, a distance of 161.60 feet;

N 68° 03' 14" E, a distance of 73.30 feet;

S 38° 19' 46" E, a distance of 137.20 feet;

S 09° 33' 46" E, a distance of 370.10 feet to a point on the west line of Farm-to-Market Road No. 1385, a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. set at corner;

THENCE, southerly along the said Farm-to-Market Road No. 1385 westerly line, the following;

S 00° 34' 58" E, a distance of 290.34 feet to a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. set at corner;

S 05° 41' 17" E, a distance of 101.12 feet to a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. set at corner;

S 02° 50' 34" W, a distance of 928.40 feet to a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. set at corner;

S 03° 32' 34" W, a distance of 2,157.30 feet to a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. set at corner;

Around a tangent curve to the right having a central angle of 02° 02' 00", a radius of 11,485.37 feet, and a chord of S 02° 31' 34" W – 407.58 feet, an arc distance of 407.60 feet to a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. set at corner;

S 01° 27' 30" W, a distance of 1,155.87 feet to a point near the centerline of Old Bonar Road (abandoned), a 1/2" iron pin found at corner, from which a 1/2" iron pin found on the east side of Farm-to-Market Road bears S 72° 30' 32" E, a distance of 95.08 feet;

THENCE, continuing along the said Farm-to-Market Road No. 1385 westerly line, the following;

S 01° 47' 07" W, a distance of 212.68 feet to a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. set at corner;

S 02° 39' 34" W, a distance of 608.40 feet to a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. set at corner;

S 87° 20' 26" E, a distance of 5 00 feet to a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. set at corner, from which a 5/8" iron pin with a yellow cap stamped "Cotton" Surveying bears S 51°29"37" W, a distance of 2.38 feet;

S 02° 39' 34" W, a distance of 441.10 feet to a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. set at corner,

S 02° 17' 34" W, passing 0 91 easterly of a 1/2" iron pin found at a distance of 1,293.22 feet and continuing to make a total distance of 2,658 50 feet to a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. set at corner;

THENCE, around a non-tangent curve to the left having a central angle of 40° 57' 16", a radius of 2660 00 feet and a chord of S 71° 01' 03" W – 1861.12 feet, an arc distance of 1901.34 feet to a point on the south line of that called 160.3 acre tract conveyed to W. Plack Carr, III according to the Warranty Deed recorded in Volume 5304, Page 629

(LRDCT) and the north line of a tract of land conveyed to C.M. Jackson according to the Warranty Deed recorded in Volume 546, Page 12 (LRDCT;

THENCE, N 87° 42' 59" W, along the said W. Plack Carr, III 160.3 acre tract south line and the C.M. Jackson tract north line, a distance of 1,551.80 feet to a 1/2" iron pin found at corner;

THENCE, N 87° 46' 34" W, continuing along said W. Plack Carr, III 160.3 acre tract part of the way and along the south line of a tract of land conveyed to Manson Harris, Trustee and identified as Tract 9 by the deed recorded in Volume 410, Page 361 (LRDCT), and the north line of the previously mentioned Denton County 250, L P. tract, a distance of 2,105.22 feet to a 1/2" iron pin with a red cap stamped Tipton Eng. Inc set at corner;

THENCE, N 87° 13' 26" W, continuing along said Manson Harris, Trustee Tract 9 south line and the north line of the previously mentioned Denton County 250, L.P. tract, a distance of 401.38 feet to a point in the center line of Dry Fork Branch;

THENCE, continuing along a common line between said Manson Harris, Trustee Tract 9 and Denton County 250, L.P tract and the meanders of the centerline of Dry Fork Branch the following;

S 01° 44' 08" W, a distance of 3.53 feet;

S 66° 52' 33" W, a distance of 42.96 feet;

S 33° 38' 42" W, a distance of 69.98 feet;

S 40° 03' 42" E, a distance of 70.10 feet;

S 55° 45' 01" W, a distance of 41.34 feet;

N 48° 48' 35" W, a distance of 59.65 feet,

S 69° 48' 08" W, a distance of 39.39 feet;

S 18° 46' 07" W, a distance of 39.69 feet;

N 85° 13' 51" W, a distance of 39.09 feet;

N 29° 38' 28" W, a distance of 49.02 feet;

S 67° 39' 14" W, a distance of 44.39 feet;

S 20° 56' 54" E, a distance of 35.20 feet;

S 51° 59' 02" W, a distance of 21.10 feet;

N 74° 18' 00" W, a distance of 56.94 feet;

S 87° 05' 41" W, a distance of 67.50 feet;

S 84° 48' 21" W, a distance of 94 67 feet,

S 01° 41' 24" W, a distance of 45.90 feet;

S 07° 55' 44" W, a distance of 54.05 feet;

S 49° 03' 20" E, a distance of 52.21 feet;

S 24° 32' 20" W, a distance of 43.50 feet;

N 34° 54' 01' W, a distance of 72.10 feet;

S 53° 27' 51" W, a distance of 49.96 feet;

N 44° 49' 29" W, a distance of 32.24 feet;

N 55° 21' 27" W, a distance of 47.42 feet;

S 89° 19' 26" W, a distance of 108.29 feet;

S 17° 00' 38" E, a distance of 68.50 feet;

S 49° 56' 33" E, a distance of 43.10 feet;

S 30° 15" 18" W, a distance of 28 51 feet;

S 17° 50' 28" E, a distance of 130.69 feet;

S 53° 14' 02" E, a distance of 113.00 feet;

S 49° 46' 29" W, a distance of 44.19 feet;

S 82° 30' 25" W, a distance of 46.29 feet;

S 55° 01' 26" W, a distance of 46.92 feet;

S 73° 59' 42" W, a distance of 73.60 feet;

S 01° 58' 50" W, a distance of 82.39 feet;

S 44° 32' 54" W, a distance of 75.88 feet;

S 60° 59' 33" W, a distance of 125.92 feet;

N 59° 16' 40" W, a distance of 8.73 feet;

N 02° 07' 41" E, a distance of 42.96 feet;

N 51° 05' 49" W, a distance of 87.66 feet;

S 56° 57' 55" W, a distance of 92.01 feet;

S 00° 11' 40" E, a distance of 44.48 feet;

N 86° 35' 20" W, a distance of 40.32 feet;

N 23° 04' 01" W, a distance of 132.38 feet;

S 67° 47' 22" W, a distance of 29.70 feet;

N 77° 54' 32" W, a distance of 91 22 feet;

N 89° 09' 38" W, a distance of 57.89 feet;

S 25° 45' 11" W, a distance of 47.92 feet;

S 48° 37' 15" W, a distance of 47.84 feet;

N 31° 57' 32" W, a distance of 38.45 feet;

S 58° 36' 40" W, a distance of 80.57 feet;

S 77° 51' 41" W, a distance of 92.67 feet;

S 25° 04' 17" W, a distance of 53.98 feet;

S 79° 04° 03" W, a distance of 40.09 feet;

S 41° 02' 33" W, a distance of 86.41 feet;

S 86° 01' 01" W, a distance of 65.70 feet;

N 53° 16' 17" W, a distance of 44.26 feet;

S 71° 51' 47" W, a distance of 53.49 feet;

S 28° 19' 23" E, a distance of 102.21 feet;

S 21° 28' 55" W, a distance of 66.43 feet;

S 31° 05' 30" E, a distance of 51.38 feet,

S 05° 58' 01" W, a distance of 107.43 feet;

S 83° 52' 10" W, a distance of 36.07 feet;

N 41° 33' 44" W, a distance of 150.73 feet;

S 17° 58' 36" W, a distance of 95.82 feet;

N 82° 04' 42" W, a distance of 31.64 feet;

N 35° 10' 48" W, a distance of 58.03 feet;

N 87° 29° 01" W, a distance of 66.68 feet;

S 32° 01' 53" W, a distance of 64.83 feet;

S 75° 23' 35" W, a distance of 136.16 feet;

S 17° 11' 11" E, a distance of 81.64 feet;

S 19° 14' 03" W, a distance of 87.30 feet;

S 10° 47' 34" E, a distance of 59.51 feet;

S 04° 45' 11" W, a distance of 21.33 feet;

N 87° 49' 28" W, a distance of 52.55 feet;

N 62° 32' 49" W, a distance of 103.03 feet;

S 72° 39' 07" W, a distance of 37.14 feet;

S 07° 43' 44" W, a distance of 163.03 feet;

S 10° 00' 43" W, a distance of 13.38 feet;

S 01° 19' 14" W, a distance of 11.09 feet;

S 22° 33' 28" W, a distance of 21.31 feet;

S 74° 35' 23" W, a distance of 54.36 feet;

N 32° 00' 02" W, a distance of 61.49 feet;

N 83° 53' 28" W, a distance of 43.49 feet;

N 29° 07' 53" E, a distance of 155.66 feet;

N 68° 28' 09" W, a distance of 473.34 feet to a USA Government concrete monument found at corner;

N 21° 08' 29" W, passing, at a distance of 400 00 feet, a USA Government concrete marker found and continuing to make a total distance of 830.00 feet to a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. set at corner;

N 07° 57' 42" E, a distance of 549.88 feet;

S 63° 09' 42" W, a distance of 330.00 feet;

THENCE, along the westerly line of a tract of land identified as Tract L –1031-2 as acquired by the United States of America according to the Judgement on Declaration recorded in Volume 427, Page 404 (LRDCT) the following;

S 03° 31' 42" W, a distance of 510.00 feet to a USA Government concrete marker found at corner,

S 21° 24' 16" E, a distance of 1,365.00 feet;

S 04° 16' 16" E, passing, at a distance of 497.59 feet, a USA Government concrete monument found, and continuing to make a total distance of 930.00 feet from which a USA Government concrete monument found bears N 06° 22' 54" W, a distance of 135 33 feet

S 31° 43' 44" W, a distance of 1,115.00 feet;

THENCE, continuing along a USA tract the following;

N 35° 18' 33" W, a distance of 128.53 feet;

N 01° 41' 20" E, a distance of 192.60 feet;

N 11° 06' 20" W, a distance of 154.71 feet;

S 30° 52' 06" W, a distance of 844.30 feet;

S 15° 32' 04" E, a distance of 43.00 feet;

S 55° 41' 41" W, a distance of 144.60 feet;

N 33° 27' 55' W, passing a USA Government concrete marker at a distance of 501.36 feet and continuing to make a total distance of 1,003 feet;

N 65° 52' 55" W, a distance of 531.78 feet;

N 60° 30' 44" W, part of the way along an easterly line of a tract identified as Tract L – 1031-1 and acquired by the Unites States of America according to the Judgement on Declaration recorded in Volume 427, Page 404 (LRDCT), a total distance of 481.11 feet,

THENCE, continuing along said Tract L-1031-1 easterly line, the following;

N 10° 19' 16" E, a distance of 1,200.00 feet;

N 21° 17' 44" W, a distance of 575.00 feet;

THENCE, N 87° 15' 44" W, along the north line of said Tract L-1031-I, a distance of 125.00 feet to the southeast corner of a tract of land owned by Robert C. Francis, according to the deed recorded in County Clerk File Number 93-R0087997 (LRDCT);

THENCE, with the meanders of the centerline of Pecan Creek and westerly line of a tract of land conveyed to W P. Carr, Jr. according to the deed recorded in Volume 817, Page 381 (LRDCT), the following;

N 14° 19' 37" W, a distance of 201.03 feet;

N 73° 56' 27" E, a distance of 155.79 feet;

N 01° 56' 45" W, a distance of 358.67 feet;

N 21° 27' 57" E, a distance of 194.01 feet;

N 01° 43' 38" E, a distance of 87.33 feet;

N 24° 34' 57" W, a distance of 50.14 feet;

N 39° 36' 40" W, a distance of 53.90 feet;

N 50° 09' 58" W, a distance of 193.14 feet;

N 36° 44' 04" W, a distance of 58.20 feet;

N 13° 31' 23" E, a distance of 104.11 feet,

N 28° 55' 40" E, a distance of 97.06 feet;

N 13° 23' 48" E, a distance of 121.30 feet;

N 20° 49' 09" E, a distance of 214.74 feet;

N 03° 31' 57" W, a distance of 78.61 feet;

N 26° 35' 51" W, a distance of 56 17 feet;

S 74° 21' 48" W, a distance of 323 40 feet;

N 47° 43' 36" W, a distance of 184.30 feet

N 01° 18' 37" W, a distance of 176.41 feet;

N 31° 50' 17" E, a distance of 144.41 feet;

N 73° 48' 26" E, a distance of 76.36 feet;

N 87° 17' 57" E, a distance of 388.23 feet;

N 12° 53' 59" E, a distance of 91.64 feet;

N 51° 40' 48" W, a distance of 110.88 feet;

N 65° 46' 04" W, a distance of 85.16 feet;

N 67° 35' 51" W, a distance of 203.95 feet;

N 24° 43' 53" W, a distance of 386.38 feet;

N 09° 34' 08" E, a distance of 121.10 feet;

N 84° 51' 30" E, a distance of 91.31 feet;

S 58° 52' 33" E, a distance of 92.02 feet;

N 65° 39' 30" E, a distance of 203.09 feet;

N 55° 22' 35" E, a distance of 143.03 feet;

N 27° 38' 53" W, a distance of 131.21 feet;

N 47° 40' 40" E, a distance of 230.19 feet;

N 56° 27' 27" E, a distance of 155.71 feet;

N 35° 32' 32" E, a distance of 89 15 feet;

N 05° 04' 15" W, a distance of 31.55 feet;

N 32° 21' 15" W, a distance of 60.86 feet;

N 53° 25' 11" W, a distance of 37.55 feet;

N 72° 33' 50" W, a distance of 224.81 feet,

N 54° 27' 52" W, a distance of 43.91 feet;

N 37° 55' 52" W, a distance of 485.32 feet;

N 28° 17' 53" E, a distance of 67.53 feet;

N 51° 05' 52" E, a distance of 122.66 feet;

N 61° 56' 21" W, a distance of 208.44 feet;

N 17° 47' 41" W, a distance of 130.57 feet;

N 70° 21' 04" E, a distance of 278.71 feet;

N 06° 17' 18" E, a distance of 113.58 feet;

N 37° 24' 02" W, a distance of 177.94 feet;

N 01° 45' 49" E, a distance of 103.77 feet;

N 63° 02' 18" E, a distance of 264.76 feet;

N 12° 55' 48" E, a distance of 151.38 feet;

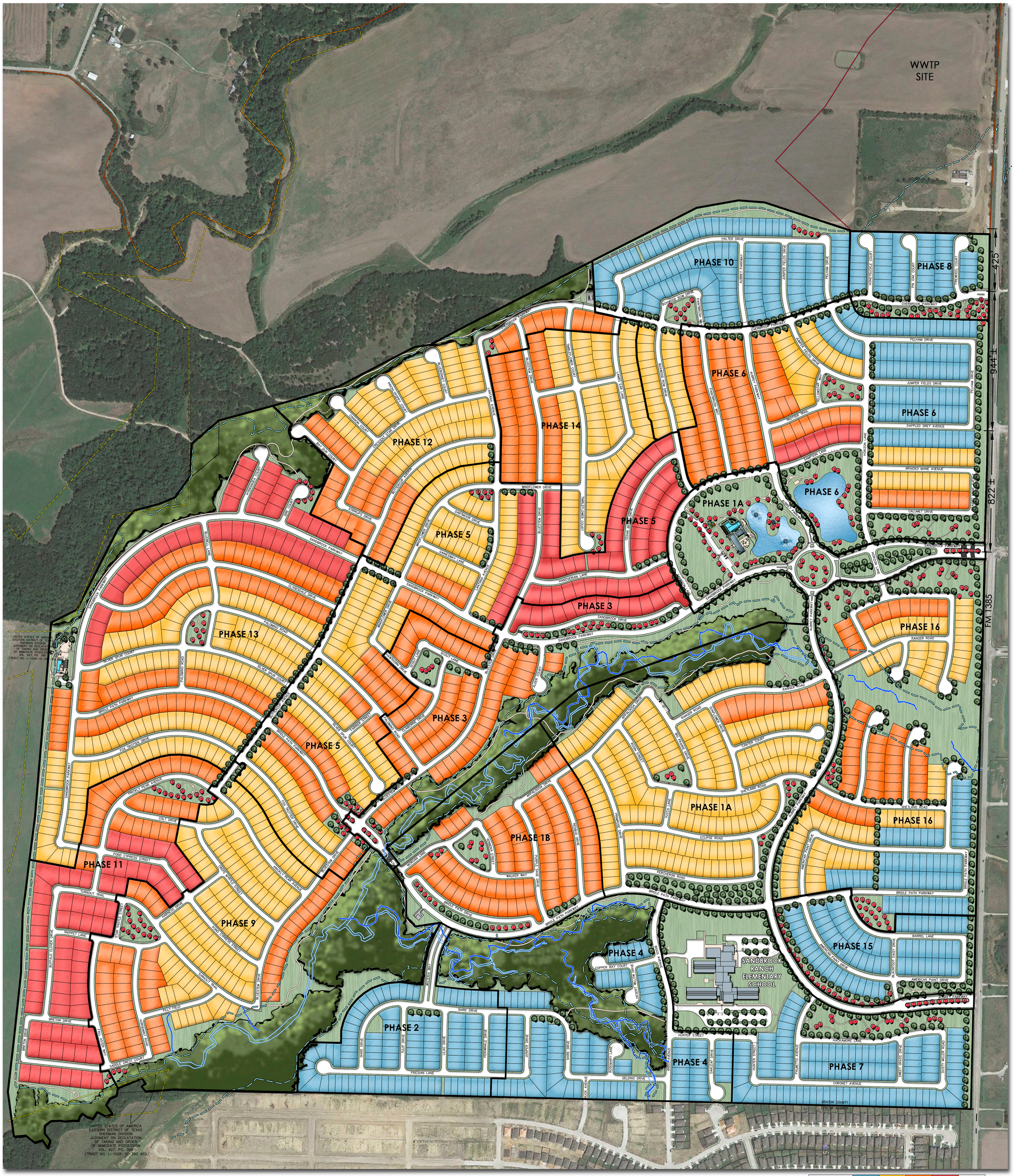
THENCE, N 87° 39' 37" W, along the south line of a tract of land conveyed to Manson Harris, Trustee according to the deed recorded in Volume 419, Page 463 (LRDCT), and the north line of a tract of land conveyed to James M. Dear according to the deed filed in County Clerk File Number 95-R0026211 (LRDCT), passing a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. set on line at a distance of 326 75 feet and continuing to make a total distance of 2,661.87 feet to a point on the east line of Farm-to-Market Road No. 2931, a 1/2" iron pin found at corner, from which a wooden right-of-way marker bears S 17° 32' 17" E – 1.51 feet and another wooden right-of-way marker bears S 09° 45' 26" W – 32 84 feet;

THENCE, along the said Farm-to-Market Road No. 2931 easterly line and the westerly line of said Manson Harris, Trustee tract, (Volume 419, Page 463) the following;

Around a curve to the right having a central angle of 16° 58' 33", a radius of 1,095.92 feet and a chord of N 19° 45' 08" E – 323.52 feet, an arc distance of 324.71 feet to a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. set at corner, from which a wooden right-of-way marker bears N 09° 23' 22" E, a distance of 1.05 feet;

N 28° 12' 59" E, a distance of 616.60 feet to a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. set at corner;

Around a tangent curve to the left having a central angle of 10° 59' 47", a radius of 1,195.92 feet and a chord of N 22° 43' 05" E - 229.17 feet, an arc distance of 229.53 feet to the PLACE OF BEGINNING with the subject tract containing 105,485,324 square feet or 2,421.6098 acres of land.



THIS PLAN IS AN ARTIST RENDITION AND MAY NOT DEPICT THE EXACT LOCATION OF THE SITE FEATURES. THE PLAN AND ALL IMPROVEMENTS NOTED ARE SUBJECT TO CHANGE.

PHASE	45' LOTS	50' LOTS	60' LOTS	70' LOTS	TOTAL
1A		188	12		**200**
1B			83		**83**
2	111				**111**
3			69	15	**84**
4	103				**103**
5		163	62	65	**290**
6	98	45	79	8	**230**
7	104				**104**
8	45				**45**
9		114	53		**167**
10	121	26			**147**
11			34	78	**112**
12		86	44		**130**
13		139	95	48	**282**
14		80	43		**123**
15	72				**72**
16	63	79	51		**193**
TOTAL	**717**	**920**	**625**	**214**	**2,476**

TBG

0 100 200 400
1"=200'

N
NOV 13, 2024
ROS002

SANDBROCK RANCH

CONCEPT PLAN
DENTON COUNTY, TEXAS

JBI PARTNERS

City Council Meeting
Staff Report
November 20, 2024

Agenda Item
Approve a request for an extension of the expiration date of the Sandbrock Ranch Phase 13 Preliminary Plat.

Staff Contact
Leanne Wilson, Executive Director of Operations
lwilson@aubreytx.gov

Summary
The Sandbrock Ranch Phase 13 Preliminary Plat being approximately 82.756 acres out of the Frederick Pollard Survey, Abstract No. 995 and the William Lumpkin Survey, Abstract No. 730, Denton County, Texas located south of Spring Hill Rd., north of US 380, east of FM 2931, and west of FM 1385, in the Aubrey Extraterritorial Jurisdiction was approved by CIty Council at the October 27, 2022, regular meeting.

In accordance with Article 2, Section 1.07 of the City of Aubrey Subdivision Ordinance, an approved Preliminary Plat shall expire and shall thereafter be deemed null and void if a Final Plat Application for all the land subject to the Preliminary Plat has not been approved within two years from the date of the City Council's approval of the Preliminary Plat.

The development is final platting in phases. All phases have been submitted for processing but not all have been approved. On October 24, 2024, and prior to the Sandbrock Ranch Phase 13 Preliminary Plat expiration, a written request was received from the applicant to extend the expiration of the Preliminary Plat.

Since the Preliminary Plat approval, the developer has continued to conduct the process of the earthwork and infrastructure installation. The water, sanitary sewer, storm drainage and paving improvements have all been completed and accepted by the Mustang Special Utility District and the Denton County Municipal Utility District No. 6 respectively.

According to Article 2, Section 1.07 of the Ordinance, the City Council may extend the active status of an approved Preliminary Plat for a period not to exceed one year on the written request of the Applicant. The request must be filed before the Preliminary Plat expires and must document the reasons for the extension. Pursuant to Section 1.07, in determining whether to grant a request, the Council shall take the following factors into account:

1. The reasons for the requested extension,
2. The ability of the Applicant to comply with any conditions attached to the original approval,
3. Whether extension is likely to result in timely completion of the project, and,
4. The extent to which any newly adopted regulations should be applied to the proposed development.

In granting an extension, the Council may impose such conditions as are needed to assure that the land will be developed in a timely fashion and that the public interest is served, including compliance with one or more newly adopted development standards. If the requested extension is approved by Council, the preliminary plat will remain in effect for one year, extending the expiration date to October 27, 2025.

Financial Summary
None

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to approve a one-year extension of the expiration date of the Sandbrock Ranch Phase 13 Preliminary Plat.

October 24, 2024

City of Aubrey Planning Staff and
Members of the Planning and Zoning Commission
107 S. Main Street
Aubrey, Texas 76227

RE: Preliminary Plat
Sandbrock Ranch, Phase 13
JBI Project No. ROS020

Dear Planning Staff and Planning and Zoning Commission Members,

On behalf of Horizon/Deer Creek Development Corporation, please accept this letter to consider approval of an extension to the Sandbrock Ranch Phase 13 Preliminary Plat. The plat was approved by City Council on October 27, 2022. Since then, the earthwork, water, sanitary sewer, storm drainage, and paving improvements have been installed and accepted by Mustang Special Utility District and Denton County Municipal Utility District No. 6. See attached for the Council minutes and acceptance letters.

Please contact me if you have any questions.

Sincerely,

JBI PARTNERS, INC.

Brittany Crenshaw, PE
972-738-7281
bcrenshaw@jbipartners.com

AUBREY, TEXAS

City Council Meeting Minutes
Aubrey City Hall
107 S. Main St
Aubrey, TX 76227
October 27, 2022
6:00 PM

The meeting was called to order at 6:00 p.m.

Present: **Mayor** - Chris Rich
Council Place 1 - Jeff Perry
Council Place 3 - Erin Allen
Council Place 4 - Dewayne Brawner
Council Place 5 - Chuck Fikes

Absent: **Council Place 2** - Matt Jones

Staff Present: City Secretary Jenny Huckabee, Admin Assistant Christy Sayer, City Administrator Charles Kreidler, Finance Director Mike English, Director of Public Works and Development Services Leanne Wilson, Assistant Fire Chief Jason Wilson, Human Resources Manager AJ Rodriguez, City Attorney Patricia Adams, Library Manager Brittany McLain, Lieutenant Jeremy Johnson, Police Chief Richard Brooks, Fire Chief Eric Schlotter

Invocation & Pledge of Allegiance: Council Member Brawner

Community Announcements:
- **Library Manager Brittany McLain spoke regarding events at the library**
- **Council Member Perry spoke regarding Toys for Tots**
- **City Administrator Charles Kreidler spoke regarding the Tree Lighting event**
- **Mayor Rich presented an award to Christy Sayer for her work on the Peanut Festival**

Citizen Input:
- **John Watson, 304 N Main St, requested an extension to his RV permit while he remodels his house that was destroyed by fire**
- **Paige Housden, 300 N Main St, in support of RV Permit extension**

Consent Items: Items placed on the Consent Agenda are considered routine in nature and non-controversial. The Consent Agenda can be acted upon in one motion. Items may be removed from the Consent Agenda by the request of Council Members or staff. Consideration and action on the following:
1. Minutes of the following City Council Meeting(s):
    a. September 22, 2022
2. Staff reports
3. Monthly financial report
4. Quarterly Investment Report

5. An Interlocal Cooperation Agreement with Denton County for Library services
6. An Interlocal Agreement with Denton ISD for School Resource Officers at Providence Elementary School and Sandbrock Elementary School
7. Approve amendment number four to the Engineering Services Agreement with Birkhoff, Hendricks and Carter for Faulkner Water Well in an amount not to exceed $38,640.00.
8. Approve a payment to Hydro Resources in an amount oof $97,005.82 for the Faulkner Water Well.
9. Approve the purchase of water meters from Atlas Utility Supply Company in an amount not to exceed $86,325.00.
10. Approve a contract for the City Hall remodel to LDW Construction in an amount not to exceed $32,000.

Council Member Allen pulled item number 1 to abstain from a vote due to absence from that meeting.
Council Member Brawner pulled item numbers 6 and 10. Discussion was held.
Council Member Perry made a motion to approve the consent agenda as presented. Council Member Brawner seconded. Motion carried unanimously.

New Business: New items previously requested by Council Members, City Staff, or Citizens for consideration by the City Council.

11. Consideration and action on recommendations from the Planning and Zoning Commission for the following:

a. A Minor Plat of Mays Addition Block A, Lot 1, approximately 3.353 acres in the C. B. Emmons Survey, Abstract No. 403, Denton County Texas located west of the railroad tracks, east of Rock Hill Road and south of Lovell Road, in the Aubrey Extraterritorial Jurisdiction.

Council Member Allen made a motion to approve the Preliminary Plat with the condition that the plat has all the required signatures and seals before the Mayor signs. Council Member Fikes seconded. Motion carried unanimously.

b. A Preliminary Plat for Sandbrock Ranch Phase 13, 82.756 acres out of the Frederick Pollard Survey, Abstract No. 995 and the William Lumpkin Survey, Abstract No. 730, Denton County Texas located south of Spring Hill Rd / FM 428, north of US 380, east of FM2931, and west of FM 1385, in the Aubrey Extraterritorial Jurisdiction.

Council Member Brawner made a motion to approve the Plat. Council Member Fikes seconded. Motion carried unanimously.

c. A Preliminary Plat for Aubrey Heights, 39.51 acres in the J. Fisher Survey, Abstract No. 432 Denton County Texas located north of West Sherman Drive/Hwy 428 across the street from Aubrey Middle School; South of Blackjack Rd West, west of downtown Aubrey, and east of Blackjack Oak Rd., in the City of Aubrey

Council Member Brawner made a motion to approve the plat with the following conditions:

1. **Include a note on the plat stating the City does not maintain the drainage easements.**
2. **If it is determined by the City engineer that the development requires a lift station, the developer will need to build the lift station to city standards and will need to dedicate the lot the lift station is on to the City so they can access and maintain that lift station and make future improvements. For that reason, it is suggested that lot 33-X be created into two lots.**
3. **The entrance to the subdivision off Sherman Drive should be directly across from the school entrance across the street for traffic safety purposes.**
4. **Per Article 1, Sections 2.03 and 3(c) plats need to conform to City plans, one of which is the Master Thoroughfare Plan which shows this area of Sherman Drive to have a 120 ft ROW. Plat should show the additional 10 ft of ROW dedication along Sherman Drive.**
5. **The fire hydrant spacing should be no greater than 400 ft apart.**
6. **The Fire Code requires a more restrictive 96 ft of improved roadway for cul-de-sacs than the subdivision ordinance (80 ft).**
7. **Other items need to be 'cleaned up' on the preliminary plat as shown in red in the**

drawings, such as:

- **The Legal Description/Field Note Description of the property does not match the bearings and distances provided on the plat.**
- **All utility easements need to be noted and included on the plat.**
- **There are red lines along Blackjack Road on the left (i.e. north) side of the plat that need to be labeled or removed.**
- **Additional comments are provided by the Planner and the City Engineer in the plats attached.**

Council Member Allen seconded. Motion carried 3-1 with Council Member Perry opposed.

d. A Minor Plat of Lot 1 Block A, Mustang SUD Addition, 14.984 acres in the Francisco Trevino Survey, Abstract No. 1243, Denton County Texas located on the west side of FM 2931, south of Blackjack Rd East, and north of Spring Hill Rd/FM 428, in the Aubrey Extraterritorial Jurisdiction.

Council Member Allen made a motion to approve the Minor Plat with the condition that the plat has all the required signatures and seals before the Mayor signs. Council Member Perry seconded. Motion carried unanimously.

e. A Final Plat (Replat) for 200 North Main Street, being approximately 0.913 acres out of the Original Town of Aubrey, Abstract 432, generally located north of Sherman Drive, east of N. Main St. and west of Brockett St. located in the Aubrey City Limits.

Council Member Allen made a motion to approve the Replat. Council Member Brawner seconded. Motion carried unanimously.

12. Consideration and action on approval of an RV permit application for 304 N. Main St.

Council Member Perry made a motion to extend the permit through January 31, 2023. Council Member Brawner seconded. Motion carried unanimously.

13. Hold first public hearing regarding the proposed annexation of ±1.52 acres, generally located in the southeast corner of Rockhill Road and legally described as Tract 113A, D. Cowan Survey, Abstract No. 304, DCAD Property ID 1478333, being all of a called 1.45 acre tract of land conveyed to the City of Aubrey by deed recorded in Volume 2198, Page 535, of the Deed Records of Denton County, Texas, along with the existing 60-foot right-of-way of Rockhill Road located adjacent to the west property line of said Tract 113A, Abstract 304.

The public hearing was opened at 6:50 p.m. and closed at 6:52 p.m. There were no speakers.

14. Consideration and action on a Resolution for reimbursement expressing intent to reimburse certain expenditures from the proceeds of future bonds.

Council Member Brawner made a motion to approve the Resolution. Council Member Perry seconded. Motion carried unanimously.

15. Consideration and action on accepting Winn Ridge Phase 3B-2B and authorize the Mayor to execute the Final Plat.

Council Member Perry made a motion to accept Winn Ridge Phase 3B-2B. Council Member Brawner seconded. Motion carried unanimously.

Department Updates and Council Discussion:

Administration:

- Upcoming Developments, including new development inquiries, applications, and impact to City
- City Administration – department and project updates
- Tree Lighting Update

Fire Department:
- No updates

Public Works:
- No updates

Human Resources:
- Open Enrollment
- Current open positions

Future Agenda Requests: Council Members, City Staff, and Citizens may request items to be included on future agendas. Discussion is limited to what the request is for, and if and when the item can be put on a future agenda.

Council Member Allen requested an executive session item to discuss the Solid Waste Franchise Fee.

*****EXECUTIVE SESSION*****

In accordance with Texas Government Code, Section 551.001, et seq., the City Council will recess into Executive Session (closed meeting) to discuss the following:

a) **Section 551.071(1) and (2) Consultation with Attorney.** For Council to seek the advice of its attorney about pending or contemplated litigation or a settlement offer and to consult with the City Attorney 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 the Texas Open Meetings Act:
- High Pointe Development
- Aubrey Heights Development
- Duck Point Development
- Saratoga Development
- Belmont Development
- 6411 Knuckles Rd Development
- 5650 US 377 S – Light Industrial
- Aubrey Area Ambulance
- Police and Fire Services for The Lakes/Silverado and Sandbrock
- Council appointments and processes

b) **Section 551.071 (2) and 551.074 Personnel Matters.** Consultation with the City Attorney 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 the Texas Open Meetings Act and Deliberation regarding the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of public officer or employee or to hear a complaint or charge against an officer or employee:
- Police Chief
- Fire Chief
- Municipal Development Director

Council Member Perry made a motion to adjourn into Executive Session at 6:59 p.m. Council Member Fikes seconded. Motion carried unanimously.

City Council reconvened into open session at 8:05 p.m.

In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session to consider and take appropriate action, if any, regarding any items discussed in Executive Session.

16. Consideration and action regarding the Police Chief vacancy and the appointment of a Police Chief.

    Council Member Perry made a motion to offer to hire Richard Brooks as Chief of Police. Council Member Fikes seconded. Motion carried unanimously.

17. Consideration and action regarding the appointment of a full-time Fire Chief.

    Council Member Perry made a motion to offer to hire Eric Schlotter as Fire Chief. Council Member Allen seconded. Motion carried unanimously.

Council Member Perry made a motion to adjourn into Executive Session at 8:14 p.m. Council Member Allen seconded. Motion carried unanimously.

City Council reconvened into open session at 10:04 p.m.

In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session to consider and take appropriate action, if any, regarding any items discussed in Executive Session.

18. Consideration and action on the acquisition of property located on South Main Street.

    Council Member Brawner made a motion to purchase the property at 305 S Main St. Council Member Perry seconded. Motion carried unanimously.

19. Consideration and action on an agreement between the Aubrey Area Ambulance Service (AAA) and the City of Aubrey for the transfer of assets from AAA and a temporary lease back agreement for equipment.

    No action taken.

The meeting was adjourned at 10:05 p.m.

PASSED and APPROVED by the City Council of the City of Aubrey, Texas this 29th day of November, 2022.

Chris Rich, Mayor

CITY OF AUBREY OFFICIAL SEAL AUBREY, TEXAS

ATTEST:

Jenny Huckabee, City Secretary

October 10, 2024

Horizon/Deer Creek
Development Corp.
5760 Legacy Dr, Ste B3-388
Plano, TX 75024

RE: Acceptance of Sandbrock Phase 13

Mustang Special Utility District ("Mustang") has completed the review and inspection of **Sandbrock Phase 13** infrastructure consisting of water and sewer (collectively, Infrastructure").

The District will now provide retail water and sewer service to 282 residential lots, 9 open space lots and 1 amenity center lot in **Sandbrock Phase 13** per District service policies. All other water and sewer infrastructure not related to 282 residential lots, 9 open space lots and 1 amenity center lot in **Sandbrock Phase 13** will not be accepted until post franchise utility installation, final air test, inspection has been completed, all punch list items are complete; maintenance bond, affidavit of all bills paid and digital as-builts are collected, and approval by the District Inspector has been performed.

My Regards,

Ken Skillman

Digitally signed by Ken Skillman
DN: C=US, E=kskillman@mustangwater.com, O=Mustang Special Utility District, CN=Ken Skillman
Date: 2024.10.11 15:06:55-05'00'

Ken Skillman
District Engineer
Mustang Special Utility District

CC: Emily Simon, Development Services Manager

October 9, 2024

Mr. Rod Sanders
Horizon/Deer Creek Development Corp.
5760 Legacy Drive, Suite B3-388
Plano, Texas 75024

RE: Sandbrock Ranch, Phase 13, Denton County MUD No. 6
City of Aubrey ETJ, Denton County, Texas
MUD Storm Drainage Acceptance
JBI Project No. ROS020

Dear Rod,

This letter is to verify that the storm drain facilities in Sandbrock Ranch, Phase 13, located in Denton County MUD No. 6 have been installed in substantial compliance with the applicable requirements of the District. The final inspection by the District occurred on October 4, 2024. The contractor has provided a 2-year maintenance bond, after which time the storm drainage facilities will be accepted for maintenance by the District.

If you have any questions regarding this information, please contact me at (972) 738-7281.

Regards,

Brittany Crenshaw, PE
JBI Partners, Inc.

October 9, 2024

Mr. Rod Sanders
Horizon/Deer Creek Development Corp.
5760 Legacy Drive, Suite B3-388
Plano, Texas 75024

RE: Sandbrock Ranch, Phase 13, Denton County MUD No. 6
City of Aubrey ETJ, Denton County, Texas
MUD Street Acceptance
JBI Project No. ROS020

Dear Rod,

This letter is to verify that the concrete streets with curb and gutter, except for the Amenity Center parking lot, in Sandbrock Ranch, Phase 13, located in Denton County MUD No. 6 have been installed in substantial compliance with the applicable requirements of the District. The final inspection by the District occurred on October 4, 2024, at which time a punch list of items was created. The District has received verification from the construction manager that all punch list items have been completed. The contractor has provided a 2-year maintenance bond, after which time the streets will be accepted for maintenance by the District.

The Sandbrock Ranch Phase 13 Amenity Center parking lot concrete curb and gutter acceptance will be provided under a separate letter.

If you have any questions regarding this information, please contact me at (972) 738-7281.

Regards,

Brittany Crenshaw, PE
JBI Partners, Inc

City Council Meeting
Staff Report
November 20, 2024

Agenda Item
Acceptance of Public Improvements to Highpointe Ranch, Phase IA.

Staff Contact
Leanne Wilson, Executive Director of Operations
lwilson@aubreytx.gov

Summary
Highpointe Ranch Phase IA consists of 225 residential lots, 4 HOA lots, and 1 municipal park with the following infrastructure.

8,640 LF of paving
1,630 LF of 4' sidewalk
470 LF of 5' sidewalk
4,488 LF of drainage pipe
8,165 LF of water main
9,319 LF of sewer main

The total cost of improvements is $6,446,447.86.

All public improvements except for the Municipal Park have been constructed. A final walk-through was conducted, and most of the items on the punch list were completed successfully. The remaining items will be completed by November 21, 2024. According to the development agreement, the park improvements will be completed prior to the 400th building permit and accepted at a later date.

Remaining punch list items:

1. Finish installing the bridge railing at Derby Lane. The bridge railing will be completed by Friday, November 15, 2024.
2. Four (4) offsite sanitary sewer manholes and two air-vacuum release manholes need to be lowered. All manholes will be lowered by Thursday, November 21, 2024.
3. Extend the sidewalk along the south side of Springhill Road (FM 428) from the east side of Phase 1A to the Regional Collector Road, connecting to the proposed Municipal Park sidewalk. The sidewalk shall be constructed in another phase of the development (such as the Municipal Park Phase) or provide funds to be escrowed by the City to construct the sidewalk at a later time.

The Contractor has provided 2-yr Maintenance Bonds and the Contractors Affidavit of Final Payment and Release. As-built's have been received, and the city engineer has provided a letter of recommendation for acceptance.

Financial Summary
None

Staff Recommended Action

Staff Recommended Motion
Motion to accept the Highpointe Ranch, Phase IA Public Improvements as presented in the staff report and direct staff to file the Final Plat with the County.

DESIGNBUILD CONSULTING SERVICES LLC

P.O. BOX 185112 FORT WORTH, TX 76181-0112
INFO@DESIGNBUILDCONSULTING.NET

October 10, 2024

Mr. Vance Koons
ERW Site Solutions
7524 Jack Newell Blvd S
Fort Worth, TX 76118

RE: Final Gravity Walls Review
Aubrey, TX

Dear Mr. Koons:

As you requested, I have reviewed the documentation obtained during the masonry gravity retaining wall construction. This documentation included photographic documentation and reports of the retaining wall construction by ERW Site Services. In addition, representatives of DesignBuild Consulting Services LLC visited the site periodically during wall construction to document the wall construction. The retaining walls were shown on the design submittal by DesignBuild Consulting Services, LLC dated January 3, 2024. The retaining wall design was provided in accordance with IBC 2018.

Overall, the retaining wall construction appears to be in general accordance with the project plans and specifications prepared by our office. The drain rock, weep holes, masonry, stone placement, etc. appears to be placed at the appropriate dimensions, where documented. I recommend acceptance of the retaining walls on-site as built.

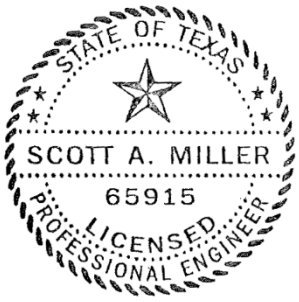
Some cracking typically occurs in retaining walls of this type due to drying shrinkage, soil movements etc. This cracking, if minor (less than 3/8") should not affect the long-term structural performance of the wall in my opinion.

I appreciate this opportunity to be of continuing service to you and ERW Site Solutions. Should you have any questions, please do not hesitate to contact me at your convenience.

Sincerely,

DESIGNBUILD CONSULTING SERVICES, LLC

Scott A. “Sam” Miller, PE
Senior Engineer



Denton County
Juli Luke
County Clerk

Instrument Number: 47109

ERecordings-RP

DECLARATION

Recorded On: May 06, 2024 10:29 AM

Number of Pages: 87

" Examined and Charged as Follows: "

Total Recording: $369.00

********** **THIS PAGE IS PART OF THE INSTRUMENT** **********
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number:	47109
Receipt Number:	20240506000204
Recorded Date/Time:	May 06, 2024 10:29 AM
User:	Calinda B
Station:	Station 20

Record and Return To:

Simplifile

STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

AFTER RECORDING RETURN TO:
KRISTI E. STOTTS, ESQ.
WINSTEAD PC
401 CONGRESS AVE., SUITE 2100
AUSTIN, TEXAS 78701
EMAIL: KSTOTTS@WINSTEAD.COM



DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR

HIGHPOINTE RANCH

[*DENTON COUNTY, TEXAS*]

Declarant: **LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.**, a Texas limited partnership

This Declaration of Covenants, Conditions and Restrictions may be used only in connection with the residential community known as Highpointe Ranch in Denton County, Texas and the operation of Highpointe Ranch Residential Community, Inc., a Texas nonprofit corporation.

4872-3982-0467v.2 54969-156

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DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHPOINTE RANCH

This Declaration of Covenants, Conditions and Restrictions for Highpointe Ranch (the "**Declaration**") is made by **LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.**, a Texas limited partnership (the "**Declarant**"), and is as follows:

R E C I T A L S:

A. This Declaration is filed with respect to that certain real property located in Denton County, Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "**Property**"). Declarant has the right to acquire the Property pursuant to the Option Agreement (as defined in *Article 1*).

B. KLLB AIV LLC, a Delaware limited liability company (the "**Development Owner**") is the current record title owner of the Property and executes this Declaration to evidence its consent to subject the Property to the terms and provision of this Declaration.

C. Declarant, as the developer, desires to create and carry out a uniform plan for the development, improvement, and sale of the Property.

D. By the Recording of this Declaration, Declarant serves notice that the Property is subject to the terms and provisions of this Declaration.

NOW, THEREFORE, it is hereby declared: (i) that the Property (or any portion thereof) will be held sold, conveyed, and occupied subject to the following covenants, conditions and restrictions which will run with such portions of the Property and will be binding upon all parties having right, title, or interest in or to such portions of the Property or any part thereof, their heirs, successors, and assigns and will inure to the benefit of each owner thereof; and (ii) that each contract or deed conveying the Property (or any portion thereof) will conclusively be held to have been executed, delivered, and accepted subject to the following covenants, conditions and restrictions, regardless of whether or not the same are set out in full or by reference in said contract or deed.

This Declaration uses notes (text set apart in boxes) to illustrate concepts and assist the reader. If there is a conflict between any note and the text of this Declaration, the text will control.

ARTICLE 1
DEFINITIONS

Unless the context otherwise specifies or requires, the following words and phrases when used in this Declaration will have the meanings hereinafter specified:

"**Applicable Law**" means all statutes, public laws, ordinances, policies, rules, regulations and orders of all federal, state, county and municipal governments or their agencies having jurisdiction and control over the Property in effect at the time a provision of the Restrictions is applied, and pertaining to the subject matter of the Restriction provision, and all other ordinances and any other applicable building codes, zoning restrictions and permits or other applicable regulations. Statutes and ordinances specifically referenced in the Restrictions are "Applicable Law" on the date of the Restrictions, and are not intended to apply to the Property if they cease to be applicable by operation of law, or if they are replaced or superseded by one or more other statutes or ordinances.

"**Architectural Control Committee**" or "**ACC**" means the committee created pursuant to this Declaration to review and approve or deny plans for the construction, placement, modification, alteration or remodeling of any Improvements on a Lot. As provided in *Article 7* below, the Declarant acts as the ACC and the ACC is not a committee of the Association until the Declarant has assigned its right to appoint and remove all ACC members to the Association in a Recorded written instrument.

"**Assessment**" or "**Assessments**" means all assessments imposed by the Association under this Declaration.

"**Assessment Unit**" has the meaning set forth in *Section 6.7.2*.

"**Association**" means **HIGHPOINTE RANCH RESIDENTIAL COMMUNITY, INC.**, a Texas nonprofit corporation, which will be created by Declarant to exercise the authority and assume the powers specified in *Article 4* and elsewhere in this Declaration. The failure of the Association to maintain its corporate charter from time to time does not affect the existence or legitimacy of the Association, which derives its authority from this Declaration, the Certificate, the Bylaws, and Applicable Law.

"**Board**" means the Board of Directors of the Association.

"**Bulk Rate Contract**" or "**Bulk Rate Contracts**" means one or more contracts which are entered into by the Association for the provision of utility services or other services of any kind or nature to the Lots. The services provided under Bulk Rate Contracts may include, without limitation, cable television services, telecommunications services, internet access services, "broadband" services, security services, trash pick-up services, propane service, natural gas service, lawn maintenance services, wastewater services, and any other services of any kind or nature which are considered by the Board to be beneficial to all or a portion of the Property. Each Bulk Rate Contract must be approved in advance and in writing by the Declarant until expiration or termination of the Development Period.

"**Bylaws**" means the Bylaws of the Association.

"**Certificate**" means the Certificate of Formation of the Association, filed in the Office of the Secretary of State of Texas, as the same may be amended from time to time.

"**City**" means the City of Aubrey, Texas.

"**Common Area**" means any property and facilities that the Association owns or in which it otherwise holds rights or obligations, including any property or facilities (i) held by the Declarant for the benefit of the Association or its Members or (ii) designated by the Declarant as Common Area in accordance with *Section 4.6*. Upon the Recording of such designation, the portion of the Property identified therein shall be considered Common Area for the purpose of this Declaration. Common Area also includes any property that the Association holds under a lease, license, or any easement in favor of the Association. Some Common Area shall be solely for the common use and enjoyment of the Owners, while other portions of the Common Area may be designated by the Declarant or the Board for the use and enjoyment of the Owners and members of the public.

"**Community Manual**" means the community manual of the Association, which may be initially adopted and Recorded by the Declarant as part of the initial project documentation for the benefit of the Association and the Property. The Community Manual may include the Bylaws, Rules and Regulations and other policies governing the Association. The Bylaws, Rules and Regulations and other policies set forth in the Community Manual may be amended or supplemented, from time to time, by the Declarant during the Development Period. Any amendment to the Bylaws, Rules and Regulations and other policies governing the Association prosecuted by the Board must be approved in advance and in writing by the Declarant until expiration or termination of the Development Period. Upon expiration or termination of the Development Period, the Community Manual may be amended or supplemented by a Majority of the Board. Notwithstanding the foregoing or anything to the contrary herein, for so long as Development Owner owns any Lot or portion of the Property, any amendment or supplement to the Community Manual, including any amendment or supplement to the Bylaws, Rules and Regulations, or other policies contained therein, will require the prior written consent of Development Owner.

"**Declarant**" means **LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.**, a Texas limited partnership, or any of its successors or assigns; provided that any assignment(s) of the rights of **LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.**, a Texas limited partnership, as Declarant, or of any successor Declarant, must be expressly set forth in writing and Recorded. Declarant's right to assign all or a portion of any rights granted to the Declarant, or any obligations of the Declarant, in this Declaration is subject to the rights of Development Owner as provided herein (including, without limitation, the terms and provisions of *Section 10.6* of this Declaration) and to the terms and provisions of this paragraph and elsewhere in this Declaration. Except as otherwise provided in the instrument of assignment, in the event of a partial assignment of some, but not all, of the Declarant's rights and/or obligations, the assignee shall not be deemed the Declarant hereunder, but may exercise

only those rights, or shall be responsible for only those obligations, of the Declarant assigned to such assignee, and provided further that as long as Development Owner owns any of the Property, Declarant (and any assignee(s) of Declarant, if applicable) may only assign its rights, powers, authority and obligations under the Declaration with the prior written consent of Development Owner (which consent may be given or withheld by Development Owner in its sole and absolute discretion). Any purported assignment without such consent shall be deemed void and of no force and consent.

Declarant enjoys special rights and privileges to help protect its investment in the Property. These special rights are described in this Declaration. Many of these rights do not terminate until either Declarant: (i) has conveyed all Lots which may be created out of the Property; or (ii) voluntarily terminates these rights by a Recorded written instrument.

"**Design Guidelines**" means the standards for design, construction, landscaping, and exterior items proposed to be placed on any Lot adopted pursuant to *Section 7.2.3*, as the same may be amended from time to time. The Design Guidelines may consist of multiple written design guidelines applying to specific portions of the Property. At Declarant's option, Declarant may adopt or amend from time to time Design Guidelines for the Property or any portion thereof; provided, however, that for so long as Development Owner owns any Lot or portion of the Property, any adoption of or amendment to the Design Guidelines will require the prior written consent of Development Owner. Notwithstanding anything in this Declaration to the contrary, Declarant will have no obligation to establish Design Guidelines for the Property or any portion thereof.

"**Development Owner**" means **KLLB AIV LLC**, a Delaware limited liability company, or any of its successors or assigns.

"**Development Period**" means the period of time beginning on the date when this Declaration has been Recorded, and ending thirty (30) years thereafter, unless earlier terminated by a Recorded written instrument executed by the Declarant; provided, however, that for so long as Development Owner owns any Lot or portion of the Property, any termination of the Development Period will require the prior written consent of Development Owner (which consent may be given or withheld by Development Owner in its sole and absolute discretion). Declarant may terminate the Development Period by an instrument executed by Declarant and Recorded. The Development Period is the period in which Declarant reserves the right to facilitate the development, construction, and marketing of the Property, and the right to direct the size, shape and composition of the Property. The Development Period is for a term of years and does not require that Declarant own any portion of the Property.

"**Homebuilder**" means an Owner (other than the Declarant) who acquires a Lot for the construction of a single-family residence for resale to a third party.

"**Improvement**" means all physical enhancements and alterations to the Property, including but not limited to grading, clearing, removal of trees, alteration of drainage flow, and site work, and every structure and all appurtenances of every type and kind, whether temporary or permanent in nature, including, but not limited to, buildings, outbuildings, storage sheds, patios, tennis courts, sport courts, recreational facilities, swimming pools, putting greens, garages, driveways, parking areas and/or facilities, storage buildings, sidewalks, fences, gates, screening walls, retaining walls, stairs, patios, decks, walkways, landscaping, mailboxes, poles, signs, antennas, exterior air conditioning equipment or fixtures, exterior lighting fixtures, water softener fixtures or equipment, and poles, pumps, wells, tanks, reservoirs, pipes, lines, meters, antennas, towers and other facilities used in connection with water, sewer, gas, electric, telephone, regular or cable television, or other utilities.

"**Lot**" means any portion of the Property designated by Declarant in a Recorded written instrument or as shown as a subdivided Lot on a Plat other than Common Area.

"**Majority**" means more than half.

"**Manager**" has the meaning set forth in *Section 4.5.8*.

"**Maximum Number of Lots**" means the maximum number of Lots that may be created and made subject to the terms and provisions of this Declaration. The Maximum Number of Lots for the purpose of this Declaration is one thousand seven hundred fifty (1,750). Until expiration or termination of the Development Period, Declarant may unilaterally increase or decrease the Maximum Number by Recorded written instrument.

"**Members**" means every person or entity that holds membership privileges in the Association.

"**Mortgage**" or "**Mortgages**" means any mortgage(s) or deed(s) of trust securing indebtedness and covering any Lot.

"**Mortgagee**" or "**Mortgagees**" means the holder(s) of any Mortgage(s).

"**Option Agreement**" means that certain Option Agreement dated as of September 6, 2023, by and between Declarant and Development Owner, pursuant to which, among other things, Declarant has the right to acquire the Property and/or Lots from Development Owner, as evidenced by that certain Memorandum of Option Agreement, recorded under Document No. 2023-105608, Official Public Records of Denton County, Texas, as the same may be amended from time to time.

"**Owner**" means the person(s), entity or entities, including Declarant and Development Owner, holding all or a portion of the fee simple interest in any Lot, but does not include the Mortgagee under a Mortgage prior to its acquisition of fee simple interest in such Lot pursuant to foreclosure of the lien of its Mortgage.

"**Plat**" means a Recorded subdivision plat of all or any portion of the Property, and any amendments thereto.

"**Property**" means that certain real property located in Denton County, Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein, subject to such additions thereto and deletions therefrom as may be made pursuant to *Section 10.3* and *Section 10.4* of this Declaration.

"**Record, Recordation, Recorded and Recording**" means recorded or to be recorded in the Official Public Records of Denton County, Texas.

"**Resident**" means an occupant or tenant of a Lot, regardless of whether the person owns the Lot.

"**Restrictions**" means the restrictions, covenants, terms and conditions contained in this Declaration, the Design Guidelines, Bylaws, Community Manual, Rules and Regulations, or in any other rules and regulations promulgated by the Association pursuant to this Declaration, as adopted and amended from time to time. See Table 1 for a summary of the Restrictions.

"**Rules and Regulations**" means any instrument, however denominated, which may be adopted by the Declarant as part of the Community Manual or subsequently adopted by the Board for the regulation and management of the Property or the Common Area, including any amendments and/or supplements to those instruments. Until expiration or termination of the Development Period, the Declarant may unilaterally amend the Rules and Regulations and must approve any amendment to the Rules and Regulations adopted by a Majority of the Board. Notwithstanding the foregoing, for so long as Development Owner owns any Lot or portion of the Property, any amendment or supplement to the Rules and Regulations will require the prior written approval of Development Owner.

"**Solar Energy Device**" means a system or series of mechanisms designed primarily to provide heating or cooling or to produce electrical or mechanical power by collecting and transferring solar-generated energy. The term includes a mechanical or chemical device that has the ability to store solar-generated energy for use in heating or cooling or in the production of power.

TABLE 1: RESTRICTIONS	
Declaration (Recorded)	Creates obligations that are binding upon the Association and all present and future owners of the Property.
Certificate of Formation (Recorded)	Establishes the Association as a Texas nonprofit corporation.

Bylaws (Recorded)	Governs the Association's internal affairs, such as elections, meetings, etc.
Community Manual (Recorded)	Establishes Rules and Regulations and policies governing the Association and the Property.
Design Guidelines (if adopted, Recorded)	Governs the design and architectural standards for the construction of Improvements and modifications thereto. The Declarant shall have no obligation to adopt the Design Guidelines.
Rules and Regulations (if adopted, Recorded)	Regulates the use of property, activities, and conduct within the Property or the Common Area.
Board Resolutions (adopted by the Board of the Association)	Establishes rules, policies, and procedures for the Property, Owners and Association.
Notice of Withdrawal of Land (if applicable, Recorded)	Withdraws and removes land from the Property so that such land is no longer burdened by the terms of this Declaration and no longer under the jurisdiction of the Association.
Notice of Addition of Land (if applicable, Recorded)	Adds additional land to the Property, so such land will be considered part of the Property and subject to the terms of this Declaration and under the jurisdiction of the Association.
Notice of Plat Recordation (Recorded)	Identifies specific residential Lots within a Plat. Upon recordation of a Notice of Plat Recordation, the Property included within the Plat not comprising a residential Lot will automatically be withdrawn from the terms and provisions of this Declaration. Declarant shall have no obligation to Record a Notice of Plat Recordation.

ARTICLE 2
GENERAL AND USE RESTRICTIONS

All of the Property shall be owned, held, encumbered, leased, used, occupied, and enjoyed subject to the following limitations and restrictions:

2.1 General.

2.1.1 Conditions and Restrictions. All Lots within the Property will be owned, held, encumbered, leased, used, occupied and enjoyed subject to the Restrictions and Applicable Law.

2.1.2 Ordinances. Ordinances and requirements imposed by governmental authorities are applicable to all Lots within the Property. Compliance with the Restrictions is not a substitute for compliance with Applicable Law. Please be advised that the Restrictions do not purport to list or describe each restriction which may be applicable to a Lot located within the Property. Each Owner is advised to review all ordinances, requirements, regulations and encumbrances affecting the use and improvement of their Lot prior to submitting plans to the ACC for approval. Furthermore, approval by the ACC should not be construed by the Owner that any Improvement complies with the terms and provisions of any ordinances, requirements, regulations or encumbrances which may affect the Owner's Lot. Certain encumbrances may benefit parties whose interests are not addressed by the ACC.

2.1.3 Compliance with Development Agreement. The Association, each Owner, Homebuilder, Resident or other user of any portion of the Property must comply with the Restrictions and Applicable Law, as well as those certain obligations and requirements set forth in that certain Development Agreement by and among the City and ALW 377 LLC, a Texas limited liability company, and FM Land I, LLC, a Texas limited liability company, dated June 30, 2021, and recorded under Document No. 2021-131889, Official Public Records of Denton County, Texas (the "**Development Agreement**"). The Development Agreement contains certain development and maintenance standards for Lots and residential homes constructed on the Lots. Each Owner and Homebuilder is advised to review the Development Agreement prior to acquisition of a Lot and prior to commencement of construction of any Improvements on the Property.

NOTICE
The Restrictions are subject to change from time to time. By owning or occupying a Lot, you agree to remain in compliance with the Restrictions, as they may change from time to time.

2.2 Conceptual Plans. All master plans, site plans, brochures, illustrations, information and marketing materials relating to the Property or the Common Area (collectively, the "**Conceptual Plans**") are conceptual in nature, may change, and are intended to be used for illustrative purposes only. The land uses and Improvements, including but not limited to the design and style of homes and/or amenity centers (if any), reflected on the Conceptual Plans are subject to change at any time and from time to time, and it is expressly agreed and understood that the land uses within the Property or the Common Area may include uses which are not shown on the Conceptual Plans. Neither Declarant, Development Owner, nor any

Homebuilder or other developer of any portion of the Property or the Common Area makes any representation or warranty concerning land uses, architectural design or style, available amenities, or Improvements shown on the Conceptual Plans or otherwise planned for the Property or the Common Area, and it is expressly agreed and understood that no Owner will be entitled to rely upon the Conceptual Plans or any statements made by the Declarant, Development Owner or any of their respective representatives regarding the proposed land uses or proposed or planned Improvements in making the decision to purchase any land or Improvements within the Property. Each Owner who acquires a Lot within the Property acknowledges that development of the Property and/or the Common Area will likely extend over many years, and agrees that the Association will not engage in, or use Association funds to support, protest, challenge, or make any other form of objection to development of the Property or the Common Area or changes in the Conceptual Plans as they may be amended or modified from time to time.

2.3 Single-Family Residential Use. The Lots shall be used solely for private single-family residential purposes.

No professional, business, or commercial activity to which the general public is invited shall be conducted on any Lot, except an Owner or Resident may conduct business activities within a residence so long as: (i) such activity complies with all Applicable Law; (ii) the business activity is conducted without the employment of persons other than the Residents of the home constructed in the Lot; (iii) the business activity does not involve customers, contractors, clients, or the general public visiting the residence to conduct activities related to the business; (iv) the existence or operation of the business activity is not apparent or detectable by sight, i.e., no sign may be erected advertising the business on any Lot, sound, or smell from outside the residence; (v) the business activity does not involve door-to-door solicitation of Residents within the Property; (vi) the business does not, in the Board's judgment, generate a level of vehicular or pedestrian traffic or a number of vehicles parked within the Property which is noticeably greater than that which is typical of residences in which no business activity is being conducted; (vii) the business activity is consistent with the residential character of the Property and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other Residents of the Property as may be determined in the sole discretion of the Board; and (viii) the business does not require the installation of any machinery other than that customary to normal household operations. In addition, for the purpose of obtaining any business or commercial license, neither the residence nor Lot will be considered open to the public. The terms "business" and "trade", as used in this provision, shall be construed to have their ordinary, generally accepted meanings and shall include, without limitation, any occupation, work, or activity undertaken on an ongoing basis which involves the provision of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation, or other form of consideration, regardless of whether: (x) such activity is engaged in full or part-time; (y) such activity is intended to or does generate a profit; or (z) a license is required.

Leasing of a residence shall not be considered a business or trade within the meaning of this subsection. This subsection shall not apply to any activity conducted by the Declarant, Development Owner or a Homebuilder.

Notwithstanding any provision in this Declaration to the contrary, until the expiration or termination of the Development Period:

(i) Declarant and/or its licensees may construct and maintain upon portions of the Common Area, any Lot, or portion of the Property owned by the Declarant, such facilities and may conduct such activities, which, in Declarant's sole opinion, may be reasonably required, convenient, or incidental to the construction or sale of single-family residences or other Improvements constructed upon the Lots, including, but not limited to, business offices, signs, model homes, and sales offices. Declarant and/or its licensees shall have an easement over and across the Common Area for access and use of such facilities at no charge; and

(ii) Declarant and/or its licensees will have an access easement over and across the Common Area for the purpose of making, constructing and installing Improvements upon the Common Area.

2.4 Subdividing. No Lot shall be further divided or subdivided, nor may any easements or other interests therein less than the whole be conveyed by the Owner thereof without the prior written approval of the ACC; provided, however, that when Declarant is the Owner thereof, Declarant may further divide and subdivide any Lot and convey any easements or other interests less than the whole, all without the approval of the ACC.

2.5 Hazardous Activities. No activities may be conducted on or within the Property and no Improvements may be constructed on or within any portion of the Property which, in the opinion of the Board, are or might be unsafe or hazardous to any person or property. Without limiting the generality of the foregoing, no firearms or fireworks may be discharged upon any portion of the Property unless discharged in conjunction with an event approved in advance by the Board and no open fires may be lighted or permitted except within safe and well-designed fireplaces or in contained barbecue units while attended and in use for cooking purposes. No portion of the Property may be used for the takeoff, storage, or landing of aircraft (including, without limitation, helicopters) except for medical emergencies.

2.6 Insurance Rates. Nothing shall be done or kept on the Property which would increase the rate of casualty or liability insurance or cause the cancellation of any such insurance on the Common Area, or the Improvements located thereon, without the prior written approval of the Board.

2.7 Mining and Drilling. No portion of the Property or the Common Area may be used for the purpose of mining, quarrying, drilling, boring, or exploring for or removing oil,

gas, or other hydrocarbons, minerals of any kind, rocks, stones, sand, gravel, aggregate, or earth. This provision will not be construed to prevent the excavation of rocks, stones, sand, gravel, aggregate, or earth or the storage of such material for use as fill provided that such activities are conducted in conjunction with the construction of Improvements and/or the development of the Property or the Common Area by the Declarant. Furthermore, this provision will not be interpreted to prevent the drilling of water wells by the Declarant or Development Owner or otherwise approved in advance by the ACC which are required to provide water to all or any portion of the Property. All water wells, other than those constructed by the Declarant, Development Owner, or their respective designees, must also be approved in advance by the ACC and any applicable regulatory authority.

2.8 Noise. No noise or other nuisance shall be permitted to exist or operate upon any portion of the Property so as to be offensive or detrimental to any other portion of the Property or to its Residents.

2.9 Animals - Household Pets. No animals, including pigs, hogs, swine, poultry, fowl, wild animals, horses, cattle, sheep, goats, or any other type of animal not considered to be a domestic household pet within the ordinary meaning and interpretation of such words may be kept, maintained, or cared for on or within the Property (as used in this paragraph, the term "domestic household pet" shall not mean or include non-traditional pets such pot-bellied pigs, miniature horses, exotic snakes or lizards, monkeys, chickens, or other exotic animals). The Board may determine, in its sole discretion, whether a particular pet is a domestic household pet within the ordinary meaning and interpretation of such words. No Owner may keep on such Owner's Lot more than four (4) cats and dogs, in the aggregate. No animal may be allowed to make an unreasonable amount of noise, or to become a nuisance, and no domestic pets will be allowed on the Property other than within the Owner's residence, or the fenced yard space associated therewith, unless confined to a leash. The Association may restrict pets to certain areas on the Property. No animal may be stabled, maintained, kept, cared for, or boarded for hire or remuneration on the Property, and no kennels or breeding operation will be allowed. No animal may be allowed to run at large, and all animals must be kept within enclosed areas which must be clean, sanitary, and reasonably free of refuse, insects, and waste at all times. No pet may be left unattended in unfenced yards, porches or other unfenced outside area. All pet waste will be removed and appropriately disposed of by the owner of the pet. All pets must be registered, licensed, and inoculated as required by Applicable Law. If the Board determines, in its sole discretion, that a pet becomes a source of unreasonable annoyance to others, or the owner of the pet fails or refuses to comply with these restrictions, the Owner, upon written notice, may be required to remove the pet from the Property.

2.10 Rubbish and Debris. As determined by the Board, no rubbish or debris of any kind may be placed or permitted to accumulate on or within the Property, and no odors will be permitted to arise therefrom so as to render all or any portion of the Property unsanitary, unsightly, offensive, or detrimental to any other property or Residents. Refuse, garbage, and trash must be kept at all times in covered containers, and such containers must be kept within

enclosed structures or appropriately screened from view. Each Owner will contract with an independent disposal service to collect all garbage or other wastes, if such service is not provided by a governmental entity or the Association.

2.11 Maintenance. The Owners of each Lot shall jointly and severally have the duty and responsibility, at their sole cost and expense, to keep their Lot and all Improvements thereon in good condition and repair and in a well-maintained, safe, clean and attractive condition at all times. The Board, in its sole discretion, shall determine whether a violation of the maintenance obligations set forth in this *Section 2.11* has occurred. Such maintenance includes, but is not limited to the following, which shall be performed in a timely manner, as determined by the Board, in its sole discretion:

(i) Prompt removal of all litter, trash, refuse, and wastes.

(ii) Lawn mowing and edging.

(iii) Tree and shrub pruning.

(iv) Watering of lawn and landscaping.

(v) Keeping exterior lighting and mechanical facilities in working order.

(vi) Keeping lawn and garden areas alive, free of weeds, and attractive.

(vii) Keeping planting beds free of turf grass.

(viii) Keeping sidewalks and driveways in good repair.

(ix) Complying with Applicable Law.

(x) Repainting of Improvements.

(xi) Repair of exterior damage, and wear and tear to Improvements.

2.12 Street Landscape Area-Owner's Obligation to Maintain Landscaping. Each Owner will be responsible, at such Owner's sole cost and expense, for maintaining mowing, replacing, pruning, and irrigating the landscaping between the boundary of such Owner's Lot and the curb of any adjacent right-of-way, street or alley (the "**ST Landscape Area**") unless the responsibility for maintaining the ST Landscape Area is performed by the Association and/or the City. If the maintenance of any ST Landscape Area is the responsibility of the City, and the City fails to properly maintain the ST Landscape Area as determined in the sole and absolute discretion of the Board, the Association, if allowed by Applicable Law, may have the

responsibility for maintaining such ST Landscape Area and the costs incurred, or estimated to be incurred by the Association, shall be discharged through Assessments.

2.13 Antennas. Except as expressly provided below, no exterior radio or television antennas, or aerial or satellite dish or disc, nor any Solar Energy Device, shall be erected, maintained or placed on a Lot without the prior written approval of the ACC; provided, however, that:

(i) an antenna designed to receive direct broadcast services, including direct-to-home satellite services, that is one meter or less in diameter; or

(ii) an antenna designed to receive video programming services via multipoint distribution services, including multi-channel multipoint distribution services, instructional television fixed services, and local multipoint distribution services, that is one meter or less in diameter or diagonal measurement; or

(iii) an antenna that is designed to receive television or radio broadcast signals.

(collectively, (i) through (iii) are referred to herein as the "**Permitted Antennas**") will be permitted subject to reasonable requirements as to location and screening as may be set forth in rules adopted by the ACC, consistent with Applicable Law, in order to minimize obtrusiveness as viewed from streets and adjacent property. Declarant and/or the Association will have the right, but not the obligation, to erect an aerial, satellite dish, or other apparatus for a master antenna, cable, or other communication system for the benefit of all or any portion of the Property.

2.14 Location of Permitted Antennas. A Permitted Antenna may be installed solely on the Owner's Lot and shall not encroach upon any street, Common Area, or any other portion of the Property. A Permitted Antenna shall be installed in a location on the Lot from which an acceptable quality signal can be obtained and where least visible from the street and the Property, other than the Lot. In order of preference, the locations of a Permitted Antenna which will be considered least visible by the ACC are as follows:

(i) Attached to the back of the principal single-family residence constructed on the Lot, with no part of the Permitted Antenna any higher than the roof fascia, soffit, or bargeboard and screened from view of adjacent Lots and the street; then

(ii) Attached to the side of the principal single-family residence constructed on the Lot, with no part of the Permitted Antenna any higher than the roof fascia, soffit, or bargeboard and screened from view of adjacent Lots and the street.

The ACC may, from time to time, modify, amend, or supplement the rules regarding installation and placement of Permitted Antennas.

Satellite dishes one meter or less in diameter, e.g., DirecTV or Dish satellite dishes, are permitted, HOWEVER, you are required to comply with the Rules and Regulations regarding installation and placement. These Rules and Regulations may be modified by the ACC from time to time. Please contact the ACC for the current Rules and Regulations regarding installation and placement.

2.15 Signs. Unless otherwise permitted by Applicable Law, no sign of any kind may be displayed to the public view on any Lot without the prior written approval of the ACC, except for:

(i) signs which are expressly permitted pursuant to the Design Guidelines or Rules and Regulations;

(ii) signs which are part of Declarant or Homebuilder's overall marketing, sale, or construction plans or activities for the Property;

(iii) one (1) temporary "For Sale" sign placed on the Lot. The sign must be professionally made and shall be limited to a maximum face area of five (5) square feet on each visible side and, if free standing, is mounted on a single or frame post. The overall height of the sign from the finished grade of the Lot at the spot where the sign is located may not exceed four feet (4'). The sign must be removed within two (2) business days following the sale of the Lot;

(iv) candidate or measure signs may be erected provided the sign: (a) is erected no earlier than the ninetieth (90th) day before the date of the election to which the sign relates; (b) is removed no later than the tenth (10th) day after the date of the election to which the sign relates; and (c) is ground-mounted. Only one sign may be erected for each candidate or measure. In addition, signs which include any of the components or characteristics described in Section 259.002(d) of the Texas Election Code are prohibited;

(v) permits as may be required by legal proceedings;

(vi) permits as may be required by any governmental entity; and

(vii) one (1) "no soliciting" and "security warning" sign near or on the front door of the residence, provided, that the sign may not exceed twenty-five (25) square inches.

For Lease and For Rent signs are expressly prohibited.

2.16 Flags – Approval Requirements. An Owner is permitted to display the flag of the United States of America, the flag of the State of Texas, an official or replica flag of any branch of the United States armed forces, or one (1) flag with official insignia of a college or university (**"Permitted Flag"**) and to install a flagpole no more than five feet (5′) in length affixed to the front of a residence near the principal entry or affixed to the rear of a residence (**"Permitted Flagpole"**). Only two (2) Permitted Flagpoles are allowed per residence. A Permitted Flag or Permitted Flagpole need not be approved in advance by the ACC. Approval by the ACC is required prior to installing vertical freestanding flagpoles installed in the front or back yard area of any Lot (**"Freestanding Flagpole"**).

2.17 Flags – Installation and Display. With the exception of flags displayed on or within the Common Area or any Lot which is being used for marketing purposes by the Declarant or a Homebuilder, unless otherwise approved in advance and in writing by the ACC, Permitted Flags, Permitted Flagpoles and Freestanding Flagpoles, installed in accordance with the Restrictions, must comply with the following:

(i) No more than one (1) Freestanding Flagpole OR no more than two (2) Permitted Flagpoles are permitted per Lot, on which only Permitted Flags may be displayed;

(ii) Any Permitted Flagpole must be no longer than five feet (5′) in length and any Freestanding Flagpole must be no more than twenty feet (20′) in height

(iii) Any Permitted Flag displayed on either a Permitted Flagpole or a Freestanding Flagpole may not be more than three feet in height by five feet in width (3′x5′);

(iv) The flag of the United States of America must be displayed in accordance with 4 U.S.C. Sections 5-10 and the flag of the State of Texas must be displayed in accordance with Chapter 3100 of the Texas Government Code;

(v) The display of a Permitted Flag, or the location and construction of a Permitted Flagpole or Freestanding Flagpole must comply with all Applicable Law, easements and setbacks of record;

(vi) Each Permitted Flagpole and Freestanding Flagpole must be constructed of permanent, long-lasting materials, with a finish appropriate to the materials used in the construction thereof and harmonious with the residence;

(vii) Any Permitted Flag, Permitted Flagpole, and Freestanding Flagpole must be maintained in good condition and any deteriorated Permitted Flag or deteriorated or structurally unsafe Permitted Flagpole or Freestanding Flagpole must be repaired, replaced or removed;

(viii) A Permitted Flag may be illuminated by no more than one (1) halogen landscaping light of low beam intensity which shall not be aimed towards or directly affect any neighboring Lot; and

(ix) Any external halyard of a Permitted Flagpole or Freestanding Flagpole must be secured so as to reduce or eliminate noise from flapping against the metal of the Permitted Flagpole or Freestanding Flagpole.

2.18 Tanks. The ACC must approve any tank used or proposed in connection with a residence, including tanks for storage of fuel, water, oil, or liquid petroleum gas (LPG), and including swimming pool filter tanks. No elevated tanks of any kind may be erected, placed or permitted on any Lot without the advance written approval of the ACC. All permitted tanks must be screened from view in accordance with a screening plan approved in advance by the ACC. This provision will not apply to a tank used to operate a standard residential gas grills, nor will it apply to barrels used as part of a Rainwater Harvesting System with capacity of less than fifty (50) gallons, so long as such barrels are actively being used for rainwater collection and storage.

2.19 Temporary Structures. No tent, shack, or other temporary building, Improvement, or structure shall be placed upon the Property without the prior written approval of the ACC; provided, however, that temporary structures necessary for storage of tools and equipment, and for office space for Declarant, Homebuilders, architects, and foremen during actual construction may be maintained with the prior approval of Declarant (unless placed by the Declarant), approval to include the nature, size, duration, and location of such structure.

2.20 Outside Storage Buildings. Outside storage buildings located in a fenced rear yard of a Lot are allowed with the prior written approval of the ACC. One (1) permanent storage building will be permitted if: (i) the surface area of the pad on which the storage building is constructed is no more than one hundred (100) square feet; (ii) the height of the storage building, measured from the surface of the Lot, is no more than eight feet (8'); (iii) the exterior of the storage building is constructed of the same or substantially similar materials and of the same color as the principal residential structure constructed on the Lot; (iv) the roof of the storage building is the same material and color as the roof of the principal residential structure constructed on the Lot; and (v) the storage building is constructed within all applicable building setbacks. No storage building may be used for habitation.

2.21 Unsightly Articles; Vehicles. No article deemed to be unsightly by the Board will be permitted to remain on any Lot so as to be visible from adjoining property or from public or private thoroughfares. Without limiting the generality of the foregoing, trailers, graders, trucks other than pickups, boats, tractors, campers, wagons, buses, motorcycles, motor scooters, all-terrain vehicles and garden maintenance equipment shall be kept at all times except when in actual use, in enclosed structures or screened from view and no repair or maintenance work shall be done on any of the foregoing, or on any automobile (other than minor emergency

repairs), except in enclosed garages or other structures. Service areas, storage areas, compost piles and facilities for hanging, drying or airing clothing or household fabrics shall be appropriately screened from view, and no lumber, grass, plant waste, shrub or tree clippings, metals, bulk materials, scrap, refuse or trash shall be kept, stored, or allowed to accumulate on any portion of the Property except within enclosed structures or appropriately screened from view. No: (i) racing vehicles; or (ii) other vehicles (including, without limitation, motorcycles or motor scooters) which are inoperable or do not have a current license tag shall be permitted to remain visible on any Lot or to be parked on any roadway within the Property or the Common Area.

2.22 Mobile Homes, Travel Trailers and Recreational Vehicles. No mobile homes, travel trailers or recreational vehicles shall be parked or placed on any street right of way, Lot, or used as a residence, either temporary or permanent, at any time. However, such vehicles may be parked temporarily for a period not to exceed seventy-two (72) consecutive hours during each two (2) month period. Notwithstanding the foregoing, sales trailers or other temporary structures expressly approved by the ACC or allowed pursuant to *Section 10.2* of this Declaration will be permitted.

2.23 Basketball Goals; Permanent and Portable. Permanent basketball goals are permitted in the front of the residence on a Lot provided the basketball goal is located a minimum of twenty feet (20′) from the street curb. The basketball goal backboard must be perpendicular to the street and mounted on a black metal pole permanently installed in the ground. Neither permanent nor portable basketball goals are permitted in any street right-of-way. Portable basketball goals are permitted on a Lot, but must be stored in the rear of the Lot or inside garage from sundown to sunrise. Basketball goals must be properly maintained and painted, with the net in good repair. All basketball goals, whether permanent or portable, must be approved by the ACC prior to being placed on any Lot.

2.24 Compliance with Restrictions. Each Owner, his or her family, Residents of a Lot, tenants, and the guests, invitees, and licensees of the preceding shall comply strictly with the provisions of the Restrictions as the same may be amended from time to time. Failure to comply with any of the Restrictions shall constitute a violation of the Restrictions and may result in a fine against the Owner in accordance with *Section 6.12* of this Declaration, and shall give rise to a cause of action to recover sums due for damages or injunctive relief, or both, maintainable by the Declarant, the Board on behalf of the Association, the ACC, or by an aggrieved Owner. The result of every act or omission that violates any provision(s) of the Restrictions is a nuisance, and any remedy allowed by Applicable Law against a nuisance, either public or private, is applicable against the violation. Without limiting any rights or powers of the Association, the Board may (but shall not be obligated to) remedy or attempt to remedy any violation of any of the provisions of the Restrictions, and the Owner whose violation has been so remedied shall be personally liable to the Association for all costs and expenses of effecting (or attempting to effect) such remedy. If such Owner fails to pay such costs and expenses upon demand by the Association, such costs and expenses (plus interest

from the date of demand until paid at the maximum lawful rate, or if there is no such maximum lawful rate, at the rate of one and one-half percent (1-1/2%) per month) shall be assessed against and chargeable to the Owner's Lot(s). Any such amounts assessed and chargeable against a Lot shall be secured by the liens reserved in this Declaration for Assessments and may be collected by any means provided in this Declaration for the collection of Assessments, including, but not limited to, foreclosure of such liens against the Owner's Lot(s). **Each such Owner shall release and hold harmless the Association and its officers, directors, employees and agents from any cost, loss, damage, expense, liability, claim or cause of action incurred or that may arise by reason of the Association's acts or activities under this *Section 2.24* (including any cost, loss, damage, expense, liability, claim or cause of action arising out of the Association's negligence in connection therewith), except for such cost, loss, damage, expense, liability, claim or cause of action arising by reason of the Association's gross negligence or willful misconduct. "Gross negligence" as used herein does not include simple negligence, contributory negligence or similar negligence short of actual gross negligence**.

2.25 Liability of Owners for Damage to Common Area. No Owner shall in any way alter, modify, add to or otherwise perform any work upon the Common Area without the prior written approval of the Board and the Declarant during the Development Period. Each Owner shall be liable to the Association for any and all damages to: (a) the Common Area and any Improvements constructed thereon; or (b) any Improvements constructed on any Lot, the maintenance of which has been assumed by the Association, which damages were caused by the neglect, misuse or negligence of such Owner or Owner's family, or by any tenant or other Resident of such Owner's Lot, or any guest or invitee of such Owner or Resident. The full cost of all repairs of such damage shall be an Individual Assessment against such Owner's Lot, secured by a lien against such Owner's Lot and collectable in the same manner as provided in *Section 6.10* of this Declaration.

2.26 Party Wall Fences; Party Walls. A fence or wall located on or near the dividing line between two (2) Lots and intended to benefit both Lots constitutes a "**Party Wall**" and, to the extent not inconsistent with the provisions of this *Section 2.26*, is subject to the general rules of law regarding party walls and liability for property damage due to negligence, willful acts, or omissions and are subject to the following:

2.26.1 Encroachments & Easement. If the Party Wall is on one Lot due to an error in construction, the Party Wall is nevertheless deemed to be on the dividing line for purposes of this *Section 2.26*. Each Lot sharing a Party Wall is subject to an easement for the existence and continuance of any encroachment of the Party Wall as a result of construction, repair, shifting, settlement, or movement in any portion of the Party Wall, so that the encroachment may remain undisturbed as long as the Party Wall stands. Each Lot is subject to a reciprocal easement for the maintenance, repair, replacement, or reconstruction of the Party Wall.

2.26.2 Right to Repair. If the Party Wall is damaged or destroyed from any cause, then to the extent that such damage is not covered by insurance and repaired out of the proceeds of insurance, the Owner of either Lot may repair or rebuild the Party Wall to its previous condition, and the other Owner or Owners that the Party Wall serves will thereafter contribute to the cost of restoration thereof in equal proportions without prejudice, subject however, to the right of any such Owners to call for a larger contribution from the others under any rule or law regarding liability for negligent or willful acts or omissions. The Owners of both Lots, their successors and assigns, have the right to the full use of the repaired or rebuilt Party Wall. No Party Wall may be constructed, repaired, or rebuilt without the advance written approval of the ACC in accordance with *Article 7* of this Declaration.

2.26.3 Maintenance Costs. The Owners of the adjoining Lots share equally the costs of repair, reconstruction, or replacement of the Party Wall, subject to the right of one Owner to call for larger contribution from the other under any rule of law regarding liability for negligence or willful acts or omissions. If an Owner is responsible for damage to or destruction of the Party Wall, that Owner will bear the entire cost of repair, reconstruction, or replacement. If an Owner fails or refuses to pay his share of costs of repair or replacement of the Party Wall, the Owner advancing monies has a right to file a claim of lien for the monies advanced in the Official Public Records of Denton County, Texas, and has the right to foreclose the lien as if it were a mechanic's lien. The right of an Owner to require contribution from another Owner under this *Section 2.26* is appurtenant to the Lot and passes to the Owner's successors in title. If the Owners of adjoining Lots fail to maintain the Party Wall located upon such Owner's Lot in good condition and repair, the Association may undertake such measures as may be required to maintain and/or repair the Party Wall, and, in such event, the Association will levy an Individual Assessment on the Lot Owners responsible for maintenance of the Party Wall.

2.26.4 Alterations. The Owner of a Lot sharing a Party Wall may not cut openings in the Party Wall or alter or change the Party Wall in any manner that affects the use, condition, or appearance of the Party Wall to the adjoining Lot. The Party Wall will always remain in the same location as when erected unless otherwise approved by the Owner of each Lot sharing the Party Wall and the ACC.

2.26.5 Dispute Resolution. In the event of any dispute arising concerning a Party Wall, or under the provisions of this *Section 2.26* (the "**Dispute**"), the parties will submit the Dispute to mediation. Should the parties be unable to agree on a mediator within ten (10) days after written request therefore by the Board, the Board will appoint a mediator. If the Dispute is not resolved by mediation, the Dispute will be resolved by binding arbitration. Either party may initiate the arbitration. Should the parties be unable to agree on an arbitrator within ten (10) days after written request therefore by the Board, the Board will appoint an arbitrator. The decision of the arbitrator will be binding upon the parties and will be in lieu of any right of legal action that either party may have against the other. In the event an Owner fails to properly and on a timely basis (both standards to be determined by the Board in

the Board's sole and absolute discretion) implement the decision of the mediator or arbitrator, as applicable, the Board may implement said mediator's or arbitrator's decision, as applicable. If the Board implements the mediator's or arbitrator's decision on behalf of an Owner, the Owner otherwise responsible therefor will be personally liable to the Association for all costs and expenses incurred by the Association in conjunction therewith. If such Owner fails to pay such costs and expenses upon demand by the Association, such costs and expenses (plus interest from the date of demand until paid at the maximum lawful rate, or if there is no such maximum lawful rate, at the rate of one and one-half percent (1-1/2%) per month) will be assessed against and chargeable to the Owner's Lot(s). Any such amounts assessed and chargeable against a Lot hereunder will be secured by the liens reserved in this Declaration for Assessments and may be collected by any means provided in this Declaration for the collection of Assessments, including, but not limited to, foreclosure of such liens against the Owner's Lot(s).

2.27 Playscapes and Sports Courts. Playscapes and sport courts are permissible at the sole discretion of the ACC. If allowed, these facilities must be: (i) properly sited and screened so as to minimize the visual and audio impact of the facility on adjacent properties; (ii) the height of a playscape, measured from the surface of the Lot, is no more than ten (10) feet; (iii) the canopy cover of any playscape will be constructed of earth tone materials; and (iv) sport courts may not be lighted or enclosed with netting. Tennis courts are not permitted.

2.28 Decorations and Lighting. No decorative appurtenances such as sculptures, birdbaths and birdhouses, fountains, or other decorative embellishments will be placed on the residence or on the front yard or on any other portion of a Lot which is visible from any street, unless such specific items have been approved in writing by the ACC. Customary seasonal decorations for holidays are permitted without approval by the ACC but must be removed within thirty (30) days of the applicable holiday. Outside lighting fixtures will be placed so as to illuminate only the yard of the applicable Lot and so as not to affect or reflect into surrounding residences or yards. No mercury vapor, sodium or halogen light will be installed on any Lot which is visible from any street unless otherwise approved by the ACC.

2.29 Water Quality Facilities, Drainage Facilities and Drainage Ponds. The Property may include, now or in the future, one or more water quality facilities, sedimentation, drainage and detention facilities, or ponds which serve all or a portion of the Property and are inspected, maintained and administered by the Association in accordance with all Applicable Law. Access to these facilities and ponds is limited to persons engaged by the Association or its agents to periodically maintain such facilities. Each Owner is advised that the water quality facilities, sedimentation, drainage and detention facilities and ponds are an active utility feature integral to the proper operation of the Property and may periodically hold standing water. Each Owner is advised that entry into the water quality facilities, sedimentation, drainage and detention facilities or ponds may result in injury and is a violation of the Rules and Regulations.

2.30 Cell Tower and Telecommunications Equipment. Telecommunications, cellular, video and digital equipment, including without limitation, broadcast antennas and related equipment, cell towers, cell tower equipment, or other wireless communication antennas and related equipment, cable or satellite television equipment and equipment for high-speed internet access (collectively, the "**CTT Equipm**ent") may be located on or near the Property or may be constructed on or near the Property. As more particularly described in *Section 9.8* of this Declaration, Declarant has reserved the right, for the benefit of itself, its affiliates and assigns, to construct, install, use, maintain, repair, replace, improve, remove, and operate CTT Equipment upon all or any portion of the Common Area. Parties other than the Declarant, its affiliates or assigns may also have easements for the construction, installation, use, maintenance, repair, replacement, improvement, removal and operation of CTT Equipment.

2.31 Shared Mailboxes. Mailbox kiosks (the "**Shared Mailboxes**") may be installed on the Property to serve the Owners. Such Shared Mailboxes, if installed, will be Common Area, and the Association will maintain the Shared Mailboxes in good condition and repair in accordance with United States Postal requirements. The costs incurred, or estimated to be incurred, by the Association for maintenance of the Shared Mailboxes, if installed, will be discharged through Assessments. Notwithstanding the foregoing, individual Owners are required to replace the locks and/or keys as needed and are responsible for the cost associated therewith. Neither the Association, the Declarant nor any Homebuilder will be responsible for any locks or key replacements.

2.32 Release and Indemnity. EACH OWNER AND OWNER'S FAMILY MEMBERS, GUESTS, TENANTS, INVITEES, AGENTS, AND CONTRACTORS (EACH, A "**USER**" HEREIN) HEREBY RELEASE AND HOLD HARMLESS THE ASSOCIATION, DECLARANT, DEVELOPMENT OWNER, THE ACC AND THEIR RESPECTIVE AFFILIATES, OFFICERS, DIRECTORS, MANAGERS, MEMBERS, COMMITTEE MEMBERS, EMPLOYEES AND AGENTS FROM ANY COST, LOSS, DAMAGE, EXPENSE, LIABILITY, CLAIM OR CAUSE OF ACTION INCURRED OR THAT MAY ARISE BY REASON OF USER'S USE OF ANY COMMON AREA PROPERTY, COMMUNITY AMENITIES, OR COMMUNITY FACILITIES. EVERY USER IDENTIFIED ABOVE SHALL INDEMNIFY AND HOLD HARMLESS THE ASSOCIATION, DECLARANT, DEVELOPMENT OWNER, THE ACC AND THEIR RESPECTIVE AFFILIATES, OFFICERS, DIRECTORS, MANAGERS, MEMBERS, COMMITTEE MEMBERS, EMPLOYEES AND AGENTS FROM ANY COST, LOSS, DAMAGE, EXPENSE, LIABILITY, CLAIM OR CAUSE OF ACTION FOR PERSONAL INJURY OR PROPERTY DAMAGE INCURRED OR THAT MAY ARISE BY REASON OF THE USE OF OR ENTRY UPON ANY COMMON AREA PROPERTY, COMMUNITY AMENITIES, OR COMMUNITY FACILITIES (INCLUDING ANY COST, FEES, EXPENSE, LIABILITY, CLAIM OR CAUSE OF ACTION ARISING OUT OF THE ASSOCIATION'S, DECLARANT'S OR DEVELOPMENT OWNER'S NEGLIGENCE IN CONNECTION THEREWITH), EXCEPT FOR SUCH COST, LOSS, DAMAGE, EXPENSE, LIABILITY, CLAIM OR CAUSE OF ACTION ARISING BY REASON OF THE ASSOCIATION'S, DECLARANT'S OR DEVELOPMENT OWNER'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT. "**GROSS NEGLIGENCE**" AS USED HEREIN

DOES NOT INCLUDE SIMPLE NEGLIGENCE, CONTRIBUTORY NEGLIGENCE, OR SIMILAR NEGLIGENCE SHORT OF ACTUAL GROSS NEGLIGENCE. USE OF ANY COMMON AREA PROPERTY, COMMUNITY AMENITIES, OR COMMUNITY FACILITIES IS CONDITIONED UPON ACCEPTANCE OF THE FOREGOING RELEASE AND INDEMNITY OBLIGATIONS.

ARTICLE 3
CONSTRUCTION RESTRICTIONS

3.1 Approval for Construction. Unless prosecuted by the Declarant, no Improvements will hereafter be placed, maintained, erected, or constructed upon any Lot without the prior written approval of the ACC in accordance with *Article 7* of this Declaration.

3.2 Rentals. Nothing in this Declaration will prevent the rental of any Lot and the Improvements thereon by the Owner thereof for residential purposes; provided that all rentals must be for terms of at least thirty (30) days. All leases must be in writing. The Owner must provide to its lessee copies of the Restrictions. Notice of any lease, together with such additional information as may be required by the Board, will be remitted to the Association by the Owner on or before the expiration of ten (10) days after the effective date of the lease.

3.3 Fences; Sidewalks. All fences and walls must comply with all Applicable Law. Unless otherwise approved by the ACC, no fence, wall or hedge will be erected or maintained on any Lot nearer to the street than the front elevation of the residence constructed on the Lot, except for fences erected in conjunction with the model homes or sales offices. The ACC will have the sole discretion to determine the front elevation of the residence for the purpose of this *Section 3.3*. No chain-link, metal cloth or agricultural fences may be installed or maintained on a Lot, except by Declarant. Each Owner must maintain all fences on such Owner's Lot in good condition, including but not limited to periodically re-staining all fences using stain substantially similar to the stain applied to the fences as originally constructed by Declarant or Homebuilder, as determined by the ACC. The Board, in its sole discretion, may undertake the maintenance and staining of the fences for corner Lots and on the main streets or public rights-of-way of the subdivision. If required by the Plat, the Owner of each Lot will construct, at such Owner's sole cost and expense and prior to occupying any Improvement, a sidewalk on such Owner's Lot, located and designed in conformance with the Plat.

3.4 Trash Containers. Trash containers and recycling bins must be stored in one of the following locations:

(i) inside of the garage of the single-family residence constructed on the Lot; or

(ii) behind the single-family residence, retaining wall, or fence constructed on the Lot, or concealed by landscaping, in such a manner that the

trash container and recycling bin is not visible from any street, alley, or adjacent Lot.

The Board will have the right to specify additional locations on each Owner's Lot in which trash containers or recycling bins must be stored.

3.5 Drainage. There will be no interference with the established drainage patterns over any of the Property, including the Lots, except by Declarant, unless adequate provision is made for proper drainage and such provision is approved in advance by the ACC. Specifically, and not by way of limitation, no Improvement, including landscaping, may be installed which impedes the proper drainage of water between Lots.

3.6 Construction Activities. The Restrictions will not be construed or applied so as to unreasonably interfere with or prevent normal construction activities during the construction of Improvements by an Owner (including Declarant or a Homebuilder) upon or within the Property. Specifically, no such construction activities will be deemed to constitute a nuisance or a violation of the Restrictions by reason of noise, dust, presence of vehicles or construction machinery, posting of signs or similar activities, provided that such construction is pursued to completion with reasonable diligence and conforms to usual construction practices in the area. In the event that construction upon any Lot does not conform to usual practices in the area as determined by the ACC in its sole and reasonable judgment, the ACC will have the authority to seek an injunction to stop such construction. In addition, if during the course of construction upon any Lot there is excessive accumulation of debris of any kind which would render the Lot or any portion thereof unsanitary, unsightly, offensive, or detrimental to it or any other portion of the Property, then the ACC may contract for or cause such debris to be removed, and the Owner of the Lot will be liable for all reasonable expenses incurred in connection therewith.

3.7 Roofing. The roofs of all buildings must be approved by the ACC. In addition, roofs of buildings may be constructed with "**Energy Efficient Roofing**" with the advance written approval of the ACC. For the purpose of this *Section 3.7*, "Energy Efficient Roofing" means shingles that are designed primarily to: (a) be wind and hail resistant; (b) provide heating and cooling efficiencies greater than those provided by customary composite shingles; or (c) provide solar generation capabilities. The ACC will not prohibit an Owner from installing Energy Efficient Roofing provided that the Energy Efficient Roofing shingles: (i) resemble the shingles used or otherwise authorized for use within the Property; (ii) are more durable than, and are of equal or superior quality to, the shingles used or otherwise authorized for use within the Property; and (iii) match the aesthetics of adjacent Lots. An Owner who desires to install Energy Efficient Roofing will be required to comply with the architectural review and approval procedures set forth the Restrictions. In conjunction with any such approval process, the Owner should submit information which will enable the ACC to confirm the criteria set forth in this *Section 3.7*. Any other type of roofing material will be permitted only with the advance written approval of the ACC.

3.8 Swimming Pools. Any swimming pool constructed on a Lot must be enclosed with a fence or other enclosure device completely surrounding the swimming pool which, at a minimum, satisfies all Applicable Law and be approved in advance by the ACC. Nothing in this *Section 3.8* is intended or will be construed to limit or affect an Owner's obligation to comply with any Applicable Law concerning swimming pool enclosure requirements. Unless otherwise approved in advance by the ACC, above-ground or temporary swimming pools are not permitted on a Lot.

3.9 Compliance with Setbacks. No residence or Improvement may be constructed on any Lot nearer to a street than the minimum building setback lines shown on the Plat, and no Improvement shall be located on or within any drainage or utility easement unless otherwise permitted pursuant to Applicable Law.

3.10 Solar Energy Device. Solar Energy Devices may be installed with the advance written approval of the ACC, in accordance with the procedures and requirements set forth below.

3.10.1 Application. To obtain ACC approval of a Solar Energy Device, the Owner shall provide the ACC with the following information: (i) the proposed installation location of the Solar Energy Device; and (ii) a description of the Solar Energy Device, including the dimensions, manufacturer, and photograph or other accurate depiction (the "**Solar Application**"). A Solar Application may only be submitted by an Owner unless the Owner's tenant provides written confirmation at the time of submission that the Owner consents to the Solar Application. The Solar Application shall be submitted in accordance with the provisions of *Article 7* of this Declaration.

3.10.2 Approval Process. The ACC will review the Solar Application in accordance with the terms and provisions of *Article 7* of this Declaration. The ACC will approve a Solar Energy Device if the Solar Application complies with *Section 3.10.3* below **UNLESS** the ACC makes a written determination that placement of the Solar Energy Device, despite compliance with *Section 3.10.3*, will create a condition that substantially interferes with the use and enjoyment of the property within the Property by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities. The ACC's right to make a written determination in accordance with the foregoing sentence is negated if all Owners of Lots immediately adjacent to the Owner/applicant provide written approval of the proposed placement. Any proposal to install a Solar Energy Device on Common Area or property owned or maintained by the Association must be approved in advance and in writing by the Board, and the Board need not adhere to this *Section 3.10* when considering any such request.

3.10.3 Approval Conditions. Unless otherwise approved in advance and in writing by the ACC, each Solar Application and each Solar Energy Device to be installed in accordance therewith must comply with the following:

(i) The Solar Energy Device must be located on the roof of the residence located on the Owner's Lot, entirely within a fenced area of the Owner's Lot, or entirely within a fenced patio located on the Owner's Lot. If the Solar Energy Device will be located on the roof of the residence, the ACC may designate the location for placement unless the location proposed by the Owner increases the estimated annual energy production of the Solar Energy Device, as determined by using a publicly available modeling tool provided by the National Renewable Energy Laboratory, by more than ten percent (10%) above the energy production of the Solar Energy Device if installed in the location designated by the ACC. If the Owner desires to contest the alternate location proposed by the ACC, the Owner should submit information to the ACC which demonstrates that the Owner's proposed location meets the foregoing criteria. If the Solar Energy Device will be located in the fenced area of the Owner's Lot or patio, no portion of the Solar Energy Device may extend above the fence line.

(ii) If the Solar Energy Device is mounted on the roof of the principal residence located on the Owner's Lot, then: (A) the Solar Energy Device may not extend higher than or beyond the roofline; (B) the Solar Energy Device must conform to the slope of the roof and the top edge of the Solar Device must be parallel to the roofline; and (C) the frame, support brackets, or visible piping or wiring associated with the Solar Energy Device must be silver, bronze or black.

3.11 Rainwater Harvesting Systems. Rain barrels or rainwater harvesting systems (a "Rainwater Harvesting System") may be installed with the advance written approval of the ACC.

3.11.1 Application. To obtain ACC approval of a Rainwater Harvesting System, the Owner shall provide the ACC with the following information: (i) the proposed installation location of the Rainwater Harvesting System; and (ii) a description of the Rainwater Harvesting System, including the color, dimensions, manufacturer, and photograph or other accurate depiction (the "**Rain System Application**"). A Rain System Application may only be submitted by an Owner unless the Owner's tenant provides written confirmation at the time of submission that the Owner consents to the Rain System Application.

3.11.2 Approval Process. The decision of the ACC will be made in accordance with *Article 7* of this Declaration. Any proposal to install a Rainwater Harvesting System on Common Area must be approved in advance and in writing by the Board, and the Board need not adhere to this *Section 3.11* when considering any such request.

3.11.3 Approval Conditions. Unless otherwise approved in advance and in writing by the ACC, each Rain System Application and each Rainwater Harvesting System to be installed in accordance therewith must comply with the following:

(i) The Rainwater Harvesting System must be consistent with the color scheme of the residence constructed on the Owner's Lot, as reasonably determined by the ACC.

(ii) The Rainwater Harvesting System does not include any language or other content that is not typically displayed on such a device.

(iii) The Rainwater Harvesting System is in no event located between the front of the residence constructed on the Owner's Lot and any adjoining or adjacent street.

(iv) There is sufficient area on the Owner's Lot to install the Rainwater Harvesting System, as reasonably determined by the ACC.

3.11.4 Guidelines. If the Rainwater Harvesting System will be installed on or within the side yard of a Lot, or would otherwise be visible from a street, Common Area, or another Owner's Lot, the ACC may regulate the size, type, shielding of, and materials used in the construction of the Rainwater Harvesting System. Accordingly, when submitting a Rain System Application, the application should describe methods proposed by the Owner to shield the Rainwater Harvesting System from the view of any street, Common Area, or another Owner's Lot. When reviewing a Rain System Application for a Rainwater Harvesting System that will be installed on or within the side yard of a Lot, or would otherwise be visible from a street, Common Area, or another Owner's Lot, any additional regulations imposed by the ACC to regulate the size, type, shielding of, and materials used in the construction of the Rainwater Harvesting System, may not prohibit the economic installation of the Rainwater Harvesting System, as reasonably determined by the ACC.

3.12 Xeriscaping. As part of the installation and maintenance of landscaping on an Owner's Lot, an Owner may submit plans for and install drought tolerant landscaping ("**Xeriscaping**") upon written approval by the ACC. All Owners implementing Xeriscaping shall comply with the following:

3.12.1 Application. Approval by the ACC is required prior to installing Xeriscaping. To obtain the approval of the ACC for Xeriscaping, the Owner shall provide the ACC with the following information: (i) the proposed site location of the Xeriscaping on the Owner's Lot; (ii) a description of the Xeriscaping, including the types of plants, border materials, hardscape materials and photograph or other accurate depiction and (iii) the percentage of yard to be covered with gravel, rocks and cacti (the "**Xeriscaping Application**"). A Xeriscaping Application may only be submitted by an Owner unless the Owner's tenant provides written confirmation at the time of submission that the Owner consents to the Xeriscaping Application. The ACC is not responsible for: (i) errors or omissions in the Xeriscaping Application submitted to the ACC for approval; (ii) supervising installation or

construction to confirm compliance with an approved Xeriscaping Application or (iii) the compliance of an approved application with Applicable Law.

3.12.2 Approval Conditions. Unless otherwise approved in advance and in writing by the ACC, each Xeriscaping Application and all Xeriscaping to be installed in accordance therewith must comply with the following:

(i) The Xeriscaping must be aesthetically compatible with other landscaping in the community as reasonably determined by the ACC. For purposes of this *Section 3.12*, "aesthetically compatible" shall mean overall and long-term aesthetic compatibility within the community. For example, an Owner's Lot plan may be denied if the ACC determines that: a) the proposed Xeriscaping would not be harmonious with already established turf and landscaping in the overall community; and/or b) the use of specific turf or plant materials would result in damage to or cause deterioration of the turf or landscaping of an adjacent property owner, resulting in a reduction of aesthetic appeal of the adjacent property Owner's Lot.

(ii) No Owners shall install gravel, rocks or cacti that in the aggregate encompass over thirty percent (30%) of such Owner's front yard or fifty percent (50%) of such Owner's back yard.

(iii) The Xeriscaping must not attract diseases and insects that are harmful to the existing landscaping on neighboring Lots, as reasonably determined by the ACC.

3.12.3 Process. The decision of the ACC will be made within a reasonable time, or within the time period otherwise required by the principal deed restrictions which govern the review and approval of improvements. A Xeriscaping Application submitted to install Xeriscaping on property owned by the Association or property owned in common by members of the Association will not be approved. Any proposal to install Xeriscaping on property owned by the Association or property owned in common by members of the Association must be approved in advance and in writing by the Board, and the Board need not adhere to the requirements set forth in this *Section 3.12* when considering any such request.

3.12.4 Approval. Each Owner is advised that if the Xeriscaping Application is approved by the ACC, installation of the Xeriscaping must: (i) strictly comply with the Xeriscaping Application; (ii) commence within thirty (30) days of approval; and (iii) be diligently prosecuted to completion. If the Owner fails to cause the Xeriscaping to be installed in accordance with the approved Xeriscaping Application, the ACC may require the Owner to: (i) modify the Xeriscaping Application to accurately reflect the Xeriscaping installed on the Property; or (ii) remove the Xeriscaping and reinstall the Xeriscaping in accordance with the approved Xeriscaping Application. Failure to install Xeriscaping in accordance with the

approved Xeriscaping Application or an Owner's failure to comply with the post-approval requirements constitutes a violation of this Declaration and may subject the Owner to fines and penalties. Any requirement imposed by the ACC to resubmit a Xeriscaping Application or remove and relocate Xeriscaping in accordance with the approved Xeriscaping Application shall be at the Owner's sole cost and expense.

3.13 Utility Lines. No sewer, drainage or water lines shall be constructed, placed or maintained anywhere in or upon any portion of the Property other than within buildings or structures unless the same shall be constructed, placed or maintained underground. No wires or other devices for the communication or transmission of electric current, power, or signals including telephone, television, microwave or radio signals, shall be constructed, placed or maintained anywhere in or upon any portion of the Property other than within buildings or structures unless the same shall be contained in conduits or cables constructed, placed or maintained underground or concealed in or under buildings or other structures.

3.14 Garages. All garages must be built to accommodate at least two (2) full-sized automobiles. No garage may be permanently enclosed or otherwise used for habitation. Each driveway must be built to accommodate at least two (2) vehicles in front of the garage. Rear, detached garages are permitted so long as they are constructed in accordance with this Declaration and Applicable Law.

3.15 Flood Zone(s). A portion or portions of the Property may lie within the floodplain or areas subject to a flooding event. No Improvements shall be placed within the floodplain. Any filling or other Improvements placed within the floodplain shall require review and approval from the applicable governmental authority prior to construction of such Improvements or fill material being placed.

ARTICLE 4
HIGHPOINTE RANCH RESIDENTIAL COMMUNITY, INC.

4.1 Organization. The Association will be a nonprofit corporation created for the purposes, charged with the duties, and vested with the powers of a Texas nonprofit corporation. Neither the Certificate nor Bylaws will for any reason be amended or otherwise changed or interpreted so as to be inconsistent with this Declaration. Unless expressly provided in the Restrictions, the Association acts through a Majority of the Board. Certain acts and activities of the Association and the Board must be approved by the Declarant during the Development Period (and by Development Owner, if Development Owner owns any Lot or portion of the Property at such time). If Declarant and/or Development Owner approval is required, such approval must be evidenced in writing.

4.2 Membership.

4.2.1 Mandatory Membership. Any person or entity, upon becoming an Owner, will automatically become a Member of the Association. Membership will be

appurtenant to and will run with the ownership of the Lot that qualifies the Owner thereof for membership, and membership may not be severed from the ownership of the Lot, or in any way transferred, pledged, mortgaged or alienated, except together with the title to such Lot. Within thirty (30) days after acquiring legal title to a Lot, if requested by the Board, an Owner must provide the Association with: (i) a copy of the recorded deed by which the Owner has acquired title to the Lot; (ii) the Owner's address, email address, phone number, and driver's license number, if any; (iii) any Mortgagee's name and address; and (iv) the name, phone number, and email address of any Resident other than the Owner.

If you acquire a Lot you automatically become a member of the Association. Membership is Mandatory!

4.2.2 Easement of Enjoyment – Common Area. Every Member will have a right and easement of enjoyment in and to all of the Common Area and an access easement by and through any Common Area, which easements will be appurtenant to and will pass with the title to such Member's Lot, subject to the following restrictions and reservations:

(i) The right of the Declarant, or the Declarant's designee, to cause such Improvements and features to be constructed upon the Common Area, as determined from time to time by the Declarant, in the Declarant's sole and absolute discretion;

(ii) The right of the Association to suspend the Member's right to use the Common Area for any period during which any Assessment against such Member's Lot remains past due and for any period during which such member is in violation of any provision of this Declaration;

(iii) The right of the Declarant, during the Development Period, and the Board thereafter, to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility for any purpose;

(iv) The right of the Declarant, during the Development Period, and the Board thereafter to grant easements or licenses over and across the Common Area;

(v) With the advance written approval of the Declarant during the Development Period, the right of the Board to borrow money for the purpose of improving the Common Area and, in furtherance thereof, mortgage the Common Area;

(vi) The right of the Declarant, during the Development Period, and the Board, with the advance written approval of the Declarant during the Development Period, to promulgate Rules and Regulations regarding the use of

the Common Area and any Improvements thereon; provided, however, that for so long as Development Owner owns any Lot or portion of the Property, any adoption of or amendment or supplement to the Rules and Regulations will require the prior written consent of Development Owner; and

(vii) The right of the Association to contract for services with any third parties on such terms as the Board may determine, except that during the Development Period, all such contracts must be approved in advance and in writing by the Declarant.

4.3 **Governance**. As more specifically described in the Bylaws, the Board will consist of at least three (3) persons elected at the annual meeting of the Association, or at a special meeting called for such purpose. **Notwithstanding the foregoing provision or any provision in this Declaration to the contrary, but subject in all events to the last sentence of this *Section 4.3*, until one hundred twenty (120) days after seventy-five percent (75%) of the Maximum Number of Lots have been made subject to the terms and provisions of this Declaration and have been conveyed to Owners other than the Declarant, a Homebuilder or Development Owner, Declarant will have the sole right to appoint and remove all members of the Board and all officers of the Association. Within one hundred twenty (120) days after seventy-five percent (75%) of the Maximum Number of Lots have been made subject to the terms and provisions of this Declaration and have been conveyed to Owners other than Declarant, a Homebuilder or Development Owner, the Board will call a meeting of Members of the Association for the purpose of electing one-third (1/3) of the Board (the "Initial Member Election Meeting"), which Board member(s) must be elected by Owners other than the Declarant. Declarant shall continue to have the sole right to appoint and remove two-thirds (2/3) of the Board from and after the Initial Member Election Meeting until expiration or termination of the Development Period. The individual(s) elected to the Board at the Initial Member Election Meeting shall be elected for a one (1) year term and shall serve until his or her successor is elected or he or she is replaced in accordance with the Bylaws. Notwithstanding anything to the contrary herein or in the Bylaws, (A) in the event (i) the Option Agreement is terminated prior to the purchase by Declarant from Development Owner of all of the Lots and other portions of the Property thereunder, as evidenced by the Recording of a notice of termination of Option Agreement, and (ii) the Development Period has not yet expired at the time of such termination, Development Owner may, at its sole election (but is not obligated to), and regardless of whether or not Development Owner has taken an assignment of the Declarant rights pursuant to *Section 10.6* below, remove any or all of the then-current members of the Board and/or the then-current officers of the Association and replace them with persons chosen by Development Owner in its sole discretion, and in such event, Declarant shall take all such actions as are necessary to effectuate such changes to the Board and/or to the officers of the Association, and (B) such Board members and/or officers appointed by Development Owner shall serve until the earlier of (x) the Member Election Meeting (as defined in the Bylaws) or (y) his or her successor is elected or he or she is replaced in accordance with the Bylaws.**

4.4 Voting Allocation. The number of votes which may be cast to elect members to the Board (except as provided by *Section 4.3*) and on all other matters the Members may vote on shall be calculated as set forth below.

4.4.1 Owner Votes. The Owner of each Lot will have one (1) vote for each Lot so owned.

4.4.2 Declarant Votes. In addition to the votes to which Declarant is entitled by reason of *Section 4.4.1*, for every one (1) vote outstanding in favor of any other person or entity, Declarant will have four (4) additional votes until the expiration or termination of the Development Period. Declarant may cast votes allocated to the Declarant pursuant to this *Section 4.4.2* and shall be considered a Member for the purpose of casting such votes, and need not own any portion of the Property as a pre-condition to exercising such votes.

4.4.3 Development Owner Votes. In addition to the votes to which Development Owner is entitled by reason of *Section 4.4.1* and *Section 4.4.2* above, for every one (1) vote allocated to Declarant pursuant to *Section 4.4.2*, Development Owner will have an equal number of additional votes until such time as Development Owner no longer owns any Lot or portion of the Property. Development Owner may cast votes allocated to the Development Owner pursuant to this *Section 4.4.3* and shall be considered a Member for the purpose of casting such votes.

4.4.4 Co-Owners. When more than one person or entity owns a portion of the fee simple interest in any Lot, all such persons or entities will be Members. The vote or votes (or fraction thereof) for such Lot will be exercised by the person so designated in writing to the Secretary of the Association by the Owner of such Lot, and in no event will the vote for such Lot exceed the total votes to which such Lot is otherwise entitled under this *Section 4.4*.

4.4.5 Tie Votes. In the event of a tie vote, the vote of the Development Owner shall control until such time as Development Owner no longer owns any Lot or portion of the Property.

4.5 Powers. The Association will have the powers of a Texas nonprofit corporation. It will further have the power to do and perform any and all acts that may be necessary or proper, for or incidental to, the exercise of any of the express powers granted to it by Applicable Law or this Declaration. Without in any way limiting the generality of the two preceding sentences, the Board, acting on behalf of the Association, will have the following powers at all times:

4.5.1 Rules and Regulations, Bylaws and Community Manual. To make, establish and promulgate, and in its discretion to amend from time to time, or repeal and re-enact, such rules, regulations, policies, Bylaws and Community Manual not in conflict with this Declaration, as the Board deems proper, covering any and all aspects of the Property or the Common Area (including the operation, maintenance and preservation thereof) or the

Association. Any Rules and Regulations, policies, Bylaws and Community Manual and any modifications thereto proposed by the Board must be approved in advance and in writing by the Declarant until expiration or termination of the Development Period and must also be approved in advance and in writing by Development Owner if Development Owner owns any Lot or portion of the Property at such time.

4.5.2 Insurance. To obtain and maintain in effect, policies of insurance that, in the opinion of the Board, are reasonably necessary or appropriate to carry out the Association's functions.

4.5.3 Records. To keep books and records of the Association's affairs, and to make such books and records, together with current copies of the Restrictions available for inspection by the Owners, Mortgagees, and insurers or guarantors of any Mortgage upon request during normal business hours.

4.5.4 Assessments. To levy and collect Assessments, as provided in *Article 6* below.

4.5.5 Right of Entry and Enforcement. To enter at any time without notice in an emergency (or in the case of a non-emergency, after twenty-four (24) hours written notice), without being liable to any Owner or Resident, upon any Lot and into any Improvement thereon for the purpose of enforcing the Restrictions or for the purpose of maintaining or repairing any area, Improvement or other facility or removing any item to conform to the Restrictions. The expenses incurred by the Association in connection with the entry upon any Lot and the removal or maintenance and repair work conducted thereon or therein will be a personal obligation of the Owner of the Lot so entered, will be deemed an Individual Assessment against such Lot, will be secured by a lien upon such Lot, and will be enforced in the same manner and to the same extent as provided in *Article 6* hereof for Assessments. The Association will have the power and authority from time to time, in its own name and on its own behalf, or in the name of and on behalf of any Owner who consents thereto, to commence and maintain actions and suits to enforce, by mandatory injunction or otherwise, or to restrain and enjoin, any breach or threatened breach of the Restrictions. The Association is also authorized to settle claims, enforce liens and take all such action as it may deem necessary or expedient to enforce the Restrictions; provided, however, that the Board will never be authorized to expend any Association funds for the purpose of bringing suit against Declarant, or its successors or assigns. The Association may not alter or demolish any Improvements on any Lot other than Common Area in enforcing these Restrictions before a judicial order authorizing such action has been obtained by the Association, or before the written consent of the Owner(s) of the affected Lot(s) has been obtained. **EACH SUCH OWNER AND RESIDENT WILL RELEASE AND HOLD HARMLESS THE ASSOCIATION, ITS OFFICERS, DIRECTORS, EMPLOYEES AND AGENTS FROM ANY COST, LOSS, DAMAGE, EXPENSE, LIABILITY, CLAIM OR CAUSE OF ACTION INCURRED OR THAT MAY ARISE BY REASON OF THE ASSOCIATION'S ACTS OR ACTIVITIES UNDER THIS**

SECTION 4.5.5 (INCLUDING ANY COST, EXPENSE, LIABILITY, CLAIM OR CAUSE OF ACTION ARISING OUT OF THE ASSOCIATION'S NEGLIGENCE IN CONNECTION THEREWITH), EXCEPT FOR SUCH COST, LOSS, DAMAGE, EXPENSE, LIABILITY, CLAIM OR CAUSE OF ACTION ARISING BY REASON OF THE ASSOCIATION'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT. "GROSS NEGLIGENCE" DOES NOT INCLUDE SIMPLE NEGLIGENCE, CONTRIBUTORY NEGLIGENCE OR SIMILAR NEGLIGENCE SHORT OF ACTUAL GROSS NEGLIGENCE.

4.5.6 Legal and Accounting Services. To retain and pay for legal and accounting services necessary or proper in the operation of the Association.

4.5.7 Conveyances. To grant and convey to any person or entity the real property and/or other interest, including fee title, leasehold estates, easements, rights-of-way or mortgages, out of, in, on, over, or under any Common Area for the purpose of constructing, erecting, operating or maintaining the following:

(i) Parks, parkways or other recreational facilities or structures;

(ii) Roads, streets, sidewalks, signs, street lights, walks, driveways, perimeter fencing, trails and paths;

(iii) Lines, cables, wires, conduits, pipelines or other devices for utility purposes;

(iv) Sewers, water systems, storm water drainage systems, sprinkler systems and pipelines; and/or

(v) Any similar Improvements or facilities.

Nothing set forth above, however, will be construed to permit use or occupancy of any Improvement or other facility in a way that would violate applicable use and occupancy restrictions imposed by the Restrictions or by Applicable Law. In addition, until expiration or termination of the Development Period, any grant or conveyance under this *Section 4.5.7* must be approved in advance and in writing by the Declarant. In addition, the Association (with the advance written approval of Declarant during the Development Period) and Declarant are expressly authorized and permitted to convey easements over and across Common Area for the benefit of property not otherwise subject to the terms and provisions of this Declaration.

4.5.8 Manager. To retain and pay for the services of a person or firm (the "**Manager**"), which may include Declarant or any affiliate of Declarant, to manage and operate the Association, including its property, to the extent deemed advisable by the Board. Personnel may be employed directly by the Association or may be furnished by the Manager. To the extent permitted by Applicable Law, the Board may delegate any other duties, powers and functions to the Manager. In addition, the Board may adopt transfer fees, resale certificate fees

or any other fees associated with the provision of management services to the Association or its Members. **THE MEMBERS HEREBY RELEASE THE ASSOCIATION AND THE MEMBERS OF THE BOARD AND COMMITTEE MEMBERS FROM LIABILITY FOR ANY OMISSION OR IMPROPER EXERCISE BY THE MANAGER OF ANY SUCH DUTY, POWER OR FUNCTION SO DELEGATED.**

4.5.9 Property Services. To pay for water, sewer, garbage removal, street lights, landscaping, gardening and all other utilities, services, repair and maintenance for any portion of the Property, Common Area, private or public recreational facilities, easements, roads, roadways, access drives, rights-of-way, signs, parks, parkways, median strips, sidewalks, paths, trails, ponds, canals, and lakes.

4.5.10 Other Services and Properties. To obtain and pay for any other property, services, permits or other governmental approvals, and to pay any other taxes or assessments that the Association or the Board is required or permitted to secure or to pay for pursuant to Applicable Law or under the terms of the Restrictions or as determined by the Board.

4.5.11 Construction on Common Area. To construct new Improvements or additions to any property owned, leased, or licensed by the Association, including but not limited to the Common Area, subject to the approval of the Board and the Declarant until expiration or termination of the Development Period.

4.5.12 Contracts. To enter into Bulk Rate Contracts or other contracts or licenses with Declarant or any third party on such terms and provisions as the Board will determine, to operate and maintain any Common Area or other property, or to provide any service, including but not limited to cable, utility, or telecommunication services, or perform any function on behalf of Declarant, the Board, the Association, or the Members. During the Development Period, all Bulk Rate Contracts must be approved in advance and in writing by the Declarant.

4.5.13 Property Ownership. To acquire, own and dispose of all manner of real and personal property, including habitat, whether by grant, lease, easement, gift or otherwise. During the Development Period, all acquisitions and dispositions of the Association hereunder must be approved in advance and in writing by the Declarant (and must also be approved in advance and in writing by Development Owner if Development Owner owns any Lot or portion of the Property at such time, which approval may be given or withheld by Development Owner in its sole and absolute discretion).

4.5.14 Allocation of Votes. To determine votes when permitted pursuant to *Section 4.4* above.

4.5.15 Membership Privileges. To establish Rules and Regulations governing and limiting the use of the Common Area and any Improvements thereon. All Rules and Regulations governing and limiting the use of the Common Area, and any Improvements

thereon, must be approved in advance and in writing by the Declarant during the Development Period.

4.6 Conveyance of Common Area to the Association. The Association may acquire, hold, and dispose of any interest in tangible and intangible personal property and real property. Declarant, and its assignees, reserve the right, from time to time and at any time, to designate, convey, assign or transfer, by written and Recorded instrument portions of the Property being held by the Declarant for the benefit of the Association. Upon the Recording of such designation, the portion of the Property identified therein will be considered Common Area for the purpose of this Declaration, and the Association shall have an easement over and across the Common Area as necessary or required to discharge the Association's obligations under this Declaration, subject to any terms and limitations to such easement set forth in the designation. Declarant and its assignees may also assign, transfer or convey to the Association interests in real or personal property within or for the benefit of the Property, for the Property and the general public, or otherwise, as determined in the sole and absolute discretion of the Declarant. All or any real or personal property assigned, transferred and/or conveyed by the Declarant to the Association shall be deemed accepted by the Association upon Recordation, and without further action by the Association, and shall be considered Common Area without regard to whether such real or personal property is designated by the Declarant as Common Area. If requested by the Declarant, the Association will execute a written instrument, in a form requested by the Declarant, evidencing acceptance of such real or personal property; provided, however, execution of a written consent by the Association shall in no event be a precondition to acceptance by the Association. The assignment, transfer, and/or conveyance of real or personal property to the Association may be by deed without warranty, may reserve easements in favor of the Declarant or a third party designated by Declarant over and across such property, and may include such other provisions, including restrictions on use, determined by the Declarant, in the Declarant's sole and absolute discretion. Property assigned, transferred, and/or conveyed to the Association may be improved or unimproved and may consist of fee simple title, easements, leases, licenses, or other real or personal property interests. Upon Declarant's written request, the Association will re-convey to Declarant any unimproved real property that Declarant originally conveyed to the Association for no payment. Declarant and/or its assignees may construct and maintain upon portions of the Common Area such facilities and may conduct such activities which, in Declarant's sole opinion, may be required, convenient, or incidental to the construction or sale of Improvements on the Property, including, but not limited to, business offices, signs, model homes, and sales offices. Declarant and its assignees shall have an easement over and across the Common Area for access and shall have the right to use such facilities and to conduct such activities at no charge.

4.7 Indemnification. To the fullest extent permitted by Applicable Law but without duplication (and subject to) any rights or benefits arising under the Certificate or Bylaws of the Association, the Association will indemnify any person who was, or is, a party, or is threatened to be made a party to any threatened pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative by reason of the fact that such person is, or was, a

director, officer, committee member, employee, servant or agent of the Association against expenses, including attorneys' fees, reasonably incurred by such person in connection with such action, suit or proceeding if it is found and determined by the Board or a court of competent jurisdiction that he or she: (i) acted in good faith and in a manner he or she reasonably believed to be in, or not opposed to, the best interests of the Association; or (ii) with respect to any criminal action or proceeding, had no reasonable cause to believe his or her conduct was unlawful. The termination of any action, suit or proceeding by settlement, or upon a plea of nolo contendere or its equivalent, will not of itself create a presumption that the person did not act in good faith or in a manner which was reasonably believed to be in, or not opposed to, the best interests of the Association or, with respect to any criminal action or proceeding, had reasonable cause to believe that his or her conduct was unlawful.

IT IS EXPRESSLY ACKNOWLEDGED THAT THE INDEMNIFICATION IN THIS SECTION PROTECTS DECLARANT AND DEVELOPMENT OWNER (AND/OR THEIR RESPECTIVE OFFICERS, DIRECTORS, MANAGERS, PARENT AND/OR SUBSIDIARY ENTITIES, PARTNER(S) AND ANY RELATED PERSONS OR CORPORATIONS, AND THEIR EMPLOYEES, PROFESSIONALS AND AGENTS) FROM THE CONSEQUENCES OF THEIR RESPECTIVE ACTS OR OMISSIONS, INCLUDING WITHOUT LIMITATION, DECLARANT'S AND/OR DEVELOPMENT OWNER'S (AND/OR THEIR RESPECTIVE OFFICERS', DIRECTORS', MANAGERS' PARENT AND/OR SUBSIDIARY ENTITIES', PARTNER(S)' AND ANY RELATED PERSONS' AND AGENTS') NEGLIGENT ACTS OR OMISSIONS, TO THE FULLEST EXTENT ALLOWED BY LAW.

4.8 Insurance. The Board may purchase and cause to be maintained, at the expense of the Association, insurance on behalf of any person who is acting as a director, officer, committee member, employee, servant or agent of the Association against any liability asserted against or incurred by such person in their capacity as a director, officer, committee member, employee, servant or agent of the Association, or arising out of such person's status as such, whether or not the Association would have the power to indemnify such person against such liability or otherwise.

4.9 Bulk Rate Contracts. Without limitation on the generality of the Association powers set out in *Section 4.5* hereinabove (except that during the Development Period, all Bulk Rate Contracts must be approved in advance and in writing by the Declarant), the Association will have the power to enter into Bulk Rate Contracts at any time and from time to time. The Association may enter into Bulk Rate Contracts with any service providers chosen by the Board (including Declarant, and/or any entities in which Declarant, or the owners or partners of Declarant are owners or participants, directly or indirectly). The Bulk Rate Contracts may be entered into on such terms and provisions as the Board may determine in its sole and absolute discretion. The Association may, at its option and election, add the charges payable by such Owner under such Bulk Rate Contract to the Assessments against such Owner's Lot. In this regard, it is agreed and understood that, if any Owner fails to pay any charges due by such Owner under the terms of any Bulk Rate Contract, then the Association will be entitled to

collect such charges by exercising the same rights and remedies it would be entitled to exercise under this Declaration with respect to the failure by such Owner to pay Assessments, including without limitation the right to foreclose the lien against such Owner's Lot which is reserved under the terms and provisions of this Declaration. In addition, in the event of non-payment by any Owner of any charges due under any Bulk Rate Contract and after the lapse of at least twelve (12) days since such charges were due, the Association may, upon five (5) days' prior written notice to such Owner (which may run concurrently with such twelve (12) day period), in addition to all other rights and remedies available pursuant to Applicable Law, terminate, in such manner as the Board deems appropriate, any utility service or other service provided at the cost of the Association and not paid for by such Owner (or the Resident of such Owner's Lot) directly to the applicable service or utility provider. Such notice will consist of a separate mailing or hand delivery at least five (5) days prior to a stated date of termination, with the title "termination notice" or similar language prominently displayed on the notice. The notice will include the office or street address where the Owner (or the Resident of such Owner's Lot) can make arrangements for payment of the bill and for re-connection or re-institution of service. No utility or cable television service will be disconnected on a day, or immediately preceding a day, when personnel are not available for the purpose of collection and reconnecting such services.

4.10 **Community Services and Systems**. The Declarant, or an affiliate or designee of the Declarant, is specifically authorized, but not required, to install, provide, maintain or furnish, or to enter into contracts with other persons to install, provide, maintain or furnish, central telecommunication receiving and distribution systems (*e.g.*, cable television, high speed data/Internet/intranet services, and security monitoring) and utility services (*e.g.*, electricity, solar, gas, water), and related components, including associated infrastructure, equipment, hardware, and software to serve all or any portion of the Property ("**Community Services and Systems**"). The Community Services and Systems may be located on Common Area and on or in any Improvements constructed upon the Common Area, and an easement is herein reserved in favor of Declarant, Declarant's affiliate or its designee for the purpose of installing, operating, managing, maintaining, upgrading and modifying the Community Services and Systems. In the event the Declarant, or an affiliate or designee of the Declarant, elects to provide any of the Community Services and Systems to all or any portion of the Property, the Declarant or an affiliate or designee of the Declarant, may enter into an agreement with the Association with respect to such services. In the event Declarant, or any affiliate or designee of the Declarant, enters into a contract with a third party for the provision of any Community Services and Systems to serve all or any portion of the Property, the Declarant or an affiliate or designee of the Declarant may assign any or all of the rights or obligations of the Declarant or an affiliate or designee of the Declarant under the contract to the Association or any individual or entity; provided however, as long as Development Owner owns any of the Property, the Declarant (or any affiliate or designee of the Declarant) may only assign its rights or obligations under such contract with the prior written consent of Development Owner (which consent may be given or withheld by Development Owner in its sole and absolute discretion). Any such contracts may provide for installation, operation, management, maintenance, and upgrades or modifications

to the Community Services and Systems as the Declarant or its affiliate or designee determines appropriate. **Each Owner acknowledges that interruptions in Community Services and Systems will occur from time to time. The Declarant, the Development Owner and the Association, or any of their respective affiliates, directors, managers, officers, employees and agents, or any of their successors or assigns shall not be liable for, and no Community Services and Systems user shall be entitled to refund, rebate, discount, or offset in applicable fees for, any interruption in Community Services and Systems and services, regardless of whether or not such interruption is caused by reasons within the service provider's control.**

4.11 Protection of Declarant's Interests. Despite any assumption of control of the Board by Owners other than Declarant, until the expiration or termination of the Development Period, the Board is prohibited from taking any action which would discriminate against Declarant or Development Owner, or which would be detrimental to the sale of Lots or any portion of the Property owned by Declarant or Development Owner. Declarant and Development Owner shall each be entitled to determine, in its sole and absolute discretion, whether any such action discriminates or is detrimental to Declarant or Development Owner, as the case may be. Unless the Declarant (and the Development Owner, if it still owns any Lots or any portions of the Property at the time in question) agrees otherwise in advance and in writing, the Board will be required to continue the same level and quality of maintenance, operations and services as that provided immediately prior to assumption of control of the Board by Owners other than Declarant until the expiration or termination of the Development Period.

4.12 Administration of Common Area. The administration, maintenance, repair and replacement of the Common Area by the Association (such Common Area includes, without limitation, any Improvements and/or facilities thereon and appurtenances thereto), shall be in accordance with the provisions of Applicable Law and the Restrictions, and of any other agreements, documents, amendments or supplements to the foregoing which may be duly adopted or subsequently required by any institutional or governmental lender, purchaser, insurer or guarantor of mortgage loans (including, for example, the Federal Home Loan Mortgage Corporation) designated by Declarant or by any governmental or quasi-governmental agency having regulatory jurisdiction over the Common Area or by any title insurance company selected by Declarant to insure title to any portion of the Common Area.

4.13 Right of Action by Association. The Association shall not have the power to institute, defend, intervene in, settle or compromise litigation or administrative proceedings: (i) in the name of or on behalf of any Lot Owner (whether one or more); or (ii) pertaining to a Claim, as defined in *Section 12.1* below, relating to the design or construction of Improvements on a Lot (whether one or more). This *Section 4.13* may not be amended or modified without: (a) Declarant's written and acknowledged consent; (b) Development Owner's written and acknowledged consent, for so long as Development Owner owns any Lot or portion of the Property; and (c) Members entitled to cast at least one hundred percent (100%) of the total

number of votes of the Association, which must be part of the Recorded amendment instrument.

4.14 Resolution of Board Deadlock. In the event the Board is deadlocked, meaning a decision of a Majority of the Board cannot be obtained as a result of a disagreement between Board members, the decision will be considered a "Claim" as defined in *Article 12* and, notwithstanding any provision in *Article 12* to the contrary, will be resolved by binding arbitration in accordance with the procedures set forth in *Section 12.8* of this Declaration.

ARTICLE 5
INSURANCE AND RESTORATION

5.1 Insurance. Each Owner will be required to purchase and maintain commercially standard insurance on the Improvements located upon such Owner's Lot. The Association will not be required to maintain insurance on the Improvements constructed upon any Lot. The Association may, however, obtain such insurance as it may deem necessary, including but not limited to such policies of liability and property damage insurance as the Board, in its discretion, may deem necessary. Insurance premiums for such policies will be a common expense to be included in the Assessments levied by the Association. The acquisition of insurance by the Association will be without prejudice to the right and obligation of any Owner to obtain additional individual insurance. During the Development Period, Declarant reserves the right to satisfy the insurance obligations of the Association with a master insurance program controlled by Declarant.

ARE YOU COVERED?

The Association will not provide insurance which covers an Owner's Lot or any Improvements or personal property located on a Lot.

5.2 Restoration. In the event of any fire or other casualty, unless otherwise approved by the ACC, the Owner shall: (i) promptly repair, restore and replace any damaged or destroyed structures to their same exterior condition existing prior to the damage or destruction thereof or (ii) in the case of substantial or total damage or destruction of any Improvement, remove all such damaged Improvements and debris from the Property within sixty (60) days after the occurrence of such damage. Such repair, restoration or replacement will be commenced and completed in a good and workmanlike manner using exterior materials substantially similar to those originally used in the structures damaged or destroyed. To the extent that the Owner fails to commence such repair, restoration or replacement of substantial or total damage or destruction within one hundred twenty (120) days after the occurrence of such damage or destruction, and thereafter prosecute the same to completion, or if the Owner does not clean up any debris resulting from any damage within sixty (60) days after the occurrence of such damage, the Association may commence, complete or effect such repair, restoration, replacement, removal or clean-up, and such Owner will be personally liable to the

Association for the cost of such work; provided, however, that if the Owner is prohibited or delayed under Applicable Law from commencing such repair, restoration, replacement, removal or clean-up, the rights of the Association under this provision will not arise until the expiration of thirty (30) days after such prohibition or delay is removed. If the Owner fails to pay such cost upon demand by the Association, the cost thereof (plus interest from the date of demand until paid at the maximum lawful rate, or if there is no such maximum lawful rate, then at the rate of one and one-half percent (1½%) per month) will be added to the Assessment chargeable to the Owner's Lot. Any such amounts added to the Assessments chargeable against a Lot will be secured by the liens reserved in this Declaration for Assessments and may be collected by any means provided in this Declaration for the collection of Assessments, including, but not limited to, foreclosure of such liens against the Owner's Lot. **EACH OWNER, BY ACCEPTING TITLE TO ALL OR ANY PORTION OF THE PROPERTY, HEREBY RELEASES AND HOLDS HARMLESS THE ASSOCIATION AND ITS OFFICERS, DIRECTORS, COMMITTEE MEMBERS, EMPLOYEES AND AGENTS FROM ANY COST, LOSS, DAMAGE, EXPENSE, LIABILITY, CLAIM OR CAUSE OF ACTION INCURRED OR THAT MAY ARISE BY REASON OF THE ASSOCIATION'S ACTS OR ACTIVITIES UNDER THIS *SECTION 5.2*, EXCEPT FOR SUCH COST, LOSS, DAMAGE, EXPENSE, LIABILITY, CLAIM OR COST OF ACTION ARISING BY REASON OF THE ASSOCIATION'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT. "GROSS NEGLIGENCE" AS USED HEREIN DOES NOT INCLUDE SIMPLE NEGLIGENCE, CONTRIBUTORY NEGLIGENCE OR SIMILAR NEGLIGENCE SHORT OF ACTUAL GROSS NEGLIGENCE.**

5.3 Mechanic's and Materialmen's Lien. Each Owner whose structure is repaired, restored, replaced or cleaned up by the Association pursuant to the rights granted under this *Article 5*, hereby grants to the Association an express mechanic's and materialmen's lien for the reasonable cost of such repair, restoration, replacement or clean-up of the damaged or destroyed Improvement to the extent that the cost of such repair, restoration, replacement, or clean-up exceeds any insurance proceeds allocable to such repair, restoration, replacement, or clean-up and delivered to the Association. Upon request by the Board, and before the commencement of any reconstruction, repair, restoration, replacement or clean-up, such Owner will execute all documents sufficient to effectuate such mechanic's and materialmen's lien in favor of the Association.

5.4 Flood Insurance. Each Owner and Resident of a Lot is advised that portions of the Property may be located in a floodplain, floodway or area(s) prone to flooding. Each Owner and Resident is advised to strongly consider purchasing flood insurance on the Owner's or Resident's Lot. The Association will not obtain flood insurance on any portion of the Property. Each Owner and Resident is advised to: (i) contact local governmental authorities to review flood zone maps for such Owner's or Resident's Lot; (ii) review the flood maps published by the Federal Emergency Management Agency; (iii) review the Plat(s); and (iv) periodically contact responsible insurance companies licensed to do business in the State of Texas to determine whether flood insurance should be purchased by an Owner or Resident for

the Owner's or Resident's Lot and all Improvements thereon. The floodplain and floodway boundaries are subject to change and flooding can occur outside of these areas. Neither the Association nor Declarant shall be held liable for any loss or damage by reason of flooding occurring on any Lot or the Improvements thereon.

ARTICLE 6
COVENANT FOR ASSESSMENTS

6.1 Assessments.

6.1.1 Established by the Board. Assessments established by the Board pursuant to the provisions of this *Article 6* will be levied against each Lot in amounts determined by the Board pursuant to *Section 6.7* below. The total amount of Assessments will be determined pursuant to *Section 6.3* through *Section 6.6*.

6.1.2 Personal Obligation; Lien. Each Assessment, together with such interest thereon and costs of collection as hereinafter provided, will be the personal obligation of the Owner of the Lot against which the Assessment is levied and will be secured by a lien hereby granted and conveyed by Declarant to the Association against each such Lot and all Improvements thereon. The Association may enforce payment of such Assessments in accordance with the provisions of this *Article 6*.

6.1.3 Declarant Subsidy. Declarant may, but is not obligated to, reduce Assessments which would otherwise be levied against Lots for any fiscal year by the payment of a subsidy to the Association. Any subsidy paid to the Association by Declarant may be treated as a contribution or a loan, in Declarant's sole and absolute discretion. Any subsidy and the characterization thereof may be disclosed as a line item in the annual budget prepared by the Board and attributable to such Assessments. The payment of a subsidy in any given year will not obligate Declarant to continue payment of a subsidy to the Association in future years.

6.2 Maintenance Fund. The Board will establish a maintenance fund into which will be deposited all monies paid to the Association and from which disbursements will be made in performing the functions of the Association under this Declaration. The funds of the Association may be used for any purpose authorized by the Restrictions and Applicable Law.

6.3 Regular Assessments. Prior to the beginning of each fiscal year, the Board will prepare a budget for the purpose of determining amounts sufficient to pay the estimated net expenses of the Association (the "**Regular Assessments**") which sets forth: (i) an estimate of the expenses to be incurred by the Association during such year in performing its functions and exercising its powers under the Restrictions, including, but not limited to, the cost of all management, repair and maintenance, the cost of providing any lighting, the cost of administering and enforcing the Restrictions, and (ii) an estimate of the amount needed to maintain a reasonable provision for contingencies and an appropriate replacement reserve, and will give due consideration to any expected income and any surplus from the prior year's fund.

The level of Regular Assessments should be based on an accredited cost project analysis with a specific reserve account for maintaining the Common Area in good repair and condition. Assessments sufficient to pay such estimated net expenses will then be levied at the level of Assessments set by the Board in its sole and absolute discretion, and the Board's determination will be final and binding so long as it is made in good faith. If the sums collected prove inadequate for any reason, including non-payment of any Assessment, the Association may at any time, and from time to time, levy further Assessments in the same manner. All such Regular Assessments will be due and payable to the Association annually on or before the first day of the month, or in such other manner as the Board may designate in its sole and absolute discretion.

6.4 Working Capital Assessment. Each Owner (other than Declarant and Development Owner) will pay a one-time working capital assessment (the "**Working Capital Assessment**") to the Association in such amount, if any, as may be determined by the Declarant, until expiration or termination of the Development Period, and the Board thereafter. The Working Capital Assessment hereunder will be due and payable to the Association by the transferee immediately upon each transfer of title to the Lot, including upon transfer of title from one Owner of such Lot to any subsequent purchaser or transferee thereof. Such Working Capital Assessment need not be uniform among all Lots, and the Declarant, until expiration or termination of the Development Period, and the Board thereafter is expressly authorized to levy Working Capital Assessments of varying amounts depending on the size, use and general character of the Lots then being made subject to such levy. The Association may use the working capital to discharge operating expenses. The levy of any Working Capital Assessment will be effective only upon the Recordation of a written notice, signed by the Declarant, during the Development Period, or a duly authorized officer of the Association thereafter, setting forth the amount of the Working Capital Assessment and the Lots to which it applies.

Notwithstanding the foregoing provision, the following transfers will not be subject to the Working Capital Assessment: (i) foreclosure of a deed of trust lien, tax lien, or the Association's Assessment lien; (ii) transfer to, from, or by the Association; or (iii) voluntary transfer by an Owner to one or more co-Owners, or to the Owner's spouse, child, or parent, including conveyances to trusts. Additionally, neither the Declarant, Development Owner, nor an Owner who is a Homebuilder will not be subject to the Working Capital Assessment; however, the Working Capital Assessment will be payable by any Owner who acquires a Lot from the Declarant, Development Owner or a Homebuilder. In the event of any dispute regarding the application of the Working Capital Assessment to a particular Owner, the determination by the Declarant during the Development Period, and the Board thereafter, regarding application of the exemption will be binding and conclusive without regard to any contrary interpretation of this *Section 6.4*. The Working Capital Assessment will be in addition to, not in lieu of, any other Assessments levied in accordance with this *Article 6* and will not be considered an advance payment of such Assessments. The Working Capital Assessment hereunder will be due and payable to the Association immediately upon each transfer of title to the Lot, including upon transfer of title from one Owner of such Lot to any subsequent

purchaser or transferee thereof. The Declarant during the Development Period, and thereafter the Board, will have the power to waive the payment of any Working Capital Assessment attributable to a Lot (or all Lots) by the Recordation of a waiver, which waiver may be temporary or permanent.

6.5 Special Assessments. In addition to the Regular Assessments provided for above, the Board may levy special assessments (the "**Special Assessments**") whenever in the Board's opinion such Special Assessments are necessary to enable the Board to carry out the functions of the Association under the Restrictions. The amount of any Special Assessments will be at the reasonable discretion of the Board. In addition to the Special Assessments authorized above, the Association may, in any fiscal year, levy a Special Assessment for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area. Any Special Assessment levied by the Association for the purpose of defraying, in whole or in part, costs of any construction, reconstruction, repair or replacement of capital improvement upon the Common Area will be levied against all Owners based on Assessment Units.

6.6 Individual Assessments. In addition to any other Assessments, the Board may levy an individual assessment (the "**Individual Assessment**") against an Owner and the Owner's Lot. Individual Assessments may include, but are not limited to: interest, late charges, and collection costs on delinquent Assessments; reimbursement for costs incurred in bringing an Owner or the Owner's Lot into compliance with this Declaration; fines for violations of the Restrictions; transfer-related fees and resale certificate fees; fees for estoppel letters and project documents; insurance deductibles; reimbursement for damage or waste caused by willful or negligent acts of the Owner, the Owner's guests, invitees or Residents of the Owner's Lot; common expenses that benefit fewer than all of the Lots, which may be assessed according to benefit received; fees or charges levied against the Association on a per-Lot basis; and "pass through" expenses for services to Lots provided through the Association and which are equitably paid by each Lot according to the benefit received.

6.7 Amount of Assessment.

6.7.1 Assessments to be Levied. The Board shall levy Assessments against each "Assessment Unit" (as defined in *Section 6.7.2* below). Unless otherwise provided in this Declaration, Assessments levied pursuant to *Section 6.3* and *Section 6.5* shall be levied uniformly against each Assessment Unit allocated to a Lot.

6.7.2 Assessment Unit. Each Lot shall constitute one "Assessment Unit" unless otherwise provided in *Section 6.7.3* and *Section 6.7.4*.

6.7.3 Declarant and Development Owner Exemption. Notwithstanding anything in this Declaration to the contrary, no Assessments shall be levied upon Lots owned by Declarant or Development Owner.

6.7.4 Other Exemptions. Declarant may, in its sole discretion, elect to: (i) exempt any un-platted or unimproved portion of the Property or any Lot from any Assessments levied or charged pursuant to this *Article 6*; (ii) delay the levy of Assessments against any un-platted, unimproved or improved portion of the Property; or (iii) reduce the Assessments against any un-platted, unimproved or improved portion of the Property. Declarant or the Board may also exempt any portion of the Property which is dedicated and accepted by public authority from Assessments.

6.8 Late Charges. If any Assessment is not paid by the due date applicable thereto, the Owner responsible for the payment may be required by the Board, at the Board's election at any time and from time to time, to pay a late charge in such amount as the Board may designate, and the late charge (and any reasonable handling costs) will be levied as an Individual Assessment against the Lot owned by such Owner, collectible in the manner as provided for collection of Assessments, including foreclosure of the lien against such Lot; provided, however, such charge will never exceed the maximum charge permitted under Applicable Law.

6.9 Owner's Personal Obligation; Interest. Assessments levied as provided for herein will be the personal and individual debt of the Owner of the Lot against which are levied such Assessments. No Owner may exempt himself or herself from liability for such Assessments. In the event of default in the payment of any such Assessment, the Owner of the Lot will be obligated to pay interest on the amount of the Assessment at the highest rate allowed by applicable usury laws then in effect on the amount of the Assessment from the due date therefor (or if there is no such highest rate, then at the rate of one and one-half percent (1½%) per month), together with late charges, if any, all costs and expenses of collection, including reasonable attorney's fees. Such amounts will be levied as an Individual Assessment against the Lot owned by such Owner.

6.10 Assessment Lien and Foreclosure. The payment of all sums assessed in the manner provided in this *Article 6* is, together with late charges as provided in *Section 6.8* and interest as provided in *Section 6.9* hereof and all costs of collection, including attorney's fees as herein provided, secured by the continuing Assessment lien granted to the Association pursuant to *Section 6.1.2* above, and will bind each Lot in the hands of the Owner thereof, and such Owner's heirs, devisees, personal representatives, successors or assigns. The aforesaid lien will be superior to all other liens and charges against such Lot, except only for: (i) tax liens and governmental assessment liens; (ii) all sums secured by a Recorded first mortgage lien or Recorded first deed of trust lien of record, to the extent such lien secures sums borrowed for the acquisition or improvement of the Lot in question, (iii) home equity loans or home equity lines of credit which are secured by a Recorded second mortgage lien or Recorded second deed of trust lien of record; or (iv) as otherwise required by Applicable Law; provided that, in the case of subparagraphs (ii), (iii) and (iv) above, such Mortgage was Recorded before the delinquent Assessment was due. The Association will have the power to subordinate the aforesaid Assessment lien to any other lien. Such power will be entirely discretionary with the Board,

and such subordination shall be signed by an authorized officer, agent or attorney of the Association. The Association may, at its option and without prejudice to the priority or enforceability of the Assessment lien granted hereunder, prepare a written notice of Assessment lien setting forth the amount of the unpaid indebtedness, the name of the Owner of the Lot covered by such lien and a description of the Lot. Such notice may be signed by one of the authorized officers, agents, or attorneys of the Association and will be Recorded. Each Owner, by accepting a deed or ownership interest to a Lot subject to this Declaration, will be deemed conclusively to have granted a power of sale to the Association to secure and enforce the Assessment lien granted hereunder. The Assessment liens and rights to foreclosure thereof will be in addition to and not in substitution of any other rights and remedies the Association may have by law and under this Declaration, including the rights of the Association to institute suit against such Owner personally obligated to pay the Assessment and/or for foreclosure of the aforesaid lien. In any foreclosure proceeding, such Owner will be required to pay the costs, expenses and reasonable attorney's fees incurred. The Association will have the power to bid (in cash or by credit against the amount secured by the lien) on the property at foreclosure or other legal sale and to acquire, hold, lease, mortgage, convey or otherwise deal with the same. Upon the written request of any Mortgagee, the Association will report to said Mortgagee any unpaid Assessments remaining unpaid for longer than sixty (60) days after the same are due. The lien hereunder will not be affected by the sale or transfer of any Lot; except, however, that in the event of foreclosure of any lien superior to the Assessment lien, the lien for any Assessments that were due and payable before the foreclosure sale will be extinguished, provided that past-due Assessments will be paid out of the proceeds of such foreclosure sale only to the extent that funds are available after the satisfaction of the indebtedness secured by the Mortgage. The provisions of the preceding sentence will not, however, relieve any subsequent Owner (including any Mortgagee or other purchaser at a foreclosure sale) from paying Assessments becoming due and payable after the foreclosure sale. Upon payment of all sums secured by a lien of the type described in this *Section 6.10*, the Association will upon the request of the Owner, and at such Owner's cost, execute a release of lien relating to any lien for which written notice has been Recorded as provided above, except in circumstances in which the Association has already foreclosed such lien. Such release will be signed by an authorized officer, agent, or attorney of the Association. In addition to the lien hereby retained, in the event of nonpayment by any Owner of any Assessment and after the lapse of at least twelve (12) days since such payment was due, the Association may, upon five (5) days' prior written notice (which may run concurrently with such twelve (12) day period) to such Owner, in addition to all other rights and remedies available pursuant to Applicable Law, equity or otherwise, terminate, in such manner as the Board deems appropriate, any utility or cable service provided through the Association and not paid for directly by an Owner or Resident to the utility or service provider. Such notice will consist of a separate mailing or hand delivery at least five (5) days prior to a stated date of disconnection, with the title "termination notice" or similar language prominently displayed on the notice. The notice will include the office or street address where the Owner or the Owner's tenant can make arrangements for payment of the bill and for reconnection of service. Utility or cable service will not be disconnected on a day, or

immediately preceding a day, when personnel are not available for the purpose of collection and reconnecting such services. Except as otherwise provided by Applicable Law, the sale or transfer of a Lot will not relieve the Owner of such Lot or such Owner's transferee from liability for any Assessments thereafter becoming due or from the lien associated therewith. If an Owner conveys its Lot and on the date of such conveyance Assessments against the Lot remain unpaid, or said Owner owes other sums or fees under this Declaration to the Association, the Owner will pay such amounts to the Association out of the sales price of the Lot, and such sums will be paid in preference to any other charges against the Lot other than liens superior to the Assessment lien and charges in favor of the State of Texas or a political subdivision thereof for taxes on the Lot which are due and unpaid. The Owner conveying such Lot will remain personally liable for all such sums until the same are fully paid, regardless of whether the transferee of the Lot also assumes the obligation to pay such amounts. The Board may adopt an administrative transfer fee to cover the expenses associated with updating the Association's records upon the transfer of a Lot to a third party; provided, however, that no transfer fee will be due upon the transfer of a Lot (i) from Declarant to a third party or (ii) from Development Owner to Declarant or a Homebuilder.

Yes, the Association *can* foreclose on your Lot!

If you fail to pay assessments to the Association, you may lose title to your Lot if the Association forecloses its assessment lien.

6.11 Exempt Property. The following areas will be exempt from the Assessments provided for in this *Article 6*:

(i) All area dedicated and accepted by a public authority;

(ii) The Common Area; and

(iii) Any portion of the Property owned by Declarant or Development Owner.

6.12 Fines and Damages Assessment.

6.12.1 Board Assessment. The Board may assess fines against an Owner for violations of the Restrictions which have been committed by an Owner, a Resident, or the Owner or Residents guests, agents or invitees, pursuant to the *Fine and Collection Policy* adopted by the Board. Any fine and/or charge levied in accordance with this *Section 6.12* will be considered an Individual Assessment pursuant to this Declaration. Each day of violation may be considered a separate violation if the violation continues after written notice to the Owner. The Board may assess damage charges against an Owner for pecuniary loss to the Association from property damage or destruction of Common Area or any facilities caused by the Owner, Resident, or their guests, agents, or invitees. The Manager will have authority to send notices to

alleged violators, informing them of their violations and asking them to comply with the Rules and Regulations and/or informing them of potential or probable fines or damage assessments. The Board may from time to time adopt a schedule of fines.

6.12.2 Lien Created. The payment of each fine and/or damage charge levied by the Board against the Owner of a Lot is, together with interest as provided in *Section 6.9* hereof and all costs of collection, including attorney's fees as herein provided, secured by the lien granted to the Association pursuant to *Section 6.1.2* of this Declaration. The fine and/or damage charge will be considered an Assessment for the purpose of this *Article 6* and will be enforced in accordance with the terms and provisions governing the enforcement of assessments pursuant to this *Article 6*.

ARTICLE 7
ARCHITECTURAL CONTROL COMMITTEE

Declarant has a substantial interest in ensuring that Improvements within the Property maintain and enhance Declarant's reputation as a community developer and do not impair Declarant's ability to market and sell all or any portion of the Property. Until Declarant has delegated its right to appoint and remove all members of the ACC to the Board as provided in *Section 7.2.1* below, the ACC will be acting solely in Declarant's interest and will owe no duty to any other Owner or the Association. Notwithstanding any provision in this Declaration to the contrary, Declarant may appoint a single person to exercise the rights of the ACC.

7.1 Construction of Improvements. No Improvement may be erected, placed, constructed, painted, altered, modified or remodeled on any Lot, and no Lot may be re-subdivided or consolidated with other Lots or Property, by anyone other than Declarant or Development Owner without the prior written approval of the ACC. No Improvement constructed or caused to be constructed by the Declarant or Development Owner will be subject to the terms and provisions of this *Article 7* and need not be approved in accordance herewith.

7.2 Architectural Control Committee.

7.2.1 Composition. The ACC will be composed of not more than three (3) persons (who need not be Members or Owners) appointed as provided below, who will review Improvements proposed to be made by any Owner other than Declarant and Development Owner. Declarant will have the right to appoint and remove (with or without cause) all members of the ACC. Declarant may assign its right to appoint all members of the ACC to the Association by Recorded written instrument, and thereafter, the Board will have the right to appoint and remove (with or without cause) all members of the ACC. Any assignment by Declarant of the right to appoint and remove all members of the ACC (a) must be approved in writing and in advance by the Development Owner, for so long as Development Owner owns any Lot or portion of the Property; and (b) may be withdrawn until expiration of twenty-four (24) months after the expiration of the Development Period. If Declarant withdraws its

assignment of the right to appoint and remove all members of the ACC, then on the date of such withdrawal, Declarant will have the right to appoint and remove (with or without cause) all members of the ACC. Declarant's right to appoint all members of the ACC will automatically be assigned to the Association upon the expiration of twenty-four (24) months after the expiration of the Development Period. Declarant, at its option, may create and assign specific duties and responsibilities to one or more sub-committees consisting of members and/or nonmembers of the ACC. In the event responsibilities and duties are assigned to a sub-committee, those responsibilities and duties will no longer be discharged by the ACC unless the sub-committee exercising such duties and responsibilities is dissolved by Declarant. The right to create, dissolve, and appoint members of such sub-committees will reside exclusively with Declarant until such time as Declarant has assigned its right to appoint members of the ACC to the Association. The ACC will have the right to employ consultants and advisors as it deems necessary or appropriate.

7.2.2 Submission and Approval of Plans and Specifications. Construction plans and specifications or, when an Owner desires solely to re-subdivide or consolidate Lots, a proposal for such re-subdivision or consolidation, will be submitted in accordance with the Design Guidelines, if any, or any additional rules adopted by the ACC together with any review fee which is imposed by the ACC in accordance with *Section 7.2.3* to the ACC at the offices of Declarant, at such address as may hereafter be designated in writing from time to time. No re-subdivision or consolidation will be made, nor any Improvement placed or allowed on any Lot, until the plans and specifications and the builder which the Owner intends to use to construct the proposed structure or Improvement have been approved in writing by a Majority of the members of the ACC. The ACC may, in reviewing such plans and specifications consider any information that it deems proper; including, without limitation, any permits, environmental impact statements or percolation tests that may be required by the ACC or any other entity; and harmony of external design and location in relation to surrounding structures, topography, vegetation, and finished grade elevation. The ACC may postpone its review of any plans and specifications submitted for approval pending receipt of any information or material which the ACC, in its sole discretion, may require. Site plans must be approved by the ACC prior to the clearing of any Lot, or the construction of any Improvements. The ACC may refuse to approve plans and specifications for proposed Improvements, or for the re-subdivision or consolidation of any Lot on any grounds that, in the sole and absolute discretion of the ACC, are deemed sufficient, including, but not limited to, purely aesthetic grounds. Notwithstanding any provision to the contrary in this Declaration, the ACC may issue an approval to Homebuilders for the construction of Improvements based on the review and approval of plan types and adopt a procedure which differs from the procedures for review and approval otherwise set forth in this Declaration.

7.2.3 Design Guidelines. Declarant shall have the right, but shall have no obligation, to adopt Design Guidelines and, during the Development Period, will have the power from time to time, to adopt (unless previously adopted by Declarant), amend, modify, or supplement the Design Guidelines, if any. Upon expiration or termination of the Development

Period, the ACC, or any sub-committee thereof created pursuant to *Section 7.2.1*, will have the power from time to time, to adopt (if not previously adopted by Declarant) and to amend, modify, or supplement the Design Guidelines, if any; provided, however, that any amendment to the Design Guidelines made by a sub-committee will only apply to the Improvements under the jurisdiction of such sub-committee, and during the Development Period, any such amendment, modification or supplement must be approved in advance and in writing by the Declarant. In the event of any conflict between the terms and provisions of the Design Guidelines, if any, and the terms and provisions of this Declaration, the terms and provisions of this Declaration will control. In addition, the ACC will have the power and authority to impose a fee for the review of plans, specifications and other documents and information submitted to it pursuant to the terms of this Declaration. Such charges will be held by the ACC and used to defray the administrative expenses incurred by the ACC in performing its duties hereunder; provided, however, that any excess funds held by the ACC will be distributed to the Association at the end of each calendar year. The ACC will not be required to review any plans until a complete submittal package, as required by this Declaration and the Design Guidelines, is assembled and submitted to the ACC. The ACC will have the authority to adopt such additional procedural and substantive rules and guidelines (including, without limitation, the imposition of any requirements for certificates of compliance or completion relating to any Improvement and the right to approve in advance any contractor selected for the construction of Improvements), not in conflict with this Declaration, as it may deem necessary or appropriate in connection with the performance of its duties hereunder. Notwithstanding the foregoing or anything to the contrary herein, for so long as Development Owner owns any Lot or portion of the Property, any adoption of or modification, amendment or supplement to the Design Guidelines, whether adopted by the Declarant, the ACC, or a sub-committee, will require the prior written consent of Development Owner.

7.2.4 Actions of the Architectural Control Committee. The ACC may, by resolution unanimously adopted in writing, designate one or more of its members, or an agent acting on its behalf, to take any action or perform any duties for and on behalf of the ACC, except the granting of variances. In the absence of such designation, the vote of a Majority of all of the members of the ACC taken at a duly constituted meeting will constitute an act of the ACC.

7.2.5 Failure to Act. In the event that any plans and specifications are submitted to the ACC as provided herein, and the ACC fails either to approve or reject such plans and specifications for a period of sixty (60) days following such submission, rejection of such plans and specifications by the ACC will be presumed. In furtherance, and not in limitation, of the foregoing, any failure of the ACC to act upon a request for a variance will not be deemed a consent to such variance, and the ACC's written approval of all requests for variances will be expressly required.

7.2.6 Variances. The ACC may grant variances from compliance with any of the provisions of the Design Guidelines, if any, or this Declaration, when, in the opinion of the

ACC, in its sole and absolute discretion, such variance is justified. All variances must be evidenced in writing and must be signed by at least a Majority of the members of the ACC. Each variance must also be Recorded; provided however, that failure to Record a variance will not affect the validity thereof or give rise to any claim or cause of action against the ACC, including the Declarant or its designee, the Association, or the Board. If a variance is granted, no violation of the covenants, conditions, or restrictions contained in this Declaration or the Design Guidelines, if any, will be deemed to have occurred with respect to the matter for which the variance was granted. The granting of such variance will not operate to waive or amend any of the terms and provisions of this Declaration or the Design Guidelines, if any, for any purpose except as to the particular property and in the particular instance covered by the variance, and such variance will not be considered to establish a precedent for any future waiver, modification, or amendment of the terms and provisions of this Declaration or the Design Guidelines, if any.

7.2.7 Duration of Approval. The approval of the ACC of any plans and specifications, and any variances granted by the ACC, will be valid for a period of one hundred twenty (120) days only. If construction in accordance with such plans and specifications or variance is not commenced within such one hundred twenty (120) day period and diligently prosecuted to completion within either: (i) one year after issuance of approval of such plans and specifications; or (ii) such other period thereafter as determined by the ACC, in its sole and absolute discretion, the Owner will be required to resubmit such plans and specifications or request for a variance to the ACC, and the ACC will have the authority to re-evaluate such plans and specifications in accordance with this *Section 7.2.7* and may, in addition, consider any change in circumstances which may have occurred since the time of the original approval.

7.2.8 No Waiver of Future Approvals. The approval of the ACC to any plans or specifications for any work done or proposed in connection with any matter requiring the approval or consent of the ACC will not be deemed to constitute a waiver of any right to withhold approval or consent as to any plans and specifications on any other matter, subsequently or additionally submitted for approval by the same or a different person, nor will such approval or consent be deemed to establish a precedent for future approvals by the ACC.

7.2.9 Non-Liability of Committee Members. NEITHER DECLARANT, DEVELOPMENT OWNER, THE BOARD, THE ARCHITECTURAL CONTROL COMMITTEE, NOR ANY MEMBER WILL BE LIABLE TO ANY OWNER OR TO ANY OTHER PERSON FOR ANY LOSS, DAMAGE OR INJURY ARISING OUT OF THE PERFORMANCE OF THE ARCHITECTURAL CONTROL COMMITTEE'S DUTIES UNDER THIS DECLARATION.

ARTICLE 8
MORTGAGE PROVISIONS

The following provisions are for the benefit of holders, insurers and guarantors of first Mortgages on Lots within the Property. The provisions of this *Article 8* apply to this Declaration and the Bylaws of the Association.

8.1 Notice of Action. An institutional holder, insurer, or guarantor of a first Mortgage which provides a written request to the Association (such request to state the name and address of such holder, insurer, or guarantor and the street address of the Lot to which its Mortgage relates (thereby becoming an "**Eligible Mortgage Holder**")), will be entitled to timely written notice of:

(i) Any condemnation loss or any casualty loss which affects a material portion of the Property or which affects any Lot on which there is an eligible Mortgage held, insured, or guaranteed by such Eligible Mortgage Holder;

(ii) Any delinquency in the payment of assessments or charges owed for a Lot subject to the Mortgage of such Eligible Mortgage Holder, where such delinquency has continued for a period of sixty (60) days, or any other violation of the Restrictions relating to such Lot or the Owner or Resident which is not cured within sixty (60) days; or

(iii) Any lapse, cancellation, or material modification of any insurance policy maintained by the Association.

8.2 Examination of Books. The Association will permit Mortgagees to examine the books and records of the Association during normal business hours.

8.3 Taxes, Assessments and Charges. All taxes, assessments and charges that may become liens prior to first lien mortgages under Applicable Law will relate only to the individual Lots and not to any other portion of the Property.

ARTICLE 9
EASEMENTS

9.1 Right of Ingress and Egress. Declarant, its agents, employees, affiliates, designees, successors and assigns will have a right of ingress and egress over and the right of access to the Common Area to the extent necessary to use the Common Area and the right to such other temporary uses of the Common Area as may be required or reasonably desirable (as determined by Declarant in its sole discretion) in connection with the construction and development of the Property. The Property shall be subject to a perpetual non-exclusive easement for the installation and maintenance of, including the right to read meters, service or repair lines and equipment, and to do everything and anything necessary to properly maintain and furnish the Community Services and Systems and the facilities pertinent and necessary to the same, which easement shall run in favor of Declarant and its affiliates, successors and

assigns. Declarant and its affiliates, successors and assigns shall have the right, but not the obligation, to install and provide the Community Services and Systems and to provide the services available through the Community Services and Systems to any and all Lots within the Property. Neither the Association nor any Owner shall have any interest therein. Any or all of such services may be provided either directly through the Association and paid for as part of the Assessments or directly to Declarant, any affiliate of Declarant, or a third party, by the Owner who receives the services. The Community Services and Systems shall be the property of Declarant or its affiliate unless transferred by Declarant or its affiliate, as applicable, whereupon any proceeds of such transfer shall belong to Declarant or its affiliate, as applicable. Declarant or its affiliate shall have the right but not the obligation to convey, transfer, sell or assign all or any portion of the Community Services and Systems or all or any portion of the rights, duties or obligations with respect thereto, to the Association or to any person or entity. The rights of Declarant or its affiliate with respect to the Community Services and Systems installed by Declarant or its affiliate and the services provided through such Community Services and Systems are exclusive, and no other person or entity may provide such services through the Community Services and Systems installed by Declarant or its affiliate without the prior written consent of Declarant. In recognition of the fact that interruptions in cable television and other Community Services and Systems will occur from time to time, no person or entity described above shall in any manner be liable, and no user of any Community Services and Systems shall be entitled to any refund, rebate, discount or offset in applicable fees, for any interruption in Community Services and Systems, regardless of whether or not same is caused by reasons within the control of the then-provider of such services.

9.2 Reserved Easements. All dedications, limitations, restrictions and reservations shown on any Plat and all grants and dedications of easements, rights-of-way, restrictions and related rights made by Declarant or any third party prior to the Property becoming subject to this Declaration are incorporated herein by reference and made a part of this Declaration for all purposes as if fully set forth herein, and will be construed as being adopted in each and every contract, deed or conveyance executed or to be executed by or on behalf of Declarant. Declarant reserves the right to relocate, make changes in, and additions to said easements, rights-of-way, dedications, limitations, reservations and grants for the purpose of most efficiently and economically developing the Property.

9.3 Roadway and Utility Easements. Declarant hereby reserves for itself, its affiliates and assigns a perpetual non-exclusive easement over and across the Property for: (i) the installation, operation and maintenance of utilities and associated infrastructure to serve the Property and any other property owned by Declarant; (ii) the installation, operation and maintenance of cable lines and associated infrastructure for sending and receiving data and/or other electronic signals, security and similar services to serve the Property and any other property owned by Declarant; (iii) the installation, operation and maintenance of, walkways, pathways and trails, drainage systems, street lights and signage to serve the Property and any other property owned by Declarant; and (iv) the installation, location, relocation, construction, erection and maintenance of any streets, roadways, or other areas to serve the Property and any

other property owned by Declarant. Declarant, its affiliate(s) or assigns will be entitled to unilaterally assign the easements reserved hereunder to any third party who owns, operates or maintains the facilities and Improvements described in (i) through (iv) of this *Section 9.3*. In addition, Declarant may designate all or any portion of the easements or facilities constructed therein as Common Area.

9.4 Subdivision Entry, Screening Walls and Fencing Easement. Declarant reserves for itself and the Association, an easement over and across the Property and any Common Area for the installation, maintenance, repair or replacement of certain subdivision entry facilities, screening walls, and/or fencing which serve the Property, the Common Area or any other property owned by the Declarant. Declarant will have the right, from time to time, to Record a written notice which identifies the subdivision entry facilities, screening walls and/or fencing to which the easement reserved hereunder applies. Declarant may designate all or any portion of the subdivision entry facilities, screening walls and/or fencing as Common Area by Recorded written notice. The exercise of the easements reserved hereunder will not extend to permitting entry into any residence, nor will it unreasonably interfere with the use of any Lot or residence or Improvement constructed thereon.

9.5 Landscape, Monumentation and Signage Easement. Declarant hereby reserves for itself and the Association, an easement over and across the Property and the Common Area for the installation, maintenance, repair or replacement of landscaping, monumentation and signage which serves the Property, the Common Area or any other property owned by the Declarant. Declarant will have the right, from time to time, to Record a written notice which identifies the landscaping, monumentation or signage to which the easement reserved hereunder applies. Declarant may designate all or any portion of the landscaping, monumentation or signage as Common Area.

9.6 Easement for Special Events. The Declarant reserves for itself and the Association, and their successors, assigns, and designees, a perpetual, non-exclusive easement over the Common Area, for the purpose of conducting educational, cultural, artistic, musical and entertainment activities; and other activities of general community interest at such locations and times as the Declarant or the Association, in their reasonable discretion, deem appropriate. Members of the public may have access to such events. Each Owner, by accepting a deed or other instrument conveying any interest in a Lot subject to this Declaration acknowledges and agrees that the exercise of this easement may result in a temporary increase in traffic, noise, gathering of crowds, and related inconveniences, and each Owner agrees on behalf of itself and the Residents to take no action, legal or otherwise, which would interfere with the exercise of such easement.

9.7 Solar Equipment Easement. Declarant hereby reserves for itself and the Association, and their successors, assigns, and designees, a perpetual, non-exclusive easement over and across the Property and Common Area for the installation, maintenance, repair or replacement of a rooftop solar electric generating system designed to deliver electric power to a

particular residence built on a Lot or Common Area. Declarant will have the right, from time to time, to Record a written notice which identifies the solar equipment to which the easement reserved hereunder applies. Declarant will be entitled to unilaterally assign the easements reserved hereunder to any third party.

9.8 Cellular Tower and Telecommunications Easement. Declarant hereby grants and reserves for itself, its affiliates and assigns, an exclusive, perpetual and irrevocable easement, license and right to use any portion of the Common Area, or any portion of the Property which Declarant intends to designate as Common Area (the "**CTT Easement Area**") for the construction, installation, use, maintenance, repair, replacement, improvement, removal and operation of CTT Equipment. Declarant, its affiliates or assignee will have the right, from time to time, but no obligation, to Record a written notice which identifies the portion of the Common Area to which the CTT Easement Area pertains, and Declarant, its affiliate(s) or assignee, may fence, install landscaping, or otherwise install improvements restricting access to the CTT Easement Area identified in such Recorded instrument. Neither the Association, nor any Owner other than the Declarant, its affiliate(s) or assignee(s) hereunder, may use the CTT Easement Area in any manner which interferes with operation of the CTT Equipment. Declarant hereby reserves for itself, its affiliates and assigns the right to use, sell, lease or assign all or any portion of the CTT Easement Area, for the construction, installation, use, maintenance, repair, replacement, improvement, removal and operation of the CTT Equipment. In addition, Declarant hereby reserves for itself, its affiliates and assigns a non-exclusive, perpetual and irrevocable easement over the Property for access to and from the CTT Easement Area and to construct, install, use, maintain, repair, replace, improve, remove, and operate, or allow others to do the same, any utility lines servicing the CTT Equipment. Declarant also reserves for itself, its affiliates and assigns the right to select and contract with any third-party for the construction, installation, use, maintenance, repair, replacement, improvement, removal and operation of the CTT Equipment and to provide any telecommunication, cellular, video or digital service associated therewith. Declarant shall have and hereby reserves for itself, its affiliates and assigns the sole and exclusive right to collect and retain any and all income and/or proceeds received from or in connection with use or services provided by the CTT Equipment and the rights described in this *Section 9.8*. The rights reserved to Declarant under this *Section 9.8* shall benefit only Declarant, its affiliates and assigns, and no other Owner or successor-in-title to any portion of the Property shall have any rights to income derived from or in connection with the rights and easements granted in this *Section 9.8*, except as expressly approved in writing by Declarant. EACH OWNER AND RESIDENT HEREBY RELEASES AND HOLDS HARMLESS THE DECLARANT, ITS AFFILIATES AND ASSIGNS FROM ANY COST, LOSS, DAMAGE, EXPENSE, LIABILITY, CLAIM OR CAUSE OF ACTION INCURRED OR THAT MAY ARISE BY REASON OF ANY ACTS, ACTIONS OR ACTIVITIES PERMITTED BY DECLARANT, ITS AFFILIATES AND ASSIGNS UNDER THIS SECTION (INCLUDING ANY COST, EXPENSE, LIABILITY, CLAIM OR CAUSE OF ACTION ARISING OUT OF NEGLIGENCE IN CONNECTION THEREWITH), EXCEPT FOR SUCH COST, LOSS, DAMAGE, EXPENSE, LIABILITY, CLAIM OR CAUSE OF ACTION ARISING BY REASON OF

GROSS NEGLIGENCE OR WILLFUL MISCONDUCT. "GROSS NEGLIGENCE" DOES NOT INCLUDE SIMPLE NEGLIGENCE, CONTRIBUTORY NEGLIGENCE OR SIMILAR NEGLIGENCE SHORT OF ACTUAL GROSS NEGLIGENCE. The provisions of this *Section 9.8* shall not be amended without the written and acknowledged consent of Declarant, its affiliate(s) or the assignee(s) of all or any portion of Declarant's rights hereunder.

9.9 Easement to Inspect and Right to Correct. For a period of ten (10) years after the expiration of the Development Period, Declarant reserves for itself and for the Declarant's architect, engineer, other design professionals, builder and general contractor the right, but not the duty, to inspect, monitor, test, redesign, correct, and relocate any structure, Improvement, or condition that may exist on any portion of the Property, including the Lots, and a perpetual non-exclusive easement of access throughout the Property to the extent reasonably necessary to exercise this right. The party exercising such rights will promptly repair, at its sole expense, any damage resulting from the exercise of this right. By way of illustration but not limitation, relocation of mechanical or electrical facilities may be warranted by a change of circumstance, imprecise siting of the original facilities, or the desire or necessity to comply more fully with Applicable Law. This *Section 9.9* may not be construed to create a duty for Declarant, Development Owner, the Association, or any architect, engineer, other design professionals, builder or general contractor, and may not be amended without Declarant's advanced written consent and the consent of Development Owner, for so long as Development Owner owns any Lot or portion of the Property. In support of this reservation, each Owner, by accepting an interest in or title to a Lot, hereby grants to Declarant an easement of access and entry over, across, under, and through the Property, including without limitation, all Common Areas and the Owner's Lot and all Improvements thereon for the purposes contained in this *Section 9.9*.

9.10 Shared Facilities Agreement. Certain property adjacent to or in close proximity to the Property may be developed for commercial and/or other uses (the "**Adjacent Development**"), and may share certain Common Area, facilities, including entryways, monument signage, landscaping and/or amenities (the "**Shared Facilities**") with the Association. Declarant reserves the right to: (i) grant and convey easements to the owners(s) of the Adjacent Development and/or the property owners' association established for the Adjacent Development (the "**Adjacent Parties**") over and across the Common Area that may be necessary or required to access, utilize and/or maintain the Shared Facilities and Adjacent Development; (ii) require the Association and the Adjacent Parties to share in the expenses associated with the use and maintenance of the Shared Facilities; and (iii) enter into one or more shared facilities and cost sharing agreements, by and on behalf of the Association, to govern the rights and responsibilities of both the Association and the Adjacent Parties with regard to use and maintenance of the Shared Facilities, to allocate costs for the operation, maintenance and reserves for the Shared Facilities between the Association and the Adjacent Parties and to grant easements for access and use of the Shared Facilities. Notwithstanding the foregoing, each Owner acknowledges and agrees that the Adjacent Parties may have access to certain Shared Facilities at no cost to the Adjacent Parties.

ARTICLE 10
DEVELOPMENT RIGHTS

10.1 Development by Declarant. It is contemplated that the Property will be developed pursuant to a plan, which may, from time to time, be amended or modified. Declarant reserves the right, but will not be obligated, to pursue the development, construction and marketing of the Property, the right to direct the size, shape, and composition of the Property, the right to create and/or designate Lots and Common Areas and to subdivide all or any portion of the Property pursuant to the terms of this *Section 10.1*, subject to any limitations imposed on portions of the Property by any applicable Plat. These rights may be exercised with respect to any portions of the Property and the Common Area. As each area is developed or dedicated, Declarant may designate the use, classification and such additional covenants, conditions and restrictions as Declarant may deem appropriate for that area. Notwithstanding the foregoing or anything to the contrary herein, for so long as Development Owner owns any Lot or portion of the Property, any additional covenants, conditions and restrictions adopted by Declarant pursuant to this *Section 10.1* will require the prior written consent of Development Owner (which consent may be given or withheld by Development Owner in its sole and absolute discretion).

10.2 Special Declarant Rights. Notwithstanding any provision of this Declaration to the contrary, at all times, Declarant will have the right and privilege: (i) to erect and maintain advertising signs (illuminated or non-illuminated), sales flags, other sales devices and banners for the purpose of aiding the sale of Lots in the Property; (ii) to maintain Improvements upon Lots as sales, model, management, business and construction offices; and (iii) to maintain and locate construction trailers and construction tools and equipment within the Property and the Common Area. The construction, placement or maintenance of Improvements by Declarant will not be considered a nuisance, and Declarant hereby reserves the right and privilege for itself to conduct the activities enumerated in this *Section 10.2* until twenty-four (24) months after expiration or termination of the Development Period.

10.3 Addition of Land. Declarant may, at any time and from time to time, add additional lands to the Property. Upon the Recording of a notice of addition of land, such land will be considered part of the Property for purposes of this Declaration, and such added lands will be considered part of the Property subject to this Declaration and the terms, covenants, conditions, restrictions and obligations set forth in this Declaration, and the rights, privileges, duties and liabilities of the persons subject to this Declaration will be the same with respect to such added land as with respect to the lands originally covered by this Declaration. To add lands to the Property, Declarant will be required only to Record a notice of addition of land containing the following provisions:

(i) A reference to this Declaration, which reference will state the document number or volume and initial page number wherein this Declaration is Recorded;

(ii) A statement that such land will be considered Property for purposes of this Declaration, and that all of the terms, covenants, conditions, restrictions and obligations of this Declaration will apply to the added land; and

(iii) A legal description of the added land.

Notwithstanding the foregoing or anything to the contrary herein, for so long as Development Owner owns any Lot or portion of the Property, any addition of land to the Property will require the prior written consent of Development Owner (which consent may be given or withheld by Development Owner in its sole and absolute discretion).

10.4 Withdrawal of Land. Declarant may, at any time and from time to time, reduce or withdraw from the Property, and remove and exclude from the burden of this Declaration and the jurisdiction of the Association any portion of the Property. Upon any such withdrawal and removal this Declaration and the covenants conditions, restrictions and obligations set forth herein will no longer apply to the portion of the Property withdrawn. To withdraw lands from the Property hereunder, Declarant will be required only to Record a notice of withdrawal of land containing the following provisions:

(i) A reference to this Declaration, which reference will state the document number or volume and initial page number wherein this Declaration is recorded;

(ii) A statement that the provisions of this Declaration will no longer apply to the withdrawn land; and

(iii) A legal description of the withdrawn land.

Notwithstanding the foregoing or anything to the contrary herein, for so long as Development Owner owns any Lot or portion of the Property, any withdrawal of land from the Property will require the prior written consent of Development Owner (which consent may be given or withheld by Development Owner in its sole and absolute discretion).

10.5 Notice of Plat Recordation. Declarant may, at any time and from time to time, file a notice of plat recordation (a "**Notice of Plat Recordation**"). A Notice of Plat Recordation is Recorded for the purpose of more clearly identifying specific Lots subject to the terms and provisions of this Declaration after portions of the Property are made subject to a Plat. Unless otherwise provided in the Notice of Plat Recordation, portions of the Property included in the Plat identified in the Notice of Plat Recordation, but not shown as a residential Lot on such Plat, shall be automatically withdrawn from the terms and provisions of this Declaration (without the necessity of complying with the withdrawal provisions set forth in *Section 10.4*). Declarant shall have no obligation to Record a Notice of Plat Recordation and failure to Record a Notice of Plat Recordation shall in no event remove any portion of the Property from the terms and provisions of this Declaration.

10.6 **Assignment of Declarant's Rights**. Notwithstanding any provision in this Declaration to the contrary, but subject to the provisions of the paragraph entitled "Declarant" in *Article 1* hereof, Declarant may, by written instrument, assign, in whole or in part, any of its privileges, exemptions, rights, authorizations, options, reservations, easements and/or duties under this Declaration to any person or entity and may permit the participation, in whole, in part, exclusively, or non-exclusively, by any other person or entity in any of its privileges, exemptions, rights and duties hereunder; provided, however, that for so long as Development Owner owns any Lot or portion of the Property, any assignment of the Declarant's rights under this Declaration (whether by the original Declarant or by any subsequent assignee(s)) will require the prior written consent of Development Owner (which consent may be given or withheld by Development Owner in its sole and absolute discretion). Any purported assignment without such consent from Development Owner shall be deemed void and of no force and effect. Notwithstanding the foregoing or anything to the contrary herein, in the event the Option Agreement is terminated prior to the purchase by Declarant from Development Owner of all of the Lots and other portions of the Property thereunder, as evidenced by the Recording of a notice of termination of the Option Agreement, Development Owner shall, at its option (but is not obligated to), upon Recordation of an Assignment of Declarant Rights or similar instrument by Development Owner (if elected by Development Owner at its sole option), become the Declarant under this Declaration only for the Lots and other portions of the Property still owned by Development Owner (the "**Development Owner Property**"), in which event all references to "Declarant" shall thereafter (A) mean and refer only to Development Owner or its successors or assigns for the Development Owner Property only, and (B) mean and refer to Declarant (i.e., **LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.**, a Texas limited partnership ("**Lennar**")) or its successors or permitted assigns for the balance of the Property, with each party entitled to exercise the rights of Declarant for Development Owner Property and the balance of the Property, respectively; provided, however, that (i) Development Owner shall not be liable to any Owner, Member or any other person for any act or omission of Declarant (including, without limitation, Declarant's failure to pay any amounts owing or to be paid or reserved for hereunder or as may otherwise be required by statute or at law or to perform any act or obligation required to be performed by Declarant hereunder or as may otherwise be required by statute or at law) with respect to the Development Owner Property, arising prior to the date Development Owner succeeds to Declarant's rights hereunder for the Development Owner Property, (ii) in the event Development Owner elects to become the Declarant under this Declaration with respect to the Development Owner Property, Development Owner shall assume the obligations of the Declarant under this Declaration for the Development Owner Property only (and not for any other portions of the Property) for matters and obligations first arising or first to be performed from and after the date Development Owner succeeds to Declarant's rights hereunder for the Development Owner Property, and Development Owner is hereby released and discharged from any and all obligations under this Declaration (x) accruing prior to the date Development Owner succeeds to Declarant's rights hereunder (regardless of whether pertaining to the Development Owner Property and/or the balance of the Property) and/or (y) pertaining to the portions of the

Property excluding the Development Owner Property, and (iii) **Lennar (or its successors or permitted assigns, as applicable) shall indemnify, defend and hold Development Owner (and its officers, directors, managers, members, employees and agents) harmless from and against any and all costs, losses, expenses, suits, claims, demands, actions, causes of action, liabilities and damages, including attorneys' fees and costs of suit, which Development Owner suffers or incurs by reason of or in connection with Lennar's (or its successors' or permitted assigns') acts and omissions as the Declarant hereunder (regardless of whether pertaining to the Development Owner Property and/or the balance of the Property) prior to the date Development Owner succeeds to Declarant's rights hereunder for the Development Owner Property and as to its acts and omissions as the Declarant hereunder with respect to the portions of the Property excluding the Development Owner Property from and after the date Development Owner succeeds to Declarant's rights hereunder for the Development Owner Property**.

10.7 Limitation on Rights of Declarant. Notwithstanding any other provision contained in this Declaration, as long as Development Owner or its designated successors and/or assigns owns any Lot or portion of the Property, Declarant shall not, without the prior written consent of Development Owner, have the right to exercise any of the rights under this Declaration in any manner that will have (or could be reasonably expected to have) a material impact on Development Owner or its designated successors and/or assigns, and/or on any of the Lots or other portions of the Property owned by Development Owner or its designated successors and/or assigns, as determined by Development Owner in its sole and absolute discretion. Without restricting the generality of the foregoing, and notwithstanding anything to the contrary herein, Declarant hereby appoints Development Owner as the attorney-in-fact of Declarant, with full power of substitution, and in the name of Declarant, to do any and all things necessary in Development Owner's sole judgment to enforce any provisions of this Declaration, the Community Manual, the Design Guidelines, the Rules and Regulations, any other Restrictions, the Certificate, the Bylaws and/or any other documents regarding the governance, regulation and/or management of the Property or any portion thereof. The power-of-attorney granted hereby is a power coupled with an interest and irrevocable by action of Declarant without the joinder of Development Owner; provided however, the power-of-attorney will automatically terminate when Development Owner or its designated successors and/or assigns no longer owns any Lot or portion of the Property. Development Owner shall have no obligation to undertake any of the foregoing actions, and if Development Owner should do so, it shall have no liability to Declarant for the sufficiency or adequacy of any such actions taken by Development Owner.

ARTICLE 11
GENERAL PROVISIONS

11.1 Term. The terms, covenants, conditions, restrictions, easements, charges, and liens set out in this Declaration will run with and bind the Property, and will inure to the benefit of and be enforceable by the Association, and every Owner, including Declarant and

Development Owner, and their respective legal representatives, heirs, successors, and assigns, for a term beginning on the date this Declaration is Recorded, and continuing through and including January 1, 2073, after which time this Declaration will be automatically extended for successive periods of ten (10) years unless a change (the word "change" meaning a termination, or change of term or renewal term) is approved in a resolution adopted by Members entitled to cast at least sixty-seven percent (67%) of the total number of votes of the Association, voting in person or by proxy at a meeting duly called for such purpose, written notice of which will be given to all Members at least thirty (30) days in advance and will set forth the purpose of such meeting; provided, however, that such change will be effective only upon the Recording of a certified copy of such resolution. The foregoing sentence shall in no way be interpreted to mean sixty-seven percent (67%) of a quorum as established pursuant to the Bylaws. Notwithstanding any provision in this *Section 11.1* to the contrary, if any provision of this Declaration would be unlawful, void, or voidable by reason of any Applicable Law restricting the period of time that covenants on land may be enforced, such provision will expire twenty-one (21) years after the death of the last survivor of the now living descendants, as of the date this Declaration is Recorded, of Charles III, King of England.

11.2 **Eminent Domain**. In the event it becomes necessary for any public authority to acquire all or any part of the Common Area for any public purpose during the period this Declaration is in effect, the Board is hereby authorized to negotiate with such public authority for such acquisition and to execute instruments necessary for that purpose. Should acquisitions by eminent domain become necessary, only the Board need be made a party, and in any event the proceeds received will be held by the Association for the benefit of the Owners. In the event any proceeds attributable to acquisition of Common Area are paid to Owners, such payments will be allocated on the basis of Assessment Units and paid jointly to the Owners and the holders of Mortgages or deeds of trust on the respective Lot.

11.3 **Amendment**. This Declaration may be amended or terminated by the Recording of an instrument executed and acknowledged by: (i) Declarant acting alone; (ii) by a Majority of the Board, for the purpose of meeting the requirements, standards, or recommended guidelines of an institutional or governmental lender to enable such lender to make or purchase mortgage loans on the Lots, provided such amendment has been approved by Declarant (until expiration or termination of the Development Period); or (iii) by the president and secretary of the Association setting forth the amendment and certifying that such amendment has been approved by Declarant (until expiration or termination of the Development Period) and Members entitled to cast at least sixty-seven percent (67%) of the total number of votes entitled to be cast by members of the Association. The foregoing sentence shall in no way be interpreted to mean sixty-seven percent (67%) of a quorum as established pursuant to the Bylaws. No amendment will be effective without the written consent of Declarant, its successors or assigns, during the Development Period. No amendment may affect Declarant's rights under this Declaration without Declarant's written and acknowledged consent, which must be part of the Recorded amendment instrument. Notwithstanding anything to the contrary herein, for so long as Development Owner owns any Lot or portion of the Property, any amendment to the

Restrictions, including but not limited to this Declaration, will require the prior written consent of Development Owner or its designated successors and/or assigns (and as to any amendments to this Declaration, and as may be expressly provided elsewhere, such consent may be given or withheld by Development Owner in its sole and absolute discretion). Any purported amendment without such approval shall be deemed void and of not force and effect unless subsequently approved by a written consent signed by Development Owner or such designated successor and/or assign and Recorded.

Subject to any express limitation on amendments set forth in this Declaration, the broad scope of amendment authority set forth in this *Section 11.3* is expressly intended to allow for the addition, removal, or modification of terms, restrictions, conditions, covenants, rights, benefits, reservations, and obligations, including, without limitation, use and occupancy restrictions, leasing restrictions, setbacks, voting rights, lien rights, design criteria, maintenance obligations, and disclosures. EACH OWNER OF A LOT OR OTHER REAL PROPERTY INTEREST IN THE PROPERTY (INCLUDING EACH SUBSEQUENT PURCHASER), BY THE ACCEPTANCE OF A DEED OF CONVEYANCE, ACCEPTS THE SAME SUBJECT TO THE AMENDMENT AUTHORITY SET FORTH IN THIS *SECTION 11.3*, AND ACKNOWLEDGES, AGREES, AND IS PUT ON NOTICE THAT: (I) AN AMENDMENT TO THIS DECLARATION DULY APPROVED AND RECORDED IN ACCORDANCE HEREWITH SHALL BE VALID AND BINDING ON THE OWNER AND THE OWNER'S LOT; AND (II) THE BROAD SCOPE OF AMENDMENT AUTHORITY MAY RESULT IN AN AMENDMENT TO THIS DECLARATION THAT: (A) ADDS, REMOVES, OR MODIFIES ANY TERM, RESTRICTION, CONDITION, COVENANT, RIGHT, BENEFIT, RESERVATION, OR OBLIGATION OF EVERY CHARACTER HEREBY GRANTED, CREATED, RESERVED OR DECLARED, INCLUDING WITHOUT LIMITATION, USE AND OCCUPANCY RESTRICTIONS, LEASING RESTRICTIONS, SETBACKS, VOTING RIGHTS, LIEN RIGHTS, DESIGN CRITERIA, MAINTENANCE OBLIGATIONS, DISPUTE RESOLUTION PROCEDURES, AND DISCLOSURES; AND/OR (B) MAY RESULT IN CHANGES OR MODIFICATIONS TO USE AND OCCUPANCY RESTRICTIONS, LEASING RESTRICTIONS, SETBACKS, VOTING RIGHTS, LIEN RIGHTS, DESIGN CRITERIA, MAINTENANCE OBLIGATIONS, OR DISPUTE RESOLUTION PROCEDURES THAT ARE EITHER MORE OR LESS RESTRICTIVE THAN THE RIGHTS, RESTRICTIONS AND OBLIGATIONS APPLICABLE TO THE LOT ON THE DATE THE OWNER ACQUIRED THE LOT. THE FOREGOING LIST IS INTENDED TO BE ILLUSTRATIVE BUT IN NO WAY IMPOSES LIMITATIONS ON THE BROAD SCOPE OF AMENDMENT AUTHORITY SET FORTH IN THIS *SECTION 11.3*.

11.4 Enforcement. The Association, Declarant and Development Owner will have the right to enforce, by a proceeding at law or in equity, the Restrictions. The Association, Declarant and/or the Development Owner may initiate, defend, or intervene in any action brought to enforce any provision of the Restrictions. Such right of enforcement will include both damages for and injunctive relief against the breach of any provision hereof. Every act or omission whereby any provision in the Restrictions is violated, in whole or in part, is hereby declared to be a nuisance and may be enjoined or abated by any Owner of a Lot (at such

Owner's own expense), Declarant, Development Owner or the Association. Any violation of any Applicable Law pertaining to the ownership, occupancy, or use of any portion of the Property is hereby declared to be a violation of this Declaration and subject to all of the enforcement procedures set forth herein. Failure of the Declarant, Development Owner or the Association to enforce any right, provision, covenant, or condition set forth in the Restrictions will not constitute a waiver of the right to enforce such right, provision, covenants or condition in the future. Failure of the Declarant, Development Owner or the Association to enforce the terms and provisions of the Restrictions shall in no event give rise to any claim or liability against the Declarant, Development Owner or the Association, or any of their partners, directors, officers, or agents. **EACH OWNER, BY ACCEPTING TITLE TO ALL OR ANY PORTION OF THE PROPERTY, HEREBY RELEASES AND SHALL HOLD HARMLESS EACH OF THE DECLARANT, DEVELOPMENT OWNER, THE ASSOCIATION, AND THEIR RESPECTIVE PARTNERS, DIRECTORS, OFFICERS, MANAGERS OR AGENTS FROM AND AGAINST ANY DAMAGES, CLAIMS OR LIABILITY ASSOCIATED WITH THE FAILURE OF THE DECLARANT, DEVELOPMENT OWNER OR THE ASSOCIATION TO ENFORCE THE RESTRICTIONS.**

11.5 No Warranty of Enforceability. Neither Declarant nor Development Owner makes any warranty or representation as to the present or future validity or enforceability of the Restrictions. Any Owner acquiring a Lot in reliance on one or more of the Restrictions shall assume all risks of the validity and enforceability thereof and, by acquiring the Lot, agrees to hold Declarant and Development Owner harmless therefrom.

11.6 Declarant Fine Authority. During the Development Period, Declarant may assess fines against an Owner for violations of the Restrictions which have been committed by an Owner, a Resident, or any guests, agents, family members, or invitees of an Owner or Resident. The Declarant uses fines to discourage violations of the Restrictions, and to encourage compliance when a violation occurs - not to punish violators or generate revenue for the Declarant. Although a fine may be an effective and efficient remedy for certain types of violations or violators, it is only one of several methods available to the Declarant for enforcing the Restrictions. The Declarant may from time to time adopt a schedule of fines. If the violation of the Restrictions is ongoing or continuous, the fine may be assessed on a periodic basis (such as daily, monthly, or quarterly). If the violation is not ongoing, but is instead sporadic or periodic, the fine may be levied on a per occurrence basis. An Owner is liable for fines levied by the Declarant for violations of the Restrictions by the Owner, a Resident, or any guests, agents, family members or invitees of the Owner or Resident. Regardless of who commits the violation, the Declarant will direct its communications to the Owner, although the Declarant may send copies of its notices to the Residents.

11.7 Higher Authority. The terms and provisions of this Declaration are subordinate to Applicable Law. Generally, the terms and provisions of this Declaration are enforceable to the extent they do not violate or conflict with Applicable Law.

11.8 Severability. If any provision of this Declaration is held to be invalid by any court of competent jurisdiction, such invalidity will not affect the validity of any other provision of this Declaration, or, to the extent permitted by Applicable Law, the validity of such provision as applied to any other person or entity.

11.9 Conflicts. If there is any conflict between the provisions of this Declaration, the Certificate, the Bylaws, or any Rules and Regulations adopted pursuant to the terms of such documents, the provisions of this Declaration, the Certificate, the Bylaws, and the Rules and Regulations, in such order, will govern.

11.10 Gender. Whenever the context so requires, all words herein in the male gender will be deemed to include the female or neuter gender, all singular words will include the plural, and all plural words will include the singular.

11.11 Acceptance by Owners. Each Owner of a Lot or other real property interest in the Property, by the acceptance of a deed of conveyance, or each subsequent purchaser, accepts the same subject to all terms, restrictions, conditions, covenants, reservations, easements, liens and charges, and the jurisdiction rights and powers created or reserved by this Declaration or to whom this Declaration is subject, and all rights, benefits and privileges of every character hereby granted, created, reserved or declared. Furthermore, each Owner agrees that no assignee or successor to Declarant hereunder (including, without limitation, the Development Owner) will have any liability for any act or omission of Declarant which occurred prior to the effective date of any such succession or assignment. All impositions and obligations hereby imposed will constitute covenants running with the land within the Property, and will bind any person having at any time any interest or estate in the Property, and will inure to the benefit of each Owner in like manner as though the provisions of this Declaration were recited and stipulated at length in each and every deed of conveyance.

11.12 Damage and Destruction. The Association shall undertake the following actions subsequent to damage or destruction to all or any part of the Common Area covered by insurance:

11.12.1 Claims. Promptly after damage or destruction by fire or other casualty to all or any part of the Common Area covered by insurance, the Board, or its duly authorized agent, will proceed with the filing and adjustment of all claims arising under such insurance and obtain reliable and detailed estimates of the cost of repair of the damage. Repair, as used in this *Section 11.12.1*, means repairing or restoring the Common Area to substantially the same condition as existed prior to the fire or other casualty.

11.12.2 Repair Obligations. Any damage to or destruction of the Common Area will be repaired unless a Majority of the Board decides within sixty (60) days after the casualty not to repair. If for any reason either the amount of the insurance proceeds to be paid as a result of such damage or destruction, or reliable and detailed estimates of the cost of repair, or both,

are not made available to the Association within said period, then the period will be extended until such information will be made available.

11.12.3 Restoration. In the event that it should be determined by the Board that the damage or destruction of the Common Area will not be repaired and no alternative Improvements are authorized, then the affected portion of the Common Area will be restored to its natural state and maintained as an undeveloped portion of the Common Area by the Association in a neat and attractive condition.

11.12.4 Special Assessment. If insurance proceeds are paid to restore or repair any damaged or destroyed Common Area, and such proceeds are not sufficient to defray the cost of such repair or restoration, the Board may levy a Special Assessment, as provided in *Article 6*, against all Owners. Additional Assessments may be made in like manner at any time during or following the completion of any repair.

11.12.5 Proceeds Payable to Owners. In the event that any proceeds of insurance policies are paid to Owners as a result of any damage or destruction to any Common Area, such payments will be allocated based on Assessment Units and paid jointly to the Owners and the holders of Mortgages or deeds of trust on their Lots.

11.13 No Partition. Except as may be permitted in this Declaration or amendments thereto, no physical partition of the Common Area or any part thereof will be permitted, nor will any person acquiring any interest in the Property or any part thereof seek any such judicial partition unless the portion of the Property or Common Area in question has been removed from the provisions of this Declaration pursuant to *Section 10.4* above. This *Section 11.13* will not be construed to prohibit the Board from acquiring and disposing of tangible personal property or from acquiring title to real property that may or may not be subject to this Declaration.

11.14 View Impairment. Neither Declarant nor the Association guarantee or represent that any view over and across the Lots, or any open space or Common Area within the Property will be preserved without impairment. Neither the Declarant, the ACC, nor the Association shall have any obligation to relocate, prune, thin trees or perform other landscaping. The Association (with respect to any Common Area) will have the right to add trees and other landscaping from time to time, subject to Applicable Law. There shall be no express or implied easements for view purposes or for the passage of light and air.

11.15 Safety and Security. Each Owner and Resident of a Lot, and their respective guests and invitees, shall be responsible for their own personal safety and the security of their property within the Property and the Common Area. The Association may, but shall not be obligated to, maintain or support certain activities within the Property and the Common Area designed to promote or enhance the level of safety or security which each person provides for himself or herself and his or her property. However, neither the Association, Declarant nor

Development Owner, nor their respective directors, officers, managers, employees or agents, shall in any way be considered insurers or guarantors of safety or security within the Property or the Common Area, nor shall any of them be held liable for any loss or damage by reason of failure to provide adequate security or ineffectiveness of security measures undertaken.

No representation or warranty is made that any systems or measures, including security monitoring systems or any mechanism or system for limiting access to the Property or the Common Area, cannot be compromised or circumvented; or that any such system or security measures undertaken will in all cases prevent loss or provide the detection or protection for which the system is designed or intended. Each Owner acknowledges, understands, and shall be responsible for informing any Residents of such Owner's Lot that the Association, its Board and committees, the Declarant and the Development Owner are not insurers or guarantors of security or safety and that each person within the Property assumes all risks of personal injury and loss or damage to the property, including any residences or Improvements constructed upon any Lot and the contents thereof, resulting from acts of third parties.

11.16 Notices. Any notice permitted or required to be given to any person by this Declaration will be in writing and may be delivered either personally or by mail, or as otherwise required by Applicable Law. If delivery is made by mail, it will be deemed to have been delivered on the third (3rd) day (other than a Sunday or legal holiday) after a copy of the same has been deposited in the United States mail, postage prepaid, addressed to the person at the address given by such person to the Association for the purpose of service of notices. Such address may be changed from time to time by notice in writing given by such person to the Association.

ARTICLE 12
DISPUTE RESOLUTION

This Article 12 is intended to encourage the resolution of disputes involving the Property. A dispute regarding the Lots, Common Area, and/or Improvements can create significant financial exposure for the Association and its Members, interfere with the resale and refinancing of Lots, and increase strife and tension among the Owners, the Board and the Association's management. Since disputes may have a direct effect on each Owner's use and enjoyment of their Lot and the Common Area, this Article 12 requires Owner transparency and participation in certain circumstances. Transparency means that the Owners are informed in advance about a dispute, the proposed arrangement between the Association and a law firm or attorney who will represent the Association in the dispute, and that each Owner will have an opportunity to participate in the decision-making process prior to initiating the dispute resolution process.

12.1 Introduction and Definitions. The Association, the Owners, Declarant, Development Owner, Homebuilders, and all persons subject to this Declaration, and each person not otherwise subject to this Declaration who agrees to submit to this *Article 12* by

written instrument delivered to the Claimant, which may include, but is not limited to, a Homebuilder, a general contractor, sub-contractor, design professional, or other person who participated in the design or construction of Lots, Common Area or any Improvement within, serving or forming a part of the Property (individually, a "**Party**" and collectively, the "**Parties**") agree to encourage the amicable resolution of disputes involving the Property and the Common Area to avoid the emotional and financial costs of litigation and arbitration if at all possible. Accordingly, each Party hereby covenants and agrees that this *Article 12* applies to all Claims as hereafter defined. Notwithstanding anything contained in this *Article 12*, any Claim brought by an Owner related to a residence that is subject to a warranty agreement provided by the Declarant or Homebuilder will not be subject to this *Article 12* and will be governed by the warranty agreement, unless the Parties agree to have the dispute governed by this *Article 12*. Notwithstanding anything to the contrary in this *Article 12*, any claim brought by Development Owner against Declarant (together with any affiliated parties), or *vice versa*, will not be subject to this *Article 12* and will be governed by the Option Agreement. A restrictive covenant enforcement action against an Owner that is brought by the Association, the Declarant, Development Owner, or another Owner, is not subject to the alternative dispute resolution procedures that would otherwise require: (1) an inspection; (2) an engineering report; (3) an owner approval vote; (4) negotiation; and (5) mediation. This *Article 12* may only be amended with the prior written approval of the Declarant, Development Owner (for so long as Development Owner owns any Lot or portion of the Property), the Association (acting through a Majority of the Board), and Owners holding one hundred percent (100%) of the votes in the Association. As used in this *Article 12* only, the following words, when capitalized, have the following specified meanings:

12.1.1 "**Claim**" means:

(i) Claims relating to the rights and/or duties of Declarant, the Association, or the ACC, under the Restrictions.

(ii) Claims relating to the acts or omissions of the Declarant, the Association or a Board member or officer of the Association during Declarant's control and administration of the Association, and any claim asserted against the ACC.

(iii) Claims relating to the design or construction of the Common Area or any Improvements located within or on Common Area.

12.1.2 "**Claimant**" means any Party having a Claim against any other Party.

12.1.3 "**Respondent**" means any Party against which a Claim has been asserted by a Claimant.

12.2 **Mandatory Procedures**. Claimant may not initiate any proceeding before any judge, jury, arbitrator or any judicial or administrative tribunal seeking redress of resolution of

its Claim until Claimant has complied with the procedures of this *Article 12*. As provided in *Section 12.8* below, a Claim must be resolved by binding arbitration.

12.3 Claim Affecting Common Areas. In accordance with *Section 4.13* of this Declaration, the Association does not have the power or right to institute, defend, intervene in, settle, or compromise litigation, arbitration or other proceedings: (i) in the name of or on behalf of any Lot Owner (whether one or more); or (ii) pertaining to a Claim, as defined in *Section 12.1* above, relating to the design or construction of Improvements on a Lot (whether one or more). Additionally, no Lot Owner shall have the power or right to institute, defend, intervene in, settle or compromise litigation, arbitration or other proceedings relating to the design or construction of the Common Area. Each Lot Owner, by accepting an interest in or to title to a Lot, hereby grants to the Association the exclusive right to institute, defend, intervene in, settle or compromise litigation, arbitration or other proceedings relating to the design or construction of the Common Area. In the event the Association asserts a Claim related to the Common Area, as a precondition to providing the Notice defined in *Section 12.5*, initiating the mandatory dispute resolution procedures set forth in this *Article 12*, or taking any other action to prosecute a Claim related to the Common Area, the Association must:

12.3.1 Obtain Owner Approval of Engagement.

The requirements related to Owner approval set forth in this Section 12.3.1 are intended to ensure that the Association and the Owners approve and are fully informed of the financial arrangements between the Association and a law firm or attorney engaged by the Association to prosecute a Claim relating to the design or construction of the Common Area. The engagement agreement between the Association and the law firm or attorney may include requirements that the Association pay costs, fees, and expenses to the law firm or attorney which will be paid through Assessments levied against Owners. The financial agreement between the Association and the law firm or attorney may also include obligations related to payment, and the conditions and circumstances when the payment obligations arise, if the relationship between the Association and the law firm or attorney is terminated or if the Association agrees to settle the Claim. In addition, the financial arrangement between the Association and the law firm or attorney may include additional costs, expenses, and interest charges. This financial obligation can be significant. The Board may not engage a law firm or attorney to prosecute a Claim relating to the design or construction of the Common Area or execute a written agreement between the Association and a law firm or attorney for the purpose of prosecuting a Claim relating to the design or construction of Common Area unless the law firm or attorney and the financial arrangements between the Association and the law firm or attorney are approved by the Owners in accordance with this Section 12.3.1.

Unless otherwise approved by Members holding eighty percent (80%) of the votes in the Association, the Association, acting through its Board, shall in no event have the authority to engage a law firm or attorney to prosecute a Claim relating to the design or construction of the Common Area if the agreement between the Association and law firm or attorney includes any

provision or requirement that would obligate the Association to pay any costs, expenses, fees, or other charges to the law firm or attorney, including but not limited to, costs, expenses, fees, or other charges payable by the Association: (i) if the Association terminates the engagement with the law firm or attorney or engages another firm or third-party to assist with the Claim; (ii) if the Association agrees to settle the Claim for a cash payment or in exchange for repairs or remediation performed by the Respondent or any other third-party; (iii) if the Association agrees to pay interest on any costs or expenses incurred by the law firm or attorney; and/or (iv) for consultants, expert witnesses, and/or general contractors hired by the law firm or attorney. For avoidance of doubt, it is intended that Members holding eighty percent (80%) of the votes in the Association must approve the law firm and attorney who will prosecute the Claim and the written agreement between the Association and the law firm and/or attorney.

The approval of the Members required under this *Section 12.3.1* must be obtained at a meeting of Members called in accordance with the Bylaws. The notice of Member meeting will be provided pursuant to the Bylaws but the notice must also include: (a) the name of the law firm and attorney; (b) a copy of the proposed written agreement between the Association and the law firm and/or attorney; (c) a narrative summary of the types of costs, expenses, fees, or other charges that may be required to be paid by the Association; (d) the conditions upon which such types of costs, expenses, fees, or other charges are required to be paid by the Association; (e) an estimate of the costs, expenses, fees, or other charges that may be required to be paid by the Association if the conditions for payment occur, which estimate shall be expressed as a range for each type of cost, expense, fee, or other charge; and (f) a description of the process the law firm and/or attorney will use to evaluate the Claim and whether destructive testing will be required (i.e., the removal of all or portions of the Common Area or Improvements on the Property). If destructive testing will be required or is likely to occur, the notice shall include a description of the destructive testing, likely locations of the destructive testing, whether the Owner's use of their Lots or the Common Area will be affected by such testing, and if the destructive testing occurs the means or method the Association will use to repair the Common Area or Improvements affected by such testing and the estimated costs thereof. The notice required by this paragraph must be prepared and signed by a person other than the law firm or attorney who is a party to the proposed agreement being approved by the Members. In the event Members holding eighty percent (80%) of the votes in the Association approve the law firm and/or attorney who will prosecute the Claim and the written agreement between the Association and the law firm and/or attorney, the Board shall have the authority to engage the law firm and/or attorney and enter into the written agreement approved by the Members.

12.3.2 Provide Notice of the Inspection. As provided in *Section 12.3.3* below, a Common Area Report is required which is a written inspection report issued by the Inspection Company. Before conducting an inspection that is required to be memorialized by the Common Area Report, the Association must have provided at least ten (10) days prior written notice of the date on which the inspection will occur to each Respondent which notice shall identify the Inspection Company preparing the Common Area Report, the specific Common Areas to be

inspected, and the date and time the inspection will occur. Each Respondent may attend the inspection, personally or through an agent.

12.3.3 Obtain a Common Area Report.

The requirements related to the Common Area Report set forth in this Section 12.3.3 are intended to provide assurance to the Claimant, Respondent, and the Owners that the substance and conclusions of the Common Area Report and recommendations are not affected by influences that may compromise the professional judgement of the party preparing the Common Area Report, and to avoid circumstances which would create the appearance that the professional judgment of the party preparing the Common Area Report is compromised.

Obtain a written independent third-party report for the Common Area (the "**Common Area Report**") from a professional engineer licensed by the Texas Board of Professional Engineers with an office located in Denton County, Texas (the "**Inspection Company**"). The Common Area Report must include: (i) a description with photographs of the Common Area subject to the Claim; (ii) a description of the present physical condition of the Common Area subject to the Claim; (iii) a detailed description of any modifications, maintenance, or repairs to the Common Area performed by the Association or a third-party, including any Respondent; and (iv) specific and detailed recommendations regarding remediation and/or repair of the Common Area subject to the Claim. For the purpose of subsection (iv) of the previous sentence, the specific and detailed recommendations must also include the specific process, procedure, materials, and/or improvements necessary and required to remediate and/or repair the deficient or defective condition identified in the Common Area Report and the estimated costs necessary to effect such remediation and/or repairs. The estimate of costs required by the previous sentence shall be obtained from third-party contractors with an office located in Denton County, Texas, and each such contractor providing the estimate must hold all necessary or required licenses from the Texas Department of Licensing and Regulation or otherwise required by Applicable Law for the work to which the cost estimate relates.

The Common Area Report must be obtained by the Association. The Common Area Report will not satisfy the requirements of this *Section 12.3.3* and is not an "independent" report if: (a) the Inspection Company has an arrangement or other agreement to provide consulting and/or engineering services with the law firm or attorney that presently represents the Association or proposes to represent the Association; (b) the costs and expenses for preparation of the Common Area Report are not required to be paid directly by the Association to the Inspection Company at the time the Common Area Report is finalized and delivered to the Association; or (c) the law firm or attorney that presently represents the Association or proposes to represent the Association has agreed to reimburse (whether unconditional or conditional and based on the satisfaction of requirements set forth in the Association's agreement with the law firm or attorney) the Association for the costs and expenses for preparation of the Common Area Report. For avoidance of doubt, an "independent" report means that the Association has independently contracted with the Inspection Company on an arms-length basis based on

customary terms for the preparation of engineering reports and that the Association will directly pay for the report at the time the Common Area Report is finalized and delivered to the Association.

12.3.4 Provide a Copy of Common Area Report to all Respondents and Owners. Upon completion of the Common Area Report, and in any event no later than three (3) days after the Association has been provided a copy of the Common Area Report, the Association will provide a full and complete copy of the Common Area Report to each Respondent and to each Owner. The Association shall maintain a written record of each Respondent and Owner who was provided a copy of the Common Area Report which will include the date the report was provided. The Common Area Report shall be delivered to each Respondent by hand-delivery and to each Owner by mail.

12.3.5 Provide a Right to Cure Defects and/or Deficiencies Noted on Common Area Report. Commencing on the date the Common Area Report has been completed and continuing for a period of ninety (90) days thereafter, each Respondent shall have the right to: (i) inspect any condition identified in the Common Area Report; (ii) contact the Inspection Company for additional information necessary and required to clarify any information in the Common Area Report; and (iii) correct any condition identified in the Common Area Report. As provided in *Section 9.9* of this Declaration, the Declarant has an easement throughout the Property for itself, and its successors, assigns, architects, engineers, other design professionals, each Homebuilder, other builders, and general contractors that may be utilized during such ninety (90) day period and any additional period needed thereafter to correct a condition identified in the Common Area Report.

12.3.6 Hold Owner Meeting and Obtain Approval. In addition to obtaining approval from Members for the terms of the attorney or law firm engagement agreement, the Association must obtain approval from Members holding eighty percent (80%) of the votes in the Association to provide the Notice described in *Section 12.5*, initiate the mandatory dispute resolution procedures set forth in this *Article 12*, or take any other action to prosecute a Claim, which approval from Members must be obtained at a meeting of Members called in accordance with the Bylaws. The notice of meeting required hereunder will be provided pursuant to the Bylaws but the notice must also include: (i) the nature of the Claim, the relief sought, the anticipated duration of prosecuting the Claim, and the likelihood of success; (ii) a copy of the Common Area Report; (iii) a copy of any engagement letter between the Association and the law firm and/or attorney selected by the Association to assert or provide assistance with the Claim; (iv) a description of the attorney fees, consultant fees, expert witness fees, and court costs, whether incurred by the Association directly or for which the Association may be liable as a result of prosecuting the Claim; (v) a summary of the steps previously taken by the Association to resolve the Claim; (vi) a statement that initiating the lawsuit or arbitration proceeding to resolve the Claim may affect the market value, marketability, or refinancing of a Lot while the Claim is prosecuted; and (vii) a description of the manner in which the Association proposes to fund the cost of prosecuting the Claim. The notice required by this

paragraph must be prepared and signed by a person who is not (a) the attorney who represents or will represent the Association in the Claim; (b) a member of the law firm of the attorney who represents or will represent the Association in the Claim; or (c) employed by or otherwise affiliated with the law firm of the attorney who represents or will represent the Association in the Claim. In the event Members approve providing the Notice described in *Section 12.5*, or taking any other action to prosecute a Claim, the Members holding a Majority of the votes in the Association, at a special meeting called in accordance with the Bylaws, may elect to discontinue prosecution or pursuit of the Claim.

12.3.7 Provide Officer Certification. Within ten (10) days after a vote of Members called pursuant to this *Article 12*, the secretary or another officer of the Association will provide to Declarant and any Respondent (if different than Declarant): (i) a true and correct copy of the meeting notice provided to Members, for the meeting at which such vote was taken; (ii) copies of the ballots cast at such meeting (whether in person, electronic, or by proxy); (iii) a certification, executed by the issuing officer of the Association that: (a) the information set forth in (i) and (ii) hereinabove is true and correct; (b) the meeting notice provided to Members was provided in accordance with this *Article 12*; and (c) the vote was held in accordance with the Bylaws and this *Article 12*.

12.4 Claim by Lot Owners. Pursuant to *Section 12.3* above, an Owner does not have the power or right to institute, defend, intervene in, settle or compromise litigation, arbitration or other proceedings relating to the design or construction of the Common Area. In the event that a court of competent jurisdiction or arbitrator determines that an Owner does have the power or right to institute, defend, intervene in, settle or compromise litigation, arbitration or other proceedings relating to the design or construction of the Common Area, such Owner shall be required, since a Claim affecting the Common Area could affect all Owners, as a precondition to providing the Notice defined in *Section 12.5*, initiating the mandatory dispute resolution procedures set forth in this *Article 12*, or taking any other action to prosecute a Claim, to comply with the requirements imposed by the Association in accordance with *Section 12.3.2* (Provide Notice of Inspection), *Section 12.3.3* (Obtain a Common Area Report), *Section 12.3.4* (Provide a Copy of Common Area Report to all Respondents and Owners), *Section 12.3.5* (Provide Right to Cure Defects and/or Deficiencies Noted on Common Area Report), *Section 12.3.6* (Owner Meeting and Approval), *Section 12.3.7* (Officer Certification), and *Section 12.5* (Notice). Additionally, class action proceedings are prohibited, and no Owner shall be entitled to prosecute, participate, initiate, or join any litigation, arbitration or other proceedings as a class member or class representative in any such proceedings under this Declaration.

12.5 Notice. Claimant must notify Respondent in writing of the Claim (the "**Notice**"), stating plainly and concisely: (i) the nature of the Claim, including date, time, location, persons involved, and Respondent's role in the Claim; (ii) the basis of the Claim (i.e., the provision of the Restrictions or other authority out of which the Claim arises); (iii) what Claimant wants Respondent to do or not do to resolve the Claim; and (iv) that the Notice is given pursuant to

this *Section 5*. For Claims governed by Chapter 27 of the Texas Property Code, the time period for negotiation in *Section 12.6* below, is equivalent to the sixty (60) day period under Section 27.004 of the Texas Property Code. If a Claim is subject to Chapter 27 of the Texas Property Code, the Claimant and Respondent are advised, in addition to compliance with *Section 12.6*, to comply with the terms and provisions of Section 27.004 of the Texas Property Code during such sixty (60) day period. *Section 12.6* does not modify or extend the time period set forth in Section 27.004 of the Texas Property Code. Failure to comply with the time periods or actions specified in Section 27.004 of the Texas Property Code could affect a Claim if the Claim is subject to Chapter 27 of the Texas Property Code. The one hundred twenty (120) day period for mediation set forth in *Section 12.7* below, is intended to provide the Claimant and Respondent with sufficient time to resolve the Claim in the event resolution is not accomplished during negotiation. If the Claim is not resolved during negotiation, mediation pursuant to *Section 12.7* is required without regard to the monetary amount of the Claim.

If the Claimant is the Association, the Notice will also include: (a) if the Claim relates to the design or construction of the Common Area, a true and correct copy of the Common Area Report and any and all other reports, studies, analyses, and recommendations obtained by the Association related to the Common Area; (b) a copy of any engagement letter between the Association and the law firm and/or attorney selected by the Association to assert or provide assistance with the Claim; (c) if the Claim relates to the design or construction of the Common Area, reasonable and credible evidence confirming that Members holding eighty percent (80%) of the votes in the Association approved the law firm and attorney and the written agreement between the Association and the law firm and/or attorney in accordance with *Section 12.3.1*; (d) a true and correct copy of the special meeting notice provided to Members in accordance with *Section 12.3.6* above; and (e) reasonable and credible evidence confirming that Members holding eighty percent (80%) of the votes in the Association approved providing the Notice. If the Claimant is not the Association and pertains to the Common Areas, the Notice will also include a true and correct copy of the Common Area Report.

12.6 Negotiation. Claimant and Respondent will make every reasonable effort to meet in person to resolve the Claim by good faith negotiation. Within sixty (60) days after Respondent's receipt of the Notice, Respondent and Claimant will meet at a mutually acceptable place and time to discuss the Claim. If the Claim involves all or any portion of the Property, then at such meeting or at some other mutually-agreeable time, Respondent and Respondent's representatives will have full access to the Property that is subject to the Claim for the purposes of inspecting the Property.

12.7 Mediation. If the parties negotiate, but do not resolve the Claim through negotiation within one-hundred twenty (120) days from the date of the Notice (or within such other period as may be agreed on by the parties), Claimant will have thirty (30) additional days within which to submit the Claim to mediation under the auspices of a mediation center or individual mediator on which the parties mutually agree. The mediator must have at least five (5) years of experience serving as a mediator and must have technical knowledge or expertise

appropriate to the subject matter of the Claim. If Claimant does not submit the Claim to mediation within the 30-day period, Respondent will submit the Claim to mediation in accordance with this *Section 12.7*. If the Parties do not settle the Claim within thirty (30) days after submission to mediation, Respondent or Claimant may initiate arbitration proceedings in accordance with *Section 12.8*.

12.8 Binding Arbitration-Claims. All Claims must be settled by binding arbitration. Claimant or Respondent may, by summary proceedings (e.g., a plea in abatement or motion to stay further proceedings), bring an action in court to compel arbitration of any Claim not referred to arbitration as required by this *Section 12.8*.

12.8.1 Governing Rules. If a Claim has not been resolved after mediation in accordance with *Section 12.7*, the Claim will be resolved by binding arbitration in accordance with the terms of this *Section 12.8* and the American Arbitration Association (the "**AAA**") Construction Industry Arbitration Rules and Mediation Procedures and, if applicable, the rules contained in the AAA Supplementary Procedures for Consumer Related Disputes, as each are supplemented or modified by the AAA (collectively, the Construction Industry Arbitration Rules and Mediation Procedures and AAA Supplementary Procedures for Consumer Related Disputes are referred to herein as the "**AAA Rules**"). In the event of any inconsistency between the AAA Rules and this *Section 12.8*, this *Section 12.8* will control. Judgment upon the award rendered by the arbitrator shall be binding and not subject to appeal, but may be reduced to judgment or enforced in any court having jurisdiction. Notwithstanding any provision to the contrary or any applicable rules for arbitration, any arbitration with respect to Claims arising hereunder shall be conducted by a panel of three (3) arbitrators, to be chosen as follows:

(i) One arbitrator shall be selected by Respondent, in its sole and absolute discretion;

(ii) One arbitrator shall be selected by the Claimant, in its sole and absolute discretion; and

(iii) One arbitrator shall be selected by mutual agreement of the arbitrators having been selected by Respondent and the Claimant, in their sole and absolute discretion.

12.8.2 Exceptions to Arbitration; Preservation of Remedies. No provision of, nor the exercise of any rights under, this *Section 12.8* will limit the right of Claimant or Respondent, and Claimant and the Respondent will have the right during any Claim, to seek, use, and employ ancillary or preliminary remedies, judicial or otherwise, for the purposes of realizing upon, preserving, or protecting upon any property, real or personal, that is involved in a Claim, including, without limitation, rights and remedies relating to: (i) exercising self-help remedies (including set-off rights); or (ii) obtaining provisions or ancillary remedies such as injunctive relief, sequestration, attachment, garnishment, or the appointment of a receiver from a court

having jurisdiction before, during, or after the pendency of any arbitration. The institution and maintenance of an action for judicial relief or pursuit of provisional or ancillary remedies or exercise of self-help remedies shall not constitute a waiver of the right of any party to submit the Claim to arbitration nor render inapplicable the compulsory arbitration provisions hereof.

12.8.3 Statute of Limitations. All statutes of limitation that would otherwise be applicable shall apply to any arbitration proceeding under this *Section 12.8*.

12.8.4 Scope of Award; Modification or Vacation of Award. The arbitrator shall resolve all Claims in accordance with Applicable Law. The arbitrator may grant any remedy or relief that the arbitrator deems just and equitable and within the scope of this *Section 12.8* and subject to *Section 12.9* below; provided, however, attorney's fees and costs may not be awarded by the arbitrator to either Claimant or Respondent. In addition, for a Claim, or any portion of a Claim governed by Chapter 27 of the Texas Property Code, or any successor statute, in no event shall the arbitrator award damages which exceed the damages a Claimant would be entitled to under Chapter 27 of the Texas Property Code, except that the arbitrator may not award attorney's fees and/or costs to their Claimant or Respondent. In all arbitration proceedings, the arbitrator shall make specific, written findings of fact and conclusions of law. In all arbitration proceedings the parties shall have the right to seek vacation or modification of any award that is based in whole, or in part, on: (i) factual findings that have no legally or factually sufficient evidence, as those terms are defined in Texas law; (ii) conclusions of law that are erroneous; (iii) an error of Applicable Law; or (iv) a cause of action or remedy not expressly provided under Applicable Law. In no event may an arbitrator award speculative, consequential, special, exemplary, treble, or punitive damages for any Claim.

12.8.5 Other Matters. To the maximum extent practicable, an arbitration proceeding hereunder shall be concluded within one hundred eighty (180) days of the filing of the Claim for arbitration. Arbitration proceedings hereunder shall be conducted in Denton County, Texas. Unless otherwise provided by this *Section 12.8*, the arbitrator shall be empowered to impose sanctions and to take such other actions as the arbitrator deems necessary to the same extent a judge could pursuant to the Federal Rules of Civil Procedure, the Texas Rules of Civil Procedure and Applicable Law. Claimant and Respondent agree to keep all Claims and arbitration proceedings strictly confidential, except for disclosures of information required in the ordinary course of business of the parties or by Applicable Law. In no event shall Claimant or Respondent discuss with the news media or grant any interviews with the news media regarding a Claim or issue any press release regarding any Claim without the written consent of the other parties to the Claim.

12.9 Allocation of Costs. Notwithstanding any provision in this Declaration to the contrary, each Party bears all of its own costs incurred prior to and during the proceedings described in the Notice, Negotiation, Mediation, and Arbitration sections above, including its attorney's fees. Respondent and Claimant will equally divide all expenses and fees charged by the mediator and arbitrator.

12.10 Waiver of Rights under Certain Statutory Provisions. EACH PARTY EXPRESSLY WAIVES ANY RIGHT TO RECOVERY OF ATTORNEY'S FEES AND COSTS UNDER: (i) Texas Civil Practice & Remedies Code § 38.001, *et. seq.*; (ii) Texas Civil Practice & Remedies Code § 37.001, *et. seq.*; (iii) Texas Civil Practice & Remedies Code § 10.001, *et. seq.*; (iv) Texas Civil Practice & Remedies Code § 9.001, *et. seq.*; (v) Texas Civil Practice & Remedies Code § 27.01, *et. seq.*; (vi) Texas Civil Practice & Remedies Code § 17.41, *et. seq.*; (vii) Texas Property Code § 27.001, *et. seq.*; (viii) Texas Property Code § 82.001, *et. seq.*; (ix) Texas Property Code § 209.001, *et. seq.*; (x) Texas Property Code § 53.001, *et. seq.*; (xi) Texas Property Code § 5.006, *et. seq.*; (xii) Texas Finance Code § 392.001, *et. seq.*; and (xiii) 15 USC 1562, *et. seq.*

12.11 General Provisions. A release or discharge of Respondent from liability to Claimant on account of the Claim does not release Respondent from liability to persons who are not party to Claimant's Claim.

12.12 Period of Limitation.

12.12.1 For Actions by an Owner or Resident. The exclusive period of limitation for any of the Parties to bring any Claim, shall be the earliest of: (i) for Claims alleging construction defect or defective design, two (2) years and one (1) day from the date that the Owner or Resident discovered or reasonably should have discovered evidence of the Claim; (ii) for Claims other than those alleging construction defect or defective design, four (4) years and one (1) day from the date that the Owner or Resident discovered or reasonably should have discovered evidence of the Claim; or (iii) the applicable statute of limitations for such Claim. In the event that a court of competent jurisdiction determines that an Owner does have the power or right to institute, defend, intervene in, settle or compromise litigation, arbitration or other proceedings relating to the design or construction of the Common Area, the exclusive period of limitation for a Claim of construction defect or defective design of the Common Areas, shall be the earliest of: (a) two (2) years and one (1) day from the date that the Owner or the Association discovered or reasonably should have discovered evidence of the Claim; or (b) the applicable statute of limitations for such Claim. In no event shall this *Section 12.12.1* be interpreted to extend any period of limitations.

12.12.2 For Actions by the Association. The exclusive period of limitation for the Association to bring any Claim, including, but not limited to, a Claim of construction defect or defective design of the Common Areas, shall be the earliest of: (i) for Claims alleging construction defect or defective design, two (2) years and one (1) day from the date that the Association or its manager, board members, officers or agents discovered or reasonably should have discovered evidence of the Claim; (ii) for Claims other than those alleging construction defect or defective design of the Common Areas, four (4) years and one (1) day from the date that the Association or its manager, board members, officers or agents discovered or reasonably should have discovered evidence of the Claim; or (iii) the applicable statute of limitations for such Claim. In no event shall this *Section 12.12.2* be interpreted to extend any period of limitations.

12.13 Funding the Resolution of Claims. The Association must levy a Special Assessment to fund the estimated costs to resolve a Claim pursuant to this *Article 12*. The Association may not use its annual operating income or reserve funds to fund the costs to resolve a Claim unless the Association has previously established and funded a dispute resolution fund.

[SIGNATURE PAGES FOLLOW]

EXECUTED to be effective on the date this instrument is Recorded.

DECLARANT:

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership,

By: U.S. Home LLC, a Delaware limited liability company (as successor-in-interest by conversion from U.S. Home Corporation, a Delaware corporation), its General Partner

By: _____
Printed Name: Jennifer Eller
Title: Authorized Agent

STATE OF TEXAS §
§
COUNTY OF Dallas §

This instrument was acknowledged before me this 29 day of April, 2024 by Jennifer Eller, Authorized Agent of U.S. Home LLC, a Delaware limited liability company (as successor-in-interest by conversion from U.S. Home Corporation, a Delaware corporation), general partner of LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership, on behalf of said entities.

(SEAL)

_____
Notary Public Signature

LYNN SCIANDRA
Notary Public, State of Texas
Comm. Expires 12-13-2027
Notary ID 134679944

The undersigned executes this Declaration solely for the purpose of evidencing its consent to subject the Property to the terms and provisions of this Declaration. Such joinder shall not be deemed to impose any liabilities, duties or obligations of Declarant on Development Owner, nor shall such joinder be construed as confirming the legality or enforceability of any provisions of this Declaration.

ACKNOWLEDGED AND AGREED:

KLLB AIV LLC,
a Delaware limited liability company

By: Nathan Holt
Printed Name: Nathan Holt
Title: Authorized Signatory

STATE OF Arizona §
§
COUNTY OF Maricopa §

This instrument was acknowledged before me this 29th day of April, 2024, by Nathan Holt, the Authorized Signatory of KLLB AIV LLC, a Delaware limited liability company, on behalf of said company.

MICHELLE BOWEN
Notary Public - Arizona
Maricopa County
Commission # 663626
My Comm. Expires Mar 15, 2028

Notary Public, State of Arizona
Printed Name: Michelle Bowen
My commission expires: March 15 2028

[SEAL]

EXHIBIT A

PROPERTY DESCRIPTION

BEING a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas, and being a portion of a called 357.561 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Aubrey Blackjack Partners, LLC, as recorded in Instrument No. 2021-213816 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "RPLS 1849" found for the southerly southeast corner of said 357.561 acre tract, common to the southwest corner of a called 27.37 acre tract of land described in a deed to Deccan Ranch, LLC, as recorded in Instrument No. 2019-327 of the Official Records of Denton County, Texas, being on the northerly right-of-way line of F.M. Highway No. 428, an 80 foot wide right-of-way, from which, a 1/2 inch iron rod with plastic cap stamped "Price Surveying" bears North 19°34' West, 0.46 feet;

THENCE along the southerly line of said 357.561 acre tract and the northerly right-of-way line of said F.M. Highway No. 428, the following courses and distances:

South 71°19'16" West, a distance of 109.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 17°19'10", a radius of 778.51 feet, a chord bearing and distance of South 79°58'51" West, 234.44 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 235.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°38'26" West, a distance of 384.98 feet to a point for corner; South 89°31'26" West, a distance of

1348.99 feet to a point for corner;

South 89°48'26" West, a distance of 217.13 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the southerly line of said 357.561 acre tract and the northerly right-of-way line of said F.M. Highway No. 428, and crossing said 357.561 acre tract, the following courses and distances:

North 00°11'34" West, a distance of 463.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 470.00 feet, a central angle of 20°43'21", and a chord bearing and distance of North 10°10'07" East, 169.06 feet;

In a northerly direction, with said tangent curve to the right, an arc distance of 169.99 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 20°31'47" East, a distance of 278.24 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 530.00 feet, a central angle of 76°50'48", and a chord bearing and distance of North 17°53'37" West, 658.75 feet;

In a northwesterly direction, with said tangent curve to the left, an arc distance of 710.85 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 16°57'32" West, a distance of 30.44 feet to a point for corner; North 23°28'36" East, a distance of

161.44 feet to a point for corner; North 66°31'22" West, a distance of 50.00 feet to a point for corner;

North 23°28'38" East, a distance of 311.70 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 64°41'01" West, a distance of 456.97 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the westerly line of said 357.561 acre tract and the easterly right-of-way line of U.S. Highway 377, a 120 foot wide right-of-way;

THENCE North 25°19'18" East, along the westerly line of said 357.561 acre tract and the easterly right-of-way line of said U.S. Highway 377, a distance of 1,033.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the westerly line of said 357.561 acre tract and the easterly right-of-way line of said U.S. Highway 377, and crossing said 357.561 acre tract, the following courses and distances:

South 64°52'24" East, a distance of 40.72 feet to a point for corner; South 19°41'04" East, a distance of

42.91 feet to a point for corner; South 64°41'01" East, a distance of 105.11 feet to a point for corner;

North 70°18'59" East, a distance of 14.14 feet to a point for corner;

North 25°18'59" East, a distance of 9.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 64°41'01" East, a distance of 50.00 feet to a mag nail set for corner; South 25°18'59" West, a

distance of 9.50 feet to a point for corner;

South 19°41'01" East, a distance of 14.14 feet to a point for corner;

South 64°41'01" East, a distance of 43.05 feet to a point at the beginning of a tangent curve to the left with a radius of 1,220.00 feet, a central angle of 14°04'04", and a chord bearing and distance of South 71°43'03" East,
298.79 feet;

In an easterly direction, with said tangent curve to the left, an arc distance of 299.55 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a compound curve to the left with a radius of 606.00 feet, a central angle of 50°17'09", and a chord bearing and distance of North 76°06'20" East, 514.95 feet;

In an easterly direction, with said compound curve to the left, an arc distance of 531.86 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 39°02'15" East, a distance of 60.35 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 49°05'58" West, a distance of 37.53 feet to a point at the beginning of a tangent curve to the right with a radius of 1,030.00 feet, a central angle of 04°29'37", and a chord bearing and distance of South 51°20'47" West,
80.76 feet;

In a southwesterly direction, with said tangent curve to the right, an arc distance of 80.78 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 18°52'48" East, a distance of 22.14 feet to a point for corner; South 16°16'48" East, a distance of 586.78 feet to a point for corner; South 15°44'48" East, a distance of 57.73 feet to a point for corner; South 14°57'29" East, a distance of 58.74 feet to a point for corner; South 14°10'31" East, a distance of 58.77 feet to a point for corner; South 13°28'00" East, a distance of 58.83 feet to a point for corner; South 12°40'49" East, a distance of 58.93 feet to a point for corner; South 11°44'07" East, a distance of 59.05 feet to a point for corner; South 11°39'38" East, a distance of 118.09 feet to a point for corner; South 07°13'03" East, a distance of 130.00 feet to a point for corner;

North 82°46'57" East, a distance of 53.97 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 07°13'03" East, a distance of 50.00 feet to a point for corner; South 82°46'57" West, a distance of 10.50 feet to a point for corner; South 37°46'57" West, a distance of 14.14 feet to a point for corner; South 07°13'03" East, a distance of 104.65 feet to a point for corner; South 05°51'50" East, a distance of 15.35 feet to a point for corner;

South 03°37'22" East, a distance of 10.07 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 78°28'29" East, a distance of 0.63 feet to a point for corner;

North 82°46'57" East, a distance of 197.96 feet to a point for corner; North 81°37'31" East, a distance of 72.04 feet to a point for corner; North 76°22'26" East, a distance of 76.43 feet to a point for corner; North 70°38'40" East, a distance of 76.47 feet to a point for corner; North 64°54'53" East, a distance of 76.51 feet to a point for corner; North 58°44'40" East, a distance of 87.61 feet to a point for corner; North 54°31'20" East, a distance of 25.63 feet to point for corner;

North 55°42'11" East, a distance of 93.22 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°10'40" West, a distance of 154.85 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°44'50" East, a distance of 228.99 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the easterly line of said 357.561 acre tract and the westerly line of aforesaid 27.37 acre tract;

THENCE South 00°10'43" East, along the easterly line of said 357.561 acre tract and the westerly line of said
27.37 acre tract, a distance of 682.37 feet to a 1/2 inch iron rod with plastic cap stamped "Price Surveying" found for corner;

THENCE South 00°56'03" West, a distance of 1,132.59 feet to the POINT OF BEGINNING and containing
125.827 acres (5,481,039 square feet) of land, more or less.

Denton County
Juli Luke
County Clerk

Instrument Number: 47207

ERecordings-RP

MEMORANDUM

Recorded On: May 06, 2024 12:33 PM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: $49.00

********** **THIS PAGE IS PART OF THE INSTRUMENT** **********
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number:	47207
Receipt Number:	20240506000356
Recorded Date/Time:	May 06, 2024 12:33 PM
User:	Calinda B
Station:	Station 20

Record and Return To:

Simplifile

STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

AFTER RECORDING RETURN TO:

KRISTI E. STOTTS, ESQ.
WINSTEAD PC
600 W. 5TH STREET, SUITE 900
AUSTIN, TEXAS 78701
EMAIL: KSTOTTS@WINSTEAD.COM

MEMORANDUM OF AGREEMENT REGARDING GOVERNANCE [HIGHPOINTE RANCH]

This Memorandum of Agreement Regarding Governance ("**Memorandum**"), dated to be effective as of April 29, 2024 (the "**Effective Date**"), is entered into by and between **LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.**, a Texas limited partnership ("Builder") and **KLLB AIV LLC**, a Delaware limited liability company ("Owner").

1. **Background**. Builder and Owner entered into that certain Option Agreement dated effective September 29, 2023 (the "**Option Agreement**") (as the same may be amended from time to time, the "**Contract**"), pursuant to which Owner agreed to sell and Builder agreed to purchase single family lots within that certain real property in Denton County, Texas, as more particularly described on Exhibit A attached hereto and incorporated herein (the "**Option Property**"). The Option Property is or will be made subject to that certain Declaration of Covenants, Conditions and Restrictions for Highpointe Ranch, recorded under Document No. 2024-47109 in the Official Public Records of Denton County, Texas (as the same may be amended or supplemented from time to time, the "**Declaration**").

2. **Agreement**. Builder and Owner have entered into an Agreement Regarding Governance (the "**Agreement**") with respect to certain matters set forth in the Declaration affecting the Option Property. Reference is herein made to the Agreement, the terms of which are incorporated herein by reference.

3. **Purpose**. This Memorandum is being recorded to provide notice of the Agreement and to provide notice that the rights and obligations under the Agreement will be binding on Builder's successors and assigns acting as Declarant under the Declaration, and on Owner's successors and assigns. This Memorandum is prepared for the purpose of recordation only, and it in no way modifies the provisions of the Agreement. In the event of any inconsistency between the provisions of this Memorandum and the Agreement, the provisions of the Agreement shall control.

EXECUTED to be effective as of the Effective Date.

[Signature Pages Follow.]

BUILDER:

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership,

By: U.S. Home LLC, a Delaware limited liability company (as successor-in-interest by conversion from U.S. Home Corporation, a Delaware corporation), its General Partner

By: _____
Printed Name: Jennifer Eller
Title: Authorized Agent

STATE OF TEXAS §
§
COUNTY OF Dallas §

This instrument was acknowledged before me this 29 day of April, 2024 by Jennifer Eller, Authorized Agent of U.S. Home LLC, a Delaware limited liability company (as successor-in-interest by conversion from U.S. Home Corporation, a Delaware corporation), general partner of LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership, on behalf of said entities.

(SEAL)

_____
Notary Public Signature

LYNN SCIANDRA
Notary Public, State of Texas
Comm. Expires 12-13-2027
Notary ID 134679944

OWNER:

KLLB AIV LLC, a Delaware limited liability company,

By: Nathan Holt
Printed Name: Nathan Holt
Title: Authorized Signatory

STATE OF Arizona §
§
COUNTY OF Maricopa §

This instrument was acknowledged before me this 29th day of April, 2024 by Nathan Holt, Authorized Signatory of KLLB AIV LLC, a Delaware limited liability company, on behalf of said company.

MICHELLE BOWEN
Notary Public - Arizona
Maricopa County
Commission # 663626
My Comm. Expires Mar 15, 2028

Notary Public, State of Arizona
Printed Name: Michelle Bowen
My commission expires: March 15 2028

[SEAL]

Exhibit A to Attachment 1

Description of Option Property

BEING a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas, and being a portion of a called 357.561 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Aubrey Blackjack Partners, LLC, as recorded in Instrument No. 2021-213816 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "RPLS 1849" found for the southerly southeast corner of said 357.561 acre tract, common to the southwest corner of a called 27.37 acre tract of land described in a deed to Deccan Ranch, LLC, as recorded in Instrument No. 2019-327 of the Official Records of Denton County, Texas, being on the northerly right-of-way line of F.M. Highway No. 428, an 80 foot wide right-of-way, from which, a 1/2 inch iron rod with plastic cap stamped "Price Surveying" bears North 19°34' West, 0.46 feet;

THENCE along the southerly line of said 357.561 acre tract and the northerly right-of-way line of said F.M. Highway No. 428, the following courses and distances:

South 71°19'16" West, a distance of 109.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 17°19'10", a radius of 776.51 feet, a chord bearing and distance of South 79°58'51" West, 234.44 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 235.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

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South 89°48'26" West, a distance of 217.13 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the southerly line of said 357.561 acre tract and the northerly right-of-way line of said F.M. Highway No. 428, and crossing said 357.561 acre tract, the following courses and distances:

North 00°11'34" West, a distance of 463.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 470.00 feet, a central angle of 20°43'21", and a chord bearing and distance of North 10°10'07" East, 169.06 feet;

In a northerly direction, with said tangent curve to the right, an arc distance of 169.99 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 20°31'47" East, a distance of 278.24 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 530.00 feet, a central angle of 76°50'48", and a chord bearing and distance of North 17°53'37" West, 658.75 feet;

In a northwesterly direction, with said tangent curve to the left, an arc distance of 710.85 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

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161.44 feet to a point for corner; North 66°31'22" West, a distance of 50.00 feet to a point for corner;

North 23°28'38" East, a distance of 311.70 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 64°41'01" West, a distance of 456.97 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the westerly line of said 357.561 acre tract and the easterly right-of-way line of U.S. Highway 377, a 120 foot wide right-of-way;

THENCE North 25°19'18" East, along the westerly line of said 357.561 acre tract and the easterly right-of-way line of said U.S. Highway 377, a distance of 1,033.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the westerly line of said 357.561 acre tract and the easterly right-of-way line of said U.S. Highway 377, and crossing said 357.561 acre tract, the following courses and distances:

South 64°52'24" East, a distance of 40.72 feet to a point for corner; South 19°41'04" East, a distance of

42.91 feet to a point for corner; South 64°41'01" East, a distance of 105.11 feet to a point for corner;

North 70°18'59" East, a distance of 14.14 feet to a point for corner;

North 25°18'59" East, a distance of 9.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 64°41'01" East, a distance of 50.00 feet to a mag nail set for corner; South 25°18'59" West, a

distance of 9.50 feet to a point for corner;

South 19°41'01" East, a distance of 14.14 feet to a point for corner;

South 64°41'01" East, a distance of 43.05 feet to a point at the beginning of a tangent curve to the left with a radius of 1,220.00 feet, a central angle of 14°04'04", and a chord bearing and distance of South 71°43'03" East,
298.79 feet;

In an easterly direction, with said tangent curve to the left, an arc distance of 299.55 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a compound curve to the left with a radius of 606.00 feet, a central angle of 50°17'09", and a chord bearing and distance of North 76°06'20" East, 514.95 feet;

In an easterly direction, with said compound curve to the left, an arc distance of 531.86 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

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South 49°05'58" West, a distance of 37.53 feet to a point at the beginning of a tangent curve to the right with a radius of 1,030.00 feet, a central angle of 04°29'37", and a chord bearing and distance of South 51°20'47" West,
80.76 feet;

In a southwesterly direction, with said tangent curve to the right, an arc distance of 80.78 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 18°52'48" East, a distance of 22.14 feet to a point for corner; South 16°16'48" East, a distance of 586.78 feet to a point for corner; South 15°44'48" East, a distance of 57.73 feet to a point for corner; South 14°57'29" East, a distance of 58.74 feet to a point for corner; South 14°10'31" East, a distance of 58.77 feet to a point for corner; South 13°28'00" East, a distance of 58.83 feet to a point for corner; South 12°40'49" East, a distance of 58.93 feet to a point for corner; South 11°44'07" East, a distance of 59.05 feet to a point for corner; South 11°39'38" East, a distance of 118.09 feet to a point for corner; South 07°13'03" East, a distance of 130.00 feet to a point for corner;

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South 03°37'22" East, a distance of 10.07 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 76°28'29" East, a distance of 0.63 feet to a point for corner;

North 82°46'57" East, a distance of 197.96 feet to a point for corner; North 81°37'31" East, a distance of 72.04 feet to a point for corner; North 76°22'26" East, a distance of 76.43 feet to a point for corner; North 70°38'40" East, a distance of 76.47 feet to a point for corner; North 64°54'53" East, a distance of 76.51 feet to a point for corner; North 58°44'40" East, a distance of 87.61 feet to a point for corner; North 54°31'20" East, a distance of 25.63 feet to point for corner;

North 55°42'11" East, a distance of 93.22 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°10'40" West, a distance of 154.85 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°44'50" East, a distance of 226.99 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the easterly line of said 357.561 acre tract and the westerly line of aforesaid 27.37 acre tract;

THENCE South 00°10'43" East, along the easterly line of said 357.561 acre tract and the westerly line of said
27.37 acre tract, a distance of 682.37 feet to a 1/2 inch iron rod with plastic cap stamped "Price Surveying" found for corner;

THENCE South 00°56'03" West, a distance of 1,132.59 feet to the POINT OF BEGINNING and containing
125.827 acres (5,481,039 square feet) of land, more or less.

Traffic Impact Analysis

High Pointe Ranch Site
Aubrey, Texas

July 11, 2023

Kimley-Horn and Associates, Inc.
Richardson, Texas

Project #063451861
Registered Firm F-928

Traffic Impact Analysis

High Pointe Ranch Development
Aubrey, Texas

PRELIMINARY

Kimley»Horn

This document is released for the purposes of interim review under the authority of IMAN M. RAHIM and not for construction, bidding, or permit purposes.

Engineer IMAN M. RAHIM

P.E. No. 145303 Date 7/11/2023

Prepared by:

Kimley-Horn and Associates, Inc.
2600 N Central Expressway Suite 400
Richardson, TX 75080
Registered Firm F-928

Contact:
Iman M. Rahim, P.E.
214-617-0535
July 11, 2023

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EXECUTIVE SUMMARY

The proposed High Pointe Ranch development is located between E Blackjack Road and Spring Hill Road along the eastern side of Highway 377 in Aubrey, Texas. The development, as proposed, includes 1,450 single-family residential homes to be built in six phases. The six development phases are as follows:

- Phase 1A: 225 single-family residential homes
- Phase 1B: 205 single-family residential homes
- Phase 2: 245 single-family residential homes
- Phase 3: 303 single-family residential homes
- Phase 4: 178 single-family residential homes
- Phase 5: 114 single-family residential homes
- Phase 6: 180 single-family residential homes

For purposes of this study, the development was analyzed in three scenarios. The three analysis scenarios and its associated development phases are as follows:

- 2024 Scenario: Phase 1A & Phase 1B
- 2026 Scenario: Phase 1A through Phase 4
- 2028 Full Buildout Scenario: Phase 1 through Phase 6

Traffic operations were analyzed at the study intersections for existing volumes, 2024, 2026, and 2028 background traffic volumes, and 2024, 2026, and 2028 background plus site-generated traffic volumes. Conditions were analyzed for the weekday AM and PM peak hours.

The background traffic conditions included existing traffic with compound growth rates, plus explicit modeling of the following development in the vicinity:

- Keenland site, a development consisting of 279 single-family homes. The site is located on the north side of FM 423, west of FM 2931 and is expected to be built out by 2024.

The following existing intersections were selected to be part of this study:

- Spring Hill Road at Highway 377
- Spring Hill Road at Neubauer Ranch Road
- Highway 377 at De Moye Lane
- Highway 377 at Blackjack Road

The analysis also included the following driveways having access in and out of the site:

- Access A, which is a full-access driveway to Spring Hill Road and will be constructed with Phase 1A of the development.
- Access B, which is a full-access driveway to Spring Hill Road, is opposite Neubauer Ranch Road, and will be constructed with Phase 1A of the development.
- Access C, which is a full-access driveway to Highway 377 and will be constructed with Phase 1B of the development.

- Access D, which is a full-access driveway to Blackjack Road and will be constructed with Phase 2 of the development.
- Access E, which is a full-access driveway to Blackjack Road and will be constructed with Phase 2 of the development.
- Access F, which is a full-access driveway to Blackjack Road and will be constructed with Phase 5 of the development.

The High Pointe Ranch development is expected to generate approximately 1,008 new weekday AM peak hour one-way vehicle trips and 1,377 new weekday PM peak hour one-way vehicle trips at buildout. The distribution of the site-generated traffic volumes onto the street system was based on the surrounding roadway network, existing traffic patterns, and the project's proposed access locations.

Based on the analysis presented in this report, the proposed High Pointe Ranch development can be successfully incorporated into the surrounding roadway network given the following recommendations are implemented. Two major roadway constructions projects in the project vicinity, the Collin County Outerloop and TxDOT Highway 377 Expansion project, are planned and will help alleviate some of the regional traffic congestion. However, due to unknown timelines, neither improvements from the projects were modeled. Results from the analysis indicated that additional capacity along Highway 377 will be necessary by 2026 due to regional traffic growth. Stop-controlled approaches along Highway 377 are expected to operate with heavy delay and signalization should be considered at Highway 377 and Blackjack Road at a regional level. Similarly, the stop-controlled approaches along Blackjack Road are expected to operate at LOS F after the full buildout of the site in 2028. However, drivers will be able to alter their route to any of the drives along Spring Hill Road if the determine the delay is too great until the completion of the future Collin County Outerloop.

The following improvements to the external roadway network are recommended for the site by Year 2024:

- Construct a eastbound left-turn lane from Spring Hill Road to serve Access A.
- Construct a eastbound left-turn lane from Spring Hill Road to serve Access B.
- Construct a southbound left-turn lane from Highway 377 to service Access C.

The following improvements to the external roadway network are recommended for the site by Year 2026:

- Construct a northbound right-turn lane from Highway 377 to serve Access C.

The following improvements to the external roadway network are recommended for the site by Year 2028:

- Construct a eastbound right-turn lane from Blackjack Road to Access D.
- Construct a eastbound right-turn lane from Blackjack Road to Access E.
- Construct a eastbound right-turn lane from Blackjack Road to Access F.

I. INTRODUCTION

A. Purpose

Kimley-Horn was retained to conduct a Traffic Impact Analysis (TIA) of future traffic conditions associated with the development of the High Pointe Ranch site located between Spring Hill Road and East Blackjack Road along the eastern side of US Highway 377. A site vicinity map is provided as **Exhibit 1**. **Exhibit 2** shows the proposed conceptual site plan. This study is intended to identify traffic generation characteristics, identify potential traffic related impacts on the local street system, and to develop mitigation measures required for identified impacts.

B. Methodology

Traffic operations were analyzed at the study intersections for AM and PM peak hours for the following scenarios:

- 2022 existing traffic
- 2024 background traffic
- 2024 background plus Phase 1A & Phase 1B site traffic
- 2026 background traffic
- 2026 background plus Phase 1A through Phase 3 site traffic
- 2028 background traffic
- 2028 background plus Phase 1A through Phase 6 site traffic

The capacity analyses were conducted using the *Synchro*™ software package and its associated *Intersection* reports for signalized intersections and *Highway Capacity Manual* reports for unsignalized intersections.

C. Roadway Characteristics

The following signalized intersection was evaluated as part of this study:

- Spring Hill Road at Highway 377

The following unsignalized intersections were evaluated as part of this study:

- Spring Hill Road at Neubauer Ranch Road
- Highway 377 at De Moye Lane
- Highway 377 at Blackjack Road

The major study area roadways are described below.

Highway 377

- Road Size: 2 Lanes, Undivided
- Posted Speed Limit: 55 MPH
- TxDOT Roadway Functional Classification: Minor Arterial

Spring Hill Road

- Road Size: 2-Lanes, Undivided
- Posted Speed Limit: 45 MPH west of Neubauer Ranch Road, 55 MPH east of Neubauer Ranch Road
- TxDOT Roadway Functional Classification: Major Collector

Blackjack Road

- Road Size: 2-Lanes, Undivided
- Posted Speed Limit: 45 MPH
- TxDOT Roadway Functional Classification: Unclassified

De Moye Lane

- Road Size: 2-Lanes, Undivided
- Posted Speed Limit: 20 MPH
- TxDOT Roadway Functional Classification: Unclassified

Exhibit 3 illustrates the intersection geometry used for the traffic analysis.

D. Existing Study Area

The property is located outside the City of Aubrey boundary but within Aubrey ETJ. The property currently is mainly undeveloped with small agricultural properties.

E. Proposed Site Improvements

The development, as proposed, includes 1,450 single-family residential units to be built in six phases. The phases are as follows:

- Phase 1A: 225 single-family residential homes
- Phase 1B: 205 single-family residential homes
- Phase 2: 245 single-family residential homes
- Phase 3: 303 single-family residential homes
- Phase 4: 178 single-family residential homes
- Phase 5: 114 single-family residential homes
- Phase 6: 180 single-family residential homes

As shown in **Exhibit 3**, the site has six proposed driveways. The driveways to be modeled in this analysis are as follows:

Access A – would be a new full-access driveway to Spring Hill Road located opposite an existing private driveway approximately 3,175 feet east of the Spring Hill Road/Highway 377 intersection. The driveway was modeled with one inbound and one outbound lane. Access A will be constructed with Phase 1A of development.

Access B – would be a new full-access driveway to Spring Hill Road located opposite Neubauer Ranch Road. The driveway was modeled with one inbound and one outbound lane. Access B will be constructed with Phase 1A of development.

Access C – would be a new full-access driveway to Highway 377 located opposite an existing private driveway approximately 1,670 feet south of the Highway 377/Blackjack Road intersection. The driveway was modeled with one inbound and one outbound lane. Access C will be constructed with Phase 1B of development.

Access D – would be a new full-access driveway to Blackjack Road located approximately 4,530 feet east of the Highway 377/Blackjack Road intersection. The driveway was modeled with one inbound and one outbound lane. Access D will be constructed with Phase 2 of development.

Access E – would be a new full-access driveway to Blackjack Road located approximately 3,300 feet east of the Highway 377/Blackjack Road intersection. The driveway was modeled with one inbound and one outbound lane. Access E will be constructed with Phase 2 of development.

Access F – would be a new full-access driveway to Blackjack Road located approximately 1,635 feet east of the Highway 377/Blackjack Road intersection. The driveway was modeled with one inbound and one outbound lane. Access F will be constructed with Phase 5 of development.

F. Future Study Area Projects

Two major roadway projects are planned near the project site. The Collin County Outer Loop project will run east/west from the Denton/Collin County line to the Rockwall/Collin County line going through the city of Aubrey. It is assumed part of the freeway will be located alongside the north portion of the site and replace the existing Blackjack Road. Construction and completion of this project is unknown and therefore, was not included in the analysis in this report.

TxDOT currently has plans for reconstruction and widening along US 377 from Pilot Point to Cross Roads (CSJ: 0081-06-040). As part of the project, Highway 377 adjacent to the site, will be improved to a six-lane roadway with a raised median. The project is expected to Let in 2024. However, since the scheduled completion of this project is also unknown, the expansion was also not included in the analysis in this report.

G. Existing Traffic Volumes

Exhibit 4 shows the existing weekday AM and PM peak hour traffic volumes. 24-hour machine counts were collected near the site on Spring Hill Road and Highway 377. The raw count sheets, as well as a comparison between the 24-hour volumes collected and previous 24-hour counts, are provided in the **Appendix** of this report.

The 24-hour count showed the daily volume on the roadway link as follows:

- Spring Hill Road: 4,277 vehicles per day (vpd)
- Highway 377: 12,426 vpd

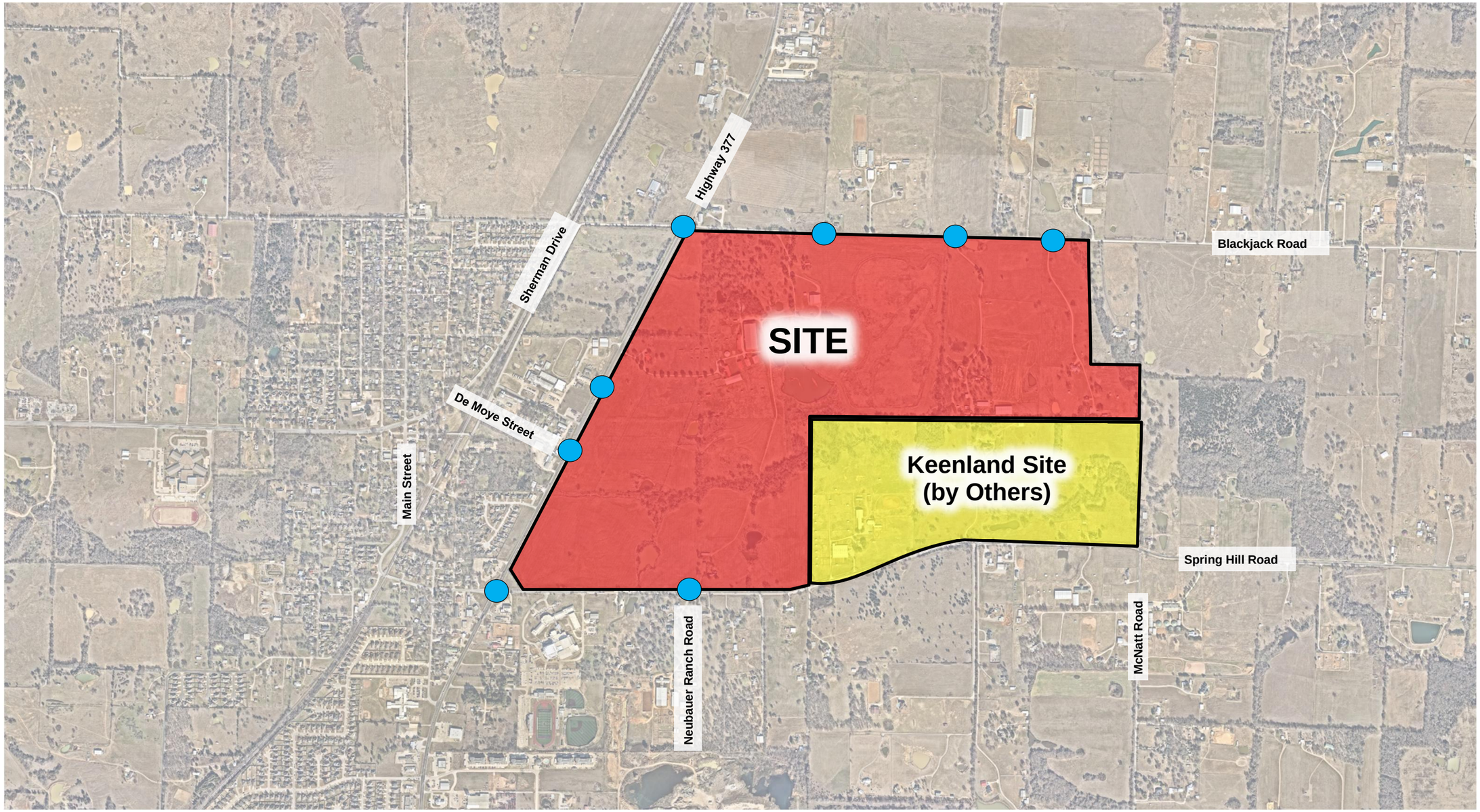


EXHIBIT 1

Vicinity Map

High Pointe Ranch - Aubrey, Texas

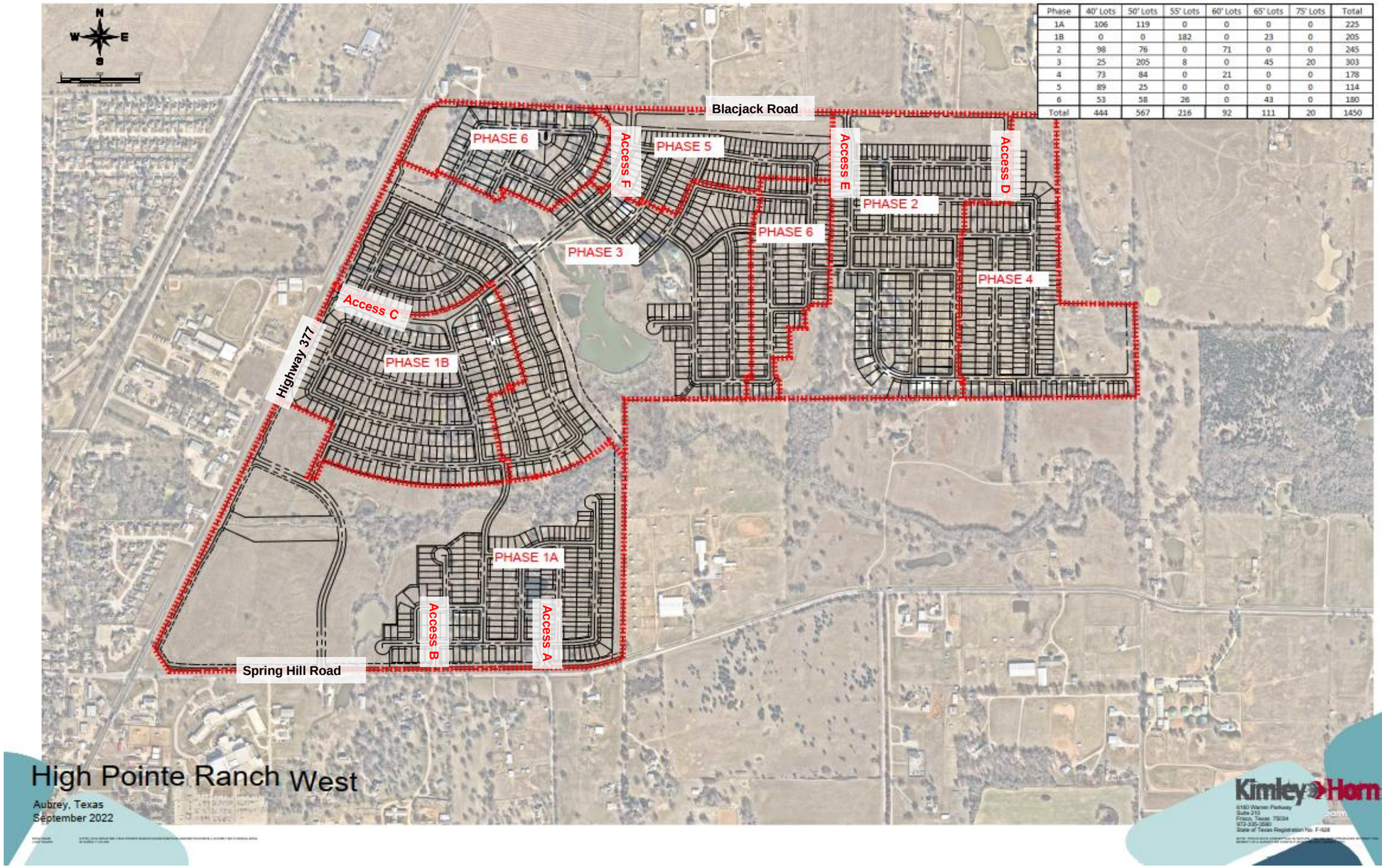
Kimley»Horn

LEGEND:

= Study Intersection

North

Not To Scale



Phase	40' Lots	50' Lots	55' Lots	60' Lots	65' Lots	75' Lots	Total
1A	106	119	0	0	0	0	225
1B	0	0	182	0	23	0	205
2	98	76	0	71	0	0	245
3	25	205	8	0	45	20	303
4	73	84	0	21	0	0	178
5	89	25	0	0	0	0	114
6	53	58	26	0	43	0	180
Total	444	567	216	92	111	20	1450

EXHIBIT 2

Conceptual Site Plan

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

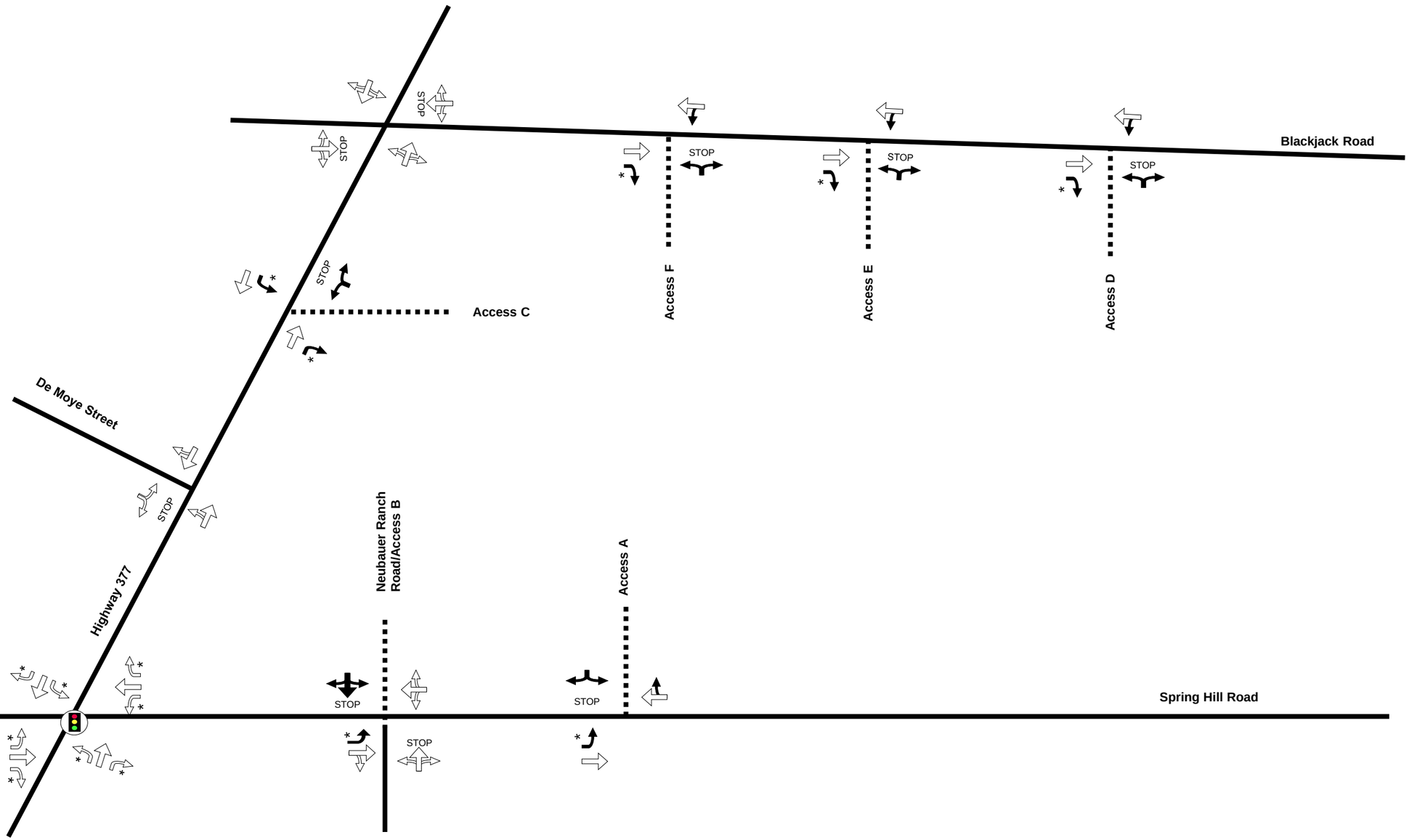


EXHIBIT 3

Lane Assignment and Intersection Control

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:

= Signalized Intersection
STOP = Stop-Controlled Approach
= Travel Lane
* = Turn Bay
= Driveway Lanes or Off-Site Improvements
TWLTL = Two-Way Left Turn Lane

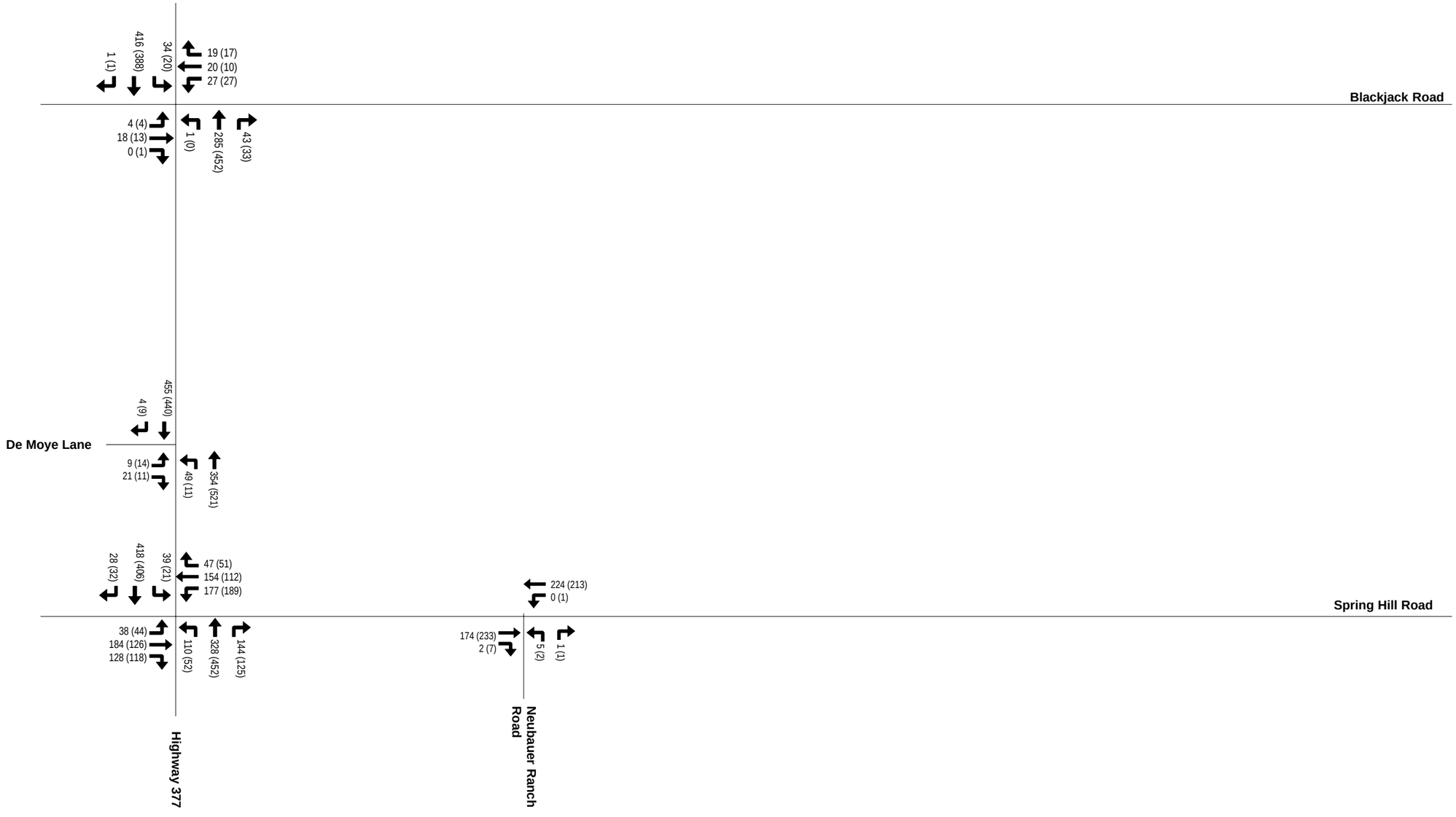


EXHIBIT 4

2022 Existing Traffic Volumes

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X (Y)
X = Weekday AM Peak Hour Turning Movements
Y = Weekday PM Peak Hour Turning Movements
Volumes may not sum from point to point due to rounding and presence of smaller driveways not included in analysis.

North

Not To Scale

III. PROJECT TRAFFIC CHARACTERISTICS

A. Site-Generated Traffic

Site-generated traffic estimates are determined through a process known as trip generation. Rates and equations are applied to the proposed land use to estimate traffic generated by the development during a specific time interval. The acknowledged source for trip generation rates is the 11th edition of *Trip Generation Manual* published by the Institute of Transportation Engineers (ITE). ITE has established trip rates in nationwide studies of similar land uses. The trips indicated are actually one-way trips or *trip ends*, where one vehicle entering and exiting the site is counted as one inbound trip and one outbound trip.

No reductions were taken for pass-by trips, internal capture, or multimodal use.

Table 1 shows the resulting daily and weekday AM and PM peak hour trip generation for the proposed development, showing new external trips.

Table 1 – Trip Generation

Land Uses	Amount	Units	ITE Code	Daily One-Way Trips	AM Peak Hour One-Way Trips			PM Peak Hour One-Way Trips		
					IN	OUT	TOTAL	IN	OUT	TOTAL
Single Family Detached Housing (Phase 1A)	225	DU	210	2,128	41	115	156	134	79	213
Single Family Detached Housing (Phase 1B)	205	DU	210	1,953	37	106	143	123	72	195
2024 Scenario Total Vehicle Trips:				**4,081**	**78**	**221**	**299**	**257**	**151**	**408**
Single Family Detached Housing (Phase 2)	245	DU	210	2,301	44	124	168	146	85	231
Single Family Detached Housing (Phase 3)	303	DU	210	2,798	53	151	204	178	104	282
2026 Scenario Total Vehicle Trips:				**9,180**	**175**	**496**	**671**	**581**	**340**	**921**
Single Family Detached Housing (Phase 4)	178	DU	210	1,715	33	93	126	108	63	171
Single Family Detached Housing (Phase 5)	114	DU	210	1,138	22	62	84	71	41	112
Single Family Detached Housing (Phase 6)	180	DU	210	1,733	33	94	127	109	64	173
2028 Full Buildout Total Vehicle Trips:				**13,766**	**263**	**745**	**1,008**	**869**	**508**	**1,377**
Development Totals										
Total Net New External Vehicle Trips:				**13,766**	**263**	**745**	**1,008**	**869**	**508**	**1,377**

Trip Generation rates based on *ITE's Trip Generation Manual* , 11th Edition.

B. Trip Distribution and Assignment

The distribution of the site-generated traffic volumes in to and out of the site driveways and onto the street system was based on the area street system characteristics, existing traffic patterns, relative land use density, and the locations of the proposed driveway access to/from the site.

The corresponding inbound and outbound traffic assignment, where the directional distribution is applied using the most probable paths to and from the site, can be found for each individual Phase in the **Appendix**. **Exhibit 5** shows the resulting site-generated weekday AM and weekday PM peak hour turning movements after multiplying the new external trip generation by the respective traffic assignment percentages for the 2024 Scenario. **Exhibit** 7**6** shows the resulting site-generated weekday AM and weekday PM peak hour turning movements after multiplying the new external trip generation by the respective traffic assignment percentages for the 2026 Scenario. **Exhibit 7** shows the resulting site-generated weekday AM and weekday PM peak hour turning movements after multiplying the new external trip generation by the respective trip assignment percentages for the 2028 Full Buildout Scenario.

C. Background Growth

The distribution and volumes for the Keenland development was obtained from the TIA submitted for the background site (Dated October 27, 2021). The volumes were explicitly modeled and added to the network in all three study scenarios.

To determine the growth rate, the existing traffic counts and historic counts near the site on Spring Hill Road and Highway 377 were compared to find expected growth trends within the study area.

Table 2 – Growth Rate Analysis

Year	24-Hr Vol. Spring Hill Road (east of Highway 377)	24-Hr Vol. Highway 377 (south of Spring Hill Road)
2011	3,571	-
2013	4,110	-
2014	4,230	8,983
2015	4,960	-
2016	4,077	-
2017	5,270	-
2018	4,803	-
2019	-	10,516
2021	5,065	-
2022	4,277	12,426
Avg. Growth Rate	*2.0%*	*4.0%*
Annual Growth Rate Used:		**3.0%**

As seen in **Table 2**, the average growth rate on Spring Hill Road was calculated to be 2% over eleven years. Highway 377 had an average growth rate of 4% over three years. The average of the two growth rates, 3%, was applied annually to existing counts through the full buildout of the development in 2028. This is the same growth rate utilized in the Keenland TIA.

D. Development of Background Traffic

To calculate the background traffic for the three scenarios, the existing 2022 traffic counts were grown by 3% annually. Traffic generated from the Keenland development was also added to the roadway network. The resulting 2024, 2026 and 2028 background weekday AM and PM peak hour traffic volumes are shown in **Exhibit 5, Exhibit 7** and **Exhibit 9.**

E. Development of Total Traffic

Site traffic volumes were added to the background volumes to represent the estimated total (background plus site-generated) traffic conditions for the three study scenarios. **Exhibit 6**, **Exhibit 8**, and **Exhibit 10** show the resulting weekday AM and PM peak hour total traffic volumes for the 2024, 2026 and 2028 study years.

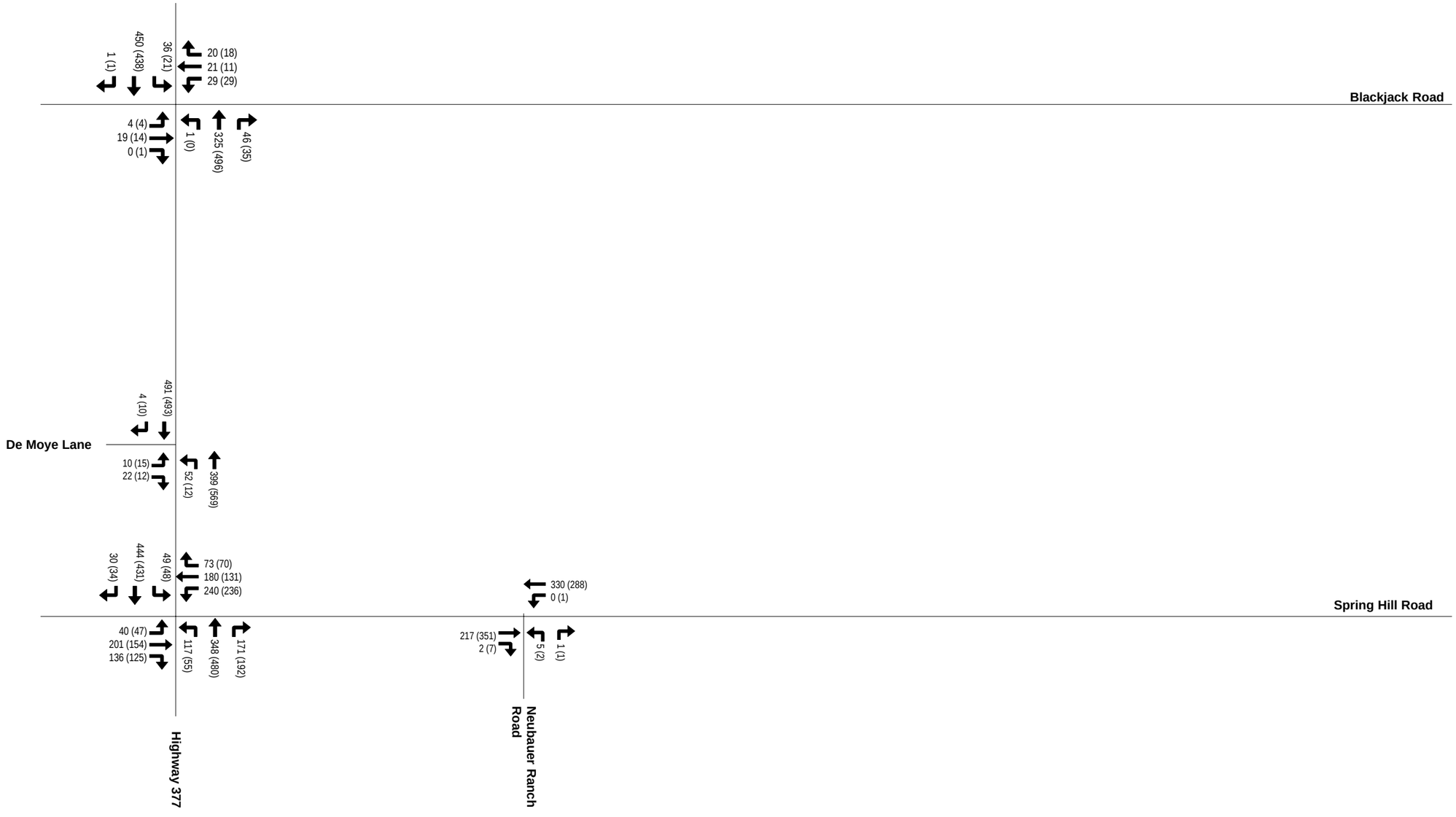


EXHIBIT 5

2024 Background Traffic Volumes

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X (Y)
X = Weekday AM Peak Hour Turning Movements
Y = Weekday PM Peak Hour Turning Movements
Volumes may not sum from point to point due to rounding and presence of smaller driveways not included in analysis.

North

Not To Scale

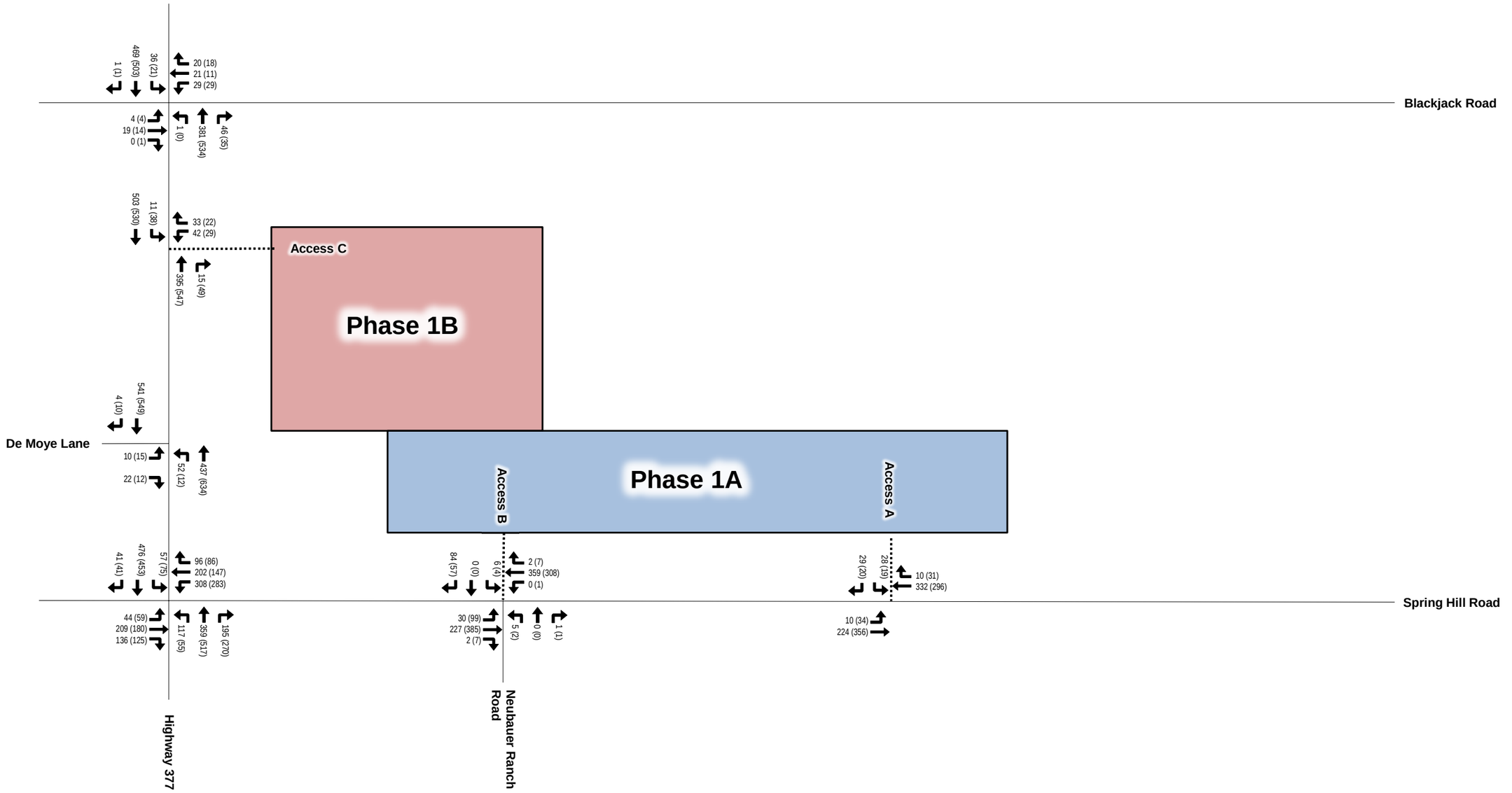


EXHIBIT 6

2024 Background + 2024 Scenario Site-Generated Traffic Volumes

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X (Y)
X = Weekday AM Peak Hour Turning Movements
Y = Weekday PM Peak Hour Turning Movements
Volumes may not sum from point to point due to rounding and presence of smaller driveways not included in analysis.

North

Not To Scale

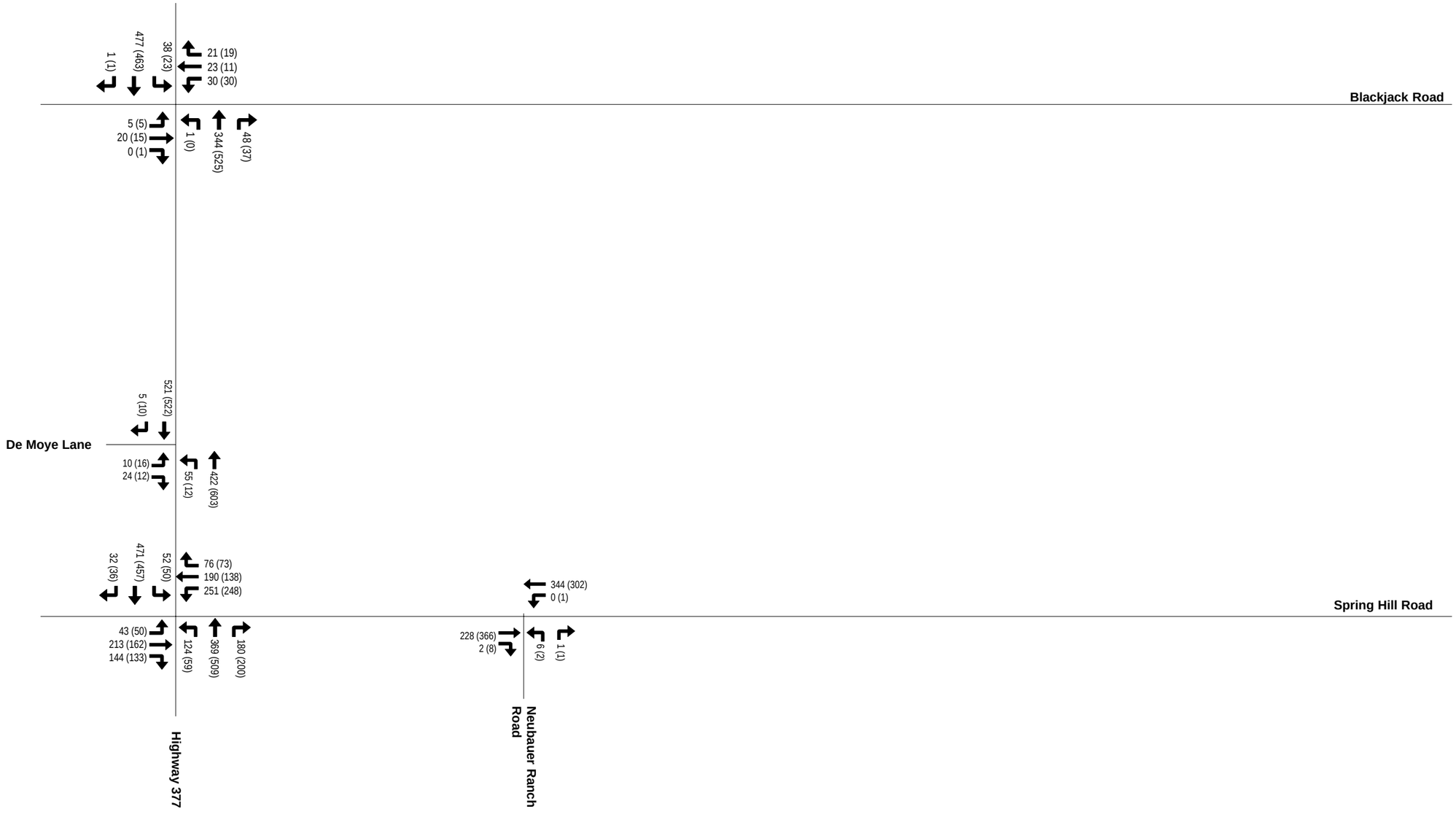


EXHIBIT 7

2026 Background Traffic Volumes

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X (Y)
X = Weekday AM Peak Hour Turning Movements
Y = Weekday PM Peak Hour Turning Movements
Volumes may not sum from point to point due to rounding and presence of smaller driveways not included in analysis.

North

Not To Scale

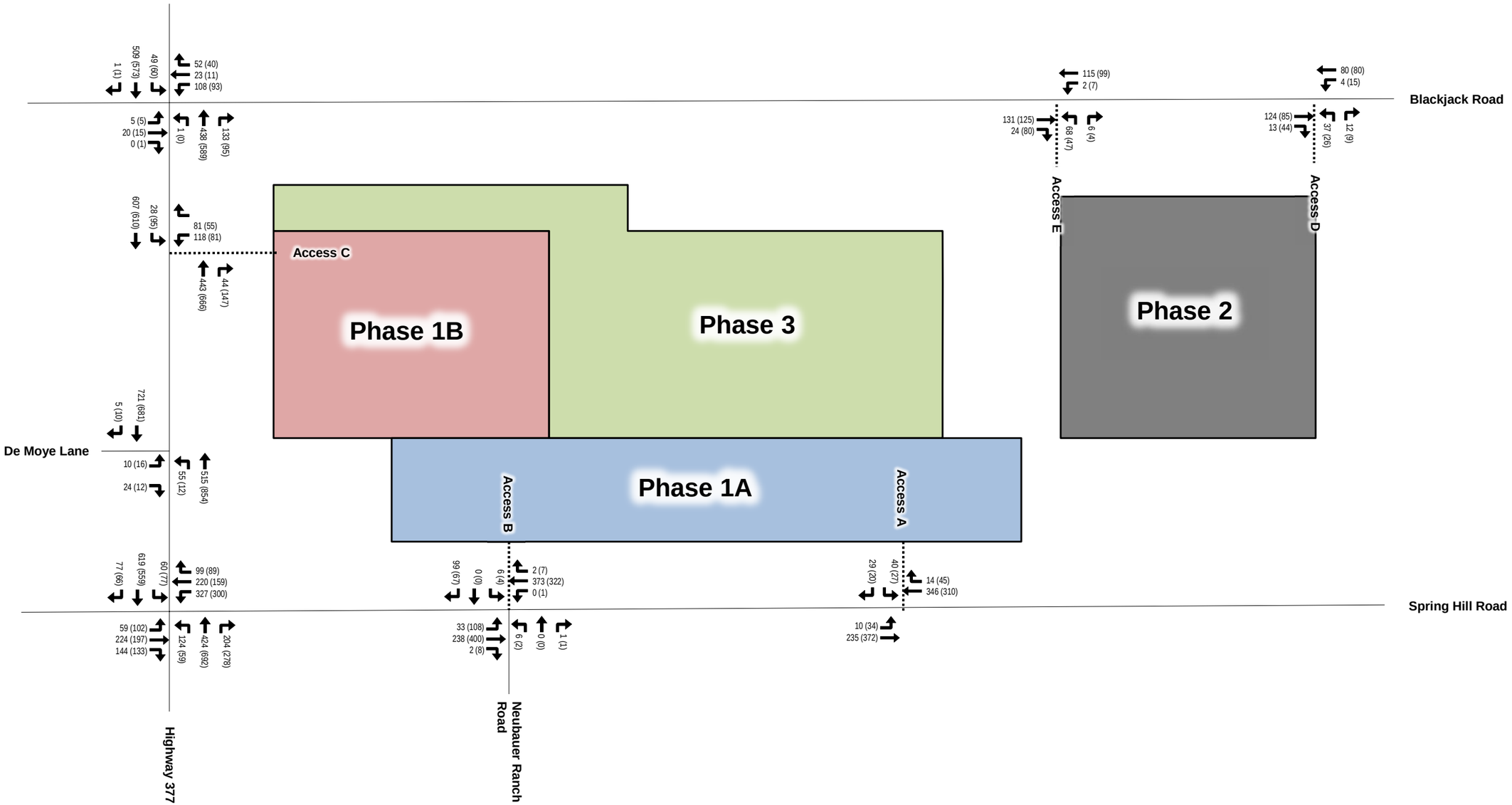


EXHIBIT 8

2026 Background + 2026 Scenario Site-Generated Traffic Volumes

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X (Y)
X = Weekday AM Peak Hour Turning Movements
Y = Weekday PM Peak Hour Turning Movements
Volumes may not sum from point to point due to rounding and presence of smaller driveways not included in analysis.

North

Not To Scale

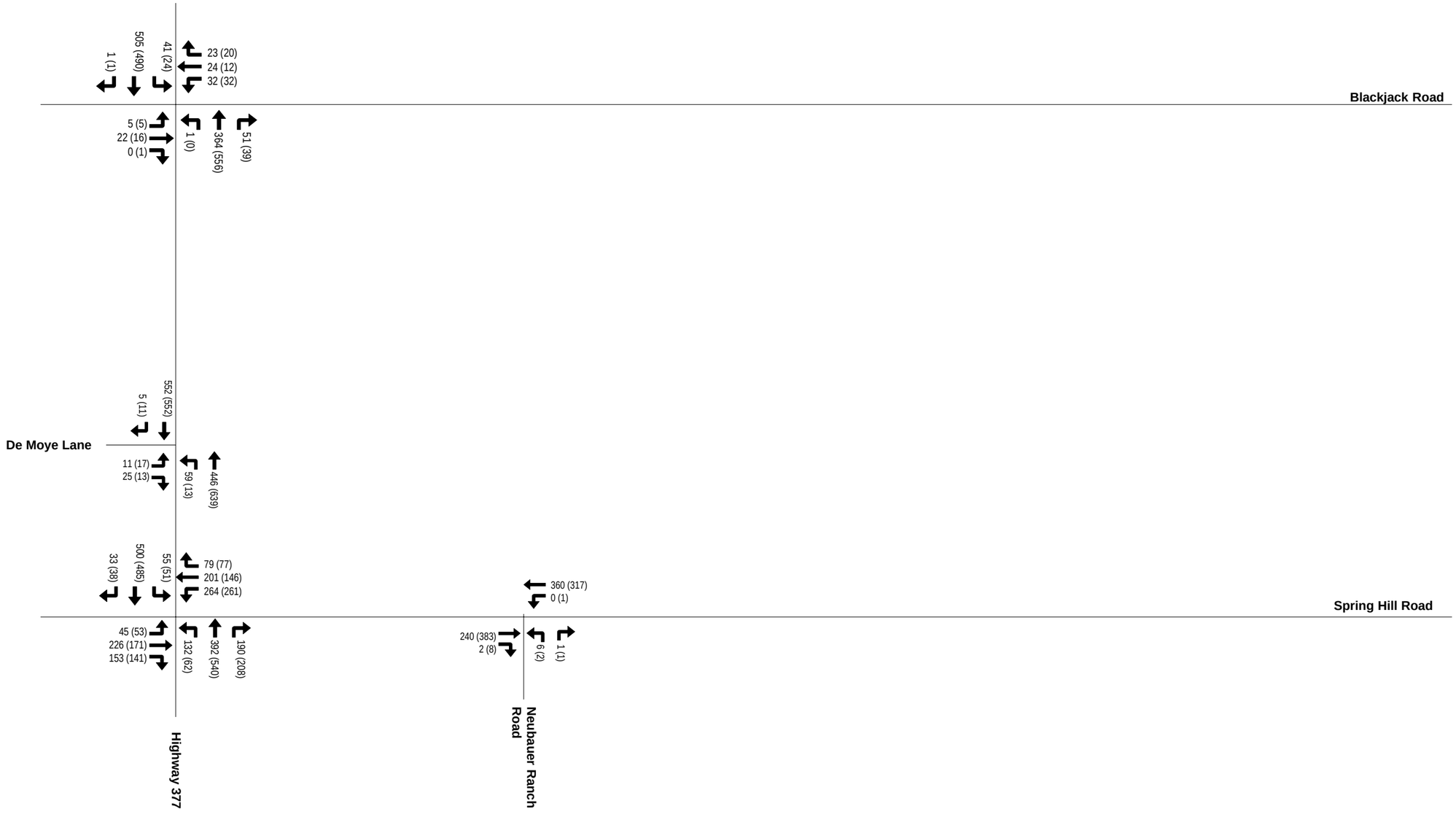


EXHIBIT 9

2028 Background Traffic Volumes

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X (Y)
X = Weekday AM Peak Hour Turning Movements
Y = Weekday PM Peak Hour Turning Movements
Volumes may not sum from point to point due to rounding and presence of smaller driveways not included in analysis.

North

Not To Scale

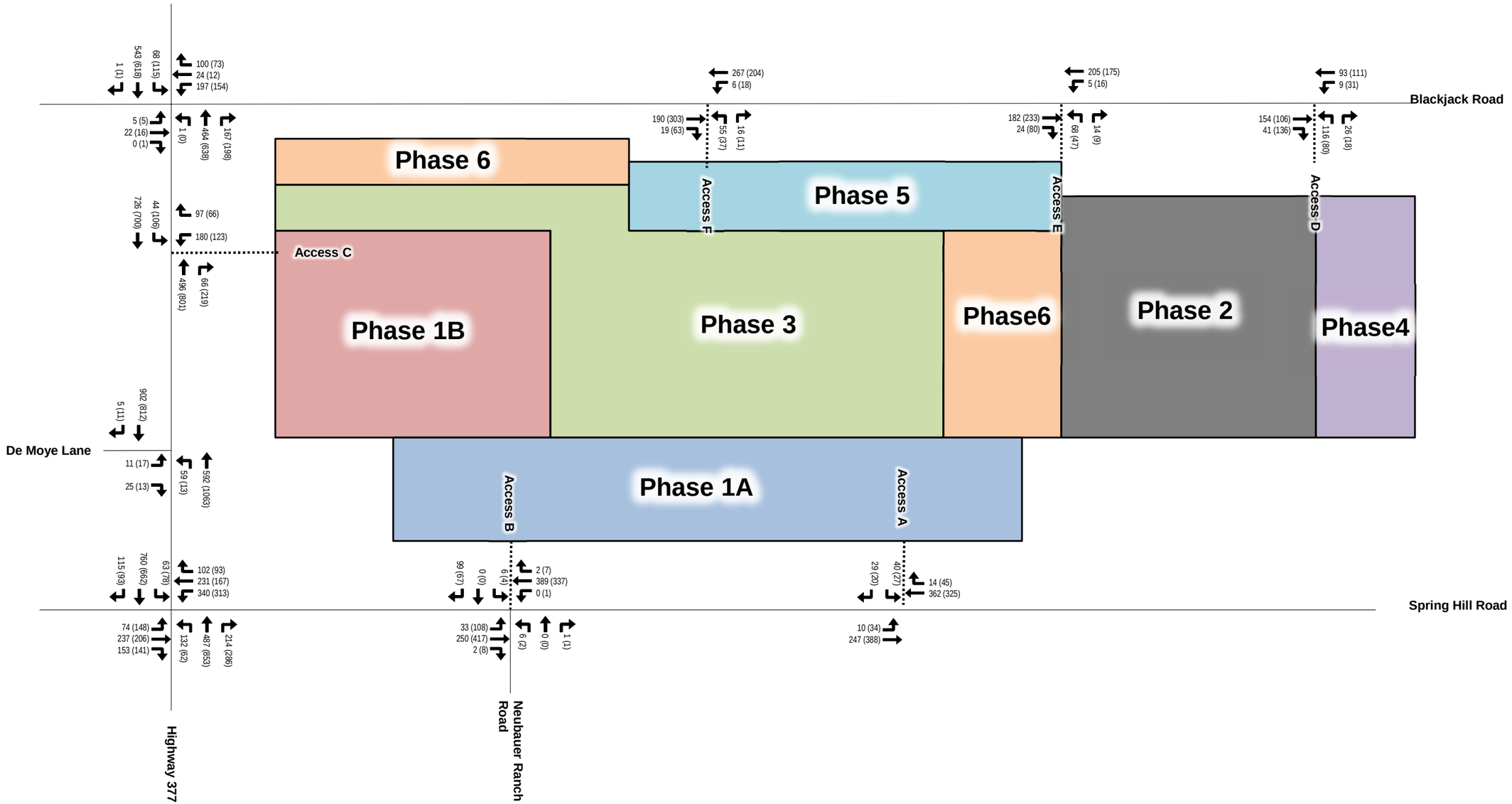


EXHIBIT 10

2028 Background + Full-Buildout Site-Generated Traffic Volumes

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X (Y)
X = Weekday AM Peak Hour Turning Movements
Y = Weekday PM Peak Hour Turning Movements
Volumes may not sum from point to point due to rounding and presence of smaller driveways not included in analysis.

North

Not To Scale

IV. TRAFFIC OPERATIONS ANALYSIS

Kimley-Horn conducted a traffic operations analysis to determine potential capacity deficiencies in the 2022, 2024, 2026, and 2028 study years at the study intersections. The acknowledged source for determining overall capacity is the current edition of the *Highway Capacity Manual.*

A. Analysis Methodology

Capacity analysis results are listed in terms of Level of Service (LOS). LOS is a qualitative term describing operating conditions a driver will experience while traveling on a particular street or highway during a specific time interval. It ranges from A (very little delay) to F (long delays and congestion). **Table 3** shows the definition of level of service for signalized and unsignalized intersections.

Table 3 – Level of Service Definitions

Level of Service	Signalized Intersection Average Total Delay (sec/veh)	Unsignalized Intersection Average Total Delay (sec/veh)
A	≤10	≤10
B	>10 and ≤20	>10 and ≤15
C	>20 and ≤35	>15 and ≤25
D	>35 and ≤55	>25 and ≤35
E	>55 and ≤80	>35 and ≤50
F	>80	>50

Definitions provided from the Highway Capacity Manual, Special Report 209, Transportation Research Board, 2010.

Study area intersections were analyzed based on average total delay analysis for signalized and unsignalized intersections. For the unsignalized analysis, the level of service (LOS) for a two-way stop-controlled intersection is defined for each movement. Unlike signalized intersections which define LOS for each approach and for the intersection as a whole, LOS for two-way stop-controlled intersections is not defined as a whole.

The analyses assumed the lane geometry and intersection control shown in **Exhibit 3**. The peak hour factors (PHF) for the existing traffic are known from the counts collected at the site. PHF for the future traffic and the site-generated traffic is unknown, so where this occurred the PHF was assumed to be 0.92.

B. Analysis Results

Table 4 and **Table 5** show the intersection operational results for the weekday AM and PM peak hours, respectively.

Table 4 – Traffic Operational Results – Weekday AM Peak Hour

INTERSECTION	APPROACH	Existing Traffic		2024 Background Traffic		2024 Background + Site Traffic		2026 Background Traffic		2026 Background + Site Traffic		2028 Background Traffic		2028 Background + Site Traffic	
		AM PEAK HOUR		AM PEAK HOUR		AM PEAK HOUR		AM PEAK HOUR		AM PEAK HOUR		AM PEAK HOUR		AM PEAK HOUR	
		DELAY (SEC/VEH)	LOS	DELAY (SEC/VEH)	LOS	DELAY (SEC/VEH)	LOS	DELAY (SEC/VEH)	LOS	DELAY (SEC/VEH)	LOS	DELAY (SEC/VEH)	LOS	DELAY (SEC/VEH)	LOS
Signalized Intersection															
Spring Hill Road at Highway 377	EB	31.6	C	34.3	C	36.8	D	31.6	C	43.3	D	38.1	D	42.6	D
	WB	25.5	C	30.4	C	47.2	D	25.5	C	124.5	F	38.7	D	94.1	F
	NB	30.7	C	35.7	D	39.7	D	30.7	C	61.9	E	46.6	D	50.4	D
	SB	40.7	D	43.3	D	46.3	D	40.7	D	72.7	E	47.6	D	75.2	E
	Overall	**32.5**	**C**	**36.1**	**D**	**42.9**	**D**	**32.5**	**C**	**77.6**	**E**	**43.4**	**D**	**67.2**	**E**
Unsignalized Intersections															
Spring Hill Road at Access A	EBL	-	-	-	-	8.4	A	-	-	8.5	A	-	-	8.4	A
	SB*	-	-	-	-	15.0	B	-	-	17.5	C	-	-	16.2	C
Spring Hill Road at Neubauer Ranch Road/Access B	EBL	-	-	-	-	8.4	A	-	-	8.5	A	-	-	8.7	A
	WBL	-	-	-	-	-	-	7.7	A	-	-	-	-	-	-
	NB*	11.6	B	13.4	B	19.9	C	11.6	B	23.3	C	14.4	B	29.5	D
	SB*	-	-	-	-	12.9	B	-	-	13.8	B	-	-	15.6	C
Highway 377 at De Moye Lane	EB*	15.0	B	16.6	C	19.4	C	15.0	B	49.4	E	19.2	C	34.4	D
	NBL	8.7	A	8.8	A	9.2	A	8.7	A	11.2	B	9.2	A	10.7	B
Highway 377 at Blackjack Road	EB*	20.8	C	23.5	C	28.0	D	20.4	C	114.4	F	29.7	D	53.3	F
	WB*	20.5	C	24.2	C	31.0	D	20.6	C	200.0+	F	33.5	D	200.0+	F
	NBL	8.3	A	8.4	A	8.5	A	8.3	A	9.1	A	8.6	A	8.7	A
	SBL	8.1	A	8.3	A	8.5	A	8.1	A	9.9	A	8.5	A	9.4	A
Highway 377 at Access C	WB*	-	-	-	-	46.9	E	-	-	200.0+	F	-	-	200.0+	F
	SBL	-	-	-	-	8.9	A	-	-	10.6	B	-	-	10.7	B
Blackjack Road at Access D	WBL	-	-	-	-	-	-	-	-	7.9	A	-	-	8.5	A
	NB*	-	-	-	-	-	-	-	-	12.6	B	-	-	51.9	F
Blackjack Road at Access E	WBL	-	-	-	-	-	-	-	-	8.2	A	-	-	8.8	A
	NB*	-	-	-	-	-	-	-	-	23.1	C	-	-	118.2	F
Blackjack Road at Access F	WBL	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	NB*	-	-	-	-	-	-	-	-	-	-	-	-	200.0+	F

* = STOP-Controlled

Table 5 – Traffic Operational Results – Weekday PM Peak Hour

INTERSECTION	APPROACH	Existing Traffic		2024 Background Traffic		2024 Background + Site Traffic		2026 Background Traffic		2026 Background + Site Traffic		2028 Background Traffic		2028 Background + Site Traffic	
		PM PEAK HOUR		PM PEAK HOUR		PM PEAK HOUR		PM PEAK HOUR		PM PEAK HOUR		PM PEAK HOUR		PM PEAK HOUR	
		DELAY (SEC/VEH)	LOS	DELAY (SEC/VEH)	LOS	DELAY (SEC/VEH)	LOS	DELAY (SEC/VEH)	LOS	DELAY (SEC/VEH)	LOS	DELAY (SEC/VEH)	LOS	DELAY (SEC/VEH)	LOS
Signalized Intersection															
Spring Hill Road at Highway 377	EB	26.8	C	31.6	C	36.4	D	31.6	C	41.8	D	34.6	C	40.6	D
	WB	23.8	C	25.5	C	42.4	D	25.5	C	106.7	F	33.4	C	71.8	E
	NB	24.8	C	30.7	C	36.9	D	30.7	C	85.3	F	35.2	D	89.9	F
	SB	33.0	C	40.7	D	36.1	D	40.7	D	52.8	D	36.0	D	42.0	D
	Overall	**27.1**	**C**	**32.5**	**C**	**37.8**	**D**	**32.5**	**C**	**74.3**	**E**	**34.9**	**C**	**65.8**	**E**
Unsignalized Intersections															
Spring Hill Road at Access A	EBL	-	-	-	-	8.2	A	-	-	8.3	A	-	-	8.5	A
	SB*	-	-	-	-	14.5	B	-	-	16.7	C	-	-	18.7	C
Spring Hill Road at Neubauer Ranch Road/Access B	EBL	-	-	-	-	8.4	A	-	-	8.5	A	-	-	9.0	A
	WBL	7.8	A	7.7	A	8.3	A	7.7	A	8.4	A	8.3	A	8.8	A
	NB*	11.5	B	11.6	B	23.7	C	11.6	B	26.8	D	14.6	B	40.4	E
	SB*	-	-	-	-	12.4	B	-	-	12.9	B	-	-	15.3	C
Highway 377 at De Moye Lane	EB*	16.8	C	15.0	B	22.2	C	15.0	B	36.3	E	22.6	C	71.6	F
	NBL	8.4	A	8.7	A	8.8	A	8.7	A	9.3	A	8.8	A	9.9	A
Highway 377 at Blackjack Road	EB*	20.6	C	20.4	C	28.8	D	20.4	C	50.8	F	29.3	D	134.8	F
	WB*	20.8	C	20.6	C	32.0	D	20.6	C	200.0+	F	32.9	D	200.0+	F
	NBL	-	-	8.3	A	-	-	8.3	A	-	-	-	-	-	-
	SBL	8.5	A	8.1	A	8.8	A	8.1	A	9.5	A	8.9	A	10.8	B
Highway 377 at Access C	WB*	-	-	-	-	37.6	E	-	-	200.0+	F	-	-	200.0+	F
	SBL	-	-	-	-	9.6	A	-	-	15.4	C	-	-	29.6	D
Blackjack Road at Access D	WBL	-	-	-	-	-	-	-	-	7.9	A	-	-	10.9	B
	NB*	-	-	-	-	-	-	-	-	11.7	B	-	-	200.0+	F
Blackjack Road at Access E	WBL	-	-	-	-	-	-	-	-	8.9	A	-	-	12.3	B
	NB*	-	-	-	-	-	-	-	-	21.1	C	-	-	200.0+	F
Blackjack Road at Access F	WBL	-	-	-	-	-	-	-	-	-	-	-	-	14.3	B
	NB*	-	-	-	-	-	-	-	-	-	-	-	-	200.0+	F

* = STOP-Controlled

C. 2022 Existing Traffic Operations

- The existing study intersections currently operate acceptably at LOS C or better during each of the peak periods analyzed.

D. 2024 Background Traffic Operations

- 2 years of 3% background growth and site generated traffic from the Keenland site added to network.
- No notable changes in LOS or delay values at any of the study intersections.

E. 2024 Background Plus 2024 Scenario Site-Generated Traffic Operations

- 2024 Scenario (Phase 1A + Phase 1B) site-generated traffic added to 2024 background traffic.
- Left-turn lanes modeled at Access A, Access B and Access C.
- Spring Hill Road at Highway 377 is expected to operate at LOS D or better, with a maximum overall delay of approximately 43 seconds in the AM peak hour.
    - The maximum increase in overall intersection delay is approximately 6 seconds when compared to the background conditions. This indicates that the intersection is able to accommodate the site-generated traffic with minimal increases in delay.
- The westbound approach at Access C is expected to operate at LOS E during both peak hours.
    - LOS E is common on minor street approaches to highways like Highway 377. If these drivers determine that this delay is excessive, they can choose to alter their route to one of the many low-delay driveways along Spring Hill Road.

F. 2026 Background Traffic Operations

- 2 years of 3% background growth added to network.
- No notable changes in LOS or delay values at any of the study intersections when compared to the 2024 background conditions.

G. 2026 Background Plus 2026 Scenario Site-Generated Traffic Operations

- 2026 Scenario (Phase 1A through Phase 4) Site-generated traffic added to 2026 background traffic.
- Northbound right-turn lane modeled at Access C.
- Spring Hill Road at Highway 377 is expected to operate at LOS E in both peak hours.
    - The northbound and southbound approach along Highway 377 have volume-to-capacity (v/c) ratios over 1.0. This indicates that the approaches are operating over capacity and additional capacity along Highway 377 will be necessary. The widening of Highway 377 will be part of TxDOTs future project (CSJ: 0081-06-040).
- The stop controlled approaches along Highway 377 at Blackjack Road and at Access C operate at LOS F in both peak hours.

- Due to the high volumes along Highway 377, which is a regional highway, vehicles must wait until an acceptable gap is present before completing a left-turning movement. These delays are common and expected at all unsignalized intersections along Highway 377.

H. 2028 Background Traffic Operations

- 2 years of 3% background growth added to network.
- No notable changes in LOS or delay values at any of the study intersections when compared to the 2026 background conditions.
- Stop-controlled approaches at Highway 377 and Blackjack Road operate at LOS D in both peak hours.

I. 2028 Background Plus Full Buildout Site-Generated Traffic Operations

- Full Buildout (Phase 1A through Phase 6) Site-generated traffic added to 2028 background traffic.
- Eastbound right-turn lanes modeled at Access D, Access E and Access F.
- Spring Hill Road at Highway 377 continues to operate at LOS E in both peak hours.
  - As previously noted, additional capacity along this corridor of Highway 377 will be constructed as part of TxDOT's future project.
- Similarly, stop-controlled approaches along Highway 377 at Blackjack Road and Access C operate with heavy delay due to the high regional volumes along Highway 377. This is expected as regional traffic in the project vicinity continues to grow and signalization should be considered at Highway 377 and Blackjack Road at a regional level.
- All of the northbound stop-controlled approaches along Blackjack Road operate with heavy delay at LOS F after the buildout of the site. If drivers determine the delay is too great along Blackjack Road, they may choose to alter their route south to Spring Hill Road and utilize the signal at Highway 377. The existing Blackjack Road north of the site is also the general location of the future Collin County Outerloop.

J. Right-Turn Lane Analysis

Where justified, the addition of right-turn deceleration lanes can help inbound turning vehicles separate from the through traffic, avoiding conflicts and smoothing traffic flow. TxDOT has identified right-turning volume thresholds where right-turn lanes are justified. **Table 6** shows the driveway locations with right-turn driveway access to the site, and how they compare with the TxDOT threshold. As seen in **Table 6,** right-turn lanes are warranted and recommended at Access C, Access D, Access E and Access F.

Table 6 – Right-Turn Lane Analysis

Right-Turn Location	2024 Scenario Peak Hour Right-Turn Volume (vph)	2026 Scenario Peak Hour Right-Turn Volume (vph)	2028 Full-Buildout Peak Hour Right-Turn Volume (vph)	TxDOT Threshold (vph) (Access Management Manual, Table 2-3)	Right-Turn Lane Recommended?	Recommended Installation Year
WB Spring Hill Road at Access A	31	45	45	50	No	-
WB Spring Hill Road at Access B	7	7	7	50	No	-
NB Highway 377 at Access C	49	147	219	50	Yes	2026
EB Blackjack Road at Access D	-	44	136	60	Yes	2028
EB Blackjack Road at Access E	-	80	80	60	Yes	2028
EB Blackjack Road at Access F	-	-	63	60	Yes	2028

K. Left-Turn Lane Analysis

All site driveways were also evaluated for left-turn lanes. The criteria for left-turn lanes under the guidelines of TxDOT is based on major road and left-turn volume. Volumes for the three scenarios were analyzed to determine when left-turn lane thresholds would be met at each driveway. Left-turn lane analysis worksheets are included in the **Appendix**. Based on the projected volumes at buildout, all of the site driveways will meet left-turn lane thresholds. However, as stated in the TxDOT guidance, the additional expense of installing a left-turn lane on two-lane highways at intersecting cross roads is often not justified due to low volumes. Based on the 2028 Full Buildout volumes, left-turn lanes are not recommended at the three driveways along Blackjack Road (Access D, Access E and Access F) due to the expected low number of left-turn lanes. In addition, since Access D, Access E and Access F will not be built till the last two development phases in 2028 and the future general location of the future Collin County Outerloop will replace the existing Blackjack Road, left-turn lanes are not recommended. Left-turn lanes are recommended at Access A, Access B and Access C. **Table 7** below shows the volumes during the applicable scenario years when the driveways meet left-turn lane thresholds.

Table 7 – Left-Turn Lane Analysis

Site Criteria	Spring Hill Road at Access A		Spring Hill Road at Access B		Highway 377 at Access C	
	AM Peak	PM Peak	AM Peak	PM Peak	AM Peak	PM Peak
	2024 Scenario					
Left-Turn Lane Peak Hour Volume	10	34	30	99	11	38
TxDOT's Threshold for Major Road Peak Hour Volume (veh/hr/ln)	100	50	< 50	< 50	100	< 50
Major Road Peak Hour Volume (veh/hr/ln)	100	361	311	405	465	585
Left Turn Threshold Met?	*No*	*Yes*	*Yes*	*Yes*	*Yes*	*Yes*
Left-Turn Lane Recommended?	**Yes**		**Yes**		**Yes**	
Site Criteria	Blackjack Road at Access D		Blackjack Road at Access E		Blackjack Road at Access F	
	AM Peak	PM Peak	AM Peak	PM Peak	AM Peak	PM Peak
	2028 Full Buildout Scenario					
Left-Turn Lane Peak Hour Volume	9	31	5	16	6	18
TxDOT's Threshold for Major Road Peak Hour Volume (veh/hr/ln)	100	50	200	100	100	50
Major Road Peak Hour Volume (veh/hr/ln)	150	193	210	253	243	295
Left Turn Threshold Met?	*Yes*	*Yes*	*Yes*	*Yes*	*Yes*	*Yes*
Left-Turn Lane Recommended?	**No**		**No**		**No**	

L. Access Spacing

The TxDOT Access Management Manual Table 2-1 defines driveway and intersection spacing. The spacing distance is determined based on the roadway's posted speed limit. **Table 8** below shows the proposed driveway spacing and TxDOT's access spacing requirement. All proposed driveways meet TxDOT's spacing requirement.

Table 8 – Access Spacing

Main Roadway	Intersecting Roadway	TxDOT AMM Criteria	Spacing Length
Springhill Road	Access A to Access B/Neubauer Ranch Road	425 ft	760 ft
Springhill Road	Access B/Neubauer Ranch Road to Aubrey High Schol Drive	360 ft	1,230 ft
Highway 377	Access C to Springhill Road and to BlackJack Road	425 ft	1,000+ ft
Blackjack Road	Access D to Access E	360 ft	1,170 ft
Blackjack Road	Access E to Access F	360 ft	1,580 ft
Blackjack Road	Access F to Springhill Road	360 ft	1,570 ft

M. Intersection Sight Distance

Sight distance is the metric used to describe the ability of a motorist to physically see (via a direct line of sight) objects and/or other vehicles to a degree sufficient to allow safe and efficient use of a roadway in the intended manner. AASHTO has provided minimum intersection sight distance lengths based on roadway speed limits.

Table 9 – Intersection Sight Distance

Speed (mph) *	Stopping Sight Distance (ft.)	Design Intersection Sight Distance (ft.)
25	155	280
30	200	335
35	250	390
40	305	445
45	360	500
50	425	555
55	495	610
60	570	665
65	645	720
Source : *A Policy on Geometric Design of Highway and Streets*, 5th Edition, American Association of State Highway and Transportation Officials (AASHTO), 2004.		

Since all driveways are located along flat segments of the roadway, no intersection sight distance obstruction is expected.

V. CONCLUSIONS AND RECOMMENDATIONS

Based on the analysis presented in this report, the proposed High Pointe Ranch development can be successfully incorporated into the surrounding roadway network given the following recommendations are implemented. Two major roadway constructions projects in the project vicinity, the Collin County Outerloop and TxDOT Highway 377 Expansion project, are planned and will help alleviate some of the regional traffic congestion. However, due to unknown timelines, neither improvements from the projects were modeled. Results from the analysis indicated that additional capacity along Highway 377 will be necessary by 2026 due to regional traffic growth. Stop-controlled approaches along Highway 377 are expected to operate with heavy delay and signalization should be considered at Highway 377 and Blackjack Road at a regional level. Similarly, the stop-controlled approaches along Blackjack Road are expected to operate at LOS F after the full buildout of the site in 2028. However, drivers will be able to alter their route to any of the drives along Spring Hill Road if the determine the delay is too great until the completion of the future Collin County Outerloop.

The following improvements to the external roadway network are recommended for the site by Year 2024:

- Construct a eastbound left-turn lane from Spring Hill Road to serve Access A.
- Construct a eastbound left-turn lane from Spring Hill Road to serve Access B.
- Construct a southbound left-turn lane from Highway 377 to service Access C.

The following improvements to the external roadway network are recommended for the site by Year 2026:

- Construct a northbound right-turn lane from Highway 377 to serve Access C.

The following improvements to the external roadway network are recommended for the site by Year 2028:

- Construct a eastbound right-turn lane from Blackjack Road to Access D.
- Construct a eastbound right-turn lane from Blackjack Road to Access E.
- Construct a eastbound right-turn lane from Blackjack Road to Access F.

APPENDIX

Traffic Counts and Historical Data

High Pointe Ranch Phase 1 through Phase 6 Trip Distribution

Left-Turn Lane Analysis Worksheets

Synchro Results

Kimley»Horn

TRAFFIC COUNTS AND HISTORICAL DATA

High Pointe Ranch - Aubrey, Texas
Historical Link Volumes and Growth Rates

Spring Hill Road						
Record	**Year**	**Link Start**	**Link End**	**Source**	**24-Hour Volume**	**Annual Growth Rate**
1	2011	Highway 377	McNatt Road	TxDOT	3,571	-
2	2013	Highway 377	McNatt Road	TxDOT	4,110	7.3%
3	2014	Highway 377	McNatt Road	TxDOT	4,230	2.9%
4	2015	Highway 377	McNatt Road	TxDOT	4,960	17.3%
5	2016	Highway 377	McNatt Road	TxDOT	4,077	-17.8%
6	2017	Highway 377	McNatt Road	TxDOT	5,270	29.3%
7	2018	Highway 377	McNatt Road	TxDOT	4,803	-8.9%
8	2021	Highway 377	McNatt Road	TxDOT	5,065	1.8%
9	2022	Highway 377	McNatt Road	KH	4,277	-15.6%
				Average Growth 2011 - 2022:		**2.0%**

Highway 377						
Record	**Year**	**Link Start**	**Link End**	**Source**	**24-Hour Volume**	**Annual Growth Rate**
1	2014	Spring Hill Road	Blackjack Road	TxDOT	8,983	-
2	2019	Spring Hill Road	Blackjack Road	TxDOT	10,516	3.2%
3	2022	Spring Hill Road	Blackjack Road	KH	12,426	5.7%
				Average Growth 2014 - 2022:		**4.0%**

Average Annual Growth: **3.0%**

PHASE 1 THROUGH PHASE 6 TRIP DISTRIBUTION

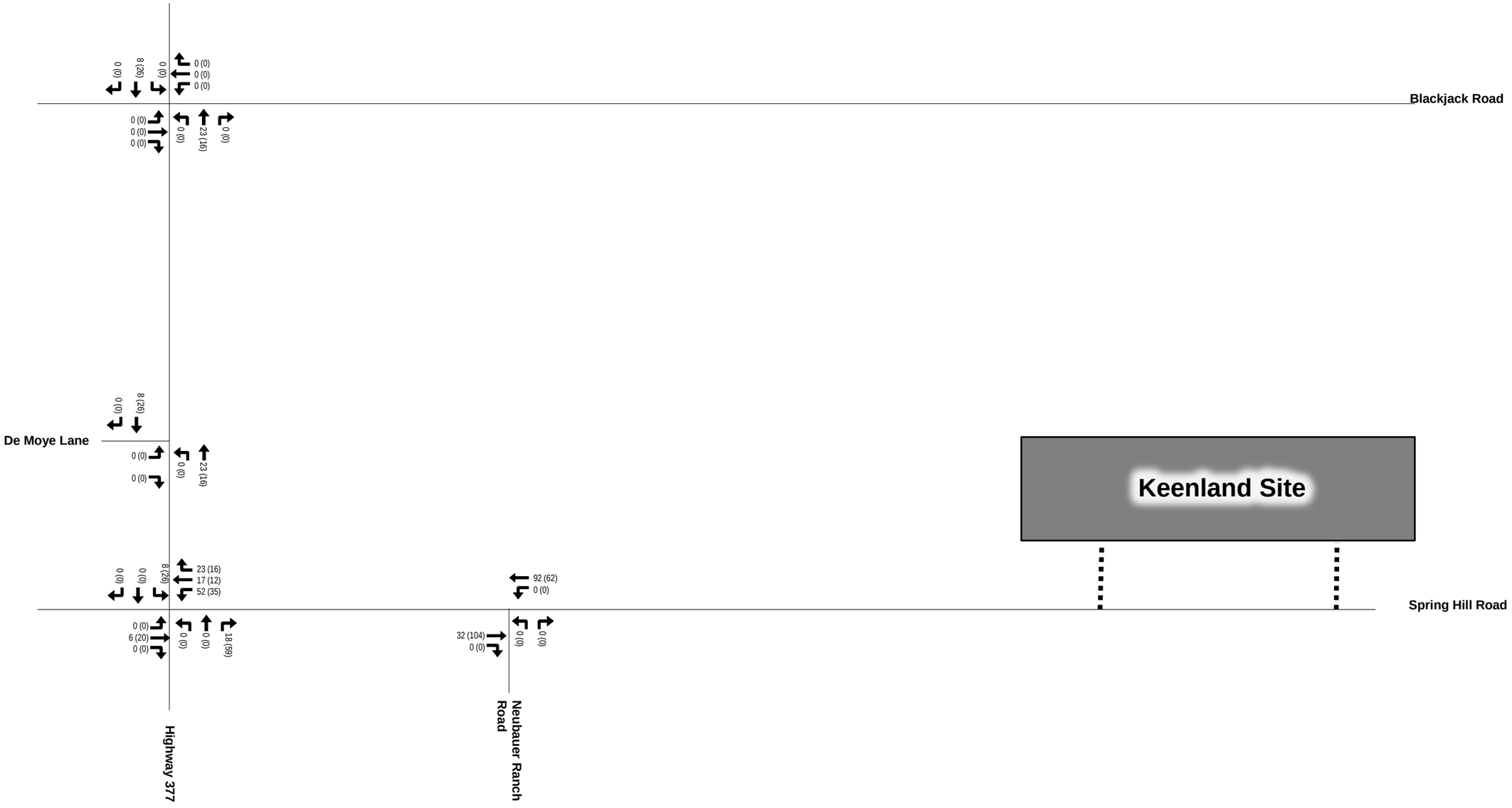


EXHIBIT A1

Site-Generated Traffic Volumes: Keenland Background Site

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X (Y)
X = Weekday AM Peak Hour Turning Movements
Y = Weekday PM Peak Hour Turning Movements
Volumes may not sum from point to point due to rounding and presence of smaller driveways not included in analysis.

North

Not To Scale

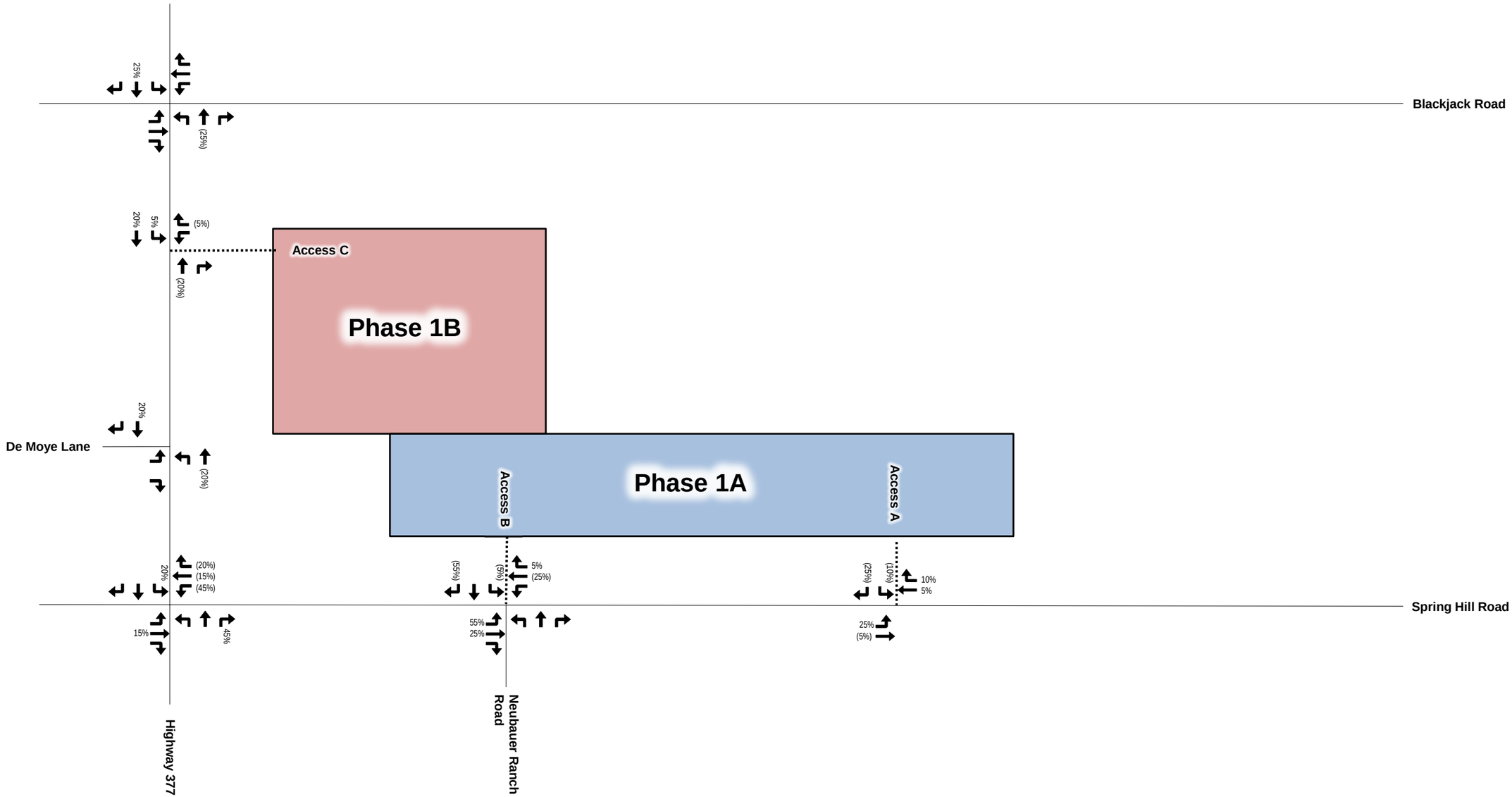


EXHIBIT A2

Trip Distribution and Traffic Assignment: Phase 1A

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X% (Y%)
X% = Percentage of Inbound Site-Generated Traffic
(Y%) = Percentage of Outbound Site-Generated Traffic

North

Not To Scale

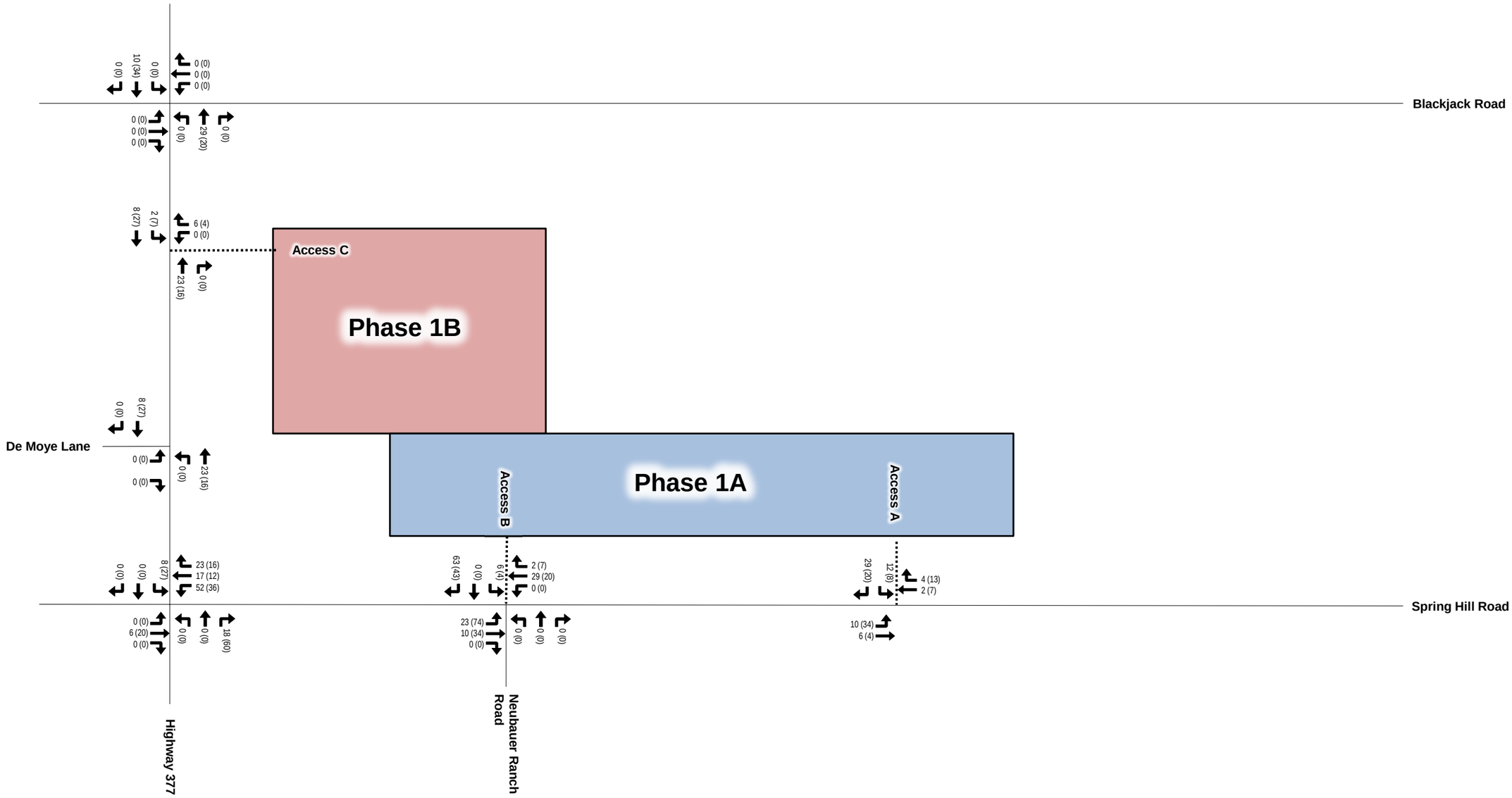


EXHIBIT A3

Site-Generated Traffic Volumes: Phase 1A

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X (Y)
X = Weekday AM Peak Hour Turning Movements
Y = Weekday PM Peak Hour Turning Movements
Volumes may not sum from point to point due to rounding and presence of smaller driveways not included in analysis.

North

Not To Scale

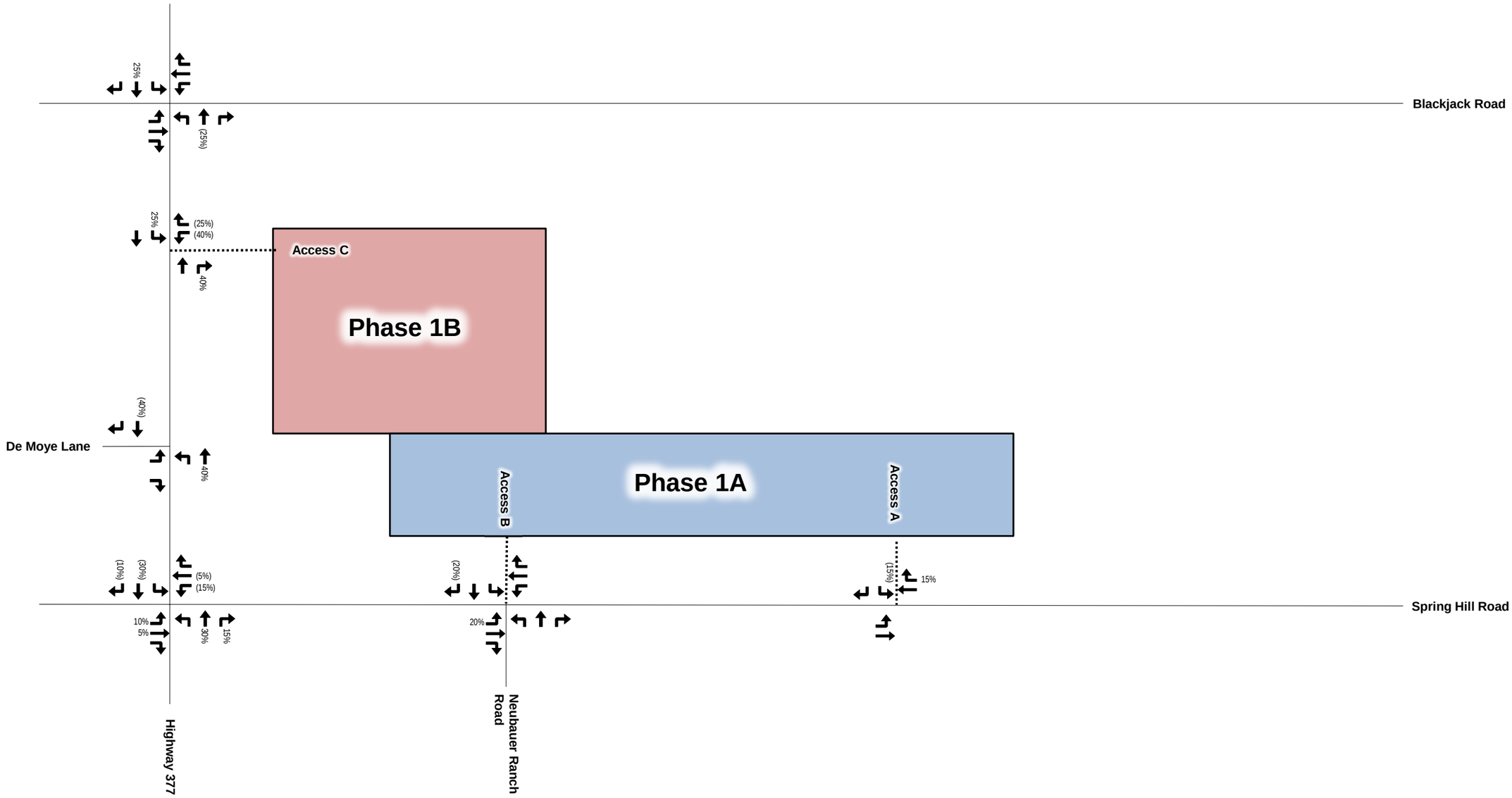


EXHIBIT A4

Trip Distribution and Traffic Assignment: Phase 1B

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X% (Y%)
X% = Percentage of Inbound Site-Generated Traffic
(Y%) = Percentage of Outbound Site-Generated Traffic

North

Not To Scale

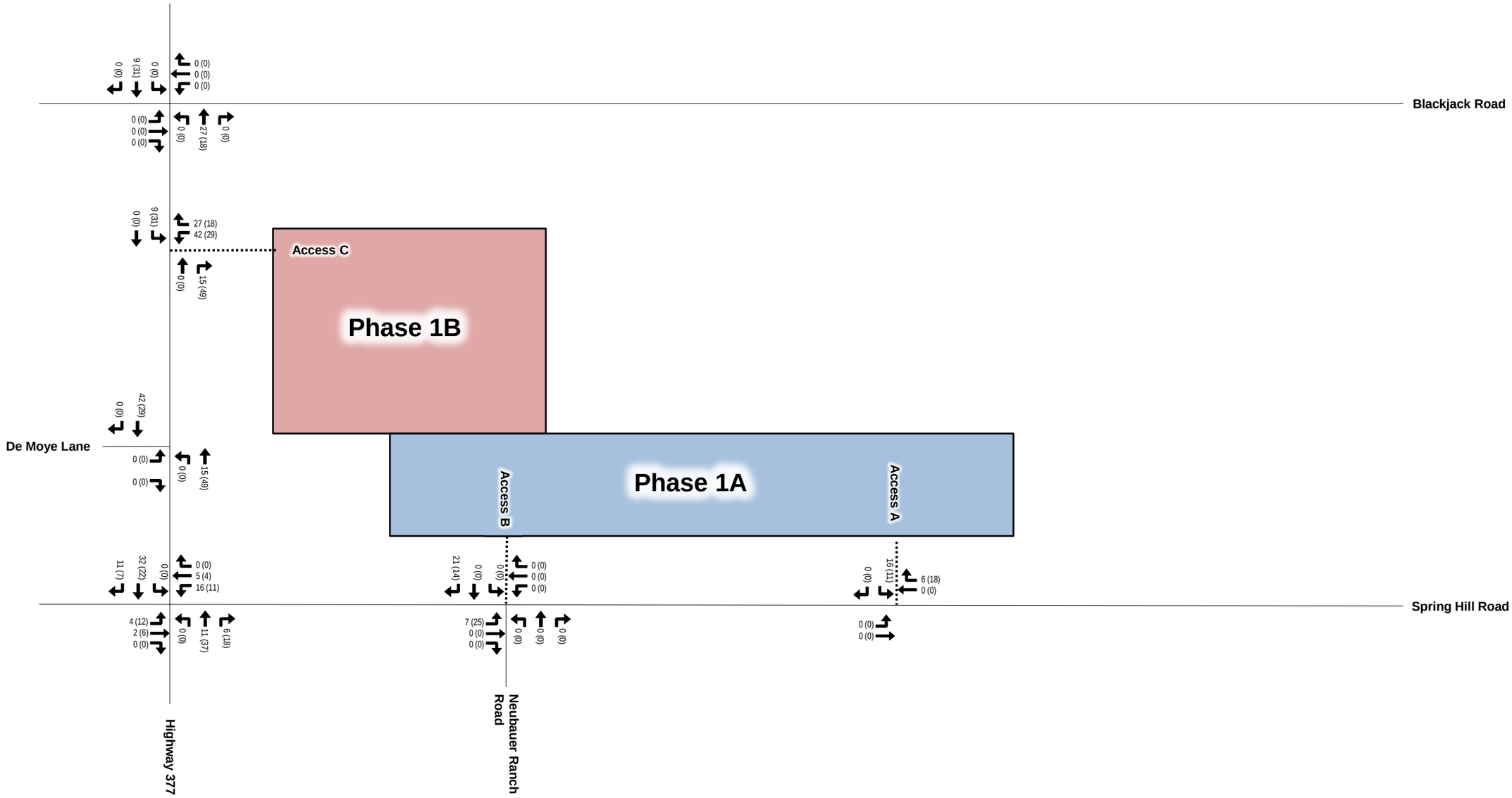


EXHIBIT A5

Site-Generated Traffic Volumes: Phase 1B

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X (Y)
X = Weekday AM Peak Hour Turning Movements
Y = Weekday PM Peak Hour Turning Movements
Volumes may not sum from point to point due to rounding and presence of smaller driveways not included in analysis.

North

Not To Scale

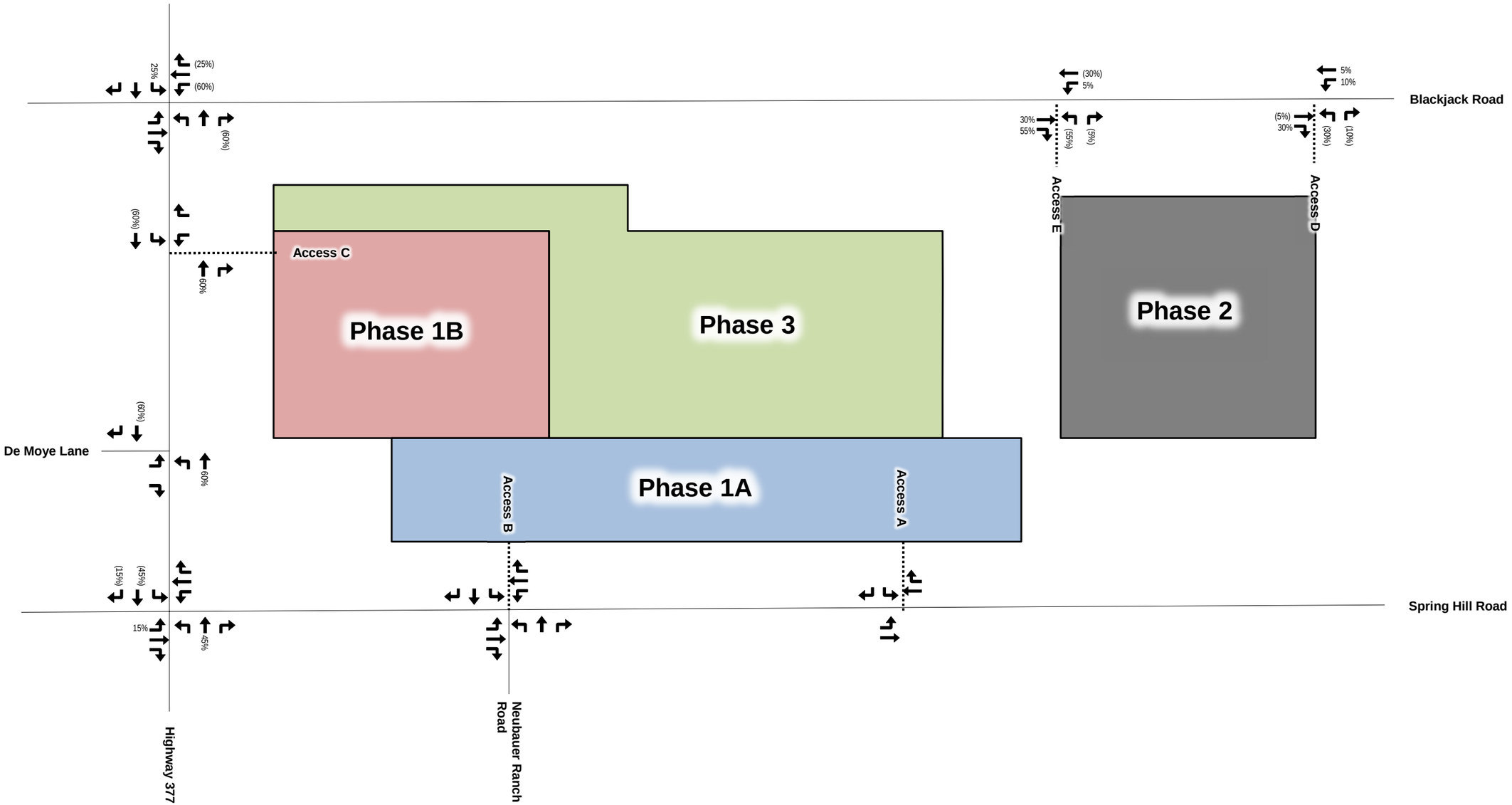


EXHIBIT A6

Trip Distribution and Traffic Assignment: Phase 2

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X% (Y%)
X% = Percentage of Inbound Site-Generated Traffic
(Y%) = Percentage of Outbound Site-Generated Traffic

North
Not To Scale

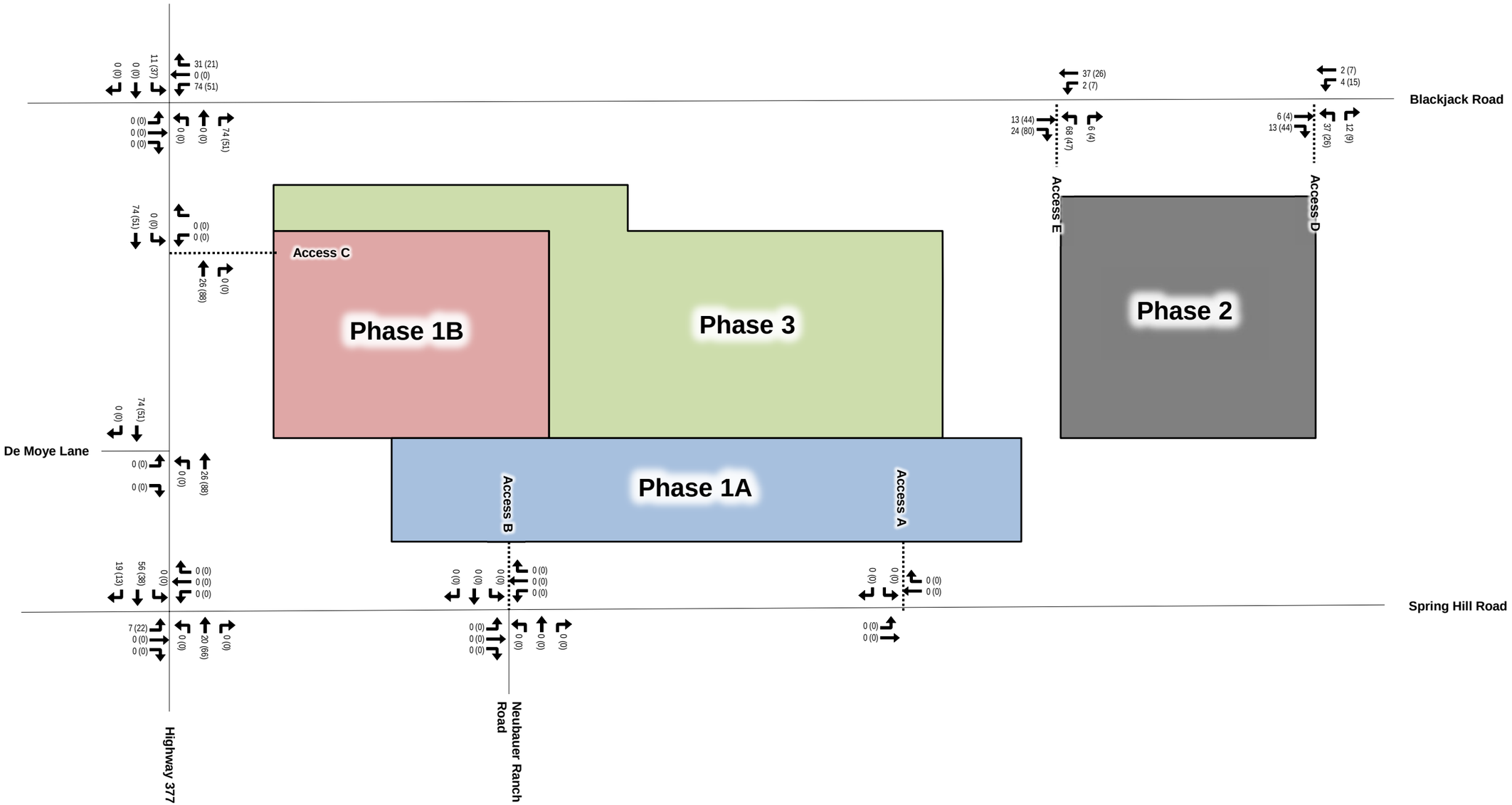


EXHIBIT A7

Site-Generated Traffic Volumes: Phase 2

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X (Y)
X = Weekday AM Peak Hour Turning Movements
Y = Weekday PM Peak Hour Turning Movements
Volumes may not sum from point to point due to rounding and presence of smaller driveways not included in analysis.

North

Not To Scale

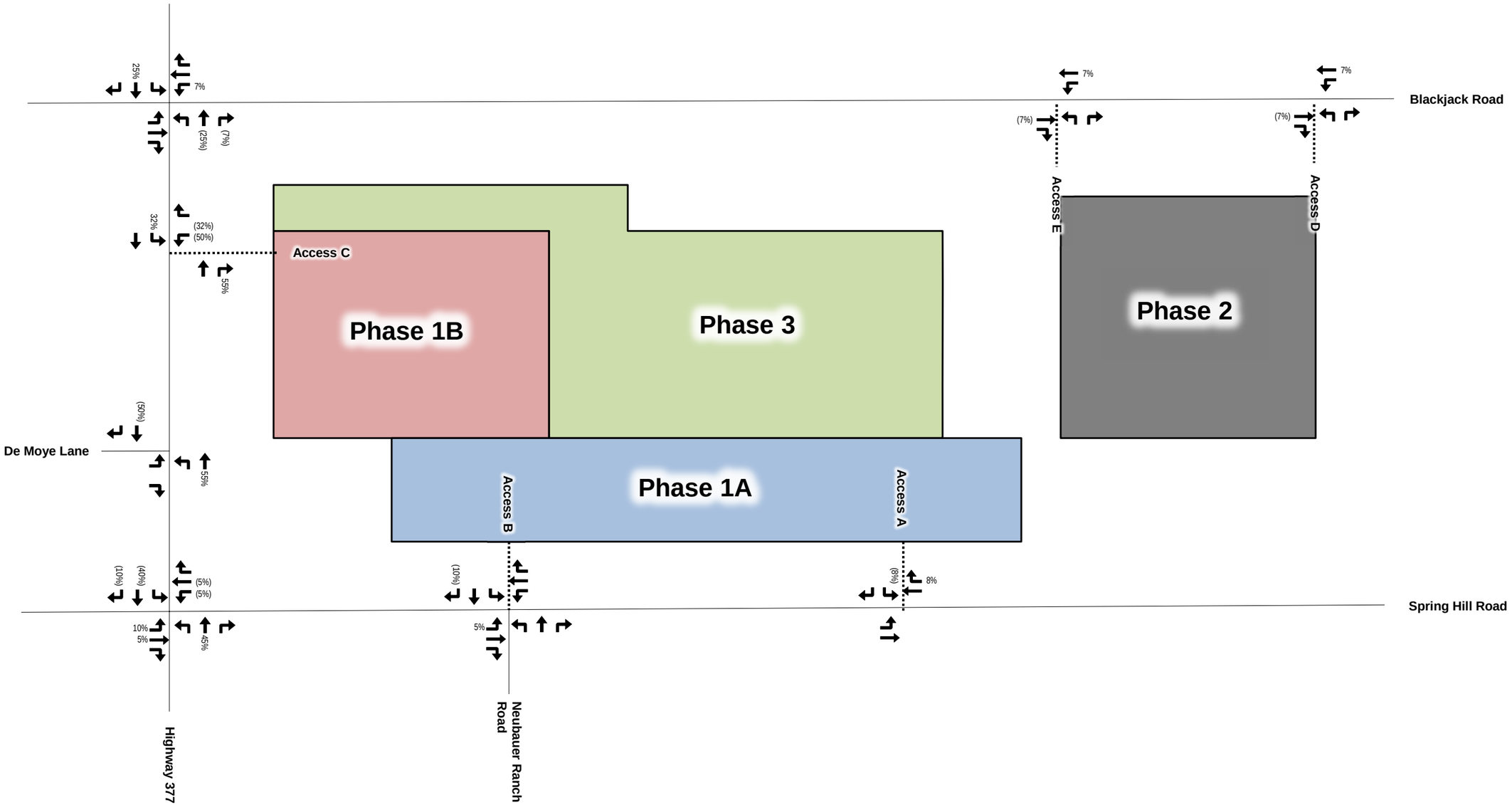


EXHIBIT A8

Trip Distribution and Traffic Assignment: Phase 3

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X% (Y%)
X% = Percentage of Inbound Site-Generated Traffic
(Y%) = Percentage of Outbound Site-Generated Traffic

North

Not To Scale

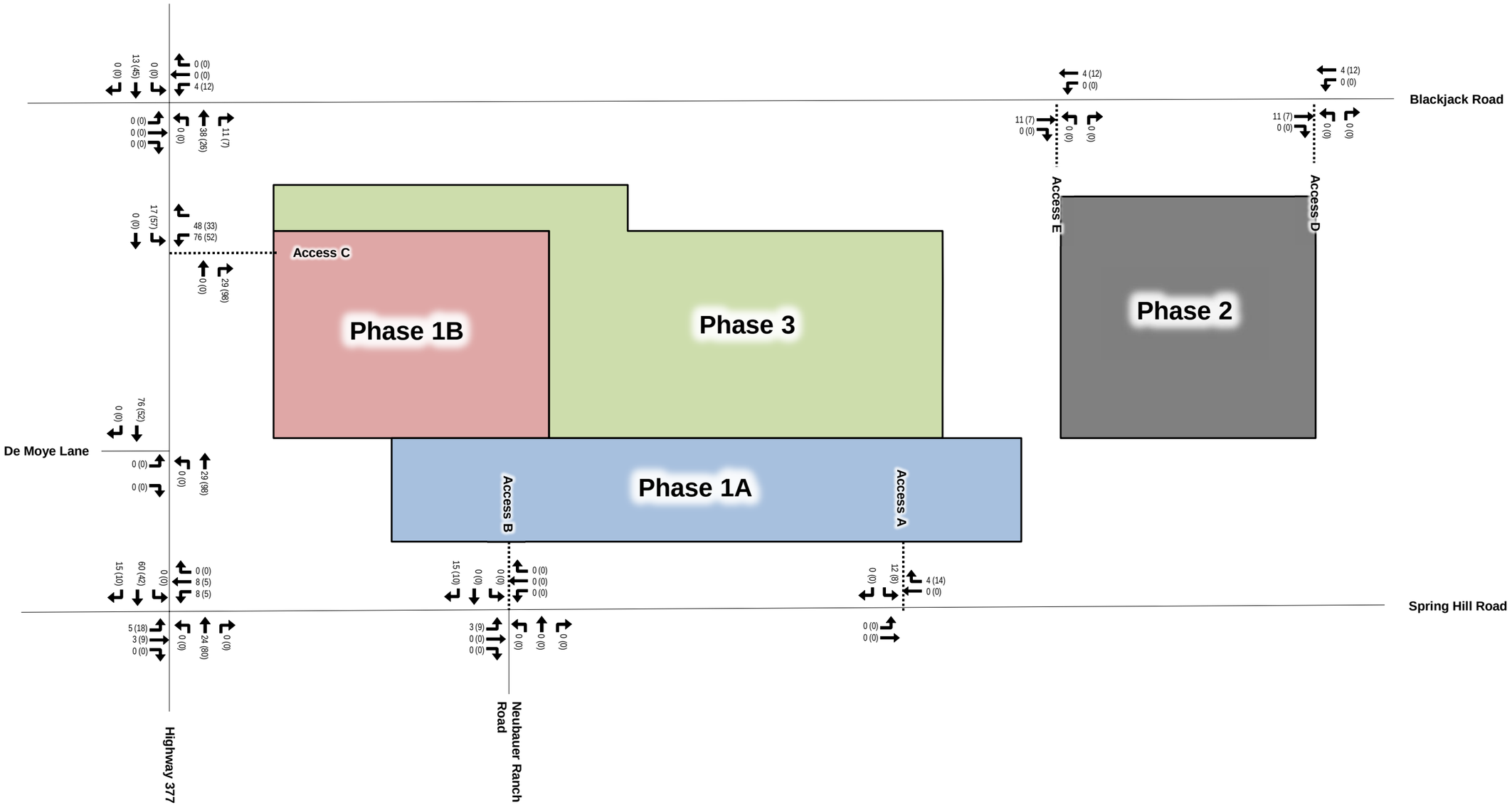


EXHIBIT A9

Site-Generated Traffic Volumes: Phase 3

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:

X (Y)

X = Weekday AM Peak Hour Turning Movements

Y = Weekday PM Peak Hour Turning Movements

Volumes may not sum from point to point due to rounding and presence of smaller driveways not included in analysis.

North

Not To Scale

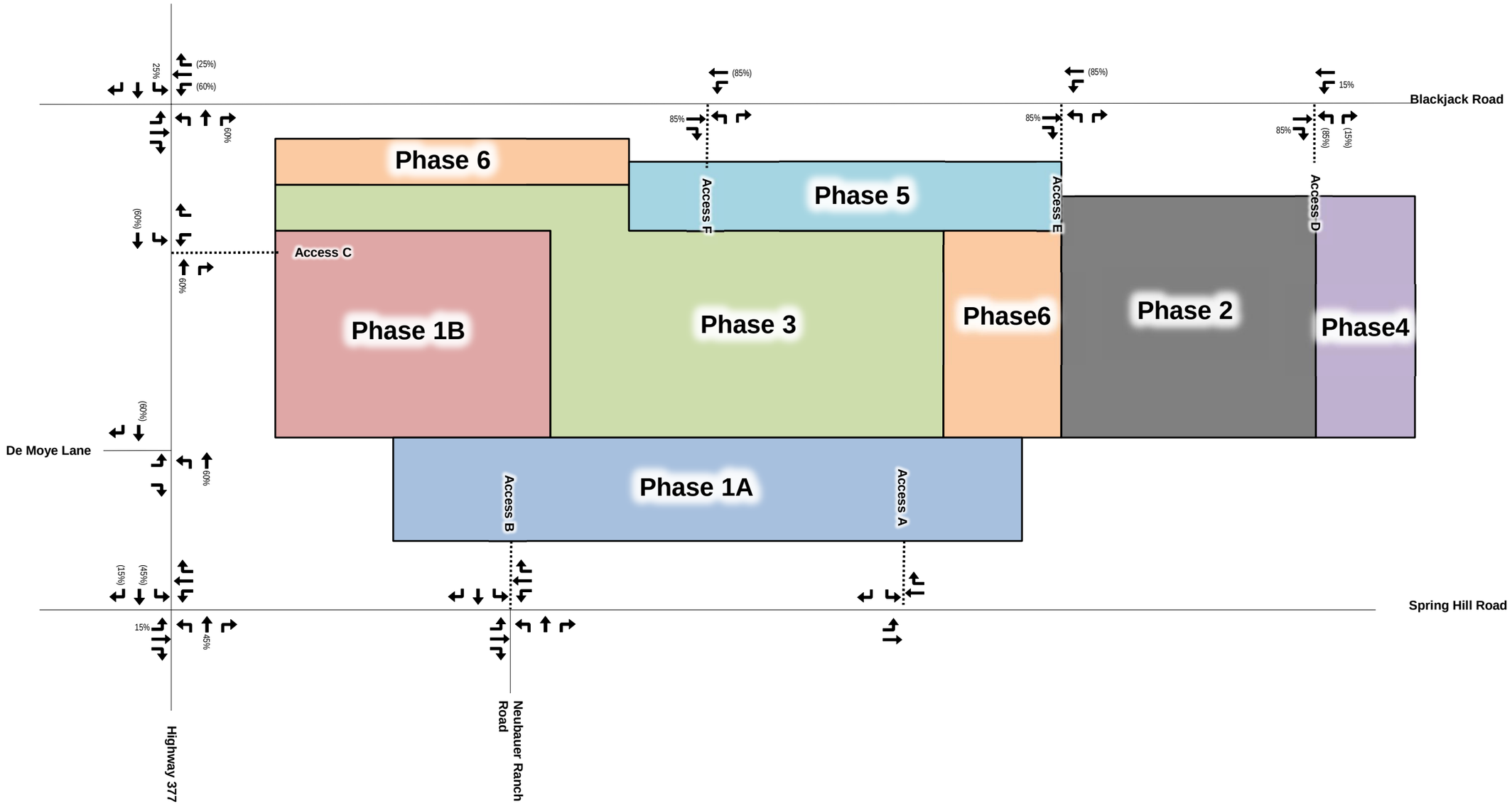


EXHIBIT A10

Trip Distribution and Traffic Assignment: Phase 4

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X% (Y%)
X% = Percentage of Inbound Site-Generated Traffic
(Y%) = Percentage of Outbound Site-Generated Traffic

North

Not To Scale

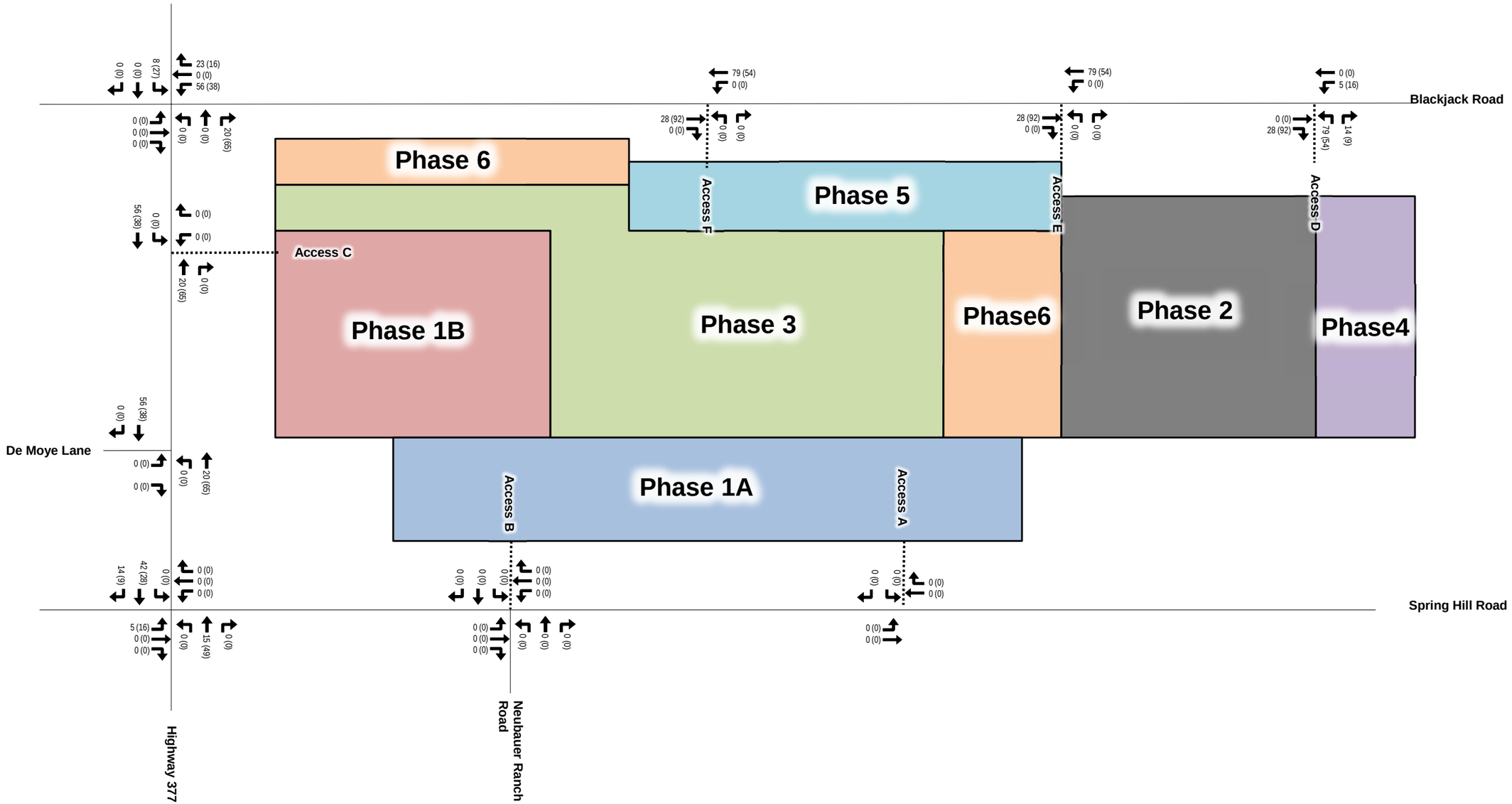


EXHIBIT A11

Site-Generated Traffic Volumes: Phase 4

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X (Y)
X = Weekday AM Peak Hour Turning Movements
Y = Weekday PM Peak Hour Turning Movements
Volumes may not sum from point to point due to rounding and presence of smaller driveways not included in analysis.

North
Not To Scale

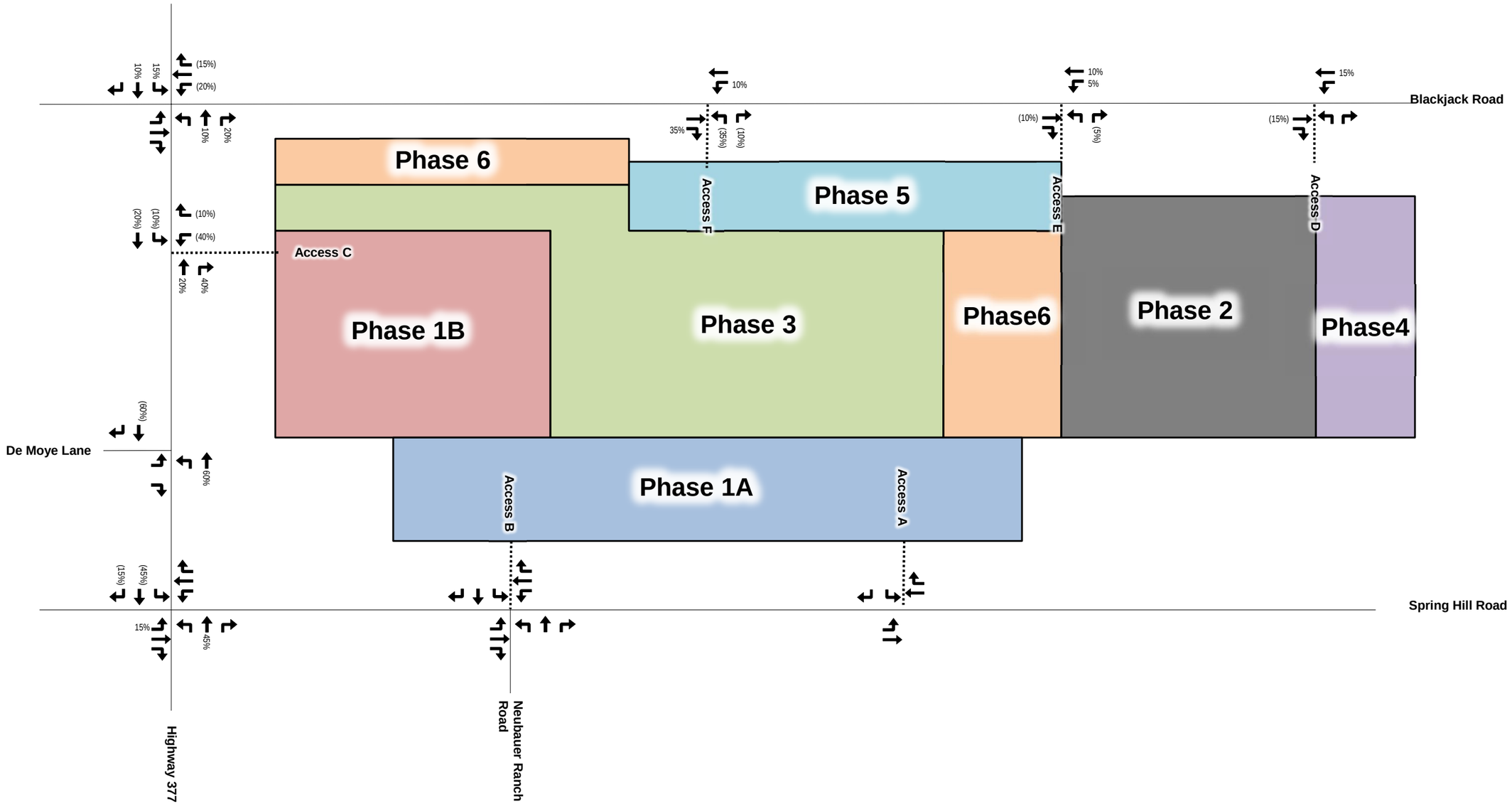


EXHIBIT A12

Trip Distribution and Traffic Assignment: Phase 5+6

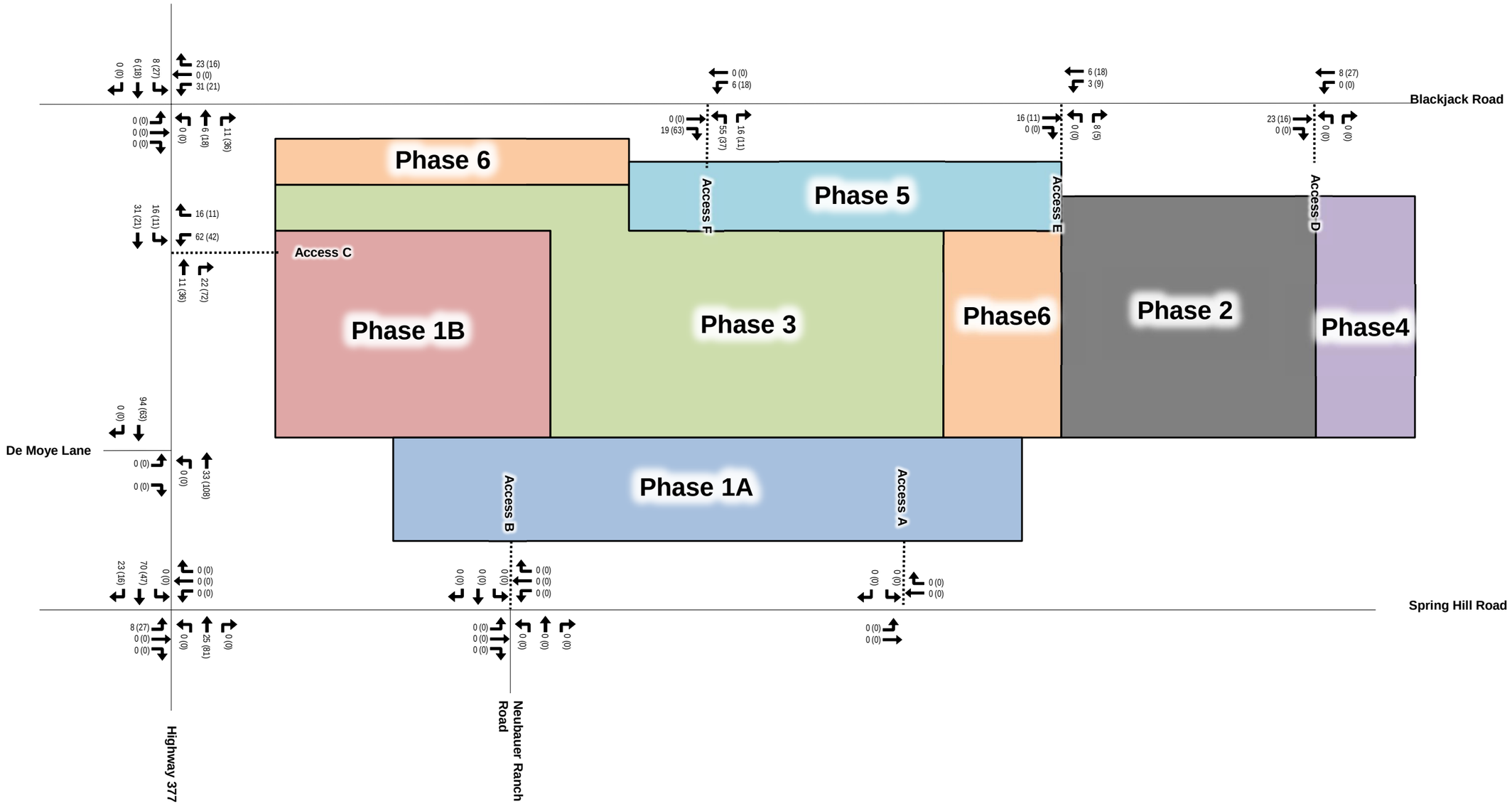
High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X% (Y%)
X% = Percentage of Inbound Site-Generated Traffic
(Y%) = Percentage of Outbound Site-Generated Traffic

North

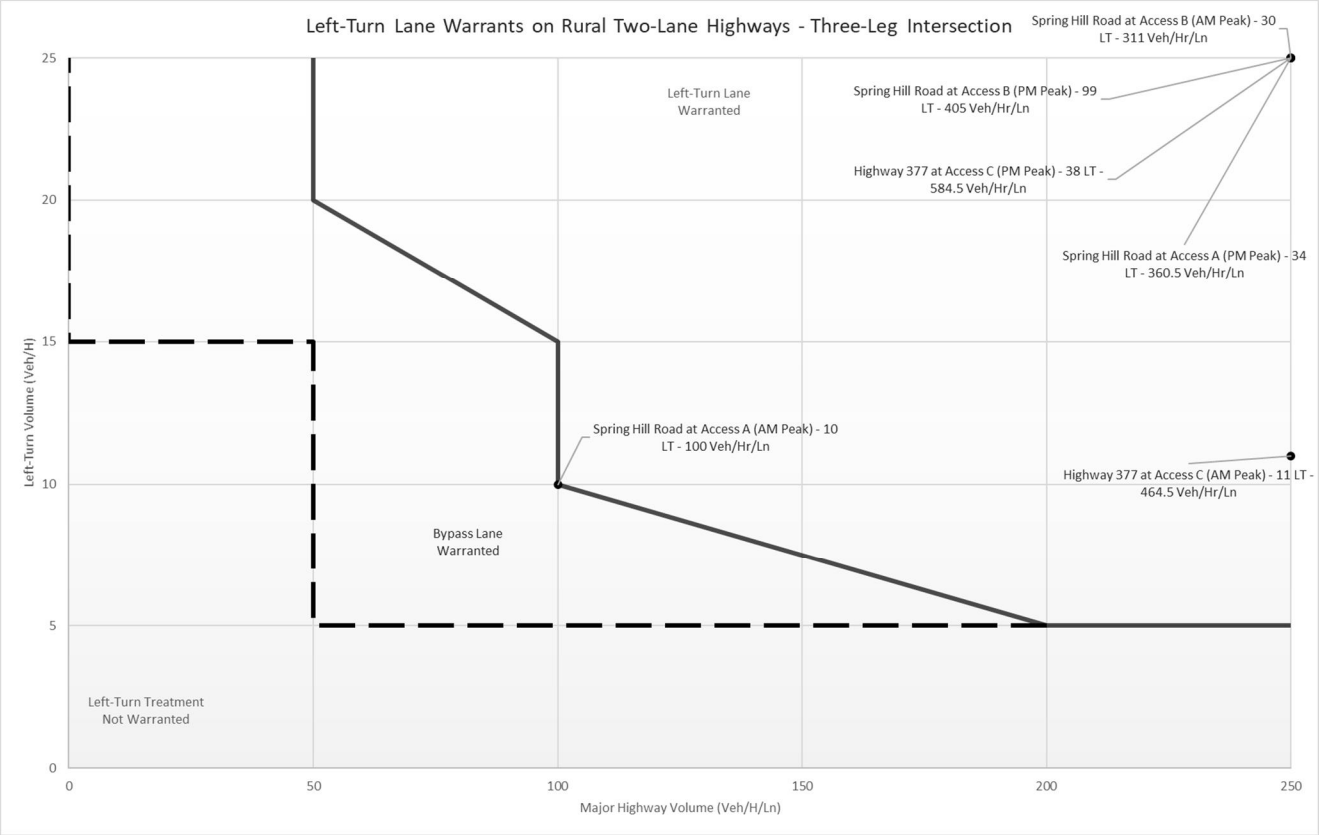
Not To Scale


Blackjack Road
Spring Hill Road
De Moye Lane
Highway 377
Neubauer Ranch Road
Access A
Access B
Access C
Access D
Access E
Access F
Phase 1A
Phase 1B
Phase 2
Phase 3
Phase4
Phase 5
Phase 6
Phase6
0 (0) 6 (18) 8 (27) 23 (16) 0 (0) 31 (21)
0 (0) 6 (18) 11 (36) 0 (0) 0 (0) 0 (0) 0 (0)
31 (21) 16 (11) 16 (11) 62 (42) 11 (36) 22 (72)
0 (0) 94 (63) 0 (0) 0 (0) 33 (108)
23 (16) 70 (47) 0 (0) 0 (0) 0 (0) 0 (0)
8 (27) 0 (0) 0 (0) 0 (0) 25 (81) 0 (0)
0 (0) 6 (18) 0 (0) 19 (63) 55 (37) 16 (11)
6 (18) 3 (9) 16 (11) 0 (0) 0 (0) 8 (5)
8 (27) 0 (0) 23 (16) 0 (0) 0 (0) 0 (0)
0 (0) 0 (0) 0 (0)

LEFT-TURN LANE ANALYSIS WORKSHEETS

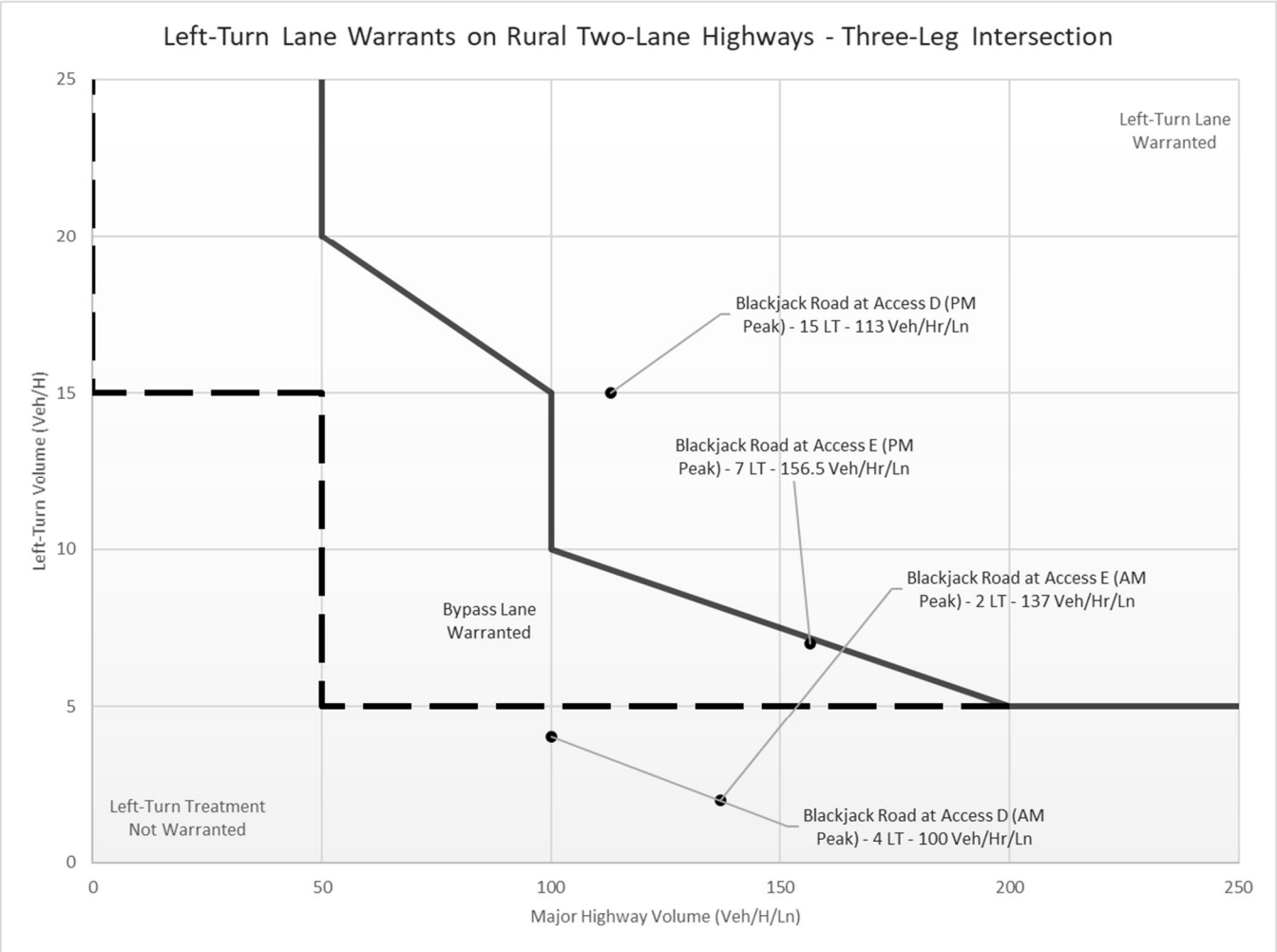
2024 Scenario Left-Turn Lane Analysis

Site Criteria	Spring Hill Road at Access A		Spring Hill Road at Access B		Highway 377 at Access C	
	AM Peak	PM Peak	AM Peak	PM Peak	AM Peak	PM Peak
Major-Road Peak-Hour Volume	578	721	622	810	929	1169
Major-Road Veh/Hr/Ln	100	361	311	405	465	585
LT Volume	10	34	30	99	11	38
Three Leg Intersection?	Yes	Yes	Yes	Yes	Yes	Yes
Bypass Exceeded?	Yes	Yes	Yes	Yes	Yes	Yes
LT Exceeded?	No	Yes	Yes	Yes	Yes	Yes



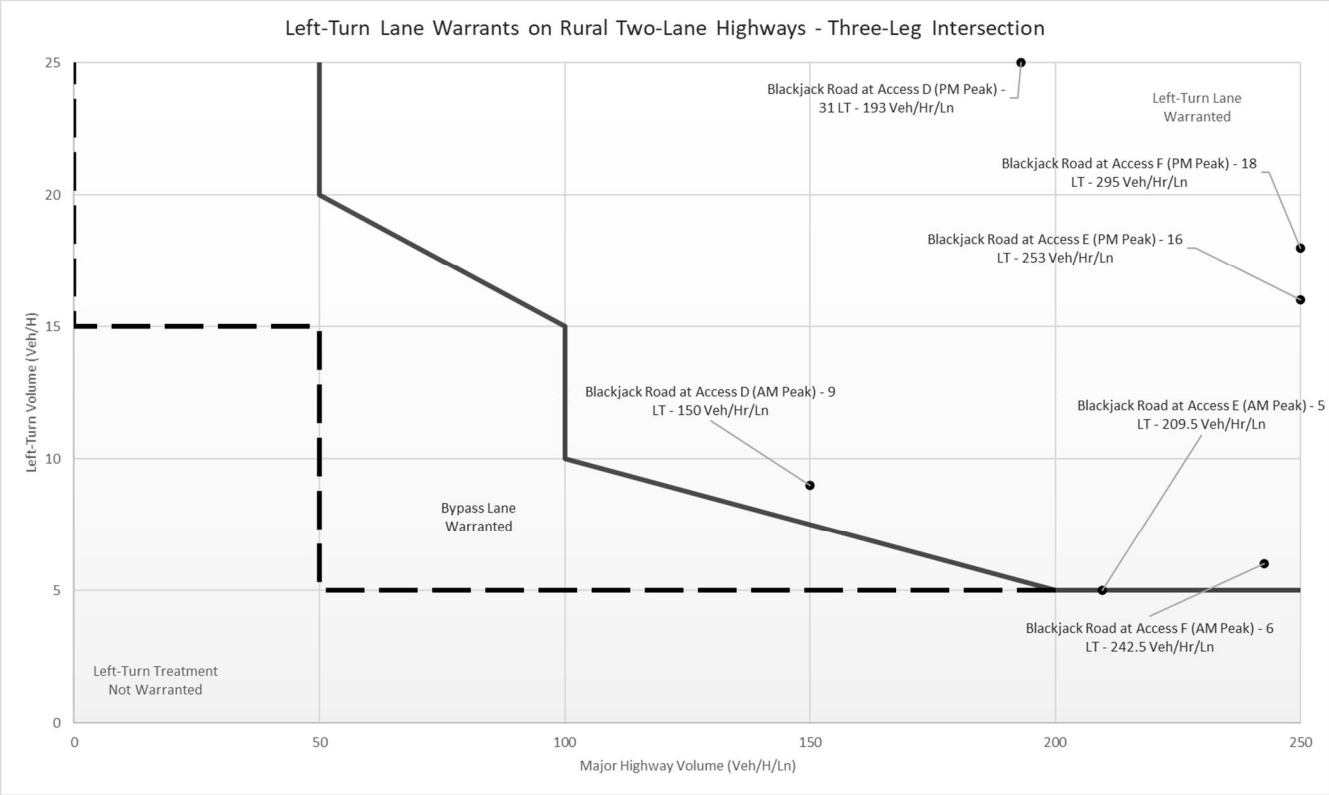
2026 Scenario Left-Turn Lane Analysis

Site Criteria	Blackjack Road at Access D		Blackjack Road at Access E	
	AM Peak	PM Peak	AM Peak	PM Peak
Major-Road Peak-Hour Volume	223	226	274	313
Major-Road Veh/Hr/Ln	100	113	137	157
LT Volume	4	15	2	7
Three Leg Intersection?	Yes	Yes	Yes	Yes
LT Exceeded?	No	No	No	Yes



2028 Full Buildout Scenario Left-Turn Lane Analysis

Site Criteria	Blackjack Road at Access D		Blackjack Road at Access E		Blackjack Road at Access F	
	AM Peak	PM Peak	AM Peak	PM Peak	AM Peak	PM Peak
Major-Road Peak-Hour Volume	300	386	419	506	485	590
Major-Road Veh/Hr/Ln	150	193	210	253	243	295
LT Volume	9	31	5	16	6	18
Three Leg Intersection?	Yes	Yes	Yes	Yes	Yes	Yes
Bypass Exceeded?	No	No	No	No	Yes	Yes
LT Exceeded?	Yes	Yes	Yes	Yes	Yes	Yes



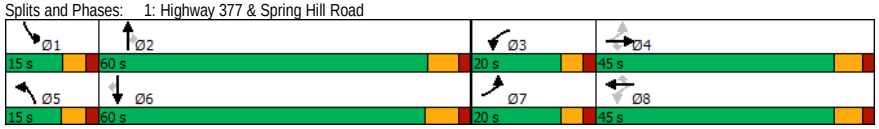
Synchro™ Output – 2022 Existing Traffic

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	38	184	128	177	154	47	110	328	144	39	418	28
Future Volume (vph)	38	184	128	177	154	47	110	328	144	39	418	28
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	80		80	130		130	215		115	140		140
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	60			110			100			110		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1863	1583	1770	1863	1583	1770	1863	1583
Flt Permitted	0.647			0.390			0.950			0.950		
Satd. Flow (perm)	1205	1863	1583	726	1863	1583	1770	1863	1583	1770	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			125			125			119			119
Link Speed (mph)		30			45			55			55	
Link Distance (ft)		751			2337			1340			1988	
Travel Time (s)		17.1			35.4			16.6			24.6	
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Adj. Flow (vph)	43	209	145	201	175	53	125	373	164	44	475	32
Shared Lane Traffic (%)												
Lane Group Flow (vph)	43	209	145	201	175	53	125	373	164	44	475	32
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane								Yes				
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4		4	8		8			2			6

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4	4	3	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	3.0	5.0	5.0	3.0	5.0	5.0	3.0	5.0	5.0	3.0	5.0	5.0
Minimum Split (s)	9.5	24.6	24.6	9.5	24.6	24.6	9.5	25.0	25.0	9.5	25.4	25.4
Total Split (s)	20.0	45.0	45.0	20.0	45.0	45.0	15.0	60.0	60.0	15.0	60.0	60.0
Total Split (%)	14.3%	32.1%	32.1%	14.3%	32.1%	32.1%	10.7%	42.9%	42.9%	10.7%	42.9%	42.9%
Maximum Green (s)	14.3	38.4	38.4	14.3	38.4	38.4	9.0	53.0	53.0	9.1	52.6	52.6
Yellow Time (s)	3.7	4.6	4.6	3.7	4.6	4.6	4.0	5.0	5.0	3.9	5.4	5.4
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.7	6.6	6.6	5.7	6.6	6.6	6.0	7.0	7.0	5.9	7.4	7.4
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	Min
Act Effct Green (s)	25.0	16.8	16.8	35.6	27.3	27.3	9.3	37.6	37.6	7.7	29.6	29.6
Actuated g/C Ratio	0.27	0.18	0.18	0.38	0.29	0.29	0.10	0.40	0.40	0.08	0.31	0.31
v/c Ratio	0.12	0.63	0.38	0.49	0.32	0.10	0.72	0.50	0.23	0.31	0.81	0.06
Control Delay	21.9	46.7	12.6	26.2	32.3	0.4	69.4	27.3	9.0	52.2	42.3	0.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	21.9	46.7	12.6	26.2	32.3	0.4	69.4	27.3	9.0	52.2	42.3	0.2
LOS	C	D	B	C	C	A	E	C	A	D	D	A
Approach Delay		31.6			25.5			30.7			40.7	
Approach LOS		C			C			C			D	
Queue Length 50th (ft)	16	116	10	81	87	0	73	183	18	25	257	0
Queue Length 95th (ft)	44	217	64	161	174	0	#214	311	66	71	416	0
Internal Link Dist (ft)		671			2257			1260			1908	
Turn Bay Length (ft)	80		80	130		130	215		115	140		140
Base Capacity (vph)	503	782	737	437	782	737	174	1080	968	176	1072	961
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.09	0.27	0.20	0.46	0.22	0.07	0.72	0.35	0.17	0.25	0.44	0.03

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 94.3			
Natural Cycle: 80			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.81			
Intersection Signal Delay: 32.5		Intersection LOS: C	
Intersection Capacity Utilization 69.0%		ICU Level of Service C	
Analysis Period (min) 15			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			

Splits and Phases: 1: Highway 377 & Spring Hill Road



Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	174	2	0	224	5	1
Future Vol, veh/h	174	2	0	224	5	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	78	78	78	78	78	78
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	223	3	0	287	6	1

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	226	0	512	225
Stage 1	-	-	-	-	225	-
Stage 2	-	-	-	-	287	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1342	-	522	814
Stage 1	-	-	-	-	812	-
Stage 2	-	-	-	-	762	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1342	-	522	814
Mov Cap-2 Maneuver	-	-	-	-	522	-
Stage 1	-	-	-	-	812	-
Stage 2	-	-	-	-	762	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	11.6
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	555	-	-	1342	-
HCM Lane V/C Ratio	0.014	-	-	-	-
HCM Control Delay (s)	11.6	-	-	0	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0	-	-	0	-

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	9	21	49	354	455	4
Future Vol, veh/h	9	21	49	354	455	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	10	24	56	407	523	5

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1045	526	528	0	-	0
Stage 1	526	-	-	-	-	-
Stage 2	519	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	253	552	1039	-	-	-
Stage 1	593	-	-	-	-	-
Stage 2	597	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	235	552	1039	-	-	-
Mov Cap-2 Maneuver	235	-	-	-	-	-
Stage 1	551	-	-	-	-	-
Stage 2	597	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	15	1.1	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1039	-	393	-	-
HCM Lane V/C Ratio	0.054	-	0.088	-	-
HCM Control Delay (s)	8.7	0	15	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.2	-	0.3	-	-

Intersection	
Int Delay, s/veh	2.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	4	18	0	27	20	19	1	285	43	34	416	1
Future Vol, veh/h	4	18	0	27	20	19	1	285	43	34	416	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	20	0	30	22	21	1	320	48	38	467	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	912	914	468	900	890	344	468	0	0	368	0	0
Stage 1	544	544	-	346	346	-	-	-	-	-	-	-
Stage 2	368	370	-	554	544	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	255	273	595	259	282	699	1094	-	-	1191	-	-
Stage 1	523	519	-	670	635	-	-	-	-	-	-	-
Stage 2	652	620	-	517	519	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	224	261	595	236	270	699	1094	-	-	1191	-	-
Mov Cap-2 Maneuver	224	261	-	236	270	-	-	-	-	-	-	-
Stage 1	522	497	-	669	634	-	-	-	-	-	-	-
Stage 2	609	619	-	475	497	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	20.8	20.5	0	0.6
HCM LOS	C	C		

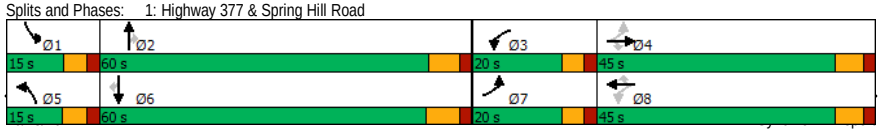
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1094	-	-	253	306	1191	-	-
HCM Lane V/C Ratio	0.001	-	-	0.098	0.242	0.032	-	-
HCM Control Delay (s)	8.3	0	-	20.8	20.5	8.1	0	-
HCM Lane LOS	A	A	-	C	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.3	0.9	0.1	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	44	126	118	189	112	51	52	452	125	21	406	32
Future Volume (vph)	44	126	118	189	112	51	52	452	125	21	406	32
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	80		80	130		130	215		115	140		140
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	60			110			100			110		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1863	1583	1770	1863	1583	1770	1863	1583
Flt Permitted	0.678			0.492			0.950			0.950		
Satd. Flow (perm)	1263	1863	1583	916	1863	1583	1770	1863	1583	1770	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			130			125			119			119
Link Speed (mph)		30			45			55			55	
Link Distance (ft)		751			2337			1340			1988	
Travel Time (s)		17.1			35.4			16.6			24.6	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	48	138	130	208	123	56	57	497	137	23	446	35
Shared Lane Traffic (%)												
Lane Group Flow (vph)	48	138	130	208	123	56	57	497	137	23	446	35
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane								Yes				
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4		4	8		8			2			6

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4	4	3	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	3.0	5.0	5.0	3.0	5.0	5.0	3.0	5.0	5.0	3.0	5.0	5.0
Minimum Split (s)	9.5	24.6	24.6	9.5	24.6	24.6	9.5	25.0	25.0	9.5	25.4	25.4
Total Split (s)	20.0	45.0	45.0	20.0	45.0	45.0	15.0	60.0	60.0	15.0	60.0	60.0
Total Split (%)	14.3%	32.1%	32.1%	14.3%	32.1%	32.1%	10.7%	42.9%	42.9%	10.7%	42.9%	42.9%
Maximum Green (s)	14.3	38.4	38.4	14.3	38.4	38.4	9.0	53.0	53.0	9.1	52.6	52.6
Yellow Time (s)	3.7	4.6	4.6	3.7	4.6	4.6	4.0	5.0	5.0	3.9	5.4	5.4
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.7	6.6	6.6	5.7	6.6	6.6	6.0	7.0	7.0	5.9	7.4	7.4
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	Min
Act Effct Green (s)	21.3	12.7	12.7	31.5	23.5	23.5	8.1	33.3	33.3	7.2	26.8	26.8
Actuated g/C Ratio	0.26	0.15	0.15	0.38	0.28	0.28	0.10	0.40	0.40	0.09	0.32	0.32
v/c Ratio	0.13	0.49	0.37	0.45	0.23	0.10	0.33	0.67	0.19	0.15	0.74	0.06
Control Delay	22.1	43.5	10.8	24.9	32.6	0.4	47.9	27.3	6.3	45.7	34.9	0.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	22.1	43.5	10.8	24.9	32.6	0.4	47.9	27.3	6.3	45.7	34.9	0.2
LOS	C	D	B	C	C	A	D	C	A	D	C	A
Approach Delay		26.8			23.8			24.8			33.0	
Approach LOS		C			C			C			C	
Queue Length 50th (ft)	16	69	0	78	56	0	29	181	5	12	217	0
Queue Length 95th (ft)	50	153	52	172	131	0	82	412	47	42	362	0
Internal Link Dist (ft)		671			2257			1260			1908	
Turn Bay Length (ft)	80		80	130		130	215		115	140		140
Base Capacity (vph)	529	930	855	505	930	853	207	1249	1100	209	1242	1095
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.09	0.15	0.15	0.41	0.13	0.07	0.28	0.40	0.12	0.11	0.36	0.03

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 83.4			
Natural Cycle: 70			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.74			
Intersection Signal Delay: 27.1		Intersection LOS: C	
Intersection Capacity Utilization 65.2%		ICU Level of Service C	
Analysis Period (min) 15			

Splits and Phases: 1: Highway 377 & Spring Hill Road



Intersection	
Int Delay, s/veh	0.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	233	7	1	213	2	1
Future Vol, veh/h	233	7	1	213	2	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	82	82	82	82	82	82
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	284	9	1	260	2	1

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	293	0	551	289
Stage 1	-	-	-	-	289	-
Stage 2	-	-	-	-	262	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1269	-	495	750
Stage 1	-	-	-	-	760	-
Stage 2	-	-	-	-	782	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1269	-	495	750
Mov Cap-2 Maneuver	-	-	-	-	495	-
Stage 1	-	-	-	-	760	-
Stage 2	-	-	-	-	781	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	11.5
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	558	-	-	1269	-
HCM Lane V/C Ratio	0.007	-	-	0.001	-
HCM Control Delay (s)	11.5	-	-	7.8	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	14	11	11	521	440	9
Future Vol, veh/h	14	11	11	521	440	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	15	12	12	554	468	10

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1051	473	478	0	-	0
Stage 1	473	-	-	-	-	-
Stage 2	578	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	251	591	1084	-	-	-
Stage 1	627	-	-	-	-	-
Stage 2	561	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	247	591	1084	-	-	-
Mov Cap-2 Maneuver	247	-	-	-	-	-
Stage 1	617	-	-	-	-	-
Stage 2	561	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	16.8	0.2	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1084	-	332	-	-
HCM Lane V/C Ratio	0.011	-	0.08	-	-
HCM Control Delay (s)	8.4	0	16.8	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0	-	0.3	-	-

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	4	13	1	27	10	17	0	452	33	20	388	1
Future Vol, veh/h	4	13	1	27	10	17	0	452	33	20	388	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	14	1	28	11	18	0	476	35	21	408	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	959	962	409	952	945	494	409	0	0	511	0	0
Stage 1	451	451	-	494	494	-	-	-	-	-	-	-
Stage 2	508	511	-	458	451	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	237	256	642	239	262	575	1150	-	-	1054	-	-
Stage 1	588	571	-	557	546	-	-	-	-	-	-	-
Stage 2	547	537	-	583	571	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	218	249	642	224	255	575	1150	-	-	1054	-	-
Mov Cap-2 Maneuver	218	249	-	224	255	-	-	-	-	-	-	-
Stage 1	588	556	-	557	546	-	-	-	-	-	-	-
Stage 2	520	537	-	553	556	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	20.6	20.8	0	0.4
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1150	-	-	250	285	1054	-	-
HCM Lane V/C Ratio	-	-	-	0.076	0.199	0.02	-	-
HCM Control Delay (s)	0	-	-	20.6	20.8	8.5	0	-
HCM Lane LOS	A	-	-	C	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.7	0.1	-	-

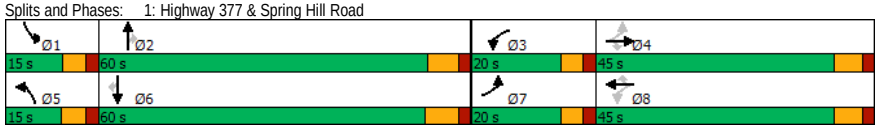
Synchro™ Output - 2024 Background Traffic

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	41	202	137	241	181	73	117	350	172	50	446	30
Future Volume (vph)	41	202	137	241	181	73	117	350	172	50	446	30
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	80		80	130		130	215		115	140		140
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	60			110			100			110		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1863	1583	1770	1863	1583	1770	1863	1583
Flt Permitted	0.629			0.346			0.950			0.950		
Satd. Flow (perm)	1172	1863	1583	645	1863	1583	1770	1863	1583	1770	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			125			125			119			119
Link Speed (mph)		30			45			55			55	
Link Distance (ft)		751			2337			1340			1988	
Travel Time (s)		17.1			35.4			16.6			24.6	
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Adj. Flow (vph)	47	230	156	274	206	83	133	398	195	57	507	34
Shared Lane Traffic (%)												
Lane Group Flow (vph)	47	230	156	274	206	83	133	398	195	57	507	34
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane								Yes				
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4		4	8		8			2			6

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4	4	3	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	3.0	5.0	5.0	3.0	5.0	5.0	3.0	5.0	5.0	3.0	5.0	5.0
Minimum Split (s)	9.5	24.6	24.6	9.5	24.6	24.6	9.5	25.0	25.0	9.5	25.4	25.4
Total Split (s)	20.0	45.0	45.0	20.0	45.0	45.0	15.0	60.0	60.0	15.0	60.0	60.0
Total Split (%)	14.3%	32.1%	32.1%	14.3%	32.1%	32.1%	10.7%	42.9%	42.9%	10.7%	42.9%	42.9%
Maximum Green (s)	14.3	38.4	38.4	14.3	38.4	38.4	9.0	53.0	53.0	9.1	52.6	52.6
Yellow Time (s)	3.7	4.6	4.6	3.7	4.6	4.6	4.0	5.0	5.0	3.9	5.4	5.4
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.7	6.6	6.6	5.7	6.6	6.6	6.0	7.0	7.0	5.9	7.4	7.4
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	Min
Act Effct Green (s)	27.0	18.6	18.6	38.8	27.7	27.7	9.3	37.8	37.8	8.1	33.0	33.0
Actuated g/C Ratio	0.27	0.18	0.18	0.38	0.27	0.27	0.09	0.37	0.37	0.08	0.33	0.33
v/c Ratio	0.13	0.67	0.40	0.69	0.40	0.16	0.82	0.57	0.29	0.40	0.83	0.06
Control Delay	23.3	50.2	14.2	34.5	36.1	2.4	85.3	31.0	11.6	58.4	44.5	0.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	23.3	50.2	14.2	34.5	36.1	2.4	85.3	31.0	11.6	58.4	44.5	0.2
LOS	C	D	B	C	D	A	F	C	B	E	D	A
Approach Delay		34.3			30.4			35.7			43.3	
Approach LOS		C			C			D			D	
Queue Length 50th (ft)	18	137	17	122	110	0	84	213	34	35	296	0
Queue Length 95th (ft)	50	248	76	233	212	11	#247	342	90	90	464	0
Internal Link Dist (ft)		671			2257			1260			1908	
Turn Bay Length (ft)	80		80	130		130	215		115	140		140
Base Capacity (vph)	484	730	696	412	730	696	162	1008	911	164	1000	905
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.10	0.32	0.22	0.67	0.28	0.12	0.82	0.39	0.21	0.35	0.51	0.04

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 100.9			
Natural Cycle: 90			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.83			
Intersection Signal Delay: 36.1		Intersection LOS: D	
Intersection Capacity Utilization 75.4%		ICU Level of Service D	
Analysis Period (min) 15			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			

Splits and Phases: 1: Highway 377 & Spring Hill Road



Intersection	
Int Delay, s/veh	0.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	218	2	0	331	5	1
Future Vol, veh/h	218	2	0	331	5	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	78	78	78	78	78	78
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	279	3	0	424	6	1

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	282	0	705	281
Stage 1	-	-	-	-	281	-
Stage 2	-	-	-	-	424	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1280	-	403	758
Stage 1	-	-	-	-	767	-
Stage 2	-	-	-	-	660	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1280	-	403	758
Mov Cap-2 Maneuver	-	-	-	-	403	-
Stage 1	-	-	-	-	767	-
Stage 2	-	-	-	-	660	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	13.4
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	437	-	-	1280	-
HCM Lane V/C Ratio	0.018	-	-	-	-
HCM Control Delay (s)	13.4	-	-	0	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	10	22	52	401	494	4
Future Vol, veh/h	10	22	52	401	494	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	25	60	461	568	5

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1152	571	573	0	-	0
Stage 1	571	-	-	-	-	-
Stage 2	581	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	219	520	1000	-	-	-
Stage 1	565	-	-	-	-	-
Stage 2	559	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	201	520	1000	-	-	-
Mov Cap-2 Maneuver	201	-	-	-	-	-
Stage 1	519	-	-	-	-	-
Stage 2	559	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	16.6	1	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1000	-	348	-	-
HCM Lane V/C Ratio	0.06	-	0.106	-	-
HCM Control Delay (s)	8.8	0	16.6	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.2	-	0.4	-	-

Intersection	
Int Delay, s/veh	2.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		✣			✣			✣			✣	
Traffic Vol, veh/h	4	19	0	29	21	20	1	327	46	36	452	1
Future Vol, veh/h	4	19	0	29	21	20	1	327	46	36	452	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	21	0	33	24	22	1	367	52	40	508	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1007	1010	509	994	984	393	509	0	0	419	0	0
Stage 1	589	589	-	395	395	-	-	-	-	-	-	-
Stage 2	418	421	-	599	589	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	219	240	564	224	248	656	1056	-	-	1140	-	-
Stage 1	494	495	-	630	605	-	-	-	-	-	-	-
Stage 2	612	589	-	488	495	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	188	228	564	200	236	656	1056	-	-	1140	-	-
Mov Cap-2 Maneuver	188	228	-	200	236	-	-	-	-	-	-	-
Stage 1	494	471	-	629	604	-	-	-	-	-	-	-
Stage 2	567	588	-	443	471	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	23.5	24.2	0	0.6
HCM LOS	C	C		

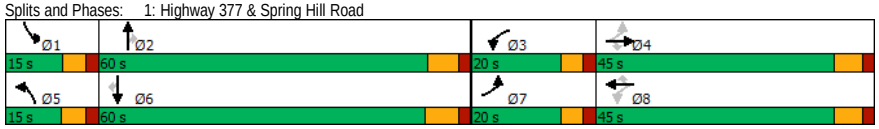
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1056	-	-	220	265	1140	-	-
HCM Lane V/C Ratio	0.001	-	-	0.117	0.297	0.035	-	-
HCM Control Delay (s)	8.4	0	-	23.5	24.2	8.3	0	-
HCM Lane LOS	A	A	-	C	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.4	1.2	0.1	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	38	184	128	177	154	47	110	328	144	39	418	28
Future Volume (vph)	38	184	128	177	154	47	110	328	144	39	418	28
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	80		80	130		130	215		115	140		140
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	60			110			100			110		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1863	1583	1770	1863	1583	1770	1863	1583
Flt Permitted	0.647			0.390			0.950			0.950		
Satd. Flow (perm)	1205	1863	1583	726	1863	1583	1770	1863	1583	1770	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			125			125			119			119
Link Speed (mph)		30			45			55			55	
Link Distance (ft)		751			2337			1340			1988	
Travel Time (s)		17.1			35.4			16.6			24.6	
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Adj. Flow (vph)	43	209	145	201	175	53	125	373	164	44	475	32
Shared Lane Traffic (%)												
Lane Group Flow (vph)	43	209	145	201	175	53	125	373	164	44	475	32
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane								Yes				
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4		4	8		8			2			6

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4	4	3	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	3.0	5.0	5.0	3.0	5.0	5.0	3.0	5.0	5.0	3.0	5.0	5.0
Minimum Split (s)	9.5	24.6	24.6	9.5	24.6	24.6	9.5	25.0	25.0	9.5	25.4	25.4
Total Split (s)	20.0	45.0	45.0	20.0	45.0	45.0	15.0	60.0	60.0	15.0	60.0	60.0
Total Split (%)	14.3%	32.1%	32.1%	14.3%	32.1%	32.1%	10.7%	42.9%	42.9%	10.7%	42.9%	42.9%
Maximum Green (s)	14.3	38.4	38.4	14.3	38.4	38.4	9.0	53.0	53.0	9.1	52.6	52.6
Yellow Time (s)	3.7	4.6	4.6	3.7	4.6	4.6	4.0	5.0	5.0	3.9	5.4	5.4
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.7	6.6	6.6	5.7	6.6	6.6	6.0	7.0	7.0	5.9	7.4	7.4
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	Min
Act Effct Green (s)	25.0	16.8	16.8	35.6	27.3	27.3	9.3	37.6	37.6	7.7	29.6	29.6
Actuated g/C Ratio	0.27	0.18	0.18	0.38	0.29	0.29	0.10	0.40	0.40	0.08	0.31	0.31
v/c Ratio	0.12	0.63	0.38	0.49	0.32	0.10	0.72	0.50	0.23	0.31	0.81	0.06
Control Delay	21.9	46.7	12.6	26.2	32.3	0.4	69.4	27.3	9.0	52.2	42.3	0.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	21.9	46.7	12.6	26.2	32.3	0.4	69.4	27.3	9.0	52.2	42.3	0.2
LOS	C	D	B	C	C	A	E	C	A	D	D	A
Approach Delay		31.6			25.5			30.7			40.7	
Approach LOS		C			C			C			D	
Queue Length 50th (ft)	16	116	10	81	87	0	73	183	18	25	257	0
Queue Length 95th (ft)	44	217	64	161	174	0	#214	311	66	71	416	0
Internal Link Dist (ft)		671			2257			1260			1908	
Turn Bay Length (ft)	80		80	130		130	215		115	140		140
Base Capacity (vph)	503	782	737	437	782	737	174	1080	968	176	1072	961
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.09	0.27	0.20	0.46	0.22	0.07	0.72	0.35	0.17	0.25	0.44	0.03

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 94.3			
Natural Cycle: 80			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.81			
Intersection Signal Delay: 32.5		Intersection LOS: C	
Intersection Capacity Utilization 69.0%		ICU Level of Service C	
Analysis Period (min) 15			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			

Splits and Phases: 1: Highway 377 & Spring Hill Road



Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	174	2	1	224	5	1
Future Vol, veh/h	174	2	1	224	5	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	78	78	78	78	78	78
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	223	3	1	287	6	1

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	226	0	514	225
Stage 1	-	-	-	-	225	-
Stage 2	-	-	-	-	289	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1342	-	521	814
Stage 1	-	-	-	-	812	-
Stage 2	-	-	-	-	760	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1342	-	520	814
Mov Cap-2 Maneuver	-	-	-	-	520	-
Stage 1	-	-	-	-	812	-
Stage 2	-	-	-	-	759	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	11.6
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	553	-	-	1342	-
HCM Lane V/C Ratio	0.014	-	-	0.001	-
HCM Control Delay (s)	11.6	-	-	7.7	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	9	21	49	354	455	4
Future Vol, veh/h	9	21	49	354	455	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	10	24	56	407	523	5

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1045	526	528	0	-	0
Stage 1	526	-	-	-	-	-
Stage 2	519	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	253	552	1039	-	-	-
Stage 1	593	-	-	-	-	-
Stage 2	597	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	235	552	1039	-	-	-
Mov Cap-2 Maneuver	235	-	-	-	-	-
Stage 1	551	-	-	-	-	-
Stage 2	597	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	15	1.1	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1039	-	393	-	-
HCM Lane V/C Ratio	0.054	-	0.088	-	-
HCM Control Delay (s)	8.7	0	15	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.2	-	0.3	-	-

Intersection	
Int Delay, s/veh	2.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		✣			✣			✣			✣	
Traffic Vol, veh/h	4	18	1	27	20	19	1	285	43	34	416	1
Future Vol, veh/h	4	18	1	27	20	19	1	285	43	34	416	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	20	1	30	22	21	1	320	48	38	467	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	912	914	468	900	890	344	468	0	0	368	0	0
Stage 1	544	544	-	346	346	-	-	-	-	-	-	-
Stage 2	368	370	-	554	544	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	255	273	595	259	282	699	1094	-	-	1191	-	-
Stage 1	523	519	-	670	635	-	-	-	-	-	-	-
Stage 2	652	620	-	517	519	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	224	261	595	235	270	699	1094	-	-	1191	-	-
Mov Cap-2 Maneuver	224	261	-	235	270	-	-	-	-	-	-	-
Stage 1	522	497	-	669	634	-	-	-	-	-	-	-
Stage 2	609	619	-	474	497	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	20.4	20.6	0	0.6
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1094	-	-	260	305	1191	-	-
HCM Lane V/C Ratio	0.001	-	-	0.099	0.243	0.032	-	-
HCM Control Delay (s)	8.3	0	-	20.4	20.6	8.1	0	-
HCM Lane LOS	A	A	-	C	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.3	0.9	0.1	-	-

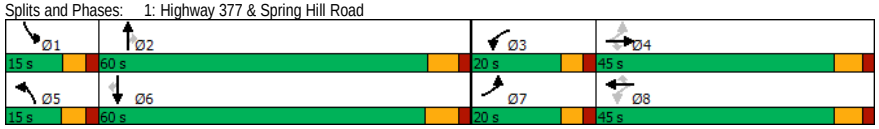
Synchro™ Output - 2024 Background Plus 2024 Scenario Site Traffic

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	45	210	137	309	203	96	117	361	196	58	478	41
Future Volume (vph)	45	210	137	309	203	96	117	361	196	58	478	41
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	80		80	130		130	215		115	140		140
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	60			110			100			110		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1863	1583	1770	1863	1583	1770	1863	1583
Flt Permitted	0.610			0.316			0.950			0.950		
Satd. Flow (perm)	1136	1863	1583	589	1863	1583	1770	1863	1583	1770	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			125			125			126			119
Link Speed (mph)		30			45			55			55	
Link Distance (ft)		751			2337			1340			1988	
Travel Time (s)		17.1			35.4			16.6			24.6	
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
Adj. Flow (vph)	53	247	161	364	239	113	138	425	231	68	562	48
Shared Lane Traffic (%)												
Lane Group Flow (vph)	53	247	161	364	239	113	138	425	231	68	562	48
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane								Yes				
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4		4	8		8			2			6

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4	4	3	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	3.0	5.0	5.0	3.0	5.0	5.0	3.0	5.0	5.0	3.0	5.0	5.0
Minimum Split (s)	9.5	24.6	24.6	9.5	24.6	24.6	9.5	25.0	25.0	9.5	25.4	25.4
Total Split (s)	20.0	45.0	45.0	20.0	45.0	45.0	15.0	60.0	60.0	15.0	60.0	60.0
Total Split (%)	14.3%	32.1%	32.1%	14.3%	32.1%	32.1%	10.7%	42.9%	42.9%	10.7%	42.9%	42.9%
Maximum Green (s)	14.3	38.4	38.4	14.3	38.4	38.4	9.0	53.0	53.0	9.1	52.6	52.6
Yellow Time (s)	3.7	4.6	4.6	3.7	4.6	4.6	4.0	5.0	5.0	3.9	5.4	5.4
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.7	6.6	6.6	5.7	6.6	6.6	6.0	7.0	7.0	5.9	7.4	7.4
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	Min
Act Effct Green (s)	29.3	20.6	20.6	41.6	30.2	30.2	9.2	42.3	42.3	8.4	37.9	37.9
Actuated g/C Ratio	0.27	0.19	0.19	0.38	0.28	0.28	0.08	0.39	0.39	0.08	0.35	0.35
v/c Ratio	0.15	0.70	0.40	0.95	0.46	0.21	0.92	0.59	0.33	0.50	0.87	0.08
Control Delay	25.0	53.6	14.9	65.1	39.2	6.2	108.3	31.8	13.0	66.2	47.9	0.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	25.0	53.6	14.9	65.1	39.2	6.2	108.3	31.8	13.0	66.2	47.9	0.2
LOS	C	D	B	E	D	A	F	C	B	E	D	A
Approach Delay		36.8			47.2			39.7			46.3	
Approach LOS		D			D			D			D	
Queue Length 50th (ft)	23	161	21	193	143	0	96	241	49	46	354	0
Queue Length 95th (ft)	54	261	76	#344	242	31	#254	358	108	103	510	0
Internal Link Dist (ft)		671			2257			1260			1908	
Turn Bay Length (ft)	80		80	130		130	215		115	140		140
Base Capacity (vph)	463	674	653	384	674	653	150	931	854	151	923	845
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.11	0.37	0.25	0.95	0.35	0.17	0.92	0.46	0.27	0.45	0.61	0.06

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 108.6			
Natural Cycle: 90			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.95			
Intersection Signal Delay: 42.9		Intersection LOS: D	
Intersection Capacity Utilization 81.2%		ICU Level of Service D	
Analysis Period (min) 15			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			

Splits and Phases: 1: Highway 377 & Spring Hill Road



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	30	228	2	0	360	2	5	0	1	6	0	84
Future Volume (vph)	30	228	2	0	360	2	5	0	1	6	0	84
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	250		0	0		0	0		0	0		0
Storage Lanes	1		0	0		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.998			0.999			0.981			0.875	
Flt Protected	0.950							0.959			0.996	
Satd. Flow (prot)	1770	1859	0	0	1861	0	0	1752	0	0	1623	0
Flt Permitted	0.950							0.959			0.996	
Satd. Flow (perm)	1770	1859	0	0	1861	0	0	1752	0	0	1623	0
Link Speed (mph)		45			55			25			30	
Link Distance (ft)		2337			1187			1301			713	
Travel Time (s)		35.4			14.7			35.5			16.2	
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80
Adj. Flow (vph)	38	285	3	0	450	3	6	0	1	8	0	105
Shared Lane Traffic (%)												
Lane Group Flow (vph)	38	288	0	0	453	0	0	7	0	0	113	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		10			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	37.0%	ICU Level of Service A	
Analysis Period (min)	15		

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	10	22	52	439	544	4
Future Volume (vph)	10	22	52	439	544	4
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.907				0.999	
Flt Protected	0.985			0.995		
Satd. Flow (prot)	1664	0	0	1853	1861	0
Flt Permitted	0.985			0.995		
Satd. Flow (perm)	1664	0	0	1853	1861	0
Link Speed (mph)	20			55	55	
Link Distance (ft)	1128			1988	1399	
Travel Time (s)	38.5			24.6	17.3	
Peak Hour Factor	0.83	0.83	0.83	0.83	0.83	0.83
Adj. Flow (vph)	12	27	63	529	655	5
Shared Lane Traffic (%)						
Lane Group Flow (vph)	39	0	0	592	660	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	68.2%	ICU Level of Service C	
Analysis Period (min)	15		

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	4	19	0	29	21	20	1	383	46	36	471	1
Future Volume (vph)	4	19	0	29	21	20	1	383	46	36	471	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.962			0.986				
Flt Protected		0.991			0.979						0.996	
Satd. Flow (prot)	0	1846	0	0	1754	0	0	1837	0	0	1855	0
Flt Permitted		0.991			0.979						0.996	
Satd. Flow (perm)	0	1846	0	0	1754	0	0	1837	0	0	1855	0
Link Speed (mph)		45			55			55			55	
Link Distance (ft)		1199			1698			1758			945	
Travel Time (s)		18.2			21.0			21.8			11.7	
Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86
Adj. Flow (vph)	5	22	0	34	24	23	1	445	53	42	548	1
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	27	0	0	81	0	0	499	0	0	591	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 67.4%		ICU Level of Service C	
Analysis Period (min) 15			

Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	10	225	333	10	28	29
Future Volume (vph)	10	225	333	10	28	29
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	250			0	0	0
Storage Lanes	1			0	1	0
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.996		0.932	
Flt Protected	0.950				0.976	
Satd. Flow (prot)	1770	1863	1855	0	1694	0
Flt Permitted	0.950				0.976	
Satd. Flow (perm)	1770	1863	1855	0	1694	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		1187	1044		549	
Travel Time (s)		27.0	23.7		12.5	
Peak Hour Factor	0.72	0.72	0.72	0.72	0.72	0.72
Adj. Flow (vph)	14	313	463	14	39	40
Shared Lane Traffic (%)						
Lane Group Flow (vph)	14	313	477	0	79	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		12	12		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 28.1%		ICU Level of Service A	
Analysis Period (min) 15			



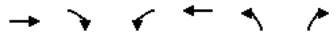
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	42	33	397	15	11	506
Future Volume (vph)	42	33	397	15	11	506
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		250	0	
Storage Lanes	1	0		1	0	
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.941			0.850		
Flt Protected	0.973					0.999
Satd. Flow (prot)	1706	0	1863	1583	0	1861
Flt Permitted	0.973					0.999
Satd. Flow (perm)	1706	0	1863	1583	0	1861
Link Speed (mph)	30		55			55
Link Distance (ft)	836		1399			1758
Travel Time (s)	19.0		17.3			21.8
Peak Hour Factor	0.63	0.63	0.63	0.63	0.63	0.63
Adj. Flow (vph)	67	52	630	24	17	803
Shared Lane Traffic (%)						
Lane Group Flow (vph)	119	0	630	24	0	820
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	12		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	46.5%	ICU Level of Service	A
Analysis Period (min)	15		



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	101	0	0	70	0	0
Future Volume (vph)	101	0	0	70	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		250	0		0	0
Storage Lanes		1	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt						
Flt Protected						
Satd. Flow (prot)	1863	1863	0	1863	1863	0
Flt Permitted						
Satd. Flow (perm)	1863	1863	0	1863	1863	0
Link Speed (mph)	30			55	30	
Link Distance (ft)	1257			1497	515	
Travel Time (s)	28.6			18.6	11.7	
Peak Hour Factor	0.67	0.67	0.67	0.67	0.67	0.67
Adj. Flow (vph)	151	0	0	104	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	151	0	0	104	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	8.6%	ICU Level of Service	A
Analysis Period (min)	15		



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	101	0	0	70	0	0
Future Volume (vph)	101	0	0	70	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		250	0		0	0
Storage Lanes		1	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt						
Flt Protected						
Satd. Flow (prot)	1863	1863	0	1863	1863	0
Flt Permitted						
Satd. Flow (perm)	1863	1863	0	1863	1863	0
Link Speed (mph)	30			55	30	
Link Distance (ft)	1589			1257	402	
Travel Time (s)	36.1			15.6	9.1	
Peak Hour Factor	0.67	0.67	0.67	0.67	0.67	0.67
Adj. Flow (vph)	151	0	0	104	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	151	0	0	104	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	8.6%	ICU Level of Service	A
Analysis Period (min)	15		



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	101	0	0	70	0	0
Future Volume (vph)	101	0	0	70	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		250	0		0	0
Storage Lanes		1	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt						
Flt Protected						
Satd. Flow (prot)	1863	1863	0	1863	1863	0
Flt Permitted						
Satd. Flow (perm)	1863	1863	0	1863	1863	0
Link Speed (mph)	30			55	30	
Link Distance (ft)	1698			1589	493	
Travel Time (s)	38.6			19.7	11.2	
Peak Hour Factor	0.67	0.67	0.67	0.67	0.67	0.67
Adj. Flow (vph)	151	0	0	104	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	151	0	0	104	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

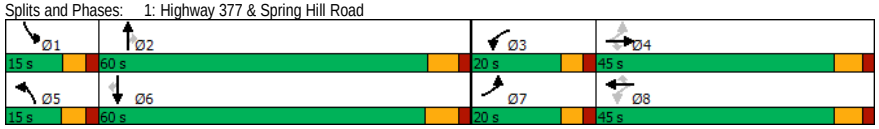
Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	8.6%	ICU Level of Service	A
Analysis Period (min)	15		

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	59	181	126	284	148	86	56	520	270	75	456	41
Future Volume (vph)	59	181	126	284	148	86	56	520	270	75	456	41
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	80		80	130		130	215		115	140		140
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	60			110			100			110		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1863	1583	1770	1863	1583	1770	1863	1583
Flt Permitted	0.649			0.352			0.950			0.950		
Satd. Flow (perm)	1209	1863	1583	656	1863	1583	1770	1863	1583	1770	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			125			125			120			119
Link Speed (mph)		30			45			55			55	
Link Distance (ft)		751			2337			1340			1988	
Travel Time (s)		17.1			35.4			16.6			24.6	
Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86
Adj. Flow (vph)	69	210	147	330	172	100	65	605	314	87	530	48
Shared Lane Traffic (%)												
Lane Group Flow (vph)	69	210	147	330	172	100	65	605	314	87	530	48
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane								Yes				
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4		4	8		8			2			6

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4	4	3	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	3.0	5.0	5.0	3.0	5.0	5.0	3.0	5.0	5.0	3.0	5.0	5.0
Minimum Split (s)	9.5	24.6	24.6	9.5	24.6	24.6	9.5	25.0	25.0	9.5	25.4	25.4
Total Split (s)	20.0	45.0	45.0	20.0	45.0	45.0	15.0	60.0	60.0	15.0	60.0	60.0
Total Split (%)	14.3%	32.1%	32.1%	14.3%	32.1%	32.1%	10.7%	42.9%	42.9%	10.7%	42.9%	42.9%
Maximum Green (s)	14.3	38.4	38.4	14.3	38.4	38.4	9.0	53.0	53.0	9.1	52.6	52.6
Yellow Time (s)	3.7	4.6	4.6	3.7	4.6	4.6	4.0	5.0	5.0	3.9	5.4	5.4
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.7	6.6	6.6	5.7	6.6	6.6	6.0	7.0	7.0	5.9	7.4	7.4
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	Min
Act Effct Green (s)	27.7	18.2	18.2	38.5	26.9	26.9	8.3	41.4	41.4	8.9	44.6	44.6
Actuated g/C Ratio	0.26	0.17	0.17	0.35	0.25	0.25	0.08	0.38	0.38	0.08	0.41	0.41
v/c Ratio	0.20	0.67	0.40	0.87	0.37	0.21	0.48	0.85	0.46	0.60	0.69	0.07
Control Delay	27.2	55.1	14.1	54.8	40.6	4.8	65.4	43.8	17.5	70.3	33.7	0.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	27.2	55.1	14.1	54.8	40.6	4.8	65.4	43.8	17.5	70.3	33.7	0.2
LOS	C	E	B	D	D	A	E	D	B	E	C	A
Approach Delay		36.4			42.4			36.9			36.1	
Approach LOS		D			D			D			D	
Queue Length 50th (ft)	32	140	13	182	105	0	45	381	97	60	317	0
Queue Length 95th (ft)	67	227	66	#283	183	24	98	545	175	#140	460	0
Internal Link Dist (ft)		671			2257			1260			1908	
Turn Bay Length (ft)	80		80	130		130	215		115	140		140
Base Capacity (vph)	451	673	652	382	673	652	149	930	850	151	923	844
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.15	0.31	0.23	0.86	0.26	0.15	0.44	0.65	0.37	0.58	0.57	0.06

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 108.5			
Natural Cycle: 90			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.87			
Intersection Signal Delay: 37.8		Intersection LOS: D	
Intersection Capacity Utilization 77.8%		ICU Level of Service D	
Analysis Period (min) 15			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			

Splits and Phases: 1: Highway 377 & Spring Hill Road



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	99	387	7	1	309	7	2	0	1	4	0	57
Future Volume (vph)	99	387	7	1	309	7	2	0	1	4	0	57
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	250		0	0		0	0		0	0		0
Storage Lanes	1		0	0		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.997			0.997			0.955			0.874	
Flt Protected	0.950							0.968			0.997	
Satd. Flow (prot)	1770	1857	0	0	1857	0	0	1722	0	0	1623	0
Flt Permitted	0.950							0.968			0.997	
Satd. Flow (perm)	1770	1857	0	0	1857	0	0	1722	0	0	1623	0
Link Speed (mph)		45			55			25			30	
Link Distance (ft)		2337			1187			1301			713	
Travel Time (s)		35.4			14.7			35.5			16.2	
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Adj. Flow (vph)	121	472	9	1	377	9	2	0	1	5	0	70
Shared Lane Traffic (%)												
Lane Group Flow (vph)	121	481	0	0	387	0	0	3	0	0	75	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		10			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	51.2%	ICU Level of Service A	
Analysis Period (min)	15		

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	15	12	12	637	552	10
Future Volume (vph)	15	12	12	637	552	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.939				0.998	
Flt Protected	0.973			0.999		
Satd. Flow (prot)	1702	0	0	1861	1859	0
Flt Permitted	0.973			0.999		
Satd. Flow (perm)	1702	0	0	1861	1859	0
Link Speed (mph)	20			55	55	
Link Distance (ft)	1128			1988	1399	
Travel Time (s)	38.5			24.6	17.3	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	16	13	13	692	600	11
Shared Lane Traffic (%)						
Lane Group Flow (vph)	29	0	0	705	611	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	53.1%	ICU Level of Service A	
Analysis Period (min)	15		

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	4	14	1	29	11	18	0	537	35	21	505	1
Future Volume (vph)	4	14	1	29	11	18	0	537	35	21	505	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.993			0.958			0.992				
Flt Protected		0.990			0.976						0.998	
Satd. Flow (prot)	0	1831	0	0	1742	0	0	1848	0	0	1859	0
Flt Permitted		0.990			0.976						0.998	
Satd. Flow (perm)	0	1831	0	0	1742	0	0	1848	0	0	1859	0
Link Speed (mph)		45			55			55			55	
Link Distance (ft)		1199			1698			1758			945	
Travel Time (s)		18.2			21.0			21.8			11.7	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	4	15	1	32	12	20	0	584	38	23	549	1
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	20	0	0	64	0	0	622	0	0	573	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 57.2%		ICU Level of Service B	
Analysis Period (min) 15			

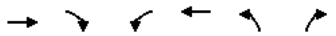
Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	34	358	298	31	19	20
Future Volume (vph)	34	358	298	31	19	20
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	250			0	0	0
Storage Lanes	1			0	1	0
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.987		0.931	
Flt Protected	0.950				0.976	
Satd. Flow (prot)	1770	1863	1839	0	1693	0
Flt Permitted	0.950				0.976	
Satd. Flow (perm)	1770	1863	1839	0	1693	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		1187	1044		549	
Travel Time (s)		27.0	23.7		12.5	
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84
Adj. Flow (vph)	40	426	355	37	23	24
Shared Lane Traffic (%)						
Lane Group Flow (vph)	40	426	392	0	47	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		12	12		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 34.2%		ICU Level of Service A	
Analysis Period (min) 15			



Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	29	22	550	49	38	532
Future Volume (vph)	29	22	550	49	38	532
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		250	0	
Storage Lanes	1	0		1	0	
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.942			0.850		
Flt Protected	0.972					0.997
Satd. Flow (prot)	1706	0	1863	1583	0	1857
Flt Permitted	0.972					0.997
Satd. Flow (perm)	1706	0	1863	1583	0	1857
Link Speed (mph)	30		55			55
Link Distance (ft)	836		1399			1758
Travel Time (s)	19.0		17.3			21.8
Peak Hour Factor	0.77	0.77	0.77	0.77	0.77	0.77
Adj. Flow (vph)	38	29	714	64	49	691
Shared Lane Traffic (%)						
Lane Group Flow (vph)	67	0	714	64	0	740
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	12		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 69.2%		ICU Level of Service C	
Analysis Period (min) 15			



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	70	0	0	58	0	0
Future Volume (vph)	70	0	0	58	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		250	0		0	0
Storage Lanes		1	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt						
Flt Protected						
Satd. Flow (prot)	1863	1863	0	1863	1863	0
Flt Permitted						
Satd. Flow (perm)	1863	1863	0	1863	1863	0
Link Speed (mph)	30			55	30	
Link Distance (ft)	1257			1497	515	
Travel Time (s)	28.6			18.6	11.7	
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Adj. Flow (vph)	82	0	0	68	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	82	0	0	68	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 7.0%		ICU Level of Service A	
Analysis Period (min) 15			

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	70	0	0	58	0	0
Future Volume (vph)	70	0	0	58	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		250	0		0	0
Storage Lanes		1	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt						
Flt Protected						
Satd. Flow (prot)	1863	1863	0	1863	1863	0
Flt Permitted						
Satd. Flow (perm)	1863	1863	0	1863	1863	0
Link Speed (mph)	30			55	30	
Link Distance (ft)	1589			1257	402	
Travel Time (s)	36.1			15.6	9.1	
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Adj. Flow (vph)	82	0	0	68	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	82	0	0	68	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 7.0%		ICU Level of Service A	
Analysis Period (min) 15			

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	70	0	0	58	0	0
Future Volume (vph)	70	0	0	58	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		250	0		0	0
Storage Lanes		1	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt						
Flt Protected						
Satd. Flow (prot)	1863	1863	0	1863	1863	0
Flt Permitted						
Satd. Flow (perm)	1863	1863	0	1863	1863	0
Link Speed (mph)	30			55	30	
Link Distance (ft)	1698			1589	493	
Travel Time (s)	38.6			19.7	11.2	
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Adj. Flow (vph)	82	0	0	68	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	82	0	0	68	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 7.0%		ICU Level of Service A	
Analysis Period (min) 15			

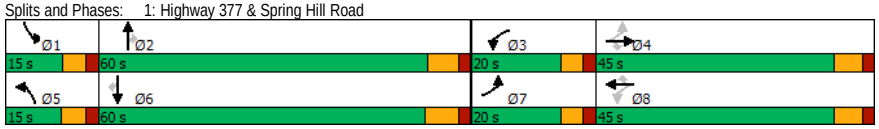
Synchro™ Output - 2026 Background Traffic

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	38	184	128	177	154	47	110	328	144	39	418	28
Future Volume (vph)	38	184	128	177	154	47	110	328	144	39	418	28
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	80		80	130		130	215		115	140		140
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	60			110			100			110		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1863	1583	1770	1863	1583	1770	1863	1583
Flt Permitted	0.647			0.390			0.950			0.950		
Satd. Flow (perm)	1205	1863	1583	726	1863	1583	1770	1863	1583	1770	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			125			125			119			119
Link Speed (mph)		30			45			55			55	
Link Distance (ft)		751			2337			1340			1988	
Travel Time (s)		17.1			35.4			16.6			24.6	
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Adj. Flow (vph)	43	209	145	201	175	53	125	373	164	44	475	32
Shared Lane Traffic (%)												
Lane Group Flow (vph)	43	209	145	201	175	53	125	373	164	44	475	32
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane								Yes				
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4		4	8		8			2			6

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4	4	3	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	3.0	5.0	5.0	3.0	5.0	5.0	3.0	5.0	5.0	3.0	5.0	5.0
Minimum Split (s)	9.5	24.6	24.6	9.5	24.6	24.6	9.5	25.0	25.0	9.5	25.4	25.4
Total Split (s)	20.0	45.0	45.0	20.0	45.0	45.0	15.0	60.0	60.0	15.0	60.0	60.0
Total Split (%)	14.3%	32.1%	32.1%	14.3%	32.1%	32.1%	10.7%	42.9%	42.9%	10.7%	42.9%	42.9%
Maximum Green (s)	14.3	38.4	38.4	14.3	38.4	38.4	9.0	53.0	53.0	9.1	52.6	52.6
Yellow Time (s)	3.7	4.6	4.6	3.7	4.6	4.6	4.0	5.0	5.0	3.9	5.4	5.4
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.7	6.6	6.6	5.7	6.6	6.6	6.0	7.0	7.0	5.9	7.4	7.4
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	Min
Act Effct Green (s)	25.0	16.8	16.8	35.6	27.3	27.3	9.3	37.6	37.6	7.7	29.6	29.6
Actuated g/C Ratio	0.27	0.18	0.18	0.38	0.29	0.29	0.10	0.40	0.40	0.08	0.31	0.31
v/c Ratio	0.12	0.63	0.38	0.49	0.32	0.10	0.72	0.50	0.23	0.31	0.81	0.06
Control Delay	21.9	46.7	12.6	26.2	32.3	0.4	69.4	27.3	9.0	52.2	42.3	0.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	21.9	46.7	12.6	26.2	32.3	0.4	69.4	27.3	9.0	52.2	42.3	0.2
LOS	C	D	B	C	C	A	E	C	A	D	D	A
Approach Delay		31.6			25.5			30.7			40.7	
Approach LOS		C			C			C			D	
Queue Length 50th (ft)	16	116	10	81	87	0	73	183	18	25	257	0
Queue Length 95th (ft)	44	217	64	161	174	0	#214	311	66	71	416	0
Internal Link Dist (ft)		671			2257			1260			1908	
Turn Bay Length (ft)	80		80	130		130	215		115	140		140
Base Capacity (vph)	503	782	737	437	782	737	174	1080	968	176	1072	961
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.09	0.27	0.20	0.46	0.22	0.07	0.72	0.35	0.17	0.25	0.44	0.03

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 94.3			
Natural Cycle: 80			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.81			
Intersection Signal Delay: 32.5		Intersection LOS: C	
Intersection Capacity Utilization 69.0%		ICU Level of Service C	
Analysis Period (min) 15			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			

Splits and Phases: 1: Highway 377 & Spring Hill Road



Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	174	2	1	224	5	1
Future Vol, veh/h	174	2	1	224	5	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	78	78	78	78	78	78
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	223	3	1	287	6	1

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	226	0	514	225
Stage 1	-	-	-	-	225	-
Stage 2	-	-	-	-	289	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1342	-	521	814
Stage 1	-	-	-	-	812	-
Stage 2	-	-	-	-	760	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1342	-	520	814
Mov Cap-2 Maneuver	-	-	-	-	520	-
Stage 1	-	-	-	-	812	-
Stage 2	-	-	-	-	759	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	11.6
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	553	-	-	1342	-
HCM Lane V/C Ratio	0.014	-	-	0.001	-
HCM Control Delay (s)	11.6	-	-	7.7	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	9	21	49	354	455	4
Future Vol, veh/h	9	21	49	354	455	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	10	24	56	407	523	5

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1045	526	528	0	-	0
Stage 1	526	-	-	-	-	-
Stage 2	519	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	253	552	1039	-	-	-
Stage 1	593	-	-	-	-	-
Stage 2	597	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	235	552	1039	-	-	-
Mov Cap-2 Maneuver	235	-	-	-	-	-
Stage 1	551	-	-	-	-	-
Stage 2	597	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	15	1.1	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1039	-	393	-	-
HCM Lane V/C Ratio	0.054	-	0.088	-	-
HCM Control Delay (s)	8.7	0	15	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.2	-	0.3	-	-

Intersection	
Int Delay, s/veh	2.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	4	18	1	27	20	19	1	285	43	34	416	1
Future Vol, veh/h	4	18	1	27	20	19	1	285	43	34	416	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	20	1	30	22	21	1	320	48	38	467	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	912	914	468	900	890	344	468	0	0	368	0	0
Stage 1	544	544	-	346	346	-	-	-	-	-	-	-
Stage 2	368	370	-	554	544	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	255	273	595	259	282	699	1094	-	-	1191	-	-
Stage 1	523	519	-	670	635	-	-	-	-	-	-	-
Stage 2	652	620	-	517	519	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	224	261	595	235	270	699	1094	-	-	1191	-	-
Mov Cap-2 Maneuver	224	261	-	235	270	-	-	-	-	-	-	-
Stage 1	522	497	-	669	634	-	-	-	-	-	-	-
Stage 2	609	619	-	474	497	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	20.4	20.6	0	0.6
HCM LOS	C	C		

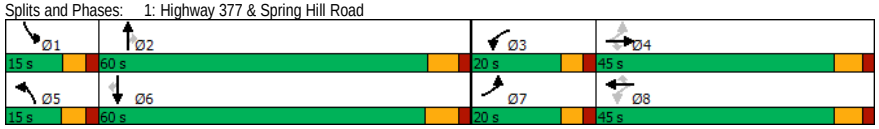
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1094	-	-	260	305	1191	-	-
HCM Lane V/C Ratio	0.001	-	-	0.099	0.243	0.032	-	-
HCM Control Delay (s)	8.3	0	-	20.4	20.6	8.1	0	-
HCM Lane LOS	A	A	-	C	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.3	0.9	0.1	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	38	184	128	177	154	47	110	328	144	39	418	28
Future Volume (vph)	38	184	128	177	154	47	110	328	144	39	418	28
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	80		80	130		130	215		115	140		140
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	60			110			100			110		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1863	1583	1770	1863	1583	1770	1863	1583
Flt Permitted	0.647			0.390			0.950			0.950		
Satd. Flow (perm)	1205	1863	1583	726	1863	1583	1770	1863	1583	1770	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			125			125			119			119
Link Speed (mph)		30			45			55			55	
Link Distance (ft)		751			2337			1340			1988	
Travel Time (s)		17.1			35.4			16.6			24.6	
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Adj. Flow (vph)	43	209	145	201	175	53	125	373	164	44	475	32
Shared Lane Traffic (%)												
Lane Group Flow (vph)	43	209	145	201	175	53	125	373	164	44	475	32
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane								Yes				
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4		4	8		8			2			6

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4	4	3	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	3.0	5.0	5.0	3.0	5.0	5.0	3.0	5.0	5.0	3.0	5.0	5.0
Minimum Split (s)	9.5	24.6	24.6	9.5	24.6	24.6	9.5	25.0	25.0	9.5	25.4	25.4
Total Split (s)	20.0	45.0	45.0	20.0	45.0	45.0	15.0	60.0	60.0	15.0	60.0	60.0
Total Split (%)	14.3%	32.1%	32.1%	14.3%	32.1%	32.1%	10.7%	42.9%	42.9%	10.7%	42.9%	42.9%
Maximum Green (s)	14.3	38.4	38.4	14.3	38.4	38.4	9.0	53.0	53.0	9.1	52.6	52.6
Yellow Time (s)	3.7	4.6	4.6	3.7	4.6	4.6	4.0	5.0	5.0	3.9	5.4	5.4
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.7	6.6	6.6	5.7	6.6	6.6	6.0	7.0	7.0	5.9	7.4	7.4
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	Min
Act Effct Green (s)	25.0	16.8	16.8	35.6	27.3	27.3	9.3	37.6	37.6	7.7	29.6	29.6
Actuated g/C Ratio	0.27	0.18	0.18	0.38	0.29	0.29	0.10	0.40	0.40	0.08	0.31	0.31
v/c Ratio	0.12	0.63	0.38	0.49	0.32	0.10	0.72	0.50	0.23	0.31	0.81	0.06
Control Delay	21.9	46.7	12.6	26.2	32.3	0.4	69.4	27.3	9.0	52.2	42.3	0.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	21.9	46.7	12.6	26.2	32.3	0.4	69.4	27.3	9.0	52.2	42.3	0.2
LOS	C	D	B	C	C	A	E	C	A	D	D	A
Approach Delay		31.6			25.5			30.7			40.7	
Approach LOS		C			C			C			D	
Queue Length 50th (ft)	16	116	10	81	87	0	73	183	18	25	257	0
Queue Length 95th (ft)	44	217	64	161	174	0	#214	311	66	71	416	0
Internal Link Dist (ft)		671			2257			1260			1908	
Turn Bay Length (ft)	80		80	130		130	215		115	140		140
Base Capacity (vph)	503	782	737	437	782	737	174	1080	968	176	1072	961
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.09	0.27	0.20	0.46	0.22	0.07	0.72	0.35	0.17	0.25	0.44	0.03

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 94.3			
Natural Cycle: 80			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.81			
Intersection Signal Delay: 32.5		Intersection LOS: C	
Intersection Capacity Utilization 69.0%		ICU Level of Service C	
Analysis Period (min) 15			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			

Splits and Phases: 1: Highway 377 & Spring Hill Road



Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	174	2	1	224	5	1
Future Vol, veh/h	174	2	1	224	5	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	78	78	78	78	78	78
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	223	3	1	287	6	1

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	226	0	514	225
Stage 1	-	-	-	-	225	-
Stage 2	-	-	-	-	289	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1342	-	521	814
Stage 1	-	-	-	-	812	-
Stage 2	-	-	-	-	760	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1342	-	520	814
Mov Cap-2 Maneuver	-	-	-	-	520	-
Stage 1	-	-	-	-	812	-
Stage 2	-	-	-	-	759	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	11.6
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	553	-	-	1342	-
HCM Lane V/C Ratio	0.014	-	-	0.001	-
HCM Control Delay (s)	11.6	-	-	7.7	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	9	21	49	354	455	4
Future Vol, veh/h	9	21	49	354	455	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	10	24	56	407	523	5

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1045	526	528	0	-	0
Stage 1	526	-	-	-	-	-
Stage 2	519	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	253	552	1039	-	-	-
Stage 1	593	-	-	-	-	-
Stage 2	597	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	235	552	1039	-	-	-
Mov Cap-2 Maneuver	235	-	-	-	-	-
Stage 1	551	-	-	-	-	-
Stage 2	597	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	15	1.1	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1039	-	393	-	-
HCM Lane V/C Ratio	0.054	-	0.088	-	-
HCM Control Delay (s)	8.7	0	15	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.2	-	0.3	-	-

Intersection	
Int Delay, s/veh	2.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	4	18	1	27	20	19	1	285	43	34	416	1
Future Vol, veh/h	4	18	1	27	20	19	1	285	43	34	416	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	20	1	30	22	21	1	320	48	38	467	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	912	914	468	900	890	344	468	0	0	368	0	0
Stage 1	544	544	-	346	346	-	-	-	-	-	-	-
Stage 2	368	370	-	554	544	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	255	273	595	259	282	699	1094	-	-	1191	-	-
Stage 1	523	519	-	670	635	-	-	-	-	-	-	-
Stage 2	652	620	-	517	519	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	224	261	595	235	270	699	1094	-	-	1191	-	-
Mov Cap-2 Maneuver	224	261	-	235	270	-	-	-	-	-	-	-
Stage 1	522	497	-	669	634	-	-	-	-	-	-	-
Stage 2	609	619	-	474	497	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	20.4	20.6	0	0.6
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1094	-	-	260	305	1191	-	-
HCM Lane V/C Ratio	0.001	-	-	0.099	0.243	0.032	-	-
HCM Control Delay (s)	8.3	0	-	20.4	20.6	8.1	0	-
HCM Lane LOS	A	A	-	C	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.3	0.9	0.1	-	-

Synchro™ Output - 2026 Background Plus 2026 Scenario Site Traffic

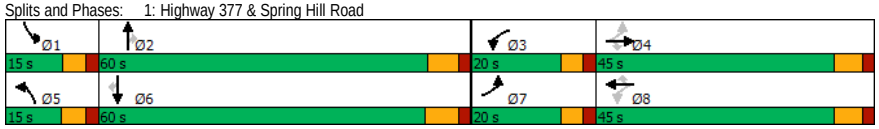
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	59	227	146	330	223	100	125	429	206	60	625	77
Future Volume (vph)	59	227	146	330	223	100	125	429	206	60	625	77
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	80		80	130		130	215		115	140		140
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	60			110			100			110		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1863	1583	1770	1863	1583	1770	1863	1583
Flt Permitted	0.480			0.246			0.950			0.950		
Satd. Flow (perm)	894	1863	1583	458	1863	1583	1770	1863	1583	1770	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			125			125			119			119
Link Speed (mph)		30			45			55			55	
Link Distance (ft)		751			2337			1340			1988	
Travel Time (s)		17.1			35.4			16.6			24.6	
Peak Hour Factor	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78
Adj. Flow (vph)	76	291	187	423	286	128	160	550	264	77	801	99
Shared Lane Traffic (%)												
Lane Group Flow (vph)	76	291	187	423	286	128	160	550	264	77	801	99
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane								Yes				
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4		4	8		8			2			6

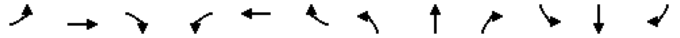
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4	4	3	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	3.0	5.0	5.0	3.0	5.0	5.0	3.0	5.0	5.0	3.0	5.0	5.0
Minimum Split (s)	9.5	24.6	24.6	9.5	24.6	24.6	9.5	25.0	25.0	9.5	25.4	25.4
Total Split (s)	20.0	45.0	45.0	20.0	45.0	45.0	15.0	60.0	60.0	15.0	60.0	60.0
Total Split (%)	14.3%	32.1%	32.1%	14.3%	32.1%	32.1%	10.7%	42.9%	42.9%	10.7%	42.9%	42.9%
Maximum Green (s)	14.3	38.4	38.4	14.3	38.4	38.4	9.0	53.0	53.0	9.1	52.6	52.6
Yellow Time (s)	3.7	4.6	4.6	3.7	4.6	4.6	4.0	5.0	5.0	3.9	5.4	5.4
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.7	6.6	6.6	5.7	6.6	6.6	6.0	7.0	7.0	5.9	7.4	7.4
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	Min
Act Effct Green (s)	35.5	25.5	25.5	45.5	33.4	33.4	9.0	53.6	53.6	8.7	52.7	52.7
Actuated g/C Ratio	0.28	0.20	0.20	0.36	0.26	0.26	0.07	0.42	0.42	0.07	0.41	0.41
v/c Ratio	0.25	0.78	0.45	1.36	0.59	0.25	1.28	0.70	0.36	0.64	1.04	0.14
Control Delay	28.6	62.9	18.8	211.7	47.5	8.0	221.0	37.7	15.9	83.0	80.3	3.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	28.6	62.9	18.8	211.7	47.5	8.0	221.0	37.7	15.9	83.0	80.3	3.2
LOS	C	E	B	F	D	A	F	D	B	F	F	A
Approach Delay		43.3			124.5			61.9			72.7	
Approach LOS		D			F			E			E	
Queue Length 50th (ft)	41	229	43	~354	212	2	~167	370	77	63	~713	0
Queue Length 95th (ft)	64	275	81	#451	264	33	#277	464	126	#109	#844	13
Internal Link Dist (ft)		671			2257			1260			1908	
Turn Bay Length (ft)	80		80	130		130	215		115	140		140
Base Capacity (vph)	384	563	565	311	563	565	125	783	734	126	771	724
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.20	0.52	0.33	1.36	0.51	0.23	1.28	0.70	0.36	0.61	1.04	0.14

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 127.4			
Natural Cycle: 140			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 1.36			
Intersection Signal Delay: 77.6		Intersection LOS: E	
Intersection Capacity Utilization 91.5%		ICU Level of Service F	
Analysis Period (min) 15			

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: Highway 377 & Spring Hill Road





Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	33	240	2	0	376	2	6	0	1	6	0	99
Future Volume (vph)	33	240	2	0	376	2	6	0	1	6	0	99
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	250		0	0		0	0		0	0		0
Storage Lanes	1		0	0		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.999			0.999			0.985			0.873	
Flt Protected	0.950							0.957			0.997	
Satd. Flow (prot)	1770	1861	0	0	1861	0	0	1756	0	0	1621	0
Flt Permitted	0.950							0.957			0.997	
Satd. Flow (perm)	1770	1861	0	0	1861	0	0	1756	0	0	1621	0
Link Speed (mph)		45			55			25			30	
Link Distance (ft)		2337			1187			1301			713	
Travel Time (s)		35.4			14.7			35.5			16.2	
Peak Hour Factor	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78
Adj. Flow (vph)	42	308	3	0	482	3	8	0	1	8	0	127
Shared Lane Traffic (%)												
Lane Group Flow (vph)	42	311	0	0	485	0	0	9	0	0	135	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		10			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	40.4%	ICU Level of Service	A
Analysis Period (min)	15		



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	10	24	56	520	727	5
Future Volume (vph)	10	24	56	520	727	5
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.904				0.999	
Flt Protected	0.986			0.995		
Satd. Flow (prot)	1660	0	0	1853	1861	0
Flt Permitted	0.986			0.995		
Satd. Flow (perm)	1660	0	0	1853	1861	0
Link Speed (mph)	20			55	55	
Link Distance (ft)	1128			1988	1399	
Travel Time (s)	38.5			24.6	17.3	
Peak Hour Factor	0.70	0.70	0.70	0.70	0.70	0.70
Adj. Flow (vph)	14	34	80	743	1039	7
Shared Lane Traffic (%)						
Lane Group Flow (vph)	48	0	0	823	1046	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	82.4%	ICU Level of Service	E
Analysis Period (min)	15		

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	5	21	0	109	23	53	1	442	134	50	514	1
Future Volume (vph)	5	21	0	109	23	53	1	442	134	50	514	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.961			0.969				
Flt Protected		0.991			0.971						0.996	
Satd. Flow (prot)	0	1846	0	0	1738	0	0	1805	0	0	1855	0
Flt Permitted		0.991			0.971						0.996	
Satd. Flow (perm)	0	1846	0	0	1738	0	0	1805	0	0	1855	0
Link Speed (mph)		45			55			55			55	
Link Distance (ft)		1199			1698			1758			945	
Travel Time (s)		18.2			21.0			21.8			11.7	
Peak Hour Factor	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70
Adj. Flow (vph)	7	30	0	156	33	76	1	631	191	71	734	1
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	37	0	0	265	0	0	823	0	0	806	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 88.5%		ICU Level of Service E	
Analysis Period (min) 15			

Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	10	238	349	14	40	29
Future Volume (vph)	10	238	349	14	40	29
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	250			0	0	0
Storage Lanes	1			0	1	0
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.995		0.944	
Flt Protected	0.950				0.972	
Satd. Flow (prot)	1770	1863	1853	0	1709	0
Flt Permitted	0.950				0.972	
Satd. Flow (perm)	1770	1863	1853	0	1709	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		1187	1044		549	
Travel Time (s)		27.0	23.7		12.5	
Peak Hour Factor	0.70	0.70	0.70	0.70	0.70	0.70
Adj. Flow (vph)	14	340	499	20	57	41
Shared Lane Traffic (%)						
Lane Group Flow (vph)	14	340	519	0	98	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		12	12		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 29.9%		ICU Level of Service A	
Analysis Period (min) 15			

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	118	81	447	44	28	613
Future Volume (vph)	118	81	447	44	28	613
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		250	0	
Storage Lanes	1	0		1	0	
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.945			0.850		
Flt Protected	0.971					0.998
Satd. Flow (prot)	1709	0	1863	1583	0	1859
Flt Permitted	0.971					0.998
Satd. Flow (perm)	1709	0	1863	1583	0	1859
Link Speed (mph)	30		55			55
Link Distance (ft)	836		1399			1758
Travel Time (s)	19.0		17.3			21.8
Peak Hour Factor	0.50	0.50	0.50	0.50	0.50	0.50
Adj. Flow (vph)	236	162	894	88	56	1226
Shared Lane Traffic (%)						
Lane Group Flow (vph)	398	0	894	88	0	1282
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	12		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 73.2%		ICU Level of Service D	
Analysis Period (min) 15			

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	125	13	4	81	37	12
Future Volume (vph)	125	13	4	81	37	12
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		250	0		0	0
Storage Lanes		1	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.850			0.967	
Flt Protected				0.998	0.964	
Satd. Flow (prot)	1863	1583	0	1859	1736	0
Flt Permitted				0.998	0.964	
Satd. Flow (perm)	1863	1583	0	1859	1736	0
Link Speed (mph)	30			55	30	
Link Distance (ft)	1257			1497	515	
Travel Time (s)	28.6			18.6	11.7	
Peak Hour Factor	0.45	0.45	0.45	0.45	0.45	0.45
Adj. Flow (vph)	278	29	9	180	82	27
Shared Lane Traffic (%)						
Lane Group Flow (vph)	278	29	0	189	109	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 17.5%		ICU Level of Service A	
Analysis Period (min) 15			

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	132	24	2	116	68	6
Future Volume (vph)	132	24	2	116	68	6
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		250	0		0	0
Storage Lanes		1	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.850			0.989	
Flt Protected				0.999	0.956	
Satd. Flow (prot)	1863	1583	0	1861	1761	0
Flt Permitted				0.999	0.956	
Satd. Flow (perm)	1863	1583	0	1861	1761	0
Link Speed (mph)	30			55	30	
Link Distance (ft)	1589			1257	402	
Travel Time (s)	36.1			15.6	9.1	
Peak Hour Factor	0.35	0.35	0.35	0.35	0.35	0.35
Adj. Flow (vph)	377	69	6	331	194	17
Shared Lane Traffic (%)						
Lane Group Flow (vph)	377	69	0	337	211	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	18.5%	ICU Level of Service	A
Analysis Period (min)	15		

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	156	0	0	184	0	0
Future Volume (vph)	156	0	0	184	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		250	0		0	0
Storage Lanes		1	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt						
Flt Protected						
Satd. Flow (prot)	1863	1863	0	1863	1863	0
Flt Permitted						
Satd. Flow (perm)	1863	1863	0	1863	1863	0
Link Speed (mph)	30			55	30	
Link Distance (ft)	1698			1589	493	
Travel Time (s)	38.6			19.7	11.2	
Peak Hour Factor	0.36	0.36	0.36	0.36	0.36	0.36
Adj. Flow (vph)	433	0	0	511	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	433	0	0	511	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	13.0%	ICU Level of Service	A
Analysis Period (min)	15		

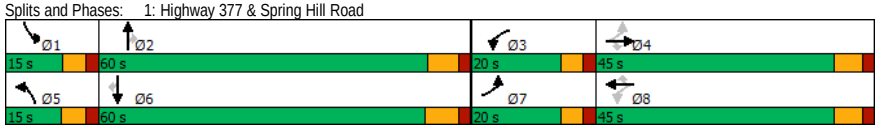
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	102	199	135	303	161	90	59	698	280	77	565	66
Future Volume (vph)	102	199	135	303	161	90	59	698	280	77	565	66
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	80		80	130		130	215		115	140		140
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	60			110			100			110		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1863	1583	1770	1863	1583	1770	1863	1583
Flt Permitted	0.524			0.289			0.950			0.950		
Satd. Flow (perm)	976	1863	1583	538	1863	1583	1770	1863	1583	1770	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			125			125			119			119
Link Speed (mph)		30			45			55			55	
Link Distance (ft)		751			2337			1340			1988	
Travel Time (s)		17.1			35.4			16.6			24.6	
Peak Hour Factor	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77
Adj. Flow (vph)	132	258	175	394	209	117	77	906	364	100	734	86
Shared Lane Traffic (%)												
Lane Group Flow (vph)	132	258	175	394	209	117	77	906	364	100	734	86
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane								Yes				
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4		4	8		8			2			6

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4	4	3	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	3.0	5.0	5.0	3.0	5.0	5.0	3.0	5.0	5.0	3.0	5.0	5.0
Minimum Split (s)	9.5	24.6	24.6	9.5	24.6	24.6	9.5	25.0	25.0	9.5	25.4	25.4
Total Split (s)	20.0	45.0	45.0	20.0	45.0	45.0	15.0	60.0	60.0	15.0	60.0	60.0
Total Split (%)	14.3%	32.1%	32.1%	14.3%	32.1%	32.1%	10.7%	42.9%	42.9%	10.7%	42.9%	42.9%
Maximum Green (s)	14.3	38.4	38.4	14.3	38.4	38.4	9.0	53.0	53.0	9.1	52.6	52.6
Yellow Time (s)	3.7	4.6	4.6	3.7	4.6	4.6	4.0	5.0	5.0	3.9	5.4	5.4
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.7	6.6	6.6	5.7	6.6	6.6	6.0	7.0	7.0	5.9	7.4	7.4
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	Min
Act Effct Green (s)	35.1	22.6	22.6	40.5	25.3	25.3	8.6	53.1	53.1	9.1	53.1	53.1
Actuated g/C Ratio	0.28	0.18	0.18	0.33	0.20	0.20	0.07	0.43	0.43	0.07	0.43	0.43
v/c Ratio	0.38	0.76	0.45	1.25	0.55	0.28	0.63	1.14	0.49	0.78	0.92	0.12
Control Delay	31.5	63.3	17.9	165.9	50.6	7.6	80.4	111.9	20.2	93.5	53.2	2.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	31.5	63.3	17.9	165.9	50.6	7.6	80.4	111.9	20.2	93.5	53.2	2.0
LOS	C	E	B	F	D	A	F	F	C	F	D	A
Approach Delay		41.8			106.7			85.3			52.8	
Approach LOS		D			F			F			D	
Queue Length 50th (ft)	74	199	34	~299	153	0	61	~844	137	80	548	0
Queue Length 95th (ft)	102	241	69	#368	197	25	103	#943	192	#148	#654	4
Internal Link Dist (ft)		671			2257			1260			1908	
Turn Bay Length (ft)	80		80	130		130	215		115	140		140
Base Capacity (vph)	388	576	576	316	576	576	128	795	743	129	795	744
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.34	0.45	0.30	1.25	0.36	0.20	0.60	1.14	0.49	0.78	0.92	0.12

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 124.4			
Natural Cycle: 140			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 1.25			
Intersection Signal Delay: 74.3		Intersection LOS: E	
Intersection Capacity Utilization 89.3%		ICU Level of Service E	
Analysis Period (min) 15			

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: Highway 377 & Spring Hill Road



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	108	404	8	1	325	7	2	0	1	4	0	67
Future Volume (vph)	108	404	8	1	325	7	2	0	1	4	0	67
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	250		0	0		0	0		0	0		0
Storage Lanes	1		0	0		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.997			0.997			0.955			0.873	
Flt Protected	0.950							0.968			0.997	
Satd. Flow (prot)	1770	1857	0	0	1857	0	0	1722	0	0	1621	0
Flt Permitted	0.950							0.968			0.997	
Satd. Flow (perm)	1770	1857	0	0	1857	0	0	1722	0	0	1621	0
Link Speed (mph)		45			55			25			30	
Link Distance (ft)		2337			1187			1301			713	
Travel Time (s)		35.4			14.7			35.5			16.2	
Peak Hour Factor	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81
Adj. Flow (vph)	133	499	10	1	401	9	2	0	1	5	0	83
Shared Lane Traffic (%)												
Lane Group Flow (vph)	133	509	0	0	411	0	0	3	0	0	88	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		10			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 53.6%		ICU Level of Service A	
Analysis Period (min) 15			

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	16	13	13	861	687	10
Future Volume (vph)	16	13	13	861	687	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.939				0.998	
Flt Protected	0.973			0.999		
Satd. Flow (prot)	1702	0	0	1861	1859	0
Flt Permitted	0.973			0.999		
Satd. Flow (perm)	1702	0	0	1861	1859	0
Link Speed (mph)	20			55	55	
Link Distance (ft)	1128			1988	1399	
Travel Time (s)	38.5			24.6	17.3	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	17	14	14	936	747	11
Shared Lane Traffic (%)						
Lane Group Flow (vph)	31	0	0	950	758	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 65.7%		ICU Level of Service C	
Analysis Period (min) 15			

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	5	15	1	94	11	40	0	595	96	60	578	1
Future Volume (vph)	5	15	1	94	11	40	0	595	96	60	578	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.994			0.963			0.981				
Flt Protected		0.989			0.969						0.995	
Satd. Flow (prot)	0	1831	0	0	1738	0	0	1827	0	0	1853	0
Flt Permitted		0.989			0.969						0.995	
Satd. Flow (perm)	0	1831	0	0	1738	0	0	1827	0	0	1853	0
Link Speed (mph)		45			55			55			55	
Link Distance (ft)		1199			1698			1758			945	
Travel Time (s)		18.2			21.0			21.8			11.7	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	5	16	1	102	12	43	0	647	104	65	628	1
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	22	0	0	157	0	0	751	0	0	694	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 95.8%		ICU Level of Service F	
Analysis Period (min) 15			

Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	34	375	313	45	27	20
Future Volume (vph)	34	375	313	45	27	20
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	250			0	0	0
Storage Lanes	1			0	1	0
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.983		0.943	
Flt Protected	0.950				0.972	
Satd. Flow (prot)	1770	1863	1831	0	1707	0
Flt Permitted	0.950				0.972	
Satd. Flow (perm)	1770	1863	1831	0	1707	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		1187	1044		549	
Travel Time (s)		27.0	23.7		12.5	
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82
Adj. Flow (vph)	41	457	382	55	33	24
Shared Lane Traffic (%)						
Lane Group Flow (vph)	41	457	437	0	57	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		12	12			
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 35.9%		ICU Level of Service A	
Analysis Period (min) 15			



Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	81	55	673	147	95	616
Future Volume (vph)	81	55	673	147	95	616
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		250	0	
Storage Lanes	1	0		1	0	
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.945			0.850		
Flt Protected	0.971					0.993
Satd. Flow (prot)	1709	0	1863	1583	0	1850
Flt Permitted	0.971					0.993
Satd. Flow (perm)	1709	0	1863	1583	0	1850
Link Speed (mph)	30		55			55
Link Distance (ft)	836		1399			1758
Travel Time (s)	19.0		17.3			21.8
Peak Hour Factor	0.60	0.60	0.60	0.60	0.60	0.60
Adj. Flow (vph)	135	92	1122	245	158	1027
Shared Lane Traffic (%)						
Lane Group Flow (vph)	227	0	1122	245	0	1185
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	12		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 90.9%		ICU Level of Service E	
Analysis Period (min) 15			



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	86	44	15	81	26	9
Future Volume (vph)	86	44	15	81	26	9
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		250	0		0	0
Storage Lanes		1	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.850			0.965	
Flt Protected				0.992	0.964	
Satd. Flow (prot)	1863	1583	0	1848	1733	0
Flt Permitted				0.992	0.964	
Satd. Flow (perm)	1863	1583	0	1848	1733	0
Link Speed (mph)	30			55	30	
Link Distance (ft)	1257			1497	515	
Travel Time (s)	28.6			18.6	11.7	
Peak Hour Factor	0.45	0.45	0.45	0.45	0.45	0.45
Adj. Flow (vph)	191	98	33	180	58	20
Shared Lane Traffic (%)						
Lane Group Flow (vph)	191	98	0	213	78	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 21.8%		ICU Level of Service A	
Analysis Period (min) 15			

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	126	80	7	100	47	4
Future Volume (vph)	126	80	7	100	47	4
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		250	0		0	0
Storage Lanes		1	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.850			0.989	
Flt Protected				0.997	0.956	
Satd. Flow (prot)	1863	1583	0	1857	1761	0
Flt Permitted				0.997	0.956	
Satd. Flow (perm)	1863	1583	0	1857	1761	0
Link Speed (mph)	30			55	30	
Link Distance (ft)	1589			1257	402	
Travel Time (s)	36.1			15.6	9.1	
Peak Hour Factor	0.32	0.32	0.32	0.32	0.32	0.32
Adj. Flow (vph)	394	250	22	313	147	13
Shared Lane Traffic (%)						
Lane Group Flow (vph)	394	250	0	335	160	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	21.0%	ICU Level of Service	A
Analysis Period (min)	15		

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	207	0	0	147	0	0
Future Volume (vph)	207	0	0	147	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		250	0		0	0
Storage Lanes		1	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt						
Flt Protected						
Satd. Flow (prot)	1863	1863	0	1863	1863	0
Flt Permitted						
Satd. Flow (perm)	1863	1863	0	1863	1863	0
Link Speed (mph)	30			55	30	
Link Distance (ft)	1698			1589	493	
Travel Time (s)	38.6			19.7	11.2	
Peak Hour Factor	0.33	0.33	0.33	0.33	0.33	0.33
Adj. Flow (vph)	627	0	0	445	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	627	0	0	445	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	14.2%	ICU Level of Service	A
Analysis Period (min)	15		

Synchro™ Output - 2028 Background Traffic

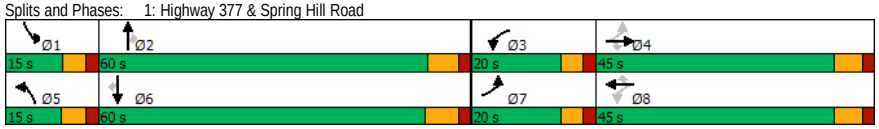
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	46	230	156	268	205	80	134	399	193	55	509	34
Future Volume (vph)	46	230	156	268	205	80	134	399	193	55	509	34
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	80		80	130		130	215		115	140		140
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	60			110			100			110		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1863	1583	1770	1863	1583	1770	1863	1583
Flt Permitted	0.613			0.299			0.950			0.950		
Satd. Flow (perm)	1142	1863	1583	557	1863	1583	1770	1863	1583	1770	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			125			125			119			119
Link Speed (mph)		30			45			55			55	
Link Distance (ft)		751			2337			1340			1988	
Travel Time (s)		17.1			35.4			16.6			24.6	
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Adj. Flow (vph)	52	261	177	305	233	91	152	453	219	63	578	39
Shared Lane Traffic (%)												
Lane Group Flow (vph)	52	261	177	305	233	91	152	453	219	63	578	39
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane								Yes				
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4		4	8		8			2			6

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4	4	3	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	3.0	5.0	5.0	3.0	5.0	5.0	3.0	5.0	5.0	3.0	5.0	5.0
Minimum Split (s)	9.5	24.6	24.6	9.5	24.6	24.6	9.5	25.0	25.0	9.5	25.4	25.4
Total Split (s)	20.0	45.0	45.0	20.0	45.0	45.0	15.0	60.0	60.0	15.0	60.0	60.0
Total Split (%)	14.3%	32.1%	32.1%	14.3%	32.1%	32.1%	10.7%	42.9%	42.9%	10.7%	42.9%	42.9%
Maximum Green (s)	14.3	38.4	38.4	14.3	38.4	38.4	9.0	53.0	53.0	9.1	52.6	52.6
Yellow Time (s)	3.7	4.6	4.6	3.7	4.6	4.6	4.0	5.0	5.0	3.9	5.4	5.4
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.7	6.6	6.6	5.7	6.6	6.6	6.0	7.0	7.0	5.9	7.4	7.4
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	Min
Act Effct Green (s)	30.4	21.7	21.7	42.3	31.0	31.0	9.2	44.1	44.1	8.3	39.5	39.5
Actuated g/C Ratio	0.27	0.20	0.20	0.38	0.28	0.28	0.08	0.40	0.40	0.07	0.36	0.36
v/c Ratio	0.15	0.72	0.43	0.83	0.45	0.17	1.03	0.61	0.31	0.48	0.87	0.06
Control Delay	25.3	54.7	17.3	48.7	39.4	3.2	135.9	32.9	13.1	67.2	48.7	0.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	25.3	54.7	17.3	48.7	39.4	3.2	135.9	32.9	13.1	67.2	48.7	0.2
LOS	C	D	B	D	D	A	F	C	B	E	D	A
Approach Delay		38.1			38.7			46.6			47.6	
Approach LOS		D			D			D			D	
Queue Length 50th (ft)	23	176	31	161	143	0	~120	267	48	44	376	0
Queue Length 95th (ft)	55	287	98	#269	245	17	#299	414	112	101	569	0
Internal Link Dist (ft)		671			2257			1260			1908	
Turn Bay Length (ft)	80		80	130		130	215		115	140		140
Base Capacity (vph)	466	661	642	372	661	642	147	913	836	148	906	831
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.11	0.39	0.28	0.82	0.35	0.14	1.03	0.50	0.26	0.43	0.64	0.05

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 110.9			
Natural Cycle: 90			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 1.03			
Intersection Signal Delay: 43.4		Intersection LOS: D	
Intersection Capacity Utilization 82.6%		ICU Level of Service E	
Analysis Period (min) 15			

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: Highway 377 & Spring Hill Road



Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	244	2	0	365	6	1
Future Vol, veh/h	244	2	0	365	6	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	78	78	78	78	78	78
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	313	3	0	468	8	1

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	316	0	783	315
Stage 1	-	-	-	-	315	-
Stage 2	-	-	-	-	468	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1244	-	362	725
Stage 1	-	-	-	-	740	-
Stage 2	-	-	-	-	630	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1244	-	362	725
Mov Cap-2 Maneuver	-	-	-	-	362	-
Stage 1	-	-	-	-	740	-
Stage 2	-	-	-	-	630	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	14.4
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	390	-	-	1244	-
HCM Lane V/C Ratio	0.023	-	-	-	-
HCM Control Delay (s)	14.4	-	-	0	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	11	26	60	454	562	5
Future Vol, veh/h	11	26	60	454	562	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	13	30	69	522	646	6

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1309	649	652	0	-	0
Stage 1	649	-	-	-	-	-
Stage 2	660	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	176	470	935	-	-	-
Stage 1	520	-	-	-	-	-
Stage 2	514	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	158	470	935	-	-	-
Mov Cap-2 Maneuver	158	-	-	-	-	-
Stage 1	466	-	-	-	-	-
Stage 2	514	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	19.2	1.1	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	935	-	296	-	-
HCM Lane V/C Ratio	0.074	-	0.144	-	-
HCM Control Delay (s)	9.2	0	19.2	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.2	-	0.5	-	-

Intersection	
Int Delay, s/veh	3.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	5	22	0	33	24	23	1	370	52	41	515	1
Future Vol, veh/h	5	22	0	33	24	23	1	370	52	41	515	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	6	25	0	37	27	26	1	416	58	46	579	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1146	1148	580	1131	1119	445	580	0	0	474	0	0
Stage 1	672	672	-	447	447	-	-	-	-	-	-	-
Stage 2	474	476	-	684	672	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	176	199	514	181	207	613	994	-	-	1088	-	-
Stage 1	445	454	-	591	573	-	-	-	-	-	-	-
Stage 2	571	557	-	439	454	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	144	186	514	155	194	613	994	-	-	1088	-	-
Mov Cap-2 Maneuver	144	186	-	155	194	-	-	-	-	-	-	-
Stage 1	445	426	-	590	572	-	-	-	-	-	-	-
Stage 2	521	556	-	388	426	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	29.7	33.5	0	0.6
HCM LOS	D	D		

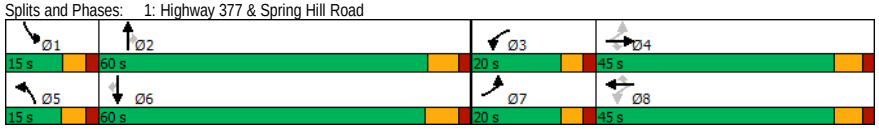
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	994	-	-	176	214	1088	-	-
HCM Lane V/C Ratio	0.001	-	-	0.172	0.42	0.042	-	-
HCM Control Delay (s)	8.6	0	-	29.7	33.5	8.5	0	-
HCM Lane LOS	A	A	-	D	D	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.6	1.9	0.1	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	54	173	144	265	148	78	63	550	211	52	494	39
Future Volume (vph)	54	173	144	265	148	78	63	550	211	52	494	39
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	80		80	130		130	215		115	140		140
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	60			110			100			110		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1863	1583	1770	1863	1583	1770	1863	1583
Flt Permitted	0.654			0.402			0.950			0.950		
Satd. Flow (perm)	1218	1863	1583	749	1863	1583	1770	1863	1583	1770	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			125			125			119			119
Link Speed (mph)		30			45			55			55	
Link Distance (ft)		751			2337			1340			1988	
Travel Time (s)		17.1			35.4			16.6			24.6	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	59	190	158	291	163	86	69	604	232	57	543	43
Shared Lane Traffic (%)												
Lane Group Flow (vph)	59	190	158	291	163	86	69	604	232	57	543	43
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane								Yes				
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4		4	8		8			2			6

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4	4	3	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	3.0	5.0	5.0	3.0	5.0	5.0	3.0	5.0	5.0	3.0	5.0	5.0
Minimum Split (s)	9.5	24.6	24.6	9.5	24.6	24.6	9.5	25.0	25.0	9.5	25.4	25.4
Total Split (s)	20.0	45.0	45.0	20.0	45.0	45.0	15.0	60.0	60.0	15.0	60.0	60.0
Total Split (%)	14.3%	32.1%	32.1%	14.3%	32.1%	32.1%	10.7%	42.9%	42.9%	10.7%	42.9%	42.9%
Maximum Green (s)	14.3	38.4	38.4	14.3	38.4	38.4	9.0	53.0	53.0	9.1	52.6	52.6
Yellow Time (s)	3.7	4.6	4.6	3.7	4.6	4.6	4.0	5.0	5.0	3.9	5.4	5.4
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.7	6.6	6.6	5.7	6.6	6.6	6.0	7.0	7.0	5.9	7.4	7.4
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	Min
Act Effct Green (s)	26.1	16.8	16.8	37.1	26.1	26.1	8.6	39.2	39.2	8.3	38.6	38.6
Actuated g/C Ratio	0.26	0.17	0.17	0.37	0.26	0.26	0.09	0.39	0.39	0.08	0.38	0.38
v/c Ratio	0.16	0.61	0.43	0.71	0.34	0.17	0.46	0.84	0.34	0.39	0.76	0.06
Control Delay	26.8	52.1	16.5	38.9	39.8	3.0	62.1	40.7	12.8	59.8	36.3	0.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	26.8	52.1	16.5	38.9	39.8	3.0	62.1	40.7	12.8	59.8	36.3	0.2
LOS	C	D	B	D	D	A	E	D	B	E	D	A
Approach Delay		34.6			33.4			35.2			36.0	
Approach LOS		C			C			D			D	
Queue Length 50th (ft)	27	124	20	154	97	0	46	371	51	38	321	0
Queue Length 95th (ft)	63	219	85	#289	183	16	#109	573	118	92	496	0
Internal Link Dist (ft)		671			2257			1260			1908	
Turn Bay Length (ft)	80		80	130		130	215		115	140		140
Base Capacity (vph)	483	762	721	430	762	721	169	1051	945	171	1043	939
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.12	0.25	0.22	0.68	0.21	0.12	0.41	0.57	0.25	0.33	0.52	0.05

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 101.1			
Natural Cycle: 90			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.84			
Intersection Signal Delay: 34.9		Intersection LOS: C	
Intersection Capacity Utilization 77.1%		ICU Level of Service D	
Analysis Period (min) 15			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			

Splits and Phases: 1: Highway 377 & Spring Hill Road



Intersection	
Int Delay, s/veh	0.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	388	9	1	321	2	1
Future Vol, veh/h	388	9	1	321	2	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	82	82	82	82	82	82
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	473	11	1	391	2	1

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	484	0	872	479
Stage 1	-	-	-	-	479	-
Stage 2	-	-	-	-	393	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1079	-	321	587
Stage 1	-	-	-	-	623	-
Stage 2	-	-	-	-	682	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1079	-	321	587
Mov Cap-2 Maneuver	-	-	-	-	321	-
Stage 1	-	-	-	-	623	-
Stage 2	-	-	-	-	681	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	14.6
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	378	-	-	1079	-
HCM Lane V/C Ratio	0.01	-	-	0.001	-
HCM Control Delay (s)	14.6	-	-	8.3	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	17	13	13	650	562	11
Future Vol, veh/h	17	13	13	650	562	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	18	14	14	691	598	12

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1323	604	610	0	-	0
Stage 1	604	-	-	-	-	-
Stage 2	719	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	172	498	969	-	-	-
Stage 1	546	-	-	-	-	-
Stage 2	483	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	168	498	969	-	-	-
Mov Cap-2 Maneuver	168	-	-	-	-	-
Stage 1	533	-	-	-	-	-
Stage 2	483	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	22.6	0.2	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	969	-	236	-	-
HCM Lane V/C Ratio	0.014	-	0.135	-	-
HCM Control Delay (s)	8.8	0	22.6	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0	-	0.5	-	-

Intersection	
Int Delay, s/veh	2.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	5	16	1	33	12	21	0	566	40	24	498	1
Future Vol, veh/h	5	16	1	33	12	21	0	566	40	24	498	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	17	1	35	13	22	0	596	42	25	524	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1210	1213	525	1201	1192	617	525	0	0	638	0	0
Stage 1	575	575	-	617	617	-	-	-	-	-	-	-
Stage 2	635	638	-	584	575	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	159	182	552	162	187	490	1042	-	-	946	-	-
Stage 1	503	503	-	477	481	-	-	-	-	-	-	-
Stage 2	467	471	-	498	503	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	140	175	552	146	180	490	1042	-	-	946	-	-
Mov Cap-2 Maneuver	140	175	-	146	180	-	-	-	-	-	-	-
Stage 1	503	484	-	477	481	-	-	-	-	-	-	-
Stage 2	434	471	-	462	484	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	29.3	32.9	0	0.4
HCM LOS	D	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1042	-	-	171	197	946	-	-
HCM Lane V/C Ratio	-	-	-	0.135	0.353	0.027	-	-
HCM Control Delay (s)	0	-	-	29.3	32.9	8.9	0	-
HCM Lane LOS	A	-	-	D	D	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.5	1.5	0.1	-	-

Synchro™ Output - 2028 Background Plus 2028 Full Buildout Scenario Site Traffic

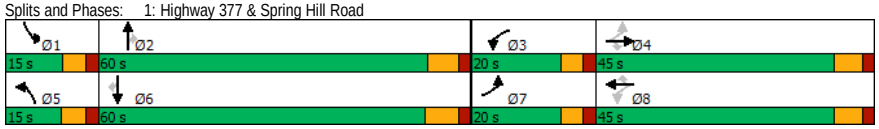
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	75	241	156	344	235	103	134	494	217	63	769	116
Future Volume (vph)	75	241	156	344	235	103	134	494	217	63	769	116
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	80		80	130		130	215		115	140		140
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	60			110			100			110		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1863	1583	1770	1863	1583	1770	1863	1583
Flt Permitted	0.481			0.256			0.950			0.950		
Satd. Flow (perm)	896	1863	1583	477	1863	1583	1770	1863	1583	1770	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			125			125			119			119
Link Speed (mph)		30			45			55			55	
Link Distance (ft)		751			2337			1340			1988	
Travel Time (s)		17.1			35.4			16.6			24.6	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	82	262	170	374	255	112	146	537	236	68	836	126
Shared Lane Traffic (%)												
Lane Group Flow (vph)	82	262	170	374	255	112	146	537	236	68	836	126
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane								Yes				
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4		4	8		8			2			6

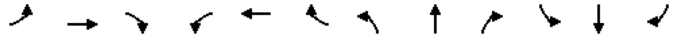
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4	4	3	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	3.0	5.0	5.0	3.0	5.0	5.0	3.0	5.0	5.0	3.0	5.0	5.0
Minimum Split (s)	9.5	24.6	24.6	9.5	24.6	24.6	9.5	25.0	25.0	9.5	25.4	25.4
Total Split (s)	20.0	45.0	45.0	20.0	45.0	45.0	15.0	60.0	60.0	15.0	60.0	60.0
Total Split (%)	14.3%	32.1%	32.1%	14.3%	32.1%	32.1%	10.7%	42.9%	42.9%	10.7%	42.9%	42.9%
Maximum Green (s)	14.3	38.4	38.4	14.3	38.4	38.4	9.0	53.0	53.0	9.1	52.6	52.6
Yellow Time (s)	3.7	4.6	4.6	3.7	4.6	4.6	4.0	5.0	5.0	3.9	5.4	5.4
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.7	6.6	6.6	5.7	6.6	6.6	6.0	7.0	7.0	5.9	7.4	7.4
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	Min
Act Effct Green (s)	33.1	22.9	22.9	42.6	27.9	27.9	9.0	56.4	56.4	8.5	52.7	52.7
Actuated g/C Ratio	0.27	0.18	0.18	0.34	0.22	0.22	0.07	0.45	0.45	0.07	0.42	0.42
v/c Ratio	0.27	0.77	0.43	1.20	0.61	0.25	1.14	0.64	0.30	0.57	1.06	0.17
Control Delay	29.7	63.4	16.9	150.0	50.6	6.4	174.7	33.0	13.2	76.6	85.5	5.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	29.7	63.4	16.9	150.0	50.6	6.4	174.7	33.0	13.2	76.6	85.5	5.6
LOS	C	E	B	F	D	A	F	C	B	E	F	A
Approach Delay		42.6			94.1			50.4			75.2	
Approach LOS		D			F			D			E	
Queue Length 50th (ft)	45	202	31	~270	186	0	~137	341	57	54	~736	3
Queue Length 95th (ft)	81	296	95	#480	282	39	#296	532	132	#115	#1095	45
Internal Link Dist (ft)		671			2257			1260			1908	
Turn Bay Length (ft)	80		80	130		130	215		115	140		140
Base Capacity (vph)	374	574	575	311	574	575	128	842	781	129	787	737
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.22	0.46	0.30	1.20	0.44	0.19	1.14	0.64	0.30	0.53	1.06	0.17

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 124.7			
Natural Cycle: 140			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 1.20			
Intersection Signal Delay: 67.2		Intersection LOS: E	
Intersection Capacity Utilization 101.1%		ICU Level of Service G	
Analysis Period (min) 15			

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: Highway 377 & Spring Hill Road





Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	33	254	2	0	394	2	6	0	1	6	0	99
Future Volume (vph)	33	254	2	0	394	2	6	0	1	6	0	99
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	250		0	0		0	0		0	0		0
Storage Lanes	1		0	0		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.999			0.999			0.985			0.872	
Flt Protected	0.950							0.957			0.997	
Satd. Flow (prot)	1770	1861	0	0	1861	0	0	1756	0	0	1619	0
Flt Permitted	0.950							0.957			0.997	
Satd. Flow (perm)	1770	1861	0	0	1861	0	0	1756	0	0	1619	0
Link Speed (mph)		45			55			25			30	
Link Distance (ft)		2337			1187			1301			713	
Travel Time (s)		35.4			14.7			35.5			16.2	
Peak Hour Factor	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71
Adj. Flow (vph)	46	358	3	0	555	3	8	0	1	8	0	139
Shared Lane Traffic (%)												
Lane Group Flow (vph)	46	361	0	0	558	0	0	9	0	0	147	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		10			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	40.4%	ICU Level of Service A	
Analysis Period (min)	15		



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	11	26	60	600	912	5
Future Volume (vph)	11	26	60	600	912	5
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.905				0.999	
Flt Protected	0.985			0.995		
Satd. Flow (prot)	1660	0	0	1853	1861	0
Flt Permitted	0.985			0.995		
Satd. Flow (perm)	1660	0	0	1853	1861	0
Link Speed (mph)	20			55	55	
Link Distance (ft)	1128			1988	1399	
Travel Time (s)	38.5			24.6	17.3	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	12	28	65	652	991	5
Shared Lane Traffic (%)						
Lane Group Flow (vph)	40	0	0	717	996	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	91.5%	ICU Level of Service F	
Analysis Period (min)	15		

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	5	22	0	198	24	100	1	470	168	68	553	1
Future Volume (vph)	5	22	0	198	24	100	1	470	168	68	553	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.958			0.964				
Flt Protected		0.991			0.970						0.995	
Satd. Flow (prot)	0	1846	0	0	1731	0	0	1796	0	0	1853	0
Flt Permitted		0.991			0.970						0.995	
Satd. Flow (perm)	0	1846	0	0	1731	0	0	1796	0	0	1853	0
Link Speed (mph)		45			55			55			55	
Link Distance (ft)		1199			1698			1758			945	
Travel Time (s)		18.2			21.0			21.8			11.7	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	5	24	0	215	26	109	1	511	183	74	601	1
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	29	0	0	350	0	0	695	0	0	676	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 102.9%		ICU Level of Service G	
Analysis Period (min) 15			

Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	10	251	367	14	40	29
Future Volume (vph)	10	251	367	14	40	29
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	250			0	0	0
Storage Lanes	1			0	1	0
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.995		0.943	
Flt Protected	0.950				0.972	
Satd. Flow (prot)	1770	1863	1853	0	1707	0
Flt Permitted	0.950				0.972	
Satd. Flow (perm)	1770	1863	1853	0	1707	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		1187	1044		549	
Travel Time (s)		27.0	23.7		12.5	
Peak Hour Factor	0.78	0.78	0.78	0.78	0.78	0.78
Adj. Flow (vph)	13	322	471	18	51	37
Shared Lane Traffic (%)						
Lane Group Flow (vph)	13	322	489	0	88	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		12	12		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 30.8%		ICU Level of Service A	
Analysis Period (min) 15			

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	180	97	504	66	44	736
Future Volume (vph)	180	97	504	66	44	736
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		250	0	
Storage Lanes	1	0		1	0	
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.953			0.850		
Flt Protected	0.969					0.997
Satd. Flow (prot)	1720	0	1863	1583	0	1857
Flt Permitted	0.969					0.997
Satd. Flow (perm)	1720	0	1863	1583	0	1857
Link Speed (mph)	30		55			55
Link Distance (ft)	836		1399			1758
Travel Time (s)	19.0		17.3			21.8
Peak Hour Factor	0.58	0.58	0.58	0.58	0.58	0.58
Adj. Flow (vph)	310	167	869	114	76	1269
Shared Lane Traffic (%)						
Lane Group Flow (vph)	477	0	869	114	0	1345
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	12		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	93.6%	ICU Level of Service	F
Analysis Period (min)	15		

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	156	41	9	94	116	26
Future Volume (vph)	156	41	9	94	116	26
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		250	0		0	0
Storage Lanes		1	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.850			0.975	
Flt Protected				0.996	0.961	
Satd. Flow (prot)	1863	1583	0	1855	1745	0
Flt Permitted				0.996	0.961	
Satd. Flow (perm)	1863	1583	0	1855	1745	0
Link Speed (mph)	30			55	30	
Link Distance (ft)	1257			1497	515	
Travel Time (s)	28.6			18.6	11.7	
Peak Hour Factor	0.38	0.38	0.38	0.38	0.38	0.38
Adj. Flow (vph)	411	108	24	247	305	68
Shared Lane Traffic (%)						
Lane Group Flow (vph)	411	108	0	271	373	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	27.1%	ICU Level of Service	A
Analysis Period (min)	15		

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	184	24	5	206	68	14
Future Volume (vph)	184	24	5	206	68	14
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		250	0		0	0
Storage Lanes		1	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.850			0.977	
Flt Protected				0.999	0.960	
Satd. Flow (prot)	1863	1583	0	1861	1747	0
Flt Permitted				0.999	0.960	
Satd. Flow (perm)	1863	1583	0	1861	1747	0
Link Speed (mph)	30			55	30	
Link Distance (ft)	1589			1257	402	
Travel Time (s)	36.1			15.6	9.1	
Peak Hour Factor	0.34	0.34	0.34	0.34	0.34	0.34
Adj. Flow (vph)	541	71	15	606	200	41
Shared Lane Traffic (%)						
Lane Group Flow (vph)	541	71	0	621	241	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	26.1%	ICU Level of Service	A
Analysis Period (min)	15		

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	192	19	6	268	55	16
Future Volume (vph)	192	19	6	268	55	16
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		250	0		0	0
Storage Lanes		1	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.850			0.970	
Flt Protected				0.999	0.963	
Satd. Flow (prot)	1863	1583	0	1861	1740	0
Flt Permitted				0.999	0.963	
Satd. Flow (perm)	1863	1583	0	1861	1740	0
Link Speed (mph)	30			55	30	
Link Distance (ft)	1698			1589	493	
Travel Time (s)	38.6			19.7	11.2	
Peak Hour Factor	0.30	0.30	0.30	0.30	0.30	0.30
Adj. Flow (vph)	640	63	20	893	183	53
Shared Lane Traffic (%)						
Lane Group Flow (vph)	640	63	0	913	236	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

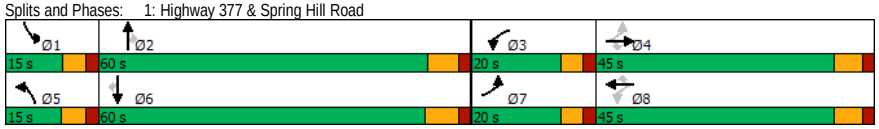
Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	29.6%	ICU Level of Service	A
Analysis Period (min)	15		

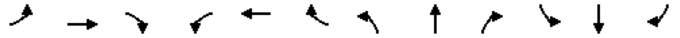
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	149	208	144	317	169	94	63	863	289	79	671	94
Future Volume (vph)	149	208	144	317	169	94	63	863	289	79	671	94
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	80		80	130		130	215		115	140		140
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	60			110			100			110		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1863	1583	1770	1863	1583	1770	1863	1583
Flt Permitted	0.539			0.339			0.950			0.950		
Satd. Flow (perm)	1004	1863	1583	631	1863	1583	1770	1863	1583	1770	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			125			125			119			119
Link Speed (mph)		30			45			55			55	
Link Distance (ft)		751			2337			1340			1988	
Travel Time (s)		17.1			35.4			16.6			24.6	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	162	226	157	345	184	102	68	938	314	86	729	102
Shared Lane Traffic (%)												
Lane Group Flow (vph)	162	226	157	345	184	102	68	938	314	86	729	102
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane								Yes				
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4		4	8		8			2			6

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4	4	3	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	3.0	5.0	5.0	3.0	5.0	5.0	3.0	5.0	5.0	3.0	5.0	5.0
Minimum Split (s)	9.5	24.6	24.6	9.5	24.6	24.6	9.5	25.0	25.0	9.5	25.4	25.4
Total Split (s)	20.0	45.0	45.0	20.0	45.0	45.0	15.0	60.0	60.0	15.0	60.0	60.0
Total Split (%)	14.3%	32.1%	32.1%	14.3%	32.1%	32.1%	10.7%	42.9%	42.9%	10.7%	42.9%	42.9%
Maximum Green (s)	14.3	38.4	38.4	14.3	38.4	38.4	9.0	53.0	53.0	9.1	52.6	52.6
Yellow Time (s)	3.7	4.6	4.6	3.7	4.6	4.6	4.0	5.0	5.0	3.9	5.4	5.4
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.7	6.6	6.6	5.7	6.6	6.6	6.0	7.0	7.0	5.9	7.4	7.4
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	Min
Act Effct Green (s)	33.5	20.0	20.0	37.0	21.8	21.8	8.4	53.1	53.1	8.8	55.7	55.7
Actuated g/C Ratio	0.28	0.16	0.16	0.30	0.18	0.18	0.07	0.44	0.44	0.07	0.46	0.46
v/c Ratio	0.46	0.74	0.43	1.06	0.55	0.26	0.56	1.15	0.41	0.67	0.85	0.13
Control Delay	33.7	62.9	15.7	101.7	52.4	5.8	73.9	115.6	16.7	81.4	42.8	3.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	33.7	62.9	15.7	101.7	52.4	5.8	73.9	115.6	16.7	81.4	42.8	3.2
LOS	C	E	B	F	D	A	E	F	B	F	D	A
Approach Delay		40.6			71.8			89.9			42.0	
Approach LOS		D			E			F			D	
Queue Length 50th (ft)	93	171	22	~247	135	0	52	~867	99	67	523	0
Queue Length 95th (ft)	147	257	83	#373	211	31	#112	#1231	196	#152	#858	26
Internal Link Dist (ft)		671			2257			1260			1908	
Turn Bay Length (ft)	80		80	130		130	215		115	140		140
Base Capacity (vph)	381	589	586	326	589	586	131	813	758	132	854	790
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.43	0.38	0.27	1.06	0.31	0.17	0.52	1.15	0.41	0.65	0.85	0.13

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 121.6			
Natural Cycle: 130			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 1.15			
Intersection Signal Delay: 65.8		Intersection LOS: E	
Intersection Capacity Utilization 99.3%		ICU Level of Service F	
Analysis Period (min) 15			
~ Volume exceeds capacity, queue is theoretically infinite.			
Queue shown is maximum after two cycles.			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			

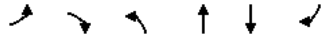
Splits and Phases: 1: Highway 377 & Spring Hill Road





Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	108	422	9	1	341	7	2	0	1	4	0	67
Future Volume (vph)	108	422	9	1	341	7	2	0	1	4	0	67
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	250		0	0		0	0		0	0		0
Storage Lanes	1		0	0		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.997			0.997			0.966			0.873	
Flt Protected	0.950							0.964			0.997	
Satd. Flow (prot)	1770	1857	0	0	1857	0	0	1735	0	0	1621	0
Flt Permitted	0.950							0.964			0.997	
Satd. Flow (perm)	1770	1857	0	0	1857	0	0	1735	0	0	1621	0
Link Speed (mph)		45			55			25			30	
Link Distance (ft)		2337			1187			1301			713	
Travel Time (s)		35.4			14.7			35.5			16.2	
Peak Hour Factor	0.69	0.69	0.69	0.69	0.69	0.69	0.69	0.69	0.69	0.69	0.69	0.69
Adj. Flow (vph)	157	612	13	1	494	10	3	0	1	6	0	97
Shared Lane Traffic (%)												
Lane Group Flow (vph)	157	625	0	0	505	0	0	4	0	0	103	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		10			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	55.5%	ICU Level of Service B	
Analysis Period (min)	15		



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	17	13	13	1074	822	11
Future Volume (vph)	17	13	13	1074	822	11
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.941				0.998	
Flt Protected	0.973			0.999		
Satd. Flow (prot)	1706	0	0	1861	1859	0
Flt Permitted	0.973			0.999		
Satd. Flow (perm)	1706	0	0	1861	1859	0
Link Speed (mph)	20			55	55	
Link Distance (ft)	1128			1988	1399	
Travel Time (s)	38.5			24.6	17.3	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	18	14	14	1167	893	12
Shared Lane Traffic (%)						
Lane Group Flow (vph)	32	0	0	1181	905	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	76.9%	ICU Level of Service D	
Analysis Period (min)	15		

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	5	16	1	155	12	74	0	648	199	115	626	1
Future Volume (vph)	5	16	1	155	12	74	0	648	199	115	626	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.994			0.959			0.968				
Flt Protected		0.989			0.969						0.992	
Satd. Flow (prot)	0	1831	0	0	1731	0	0	1803	0	0	1848	0
Flt Permitted		0.989			0.969						0.992	
Satd. Flow (perm)	0	1831	0	0	1731	0	0	1803	0	0	1848	0
Link Speed (mph)		45			55			55			55	
Link Distance (ft)		1199			1698			1758			945	
Travel Time (s)		18.2			21.0			21.8			11.7	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	5	17	1	168	13	80	0	704	216	125	680	1
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	23	0	0	261	0	0	920	0	0	806	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	116.0%	ICU Level of Service	H
Analysis Period (min)	15		

Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	34	393	330	45	27	20
Future Volume (vph)	34	393	330	45	27	20
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	250			0	0	0
Storage Lanes	1			0	1	0
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.984		0.942	
Flt Protected	0.950				0.972	
Satd. Flow (prot)	1770	1863	1833	0	1706	0
Flt Permitted	0.950				0.972	
Satd. Flow (perm)	1770	1863	1833	0	1706	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		1187	1044		549	
Travel Time (s)		27.0	23.7		12.5	
Peak Hour Factor	0.77	0.77	0.77	0.77	0.77	0.77
Adj. Flow (vph)	44	510	429	58	35	26
Shared Lane Traffic (%)						
Lane Group Flow (vph)	44	510	487	0	61	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		12	12		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	36.8%	ICU Level of Service	A
Analysis Period (min)	15		

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	123	66	812	219	106	710
Future Volume (vph)	123	66	812	219	106	710
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		250	0	
Storage Lanes	1	0		1	0	
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.953			0.850		
Flt Protected	0.968					0.994
Satd. Flow (prot)	1718	0	1863	1583	0	1852
Flt Permitted	0.968					0.994
Satd. Flow (perm)	1718	0	1863	1583	0	1852
Link Speed (mph)	30		55			55
Link Distance (ft)	836		1399			1758
Travel Time (s)	19.0		17.3			21.8
Peak Hour Factor	0.56	0.56	0.56	0.56	0.56	0.56
Adj. Flow (vph)	220	118	1450	391	189	1268
Shared Lane Traffic (%)						
Lane Group Flow (vph)	338	0	1450	391	0	1457
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	12		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 106.8%		ICU Level of Service G	
Analysis Period (min) 15			

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	107	136	31	112	80	18
Future Volume (vph)	107	136	31	112	80	18
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		250	0		0	0
Storage Lanes		1	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.850			0.975	
Flt Protected				0.989	0.961	
Satd. Flow (prot)	1863	1583	0	1842	1745	0
Flt Permitted				0.989	0.961	
Satd. Flow (perm)	1863	1583	0	1842	1745	0
Link Speed (mph)	30			55	30	
Link Distance (ft)	1257			1497	515	
Travel Time (s)	28.6			18.6	11.7	
Peak Hour Factor	0.26	0.26	0.26	0.26	0.26	0.26
Adj. Flow (vph)	412	523	119	431	308	69
Shared Lane Traffic (%)						
Lane Group Flow (vph)	412	523	0	550	377	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 26.5%		ICU Level of Service A	
Analysis Period (min) 15			

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	234	80	16	176	47	9
Future Volume (vph)	234	80	16	176	47	9
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		250	0		0	0
Storage Lanes		1	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.850			0.978	
Flt Protected				0.996	0.960	
Satd. Flow (prot)	1863	1583	0	1855	1749	0
Flt Permitted				0.996	0.960	
Satd. Flow (perm)	1863	1583	0	1855	1749	0
Link Speed (mph)	30			55	30	
Link Distance (ft)	1589			1257	402	
Travel Time (s)	36.1			15.6	9.1	
Peak Hour Factor	0.25	0.25	0.25	0.25	0.25	0.25
Adj. Flow (vph)	936	320	64	704	188	36
Shared Lane Traffic (%)						
Lane Group Flow (vph)	936	320	0	768	224	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	32.5%	ICU Level of Service	A
Analysis Period (min)	15		

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	304	63	18	205	37	11
Future Volume (vph)	304	63	18	205	37	11
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		250	0		0	0
Storage Lanes		1	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.850			0.969	
Flt Protected				0.996	0.963	
Satd. Flow (prot)	1863	1583	0	1855	1738	0
Flt Permitted				0.996	0.963	
Satd. Flow (perm)	1863	1583	0	1855	1738	0
Link Speed (mph)	30			55	30	
Link Distance (ft)	1698			1589	493	
Travel Time (s)	38.6			19.7	11.2	
Peak Hour Factor	0.25	0.25	0.25	0.25	0.25	0.25
Adj. Flow (vph)	1216	252	72	820	148	44
Shared Lane Traffic (%)						
Lane Group Flow (vph)	1216	252	0	892	192	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	35.7%	ICU Level of Service	A
Analysis Period (min)	15		

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TEXAS FIRM 526 **TBPLS FIRM 100318-00**
11910 Greenville Ave., Suite 600 Dallas, Texas 75243 Fax (214) 461-8390 Phone (214) 361-7900

MEMORANDUM

To: Ms. Leanne Wilson (Director of Public Works)

From: Justin R. Ivy, P.E. (#133022)

Justin R. Ivy
Digitally signed by Justin R. Ivy
Reason: I am the author of this document
DN: C=US, E=jivy@bhcllp.com, O="Birkhoff, Hendricks & Carter, L.L.P.", CN=Justin R. Ivy
Date: 2023.08.09 09:09:46-05'00'

Date: August 9, 2023

Subject: High Pointe Ranch Phase 1A Downstream Assessment – Third Review

This memorandum summarizes the observations and recommendations from our third review of a Downstream Assessment prepared by Kimley-Horn and Associates, Inc. for the High Pointe Ranch Development, Phase 1A, and Commercial/Collector Road, which appears to be draining to Pecan Creek Tributary 7 and Tributary 7.8 as submitted to the City of Aubrey. The phase is bound by Spring Hill Road to the south, the High Pointe eastern property line to the east, U.S. Highway 377 to the west, and generally Pecan Creek Tributary 7 to the north. The High Pointe Development property (as a whole) is partially within the City of Aubrey and partially in Denton County ETJ.

The study was reviewed for conformance with the Federal Emergency Management Agency's "Guide for Community Officials," the National Flood Insurance Program Regulations and good engineering practice for development in floodplains and floodways regulated by FEMA under the NFIP. Our review does not relieve the design engineer of their responsibilities as the engineer of record in accordance with the Texas Engineering Practice Act.

It appears this assessment is one of several phases of the High Pointe Ranch Development Downstream Assessment which has been submitted separate from the complete Downstream Assessment our office reviewed on March 9, 2022. Therefore, it is subject to the findings of hydrologic and hydraulic models from the original Downstream Assessment of the entire development. The overall assessment was not provided.

The City of Aubrey and the Developer should note that Flood Studies and Downstream Assessments that are divided into phases require significantly more review and associated cost as each phase will be required to be revised to reflect any changes, modifications, or impacts imposed by previous or subsequent phases within the subdivision. The original overall Downstream Assessment must also be updated to reflect any impacts imposed by the subsequent phases.

GENERAL OBSERVATIONS

This assessment includes drainage areas and portions of the High Pointe Development that contribute runoff to the overall High Pointe drainage area and must be included in all revisions, modifications, or changes to drainage areas, runoff calculations, hydrologic and hydraulic models. The updated overall flood study for each phase will be required with each submittal of subsequent phases.

The Engineer of Record has stated that the Downstream Assessment and necessary amendments will be included in multiple phases for the LOMR application to FEMA. The Engineer of Record has stated that a LOMR will be submitted post-construction for Phase 1A and the Commercial/Collector Road. The overall Downstream Assessment needs to stand alone as the basis of the LOMR application and be completed prior to issuing building permits to update the Flood Insurance Rate Map Panels with a

Zone AE (Detailed Study) floodplain. The City has agreed to allow phased LOMR submittals, however, lots adjacent to and impacted by the floodplain will not be issued building permits until the final overall flood study is approved by FEMA.

Provide the updated/revised overall Downstream Assessment (in pdf format) for the subdivision with this phase and each subsequent phase. The overall Downstream Assessment will require updating and submittal with all subsequent phases documenting changes in hydrologic and/or hydraulic data (both input and output). A narrative of the changes was provided with this submittal, however, the narrative notes changes that appear to affect the overall assessment. The overall assessment was not provided with this submittal.

GENERAL OBSERVATIONS

1. The Downstream Assessment is incomplete. Provide the overall Drainage Assessment for the High Pointe Ranch Development for this phase and with all subsequent phases. Include a letter with each submittal listing what has been changed or revised in the overall Drainage Assessment, as well as, in each previous phase Downstream Assessment(s).

    - Kimley Horn Response: A letter has been included with the resubmittal which lists what has been changed from the previously approved Downstream Assessment. The Downstream Assessment includes interim conditions for the specific phases that are being designed along with a full build out scenario with all the phases. Updated Downstream Assessments will be submitted with future phases if the design is not consistent with a previously accepted Downstream Assessment.

        - BHC Comment 2: We did not receive the revised overall Downstream Assessment. Changes to the hydrologic and/or hydrologic data for individual phases will likely impact the overall Downstream Assessment. The Overall Downstream Assessment must be submitted with each phase reflecting the revisions and any impact imposed by subsequent phases.

            - *Kimley Horn Response 2: The full build out conditions "Post-Project EX" and "Post-Project FD" are included in the HEC-HMS and HEC-RAS model. Detailed input and output are included in the appendices for each condition. An updated Downstream Assessment will be submitted for each future phase if the design is not consistent with a previously accepted Downstream Assessment. Future submittals will also include a full build out condition that is updated as needed.*

                - ☐ **The Technical Memorandum lists changes in the Phase 1A Assessment that appear to affect the overall Downstream Assessment. Submit a complete Overall Downstream Assessment Report as a separate document that reflects the changes to Phase 1A.**

2. We recommend a LOMR be submitted after site development is complete to update the Flood Insurance Rate Map Panels with a Zone AE (Detailed Study) floodplain. The overall Downstream Assessment will serve as the basis for the developments LOMR application after site development is complete.

    - *Kimley Horn Response: Noted. A LOMR will be submitted post-construction for Phase 1A and the Commercial/Collector Road.*

- BHC Comment 2: The overall Downstream analysis for the entire subdivision needs to be the basis of the LOMR application to FEMA. Applying for LOMRs with each phase is not acceptable. Phasing the LOMRs will be costly and require additional time for FEMA approval. Changes to the hydrologic and/or hydraulic models in subsequent phases will necessitate revisions to the previous LOMR applications. Alternative approaches may be considered with City approval.
  - *Kimley Horn Response 2: Per coordination with the City, on June 7th, individual LOMR applications will be submitted once construction of different portions of the project are completed. It is not feasible to perform all reclamation work upfront, therefore, the LOMR's will be submitted in a phased manner. City was agreeable with this approach given the nature of large master planned developments.*
    - **The City agreed to allow phased LOMR applications to be submitted to FEMA along with necessary amendments and the Overall Flood Study post development. However, lots adjacent to or otherwise impacted by the 100-year floodplain will not be issued building permits until the LOMR is submitted and approved by FEMA. These lots shall be removed from the plat and excluded from issuance of building permits until the improvements are complete, in place, and the LOMR application is submitted and approved by FEMA.**

3. The Downstream Assessment and modeling data shall be coordinated with adjacent and downstream developments so that the hydrologic and hydraulic models are consistent and water surfaces are tied together. Specifically, coordinate the Downstream Assessment with the Keeneland Addition LOMR and LOMR update. Contact Mr. Gabriel Jacob Novak, P.E., with Peloton Land Solutions, Inc. at (817) 562-3350 for coordination of the Downstream Assessments.
   - *Kimley Horn Response: The hydrologic and hydraulic modeling has been updated to incorporate the Keenland Addition study downstream of the High Pointe Ranch property.*
     - BHC Comment 2: We take no exceptions to the response.

4. The Introduction (first paragraph) states this Downstream Assessment is for an approximate 44-acre portion (Phase 1B) of the total 461-acre High Pointe property. It appears this should be Phase 1A and the acreage does not appear to match Phase 1A or 1B. Revise the narrative to reference the correct phases and acreages or elaborate on the portion of Phase 1B now included in the Phase 1A Downstream Assessment and show on the phasing map.
   - *Kimley Horn Response: Addressed. The narrative in the report has been revised to reflect the total acreage included in Phase 1A and the Collector/Commercial Road Phase. Phase 1B is not included in this submittal.*
     - BHC Comment 2: Narrative has been updated as noted.

5. It is unclear if this submittal includes both Phase 1A and the Commercial/Collector Road in the assessment as they are separated in the figures and tables. Based on the phasing map, the Commercial/Collector area is included in Phase 1A. Clarify whether or not this Downstream Assessment includes both Phase 1A and the Commercial/Collector Road collectively.

- *Kimley Horn Response: The downstream assessment includes both Phase 1A and Commercial/Collector Road additions. Phase 1A will be completed first and followed with the Commercial/Collector Road. The Commercial/Collector Road phase includes the Phase 1A as developed. The narrative in the introduction has been revised to reflect this.*

  - BHC Comment 2: We take no exceptions to the response.

6. TxDOT is nearing completion of paving and drainage improvements on F.M. 428 (Springhill Road) and U.S. Highway 377 is planned to be expanded in the near future. Verify the hydraulic model and data reflect the already completed drainage improvements along F.M. 428 and the proposed drainage improvements along U.S. 377. Verify flows and water surface elevations are consistent with TxDOT culvert design, or report discrepancies.

   - *Kimley Horn Response: The hydraulic modeling has been updated to reflect the proposed U.S. 377 drainage improvements. Proposed improvements along F.M. 428 could not be located. A follow up email was sent to the reviewer on 6/28/2023 requesting additional information for F.M. 428. Since F.M. 428 is located upstream of the subject property, it is not expected to impact site water surface elevations, velocities, or storage.*

     - **BHC Comment 2: U.S. Hwy. 377 is upstream (west) of the development and F.M. 428 is downstream (south) of the development. Contact TxDOT for U.S. Hwy. 377 plans, F.M. 428 is not being improved at this time. The existing culverts at F.M. 428 should be included in the models based on survey measurements.**

7. No loss in valley storage is allowed on major streams (Zones A or AE) and a maximum of 10% loss of valley storage is allowed on all other streams.

   - *Kimley Horn Response: Valley storage tables are included in the report.*

     - **BHC Comment 2: Valley storage comparison table has been added to the report.**

8. New Comment: Preliminary detention/retention pond construction plan sheets were included in the report. We recommend all grading and detention/retention ponds within each phase assessment be finally designed prior to submitting the flood study for that phase. The developer's engineer is responsible for all detention pond designs, redesigns, subsequent flood study revisions, or floodplain modifications necessary to prevent adverse impacts to upstream, downstream or adjacent properties. Moving forward with preliminary detention/retention pond designs will be at the developer and developer's engineer sole risk.

We recommend the City of Aubrey's Floodplain Administrator deny approval of this Flood Study until all the recommendations contained in this memorandum and from any necessary subsequent reviews are resolved to the City of Aubrey's satisfaction.

We are available to discuss this review at your convenience.

Cc: Ms. Carolyn F. Cox (Kimley-Horn & Associates, Inc.)

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

CIVIL CONSTRUCTION PLANS
PAVING, GRADING & UTILITIES
FOR
HIGHPOINTE RANCH
PHASE 1A
CITY OF AUBREY, DENTON COUNTY, TEXAS

RECORD DRAWING
THIS DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC. AND CONSIDERED TO BE SIGNIFICANT. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.
DATE: 10/7/2024 BY: KYLE P. BROCKMAN

STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED
PROFESSIONAL ENGINEER
8/21/23

ENGINEER

Kimley»Horn

6160 WARREN PKWY
SUITE 210
FRISCO, TX 75034
TEL: (972) 335-3580
CONTACT: THOMAS L. FLETCHER, P.E.

STATE OF TEXAS
REGISTRATION NO. F-928

OWNER/DEVELOPER

Aubrey Blackjack Partners, LLC
4514 Cole Ave., Suite 1650
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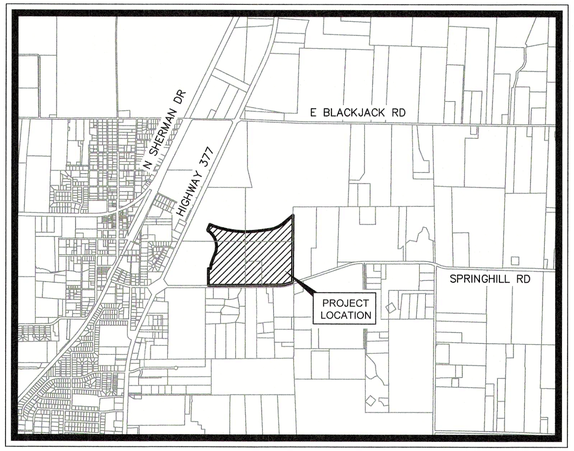
Tel: (214) 674-9570
Contact: Chad Vose

LENNAR
1707 MARKETPLACE BLVD
SUITE 100
IRVING, TX 75063
Tel: (903) 821-2188
Contact: ANNIE HEPNER



VICINITY MAP
SCALE: 1" = 2,000'

811
Know what's below.
Call before you dig.

AUGUST 2023

SHEET INDEX

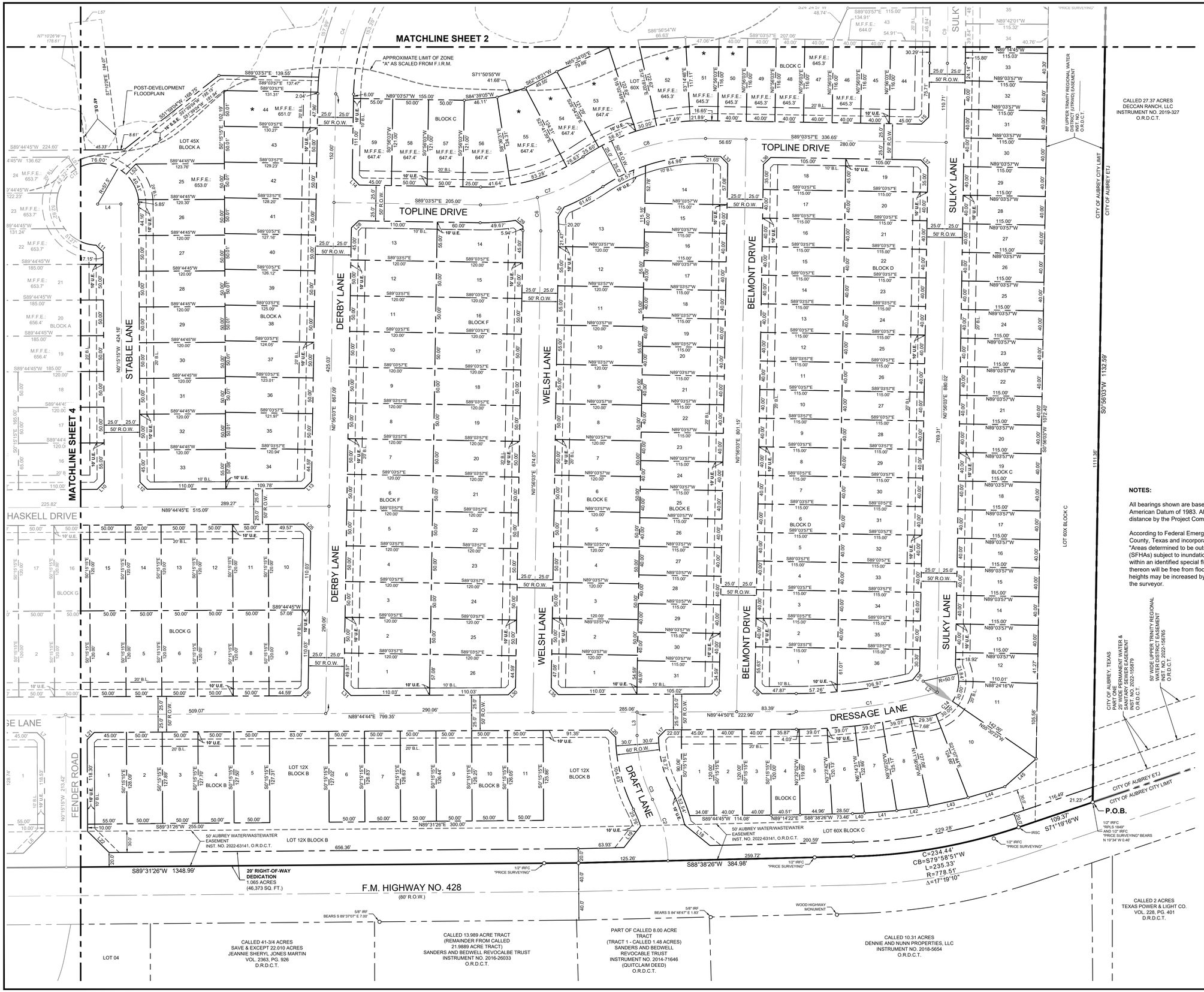
SHEET NO.	DESCRIPTION
C-01	COVER SHEET
C-02	FINAL PLAT
C-03	FINAL PLAT
C-04	FINAL PLAT
C-05	FINAL PLAT
C-06	FINAL PLAT
C-07	GENERAL NOTES
C-08	DEMOLITION PLAN
C-09	GRADING PLAN
C-10	GRADING PLAN
C-11	GRADING PLAN
C-12	GRADING PLAN
C-13	GRADING PLAN
C-14	INTERMEDIATE GRADING PLAN
C-15	PAVING PLAN & PROFILE - FENDER ROAD AND DRAFT LANE
C-16	PAVING PLAN & PROFILE - DRESSAGE LANE
C-17	PAVING PLAN & PROFILE - DRESSAGE LANE
C-18	PAVING PLAN & PROFILE - SULKY LANE
C-19	PAVING PLAN & PROFILE - SULKY LANE AND CANTLE LANE
C-20	PAVING PLAN & PROFILE - DERBY LANE
C-21	PAVING PLAN & PROFILE - HASKELL DRIVE AND DERBY LANE
C-22	PAVING PLAN & PROFILE - WELSH LANE
C-23	PAVING PLAN & PROFILE - TOPLINE DRIVE
C-24	PAVING PLAN & PROFILE - STABLE LANE
C-25	PAVING PLAN & PROFILE - BELMONT DRIVE
C-26	EXISTING CONDITIONS DRAINAGE AREA MAP
C-27	PROPOSED DRAINAGE AREA MAP
C-28	DRAINAGE CALCULATIONS
C-29	DRAINAGE CALCULATIONS
C-30	DRAINAGE CALCULATIONS
C-31	STORM DRAIN PLAN & PROFILE - LINE SD-A
C-32	STORM DRAIN PLAN & PROFILE- LINE SD-A & SD-B
C-33	STORM DRAIN PLAN & PROFILE - LINE SD-C

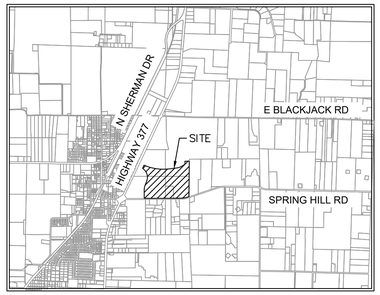
SHEET NO.	DESCRIPTION
C-34	STORM DRAIN PLAN & PROFILE - LINE SD-D & LINE SD-E
C-35	STORM DRAIN PLAN & PROFILE - LINE SD-F
C-36	STORM DRAIN PLAN & PROFILE - LINE SD-G
C-37	STORM DRAIN PLAN & PROFILE - LINE SD-H
C-38	STORM DRAIN PLAN & PROFILE - LINE SD-I
C-39	STORM PROFILES - LATERALS
C-40	STORM PROFILES - LATERALS
C-41	STORM PROFILES - LATERALS
C-42	WATER PLAN
C-43	SANITARY SEWER PLAN
C-44	SANITARY SEWER PROFILES - LINE SS-A
C-45	SANITARY SEWER PROFILES - LINE SS-A
C-46	SANITARY SEWER PROFILES - LINE SS-B & LINE SS-C
C-47	SANITARY SEWER PROFILES - LINE SS-D & LINE SS-E
C-48	SANITARY SEWER PROFILES - LINE SS-F & LINE SS-G
C-49	STREET LIGHT & SIGN PLAN
C-50	SIDEWALK PLAN
C-51	EROSION CONTROL PLAN
C-52	EROSION CONTROL DETAILS
C-53	SEDIMENT BASIN PLAN
C-54	CONSTRUCTION DETAILS
C-55	CONSTRUCTION DETAILS
C-56	CONSTRUCTION DETAILS
C-57	CONSTRUCTION DETAILS
C-58	CONSTRUCTION DETAILS
C-59	CONSTRUCTION DETAILS
C-60	CONSTRUCTION DETAILS
C-61	CONSTRUCTION DETAILS
C-62	CONSTRUCTION DETAILS
C-63	CONSTRUCTION DETAILS

City of Aubrey
Approved for Construction

C-01

HIGH POINTE RANCH - PHASE 1A
KHA PROJECT NO. 063451861
CIVIL CONSTRUCTION PLANS





VICINITY MAP

SCALE: 1" = 4,000'

NORTH

GRAPHIC SCALE IN FEET

60 0 30 60 120

1" = 60' @ 24X36

LEGEND

P.R.D.C.T.	PLAT 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
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
IRFC	CAPPED IRON ROD FOUND
HOA	HOMEOWNER'S ASSOCIATION
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
M.F.F.E.	MINIMUM FINISHED FLOOR ELEVATION

LINE TYPE LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- PHASE LINE
- BUILDING LINE

NOTES:

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999855348.

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0265G, for Denton County, Texas and incorporated areas, dated 04/18/2011, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" and Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)". 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 flood statement shall not create liability on the part of the surveyor.

FINAL PLAT

HIGHPOINTE RANCH PHASE 1A

81.640 ACRES

BLOCK A, LOTS 1- 44, 45X-HOA, 46 & 47X-HOA;
BLOCK B, LOTS 1-11 & 12X-HOA;
BLOCK C, LOTS 1-59 & 60X-HOA;
BLOCK D, LOTS 1-36; BLOCK E, LOTS 1-31;
BLOCK F, LOTS 1-26; BLOCK G, LOTS 1-18

225 RESIDENTIAL LOTS
4 HOMEOWNER'S ASSOCIATION (HOA) LOTS
1 MUNICIPAL PARK LOT

F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY, DENTON COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SG	KHA	09/30/2024	063451861	1 OF 5

OWNER:
KLLB AIV, LLC
6900 E. Camelback Road, Suite 1090
Scottsdale, AZ 85251
Phone: 786-648-0271
Contact: Tricia Patton

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact : Sylviana Gunawan, R.P.L.S.

APPLICANT:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact : Thomas L. Fletcher, P.E.

DWG NAME: K:\FRI_SURVEY\063451861-HIGH POINTE RANCH - AUBREY\DWG\063451861 HIGH POINTE RANCH PHASE 1A.DWG PLOTTED BY: GUNAWAN, SYLVIANA 9/30/2024 3:15 PM LAST SAVED: 9/30/2024 2:54 PM

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	15°02'23"	760.00'	199.49'	N82°13'34"E	198.92'
C2	25°33'04"	200.00'	89.19'	N14°07'59"W	88.45'
C3	26°39'17"	200.00'	93.04'	S13°34'53"E	92.21'
C4	31°55'08"	300.00'	167.13'	S16°53'37"W	164.97'
C5	34°50'58"	300.00'	182.47'	N15°25'42"E	179.67'
C6	13°30'45"	200.00'	47.17'	N05°49'19"W	47.06'
C7	34°43'52"	275.00'	166.70'	N73°34'07"E	164.16'
C8	34°43'52"	275.00'	166.70'	S73°34'07"W	164.16'
C9	1°06'46"	5000.00'	97.11'	N00°22'40"E	97.11'
C10	267°31'49"	57.50'	268.48'	S44°01'09"E	83.05'
C11	90°00'00"	60.50'	95.03'	S44°44'45"W	85.56'
C12	267°31'49"	57.50'	268.48'	S45°58'51"W	83.05'
C13	267°31'49"	57.50'	268.48'	S46°03'23"W	83.05'
C14	127°26'46"	50.00'	111.22'	N38°48'55"E	89.67'

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N00°15'15"W	32.50'	L31	S44°39'36"E	13.99'
L2	N51°53'31"W	25.10'	L32	S31°42'06"W	15.93'
L3	N00°15'15"W	32.64'	L33	S44°03'57"E	14.14'
L4	S89°44'45"W	32.50'	L34	N45°20'24"E	14.29'
L5	S89°49'08"W	32.50'	L35	S44°39'36"E	13.99'
L6	N44°38'06"E	42.51'	L36	S45°56'03"W	14.14'
L7	S45°15'15"E	14.14'	L37	S44°03'57"E	14.14'
L8	S43°31'39"W	13.82'	L38	S38°44'37"W	15.80'
L9	S44°44'45"W	14.14'	L39	N44°39'36"W	13.99'
L10	S44°44'45"W	14.14'	L40	S87°58'43"W	16.60'
L11	S46°28'21"E	13.82'	L41	S85°30'47"W	45.23'
L12	S45°15'15"E	14.14'	L42	S81°54'09"W	45.31'
L13	N45°20'24"E	14.29'	L43	S77°51'01"W	56.30'
L14	S44°03'57"E	14.14'	L44	S73°27'47"W	53.71'
L15	N45°56'03"E	14.14'	L45	S48°23'38"W	58.58'
L16	S46°23'50"E	13.82'	L46	S07°13'05"W	44.44'
L17	S44°41'56"W	14.13'	L47	N25°00'47"E	32.93'
L18	S50°44'22"E	45.51'	L48	S48°41'20"W	46.69'
L19	S37°46'50"W	37.81'	L49	S66°28'58"W	40.00'
L20	N45°17'21"W	14.15'	L50	S89°44'45"W	46.90'
L21	S44°44'45"W	14.14'	L51	S32°05'11"E	20.00'
L22	S45°21'54"E	42.34'	L52	S43°38'42"W	20.00'
L23	S25°38'40"W	15.00'	L53	N45°11'34"W	42.43'
L24	N44°44'45"E	14.14'			
L25	S44°39'36"E	13.99'			
L26	N45°20'24"E	14.29'			
L27	S45°15'15"E	14.14'			
L28	S45°56'03"W	14.14'			
L29	S51°04'46"E	13.27'			
L30	N45°20'24"E	14.29'			

NORTH

GRAPHIC SCALE IN FEET
60 0 30 60 120
1" = 60' @ 24X36

LEGEND

P.R.D.C.T.	PLAT 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
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
IRFC	CAPPED IRON ROD FOUND
HOA	HOMEOWNER'S ASSOCIATION
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
M.F.F.E.	MINIMUM FINISHED FLOOR ELEVATION

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	PHASE LINE
	BUILDING LINE

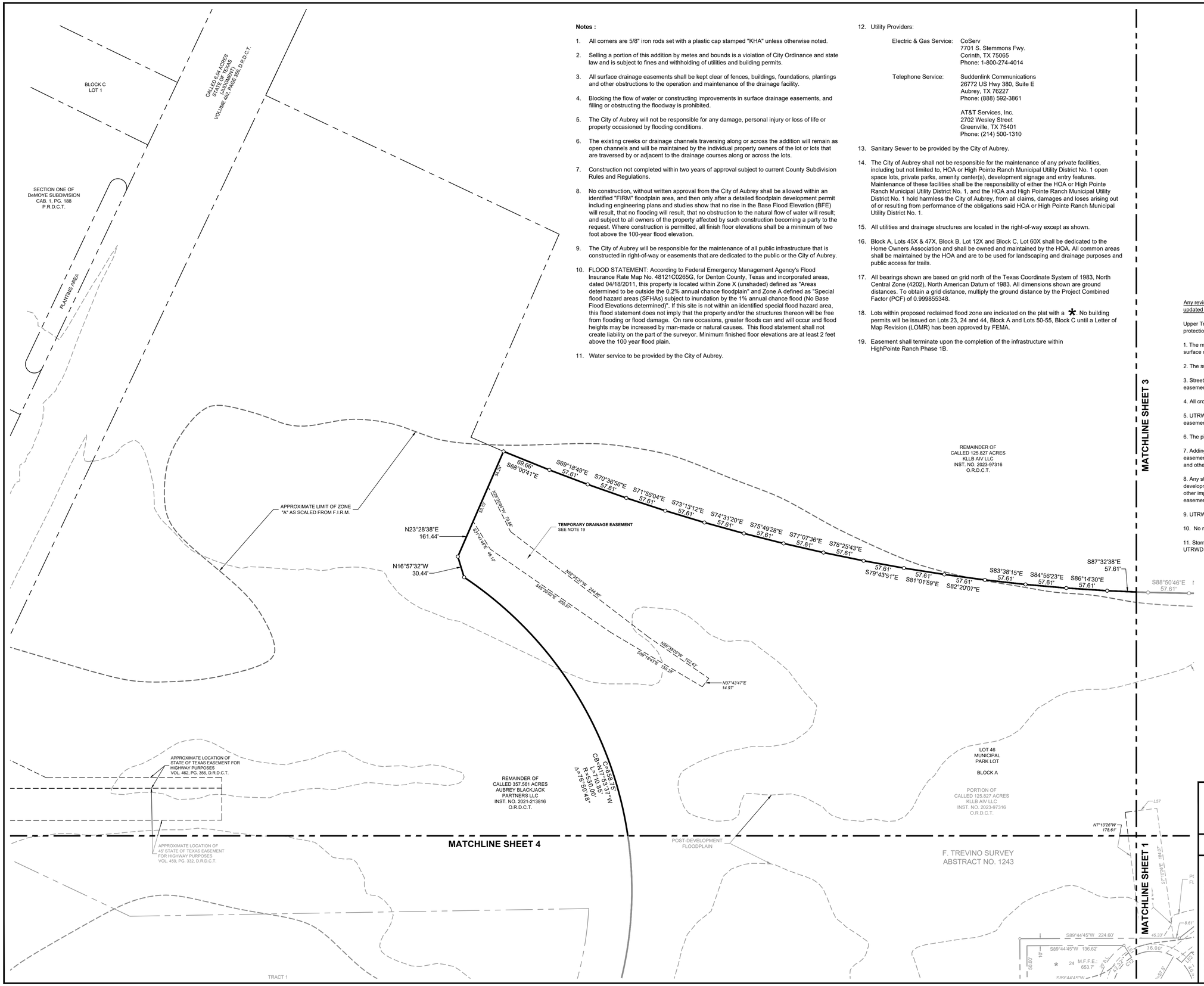
MATCHLINE SHEET 3

MATCHLINE SHEET 4

MATCHLINE SHEET 1

F. TREVINO SURVEY
ABSTRACT NO. 1243

S87°32'38"E 57.61'
S86°14'30"E 57.61'
S88°50'46"E 57.61'
S89°51'06"E 57.61'
S88°32'58"E 57.61'
S87°14'50"E 57.61'
S85°56'43"E 57.61'
S84°38'35"E 96.88'
N84°38'35"E 96.88'
N78°28'29"E 51.34'
N82°46'57"E 197.96'
N81°37'31"E 72.04'
N76°22'26"E 76.43'
N70°38'40"E 76.47'
N64°54'53"E 76.51'
N58°44'40"E 67.61'
N54°31'20"E 25.63'
N55°42'11"E 33.22'
N0°10'40"W 154.85'
N89°44'50"E 228.99'
S0°10'43"E 682.37'
S24°24'57"W 48.74'
S86°56'54"W 66.63'
S89°44'45"W 224.60'
N7°10'26"W 176.61'
S1°10'43"E 16.00'
S89°03'57"E 139.55'
S89°03'57"E 137.47'
S89°03'57"E 131.31'
S89°03'57"E 130.27'
S89°03'57"E 336.65'
S71°50'55"W 41.68'
S62°16'51"W 49.55'
S65°34'05"E 79.88'
S84°39'05"W 46.11'
N89°03'57"W 155.00'
N0°56'03"E 116.00'
S0°56'03"W 121.00'
S0°10'43"E 682.37'
N0°10'43"W 274.51'
N0°10'40"W 343.37'
N0°10'40"W 489.01'
S49°24'38"E 19.53'
S40°35'21"E 125.00'
N52°16'02"E 26.42'
N24°11'10"W 125.00'
N0°16'43"W 132.62'
N0°10'43"W 80.00'
S0°10'43"E 198.31'
S0°10'43"E 40.76'
N89°49'17"W 141.92'
S89°49'17"W 121.85'
S89°49'17"W 116.00'
S89°50'44"W 115.93'
N89°42'01"W 115.32'
N89°49'17"W 115.00'
N89°03'57"W 115.00'
N89°03'57"W 115.00'
N89°03'57"W 115.00'
N89°03'57"W 115.00'
N89°49'17"W 115.04'
N89°49'17"E 115.04'
N89°49'17"E 115.00'
S89°03'57"E 134.91'
S89°03'57"E 207.06'
S89°03'57"E 115.00'
S89°03'57"E 116.00'
S89°03'57"E 116.00'
S89°03'57"E 116



Notes :

1. All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
2. Selling a portion of this addition by metes and bounds is a violation of City Ordinance and state law and is subject to fines and withholding of utilities and building permits.
3. All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of the drainage facility.
4. Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
5. The City of Aubrey will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding conditions.
6. The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual property owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across the lots.
7. Construction not completed within two years of approval subject to current County Subdivision Rules and Regulations.
8. No construction, without written approval from the City of Aubrey shall be allowed within an identified "FIRM" floodplain area, and then only after a detailed floodplain development permit including engineering plans and studies show that no rise in the Base Flood Elevation (BFE) will result, that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finish floor elevations shall be a minimum of two foot above the 100-year flood elevation.
9. The City of Aubrey will be responsible for the maintenance of all public infrastructure that is constructed in right-of-way or easements that are dedicated to the public or the City of Aubrey.
10. FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0265G, for Denton County, Texas and incorporated areas, dated 04/18/2011, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" and Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)". 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 flood statement shall not create liability on the part of the surveyor. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
11. Water service to be provided by the City of Aubrey.
12. Utility Providers:

    Electric & Gas Service: CoServ
    7701 S. Stemmons Fwy.
    Corinth, TX 75065
    Phone: 1-800-274-4014

    Telephone Service: Suddenlink Communications
    26772 US Hwy 380, Suite E
    Aubrey, TX 76227
    Phone: (888) 592-3861

    AT&T Services, Inc.
    2702 Wesley Street
    Greenville, TX 75401
    Phone: (214) 500-1310

13. Sanitary Sewer to be provided by the City of Aubrey.
14. The City of Aubrey shall not be responsible for the maintenance of any private facilities, including but not limited to, HOA or High Pointe Ranch Municipal Utility District No. 1 open space lots, private parks, amenity center(s), development signage and entry features. Maintenance of these facilities shall be the responsibility of either the HOA or High Pointe Ranch Municipal Utility District No. 1, and the HOA and High Pointe Ranch Municipal Utility District No. 1 hold harmless the City of Aubrey, from all claims, damages and loses arising out of or resulting from performance of the obligations said HOA or High Pointe Ranch Municipal Utility District No. 1.
15. All utilities and drainage structures are located in the right-of-way except as shown.
16. Block A, Lots 45X & 47X, Block B, Lot 12X and Block C, Lot 60X shall be dedicated to the Home Owners Association and shall be owned and maintained by the HOA. All common areas shall be maintained by the HOA and are to be used for landscaping and drainage purposes and public access for trails.
17. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999855348.
18. Lots within proposed reclaimed flood zone are indicated on the plat with a *. No building permits will be issued on Lots 23, 24 and 44, Block A and Lots 50-55, Block C until a Letter of Map Revision (LOMR) has been approved by FEMA.
19. Easement shall terminate upon the completion of the infrastructure within HighPointe Ranch Phase 1B.

NORTH

GRAPHIC SCALE IN FEET
60 0 30 60 120
1" = 60' @ 24X36

LEGEND

P.R.D.C.T.	PLAT 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
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
IRFC	CAPPED IRON ROD FOUND
HOA	HOMEOWNER'S ASSOCIATION
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
M.F.F.E.	MINIMUM FINISHED FLOOR ELEVATION

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	PHASE LINE
	BUILDING LINE

Any revisions to the notes below based on the final agreement between UTRWD and the owner shall be updated on the final plat prior to filing of the final plat.

Upper Trinity Regional Water District (UTRWD) Exclusive Easement Document #_____-_____ protection criteria:

1. The minimum depth of all pipes within the easement shall be three (3) feet from the top of the pipe to the surface of the ground.
2. The surface grade shall not be changed by more than 1 foot without written approval from UTRWD.
3. Streets / Pavement crossing UTRWD easement must be at 90 degrees angle. All paving within the easement is at risk; at risk means that UTRWD will not replace paving within the easement.
4. All crossing of the easement shall be submitted to UTRWD for review and approval.
5. UTRWD will not allow drilling or excavating activities and permanent structures including fencing within the easement boundaries.
6. The pipeline cannot be shut down and shall be always protected in place.
7. Adding landscaping within the easement require UTRWD approval. Landscaping placed within the easement is at risk; at risk means that UTRWD will not replace landscaping will not allow deep rooted trees and other landscaping that impedes our ability to operate and maintain the pipeline.
8. Any structures/foundations or other improvements within the easement is prohibited. Contact UTRWD at developmentreview@utrwd.com or 972-219-1228 72 hours prior to constructing any structures/foundations or other improvements that could interfere with UTRWD's ability to access, operate and/or maintain within the easement.
9. UTRWD hereby retains all its preexisting dominant and superior legal and property rights.
10. No material stockpiles are allowed in UTRWD Easement.
11. Stormwater shall drain away from UTRWD easement; no storm drainage structures are allowed in UTRWD easement.

FINAL PLAT

HIGHPOINTE RANCH PHASE 1A

81.640 ACRES

BLOCK A, LOTS 1- 44, 45X-HOA, 46 & 47X-HOA;
BLOCK B, LOTS 1-11 & 12X-HOA;
BLOCK C, LOTS 1-59 & 60X-HOA;
BLOCK D, LOTS 1-36; BLOCK E, LOTS 1-31;
BLOCK F, LOTS 1-26; BLOCK G, LOTS 1-18

225 RESIDENTIAL LOTS
4 HOMEOWNER'S ASSOCIATION (HOA) LOTS
1 MUNICIPAL PARK LOT

F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY, DENTON COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SG	KHA	09/30/2024	063451861	3 OF 5

OWNER:
KLLB AIV, LLC
6900 E. Camelback Road, Suite 1090
Scottsdale, AZ 85251
Phone: 786-648-0271
Contact: Tricia Patton

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact : Sylviana Gunawan, R.P.L.S.

APPLICANT:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact : Thomas L. Fletcher, P.E.

DWG NAME: K:\FRI_SURVEY\063500747-HIGH POINT RANCH - AUBREY\DWG\063451861 HIGH POINTE RANCH PHASE 1A.DWG PLOTTED BY: GUNAWAN, SYLVIANA 9/30/2024 3:15 PM LAST SAVED: 9/30/2024 2:54 PM

MATCHLINE SHEET 3

MATCHLINE SHEET 1

APPROXIMATE LOCATION OF 45' STATE OF TEXAS EASEMENT FOR HIGHWAY PURPOSES VOL. 459, PG. 332, O.R.D.C.T.

TRACT 1
CALLED 27.243 ACRES
HIGHPOINTE CORNER LLC,
INST. NO. 2023-42434
O.R.D.C.T.

F. TREVINO SURVEY
ABSTRACT NO. 1243

POST-DEVELOPMENT FLOODPLAIN

APPROXIMATE LIMIT OF ZONE "A" AS SCALED FROM F.I.R.M.

POST-DEVELOPMENT FLOODPLAIN

LOT 46
MUNICIPAL PARK LOT
BLOCK A

N20°31'47"E 278.24'

Δ=20°13'21"
R=467.00'
L=169.39'
CB=N10°07'07"E
C=168.56'

N0°11'34"W 463.71'

S89°47'39"W 401.53'

16' S.S.E.

S89°47'39"W 108.56'

S89°47'39"W 265.74'

16' S.S.E. INST. NO.

O.R.D.C.T.

158.84'

N0°12'21"W 108.06'

S0°12'21"E 108.07'

S89°48'26"W 16.00'

10' U.E.

N89°48'26"E 108.60'

50' AUBREY WATER/WASTEWATER EASEMENT INST. NO. 2022-63141, O.R.D.C.T.

1/2" IRFC "PRICE SURVEYING"

187.08'

S89°48'26"W 217.13'

50' AUBREY WATER/WASTEWATER EASEMENT INST. NO. 2022-63141, O.R.D.C.T.

277.43'

20' RIGHT-OF-WAY DEDICATION
1.065 ACRES
(46,373 SQ. FT.)

F.M. HIGHWAY NO. 428
(80' R.O.W.)

5/8" IRF

LOT 01

LOT 02

LOTS 1-4, BLOCK C OF NEUBAUER RANCH ADDITION, PHASE 2
INSTRUMENT NO. 2017-492
P.R.D.C.T.

LOT 03

LOT 47X BLOCK A

295.00'

632.40'

S89°31'26"W 305.00'

CALLED 16.000 ACRES
KLLB AIV LLC
INST. NO. 2023-97316
O.R.D.C.T.

N7°10'26"W 178.61'

L57

S10°15'15"E 187.07'

45°

45.33'

8.61'

S51°15'15"E

16' S.S.E.

76.00'

R=50.5'

L58

L4

5.85'

44.16'

16' U.E.

S89°44'45"W 224.60'

S89°44'45"W 136.62'

10'

50.00'

24

M.F.F.E.: 653.7'

20' B.L.

S89°44'45"W 122.23'

23

M.F.F.E.: 653.7'

S89°44'45"W 131.24'

22

M.F.F.E.: 653.7'

S89°44'45"W 185.00'

N0°15'15"W 320.00'

21

M.F.F.E.: 653.7'

S89°44'45"W 185.00'

20

M.F.F.E.: 656.4'

BLOCK A

S89°44'45"W 185.00'

19

M.F.F.E.: 656.4'

S89°44'45"W 59.26'

65.00'

200.00'

S89°44'45"W 185.00'

120.00'

L49

L50

S46°41'20"W 138.30'

L48

10'

18

S89°44'45"W 120.00'

55°43'25"E 145.94'

LOT 45X BLOCK A

120.41'

S41°18'40"E

14

M.F.F.E.: 656.4'

15

M.F.F.E.: 656.4'

S0°15'15"E 165.00'

50.00'

17

S89°44'45"W 120.00'

S64°59'13"E 118.50'

5.78'

45.32'

37.58'

L47

L46

M.F.F.E.: BLOCK A 662.4'

13

S0°15'15"E 225.48'

17.07'

N89°44'45"E 121.21'

14.50'

65.00'

16

20' B.L.

110.00'

225.82'

25.0'

50' R.O.W.

HASKELL DRIVE

N89°44'45"E

M.F.F.E.: 662.4'

12

S0°15'15"E 112.07'

50.00'

20' B.L.

N89°44'45"E 121.21'

10'

M.F.F.E.: 662.4'

11

S0°15'15"E 120.00'

50.00'

N89°44'45"E 121.21'

10' U.E.

10

M.F.F.E.: 662.4'

9

S0°15'15"E 120.00'

65.00'

N89°44'45"E 121.21'

55.00'

20' B.L.

10.00'

10' U.E.

50.00'

111.21'

261.67'

N89°44'45"E 407.01'

DRESSAGE LANE

S89°44'45"W 103.00'

S89°44'45"W 103.00'

50.00'

53.00'

10'

N0°15'15"W 130.00'

L55

L56

N0°15'15"W 120.00'

7

M.F.F.E.: 662.4'

8

M.F.F.E.: 662.4'

50' D.E.

L57

33.26'

33.10'

2.46'

L1

R=467.5'

Δ=4°16'07"

C=34.85'

10' U.E.

N0°15'15"W 290.00'

CANTLE LANE

10' U.E.

50' R.O.W.

25.0'

25.0'

110.00'

10' B.L.

1

2

3

4

S0°15'15"E 120.00'

BLOCK G

18

17

16

15

14

S0°15'15"E 120.00'

55.00'

50.00'

50.00'

50.00'

50.00'

10' U.E.

45.00'

50.00'

50.00'

50.00'

50.00'

50.00'

45.00'

10' U.E.

20' B.L.

50.00'

50.00'

50.00'

50.00'

50.00'

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS KLLB AIV LLC, is the owner of a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas, and being a portion of a called 125.827 acre tract of land described in a deed to KLLB AIV LLC, as recorded in Instrument No. 2023-97316 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "RPLS 1849" found for the southeast corner of said 125.827 acre tract, common to the southwest corner of a called 27.37 acre tract of land described in a deed to Deccan Ranch, LLC, as recorded in Instrument No. 2019-327 of the Official Records of Denton County, Texas, being on the northerly right-of-way line of F.M. Highway No. 428, an 80 foot wide right-of-way, from which, a 1/2 inch iron rod with plastic cap stamped "Price Surveying" bears North 19°34' West, 0.46 feet;

THENCE along the southerly line of said 125.827 acre tract and the northerly right-of-way line of said F.M. Highway No. 428, the following courses and distances:

South 71°19'16" West, a distance of 109.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 17°19'10", a radius of 778.51 feet, a chord bearing and distance of South 79°58'51" West, 234.44 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 235.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°38'26" West, a distance of 384.98 feet to a point for corner;

South 89°31'26" West, a distance of 1348.99 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°48'26" West, a distance of 217.13 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southernmost southwest corner of said 125.827 acre tract;

THENCE departing the northerly right-of-way line of said F.M. Highway No. 428, and along the westerly line of said 125.827 acre tract, the following courses and distances:

North 00°11'34" West, a distance of 463.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 470.00 feet, a central angle of 20°43'21", and a chord bearing and distance of North 10°10'07" East, 169.06 feet;

In an easterly direction, with said tangent curve to the right, an arc distance of 169.99 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 20°31'47" East, a distance of 278.24 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 530.00 feet, a central angle of 76°50'48", and a chord bearing and distance of North 17°53'37" West, 658.75 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 710.85 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 16°57'32" West, a distance of 30.44 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 23°28'38" East, a distance of 161.44 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for an ell corner of said 125.827 acre tract;

THENCE departing the westerly line of said 125.827 acre tract and crossing said 125.827 acre tract, the following courses and distances:

South 68°00'41" East, a distance of 69.66 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 69°18'49" East, a distance of 57.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 70°36'56" East, a distance of 57.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 71°55'04" East, a distance of 57.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 73°13'12" East, a distance of 57.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 74°31'20" East, a distance of 57.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 75°49'28" East, a distance of 57.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 77°07'36" East, a distance of 57.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 78°25'43" East, a distance of 57.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 79°43'51" East, a distance of 57.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 81°01'59" East, a distance of 57.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 82°20'07" East, a distance of 57.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 83°38'15" East, a distance of 57.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 84°56'23" East, a distance of 57.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 86°14'30" East, a distance of 57.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 87°32'38" East, a distance of 57.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°50'46" East, a distance of 57.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°51'06" East, a distance of 57.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°32'58" East, a distance of 57.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 87°14'50" East, a distance of 57.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 85°56'43" East, a distance of 57.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 84°38'35" East, a distance of 96.88 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 84°38'35" East, a distance of 96.88 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 78°28'29" East, passing at a distance of 50.71 feet an ell corner of said 125.827 acre tract, and continuing along the same course and along the northerly line of said 125.827 acre tract, for a total distance of 51.34 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE continuing along the northerly line of said 125.827 acre tract, the following courses and distances:

North 82°46'57" East, a distance of 197.96 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 81°37'31" East, a distance of 72.04 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 76°22'26" East, a distance of 76.43 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 70°38'40" East, a distance of 76.47 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 64°54'53" East, a distance of 76.51 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 58°44'40" East, a distance of 87.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 54°31'20" East, a distance of 25.63 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 55°42'11" East, a distance of 93.22 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°10'40" West, a distance of 154.85 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°44'50" East, a distance of 228.99 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southernmost northeast corner of said 125.827 acre tract, being on the westerly line of aforesaid 27.37 acre tract;

THENCE South 00°10'43" East, along the easterly line of said 125.827 acre tract and the westerly line of said 27.37 acre tract, a distance of 682.37 feet to a 1/2 inch iron rod with plastic cap stamped "Price Surveying" found for corner;

THENCE South 00°56'03" West, continuing along the easterly line of said 125.827 acre tract and the westerly line of said 27.37 acre tract, a distance of 1,132.59 feet to the **POINT OF BEGINNING** and containing 81.640 acres (3,556,246 square feet) of land, more or less.

OWNER'S CERTIFICATIONS

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **KLLB AIV LLC,** acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as **HIGHPOINTE RANCH PHASE 1A**, an addition to the City of Aubrey, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Aubrey's use thereof. The City of Aubrey and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Aubrey and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

Witness this _____ day of _____, ____.

BY: **KLLB AIV LLC**, a Delaware limited liability company

BY: _____

Name: _____

Title: _____

STATE OF ARIZONA §

COUNTY OF _____ §

On this _____ day of _____, 2023, before me personally appeared _____ (name of signer), whom I know personally, and acknowledged that he/she executed the same.

_____
Notary Public, State of Arizona

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Sylviana Gunawan, do hereby certify that a survey was made on the ground of the property described hereon under my personal supervision and the iron rods were placed in accordance with the subdivision rules and regulations of the City of Aubrey, Texas.

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

_____
Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone 972-335-3580

STATE OF TEXAS §

COUNTY OF COLLIN §

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

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

_____
Notary Public, State of Texas

CERTIFICATE OF FINAL PLAT APPROVAL

This Final Plat was reviewed and approved by the City Council of the City of Aubrey, Texas the _____ day of _____, 20____.

_____
CHRIS RICH, MAYOR
CITY OF AUBREY, TEXAS

FINAL PLAT
HIGHPOINTE RANCH PHASE 1A

81.640 ACRES

BLOCK A, LOTS 1- 44, 45X-HOA, 46 & 47X-HOA;
BLOCK B, LOTS 1-11 & 12X-HOA;
BLOCK C, LOTS 1-59 & 60X-HOA;
BLOCK D, LOTS 1-36; BLOCK E, LOTS 1-31;
BLOCK F, LOTS 1-26; BLOCK G, LOTS 1-18

225 RESIDENTIAL LOTS
4 HOMEOWNER'S ASSOCIATION (HOA) LOTS
1 MUNICIPAL PARK LOT

F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY, DENTON COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SG	KHA	09/30/2024	063451861	5 OF 5

OWNER:
KLLB AIV, LLC
6900 E. Camelback Road, Suite 1090
Scottsdale, AZ 85251
Phone: 786-648-0271
Contact: Tricia Patton

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact : Sylviana Gunawan, R.P.L.S.

APPLICANT:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact : Thomas L. Fletcher, P.E.

DWG NAME: K:\FRI_SURVEY\069306747-HIGH POINT RANCH - AUBREY\DWG\063451861 HIGH POINTE RANCH PHASE 1A.DWG PLOTTED BY GUNAWAN, SYLVIANA 9/30/2024 3:15 PM LAST SAVED 9/30/2024 2:54 PM

GENERAL ITEMS

1. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL BE FAMILIAR WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS (INCLUDING ALL NOTES), THE CITY OF AUBREY SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO BE FAMILIAR WITH ALL STANDARDS AND SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
2. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL HAVE IN THEIR POSSESSION ALL NECESSARY PERMITS, PLANS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
3. ALL WORK SHALL CONFORM TO THE CITY OF AUBREY DESIGN MANUALS AND STANDARDS. IN THE EVENT AN ITEM IS NOT COVERED IN THE PLANS OR THE CITY OF AUBREY DESIGN MANUALS AND STANDARDS, THE MOST CURRENT NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION SHALL APPLY WITH CONCURRING NOTIFICATION TO THE CITY ENGINEER AND PROJECT ENGINEER. THE CITY ENGINEER SHALL HAVE THE FINAL DECISION ON ALL CONSTRUCTION MATERIALS, METHODS, AND PROCEDURES.
4. CONSTRUCTION INSPECTION WILL BE PERFORMED BY REPRESENTATIVES OF THE OWNER, CITY, GEOTECHNICAL ENGINEER, AND REVIEWING AUTHORITIES AND AGENCIES. UNRESTRICTED ACCESS SHALL BE PROVIDED TO THEM AT ALL TIMES. CONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING AND SCHEDULING REQUIRED INSPECTIONS. TESTING SAMPLES SHALL BE COLLECTED AND PROCESSED BY CERTIFIED TECHNICIANS.
5. ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA. NO ENCROACHMENTS ONTO DEVELOPED OR UNDEVELOPED AREAS WILL BE ALLOWED. ANY DAMAGE RESULTING THEREFROM SHALL BE CONTRACTOR'S RESPONSIBILITY TO REPAIR.
6. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
7. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT A TRENCH SAFETY DESIGN APPROVED BY A PROFESSIONAL ENGINEER TO THE CITY ENGINEERING INSPECTOR FOR REVIEW PRIOR TO THE START OF ANY UNDERGROUND UTILITY CONSTRUCTION.
8. IF ANY CONFLICT ARISES BETWEEN THESE GENERALS NOTES AND ANY OTHER NOTES FOUND IN THE PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD FOR CLARIFICATION.

EROSION CONTROL & VEGETATION

1. THE CSN OR NOI SHALL BE POSTED IN A LOCATION VIEWABLE TO THE PUBLIC UNTIL CONSTRUCTION IS COMPLETE AND NOTICE OF TERMINATION (NOT) SUBMITTED. THE STORM WATER POLLUTION PREVENTION PLAN (SWP3) SHALL BE READILY AVAILABLE FOR REVIEW BY FEDERAL, STATE, OR LOCAL OFFICIALS.
2. NO SOIL DISTURBING ACTIVITIES WILL OCCUR PRIOR TO THE SWP3, ECP, AND ASSOCIATED BEST MANAGEMENT PRACTICES (BMP) BEING FULLY IMPLEMENTED.
3. THE CONTRACTOR SHALL COMPLY WITH THE CURRENT NCTCOG ISWMTM TECHNICAL MANUAL FOR CONSTRUCTION, THE TPDES GENERAL CONSTRUCTION PERMIT TXR150000 AND ANY OTHER STATE AND/OR LOCAL REGULATIONS.
4. THE CONTRACTOR SHALL EMPLOY MEASURES AS NECESSARY TO PREVENT DIRT, MUD, DEBRIS FROM BEING TRACKED OFF SITE. ANY DIRT, MUD, DEBRIS TRACKED OFFSITE SHALL BE CLEANED UP BY THE CONTRACTOR IMMEDIATELY.
5. THE SITE SHALL BE INSPECTED BY THE OPERATOR OR HIS REPRESENTATIVE WEEKLY, AND AFTER ANY MAJOR STORM. ADJUSTMENTS/REPAIRS TO THE EROSION CONTROL MEASURES WILL BE MADE AS NEEDED.
6. CONTRACTOR SHALL ESTABLISH PERENNIAL VEGETATION ON ALL OTHER DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF GRADING ACTIVITIES. AN APPROPRIATE SEED MIX SHOULD BE CONSIDERED WITH RESPECT TO THE SEASON AND THE TIMING OF FINAL ACCEPTANCE. A COOL SEASON SEED MIX SHOULD BE USED BETWEEN SEPTEMBER 15TH AND APRIL 15TH. REFER TO VEGETATIVE STABILIZATION REQUIREMENTS LISTED ON THE ECP.

TREE PRESERVATION

1. ALL PROTECTIVE MEASURES SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE OR GRADING WORK AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.
2. THE FOLLOWING ACTIVITIES SHALL BE PROHIBITED WITHIN THE LIMITS OF THE PRIMARY ROOT ZONE: MATERIAL STORAGE, EQUIPMENT CLEANING/LIQUID DISPOSAL, TREE ATTACHMENTS OF SIGNS OR WIRES, AND CONSTRUCTION EQUIPMENT/VEHICULAR TRAFFIC IS PROHIBITED.
3. UNLESS SPECIFICALLY ALLOWED, NO GRADE CHANGES GREATER THAN 6" SHALL BE ALLOWED WITHIN THE LIMITS OF THE PRIMARY ROOT ZONE OF ANY PROTECTED TREE UNLESS THE CITY ARBORIST APPROVES ADEQUATE CONSTRUCTION METHODS.

TRAFFIC CONTROL

1. WHEN THE NORMAL FUNCTION OF THE ROADWAY IS SUSPENDED THROUGH CLOSURE OF ANY PORTION OF THE RIGHT-OF-WAY, TEMPORARY CONSTRUCTION WORK ZONE TRAFFIC CONTROL DEVICES SHALL BE INSTALLED TO EFFECTIVELY GUIDE THE MOTORING PUBLIC THROUGH THE AREA. CONSIDERATION FOR ROAD USER SAFETY, WORKER SAFETY, AND THE EFFICIENCY OF ROAD USER FLOW SHALL BE AN INTEGRAL ELEMENT OF EVERY TRAFFIC CONTROL ZONE. ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE LATEST T.M.U.T.C.D. AND N.C.H.R.P. 350.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TRAFFIC CONTROL DEVICES ON AN AROUND-THE-CLOCK BASIS, WHETHER OR NOT WORK IS ACTIVE. ANY DEFICIENCIES SHALL BE CORRECTED BY THE CONTRACTOR IMMEDIATELY, REGARDLESS OF TIME OF DAY.
3. ALL TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE REMOVED AS SOON AS PRACTICAL WHEN THEY ARE NO LONGER NEEDED. WHEN WORK IS SUSPENDED FOR SHORT PERIODS OF TIME AT THE END OF THE WORKDAY, TEMPORARY TRAFFIC CONTROL DEVICES THAT ARE NO LONGER APPROPRIATE SHALL BE REMOVED OR COVERED.
4. ACCESS MUST BE MAINTAINED TO ALL DRIVES AND SIDE STREETS OR AS INDICATED IN THE TRAFFIC CONTROL PLAN.

FIRE DEPARTMENT

1. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLY FOR FIRE PROTECTION SHALL BE INSTALLED AND FUNCTIONAL PRIOR TO AND DURING CONSTRUCTION
2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT FIRE APPARATUS ACCESS ROADS ARE MAINTAINED, UNOBSTRUCTED AND PASSABLE TO EMERGENCY EQUIPMENT AT ALL TIMES. THIS IS TO ENSURE THE SAFETY OF THE CONSTRUCTION WORKERS.
3. SHOP DRAWINGS FOR FIRE PROTECTION SYSTEMS (FIRE SPRINKLERS, STANDPIPES, AND WALL HYDRANTS) SHALL BE A DEFERRED SUBMITTAL FOR A SEPARATE PERMIT TO THE CITY OF AUBREY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE PROTECTION PLAN WILL NEED TO BE SUBMITTED TO REED ENGINEERING.
4. SHOP DRAWINGS FOR FIRE ALARM SYSTEMS SHALL BE A DEFERRED SUBMITTAL FOR A SEPARATE PERMIT TO AUBREY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE ALARM PLAN WILL NEED TO BE SUBMITTED TO REED ENGINEERING.
5. INSPECTIONS/ACCEPTANCE TESTS WILL BE CONDUCTED ON ALL FIRE PROTECTION/ALARM SYSTEMS.
6. EMERGENCY RESPONDER RADIO COVERAGE IN BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED UPON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATION SYSTEMS OF THE JURISDICTION AT THE EXTERIOR OF THE BUILDING.
7. KNOX BOX IS REQUIRED.
8. ANY STRUCTURE OVER 6,000 SQUARE FEET REQUIRES SPRINKLERS.
9. OPTICOM'S AND KS2 SWITCHES WILL BE REQUIRED AT ANY GATES CROSSING THE FIRE LANE.
10. FDC CONNECTION WILL BE 5" STORZ
11. ALL FIRE LANES WILL BE DESIGNED AND INSPECTED IN ACCORDANCE WITH THE CITIES ORDINANCE AMENDING SECTION 503.2.3.

WATER

1. EACH METER BOX SHALL BE LOCATED ADJACENT TO THE CURB AND INSTALLED AFTER STREET PAVEMENT HAS BEEN COMPLETED AND CURBS BACKFILLED.
2. ALL WATER SERVICES SHALL BE LOCATED AS SHOWN ON THE PLANS. SINGLE SERVICES SHALL BE PLACED NO MORE THAN 2' INSIDE THE SERVICE LOT AT THE LOT LINE.
3. EACH INDIVIDUAL SERVICE LOCATION SHALL BE SAWCUT INTO THE FACE OF THE CURB WITH A 4-INCH HIGH "I" BY THE CONTRACTOR. IF NO CURB EXISTS, A SIMILAR MARK SHALL BE PLACED IN THE PAVEMENT NEAR THE EDGE OF THE ROADWAY.
4. ALL WATER SERVICE LINES SHALL BE EMBEDDED WITH 6 IN. SAND BELOW AND AROUND THE PIPE AND 1 FT. OF SAND OVER THE TOP OF THE PIPE; FROM THE WATER MAIN TO THE METER. WATER SERVICE LINES WITHIN CITY ROADWAY RIGHT-OF-WAY SHALL BE COMPACTED TO A MINIMUM OF THE 95% STANDARD PROCTOR DENSITY WITH A +/- 3% WET OF OPTIMUM MOISTURE CONTENT.
5. ALL 6-INCH, 8-INCH AND 12-INCH WATER MAINS SHALL BE AWWA C900 PVC PIPE OR POLY WRAPPED DUCTILE IRON.
6. MINIMUM COVER SHALL BE 4 FEET FOR 8-INCH LINES, 5 FEET FOR 12-INCH TO 16-INCH LINES, AND 6 FEET FOR 20-INCH AND LARGER LINES. ADDITIONAL COVER MAY BE REQUIRED IN UN-PAVED OR UN-DEVELOPED AREAS.
7. WATER MAINS IN THE RIGHT-OF-WAY NEAR STORM INLETS SHALL BE CONSTRUCTED WITH A MINIMUM CLEARANCE OF 12 INCHES BEHIND THE INLET BY PULLING THE PIPE USING LONGITUDINAL BENDING IN ACCORDANCE TO 80% OF THE PIPE MANUFACTURERS' REQUIREMENTS.
8. STANDARD EMBEDMENT SHALL BE NCTCOG CLASS "C-1" FOR ALL WATER LINES. ⚠
9. ALL BLOW-OFF (FLUSH) VALVES SHALL BE TWO (2) INCH AND SHALL BE PROVIDED IN ACCORDANCE WITH NCTCOG STANDARDS.
10. BOLTS AND NUTS FOR MECHANICAL JOINTS WILL BE OF A HIGH-STRENGTH LOW-ALLOY CORROSION RESISTANT STEEL CONFORMING TO ASTM A325 (TYPE 3).
11. ALL WATER LINE FITTINGS SHALL BE DUCTILE IRON. ALL 8"-12" VALVES SHALL BE AWWA APPROVED RESILIENT WEDGE GATE VALVES.
12. IN ADDITION TO THRUST BLOCKING, ALL FITTINGS MUST BE RESTRAINED.
13. INSTALL 2' X 2' X 4" THICK, CONCRETE PAD AROUND ALL WATER VALVES OUTSIDE OF CONCRETE PAVEMENT.
14. VALVE EXTENSIONS SHALL BE PROVIDED ON ALL VALVES WITH OPERATING NUTS GREATER THAN 5' BELOW FINISHED GROUND OR PAVING GRADE.
15. ALL VALVES SHALL BE MARKED WITH A "V" BY SAWCUT ON THE CURB OR PAVEMENT. THE "V" SHALL POINT TO THE LOCATION OF THE VALVE AS FOLLOWS: IF THE VALVE IS IN THE PAVING, THE "V" SHALL BE MARKED UP UPRIGHT; IF THE VALVE IS OUTSIDE THE PAVING, THE "V" SHALL BE MARKED UPSIDE DOWN.
16. NRS RESILIENT-SEATED GATE VALVES SHALL CONFORM TO AWWA C509 OR AWWA C515. RUBBER-SEATED BUTTERFLY VALVES SHALL CONFORM TO AWWA C504. ALL VALVES SHALL HAVE A 2 IN. SQUARE OPERATING NUT AND OPEN TO THE LEFT. ALL VALVES SHALL BE MUELLER, M&H, CLOW OR AMERICAN FLOW CONTROL.
17. FIRE HYDRANTS SHALL BE PLACED 3 TO 8 FEET FROM BACK OF CURB UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS REQUIRED TO CLEAR SIDEWALKS. FIRE HYDRANTS SHALL NOT BE LOCATED WITHIN A SIDEWALK.
18. FIRE HYDRANTS SHALL BE THREE WAY BREAKAWAY TYPE NO LESS THAN 5-1/4 INCHES IN SIZE AND MUST CONFORM TO AWWA SPECIFICATIONS C-502. THEY SHALL BE MUELLER "SUPER CENTURION250", CLOW "MEDALLION", AMERICAN FLOW CONTROL WB67100 'WATEROUS PACER", M&H "RELLANT129" WITH ALL BRONZE TO BRONZE MOVING PARTS. TWO 2-1/2-INCH NST HOSE CONNECTIONS ARE REQUIRED. THE 4 INCH DIAMETER STEAMER CONNECTION SHALL BE 4.800 PITCH WITH 4 THREADS PER INCH. THE OPERATING NUT SHALL BE 1-1/2-INCH P TO F PENTAGON NUT, OPEN LEFT. MECHANICAL JOINT CONNECTION IS REQUIRED. THE STEAMER NOZZLE SHALL FACE THE FIRE LANE, ADJACENT ROADWAY OR AS DIRECTED BY THE FIRE DEPARTMENT.

STORM SEWER

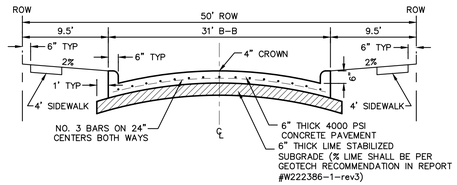
1. WHEN THERE IS LESS THAN TWO FEET OF CLEARANCE BETWEEN A WATER/SEWER LINE AND A STORM SEWER, THE CONTRACTOR SHALL INSTALL CONCRETE ENCASEMENT AROUND THE SANITARY SEWER OR WATER LINES AT THE STORM SEWER CROSSING. THE ENCASEMENT SHALL BE A MINIMUM OF 10 L.F. AND 6" THICK CENTERED AT THE CROSSING.
2. MANHOLE LIDS ON STORM SEWER INLETS SHALL BE CENTERED OVER THE OUTGOING STORM LATERAL.
3. ALL BENDS AND WYES FOR PIPES LESS THAN 42" DIAMETER MUST BE FACTORY MANUFACTURED BENDS AND WYES.
4. STRUCTURAL CONCRETE USED FOR STORMWATER STRUCTURES SHALL BE IN COMPLIANCE WITH THE LATEST VERSION OF THE NCTCOG STANDARDS AND SPECIFICATIONS.
5. PRIOR TO FINAL ACCEPTANCE, ALL STORM SEWERS SHALL BE CLEARED OF ANY SEDIMENT AND DEBRIS.
6. STANDARD EMBEDMENT SHALL BE NCTCOG CLASS "B" FOR ALL PUBLIC STORM LINES.

SANITARY SEWER

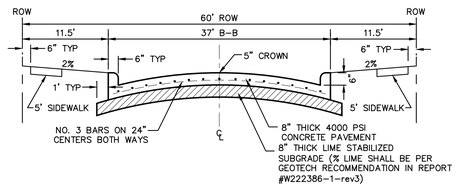
1. UNLESS OTHERWISE NOTED ON THE PLANS, ALL SANITARY SEWER PIPE SHALL BE PVC ASTM DESIGNATION D3034 UP THROUGH 15" IN DIAMETER. PIPES LARGER THAN 15" IN DIAMETER SHALL BE DESIGNATED PVC ASTM F679. OTHER PIPE SHALL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
2. ALL RESIDENTIAL SANITARY SEWER LATERALS SHALL INCLUDE A 4" TEE WYE BEND, PIPE AND STOPPER, AND SHALL BE EXTENDED 10' BEYOND THE PROPERTY LINE ONTO PRIVATE PROPERTY. SEWER LATERALS SHALL BE LAID ON A MINIMUM SLOPE OF +2.00% FROM THE MAIN LINE TO THE STREET RIGHT-OF-WAY. ⚠
3. AFTER CURB AND PAVING HAS BEEN COMPLETED, CONTRACTOR SHALL CUT A FOUR (4) INCH HIGH "II" ON THE CURB INDICATING THE LOCATION OF THE CLEANOUT.
4. ALL SANITARY SEWERS AND LATERALS SHALL BE TESTED BY PULLING A MANDREL, AIR PRESSURE TEST, AND TELEVISION VIDEO. THE TELEVISION VIDEO SHALL BE PROVIDED TO THE CITY INSPECTOR IN A DVD FORMAT AND SHALL BE LABELED ACCORDINGLY FOR CITY RECORD.
5. ALL SANITARY SEWER MANHOLES WITHIN FLOOD PLAINS OR FLOOD PRONE AREAS REQUIRE TYPE "S" MANHOLE LIDS.
6. ALL MANHOLES SHALL BE VACUUM TESTED WHERE A 10" MERCURY VACUUM IS DEVELOPED. THE AIR VACUUM SHALL THEN BE MONITORED FOR A TEST PERIOD OF 2 MINUTES. THE ALLOWANCE DROP IN AIR VACUUM SHALL BE NO GREATER THAN 1" MERCURY OVER THE TEST PERIOD.
7. UNLESS OTHERWISE NOTED, IN OPEN SPACES, THE TOP OF THE SANITARY SEWER MANHOLE SHALL BE INSTALLED A MINIMUM OF 12 INCHES ABOVE THE SURROUNDING GROUND.
8. STRUCTURAL CONCRETE USED FOR WASTEWATER STRUCTURES SHALL BE IN COMPLIANCE WITH THE LATEST VERSION OF THE NCTCOG STANDARDS AND SPECIFICATIONS.
9. STANDARD EMBEDMENT SHALL BE NCTCOG CLASS "H" FOR ALL PUBLIC SANITARY SEWER LINES.

PAVING

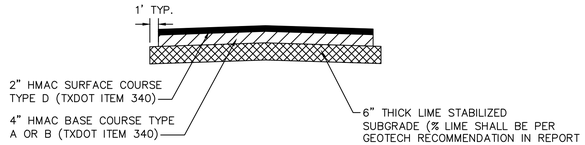
1. ALL MIX DESIGNS SHALL BE SEALED BY A PROFESSIONAL ENGINEER AND SUBMITTED TO THE CITY INSPECTOR ONE WEEK BEFORE A SCHEDULED POUR. MIX DESIGNS ARE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
2. ALL CONCRETE PAVING SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI, UNLESS A HIGHER COMPRESSIVE STRENGTH IS SPECIFIED.
3. ALL FILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY IN A MAXIMUM OF 6" (SIX) INCH LIFTS OR PER THE APPROVED GEOTECHNICAL ENGINEERS REPORT.
4. SUBGRADE SHALL EXTEND 12" MINIMUM BEHIND THE CURB, BE A MINIMUM OF 6" THICK AND SHALL BE LIME OR CEMENT STABILIZED AS RECOMMENDED IN THE GEOTECHNICAL REPORT. THE AMOUNT OF LIME TO BE ADDED SHALL BE SUFFICIENT TO ACHIEVE A PLASTICITY INDEX NOT TO EXCEED 12.
5. A MINIMUM OF FOUR (4) TEST CYLINDERS ARE REQUIRED FOR BREAKS AT 7 DAYS, 2 AT 28 DAYS, AND THE LAST CYLINDER BEING AN EXTRA.
6. ALL CITY STREETS ARE REQUIRED TO BE PAVED WITH THE USE OF AN APPROVED SLIP FORM PAVING MACHINE WITH MECHANICAL VIBRATION. HAND POURS ARE ONLY ALLOWED AT INTERSECTION RETURNS OR OTHER NON-STANDARD AREAS SUCH AS PARALLEL PARKING SPACES. HAND POURS SHALL BE VIBRATED BY AN APPROVED HAND VIBRATOR.
7. CONSTRUCTION JOINTS, COLD JOINTS AND CURB RETURNS SHALL HAVE FABRIC INSTALLED TO ALLOW FOR EXPANSION.
8. SAWED JOINTS SHALL BE EVERY 15 FEET FOR 6" THICK CONCRETE AND EVERY 20 FEET FOR 8" THICK CONCRETE; AND SHALL BE CONSTRUCTED WITHIN THE FIRST 12 HOURS OF CONCRETE PLACEMENT.
9. EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM EVERY 600 FEET.
11. ALL BARRIER FREE RAMPS SHALL COMPLY WITH THE CURRENT TDLR, ADA AND TXDOT REGULATIONS.
12. ALL SIDEWALKS SHALL BE CONSTRUCTED PER THE LATEST VERSION OF THE NCTCOG STANDARDS AND SPECIFICATIONS.
13. THE PROJECT GEOTECHNICAL REPORT WAS PREPARED BY ALPHA TESTING, REPORT NO. W222386, DATED NOVEMBER 8, 2022. THE PAVEMENT RECOMMENDATION REPORT WAS PREPARED BY ALPHA TESTING, REPORT NO. W222386-1-REV3, DATED AUGUST 24, 2023.



PARABOLIC RESIDENTIAL STREET SECTION
NTS



PARABOLIC COLLECTOR STREET SECTION
NTS



TYPICAL ASPHALT TRANSITION CROSS SECTION
NTS

RECORD DRAWING

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DATE: 10/7/2024 BY: KYLE P. BROCKMAN

No.	REVISIONS	DATE	BY
1	REVISED NOTES	11/1/23	

Kimley»Horn
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TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED PROFESSIONAL ENGINEER
11/1/23

KHA PROJECT 063451861
DATE AUGUST 2023
SCALE: AS SHOWN
DESIGNED BY: KPB
DRAWN BY: SRL
CHECKED BY: KPB

GENERAL NOTES

HIGH POINTE RANCH
PHASE 1A
CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-07

Plotted By: Brockman, Kyle Date: August 24, 2023 09:32:35am File Path: K:\FTW_Civil\063451861-High Pointe Ranch\Cad\Phase 1\PlanSheets\C-General Notes.dwg
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Plotted By: Alexander, Brett Date: July 20, 2023 02:27:21pm File Path: \\kimley-horn.com\TX-FRI\FRI_Civil\069451861-High Pointe Ranch\Cad\Phase 1\PlanSheets\C-Demolition Plan.dwg
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N
W E
S

0 100' 200'
GRAPHIC SCALE 100'

CALLED 357.445 ACRES
ALW 377, LLC
INST. NO. 2018-78707
O.R.D.C.T.

HIGHPOINTE RANCH
PHASE 1B

145 SY CONCRETE PAVEMENT TO BE REMOVED

EXISTING BRIDGE TO REMAIN

EXISTING POND TO REMAIN

POST-PROJECT 100-YR FEMA FLOODPLAIN

PRE-PROJECT 100-YR FEMA FLOODPLAIN

CALLED 27.37 ACRES
DECCAN RANCH, LLC
INSTRUMENT NO. 2019-327
O.R.D.C.T.

1740 SY GRAVEL TO BE REMOVED

EXISTING POND TO REMAIN

FUTURE HIGHPOINTE RANCH PHASE

EXISTING PONDS TO BE DRAINED/DEMUCKED

REMOVE METAL BUILDING

REMOVE 153 LF PIPE RAIL AND HOGWIRE FENCE

REMOVE SHED

REMOVE CONCRETE PAVEMENT

REMOVE 489 LF BARBED WIRE FENCE

REMOVE SEWER STRUCTURES

REMOVE BUILDING/GARAGE

EXISTING OVERHEAD ELECTRIC WIRING REMOVAL TO BE COORDINATED BY FACILITY OWNER, ELECTRIC POLL REMOVAL WILL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR

EXISTING WATER CONNECTION TO BE CAPPED AND ABANDONED COORDINATE WITH FRANCHISE UTILITY COMPANY

REMOVE TWO-STORY LOG CABIN AND WOOD GARAGE

REMOVE TWO AIR CONDITIONING UNITS

REMOVE 614 LF PIPE RAIL AND HOGWIRE FENCE

REMOVE 232 LF PIPE RAIL AND HOGWIRE FENCE

55 SY GRAVEL TO BE REMOVED

EXISTING 12" CMP AND TWO CONCRETE HEADWALLS TO BE REMOVED

REMOVE 2483 LF PIPE RAIL FENCE AND GATE

89 SY ASPHALT PAVEMENT TO BE REMOVED

EXISTING OVERHEAD ELECTRIC WIRING REMOVAL WITHIN PROJECT LIMITS TO BE COORDINATED BY FACILITY OWNER, ELECTRIC POLE REMOVAL WILL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR

FM 428

EXISTING OVERHEAD ELECTRIC ALONG FM 428 TO REMAIN

EXISTING OVERHEAD ELECTRIC ALONG FM 428 TO REMAIN

LOT 01

LOT 02

LOTS 1-4, BLOCK C OF
NEUBAUER RANCH ADDITION, PHASE 2
INSTRUMENT NO. 2017-492
P.R.D.C.T.

LOT 03

LOT 04

CALLED 41-3/4 ACRES
SAVE & EXCEPT 22.010 ACRES
JEANNIE SHERYL JONES MARTIN
VOL. 2363, PG. 926
D.R.D.C.T.

CALLED 13.989 ACRE TRACT
(REMAINDER FROM CALLED
21.9889 ACRE TRACT)
SANDERS AND BEDWELL REVOCALBE TRUST
INSTRUMENT NO. 2016-26033
O.R.D.C.T.

PART OF CALLED 8.00
ACRE TRACT
(TRACT 1 - CALLED
1.48 ACRES)
SANDERS AND BEDWELL
REVOCABLE TRUST
INSTRUMENT NO. 2014-71646
(QUITCLAIM DEED)
O.R.D.C.T.

CALLED 10.31 ACRES
DENNIE AND NUNN PROPERTIES, LLC
INSTRUMENT NO. 2018-5654
O.R.D.C.T.

LEGEND

	PROPERTY LINE
X	EXISTING FENCE
OHE	EXISTING OVERHEAD ELECTRIC
	EXISTING POND
	DEMOLITION AREAS

DEMOLITION NOTES

1. ALL CONSTRUCTION AND DEMOLITION SHALL BE PER CITY, COUNTY AND STATE STANDARDS AND REGULATIONS.
2. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS NECESSARY FOR DEMOLITION ACTIVITIES.
3. CONTRACTOR SHALL PROTECT ALL EXISTING FACILITIES AND IMPROVEMENTS NOTED TO REMAIN THROUGHOUT DEMOLITION AND CONSTRUCTION. ANY DAMAGE TO EXISTING FACILITIES TO BE REPAIRED AND/OR REPLACED BY CONTRACTOR AT HIS SOLE EXPENSE.
4. CONTRACTOR SHALL DISPOSE OF ALL DEMOLITION MATERIAL OFF-SITE AT A LEGAL DUMP SITE. CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY FOR DISPOSAL.
5. CONTRACTOR SHALL COORDINATE DEMOLITION ACTIVITIES WITH OWNERS.
6. CONTRACTOR SHALL CONTROL DUST ON-SITE.
7. CONTRACTOR TO COORDINATE ALL ULTILITY REMOVALS/CAPPING WITH UTILITY COMPANIES.
8. ALL EROSION CONTROL DEVICES TO BE IN PLACE PRIOR TO DEMOLTION. (REFER TO SHEET C-51).
9. REFER TO EROSION CONTROL PLAN ON SHEET C-51 FOR TREES TO REMAIN AND LOCATIONS FOR TREE PROTECTION FENCING.
10. EXISTING PONDS TO BE DRAINED, DEMUCKED AND FILLED IN PER RECOMMENDATION IN GEOTECHNICAL REPORT FOR THE PROJECT.

RECORD DRAWING

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DATE: 10/7/2024 BY: KYLE P. BROCKMAN

!!WARNING!!

EXISTING UTILITIES IN THE AREA. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITH THE PROVIDER PRIOR TO START OF CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY RELOCATION WHERE NECESSARY AND PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN). IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT THEIR OWN EXPENSE.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED PROFESSIONAL ENGINEER
8/21/23

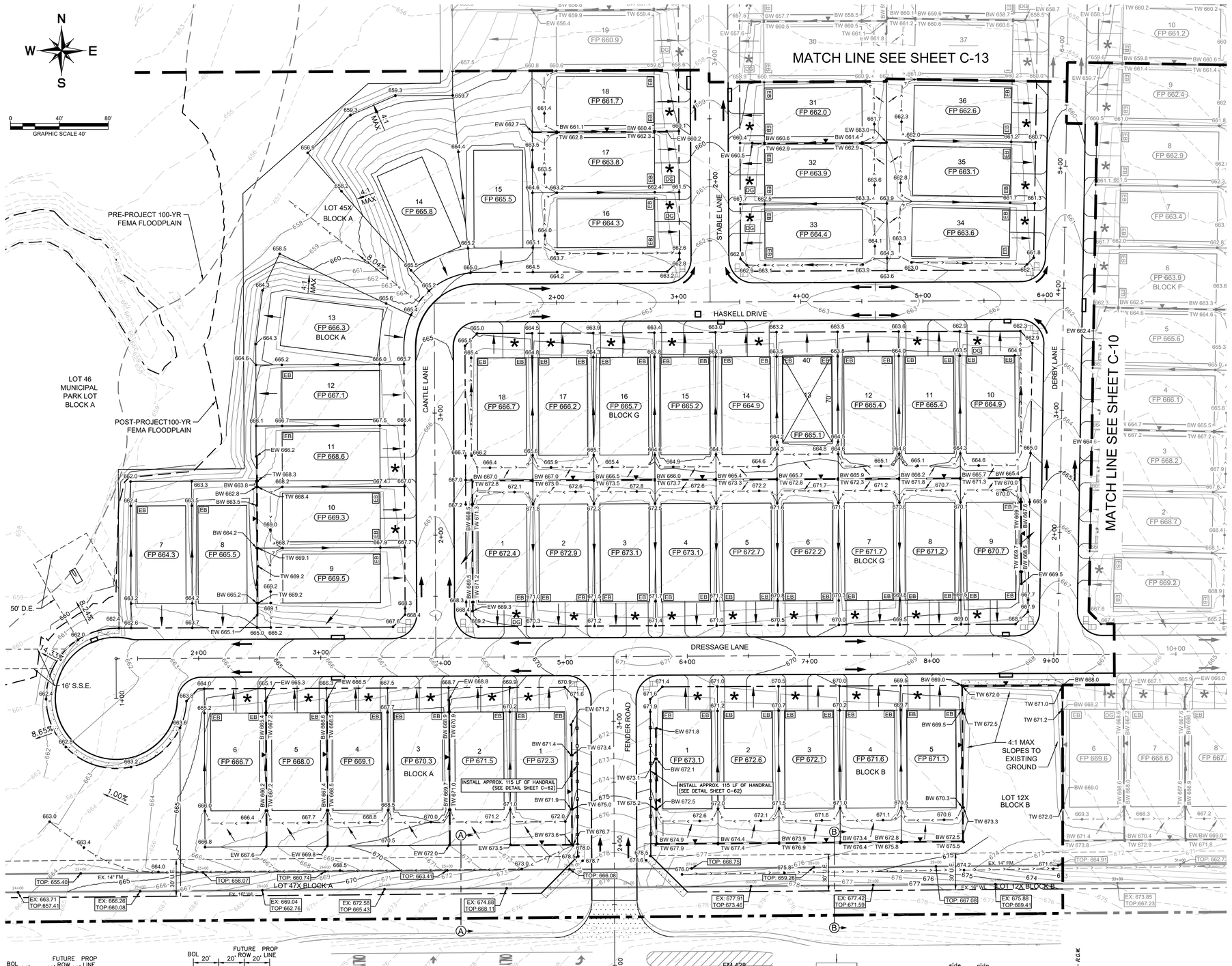
KHA PROJECT	069451861
DATE	AUGUST 2023
SCALE:	AS SHOWN
DESIGNED BY:	KPB
DRAWN BY:	SRL
CHECKED BY:	KPB

DEMOLITION PLAN

HIGH POINTE RANCH PHASE 1A

CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-08

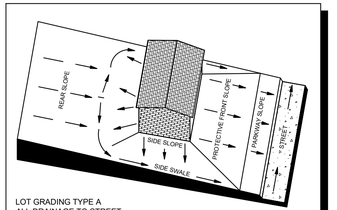


LEGEND

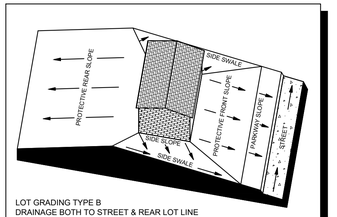
- PROPERTY LINE
- FP 675.00 — PROPOSED FINISHED PAD ELEVATION
- 55.5 • — PROPOSED SPOT ELEVATION
- EX 55.5 • — EXISTING SPOT ELEVATION
- TW 55.5 • — PROPOSED TOP OF WALL ELEVATION
- BW 55.5 • — PROPOSED BOTTOM OF WALL ELEVATION
- EW 55.5 • — PROPOSED END WALL ELEVATION
- TOP 55.5 • — EXISTING TOP OF PIPE ELEVATION
- PROPOSED REAR YARD SWALE
- LOT DRAINAGE FLOW DIRECTION
- STREET DRAINAGE FLOW DIRECTION
- PROPOSED RETAINING WALL
- EXPOSED FACE OF RETAINING WALL
- * — INDICATES SIDE OF LOT WHERE DRIVEWAY MUST BE LOCATED DUE TO GRADE DIFFERENTIAL OR CONFLICT
- EB — EXPOSED BEAM REQUIRED
- DG — DROP GARAGE REQUIRED
- 555 — PROPOSED CONTOUR
- 555 — EXISTING CONTOUR
- EXISTING TREE TO REMAIN

GRADING GENERAL NOTES

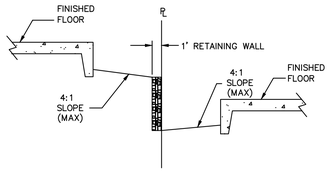
1. CONTRACTOR SHALL CUT 5' BEHIND BACK OF CURB TO SUBGRADE ELEVATION.
2. PROPOSED PRIVATE RETAINING WALLS LOCATED ON PRIVATE LOTS TO BE MAINTAINED BY THE PROPERTY OWNER.
3. GLOBAL STABILITY AND STRUCTURAL DESIGN OF RETAINING WALLS PROVIDED BY OTHERS.
4. THE END ELEVATION CALLS FOR RETAINING WALLS DEPICT GROUND ELEVATION. TOP OF WALL ELEVATIONS ARE TYPICALLY 0.5' ABOVE GROUND.
5. ALL PERIMETER SLOPES TO NATURAL GROUND ARE TO BE 4:1 MAX, UNLESS OTHERWISE NOTED.
6. THE MAXIMUM SLOPE OF ANY GRADING PROPOSED IN THIS PLAN SET SHALL BE 4:1
7. ALL SIDEWALKS SHALL MAINTAIN A MAXIMUM 2% CROSS SLOPE.
8. PROPOSED CONTOURS SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR TO USE SPOT ELEVATIONS FOR GRADING CONSTRUCTION.



LOT GRADING TYPE A
ALL DRAINAGE TO STREET

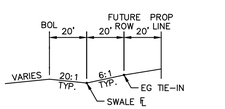


LOT GRADING TYPE B
DRAINAGE BOTH TO STREET & REAR LOT LINE



GRADING AT SIDE YARD WALL

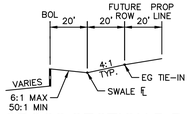
NTS



CROSS SECTION A-A

NTS

Q_{CAP}	=	45.46 CFS
S	=	3.02%
n (GRASS LINED)	=	0.030
Q_{100}	=	4.38 CFS
V_{100}	=	2.45 FPS
NORMAL DEPTH	=	0.33'



CROSS SECTION B-B

NTS

Q_{CAP}	=	10.47 CFS
S	=	VARIES (0.22% MIN)
n (GRASS LINED)	=	0.030
Q_{100}	=	7.70 CFS
V_{100}	=	1.05 FPS
NORMAL DEPTH	=	0.63'

RECORD DRAWING

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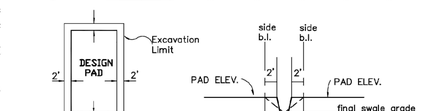
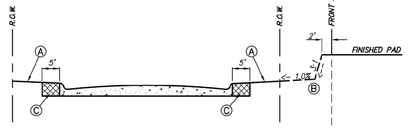


EXCAVATION NOTES:
1. CONTRACTOR TO BUILD PAD 2' BEYOND DESIGN PAD.
2. CONTRACTOR TO CUT SWALES 0.5' BELOW DESIGN SWALE.
3. CONTRACTOR TO "DAYLIGHT" OVERCUT SWALES TOP OF CURB.

TYPICAL PAD AND SWALE EXCAVATION DETAIL

NTS



A. R.O.W. TO BE GRADED WITH ¼" PER FOOT FALL TO THE STREET.
B. FRONT YARD TO BE GRADED AT A 3:1 SLOPE 2' OFF THE FRONT SETBACK LINE AND THEN SLOPED AT 1.0% TO STREET R.O.W.
C. EXCAVATION CONTRACTOR SHALL CUT 5' BEHIND BACK OF CURB UNLESS OTHERWISE NECESSARY FOR MOISTURE CONDITIONING. CURBS SHALL BE BACKFILLED WITH UTILITY SPOILS.

TYPICAL FRONT YARD GRADING DETAIL

NTS

BENCHMARKS

BM #5002
BM FLUSH WITH NATURAL GROUND, 3.0' EAST OF CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH.
ELEV: **676.28'**

BM #40
BOX CUT SET ON A WING WALL ON THE SOUTH SIDE OF SPRING HILLS ROAD (F.M. 428) ±1593.00' EAST OF THE INTERSECTION OF U.S. HIGHWAY 377 AND SPRING HILL ROAD (F.M. 428).
ELEV: **667.55'**

No.	REVISIONS	DATE	BY

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STATE OF TEXAS
KYLE P. BROCKMAN
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8/21/23

KHA PROJECT 063451861
DATE AUGUST 2023
SCALE AS SHOWN
DESIGNED BY: KPB
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GRADING PLAN

HIGH POINTE RANCH
PHASE 1A
CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-09

Plotted By: Alexander, Brett Date: July 20, 2023 03:56:09pm File Path: \\Kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Civil\Phase 1\PlanSheets\C-Grading Plan.dwg
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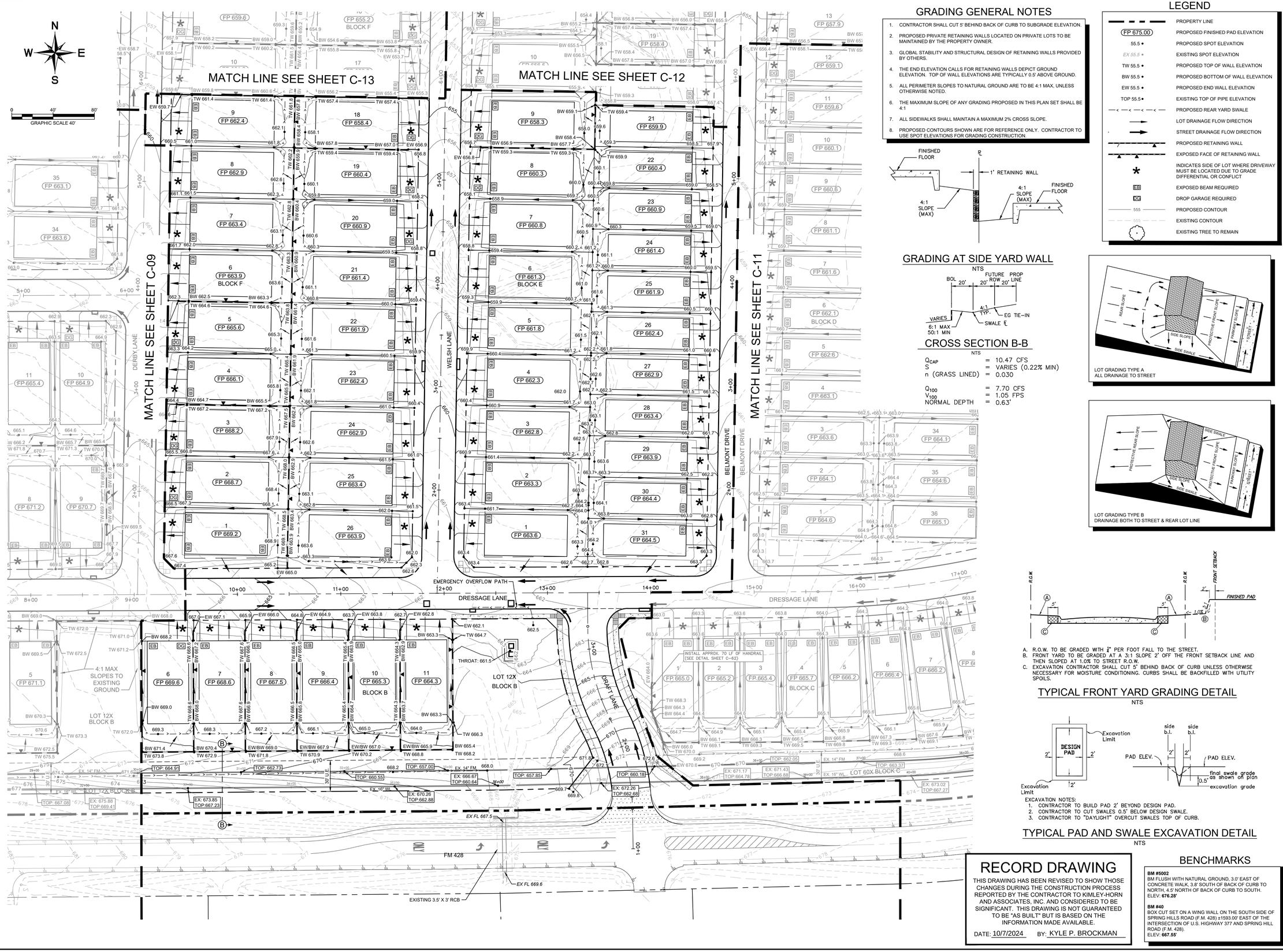

GRADING GENERAL NOTES

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7. ALL SIDEWALKS SHALL MAINTAIN A MAXIMUM 2% CROSS SLOPE.
8. PROPOSED CONTOURS SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR TO USE SPOT ELEVATIONS FOR GRADING CONSTRUCTION.

GRADING AT SIDE YARD WALL

NTS

CROSS SECTION B-B

NTS

Q_{CAP} = 10.47 CFS
S = VARIES (0.22% MIN)
n (GRASS LINED) = 0.030

Q_{100} = 7.70 CFS
V_{100} = 1.05 FPS
NORMAL DEPTH = 0.63'

LEGEND

	PROPERTY LINE
FP 675.00	PROPOSED FINISHED PAD ELEVATION
55.5 •	PROPOSED SPOT ELEVATION
EX 55.5 •	EXISTING SPOT ELEVATION
TW 55.5 •	PROPOSED TOP OF WALL ELEVATION
BW 55.5 •	PROPOSED BOTTOM OF WALL ELEVATION
EW 55.5 •	PROPOSED END WALL ELEVATION
TOP 55.5 •	EXISTING TOP OF PIPE ELEVATION
	PROPOSED REAR YARD SWALE
	LOT DRAINAGE FLOW DIRECTION
	STREET DRAINAGE FLOW DIRECTION
	PROPOSED RETAINING WALL
	EXPOSED FACE OF RETAINING WALL
*	INDICATES SIDE OF LOT WHERE DRIVEWAY MUST BE LOCATED DUE TO GRADE DIFFERENTIAL OR CONFLICT
EB	EXPOSED BEAM REQUIRED
DG	DROP GARAGE REQUIRED
555	PROPOSED CONTOUR
555	EXISTING CONTOUR
	EXISTING TREE TO REMAIN

LOT GRADING TYPE A
ALL DRAINAGE TO STREET

LOT GRADING TYPE B
DRAINAGE BOTH TO STREET & REAR LOT LINE

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TYPICAL FRONT YARD GRADING DETAIL

NTS

EXCAVATION NOTES:
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2. CONTRACTOR TO CUT SWALES 0.5' BELOW DESIGN SWALE.
3. CONTRACTOR TO "DAYLIGHT" OVERCUT SWALES TOP OF CURB.

TYPICAL PAD AND SWALE EXCAVATION DETAIL

NTS

RECORD DRAWING

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DATE: 10/7/2024 BY: KYLE P. BROCKMAN

BENCHMARKS

BM #5002
BM FLUSH WITH NATURAL GROUND, 3.0' EAST OF CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH.
ELEV: **676.28'**

BM #40
BOX CUT SET ON A WING WALL ON THE SOUTH SIDE OF SPRING HILLS ROAD (F.M. 428) ±1593.00' EAST OF THE INTERSECTION OF U.S. HIGHWAY 377 AND SPRING HILL ROAD (F.M. 428).
ELEV: **667.55'**

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
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PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED PROFESSIONAL ENGINEER
8/21/23

KHA PROJECT	063451861
DATE	AUGUST 2023
SCALE	AS SHOWN
DESIGNED BY:	KPB
DRAWN BY:	SRL
CHECKED BY:	KPB

GRADING PLAN

HIGH POINTE RANCH
PHASE 1A
CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-10

Plotted By: Alexander, Brett Date: July 20, 2023 03:36:31pm File Path: \\kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Cad\Phase 1\PlanSheets\C-Grading Plan.dwg
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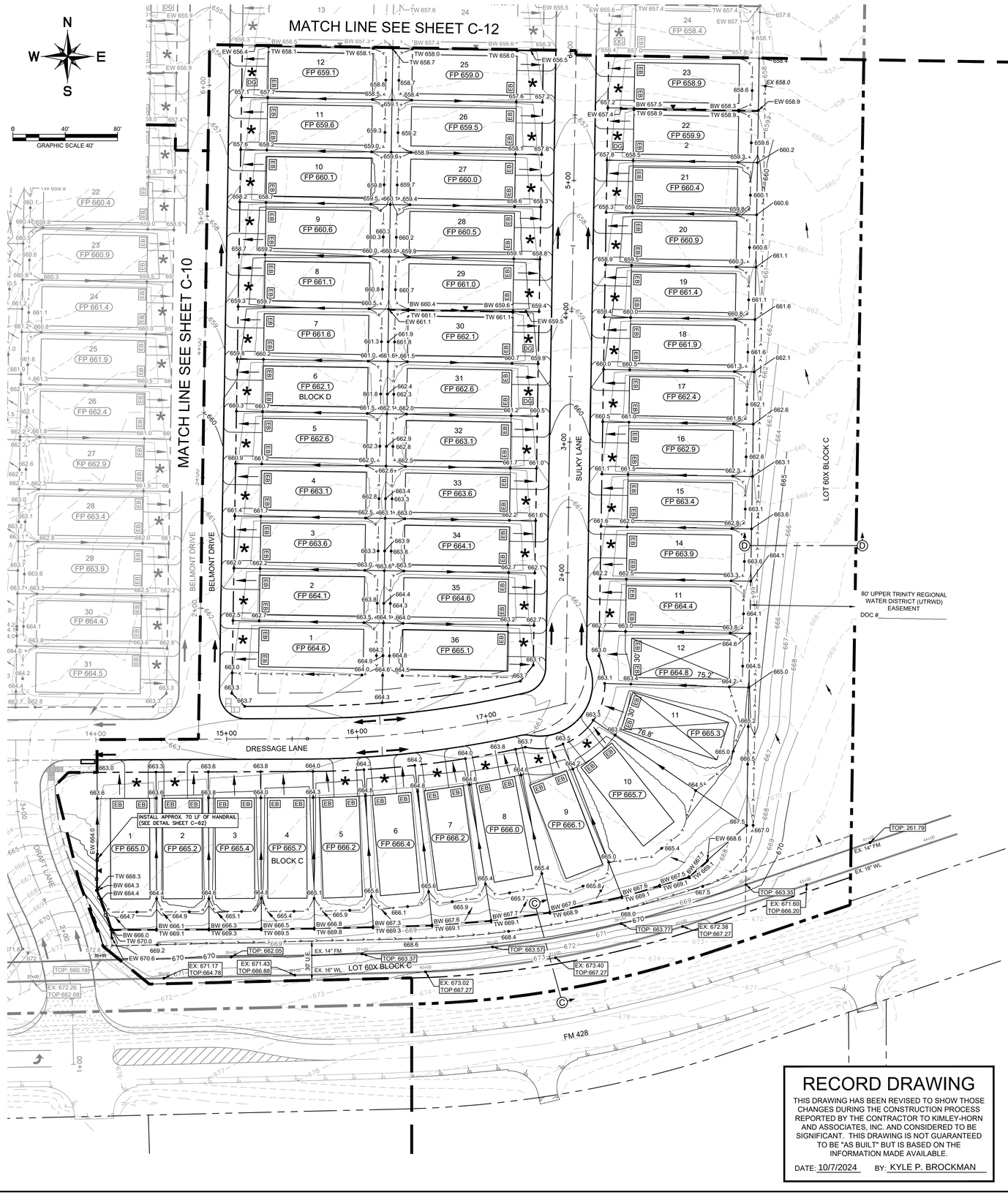

LEGEND

- PROPERTY LINE
- (FP 675.00) PROPOSED FINISHED PAD ELEVATION
- 55.5 • PROPOSED SPOT ELEVATION
- EX 55.5 • EXISTING SPOT ELEVATION
- TW 55.5 • PROPOSED TOP OF WALL ELEVATION
- BW 55.5 • PROPOSED BOTTOM OF WALL ELEVATION
- EW 55.5 • PROPOSED END WALL ELEVATION
- TOP 55.5 • EXISTING TOP OF PIPE ELEVATION
- PROPOSED REAR YARD SWALE
- LOT DRAINAGE FLOW DIRECTION
- STREET DRAINAGE FLOW DIRECTION
- PROPOSED RETAINING WALL
- EXPOSED FACE OF RETAINING WALL
- * INDICATES SIDE OF LOT WHERE DRIVEWAY MUST BE LOCATED DUE TO GRADE DIFFERENTIAL OR CONFLICT
- EB EXPOSED BEAM REQUIRED
- DG DROP GARAGE REQUIRED
- 555 PROPOSED CONTOUR
- 555 EXISTING CONTOUR
- EXISTING TREE TO REMAIN

GRADING GENERAL NOTES

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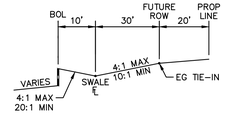
5. ALL PERIMETER SLOPES TO NATURAL GROUND ARE TO BE 4:1 MAX, UNLESS OTHERWISE NOTED.
6. THE MAXIMUM SLOPE OF ANY GRADING PROPOSED IN THIS PLAN SET SHALL BE 4:1
7. ALL SIDEWALKS SHALL MAINTAIN A MAXIMUM 2% CROSS SLOPE.
8. PROPOSED CONTOURS SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR TO USE SPOT ELEVATIONS FOR GRADING CONSTRUCTION.

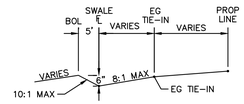


CROSS SECTION C-C

NTS

Q_{CAP} = 7.76 CFS
S = VARIES (0.39% TYP)
n (GRASS LINED) = 0.030

Q_{100} = 5.34 CFS
V_{100} = 1.28 FPS
NORMAL DEPTH = 0.47'

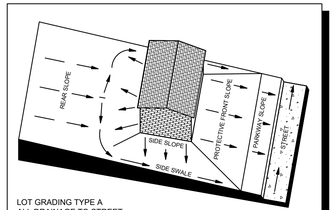


CROSS SECTION D-D

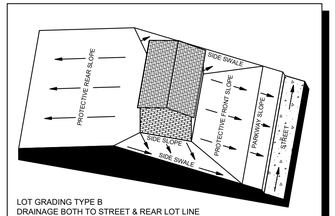
NTS

Q_{CAP} = 16.5 CFS
S = VARIES (1% MIN – 3.5% MAX)
n (GRASS LINED) = 0.030

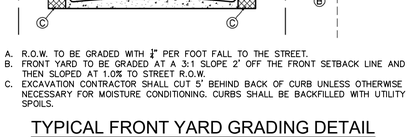
Q_{100} = 10.7 CFS
V_{100} = 2.78 FPS
NORMAL DEPTH = 0.5'



LOT GRADING TYPE A
ALL DRAINAGE TO STREET



LOT GRADING TYPE B
DRAINAGE BOTH TO STREET & REAR LOT LINE



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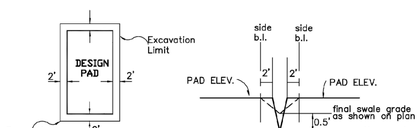
B. FRONT YARD TO BE GRADED AT A 3:1 SLOPE 2' OFF THE FRONT SETBACK LINE AND THEN SLOPED AT 1.0% TO STREET R.O.W.
C. EXCAVATION CONTRACTOR SHALL CUT 5' BEHIND BACK OF CURB UNLESS OTHERWISE NECESSARY FOR MOISTURE CONDITIONING. CURBS SHALL BE BACKFILLED WITH UTILITY SPOILS.

TYPICAL FRONT YARD GRADING DETAIL

NTS



EXCAVATION NOTES:
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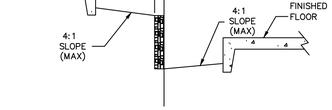
TYPICAL PAD AND SWALE EXCAVATION DETAIL

NTS



GRADING AT SIDE YARD WALL

NTS

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DATE: 10/7/2024 BY: KYLE P. BROCKMAN

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KHA PROJECT 063451861
DATE AUGUST 2023
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PHASE 1A
CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-11

Plotted By:Alexander, Bratt Date:July 20, 2023 03:36:49pm File Path:\\Kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Cad\Phase 1\Plan Sheets\C-Grading Plan.dwg
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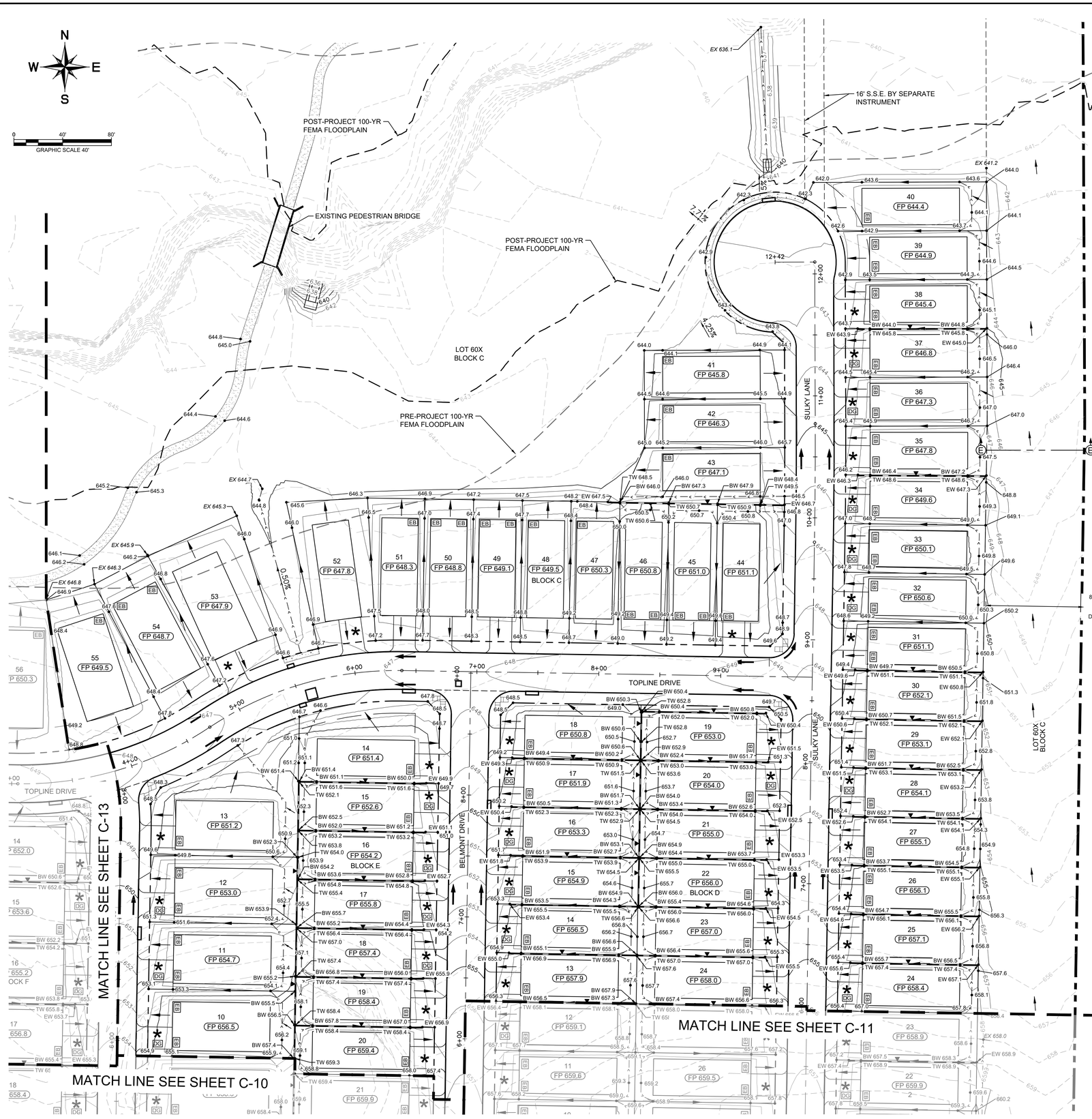
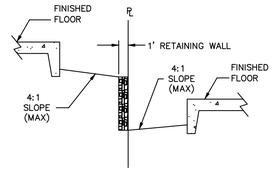
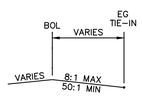




GRADING AT SIDE YARD WALL
NTS



CROSS SECTION E-E
NTS

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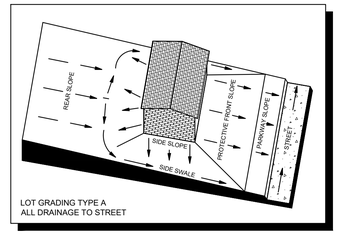
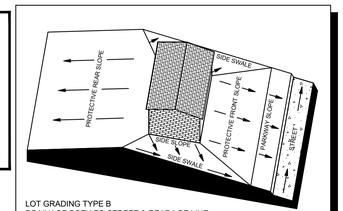


LOT GRADING TYPE A
ALL DRAINAGE TO STREET



LOT GRADING TYPE B
DRAINAGE BOTH TO STREET & REAR LOT LINE

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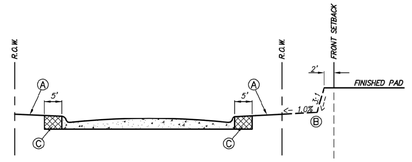
80' UPPER TRINITY REGIONAL WATER DISTRICT (UTRWD) EASEMENT
DOC #_____



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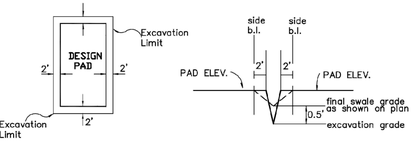
TYPICAL FRONT YARD GRADING DETAIL
NTS



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FUTURE MUNICIPAL PARK TRAIL

HIGHPOINTE RANCH PHASE 1B

FUTURE MUNICIPAL PARK TRAIL

POST-PROJECT 100-YR FEMA FLOODPLAIN

PRE-PROJECT 100-YR FEMA FLOODPLAIN

POST-PROJECT 100-YR FEMA FLOODPLAIN

45' D.E.

16' S.S.E.

LOT 46 MUNICIPAL PARK LOT BLOCK A

LOT 60X BLOCK C

LOT 45X BLOCK A

STABLE LANE

DERBY LANE

WELSH LANE

TOPLINE DRIVE

MATCH LINE SEE SHEET C-09

MATCH LINE SEE SHEET C-10

MATCH LINE SEE SHEET C-12

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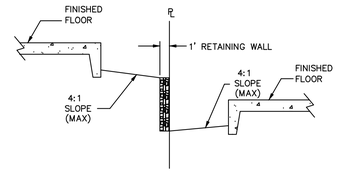
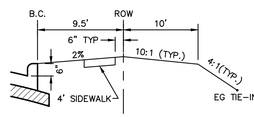


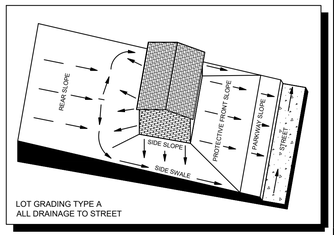
GRADING AT SIDE YARD WALL

NTS



CROSS SECTION E-E

NTS



LOT GRADING TYPE A
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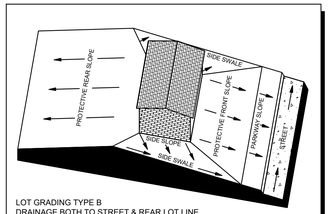
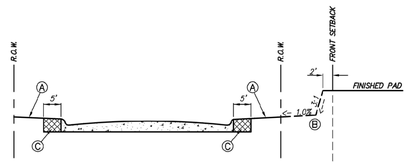


LOT GRADING TYPE B
DRAINAGE BOTH TO STREET & REAR LOT LINE



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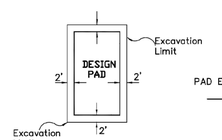

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1. CONTRACTOR TO BUILD PAD 2' BEYOND DESIGN PAD.
2. CONTRACTOR TO CUT SWALES 0.5' BELOW DESIGN SWALE.
3. CONTRACTOR TO "DAYLIGHT" OVERCUT SWALES TOP OF CURB.

TYPICAL PAD AND SWALE EXCAVATION DETAIL

NTS



0 40' 80'
GRAPHIC SCALE 40'

BENCHMARKS

BM #5002
BM FLUSH WITH NATURAL GROUND, 3.0' EAST OF CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH.
ELEV: **676.28'**

BM #40
BOX CUT SET ON A WING WALL ON THE SOUTH SIDE OF SPRING HILLS ROAD (F.M. 428) ±1593.00' EAST OF THE INTERSECTION OF U.S. HIGHWAY 377 AND SPRING HILL ROAD (F.M. 428).
ELEV: **667.55'**

No.	REVISIONS	DATE	BY

Kimley»Horn
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6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED PROFESSIONAL ENGINEER
8/21/23

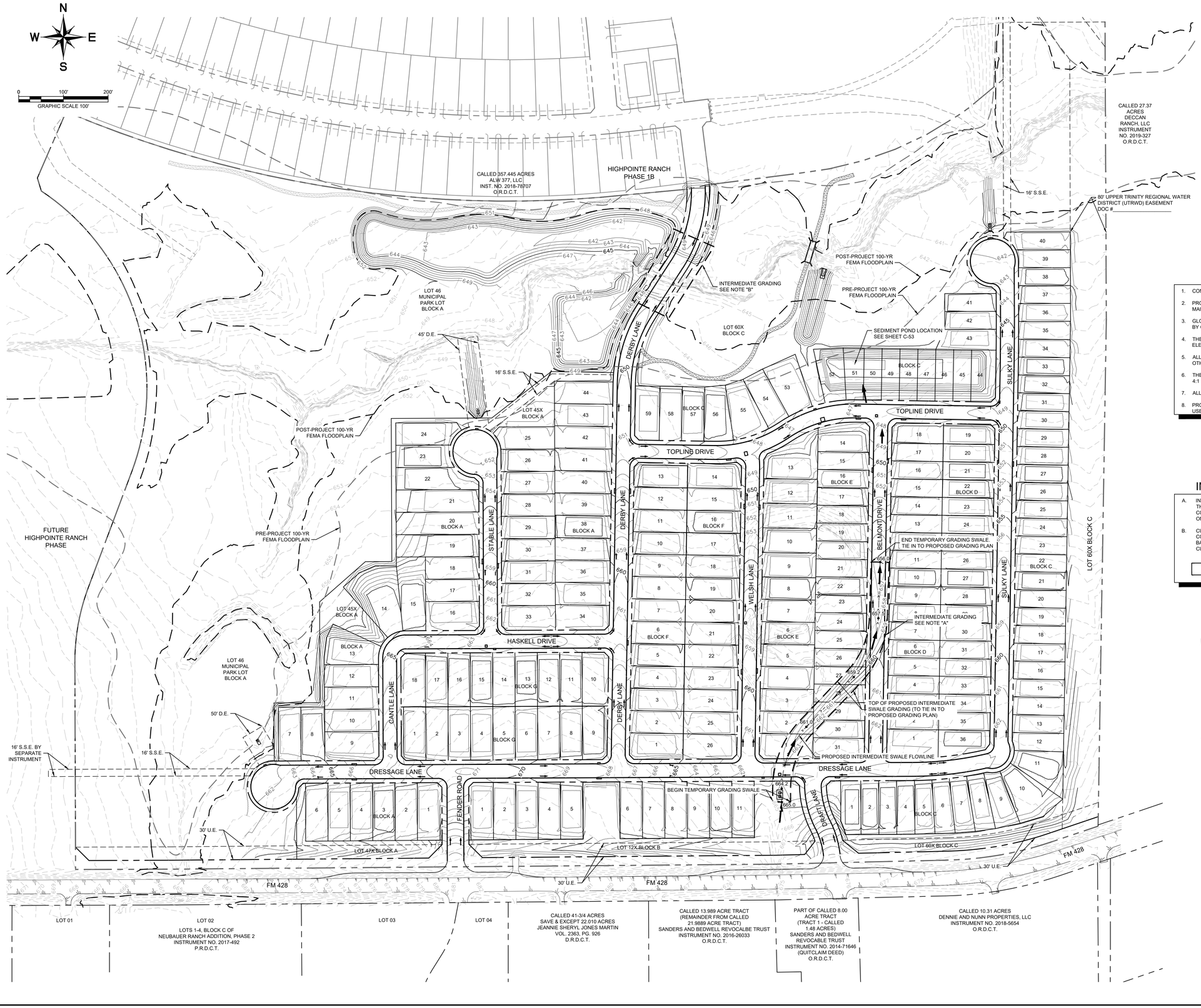
KHA PROJECT	063451861
DATE	AUGUST 2023
SCALE	AS SHOWN
DESIGNED BY:	KPB
DRAWN BY:	SRL
CHECKED BY:	KPB

GRADING PLAN

HIGH POINTE RANCH PHASE 1A

CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-13



LEGEND

	PROPERTY LINE
FP 675.00	PROPOSED FINISHED PAD ELEVATION
55.5 •	PROPOSED SPOT ELEVATION
EX 55.5 •	EXISTING SPOT ELEVATION
TW 55.5 •	PROPOSED TOP OF WALL ELEVATION
BW 55.5 •	PROPOSED BOTTOM OF WALL ELEVATION
EW 55.5 •	PROPOSED END WALL ELEVATION
	PROPOSED REAR YARD SWALE
	LOT DRAINAGE FLOW DIRECTION
	STREET DRAINAGE FLOW DIRECTION
	PROPOSED RETAINING WALL
	EXPOSED FACE OF RETAINING WALL
*	INDICATES SIDE OF LOT WHERE DRIVEWAY MUST BE LOCATED DUE TO GRADE DIFFERENTIAL OR CONFLICT
EB	EXPOSED BEAM REQUIRED
DG	DROP GARAGE REQUIRED
555	PROPOSED CONTOUR
555	EXISTING CONTOUR
	EXISTING TREE TO REMAIN

GRADING GENERAL NOTES

1. CONTRACTOR SHALL CUT 5' BEHIND BACK OF CURB TO SUBGRADE ELEVATION.
2. PROPOSED PRIVATE RETAINING WALLS LOCATED ON PRIVATE LOTS TO BE MAINTAINED BY THE PROPERTY OWNER.
3. GLOBAL STABILITY AND STRUCTURAL DESIGN OF RETAINING WALLS PROVIDED BY OTHERS.
4. THE END ELEVATION CALLS FOR RETAINING WALLS DEPICT GROUND ELEVATION. TOP OF WALL ELEVATIONS ARE TYPICALLY 0.5' ABOVE GROUND.
5. ALL PERIMETER SLOPES TO NATURAL GROUND ARE TO BE 4:1 MAX, UNLESS OTHERWISE NOTED.
6. THE MAXIMUM SLOPE OF ANY GRADING PROPOSED IN THIS PLAN SET SHALL BE 4:1
7. ALL SIDEWALKS SHALL MAINTAIN A MAXIMUM 2% CROSS SLOPE.
8. PROPOSED CONTOURS SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR TO USE SPOT ELEVATIONS FOR GRADING CONSTRUCTION.

INTERMEDIATE GRADING NOTES

A. INTERMEDIATE GRADING TO ALLOW AND DIRECT FLOW FROM THE SOUTH TO THE NORTH CREEK UNTIL STORM SEWER IS INSTALLED AND OPERATIONAL. CONTRACTOR TO CONTINUE CONSTRUCTION BASED ON THE GRADING PLAN ONCE STORM SEWER IS INSTALLED.

B. CULVERT CROSSING WILL NOT BE INSTALLED AS PART OF THIS PLAN SET. CONTRACTOR TO TIE PROPOSED GRADING TO EXISTING GROUND AT CREEK BANK AT 4:1 MAX SLOPE AS SHOWN. FINAL GRADING TO COMMENCE ONCE CULVERT IS INSTALLED. SEE SHEET C-08 FOR FINAL GRADING

= INTERMEDIATE GRADING AREAS

RECORD DRAWING

THIS DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC. AND CONSIDERED TO BE SIGNIFICANT. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.

DATE: 10/7/2024 BY: KYLE P. BROCKMAN

BENCHMARKS

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ELEV: **676.28'**

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ELEV: **667.55'**

No.	REVISIONS	DATE	BY

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STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED
PROFESSIONAL ENGINEER
8/21/23

KHA PROJECT
063451861
DATE
AUGUST 2023
SCALE: AS SHOWN
DESIGNED BY: KPB
DRAWN BY: SRL
CHECKED BY: KPB

INTERMEDIATE GRADING PLAN

HIGH POINTE RANCH PHASE 1A

CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-14

Plotted By: Brockman, Kyle Date: July 20, 2023 09:38:32pm File Path: \\kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Cad\Phase 1\PlanSheets\C-Intermediate Grading.dwg
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Plotted By: Alexander, Brett Date: July 20, 2023 02:33:23pm File Path: \\kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Civil\Phase 1\PlanSheets\C-Paving P&P.dwg
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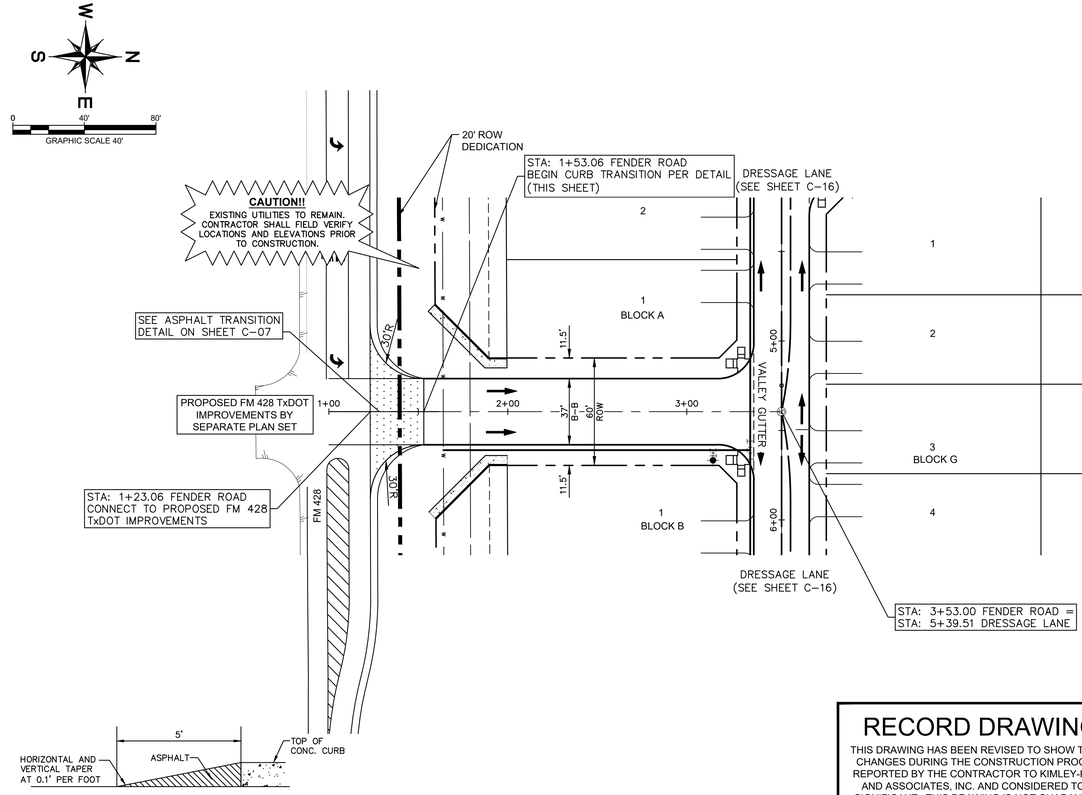
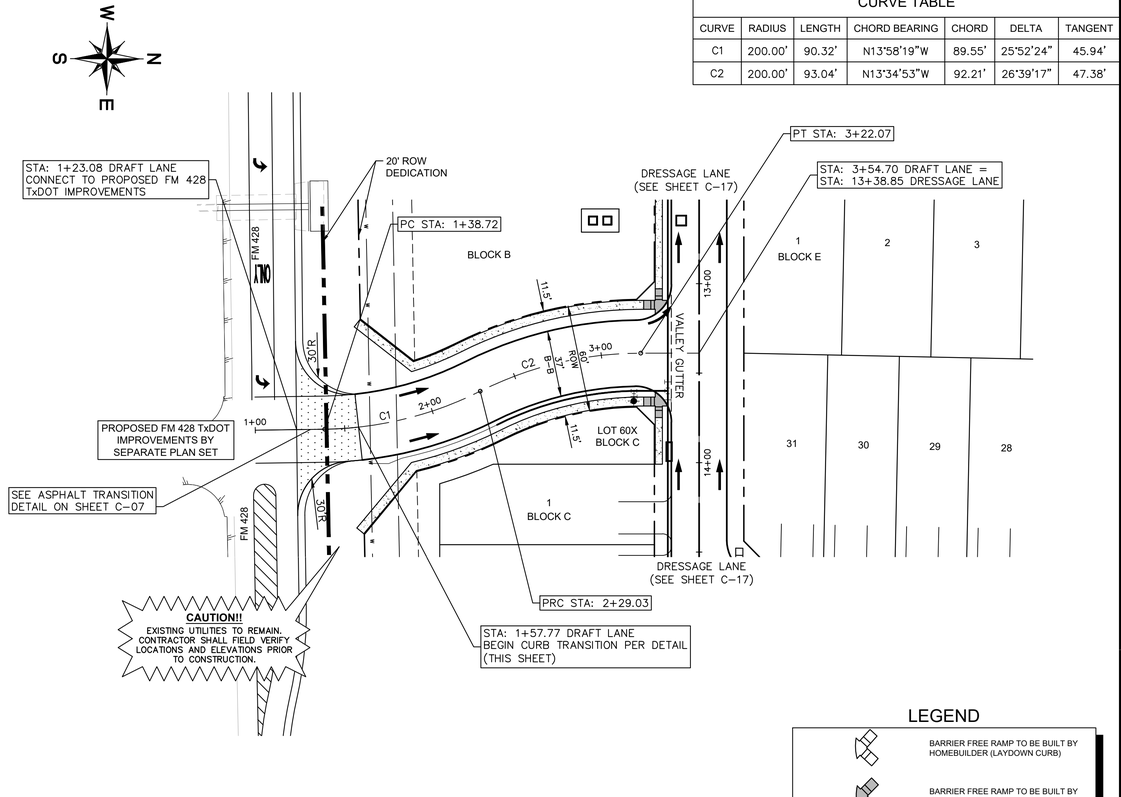


ASPHALT CURB TRANSITION

NTS



CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	200.00'	90.32'	N13°58'19"W	89.55'	25°52'24"	45.94'
C2	200.00'	93.04'	N13°34'53"W	92.21'	26°39'17"	47.38'

RECORD DRAWING

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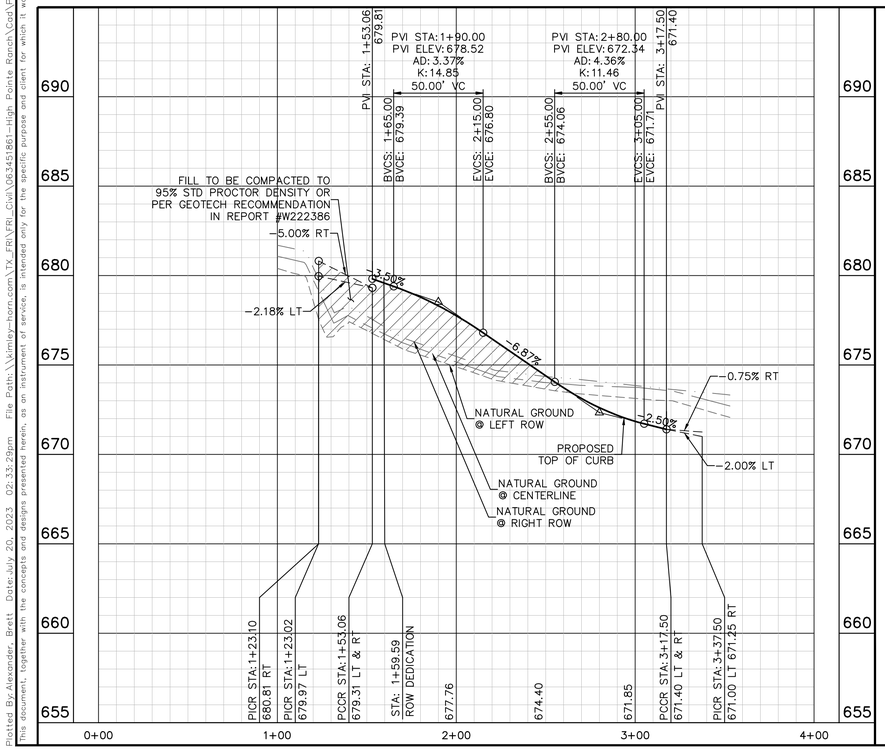
DATE: 10/7/2024 BY: KYLE P. BROCKMAN

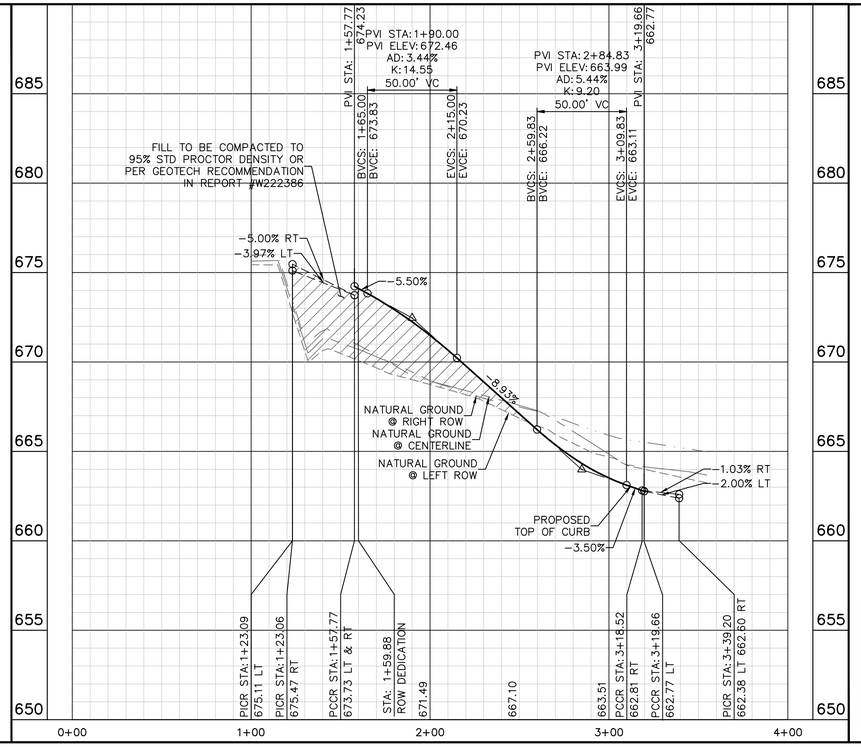
LEGEND

- BARRIER FREE RAMP TO BE BUILT BY HOMEBUILDER (LAYDOWN CURB)
- BARRIER FREE RAMP TO BE BUILT BY DEVELOPER
- SIDEWALK SHOWN TO BE BUILT BY DEVELOPER

FENDER ROAD



DRAFT LANE



PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

BENCHMARKS

BM #5002
BM FLUSH WITH NATURAL GROUND, 3.0' EAST OF CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH.
ELEV: **676.28'**

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No.	REVISIONS	DATE	BY

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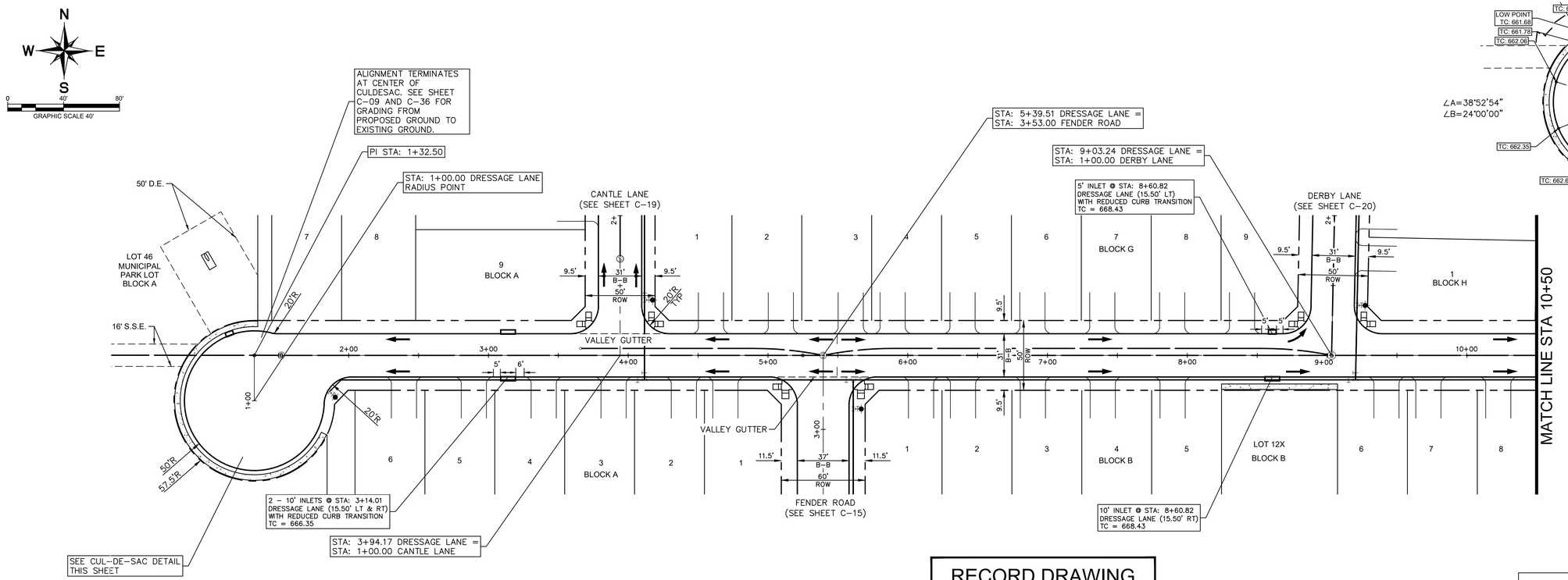
STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED PROFESSIONAL ENGINEER
8/21/23

KHA PROJECT 063451861
DATE AUGUST 2023
SCALE: AS SHOWN
DESIGNED BY: KPB
DRAWN BY: SRL
CHECKED BY: KPB

HIGH POINTE RANCH
PHASE 1A
CITY OF AUBREY,
DENTON COUNTY, TEXAS

PAVING PLAN & PROFILE FENDER ROAD AND DRAFT LANE

SHEET NUMBER
C-15



CUL-DE-SAC DETAIL

SCALE: 1" = 40'

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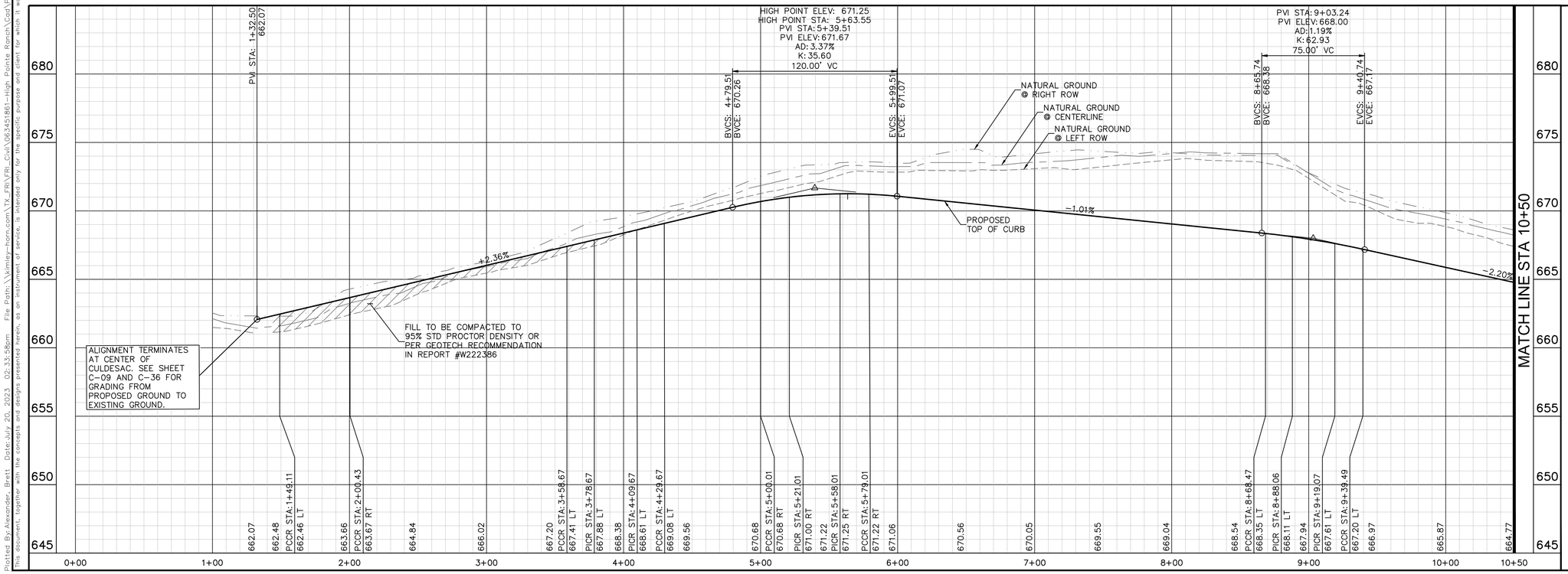
DATE: 10/7/2024 BY: KYLE P. BROCKMAN

LEGEND

- BARRIER FREE RAMP TO BE BUILT BY HOMEBUILDER (LAYDOWN CURB)
- BARRIER FREE RAMP TO BE BUILT BY DEVELOPER
- SIDEWALK SHOWN TO BE BUILT BY DEVELOPER

DRESSAGE LANE



PROFILE SCALE

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1" = 4' VERTICAL

BENCHMARKS

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ELEV: **667.55**

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STATE OF TEXAS
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131422
LICENSED PROFESSIONAL ENGINEER
8/21/23

KHA PROJECT 063451861
DATE AUGUST 2023
SCALE: AS SHOWN
DESIGNED BY: KPB
DRAWN BY: SRL
CHECKED BY: KPB

HIGH POINTE RANCH
PHASE 1A
CITY OF AUBREY,
DENTON COUNTY, TEXAS

PAVING PLAN & PROFILE DRESSAGE LANE

SHEET NUMBER
C-16

Plotted By: Alexander, Brett Date: July 20, 2023 02:33:58pm File Path: \\kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Civil\Phase 1\PlanSheets\C-Paving P&P.dwg
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N
W E
S
0 40' 80'
GRAPHIC SCALE 40'

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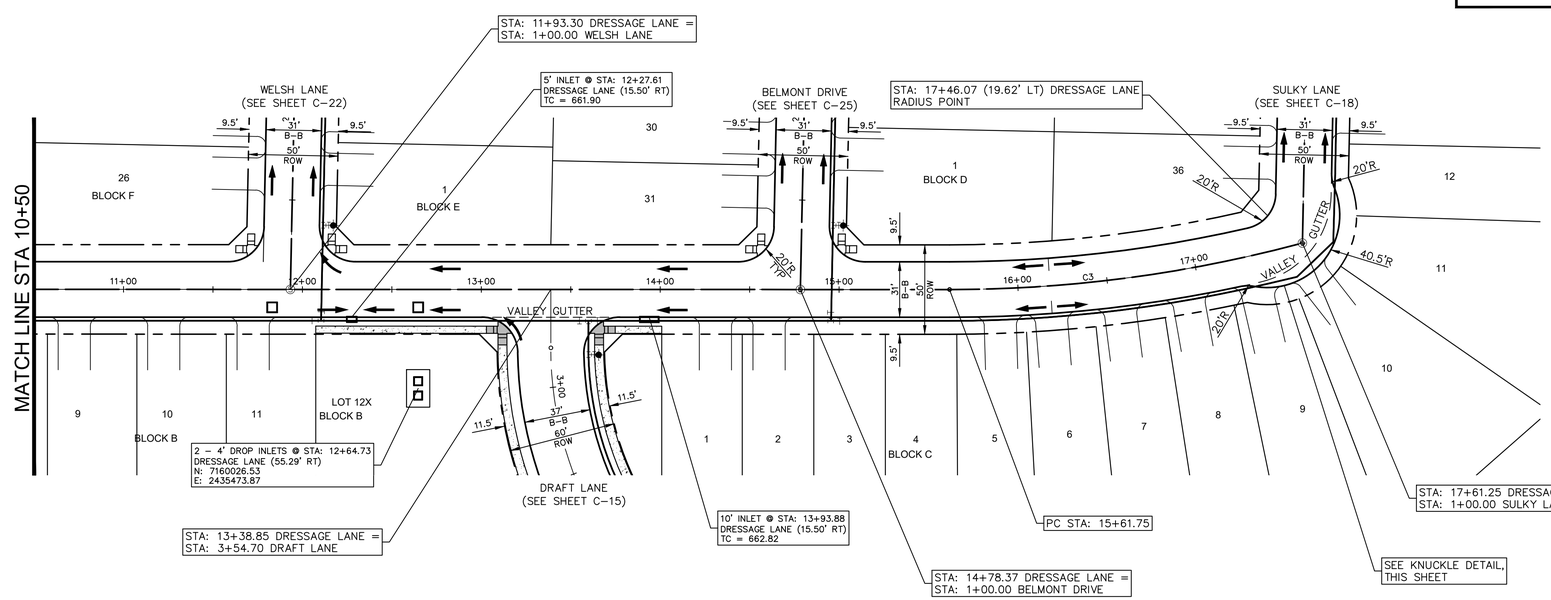
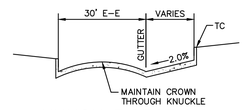
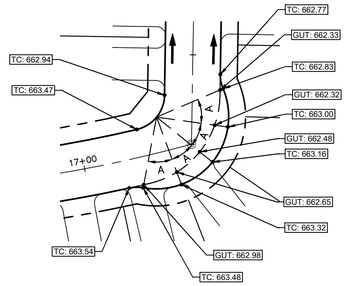
DATE: 10/7/2024 BY: KYLE P. BROCKMAN

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C3	760.00'	199.49'	N82°13'34"E	198.92'	15°02'23"	100.32'





KNUCKLE SECTION
NTS



KNUCKLE DETAIL ∠A=30°54'51"
SCALE: 1" = 40'

LEGEND

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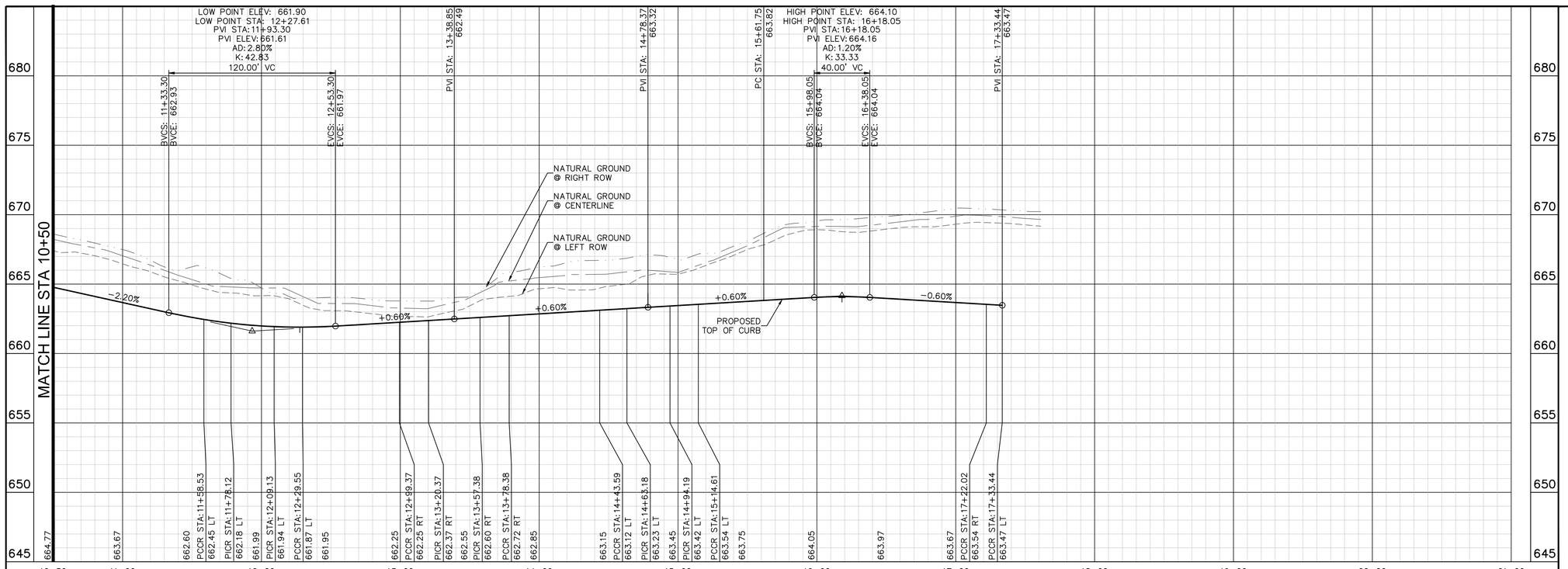
- SIDEWALK SHOWN TO BE BUILT BY DEVELOPER

DRESSAGE LANE



PROFILE SCALE
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BENCHMARKS

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8/21/23

KHA PROJECT
063451861
DATE
AUGUST 2023
SCALE AS SHOWN
DESIGNED BY: KPB
DRAWN BY: SRL
CHECKED BY: KPB

PAVING PLAN & PROFILE DRESSAGE LANE

HIGH POINTE RANCH PHASE 1A

CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-17

Plotted By: Alexander, Brett Date: July 20, 2023 02:34:55pm File Path: \\kimley-horn.com\TX-FRI\FRI_Civil\063451861-High Pointe Ranch\Civil Phase 1\PlanSheets\C-Paving P&P.dwg
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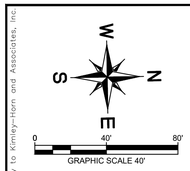
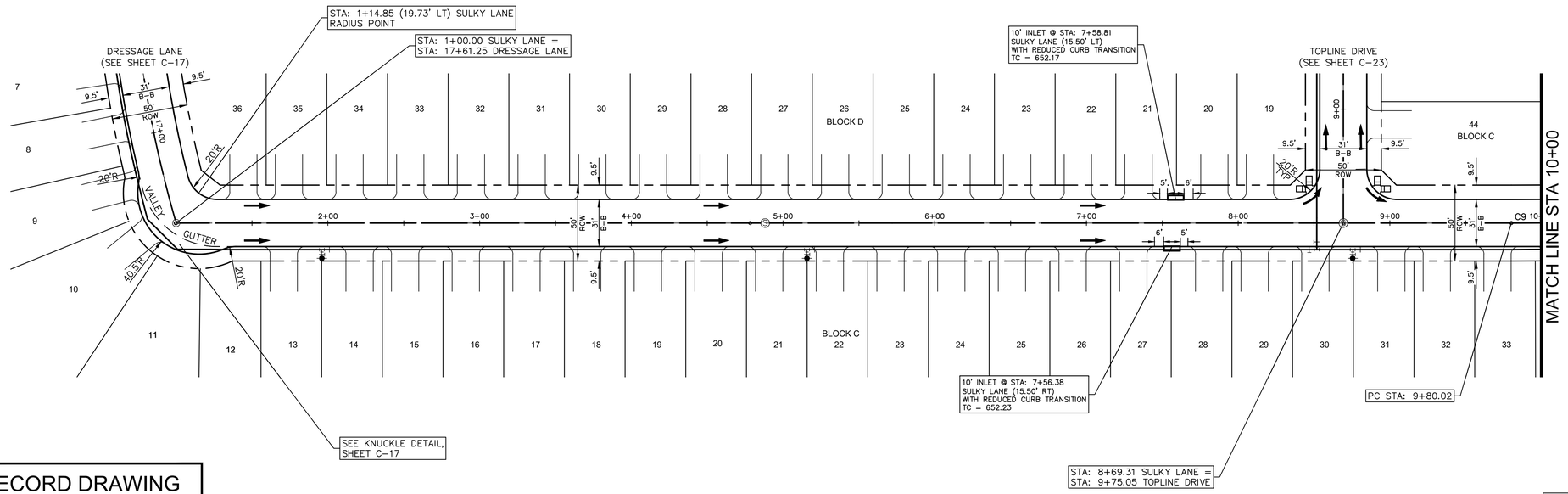


CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C9	5000.00'	97.11'	N0°22'40"E	97.11'	1°06'46"	48.56'



RECORD DRAWING

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DATE: 10/7/2024 BY: KYLE P. BROCKMAN

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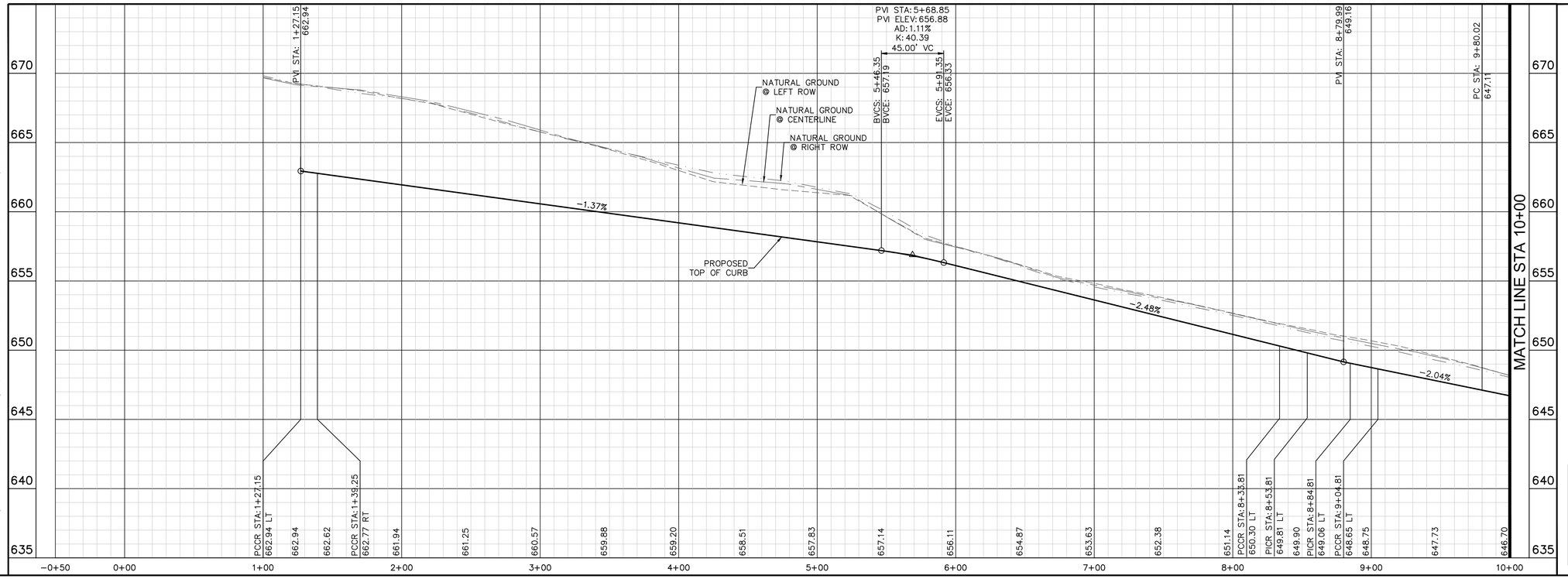
SULKY LANE



PROFILE SCALE

1" = 40' HORIZONTAL
1" = 4' VERTICAL

BENCHMARKS

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STATE OF TEXAS
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8/21/23

KHA PROJECT 063451861
DATE AUGUST 2023
SCALE AS SHOWN
DESIGNED BY: KPB
DRAWN BY: SRL
CHECKED BY: KPB

PAVING PLAN & PROFILE SULKY LANE

HIGH POINTE RANCH PHASE 1A

CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-18

Plotted By: Alexander, Brett Date: July 20, 2023 02:37:22pm File Path: \\kimley-horn.com\TX-FRI\FRI_Civil\063451861-High Pointe Ranch\Civil Phase 1\PlanSheets\C-Paving P&P2.dwg
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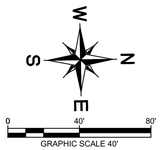
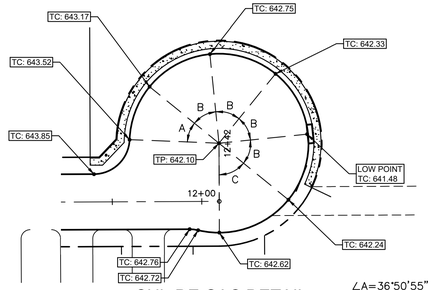
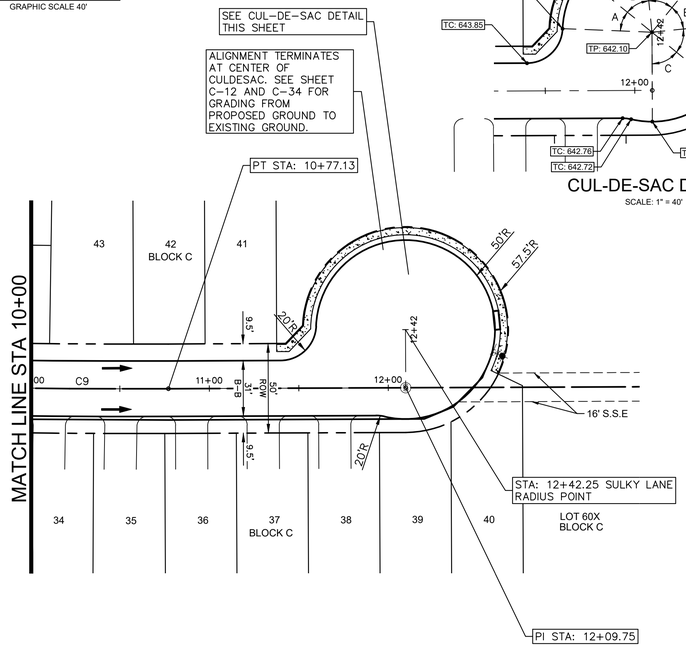




CUL-DE-SAC DETAIL
SCALE: 1" = 40'

∠A=36°50'55"
∠B=45°00'00"
∠C=50°37'22"





CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C9	5000.00'	97.11'	N0°22'40"E	97.11'	1°06'46"	48.56'

RECORD DRAWING

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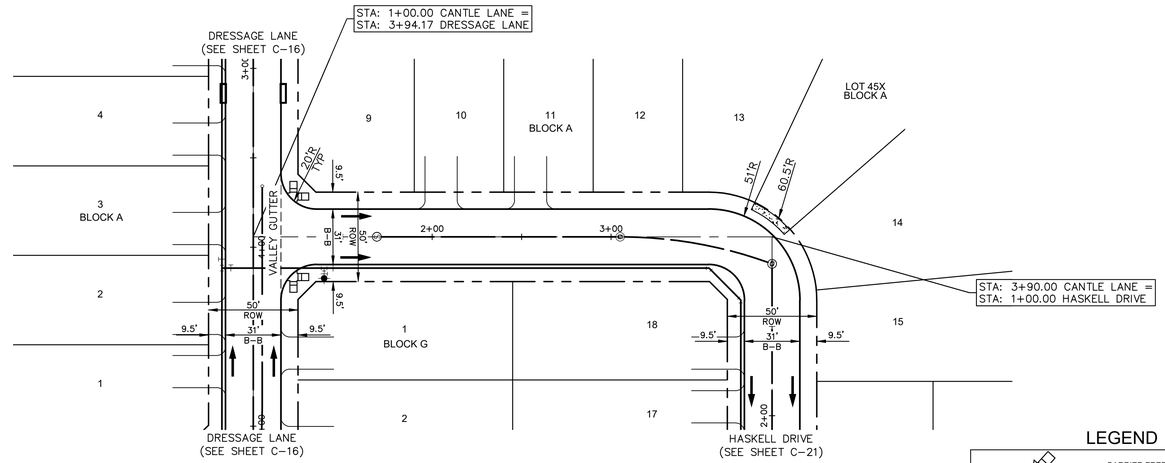
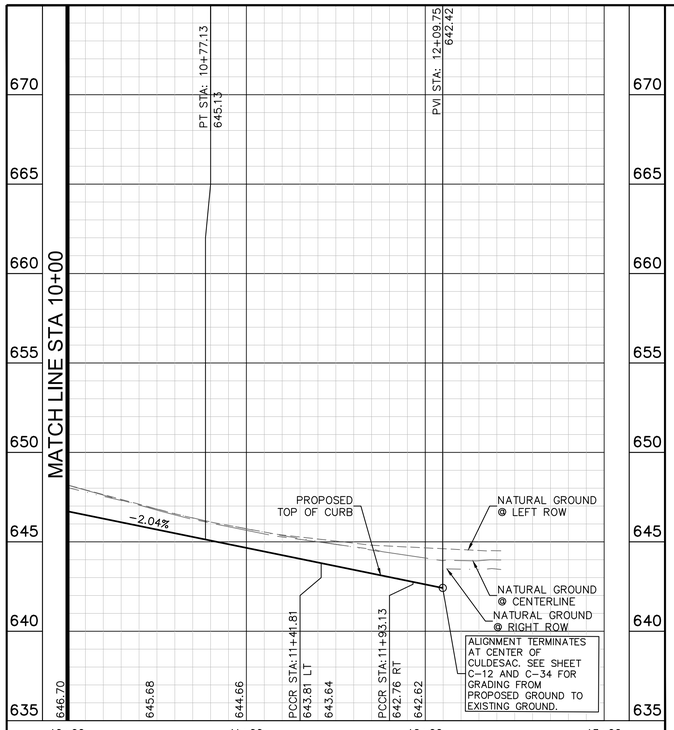
DATE: 10/7/2024 BY: KYLE P. BROCKMAN



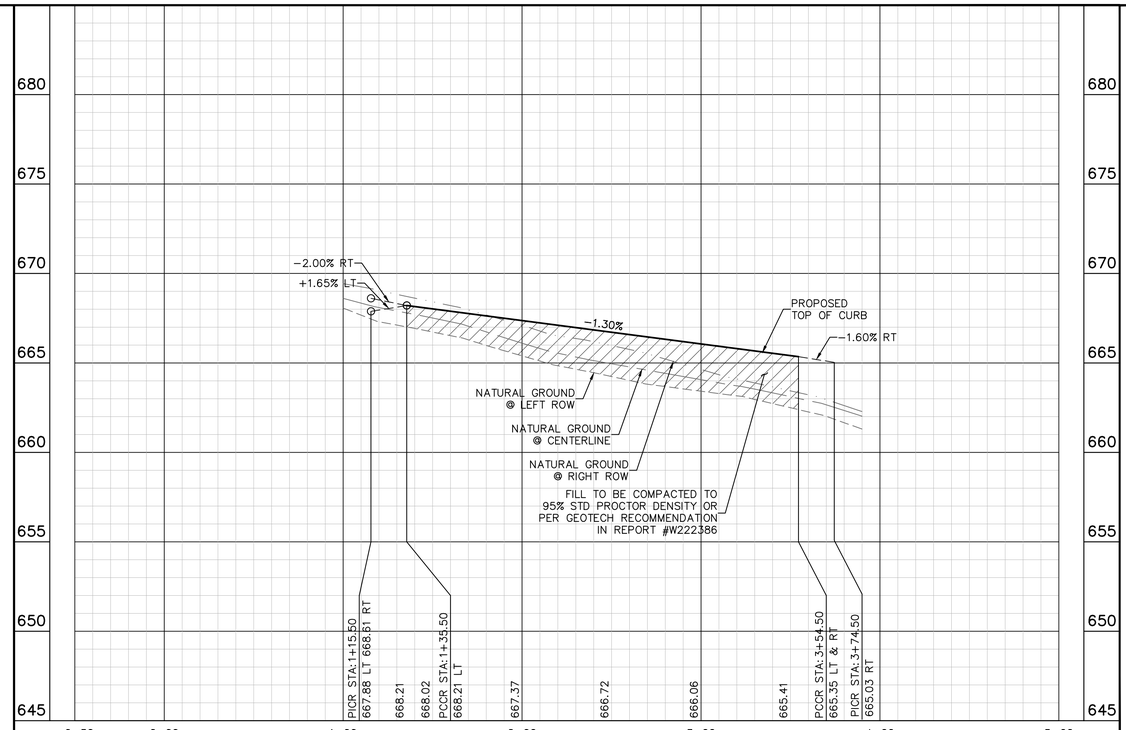
LEGEND

- BARRIER FREE RAMP TO BE BUILT BY HOMEBUILDER (LAYDOWN CURB)
- BARRIER FREE RAMP TO BE BUILT BY DEVELOPER
- SIDEWALK SHOWN TO BE BUILT BY DEVELOPER

SULKY LANE



CANTLE LANE



PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

BENCHMARKS

BM #5002
BM FLUSH WITH NATURAL GROUND, 3.0' EAST OF CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH.
ELEV: **676.28'**

BM #40
BOX CUT SET ON A WING WALL ON THE SOUTH SIDE OF SPRING HILLS ROAD (F.M. 428) ±1593.00' EAST OF THE INTERSECTION OF U.S. HIGHWAY 377 AND SPRING HILL ROAD (F.M. 428).
ELEV: **667.55'**

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED
PROFESSIONAL ENGINEER
8/21/23

KHA PROJECT	063451861
DATE	AUGUST 2023
SCALE	AS SHOWN
DESIGNED BY:	KPB
DRAWN BY:	SRL
CHECKED BY:	KPB

HIGH POINTE RANCH
PHASE 1A
CITY OF AUBREY,
DENTON COUNTY, TEXAS

PAVING PLAN & PROFILE
SULKY LANE AND CANTLI LANE

SHEET NUMBER
C-19

Plotted By: Alexander, Brett Date: July 20, 2023 02:37:47pm File Path: \\kimley-horn.com\TX-FRI\FRI_Civil\064851861-High Pointe Ranch\Civil\Phase 1\PlanSheets\C-Paving P&P2.dwg
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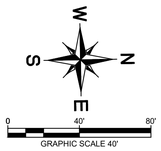

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C4	300.00'	167.13'	N16°53'37"E	164.97'	31°55'08"	85.79'

RECORD DRAWING

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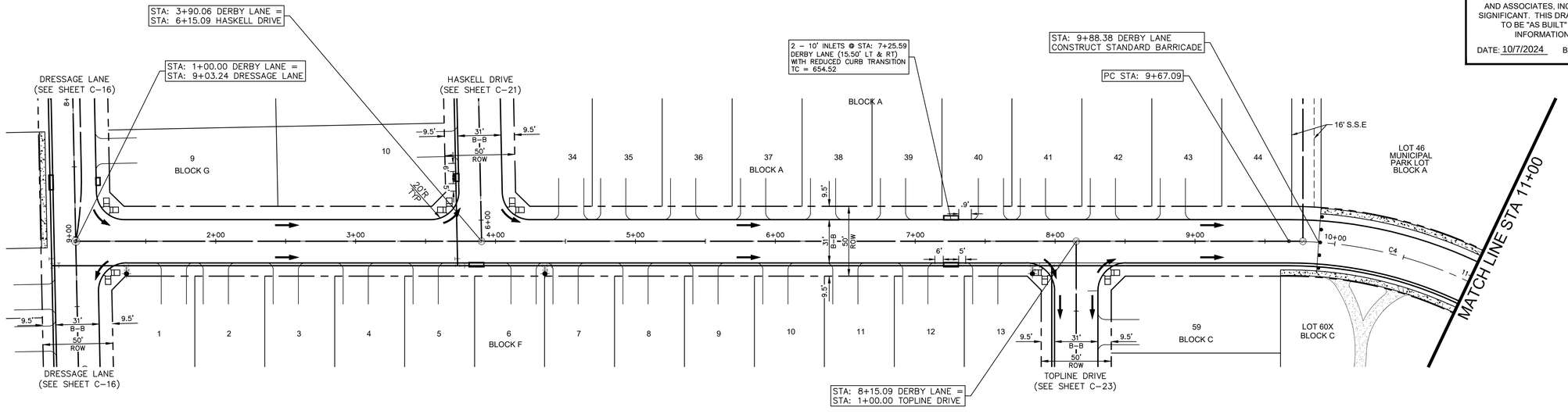
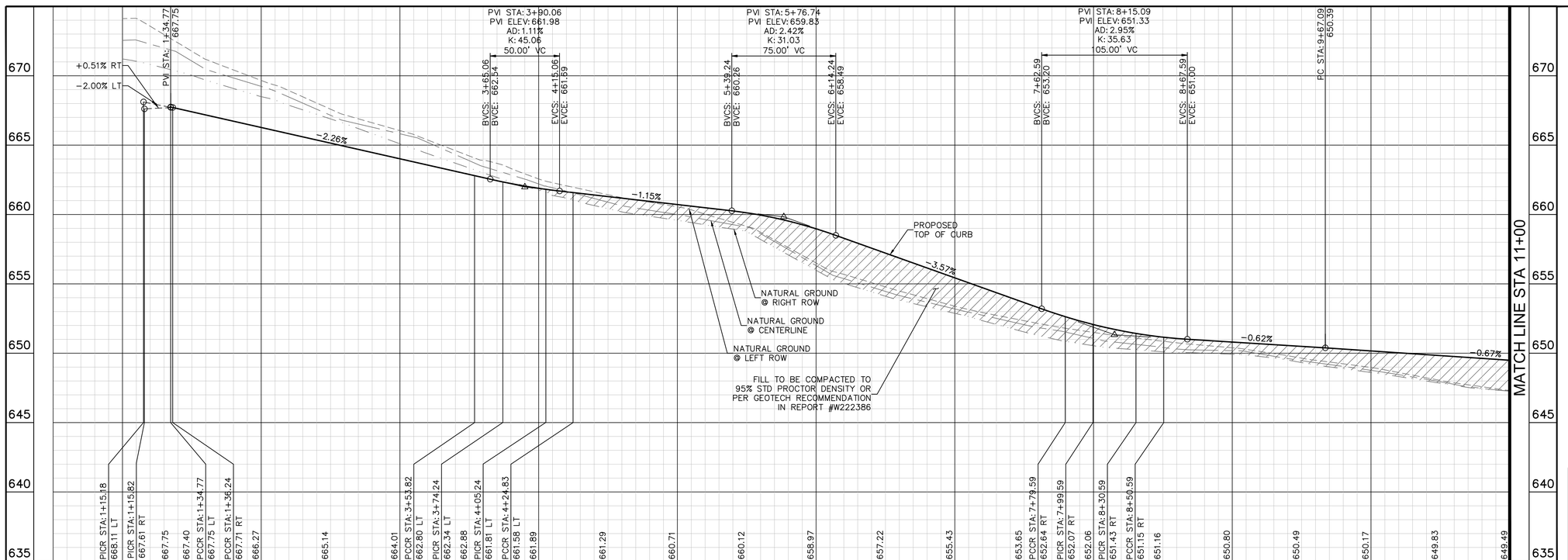
DATE: 10/7/2024 BY: KYLE P. BROCKMAN



LEGEND

- BARRIER FREE RAMP TO BE BUILT BY HOMEBUILDER (LAYDOWN CURB)
- BARRIER FREE RAMP TO BE BUILT BY DEVELOPER
- SIDEWALK SHOWN TO BE BUILT BY DEVELOPER

DERBY LANE



BENCHMARKS

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STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED
PROFESSIONAL ENGINEER
8/21/23

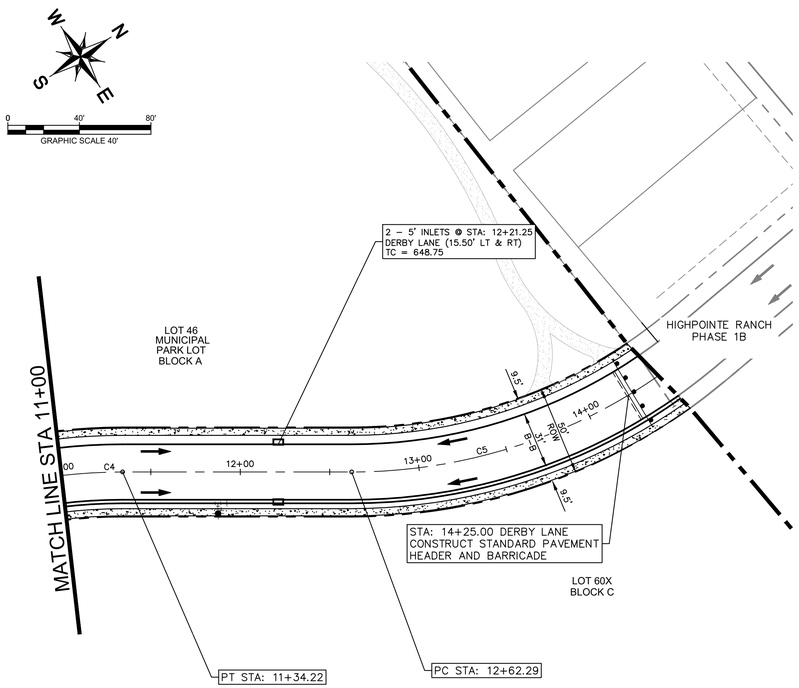
KHA PROJECT 064851861
DATE AUGUST 2023
SCALE AS SHOWN
DESIGNED BY: KPB
DRAWN BY: SRL
CHECKED BY: KPB

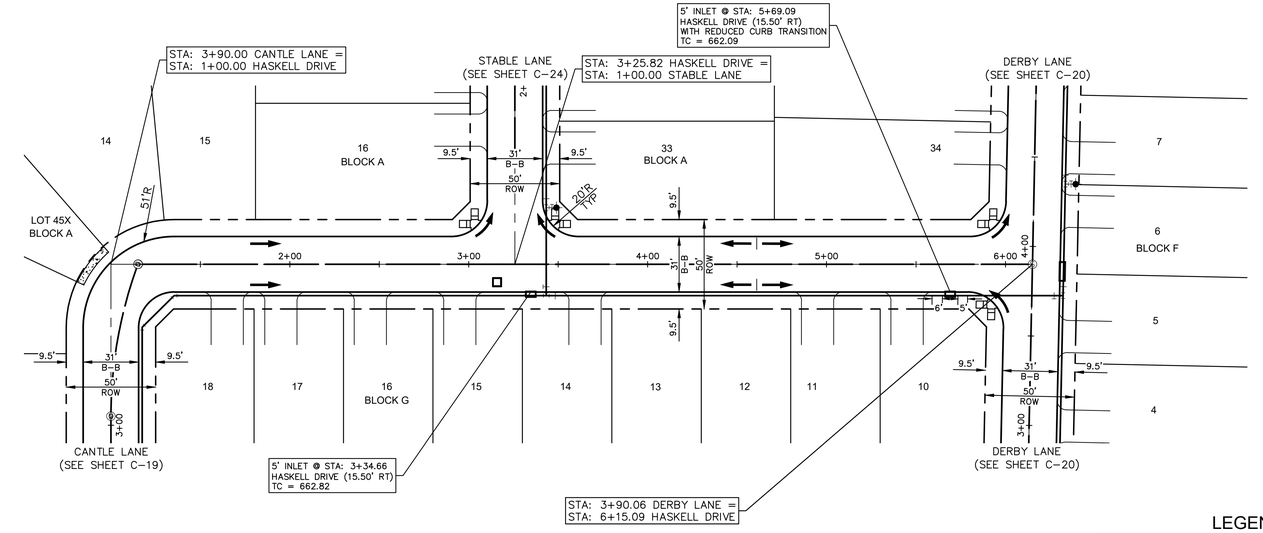
PAVING PLAN & PROFILE DERBY LANE

HIGH POINTE RANCH PHASE 1A

CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-20





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DATE: 10/7/2024 BY: KYLE P. BROCKMAN

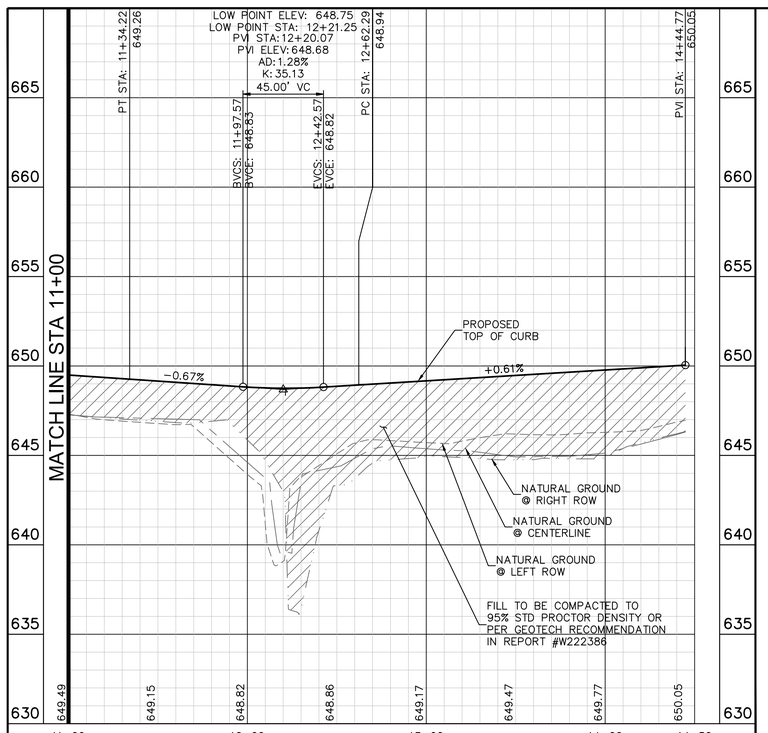
CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C4	300.00'	167.13'	N16°53'37"E	164.97'	31°55'08"	85.79'
C5	300.00'	182.47'	N15°25'42"E	179.67'	34°50'58"	94.16'

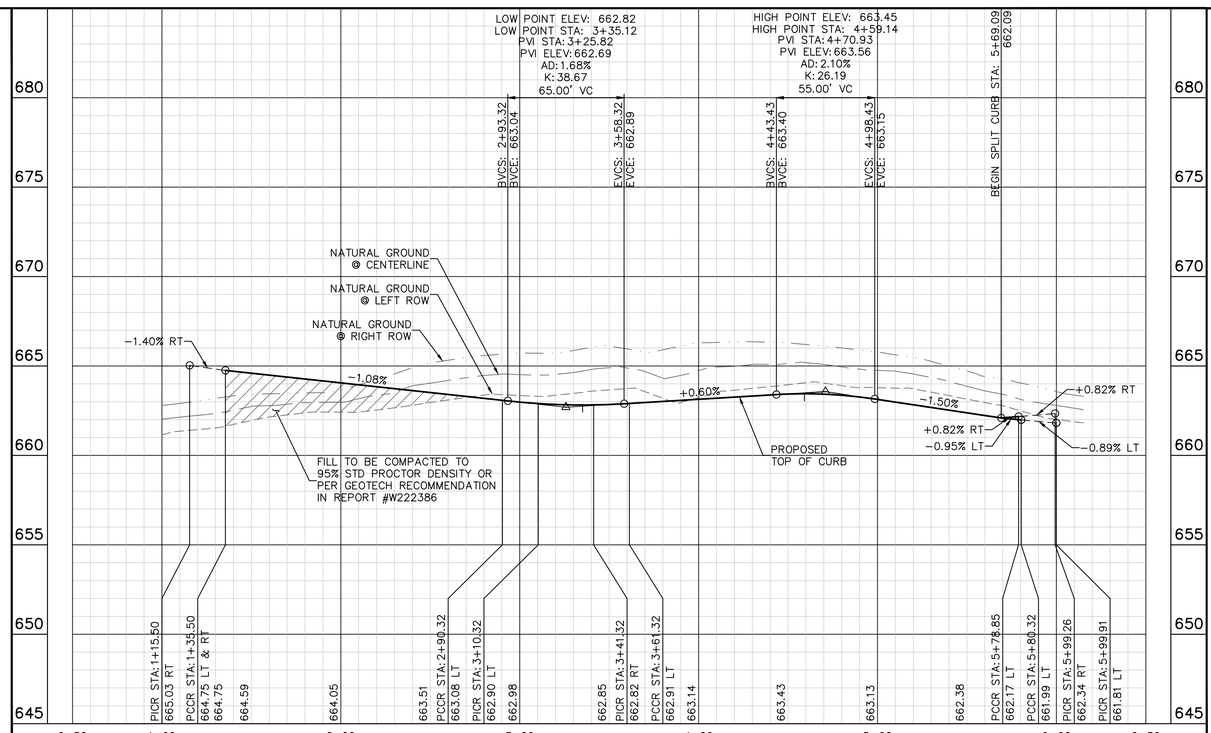
LEGEND

- BARRIER FREE RAMP TO BE BUILT BY HOMEBUILDER (LAYDOWN CURB)
- BARRIER FREE RAMP TO BE BUILT BY DEVELOPER
- SIDEWALK SHOWN TO BE BUILT BY DEVELOPER

DERBY LANE



HASKELL DRIVE



PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

BENCHMARKS

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BM FLUSH WITH NATURAL GROUND, 3.0' EAST OF CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH.
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ELEV: **667.55'**

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STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED
PROFESSIONAL ENGINEER
8/21/23

KHA PROJECT 063451861
DATE AUGUST 2023
SCALE AS SHOWN
DESIGNED BY: KPB
DRAWN BY: SRL
CHECKED BY: KPB

HIGH POINTE RANCH PHASE 1A
CITY OF AUBREY,
DENTON COUNTY, TEXAS

PAVING PLAN & PROFILE HASKELL DRIVE AND DERBY LANE

SHEET NUMBER
C-21

Plotted By: Alexander, Brett Date: July 20, 2023 02:38:25pm File Path: \\kimley-horn.com\TX-FRI\FRI_Civil\063451861-High Pointe Ranch\Civil Phase 1\PlanSheets\C-Paving P&P2.dwg
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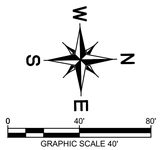

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C6	200.00'	47.17'	N5°49'19"W	47.06'	13°30'45"	23.69'

RECORD DRAWING

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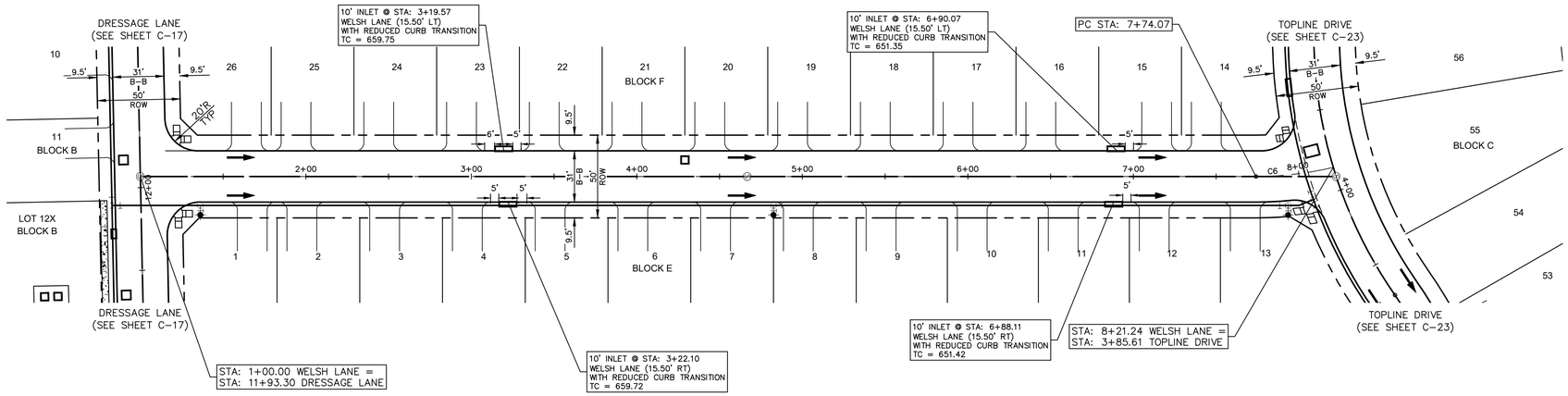
DATE: 10/7/2024 BY: KYLE P. BROCKMAN



LEGEND

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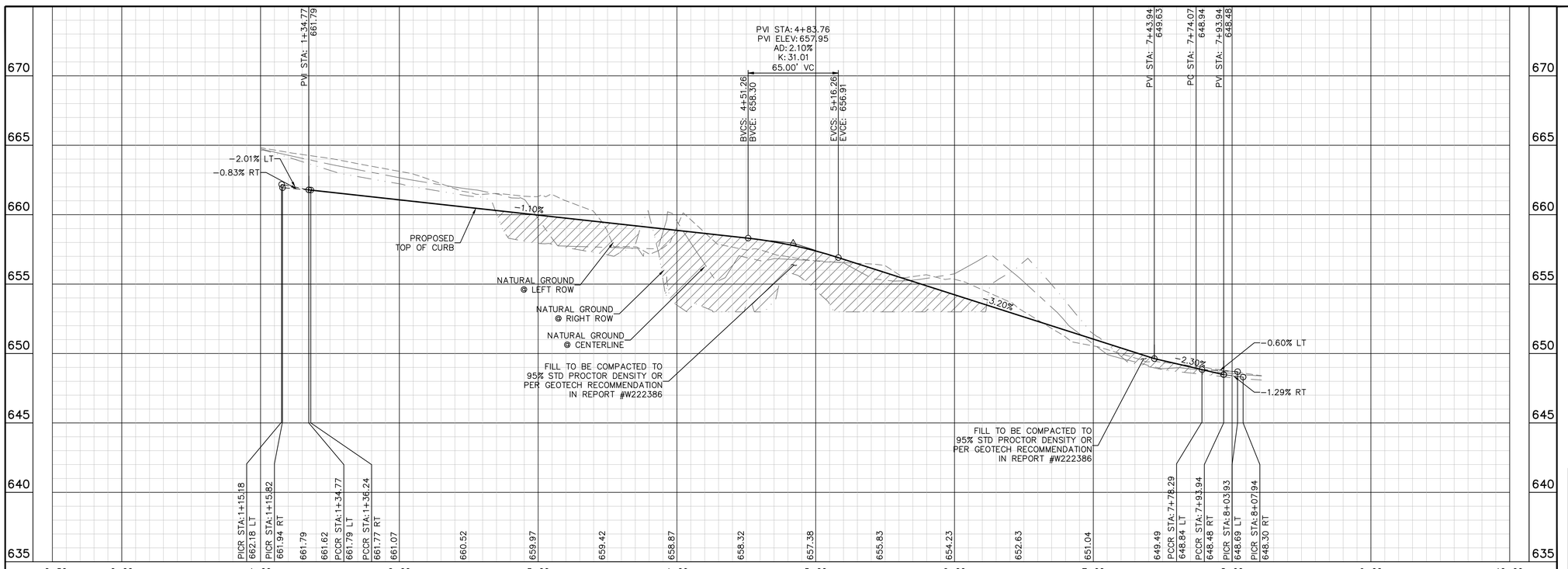
- BARRIER FREE RAMP TO BE BUILT BY DEVELOPER
- SIDEWALK SHOWN TO BE BUILT BY DEVELOPER

WELSH LANE



PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

BENCHMARKS

BM #5002
BM FLUSH WITH NATURAL GROUND, 3.0' EAST OF CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH.
ELEV: **676.28'**

BM #40
BOX CUT SET ON A WING WALL ON THE SOUTH SIDE OF SPRING HILLS ROAD (F.M. 428) ±1593.00' EAST OF THE INTERSECTION OF U.S. HIGHWAY 377 AND SPRING HILL ROAD (F.M. 428).
ELEV: **667.55'**

No.	REVISIONS	DATE	BY

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STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED PROFESSIONAL ENGINEER
8/21/23

KHA PROJECT 063451861
DATE AUGUST 2023
SCALE AS SHOWN
DESIGNED BY: KPB
DRAWN BY: SRL
CHECKED BY: KPB

PAVING PLAN & PROFILE WELSH LANE

HIGH POINTE RANCH PHASE 1A

CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-22

Plotted By: Alexander, Brett Date: July 20, 2023 02:41:08pm File Path: \\kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Civil\Phase 1A\PlanSheets\C-Paving P&P3.dwg
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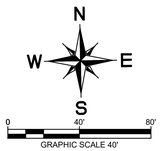

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C7	275.00'	166.70'	N73°34'07"E	164.16'	34°43'52"	86.00'
C8	275.00'	166.70'	N73°34'07"E	164.16'	34°43'52"	86.00'

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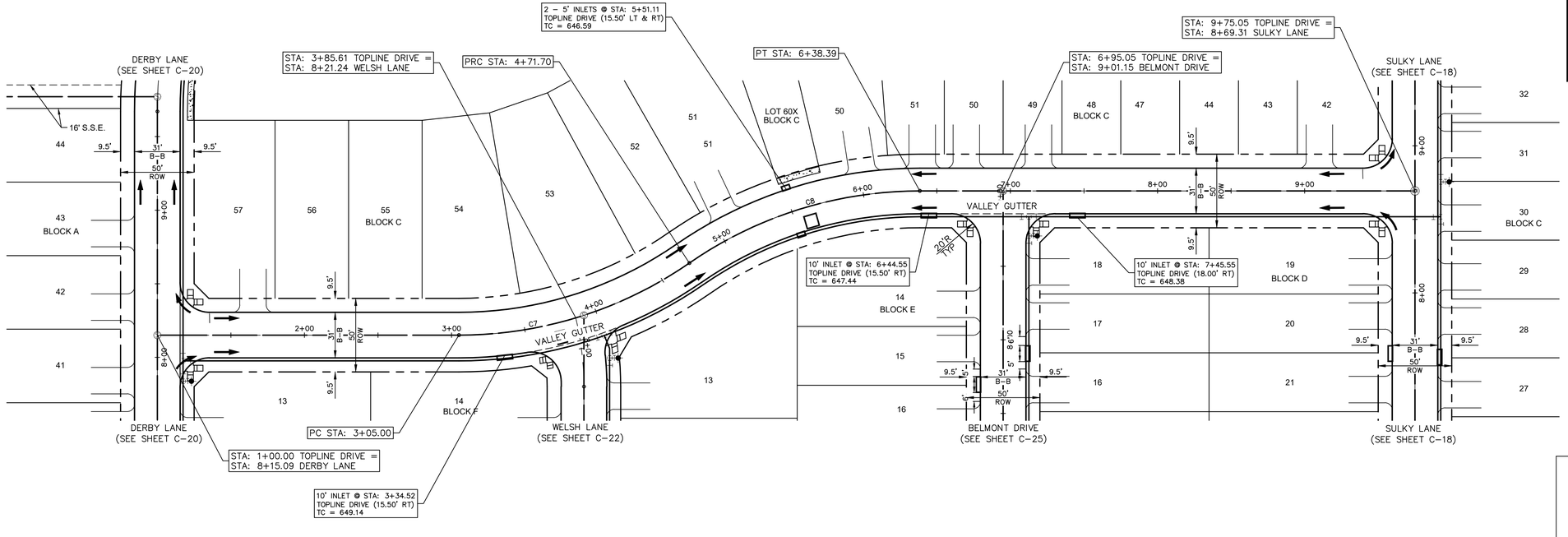
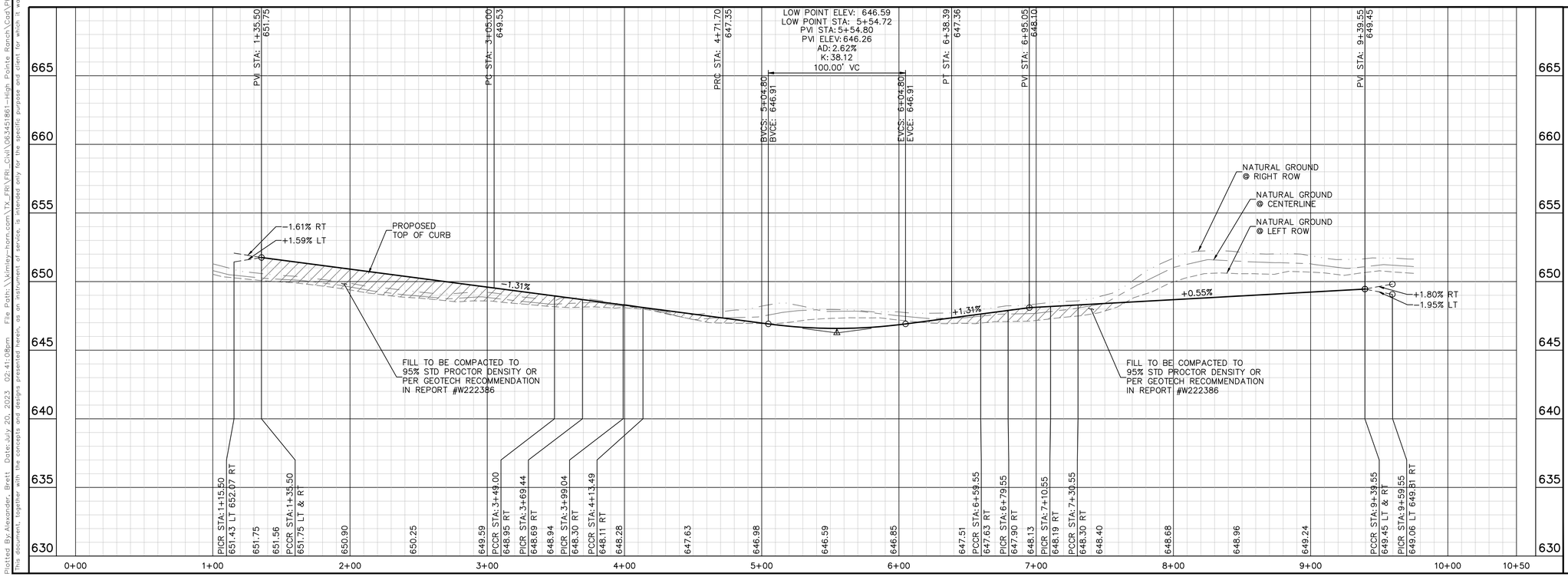


LEGEND

- BARRIER FREE RAMP TO BE BUILT BY HOMEBUILDER (LAYDOWN CURB)
- BARRIER FREE RAMP TO BE BUILT BY DEVELOPER
- SIDEWALK SHOWN TO BE BUILT BY DEVELOPER

TOPLINE DRIVE



PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

BENCHMARKS

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PROFESSIONAL ENGINEER
8/21/23

KHA PROJECT	063451861
DATE	AUGUST 2023
SCALE:	AS SHOWN
DESIGNED BY:	KPB
DRAWN BY:	SRL
CHECKED BY:	KPB

HIGH POINTE RANCH
PHASE 1A
CITY OF AUBREY,
DENTON COUNTY, TEXAS

PAVING PLAN & PROFILE
TOPLINE DRIVE

SHEET NUMBER
C-23

Plotted By: Alexander, Brett Date: July 20, 2023 02:41:42pm File Path: \\kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Civil\Phase 1\PlanSheets\C-Paving P&P3.dwg
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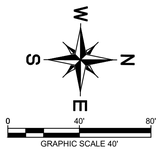

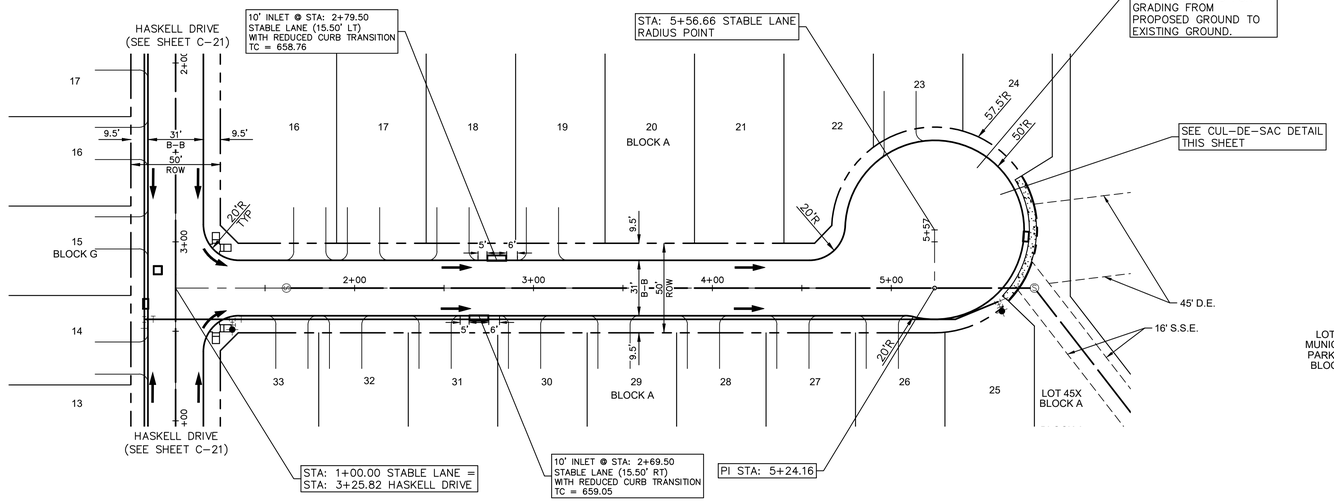

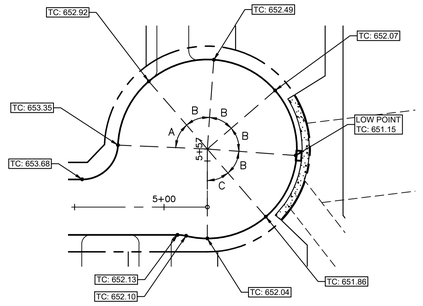

CUL-DE-SAC DETAIL

SCALE: 1" = 40'

∠A=46°40'13"
∠B=45°00'00"
∠C=40°48'04"

RECORD DRAWING

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DATE: 10/7/2024 BY: KYLE P. BROCKMAN

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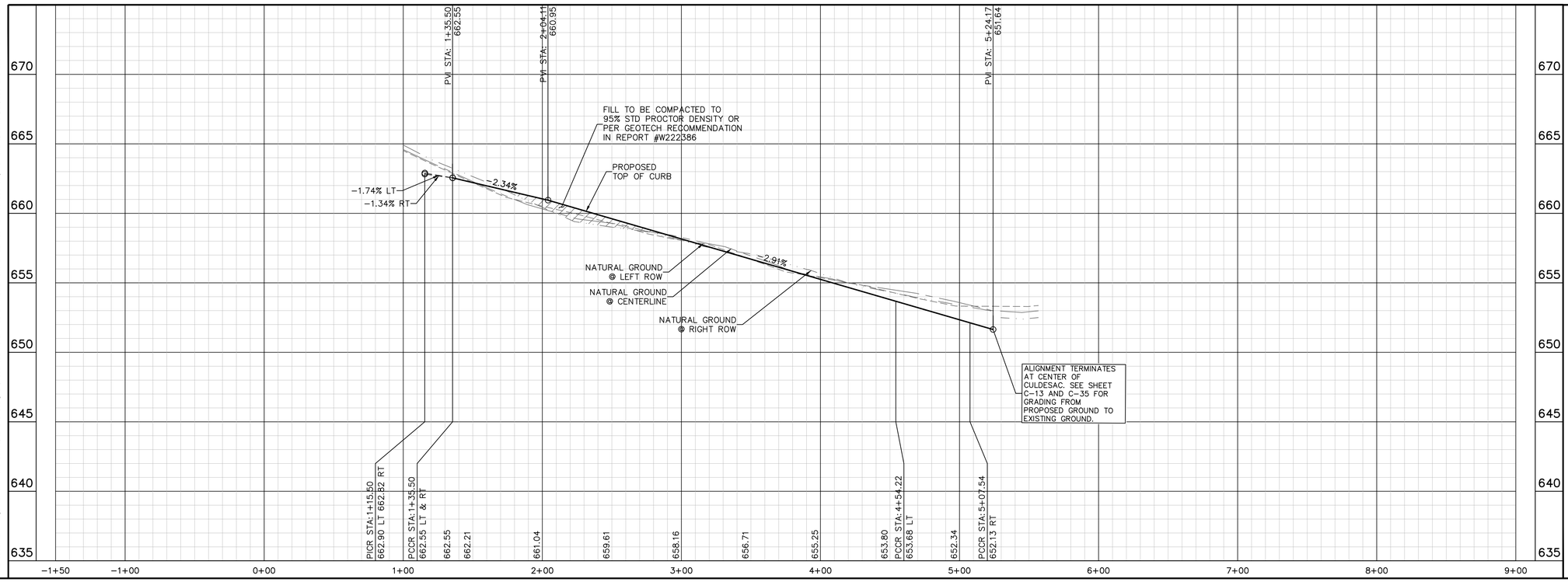
STABLE LANE



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ELEV: **667.55**

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KHA PROJECT	063451861
DATE	AUGUST 2023
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DRAWN BY:	SRL
CHECKED BY:	KPB

PAVING PLAN & PROFILE
STABLE LANE

HIGH POINTE RANCH
PHASE 1A
CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-24

Plotted By: Alexander, Brett Date: July 20, 2023 02:42:04pm File Path: \\kimley-horn.com\TX-FRI\FRI_Civil\063451861-High Pointe Ranch\Civil\Phase 1\PlanSheets\C-Paving P&P3.dwg
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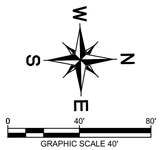

RECORD DRAWING

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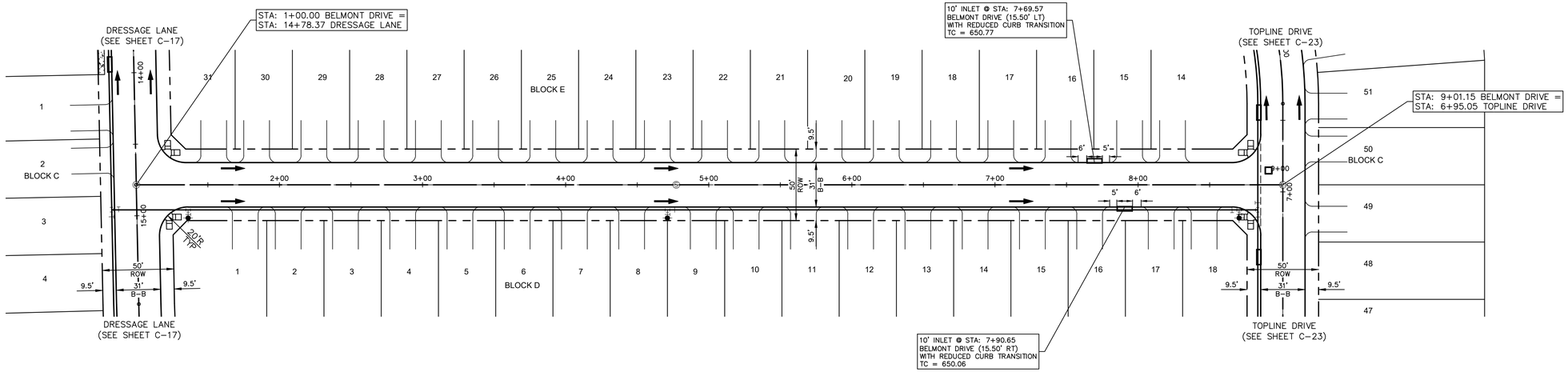
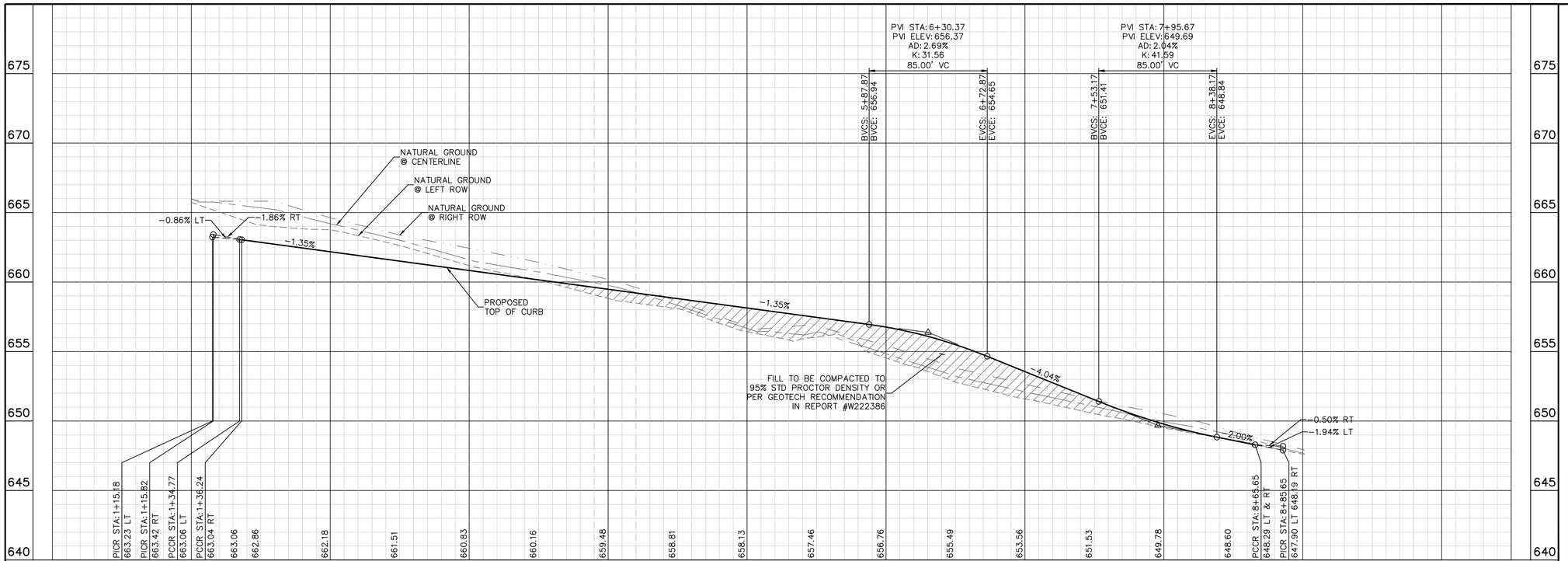
DATE: 10/7/2024 BY: KYLE P. BROCKMAN



LEGEND

- BARRIER FREE RAMP TO BE BUILT BY HOMEBUILDER (LAYDOWN CURB)
- BARRIER FREE RAMP TO BE BUILT BY DEVELOPER
- SIDEWALK SHOWN TO BE BUILT BY DEVELOPER

BELMONT DRIVE



PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

BENCHMARKS

BM #5002
BM FLUSH WITH NATURAL GROUND, 3.0' EAST OF CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH.
ELEV: **676.28'**

BM #40
BOX CUT SET ON A WING WALL ON THE SOUTH SIDE OF SPRING HILLS ROAD (F.M. 428) ±1593.00' EAST OF THE INTERSECTION OF U.S. HIGHWAY 377 AND SPRING HILL ROAD (F.M. 428).
ELEV: **667.55'**

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
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TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED
PROFESSIONAL ENGINEER
8/21/23

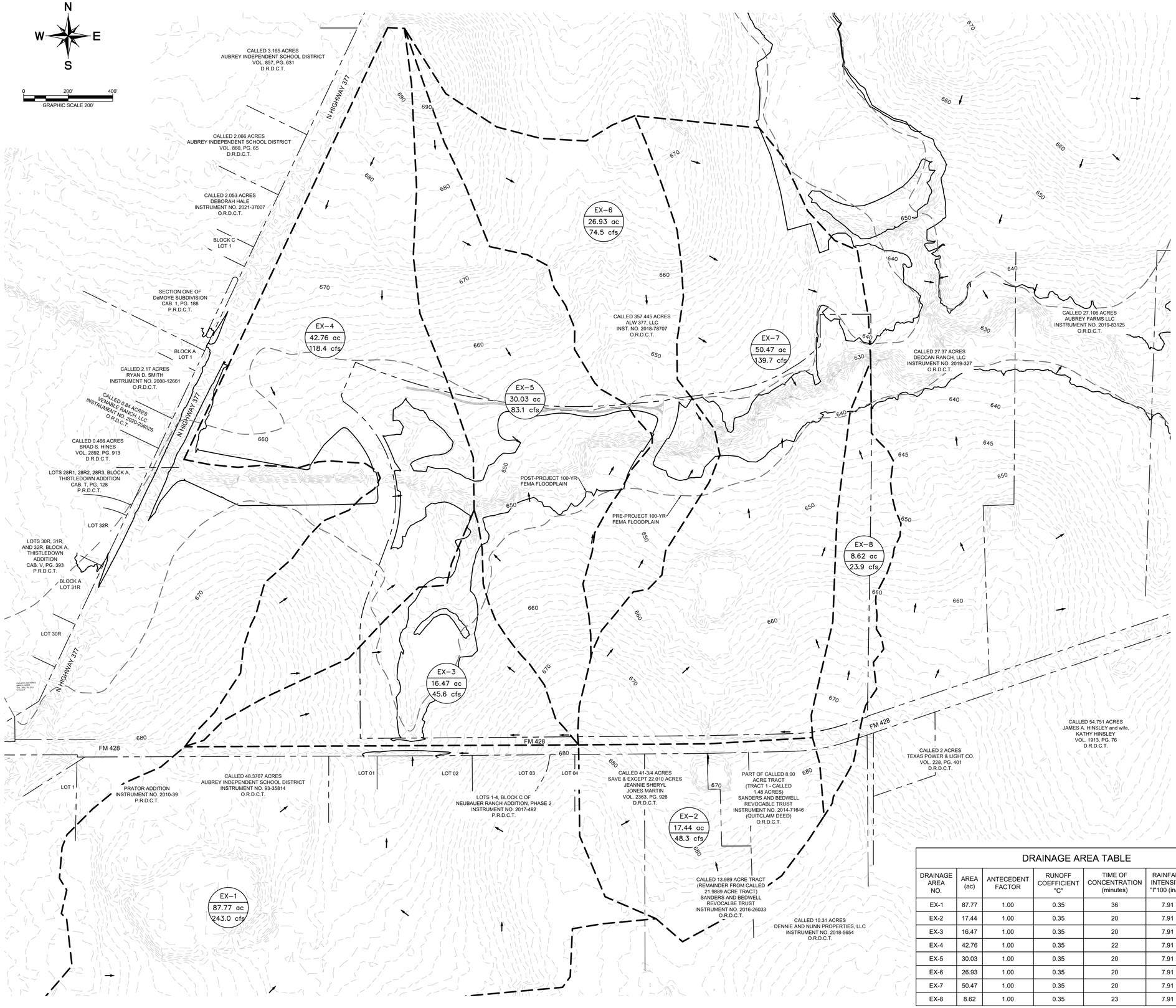
KHA PROJECT 063451861
DATE AUGUST 2023
SCALE AS SHOWN
DESIGNED BY: KPB
DRAWN BY: SRL
CHECKED BY: KPB

PAVING PLAN & PROFILE BELMONT DRIVE

HIGH POINTE RANCH PHASE 1A

CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-25



LEGEND

X-1 / 9.9 ac / 5.5 cfs	AREA DESIGNATOR AREA IN ACRES Q100 FLOW IN CFS
A-1	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	EXISTING FLOW DIRECTION
555	PROPOSED CONTOUR
555	EXISTING CONTOUR

DRAINAGE GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. SEE STORM DRAIN PLAN & PROFILE SHEETS FOR DETAILED INFORMATION ON STORM DRAIN LINES.
3. ALL STORM DRAIN LINES SHALL BE RCP, CLASS III UNLESS OTHERWISE NOTED.

DRAINAGE DESIGN CRITERIA

Q100 = C*I*A

Q = FLOW IN CUBIC FEET PER SECOND (CFS)

C = RUNOFF COEFFICIENT = 0.50 (RESIDENTIAL)
0.35 (UNDEVELOPED)

I = INTENSITY (TIME OF CONCENTRATION = TC)

TC OF 15 MINUTES (RESIDENTIAL) = 7.91 IN/HR

A = DRAINAGE AREA IN ACRES

RECORD DRAWING

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DATE: 10/7/2024 BY: KYLE P. BROCKMAN

DRAINAGE AREA TABLE

DRAINAGE AREA NO.	AREA (ac)	ANTECEDENT FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)
EX-1	87.77	1.00	0.35	36	7.91	243.0
EX-2	17.44	1.00	0.35	20	7.91	48.3
EX-3	16.47	1.00	0.35	20	7.91	45.6
EX-4	42.76	1.00	0.35	22	7.91	118.4
EX-5	30.03	1.00	0.35	20	7.91	83.1
EX-6	26.93	1.00	0.35	20	7.91	74.5
EX-7	50.47	1.00	0.35	20	7.91	139.7
EX-8	8.62	1.00	0.35	23	7.91	23.9

BENCHMARKS

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KHA PROJECT 063451861
DATE AUGUST 2023
SCALE: AS SHOWN
DESIGNED BY: KPB
DRAWN BY: SRL
CHECKED BY: KPB

EXISTING CONDITIONS DRAINAGE AREA MAP

HIGH POINTE RANCH PHASE 1A

CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-26

Plotted By: Alexander, Brett Date: July 20, 2023 02:42:29pm File Path: \\kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Cad\Phase 1\Plan Sheets\C-Existing Drainage Area Map.dwg
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DRAINAGE AREA TABLE

DRAINAGE AREA NO.	AREA (ac)	FREQUENCY FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)	COLLECTION POINT
A-1	0.81	1.00	0.50	15	7.91	3.2	Inlet A-1
A-2	2.19	1.00	0.50	15	7.91	8.7	Ex Creek
A-3	1.68	1.00	0.50	15	7.91	6.6	Inlet A-3
A-4	0.85	1.00	0.50	15	7.91	3.3	Inlet A-4
A-5	0.81	1.00	0.50	15	7.91	3.2	Inlet A-5
A-6	1.27	1.00	0.50	15	7.91	5.0	Inlet A-6
A-7	1.27	1.00	0.50	15	7.91	5.0	Inlet A-7
A-8	0.95	1.00	0.50	15	7.91	3.8	Inlet A-8
A-9	1.08	1.00	0.50	15	7.91	4.3	Inlet A-9
B-1	1.17	1.00	0.50	15	7.91	4.6	Inlet B-1
B-2	1.07	1.00	0.50	15	7.91	4.2	Inlet B-2
B-3	0.43	1.00	0.50	15	7.91	1.7	Inlet B-3
C-1	2.20	1.00	0.50	15	7.91	8.7	Inlet C-1
C-2	3.04	1.00	0.50	15	7.91	12.0	Inlet C-2
C-3	0.42	1.00	0.50	15	7.91	1.7	Inlet C-3
C-4	0.48	1.00	0.50	15	7.91	1.9	Inlet C-4
D-1	2.09	1.00	0.50	15	7.91	8.3	Inlet D-1
D-2	2.25	1.00	0.50	15	7.91	8.9	Inlet D-2
DA-04a ★	17.06	1.00	0.45	19	7.91	60.7	Inlet A-2
E-1	2.12	1.00	0.50	15	7.91	8.4	Inlet E-1
F-1	0.84	1.00	0.50	15	7.91	3.3	Inlet F-1
F-2	0.63	1.00	0.50	15	7.91	2.5	Inlet F-2
F-3	1.27	1.00	0.50	15	7.91	5.0	Inlet F-3
F-4	0.98	1.00	0.50	15	7.91	3.9	Inlet F-4
F-5	0.54	1.00	0.50	15	7.91	2.1	Inlet F-5
F-6	1.53	1.00	0.50	15	7.91	6.0	Inlet F-6
G-1	0.96	1.00	0.50	15	7.91	3.8	Inlet G-1
G-2	0.47	1.00	0.50	15	7.91	1.9	Inlet G-2
G-3	0.88	1.00	0.50	15	7.91	3.5	Inlet G-3
H-1	0.92	1.00	0.50	15	7.91	3.6	Inlet H-1
H-2	0.39	1.00	0.50	15	7.91	1.6	Inlet H-2
I-1	0.92	1.00	0.50	15	7.91	3.7	Inlet I-1
I-2	1.11	1.00	0.50	15	7.91	4.4	Inlet I-2
X-1	5.92	1.00	0.50	15	7.91	23.4	Ex Creek
Y-1	1.23	1.00	0.50	15	7.91	4.8	Ex Creek

★ Note: The Highpointe Ranch Downstream Assessment uses the TR55 Method for drainage calculations. This design used Rational Method, therefore the total flow shown for this off-site drainage area will vary.

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TC OF 15 MINUTES (RESIDENTIAL) = 7.91 IN/HR

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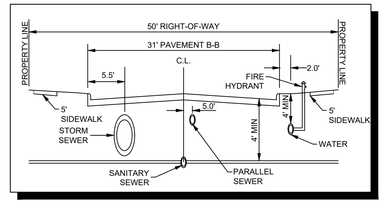
TYPICAL UTILITY LOCATION



LEGEND

- X-1 / 9.9 ac / 5.5 cfs — AREA DESIGNATOR, AREA IN ACRES, Q100 FLOW IN CFS
- A-1 — INLET NUMBER
- PROPERTY LINE
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- PROPOSED DRAINAGE DIVIDE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN HEADWALL
- PROPOSED FLOW DIRECTION
- 555 — PROPOSED CONTOUR
- 555 — EXISTING CONTOUR

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DATE: 10/7/2024 BY: KYLE P. BROCKMAN

!!WARNING!!

EXISTING UTILITIES IN THE AREA. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITH THE PROVIDER PRIOR TO START OF CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY RELOCATION WHERE NECESSARY AND PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN). IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT THEIR OWN EXPENSE.

BENCHMARKS

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BM FLUSH WITH NATURAL GROUND, 3.0' EAST OF CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH.
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STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED PROFESSIONAL ENGINEER
8/21/23

KHA PROJECT
063451861
DATE
AUGUST 2023
SCALE: AS SHOWN
DESIGNED BY: KPB
DRAWN BY: SRL
CHECKED BY: KPB

PROPOSED DRAINAGE AREA MAP

HIGH POINTE RANCH PHASE 1A

CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-27

Plotted By:Alexander, Brett Date:July 20, 2023 02:43:13pm File Path:\\Kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Cad\Phase 1\Civil\Phase 1\Plan Sheets\C- Drainage Area Map.dwg
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DATE: 10/7/2024 BY: KYLE P. BROCKMAN

100-Year Street Capacity & Inlet Design Calculations

Project: High Pointe Ranch Phase 1A
Location: City of Aubrey, Denton County, Texas
Date: 4/21/2023

Inlet						Drainage Areas								Sag Inlet Percentage of flow from:		Sag Inlet Split 100-year Runoff (cfs) from:		"S_x" Street Longitudinal Slope (%)				Right-of-Way Capacity (cfs)		100-year Depth of Flow (ft)		100-year Spread of Flow "T" (ft)									
Inlet No.	Storm Drain Line	Station	Street	Inlet Type	Inlet Condition (Sag or On-Grade)	Area No.	Areas (acres)	Runoff "C"	Conc. Time (min.)	100-year Intensity (in/hr)	100-year Runoff (cfs)	100-year Crown Overflow (cfs)	100-year Carry-over Flow (cfs)	100-year Total Gutter Q (cfs)	Lower Station	Higher Station	Lower Station	Higher Station	On-Grade/Lower Station for Sag	Higher Station for Sag	Street Section (Type)	Roadway Cross Slope "S_x" (%)	Manning's Coefficient for Pavement "n"	Street Capacity (cfs)	On-Grade/Lower Station for Sag	Higher Station for Sag	On-Grade/Lower Station for Sag	Higher Station for Sag	On-Grade/Lower Station for Sag	Higher Station for Sag	Gutter Cross Slope "S_w" (%)	Width of Depressed Gutter "W"	100-year Ratio of Flow "E_o"	Gutter Depression Depth "a" (ft)	Equivalent Cross Slope "S_e" (%)	100-year Required Length "L_t"	Length Provided "L" (ft)	Inlet Efficiency "E"	100-year Inlet Capacity (cfs)	100-year Carryover Flow "q" (cfs)	Target Inlet No.
1	2	3	4	5	6	7	8	9	10	11	12	13a	13b	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41
A-1	A	0+00.00	Dressage Lane	Curb	On-Grade	A-1	0.81	0.50	15.0	7.91	3.20	-1.02	0.00	2.18	N/A	N/A	N/A	N/A	0.60%	N/A	Residential	2.22%	0.02	9.98	20.96	N/A	0.33	N/A	15.00	N/A	25.00%	1.33	0.36	0.33	11.13%	7.00	10	1.00	2.18	0.00	N/A
A-2	A	0+00.00	Dressage Lane	Wye	Sag	A-2, DA-04a	19.02	0.46	18.3	7.91	69.21	0.00	0.00	69.21	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.02	N/A	N/A	N/A	1.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	22.33	32	1.00	69.21	0.00	N/A
A-3	A	0+00.00	Dressage Lane	Curb	Sag	A-3	1.67	0.50	15.0	7.91	6.60	-2.43	0.02	4.20	60%	40%	2.52	1.68	2.20%	0.60%	Residential	2.85%	0.02	19.11	40.14	14.82	0.31	0.32	10.74	12.39	25.00%	1.33	N/A	0.33	N/A	2.03	5	1.00	4.20	0.00	N/A
A-4	A	0+00.00	Welsh Lane	Curb	On-Grade	A-4	0.85	0.50	15.0	7.91	3.36	1.13	0.00	4.49	N/A	N/A	N/A	N/A	1.10%	N/A	Residential	2.22%	0.02	13.51	28.38	N/A	0.37	N/A	15.00	N/A	25.00%	1.33	0.36	0.33	11.13%	11.38	10	0.98	4.39	0.10	A-6
A-5	A	0+00.00	Welsh Lane	Curb	On-Grade	A-5	0.81	0.50	15.0	7.91	3.20	1.29	0.00	4.49	N/A	N/A	N/A	N/A	1.10%	N/A	Residential	2.22%	0.02	13.51	28.38	N/A	0.37	N/A	15.00	N/A	25.00%	1.33	0.36	0.33	11.13%	11.38	10	0.98	4.39	0.10	A-7
A-6	A	0+00.00	Welsh Lane	Curb	On-Grade	A-6	1.27	0.50	15.0	7.91	5.02	0.00	0.10	5.12	N/A	N/A	N/A	N/A	3.20%	N/A	Residential	2.22%	0.02	23.04	48.41	N/A	0.33	N/A	15.00	N/A	25.00%	1.33	0.36	0.33	11.13%	16.56	10	0.81	4.15	0.97	A-8
A-7	A	0+00.00	Welsh Lane	Curb	On-Grade	A-7	1.27	0.50	15.0	7.91	5.02	0.00	0.10	5.12	N/A	N/A	N/A	N/A	3.20%	N/A	Residential	2.22%	0.02	23.04	48.41	N/A	0.33	N/A	15.00	N/A	25.00%	1.33	0.36	0.33	11.13%	16.56	10	0.81	4.15	0.97	A-8
A-8	A	0+00.00	Topline Drive	Curb	Sag	A-8	0.95	0.50	15.0	7.91	3.76	-1.37	3.25	5.64	60%	40%	3.38	2.26	1.31%	1.31%	Residential	2.22%	0.02	14.74	30.97	21.90	0.34	0.32	15.00	11.68	25.00%	1.33	N/A	0.33	N/A	2.67	5	1.00	5.64	0.00	N/A
A-9	A	0+00.00	Topline Drive	Curb	Sag	A-9	1.08	0.50	15.0	7.91	4.27	1.37	0.00	5.64	35%	65%	1.97	3.66	1.31%	1.31%	Residential	2.84%	0.02	14.74	30.97	21.90	0.31	0.34	10.83	15.00	25.00%	1.33	N/A	0.33	N/A	2.72	5	1.00	5.64	0.00	N/A
B-1	B	0+00.00	Derby Lane	Curb	On-Grade	B-1	1.17	0.50	15.0	7.91	4.63	0.00	0.00	4.63	N/A	N/A	N/A	N/A	3.57%	N/A	Residential	2.45%	0.02	24.34	51.13	N/A	0.33	N/A	13.44	N/A	25.00%	1.33	0.39	0.33	12.15%	15.56	10	0.84	3.90	0.73	H-1
B-2	B	0+00.00	Derby Lane	Curb	On-Grade	B-2	1.07	0.50	15.0	7.91	4.23	0.00	0.08	4.31	N/A	N/A	N/A	N/A	3.57%	N/A	Residential	2.55%	0.02	24.34	51.13	N/A	0.33	N/A	12.80	N/A	25.00%	1.33	0.40	0.33	12.63%	14.75	10	0.87	3.75	0.56	B-3
B-3	B	0+00.00	Derby Lane	Curb	On-Grade	B-3	0.43	0.50	15.0	7.91	1.70	0.00	0.56	2.26	N/A	N/A	N/A	N/A	3.57%	N/A	Residential	3.12%	0.02	24.34	51.13	N/A	0.28	N/A	8.96	N/A	25.00%	1.33	0.54	0.33	16.59%	9.55	10	1.00	2.26	0.00	N/A
C-1	C	0+00.00	Sulky Lane	Curb	On-Grade	C-1	2.20	0.50	15.0	7.91	8.70	1.66	0.00	10.36	N/A	N/A	N/A	N/A	2.48%	N/A	Residential	2.22%	0.02	20.29	42.61	N/A	0.41	N/A	15.00	N/A	25.00%	1.33	0.36	0.33	11.13%	20.63	10	0.70	7.22	3.14	C-3
C-2	C	0+00.00	Sulky Lane	Curb	On-Grade	C-2	3.04	0.50	15.0	7.91	12.02	-1.66	0.00	10.36	N/A	N/A	N/A	N/A	2.48%	N/A	Residential	2.22%	0.02	20.29	42.61	N/A	0.41	N/A	15.00	N/A	25.00%	1.33	0.36	0.33	11.13%	20.63	10	0.70	7.22	3.14	E-1
C-3	C	0+00.00	Topline Drive	Curb	On-Grade	C-3	0.42	0.50	15.0	7.91	1.66	0.00	3.14	4.80	N/A	N/A	N/A	N/A	2.48%	N/A	Residential	2.22%	0.02	20.29	42.61	N/A	0.34	N/A	15.00	N/A	25.00%	1.33	0.36	0.33	11.13%	14.93	10	0.86	4.15	0.65	C-4
C-4	C	0+00.00	Topline Drive	Curb	On-Grade	C-4	0.48	0.50	15.0	7.91	1.90	0.00	4.58	6.48	N/A	N/A	N/A	N/A	2.48%	N/A	Residential	2.22%	0.02	20.29	42.61	N/A	0.36	N/A	15.00	N/A	25.00%	1.33	0.36	0.33	11.13%	16.94	10	0.80	5.18	1.30	A-8
D-1	D	0+00.00	Belmont Drive	Curb	On-Grade	D-1	2.09	0.50	15.0	7.91	8.27	0.32	0.00	8.59	N/A	N/A	N/A	N/A	2.00%	N/A	Residential	2.22%	0.02	18.22	38.27	N/A	0.40	N/A	15.00	N/A	25.00%	1.33	0.36	0.33	11.13%	17.87	10	0.77	6.62	1.97	C-4
D-2	D	0+00.00	Belmont Drive	Curb	On-Grade	D-2	2.25	0.50	15.0	7.91	8.90	-0.32	0.00	8.59	N/A	N/A	N/A	N/A	2.00%	N/A	Residential	2.22%	0.02	18.22	38.27	N/A	0.40	N/A	15.00	N/A	25.00%	1.33	0.36	0.33	11.13%	17.87	10	0.77	6.62	1.97	C-4
E-1	E	0+00.00	Sulky Lane	Curb	Sag	E-1	2.12	0.50	15.0	7.91	8.38	0.00	3.14	11.52	70%	30%	8.06	3.46	1.08%	0.86%	Residential	2.22%	0.02	13.39	28.12	17.74	0.43	0.35	15.00	15.00	25.00%	1.33	N/A	0.33	N/A	5.17	10	1.00	11.52	0.00	N/A
F-1	F	0+00.00	Derby Lane	Curb	On-Grade	F-1	0.84	0.50	15.0	7.91	3.32	0.00	0.00	3.32	N/A	N/A	N/A	N/A	2.26%	N/A	Residential	2.59%	0.02	19.36	40.68	N/A	0.32	N/A	12.53	N/A	25.00%	1.33	0.41	0.33	12.85%	11.41	10	0.98	3.24	0.08	B-2
F-2	F	0+00.00	Haskell Drive	Curb	Sag	F-2	0.63	0.50	15.0	7.91	2.49	-0.58	1.27	3.18	20%	80%	0.64	2.54	1.50%	0.82%	Residential	3.53%	0.02	15.78	33.14	17.33	0.22	0.33	6.14	14.96	25.00%	1.33	N/A	0.33	N/A	1.82	5	1.00	3.18	0.00	N/A
F-3	F	0+00.00	Haskell Drive	Curb	Sag	F-3	1.27	0.50	15.0	7.91	5.02	-2.10	0.00	2.92	60%	40%	1.75	1.17	1.08%	0.60%	Residential	2.86%	0.02	13.39	28.12	14.82	0.31	0.30	10.70	10.08	25.00%	1.33	N/A	0.33	N/A	1.43	5	1.00	2.92	0.00	N/A
F-4	F	0+00.00	Derby Lane	Curb	On-Grade	F-4	0.98	0.50	15.0	7.91	3.88	0.56	0.00	4.44	N/A	N/A	N/A	N/A	2.91%	N/A	Residential	2.36%	0.02	21.97	46.16	N/A	0.33	N/A	14.07	N/A	25.00%	1.33	0.37	0.33	11.71%	14.71	10	0.87	3.87	0.57	F-6
F-5	F	0+00.00	Stable Lane	Curb	On-Grade	F-5	0.54	0.50	15.0	7.91	2.14	2.10	0.00	4.24	N/A	N/A	N/A	N/A	2.91%	N/A	Residential	2.43%	0.02	21.97	46.16	N/A	0.33	N/A	13.57	N/A	25.00%	1.33	0.38	0.33	12.06%	14.17	10	0.89	3.77	0.47	F-6
F-6	F	0+00.00	Stable Lane	Curb	Sag	F-6	1.53	0.50	15.0	7.91	6.05	0.00	1.04	7.09	60%	40%	4.25	2.84	1.08%	0.52%	Residential	2.22%	0.02	13.39	28.12	13.80	0.36	0.36	15.00	15.00	25.00%	1.33	N/A	0.33	N/A	3.16	5	1.00	7.09	0.00	N/A
G-1	G	0+00.00	Dressage Lane	Curb	On-Grade	G-1	0.96	0.50	15.0	7.91	3.80	-0.97	0.00	2.83	N/A	N/A	N/A	N/A	2.36%	N/A	Residential	2.78%	0.02	19.79	41.57	N/A	0.31	N/A	11.24	N/A	25.00%	1.33	0.45	0.33	14.00%	10.27	10	1.00	2.83	0.00	N/A
G-2	G	0+00.00	Dressage Lane	Curb	On-Grade	G-2	0.47	0.50	15.0	7.91	1.86	0.97	0.00	2.83	N/A	N/A	N/A	N/A	2.36%	N/A	Residential	2.78%	0.02	19.79	41.57	N/A	0.31	N/A	11.24	N/A	25.00%	1.33	0.45	0.33	14.00%	10.27	10	1.00	2.83	0.00	N/A
G-3	G	0+00.00	Dressage Lane	Curb	Sag	G-3	0.88	0.50	15.0	7.91	3.48	0.00	0.00	3.48	55%	45%	1.91	1.57	0.83%	2.27%	Residential	2.64%	0.02	13.72	24.65	28.83	0.32	0.27	12.15	8.38	25.00%	1.33	N/A	0.33	N/A	1.79	5	1.00	3.48	0.00	N/A
H-1	H	0+00.00	Derby Lane	Curb	Sag	H-1	0.92	0.50	15.0	7.91	3.64	-1.42	0.73	2.96	60%	40%	1.77	1.18	0.67%	0.60%	Residential	2.61%	0.02	10.54	22.15	14.82	0.32	0.30	12.38	10.14	25.00%	1.33	N/A	0.33	N/A	1.45	5	1.00	2.96	0.00	N/A
H-2	H	0+00.00	Derby Lane	Curb	Sag	H-2	0.39	0.50	15.0	7.91	1.54	1.42	0.00	2.96	50%	50%	1.48	1.48	0.67%	0.60%	Residential	2.80%	0.02	10.54	22.15	14.82	0.31	0.31	11.11	11.46	25.00%	1.33	N/A	0.33	N/A	1.42	5	1.00	2.96	0.00	N/A
I-1	I	0+00.00	Dressage Lane	Curb	On-Grade	I-1	0.92	0.50	15.0	7.91	3.64	0.38	0.00	4.02	N/A	N/A	N/A	N/A	1.01%	N/A	Residential	2.22%	0.02	12.95	27.19	N/A	0.36	N/A	15.00	N/A	25.00%	1.33	0.36	0.33	11.13%	10.58	10	0.99	3.99	0.02	A-3
I-2	I	0+00.00	Dressage Lane	Curb	On-Grade	I-2	1.11	0.50	15.0	7.91	4.39	-0.38	0.00	4.02	N/A	N/A	N/A	N/A	1.01%	N/A	Residential	2.22%	0.02	12.95	27.19	N/A	0.36	N/A	15.00	N/A	25.00%	1.33	0.36	0.33	11.13%	10.58	5	0.68	2.75	1.27	F-2

Storm Drain Calculations

From	To	Pipe Length	Drainage Area			Runoff "c"	Incr. cA	Total cA	Time of Concentration			100-year Intensity	100-year Runoff	Inlet Carryover (To Inlet)	Inlet Carryover "q" (From Inlet)	Q Pipe	Pipe Size Diameter	Box Size			n	Sf	HGL		Head Loss Calculations								Design HGL	T/C or Ground Elev.	
			Incremental No.	Incremental Area	Total				Inlet	Travel	Total							No. Barrels	Width	Height			U/S	D/S	V1 (in)	V2 (out)	$V1^2/2G$	$V2^2/2G$	Kj	$KjV1^2/2G$	Hk			
		ft		acres	acres				min	min	min	in/hr	cfs	cfs	cfs	cfs	in		ft	ft		ft/ft	ft	ft	ft/s	ft/s	ft	ft		ft	ft	ft	ft	Comments
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	18a	19	20	21	22	23	24	25	26	27	28	29	30	31	32	35	36
LINE SD-A																																		
15+19.04	15+11.26	7.78	A-1	0.81	0.81	0.50	0.41	0.41	15.0	0.0	15.0	7.91	3.20	0.00	1.02	2.18	18	1	0	0	0.013	0.0004	658.54	658.54	-	3.90	-	0.24	1.25	0.00	0.30	658.84	662.82	
15+11.26	13+87.61	123.65	45° BEND	0.00	0.81	0.50	0.00	0.41	15.0	0.5	15.5	7.91	3.20	0.00	0.00	2.18	18	1	0	0	0.013	0.0004	658.44	658.38	3.90	3.90	0.24	0.24	0.35	0.08	0.10	658.54	662.78	
13+87.61	13+44.98	42.63	A-2, DA-04a	19.02	19.83	0.50	9.51	9.92	18.3	0.1	18.4	7.31	72.44	0.00	0.00	71.42	42	1	0	0	0.013	0.0050	657.59	657.37	3.90	7.42	0.24	0.86	0.25	0.06	0.80	658.38	662.08	
13+44.98	13+05.97	39.01	A-3	1.67	21.50	0.50	0.84	10.75	18.4	0.1	18.5	7.31	78.54	0.02	0.00	77.54	42	1	0	0	0.013	0.0059	656.79	656.56	7.42	8.06	0.86	1.01	0.50	0.43	0.58	657.37	661.86	
13+05.97	10+70.69	235.28	JB, SD-I	2.03	23.53	0.50	1.02	11.77	18.5	0.4	18.9	7.31	85.95	0.00	0.00	84.96	42	1	0	0	0.013	0.0071	655.60	653.92	8.06	8.83	1.01	1.21	0.25	0.25	0.96	656.56	661.76	
10+70.69	10+58.94	11.75	A-4	0.85	24.38	0.50	0.43	12.19	18.9	0.0	18.9	7.31	89.06	0.00	0.10	87.96	42	1	0	0	0.013	0.0076	653.23	653.14	8.83	9.14	1.21	1.30	0.50	0.61	0.69	653.92	659.75	
10+58.94	9+66.69	92.25	A-5	0.81	25.19	0.50	0.41	12.60	18.9	0.2	19.1	7.31	92.02	0.00	0.10	90.81	42	1	0	0	0.013	0.0081	652.21	651.46	9.14	9.44	1.30	1.38	0.35	0.45	0.93	653.14	659.72	
9+66.69	7+00.70	265.99	JB	0.00	25.19	0.50	0.00	12.60	19.1	0.5	19.6	7.31	92.02	0.00	0.00	90.81	42	1	0	0	0.013	0.0081	651.36	649.19	9.44	9.44	1.38	1.38	0.05	0.07	0.10	651.46	658.55	
7+00.70	6+92.93	7.77	A-6	1.27	26.46	0.50	0.64	13.23	19.6	0.0	19.6	7.13	94.29	0.10	0.97	92.22	42	1	0	0	0.013	0.0084	648.46	648.39	9.44	9.58	1.38	1.43	0.50	0.69	0.73	649.19	651.35	
6+92.93	5+87.55	105.38	A-7	1.27	27.73	0.50	0.64	13.87	19.6	0.2	19.8	7.13	98.81	0.10	0.97	95.87	42	1	0	0	0.013	0.0091	647.35	646.40	9.58	9.96	1.43	1.54	0.35	0.50	1.04	648.39	651.35	
5+87.55	4+05.48	188.55	JB, SD-B	2.67	30.40	0.50	1.34	15.20	19.8	0.7	20.5	7.13	108.33	0.00	0.00	105.39	0	1	6	4	0.013	0.0012	646.30	646.08	9.96	4.52	1.54	0.32	0.25	0.39	0.10	646.40	648.32	
4+05.48	3+99.00	44.87	A-8	0.95	31.35	0.50	0.48	15.68	20.5	0.2	20.7	6.96	109.06	3.25	0.00	109.37	0	1	6	4	0.013	0.0012	645.85	645.79	4.52	4.69	0.32	0.34	0.35	0.11	0.23	646.08	646.59	
3+99.00	3+60.61	164.49	JB, SD-C	10.48	41.83	0.50	5.24	20.92	20.7	0.4	21.1	6.96	145.52	0.00	0.00	145.82	0	1	6	4	0.013	0.0022	645.27	644.90	4.69	6.25	0.34	0.61	0.25	0.09	0.52	645.79	646.59	
3+60.61	2+34.51	310.61	A-9	1.08	42.91	0.50	0.54	21.46	21.1	0.8	21.9	6.80	145.84	0.00	0.00	146.14	0	1	6	4	0.013	0.0022	644.60	643.90	6.25	6.27	0.61	0.61	0.50	0.30	0.31	644.90	646.59	
2+34.51	0+50.00	234.51	30° BEND	0.00	42.91	0.50	0.00	21.46	21.9	0.6	22.5	6.80	145.84	0.00	0.00	146.14	0	1	6	4	0.013	0.0022	643.78	643.26	6.27	6.27	0.61	0.61	0.20	0.12	0.12	643.90	645.19	
LATERAL A-2																																		
1+49.29	1+41.29	8.00	A-2, DA-04a	9.51	9.51	0.46	4.33	4.33	18.3	0.0	18.3	7.31	31.62	0.00	0.00	31.62	42	1	0	0	0.013	0.0010	658.84	658.83	-	3.29	-	0.17	1.25	0.00	0.21	659.05	662.50	
1+41.29	1+00.00	41.29	A-2, DA-04a	9.51	19.02	0.46	4.33	8.66	18.3	0.1	18.4	7.31	63.24	0.00	0.00	63.24	42	1	0	0	0.013	0.0040	658.37	658.21	3.29	6.57	0.17	0.67	1.25	0.21	0.46	658.83	662.50	
1+00.00																							657.59		6.57	7.42	0.67	0.86	0.35	0.23	0.62	658.21	662.50	
LATERAL A-3																																		
1+07.78	1+00.00	7.78	A-3	1.67	1.67	0.50	0.84	0.84	15.0	0.0	15.0	7.91	6.61	0.02	0.00	6.63	18	1	0	0	0.013	0.0040	657.76	657.72	-	3.75	-	0.22	1.25	0.00	0.27	658.03	661.86	
1+00.00																							656.79		3.75	8.06	0.22	1.01	0.35	0.08	0.93	657.72	661.86	
LATERAL A-4																																		
1+07.78	1+00.00	7.78	A-4	0.85	0.85	0.50	0.43	0.43	15.0	0.1	15.1	7.91	3.36	0.00	0.10	3.26	18	1	0	0	0.013	0.0010	654.52	654.51	-	1.84	-	0.05	1.25	0.00	0.10	654.62	659.75	
1+00.00																							653.23		1.84	9.14	0.05	1.30	0.35	0.02	1.28	654.51	659.75	
LATERAL A-5																																		
1+29.45	1+00.00	29.45	A-5	0.81	0.81	0.50	0.41	0.41	15.0	0.0	15.0	7.91	3.20	0.00	0.10	3.10	18	1	0	0	0.013	0.0009	653.05	653.02	-	10.28	-	1.64	1.25	0.00	2.05	655.10	659.72	
1+00.00																							652.21		10.28	9.44	1.64	1.38	0.35	0.57	0.81	653.02	659.72	
LATERAL A-6																																		
1+07.77	1+00.00	7.77	A-6	1.27	1.27	0.50	0.64	0.64	15.0	0.1	15.1	7.91	5.02	0.10	0.97	4.15	18	1	0	0	0.013	0.0016	649.87	649.86	-	2.35	-	0.09	1.25	0.00	0.11	649.98	651.35	
1+00.00																							648.46		2.35	9.58	0.09	1.43	0.35	0.03	1.40	649.86	651.35	
LATERAL A-7																																		
1+29.44	1+00.00	29.44	A-7	1.27	1.27	0.50	0.64	0.64	15.0	0.0	15.0	7.91	5.02	0.10	0.97	4.15	18	1	0	0	0.013	0.0016	648.20	648.15	-	11.69	-	2.12	1.25	0.00	2.65	650.85	651.35	
1+00.00																							647.35		11.69	9.96	2.12	1.54	0.35	0.74	0.80	648.15	651.35	
LATERAL A-8																																		
1+06.30	1+00.00	6.30	A-8	0.95	0.95	0.50	0.48	0.48	15.0	0.0	15.0	7.91	3.76	3.25	0.00	7.00	18	1	0	0	0.013	0.0044	646.13	646.10	-	3.96	-	0.24	1.25	0.00	0.30	646.44	647.92	
1+00.00																							645.85		3.96	4.69	0.24	0.34	0.35	0.09	0.26	646.10	647.56	
LATERAL A-9																																		
1+14.97	1+00.00	14.97	A-9	1.08	1.08	0.50	0.54	0.54	15.0	0.1	15.1	7.91	4.27	0.00	0.00	4.27	18	1	0	0	0.013	0.0017	645.20	645.18	-	2.42	-	0.09	1.25	0.00	0.11	645.31	646.59	
1+00.00																							644.60		2.42	6.27	0.09	0.61	0.35	0.03	0.58	645.18	646.59	

Plotted By: Alexander, Brett Date: July 20, 2023 02:43:30pm File Path: \\kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Cad\Phase 1\PlanSheets\C-Drainage Calculations.dwg
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No.	REVISIONS	DATE	BY

Kimley»Horn

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TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED PROFESSIONAL ENGINEER
8/21/23

KHA PROJECT 063451861
DATE AUGUST 2023
SCALE: AS SHOWN
DESIGNED BY: KPB
DRAWN BY: SRL
CHECKED BY: KPB

DRAINAGE CALCULATIONS

HIGH POINTE RANCH
PHASE 1A
CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-28

RECORD DRAWING

THIS DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC. AND CONSIDERED TO BE SIGNIFICANT. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.

DATE: 10/7/202 BY: KYLE P. BROCKMAN

Storm Drain Calculations

From	To	Pipe Length	Drainage Area			Runoff "c"	Incr. cA	Total cA	Time of Concentration			100-year Intensity	100-year Runoff	Inlet Carryover (To Inlet)	Inlet Carryover "q" (From Inlet)	Q Pipe	Pipe Size Diameter	Box Size			n	Sf	HGL		Head Loss Calculations							Design HGL	T/C or Ground Elev.	
			Incremental No.	Incremental Area	Total				Inlet	Travel	Total							No. Barrels	Width	Height			U/S	D/S	V1 (in)	V2 (out)	$V1^2/2G$	$V2^2/2G$	Kj	$KjV1^2/2G$	Hk			
		ft		acres	acres				min	min	min	in/hr	cfs	cfs	cfs	cfs	in		ft	ft		ft/ft	ft	ft	ft/s	ft/s	ft	ft		ft	ft	ft	ft	Comments
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	18a	19	20	21	22	23	24	25	26	27	28	29	30	31	32	35	36
LINE SD-B																																		
4+64.57	4+56.79	7.78	B-1	1.17	1.17	0.50	0.59	0.59	15.0	0.0	15.0	7.91	4.63	0.00	0.73	3.90	18	1	0	0	0.013	0.0014	649.41	649.40	-	7.07	-	0.78	1.25	0.00	0.97	650.38	654.52	
4+56.79	4+47.57	9.22	45° BEND	0.00	1.17	0.50	0.00	0.59	15.0	0.0	15.0	7.91	4.63	0.00	0.00	3.90	18	1	0	0	0.013	0.0014	649.13	649.12	7.07	7.07	0.78	0.78	0.35	0.27	0.27	649.40	654.34	
4+47.57	3+87.09	60.48	B-2	1.07	2.24	0.50	0.54	1.12	15.0	0.2	15.2	7.91	8.86	0.08	0.56	7.65	18	1	0	0	0.013	0.0053	649.02	648.70	7.07	4.33	0.78	0.29	0.35	0.27	0.10	649.12	654.00	
3+87.09	3+81.01	6.08	45° BEND	0.00	2.24	0.50	0.00	1.12	15.2	0.0	15.2	7.91	8.86	0.00	0.00	7.65	18	1	0	0	0.013	0.0053	648.59	648.56	4.33	4.33	0.29	0.29	0.35	0.10	0.10	648.70	652.05	
3+81.01	1+36.54	244.47	45° BEND	0.00	2.24	0.50	0.00	1.12	15.2	0.9	16.1	7.91	8.86	0.00	0.00	7.65	18	1	0	0	0.013	0.0053	648.46	647.16	4.33	4.33	0.29	0.29	0.35	0.10	0.10	648.56	651.92	
1+36.54	1+00.00	36.54	B-3	0.43	2.67	0.50	0.22	1.34	16.1	0.1	16.2	7.70	10.28	0.56	0.00	9.63	18	1	0	0	0.013	0.0084	646.80	646.50	4.33	5.45	0.29	0.46	0.35	0.10	0.36	647.16	648.78	
1+00.00																							646.30		5.45	4.52	0.46	0.32	0.25	0.12	0.20	646.50	648.32	
LATERAL B-2																																		
1+29.44	1+00.00	29.44	B-2	1.07	1.07	0.50	0.54	0.54	15.0	0.1	15.1	7.91	4.23	0.08	0.56	3.75	18	1	0	0	0.013	0.0013	649.17	649.13	-	5.71	-	0.51	1.25	0.00	0.63	649.80	654.52	
1+00.00																							649.02		5.71	4.33	0.51	0.29	0.35	0.18	0.11	649.13	654.00	
LATERAL B-3																																		
1+06.37	1+00.00	6.37	B-3	0.43	0.43	0.50	0.22	0.22	15.0	0.1	15.1	7.69	1.65	0.56	0.00	2.21	18	1	0	0	0.013	0.0004	647.26	647.26	-	1.25	-	0.02	1.25	0.00	0.10	647.36	649.14	
1+00.00																							646.80		1.25	5.45	0.02	0.46	0.35	0.01	0.45	647.26	648.78	

Storm Drain Calculations

From	To	Pipe Length	Drainage Area			Runoff "c"	Incr. cA	Total cA	Time of Concentration			100-year Intensity	100-year Runoff	Inlet Carryover (To Inlet)	Inlet Carryover "q" (From Inlet)	Q Pipe	Pipe Size Diameter	Box Size			n	Sf	HGL		Head Loss Calculations							Design HGL	T/C or Ground Elev.	
			Incremental No.	Incremental Area	Total				Inlet	Travel	Total							No. Barrels	Width	Height			U/S	D/S	V1 (in)	V2 (out)	$V1^2/2G$	$V2^2/2G$	Kj	$KjV1^2/2G$	Hk			
		ft		acres	acres				min	min	min	in/hr	cfs	cfs	cfs	cfs	in		ft	ft		ft/ft	ft	ft	ft/s	ft/s	ft	ft		ft	ft	ft	ft	Comments
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	18a	19	20	21	22	23	24	25	26	27	28	29	30	31	32	35	36
LINE SD-C																																		
6+01.02	5+93.25	7.77	C-1	2.20	2.20	0.50	1.10	1.10	15.0	0.0	15.0	7.91	8.70	0.00	3.14	5.56	18	1	0	0	0.013	0.0028	651.34	651.31	-	3.15	-	0.15	1.25	0.00	0.19	651.53	652.17	
5+93.25	5+86.45	6.80	45° BEND	0.00	2.20	0.50	0.00	1.10	15.0	0.0	15.0	7.91	8.70	0.00	0.00	5.56	18	1	0	0	0.013	0.0028	651.21	651.20	3.15	3.15	0.15	0.15	0.35	0.05	0.10	651.31	652.06	
5+86.45	5+03.25	83.20	C-2	3.04	5.24	0.50	1.52	2.62	15.0	0.2	15.2	7.91	20.73	0.00	3.14	14.45	18	1	0	0	0.013	0.0189	650.21	648.64	3.15	8.18	0.15	1.04	0.35	0.05	0.98	651.20	651.87	
5+03.25	4+96.18	7.07	45° BEND	0.00	5.24	0.50	0.00	2.62	15.2	0.0	15.2	7.91	20.73	0.00	0.00	14.45	18	1	0	0	0.013	0.0189	648.27	648.14	8.18	8.18	1.04	1.04	0.35	0.36	0.36	648.64	650.07	
4+96.18	2+78.50	217.68	45° BEND	0.00	5.24	0.50	0.00	2.62	15.2	0.8	16.0	7.91	20.73	0.00	0.00	14.45	24	1	0	0	0.013	0.0041	648.02	647.14	8.18	4.60	1.04	0.33	0.35	0.36	0.11	648.14	649.68	
2+78.50	2+21.18	57.32	C-3	0.42	5.66	0.50	0.21	2.83	16.0	0.4	16.4	7.70	21.78	3.14	0.65	17.99	36	1	0	0	0.013	0.0007	647.04	646.99	4.60	2.55	0.33	0.10	0.35	0.11	0.10	647.14	648.04	
2+21.18	1+77.50	43.68	JB, SD-D	4.34	10.00	0.50	2.17	5.00	16.4	0.1	16.5	7.70	38.49	3.14	0.65	37.19	36	1	0	0	0.013	0.0031	646.59	646.45	2.55	5.26	0.10	0.43	0.25	0.03	0.40	646.99	647.65	
1+77.50	1+00.00	77.50	C-4	0.48	10.48	0.50	0.24	5.24	16.5	0.2	16.7	7.70	40.33	4.58	1.30	42.31	36	1	0	0	0.013	0.0040	646.05	645.74	5.26	5.99	0.43	0.56	0.35	0.15	0.41	646.45	647.08	
1+00.00																							645.27		5.99	6.25	0.56	0.61	0.25	0.14	0.47	645.74	646.59	
LATERAL C-2																																		
1+29.44	1+00.00	29.44	C-2	3.04	3.04	0.50	1.52	1.52	15.0	0.1	15.1	7.91	12.03	0.00	3.14	8.89	18	1	0	0	0.013	0.0072	651.32	651.11	-	5.03	-	0.39	1.25	0.00	0.49	651.81	652.23	
1+00.00																							650.21		5.03	8.18	0.39	1.04	0.35	0.14	0.90	651.11	652.23	
LATERAL C-3																																		
1+06.35	1+00.00	6.35	C-3	0.42	0.42	0.50	0.21	0.21	15.0	0.0	15.0	7.69	1.61	3.14	0.65	4.10	18	1	0	0	0.013	0.0015	647.00	646.99	-	2.32	-	0.08	1.25	0.00	0.10	647.10	648.38	
1+00.00																							646.59		2.32	5.26	0.08	0.43	0.35	0.03	0.40	646.99	648.04	
LATERAL C-4																																		
1+06.35	1+00.00	6.35	C-4	0.48	0.48	0.00	0.00	0.00	15.0	0.1	15.1	7.69	0.00	4.58	1.30	3.28	18	1	0	0	0.013	0.0010	646.59	646.59	-	1.86	-	0.05	1.25	0.00	0.10	646.69	647.44	
1+00.00																							646.05		1.86	5.99	0.05	0.56	0.35	0.02	0.54	646.59	647.08	

Storm Drain Calculations

From	To	Pipe Length	Drainage Area			Runoff "c"	Incr. cA	Total cA	Time of Concentration			100-year Intensity	100-year Runoff	Inlet Carryover (To Inlet)	Inlet Carryover "q" (From Inlet)	Q Pipe	Pipe Size Diameter	Box Size			n	Sf	HGL		Head Loss Calculations							Design HGL	T/C or Ground Elev.	
			Incremental No.	Incremental Area	Total				Inlet	Travel	Total							No. Barrels	Width	Height			U/S	D/S	V1 (in)	V2 (out)	$V1^2/2G$	$V2^2/2G$	Kj	$KjV1^2/2G$	Hk			
		ft		acres	acres				min	min	min	in/hr	cfs	cfs	cfs	cfs	in		ft	ft		ft/ft	ft	ft	ft/s	ft/s	ft	ft		ft	ft	ft	ft	Comments
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	18a	19	20	21	22	23	24	25	26	27	28	29	30	31	32	35	36
LINE SD-D																																		
2+23.86	2+16.08	7.78	D-1	2.09	2.09	0.50	1.05	1.05	15.0	0.0	15.0	7.91	8.27	0.00	1.97	6.30	18	1	0	0	0.013	0.0036	649.20	649.18	-	3.57	-	0.20	1.25	0.00	0.25	649.45	650.77	
2+16.08	1+85.78	30.30	45° BEND	0.00	2.09	0.50	0.00	1.05	15.0	0.1	15.1	7.91	8.27	0.00	0.00	6.30	18	1	0	0	0.013	0.0036	649.08	648.97	3.57	3.57	0.20	0.20	0.35	0.07	0.10	649.18	650.26	
1+85.78	1+00.00	85.78	D-2	2.25	4.34	0.50	1.13	2.17	15.1	0.2	15.3	7.91	17.17	0.00	1.97	13.24	18	1	0	0	0.013	0.0159	648.16	646.80	3.57	7.49	0.20	0.87	0.35	0.07	0.80	648.97	649.30	
1+00.00																							646.59		7.49	5.26	0.87	0.43	0.25	0.22	0.21	646.80	647.65	
LATERAL D-2																																		
1+29.44	1+00.00	29.44	D-2	2.25	2.25	0.50	1.13	1.13	15.0	0.1	15.1	7.91	8.90	0.00	1.97	6.94	18	1	0	0	0.013	0.0044	649.08	648.95	-	3.92	-	0.24	1.25	0.00	0.30	649.38	650.06	
1+00.00																							648.16		3.92	7.49	0.24	0.87	0.35	0.08	0.79	648.95	649.30	

Storm Drain Calculations

From	To	Pipe Length	Drainage Area			Runoff "c"	Incr. cA	Total cA	Time of Concentration			100-year Intensity	100-year Runoff	Inlet Carryover (To Inlet)	Inlet Carryover "q" (From Inlet)	Q Pipe	Pipe Size Diameter	Box Size			n	Sf	HGL		Head Loss Calculations							Design HGL	T/C or Ground Elev.	
			Incremental No.	Incremental Area	Total				Inlet	Travel	Total							No. Barrels	Width	Height			U/S	D/S	V1 (in)	V2 (out)	$V1^2/2G$	$V2^2/2G$	Kj	$KjV1^2/2G$	Hk			
		ft		acres	acres				min	min	min	in/hr	cfs	cfs	cfs	cfs	in		ft	ft		ft/ft	ft	ft	ft/s	ft/s	ft	ft		ft	ft	ft	ft	Comments
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	18a	19	20	21	22	23	24	25	26	27	28	29	30	31	32	35	36
LINE SD-E																																		
1+32.30	1+00.00	32.30	E-1	2.12	2.12	0.50	1.06	1.06	15.0	0.2	15.2	7.91	8.39	3.14	0.00	11.53	30	1	0	0	0.013	0.0008	641.78	641.75	-	2.35	-	0.09	1.25	0.00	0.11	641.88	641.90	

Plotted By: Alexander, Brett Date: July 20, 2023 02:43:45pm File Path: \\kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Cad\Phase 1\PlanSheets\C-Drainage Calculations.dwg
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No.	REVISIONS	DATE	BY

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TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED PROFESSIONAL ENGINEER
8/21/23

KHA PROJECT 063451861
DATE AUGUST 2023
SCALE AS SHOWN
DESIGNED BY: KPB
DRAWN BY: SRL
CHECKED BY: KPB

DRAINAGE CALCULATIONS

HIGH POINTE RANCH PHASE 1A

CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-29

Storm Drain Calculations

From	To	Pipe Length	Drainage Area			Runoff "c"	Incr. cA	Total cA	Time of Concentration			100-year Intensity	100-year Runoff	Inlet Carryover (To Inlet)	Inlet Carryover "q" (From Inlet)	Q Pipe	Pipe Size Diameter	Box Size			n	Sf	HGL		Head Loss Calculations							Design HGL	T/C or Ground Elev.	
			Incremental No.	Incremental Area	Total				Inlet	Travel	Total							No. Barrels	Width	Height			U/S	D/S	V1 (in)	V2 (out)	$V1^2/2G$	$V2^2/2G$	Kj	$KjV1^2/2G$	Hk			
		ft		acres	acres				min	min	min	in/hr	cfs	cfs	cfs	cfs	in		ft	ft		ft/ft	ft	ft	ft/s	ft/s	ft	ft		ft	ft	ft	ft	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	18a	19	20	21	22	23	24	25	26	27	28	29	30	31	32	35	36
LINE SD-F																																		
9+48.20	9+39.70	8.50	F-1	0.84	0.84	0.50	0.42	0.42	15.0	0.0	15.0	7.91	3.32	0.00	0.08	3.24	18	1	0	0	0.013	0.0010	657.86	657.85	-	3.35	-	0.17	1.25	0.00	0.22	658.08	662.06	
9+39.70	8+78.80	60.90	45° BEND	0.00	0.84	0.50	0.00	0.42	15.0	0.3	15.3	7.91	3.32	0.00	0.00	3.24	18	1	0	0	0.013	0.0010	657.75	657.69	3.35	3.35	0.17	0.17	0.35	0.06	0.10	657.85	661.89	
8+78.80	6+44.37	234.43	F-2	0.63	1.47	0.50	0.32	0.74	15.3	1.3	16.6	7.91	5.82	1.27	0.00	7.00	21	1	0	0	0.013	0.0020	657.59	657.14	3.35	2.91	0.17	0.13	0.35	0.06	0.10	657.69	662.37	
6+44.37	6+31.03	13.34	F-3	1.27	2.74	0.50	0.64	1.37	16.6	0.0	16.6	7.70	10.55	0.00	0.00	11.73	21	1	0	0	0.013	0.0055	656.81	656.74	2.91	4.88	0.13	0.37	0.35	0.05	0.32	657.14	662.82	
6+31.03	4+36.03	195.00	JB	0.00	2.74	0.50	0.00	1.37	16.6	0.7	17.3	7.70	10.55	0.00	0.00	11.73	21	1	0	0	0.013	0.0055	656.54	655.47	4.88	4.88	0.37	0.37	0.55	0.20	0.20	656.74	662.87	
4+36.03	4+26.03	10.00	F-4	0.98	3.72	0.50	0.49	1.86	17.3	0.0	17.3	7.50	13.94	0.00	0.57	14.55	21	1	0	0	0.013	0.0084	655.03	654.95	4.88	6.05	0.37	0.57	0.35	0.13	0.44	655.47	658.28	
4+26.03	1+37.00	289.03	F-5	0.54	4.26	0.50	0.27	2.13	17.3	0.7	18.0	7.50	15.97	0.00	0.47	16.11	21	1	0	0	0.013	0.0103	654.45	651.46	6.05	6.70	0.57	0.70	0.35	0.20	0.50	654.95	658.30	
1+37.00	1+00.00	37.00	F-6	1.53	5.79	0.50	0.77	2.90	18.0	0.2	18.2	7.31	21.15	1.04	0.00	22.33	36	1	0	0	0.013	0.0011	651.36	651.32	6.70	3.16	0.70	0.15	0.35	0.24	0.10	651.46	651.50	
LATERAL F-2																																		
1+07.78	1+00.00	7.78	F-2	0.63	0.63	0.50	0.32	0.32	15.0	0.0	15.0	7.91	2.49	1.27	0.00	3.76	18	1	0	0	0.013	0.0013	657.70	657.69	-	9.52	-	1.41	1.25	0.00	1.76	659.46	662.30	
1+00.00																							657.59		9.52	2.91	1.41	0.13	0.35	0.49	0.10	657.69	662.37	
LATERAL F-3																																		
1+07.78	1+00.00	7.78	F-3	1.27	1.27	0.50	0.64	0.64	15.0	0.0	15.0	7.91	5.02	0.00	0.00	5.02	18	1	0	0	0.013	0.0023	657.16	657.14	-	2.84	-	0.13	1.25	0.00	0.16	657.31	662.82	
1+00.00																							656.81		2.84	4.88	0.13	0.37	0.35	0.04	0.33	657.14	662.82	
LATERAL F-4																																		
1+07.78	1+00.00	7.78	F-4	0.98	0.98	0.50	0.49	0.49	15.0	0.1	15.1	7.91	3.88	0.00	0.57	3.30	18	1	0	0	0.013	0.0010	655.59	655.58	-	1.87	-	0.05	1.25	0.00	0.10	655.69	658.76	
1+00.00																							655.03		1.87	6.05	0.05	0.57	0.35	0.02	0.55	655.58	658.60	
LATERAL F-5																																		
1+36.06	1+00.00	36.06	F-5	0.54	0.54	0.50	0.27	0.27	15.0	0.1	15.1	7.91	2.14	0.00	0.47	1.67	18	1	0	0	0.013	0.0003	654.56	654.55	-	10.59	-	1.74	1.25	0.00	2.18	656.73	659.05	
1+00.00																							654.45		10.59	6.70	1.74	0.70	0.35	0.61	0.10	654.55	658.30	
LATERAL F-6																																		
1+09.47	1+00.00	9.47	F-6	1.53	1.53	0.50	0.77	0.77	15.0	0.1	15.1	7.91	6.05	1.04	0.00	7.09	24	1	0	0	0.013	0.0010	651.50	651.49	-	2.26	-	0.08	1.25	0.00	0.10	651.60	651.65	
1+00.00																							651.36		2.26	3.16	0.08	0.15	0.35	0.03	0.13	651.49	651.80	

Storm Drain Calculations

From	To	Pipe Length	Drainage Area			Runoff "c"	Incr. cA	Total cA	f Concentration			100-year Intensity	100-year Runoff	Inlet Carryover (To Inlet)	Inlet Carryover "q" (From Inlet)	Q Pipe	Pipe Size Diameter	Box Size			n	Sf	HGL		Head Loss Calculations							Design HGL	T/C or Ground Elev.	
			Incremental No.	Incremental Area	Total				Inlet	Travel	Total							No. Barrels	Width	Height			U/S	D/S	V1 (in)	V2 (out)	$V1^2/2G$	$V2^2/2G$	Kj	$KjV1^2/2G$	Hk			
		ft		acres	acres				min	min	min	in/hr	cfs	cfs	cfs	cfs	in		ft	ft		ft/ft	ft	ft	ft/s	ft/s	ft	ft		ft	ft	ft	ft	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	18a	19	20	21	22	23	24	25	26	27	28	29	30	31	32	35	36
LINE SD-G																																		
3+67.31	3+59.53	7.78	G-1	0.96	0.96	0.50	0.48	0.48	15.0	0.0	15.0	7.91	3.80	0.00	0.00	3.80	18	1	0	0	0.013	0.0013	662.04	662.03	-	7.70	-	0.92	1.25	0.00	1.15	663.19	666.35	
3+59.53	3+39.53	20.00	45° BEND	0.00	0.96	0.50	0.00	0.48	15.0	0.0	15.0	7.91	3.80	0.00	0.00	3.80	18	1	0	0	0.013	0.0013	661.71	661.68	7.70	7.70	0.92	0.92	0.35	0.32	0.32	662.03	665.90	
3+39.53	1+95.81	143.72	G-2	0.47	1.43	0.50	0.24	0.72	15.0	0.7	15.7	7.91	5.66	0.00	0.00	5.66	18	1	0	0	0.013	0.0029	661.58	661.17	7.70	3.20	0.92	0.16	0.35	0.32	0.10	661.68	665.43	
1+95.81	1+45.93	49.88	60° BEND	0.00	1.43	0.50	0.00	0.72	15.7	0.3	16.0	7.91	5.66	0.00	0.00	5.66	18	1	0	0	0.013	0.0029	661.07	660.92	3.20	3.20	0.16	0.16	0.55	0.09	0.10	661.17	661.96	
1+45.93	1+00.00	45.93	G-3	0.88	2.31	0.50	0.44	1.16	16.0	0.2	16.2	7.70	8.89	0.00	0.00	8.89	21	1	0	0	0.013	0.0031	660.76	660.62	3.20	3.70	0.16	0.21	0.35	0.06	0.16	660.92	661.50	
LATERAL G-2																																		
1+36.06	1+00.00	36.06	G-2	0.47	0.47	0.50	0.24	0.24	15.0	0.1	15.1	7.91	1.86	0.00	0.00	1.86	18	1	0	0	0.013	0.0003	661.69	661.68	-	5.71	-	0.51	1.25	0.00	0.63	662.33	666.35	
1+00.00																							661.58		5.71	3.20	0.51	0.16	0.35	0.18	0.10	661.68	665.74	
LATERAL G-3																																		
1+17.41	1+00.00	17.41	G-3	0.88	0.88	0.50	0.44	0.44	15.0	0.1	15.1	7.91	3.48	0.00	0.00	3.48	18	1	0	0	0.013	0.0011	661.21	661.19	-	1.97	-	0.06	1.25	0.00	0.10	661.31	661.68	
1+00.00																							661.07		1.97	3.20	0.06	0.16	0.55	0.03	0.13	661.19	661.68	

Storm Drain Calculations

From	To	Pipe Length	Drainage Area			Runoff "c"	Incr. cA	Total cA	Time of Concentration			100-year Intensity	100-year Runoff	Inlet Carryover (To Inlet)	Inlet Carryover "q" (From Inlet)	Q Pipe	Pipe Size Diameter	Box Size			n	Sf	HGL		Head Loss Calculations							Design HGL	T/C or Ground Elev.	
			Incremental No.	Incremental Area	Total				Inlet	Travel	Total							No. Barrels	Width	Height			U/S	D/S	V1 (in)	V2 (out)	$V1^2/2G$	$V2^2/2G$	Kj	$KjV1^2/2G$	Hk			
		ft		acres	acres				min	min	min	in/hr	cfs	cfs	cfs	cfs	in		ft	ft		ft/ft	ft	ft	ft/s	ft/s	ft	ft		ft	ft	ft	ft	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	18a	19	20	21	22	23	24	25	26	27	28	29	30	31	32	35	36
LINE SD-I																																		
4+24.55	4+16.78	7.77	I-1	0.92	0.92	0.50	0.46	0.46	15.0	0.0	15.0	7.91	3.64	0.00	0.02	3.61	18	1	0	0	0.013	0.0012	658.18	658.17	-	7.08	-	0.78	1.25	0.00	0.97	659.15	668.43	
4+16.78	3+96.77	20.01	45° BEND	0.00	0.92	0.50	0.00	0.46	15.0	0.0	15.0	7.91	3.64	0.00	0.00	3.61	18	1	0	0	0.013	0.0012	657.90	657.88	7.08	7.08	0.78	0.78	0.35	0.27	0.27	658.17	668.05	
3+96.77	1+00.00	296.77	I-2	1.11	2.03	0.50	0.56	1.02	15.0	1.3	16.3	7.91	8.03	0.00	1.27	6.74	18	1	0	0	0.013	0.0041	657.78	656.55	7.08	3.81	0.78	0.23	0.35	0.27	0.10	657.88	667.82	
1+00.00																							655.60		3.81	8.06	0.23	1.01	0.25	0.06	0.95	656.55	661.81	
LATERAL I-2																																		
1+36.06	1+00.00	36.06	I-2	1.11	1.11	0.50	0.56	0.56	15.0	0.1	15.1	7.91	4.39	0.00	1.27	3.13	18	1	0	0	0.013	0.0009	657.91	657.88	-	6.20	-	0.60	1.25	0.00	0.75	658.65	668.43	
1+00.00																							657.78		6.20	3.81	0.60	0.23	0.35	0.21	0.10	657.88	667.82	

RECORD DRAWING

THIS DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC. AND CONSIDERED TO BE SIGNIFICANT. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.

DATE: 10/7/2024 BY: KYLE P. BROCKMAN

No.	REVISIONS	DATE	BY

Kimley»Horn
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6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED PROFESSIONAL ENGINEER
8/21/23

KHA PROJECT	063451861
DATE	AUGUST 2023
SCALE:	AS SHOWN
DESIGNED BY:	KPB
DRAWN BY:	SRL
CHECKED BY:	KPB

DRAINAGE CALCULATIONS

HIGH POINTE RANCH PHASE 1A

CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-30

Plotted By: Alexander, Brett Date: July 20, 2023 02:43:54pm File Path: \\kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Civil\Phase 1\PlanSheets\C-Drainage Calculations.dwg
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N
W E
S
0 40' 80'
GRAPHIC SCALE 40'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	265.00'	86.09'	S65°30'41"W	85.71'	18°36'47"	43.43'
C2	285.00'	102.46'	S66°30'01"W	101.91'	20°35'51"	51.79'
C3	125.00'	30.84'	S6°08'00"E	30.76'	14°08'06"	15.50'

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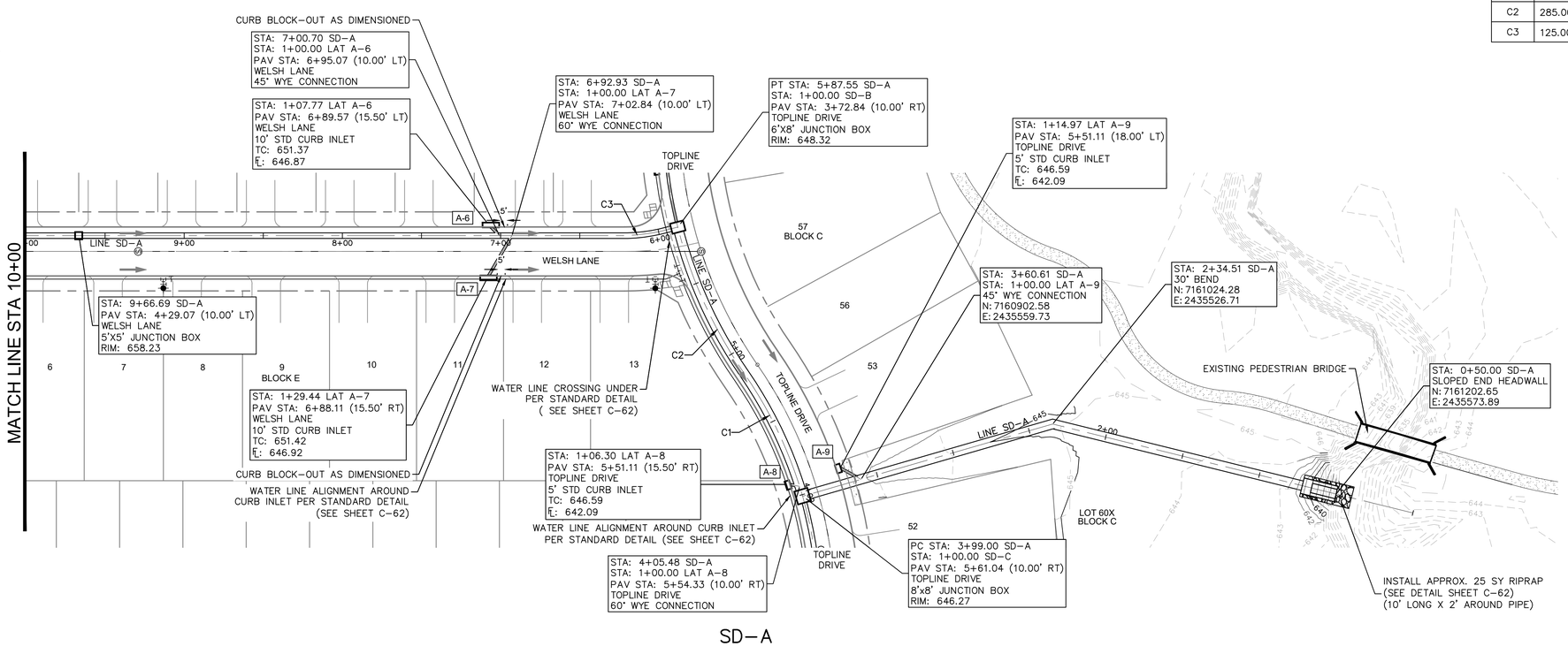

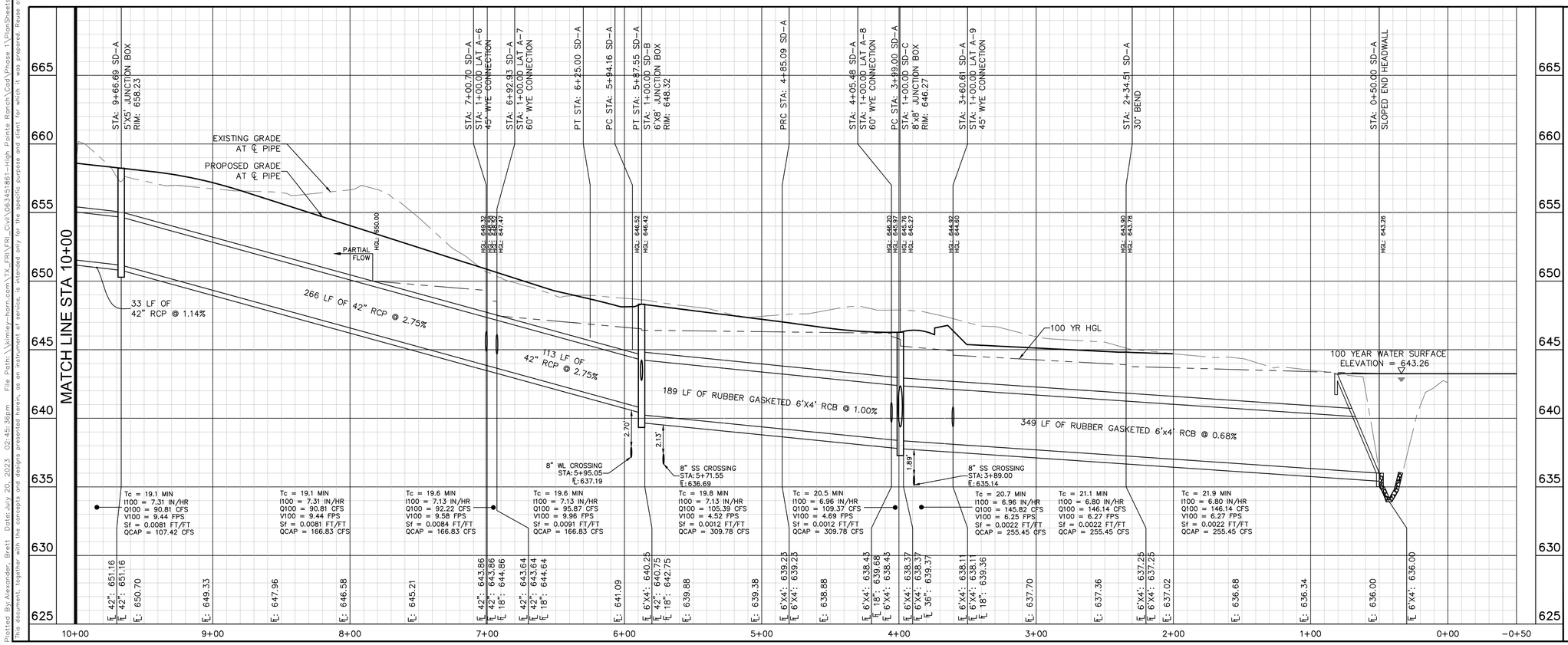

BENCHMARKS

BM #5002
BM FLUSH WITH NATURAL GROUND, 3.0' EAST OF CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH.
ELEV: **676.28'**

BM #40
BOX CUT SET ON A WING WALL ON THE SOUTH SIDE OF SPRING HILLS ROAD (F.M. 428) ±1593.00' EAST OF THE INTERSECTION OF U.S. HIGHWAY 377 AND SPRING HILL ROAD (F.M. 428).
ELEV: **667.55'**

No.	REVISIONS	DATE	BY

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TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED PROFESSIONAL ENGINEER
8/21/23

KHA PROJECT	063451861
DATE	AUGUST 2023
SCALE:	AS SHOWN
DESIGNED BY:	KPB
DRAWN BY:	SRL
CHECKED BY:	KPB

STORM DRAIN PLAN & PROFILE - LINE SD-A

HIGH POINTE RANCH
PHASE 1A
CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-31

Plotted By: Alexander, Brett Date: July 20, 2023 02:46:02pm File Path: \\kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Cad\Phase 1\PlanSheets\C-Storm P&P.dwg
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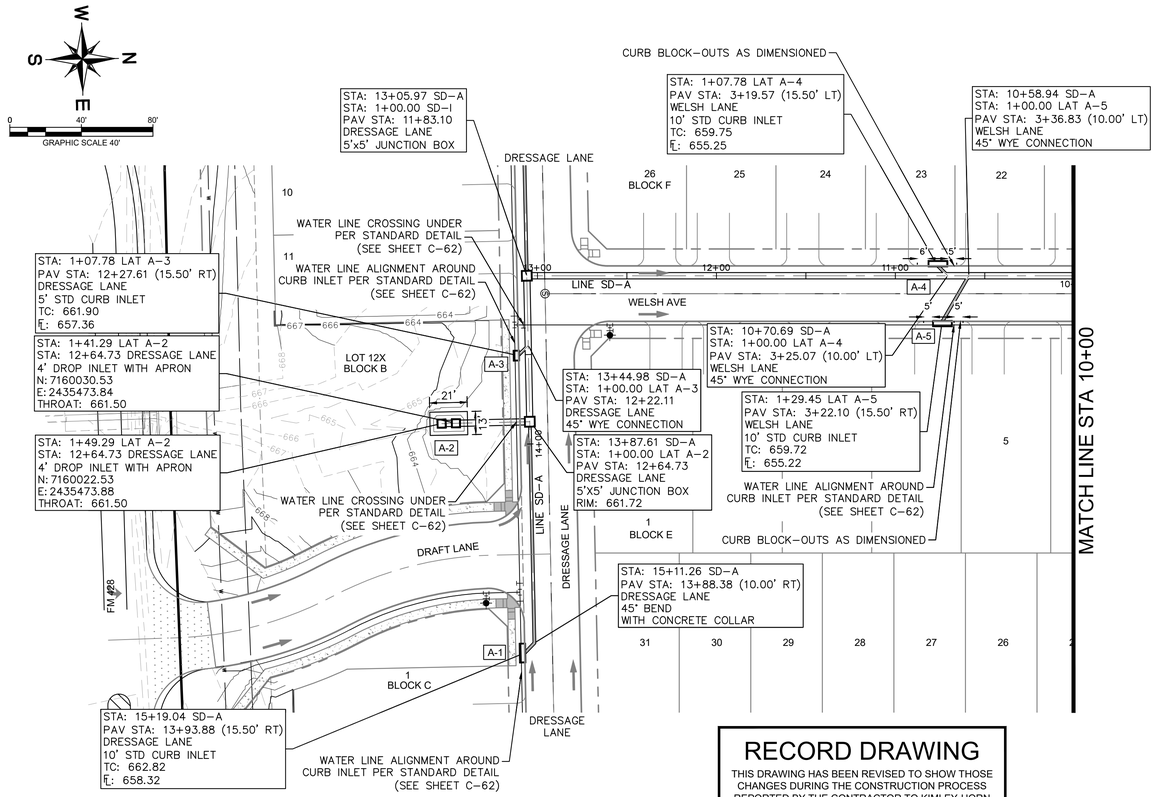

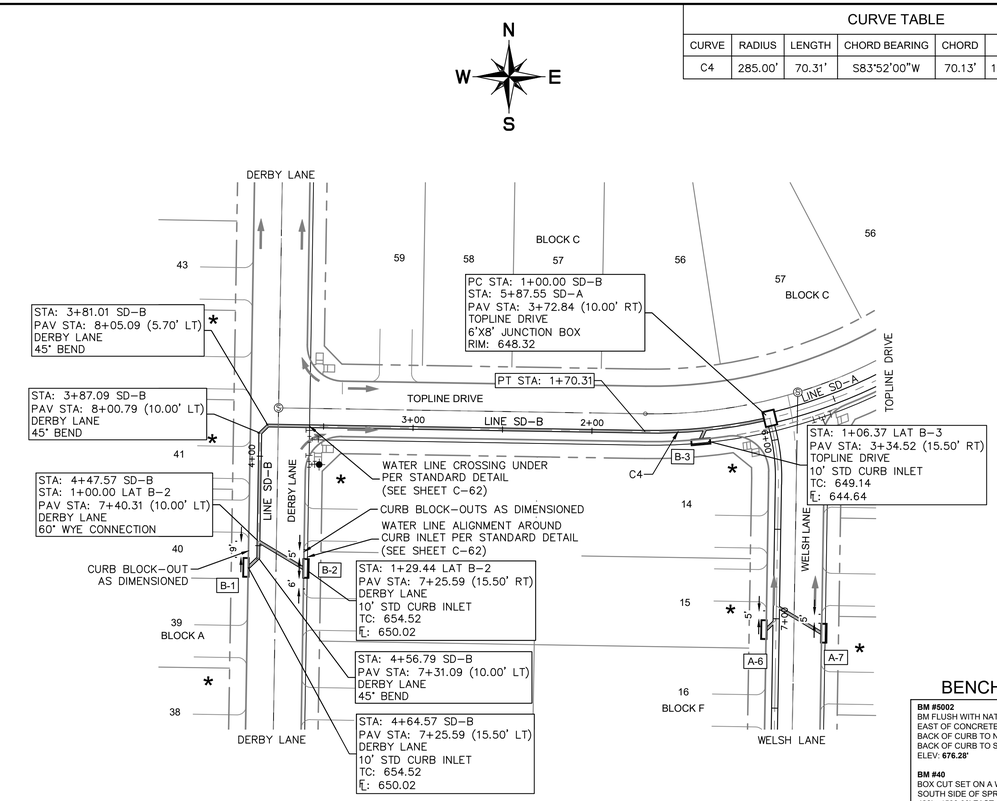

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C4	285.00'	70.31'	S83°52'00"W	70.13'	14°08'07"	35.33'

RECORD DRAWING

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DATE: 10/7/2024 BY: KYLE P. BROCKMAN

BENCHMARKS

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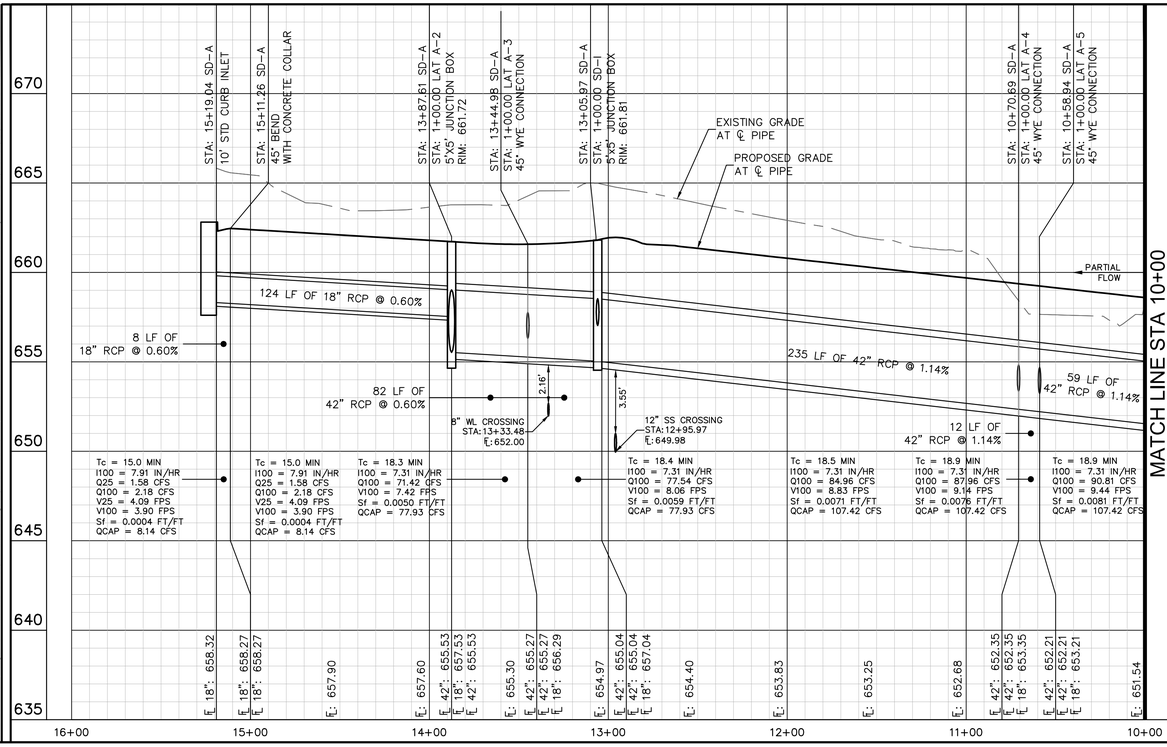
ELEV: **676.28'**

BM #40
BOX CUT SET ON A WING WALL ON THE SOUTH SIDE OF SPRING HILLS ROAD (F.M. 428) ±1593.00' EAST OF THE INTERSECTION OF U.S. HIGHWAY 377 AND SPRING HILL ROAD (F.M. 428).
ELEV: **667.55'**

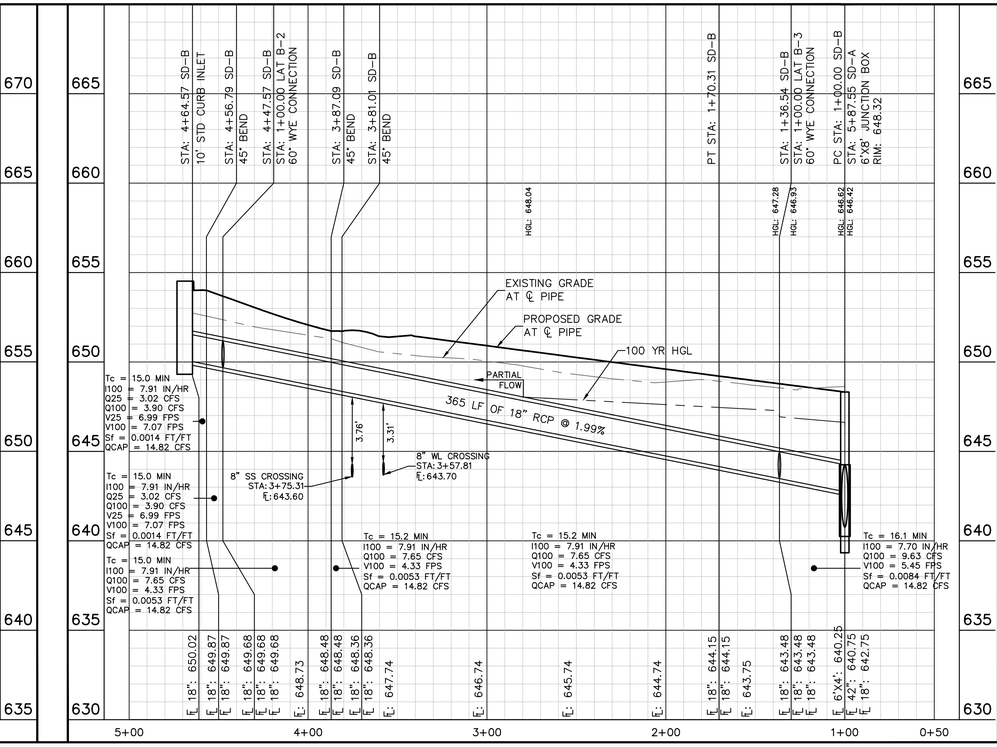
SD-A

PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL



SD-B

PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL



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STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED PROFESSIONAL ENGINEER
8/21/23

No.	REVISIONS	DATE	BY

KHA PROJECT 063451861
DATE AUGUST 2023
SCALE: AS SHOWN
DESIGNED BY: KPB
DRAWN BY: SRL
CHECKED BY: KPB

STORM DRAIN PLAN & PROFILE- LINE SD-A & SD-B

HIGH POINTE RANCH
PHASE 1A
CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-32

Plotted By:Alexander, Brett Date:July 20, 2023 02:46:20pm File Path:\\Winley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Cad\Phase 1\PlanSheets\C-Storm P&P.dwg
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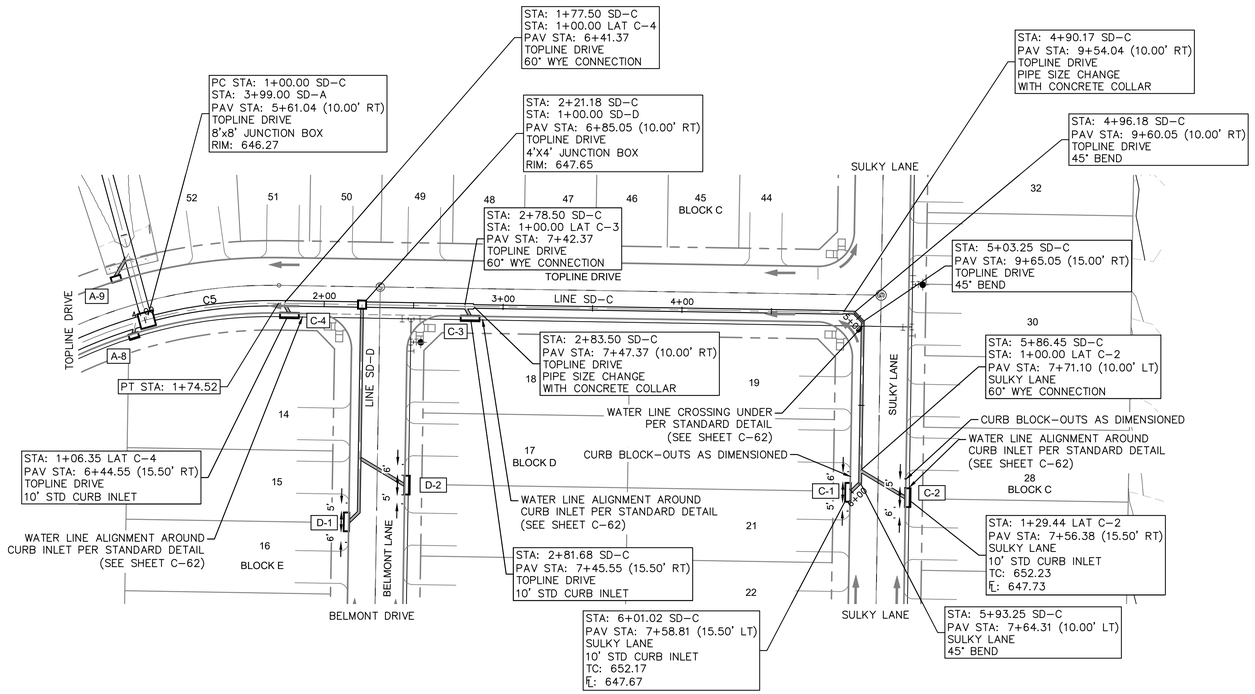
N
W E
S
0 40' 80'
GRAPHIC SCALE 40'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C5	273.37'	74.52'	N82°52'31"E	74.29'	15°37'05"	37.49'



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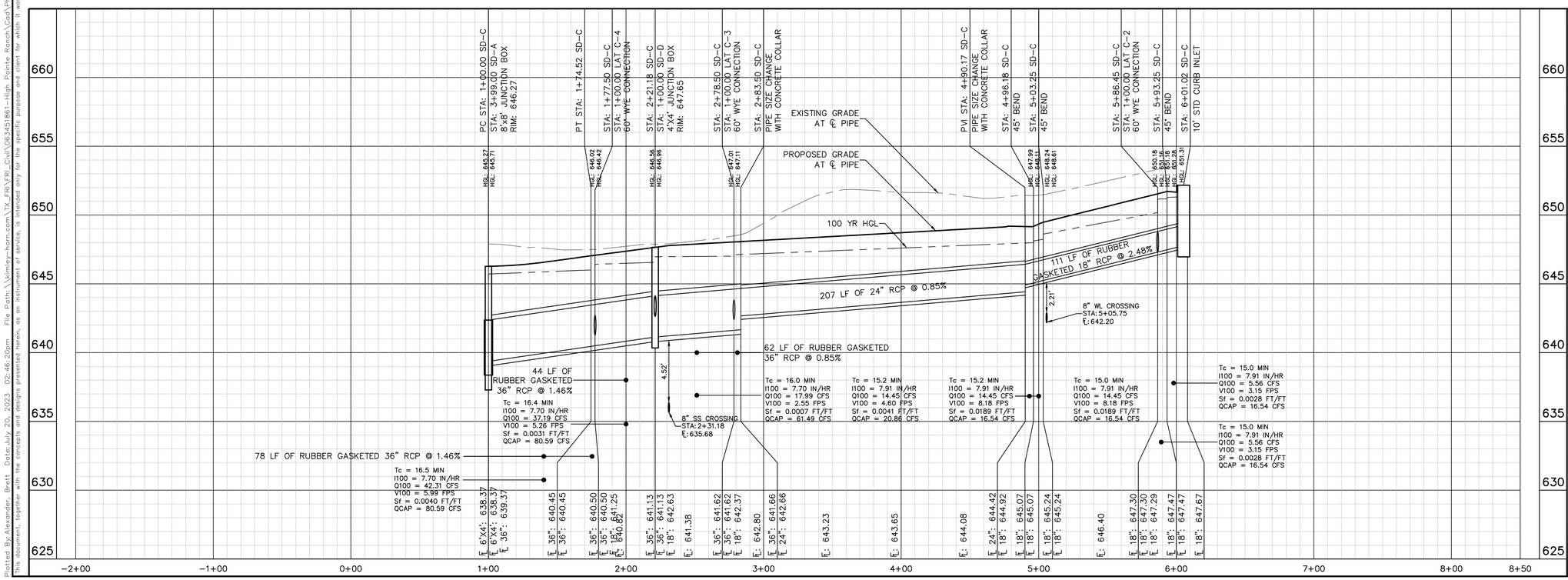
SD–C



PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

BENCHMARKS

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BM FLUSH WITH NATURAL GROUND, 3.0' EAST OF CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH.
ELEV: **676.28'**

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BOX CUT SET ON A WING WALL ON THE SOUTH SIDE OF SPRING HILLS ROAD (F.M. 428) ±1593.00' EAST OF THE INTERSECTION OF U.S. HIGHWAY 377 AND SPRING HILL ROAD (F.M. 428).
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STATE OF TEXAS
KYLE P. BROCKMAN
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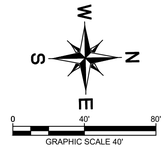
LICENSED
PROFESSIONAL ENGINEER
8/21/23

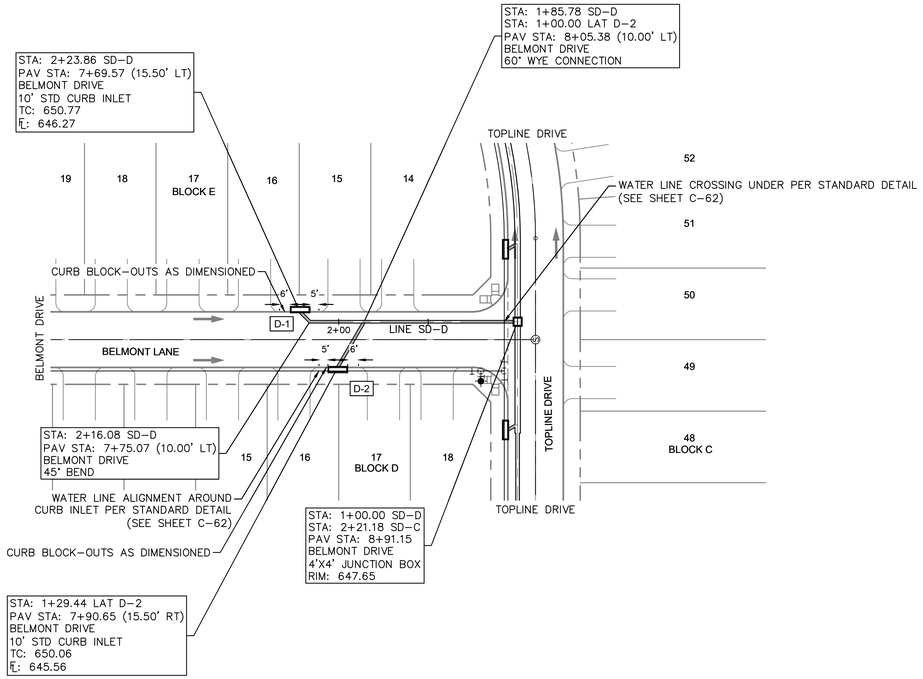
KHA PROJECT 063451861
DATE AUGUST 2023
SCALE: AS SHOWN
DESIGNED BY: KPB
DRAWN BY: SRL
CHECKED BY: KPB

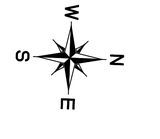
STORM DRAIN PLAN & PROFILE - LINE SD-C

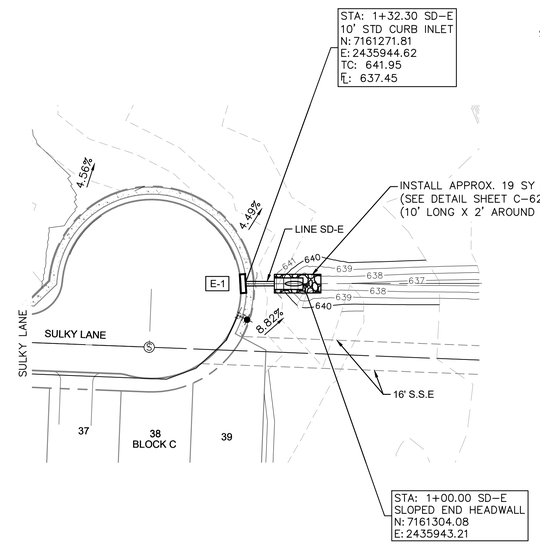
HIGH POINTE RANCH
PHASE 1A
CITY OF AUBREY,
DENTON COUNTY, TEXAS

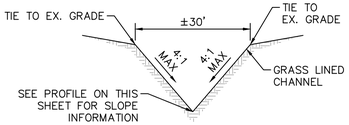
SHEET NUMBER
C-33











LINE SD-E OUTFALL DITCH GRADING CROSS SECTION

NTS

Q_{CAP}	=	362.3 CFS
S	=	1.10%
n (GRASS LINED)	=	0.030
Q_{100}	=	11.53 CFS
V_{100}	=	3.00 FPS
NORMAL DEPTH	=	0.98'

RECORD DRAWING

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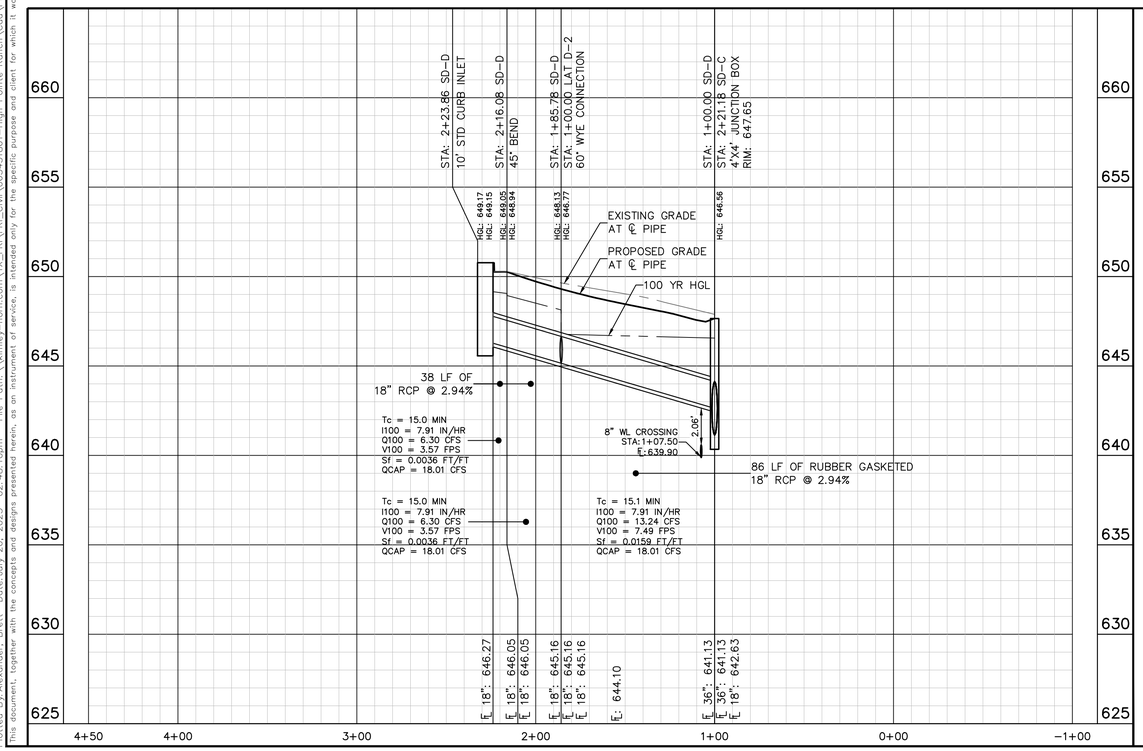
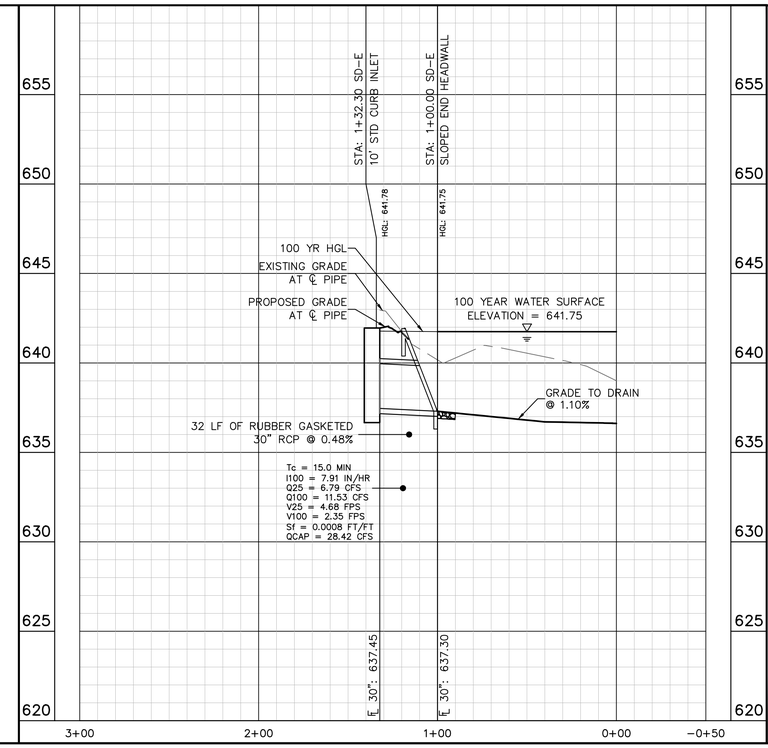
DATE: 10/7/2024 BY: KYLE P. BROCKMAN

SD-D



SD-E



PROFILE SCALE
1" = 40' HORIZONTAL
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TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED
PROFESSIONAL ENGINEER
8/21/23

KHA PROJECT	063451861
DATE	AUGUST 2023
SCALE:	AS SHOWN
DESIGNED BY:	KPB
DRAWN BY:	SRL
CHECKED BY:	KPB

STORM DRAIN PLAN & PROFILE - LINE SD-D & LINE SD-E

HIGH POINTE RANCH PHASE 1A

CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-34

Plotted By: Alexander, Brett Date: July 20, 2023 02:48:10pm File Path: \\kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Cad\Phase 1A\PlanSheets\C-Storm P&P2.dwg
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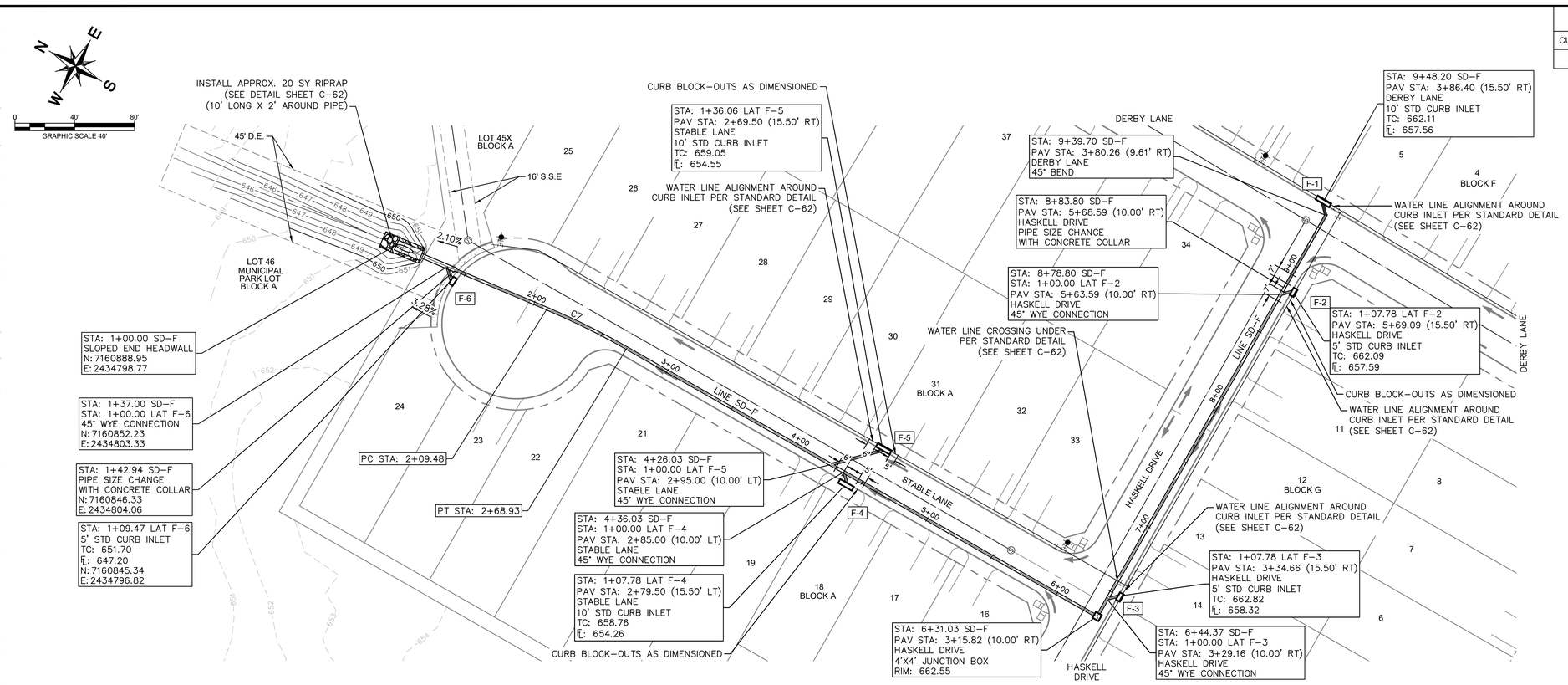
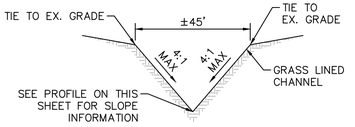
CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C7	500.00'	59.45'	S3°39'37"E	59.41'	6°48'44"	29.76'



RECORD DRAWING

THIS DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC. AND CONSIDERED TO BE SIGNIFICANT. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.

DATE: 10/7/2024 BY: KYLE P. BROCKMAN

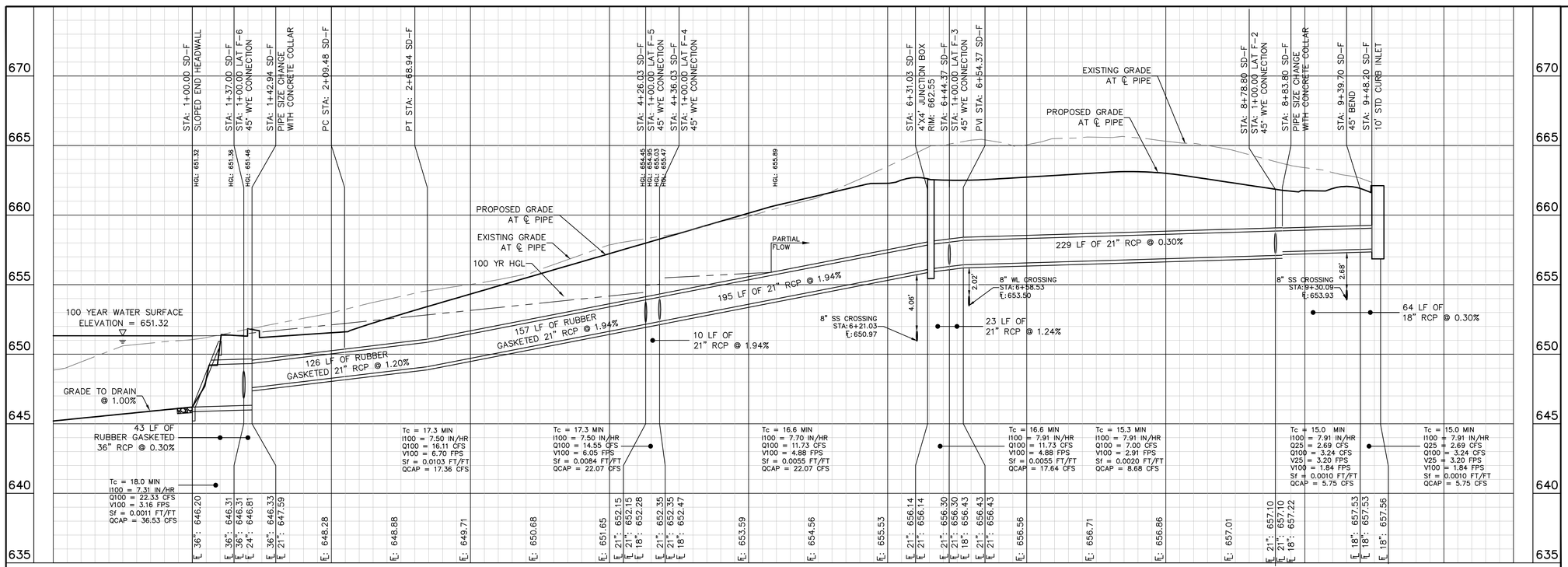


LINE SD-F OUTFALL DITCH GRADING CROSS SECTION

NTS

Q_{CAP}	=	493.3 CFS
S	=	1.00%
n (GRASS LINED)	=	0.030
Q_{100}	=	22.33 CFS
V_{100}	=	3.52 FPS
NORMAL DEPTH	=	1.26'

SD-F



BENCHMARKS

BM #5002
BM FLUSH WITH NATURAL GROUND, 3.0' EAST OF CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH.
ELEV: **676.28'**

BM #40
BOX CUT SET ON A WING WALL ON THE SOUTH SIDE OF SPRING HILLS ROAD (F.M. 428) ±1593.00' EAST OF THE INTERSECTION OF U.S. HIGHWAY 377 AND SPRING HILL ROAD (F.M. 428).
ELEV: **667.55'**

No.	REVISIONS	DATE	BY

Kimley»Horn
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6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED PROFESSIONAL ENGINEER
8/21/23

KHA PROJECT 063451861
DATE AUGUST 2023
SCALE AS SHOWN
DESIGNED BY: KPB
DRAWN BY: SRL
CHECKED BY: KPB

STORM DRAIN PLAN & PROFILE - LINE SD-F

HIGH POINTE RANCH PHASE 1A

CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-35

Plotted By: Alexander, Brett Date: July 20, 2023 02:48:27pm File Path: \\kimley-horn.com\TX-FRI\FRI_Civil\063451861-High Pointe Ranch\Cad\Phase 1\PlanSheets\C-Storm P&P2.dwg
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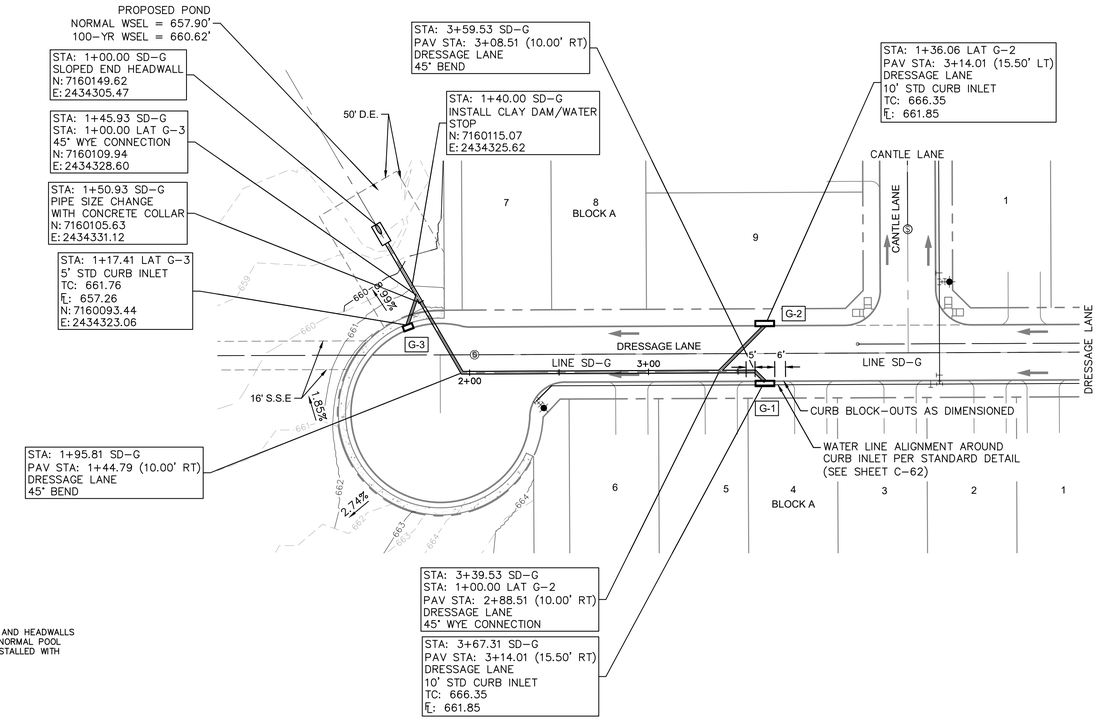
N
W E
S
0 40' 80'
GRAPHIC SCALE 40'



NOTE: THE STORM PIPES AND HEADWALLS THAT DRAIN UNDER THE NORMAL POOL ELEVATION ARE TO BE INSTALLED WITH WATER TIGHT JOINTS.

RECORD DRAWING

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DATE: 10/7/2024 BY: KYLE P. BROCKMAN

No.	REVISIONS	DATE	BY

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STATE OF TEXAS
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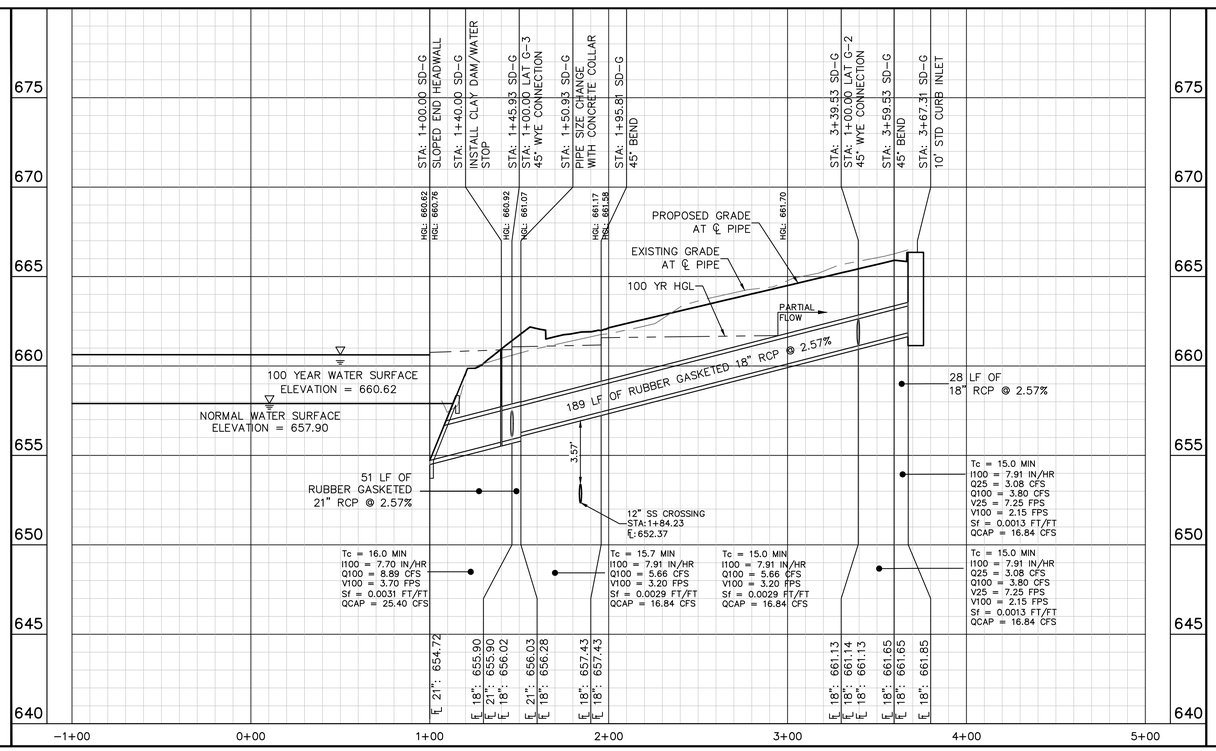
131422
LICENSED PROFESSIONAL ENGINEER
8/21/23

KHA PROJECT 063451861
DATE AUGUST 2023
SCALE: AS SHOWN
DESIGNED BY: KPB
DRAWN BY: SRL
CHECKED BY: KPB

SD-G



PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

BENCHMARKS

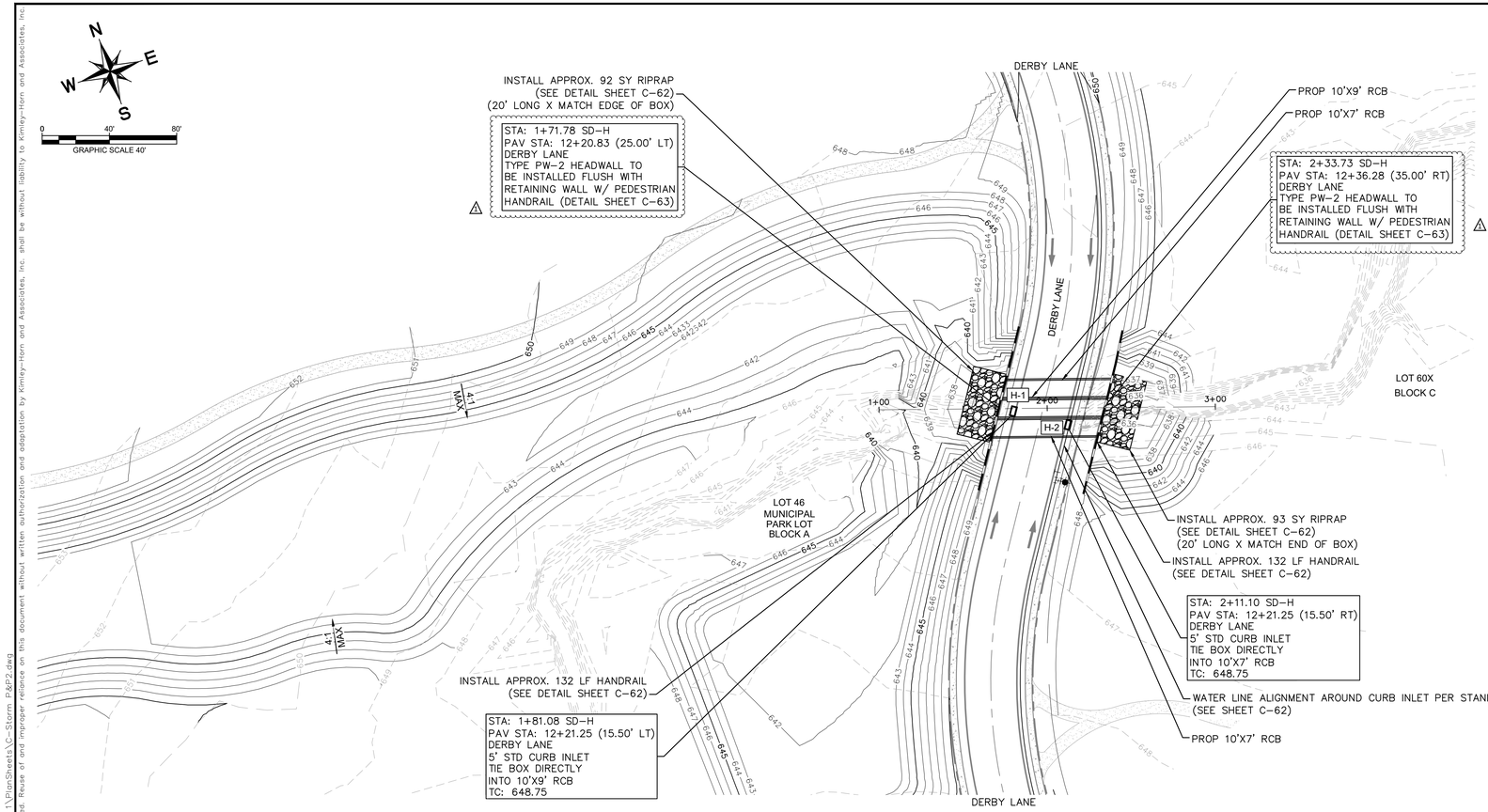
BM #5002
BM FLUSH WITH NATURAL GROUND, 3.0' EAST OF CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH.
ELEV: **676.28'**

BM #40
BOX CUT SET ON A WING WALL ON THE SOUTH SIDE OF SPRING HILLS ROAD (F.M. 428) ±1593.00' EAST OF THE INTERSECTION OF U.S. HIGHWAY 377 AND SPRING HILL ROAD (F.M. 428).
ELEV: **667.55'**

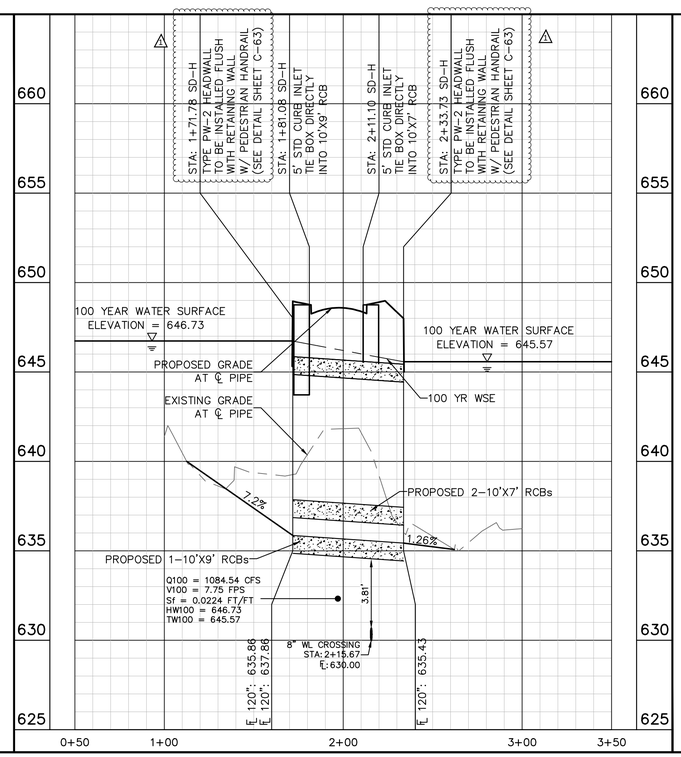
STORM DRAIN PLAN & PROFILE - LINE SD-G

HIGH POINTE RANCH
PHASE 1A
CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-36



SD-H



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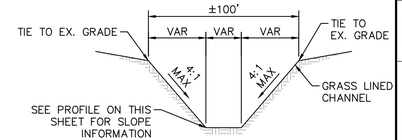

CULVERT OPENING AND OUTFALL GRADING CROSS SECTION
NTS

NOTE: THE STORM PIPES AND HEADWALLS THAT DRAIN UNDER THE NORMAL POOL ELEVATION ARE TO BE INSTALLED WITH WATER TIGHT JOINTS.

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DATE: 10/7/2024 BY: KYLE P. BROCKMAN

PROFILE SCALE
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1" = 4' VERTICAL

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ELEV: **687.55'**

No.	REVISIONS	DATE	BY
1	REVISED HANDRAIL DETAIL REFERENCE	10/6/23	

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STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED
PROFESSIONAL ENGINEER
10/6/23

KHA PROJECT 063451861
DATE AUGUST 2023
SCALE: AS SHOWN
DESIGNED BY: KPB
DRAWN BY: SRL
CHECKED BY: KPB

STORM DRAIN PLAN & PROFILE - LINE SD-H

HIGH POINTE RANCH
PHASE 1A
CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-37

Plotted By:Brockman, Kyle Date:October 06, 2023 09:22:51am File Path:\\kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Cad\Phase 1A\Plans\Sheets\C-Storm P&P2.dwg
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Plotted By: Alexander, Brett Date: July 20, 2023 02:50:35pm File Path: \\kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Civil\Phase 1\PlanSheets\C-Storm P&P3.dwg
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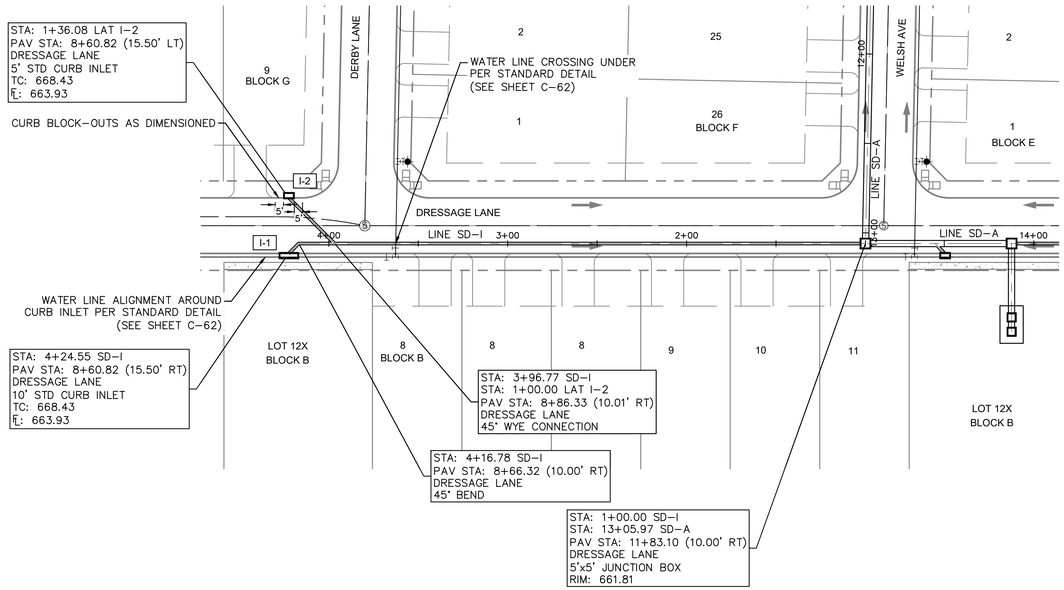
N
W E
S
0 40' 80'
GRAPHIC SCALE 40'



SD-I

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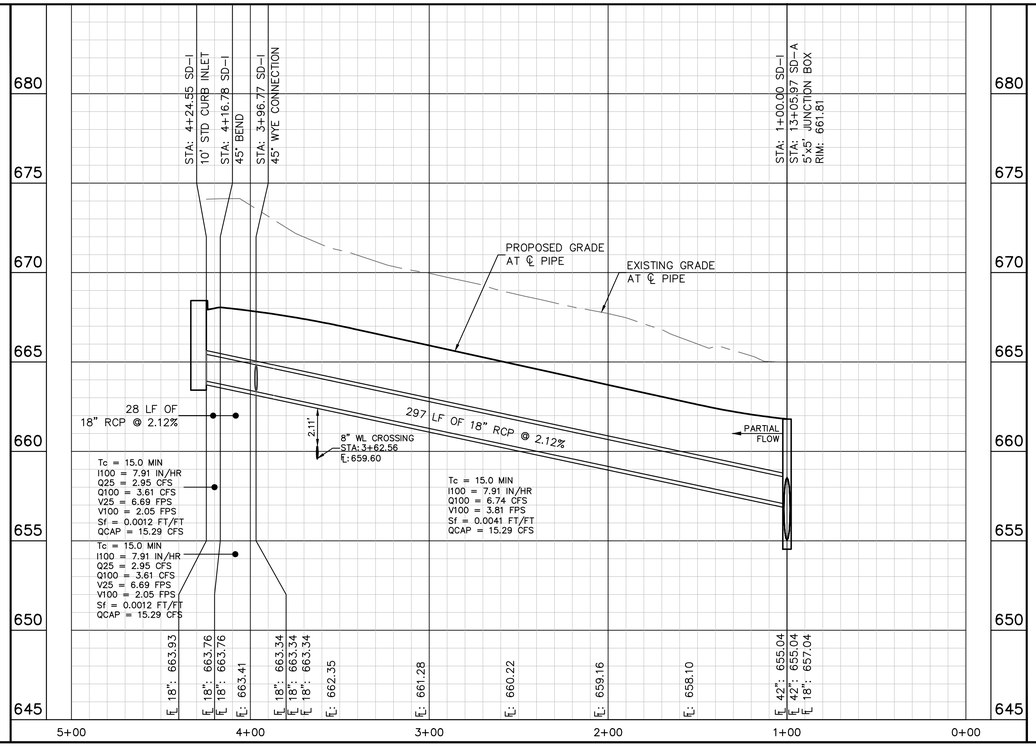

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1" = 4' VERTICAL

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SCALE: AS SHOWN
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CHECKED BY: KPB

STORM DRAIN PLAN & PROFILE - LINE SD-I

HIGH POINTE RANCH
PHASE 1A
CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-38

Plotted By:Alexander, Brett Date:July 20, 2023 02:51:28pm File Path:\\Kimley-horn.com\TX-FRI\FRI_Civil\063451861-High Pointe Ranch\Cad\Phase 1\PlanSheets\C-Storm Profiles.dwg
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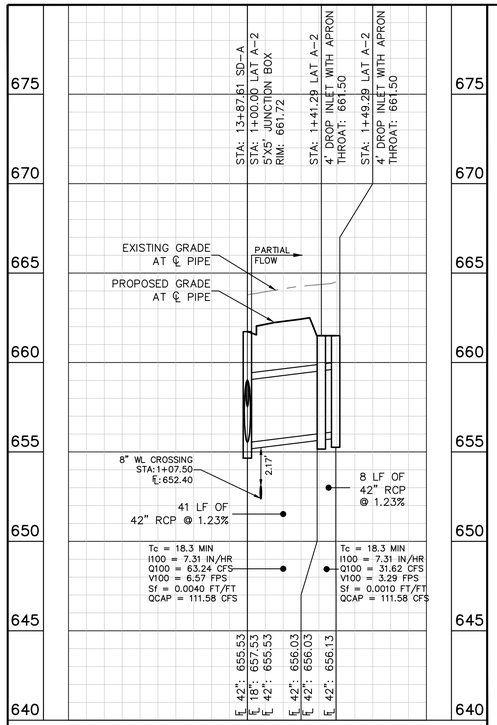
LAT A–2



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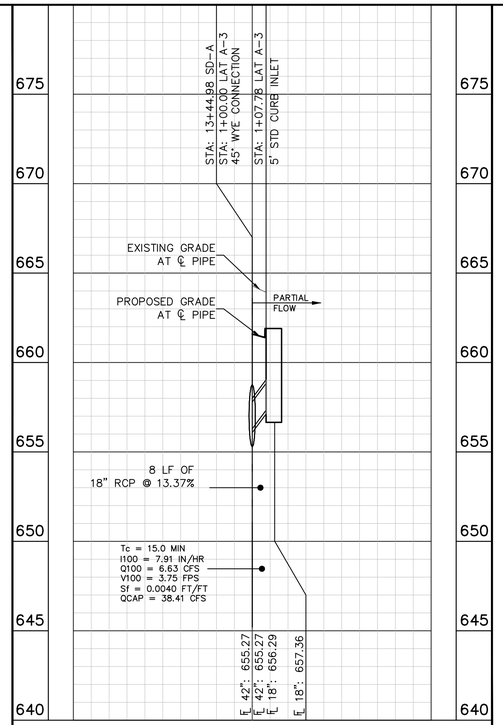

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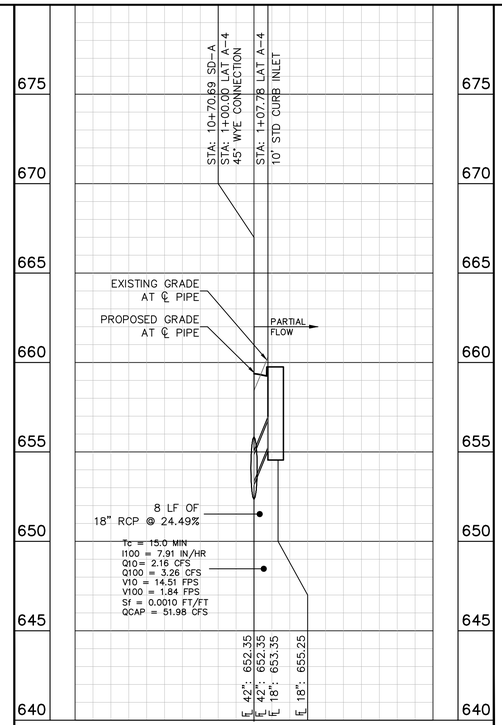

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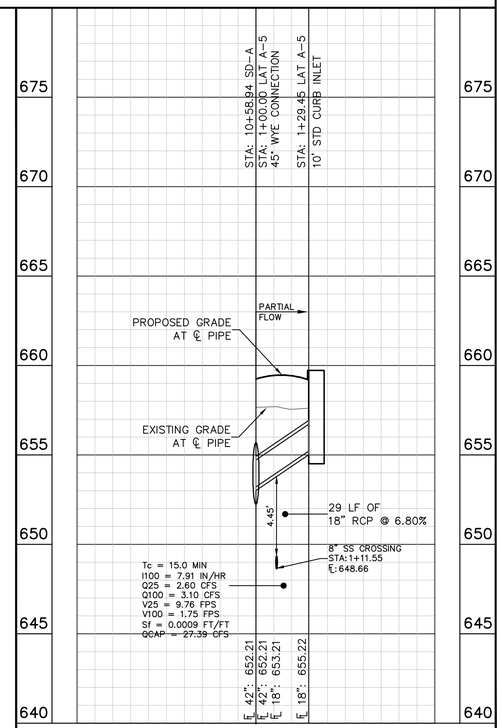

PROFILE SCALE
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STATE OF TEXAS
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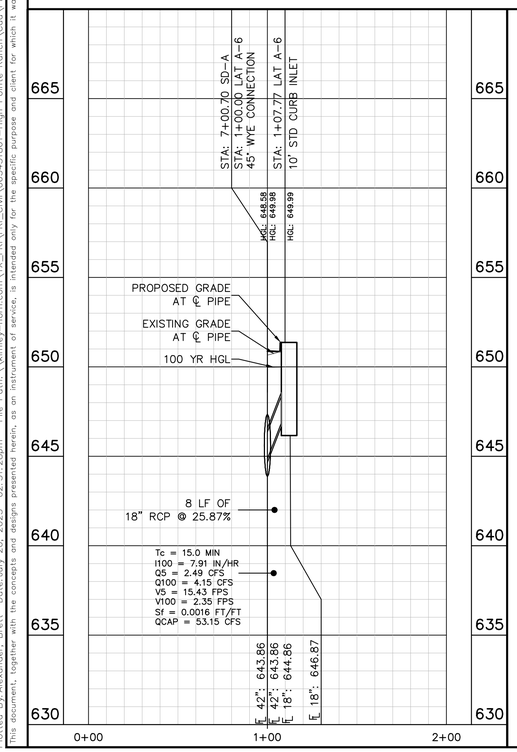
8/21/23

KHA PROJECT	063451861
DATE	AUGUST 2023
SCALE:	AS SHOWN
DESIGNED BY:	KPB
DRAWN BY:	SRL
CHECKED BY:	KPB

LAT A–6



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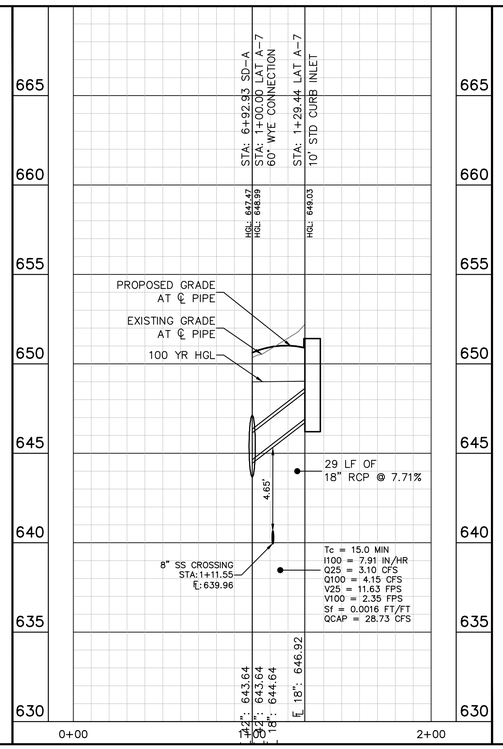

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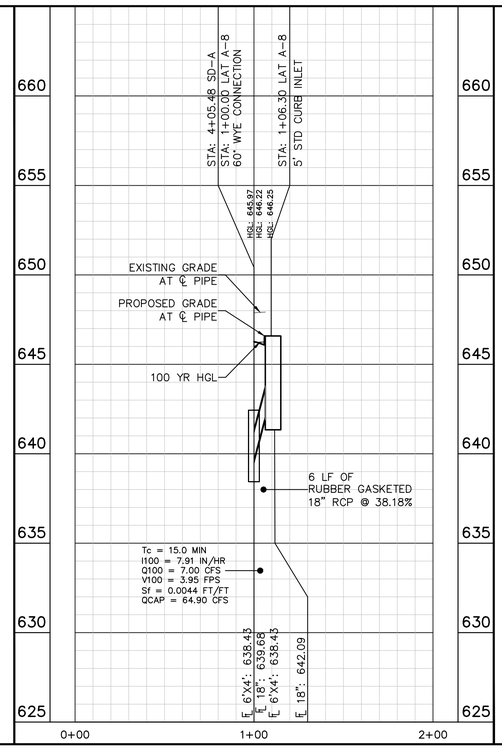

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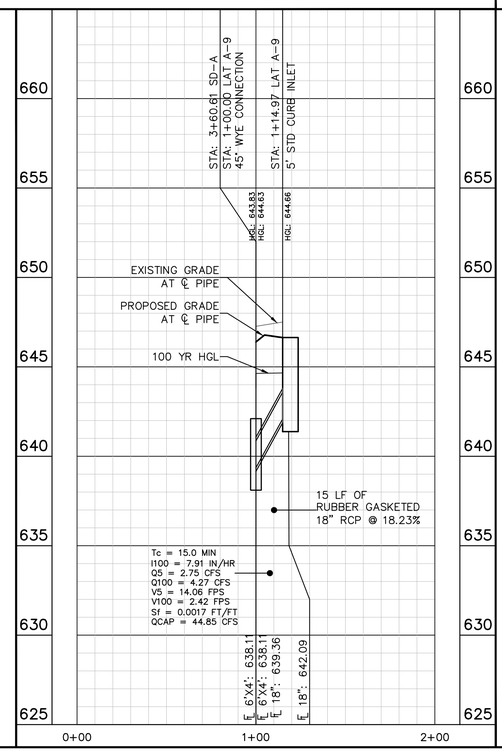

PROFILE SCALE
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BENCHMARKS

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ELEV: **667.55'**

HIGH POINTE RANCH
PHASE 1A
CITY OF AUBREY,
DENTON COUNTY, TEXAS

STORM PROFILES - LATERALS

SHEET NUMBER
C-39

Plotted By:Alexander, Brett Date:July 20, 2023 02:51:46pm File Path:\\kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Cad\Phase 1\PlanSheets\C-Storm Profiles.dwg
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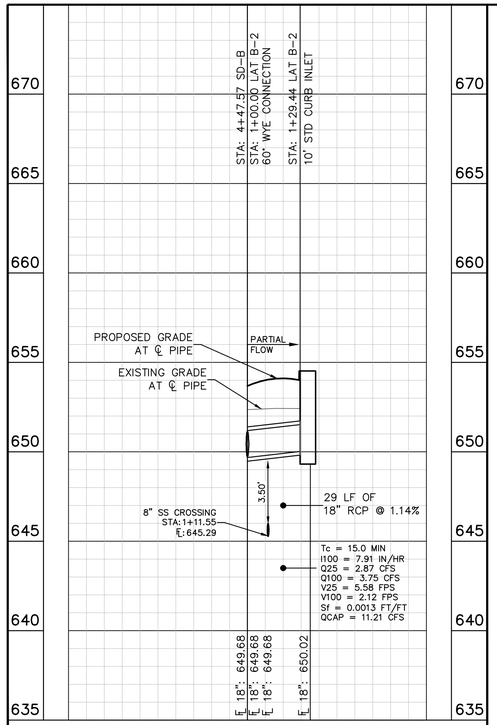
LAT B–2



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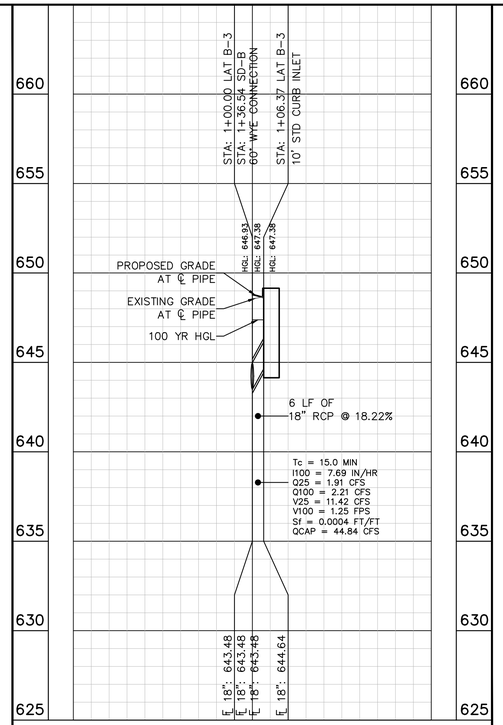

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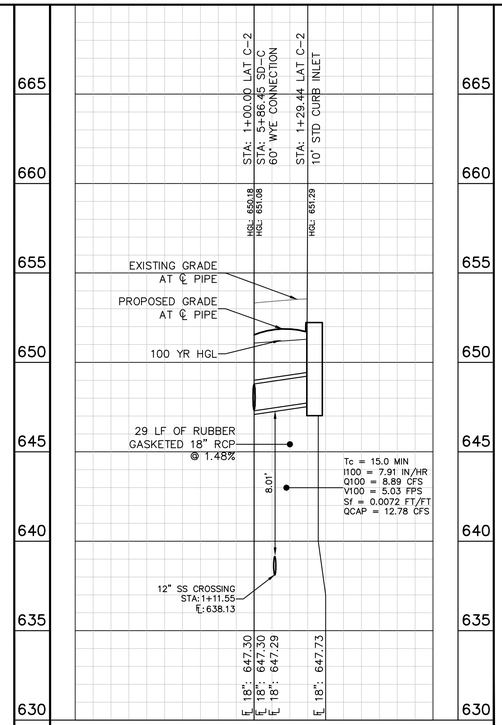

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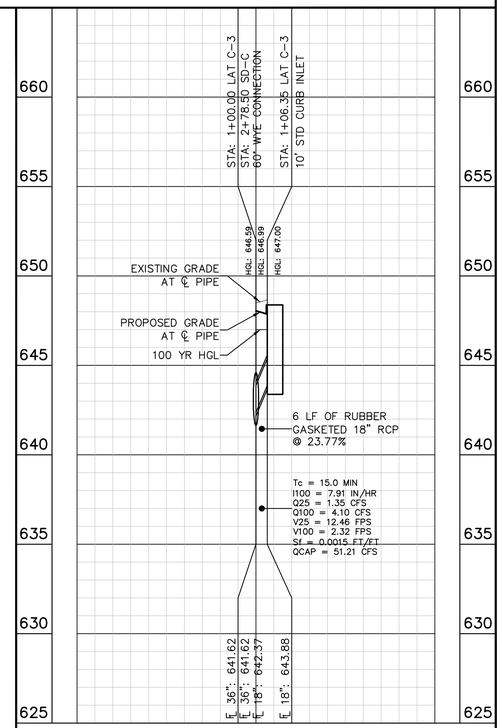

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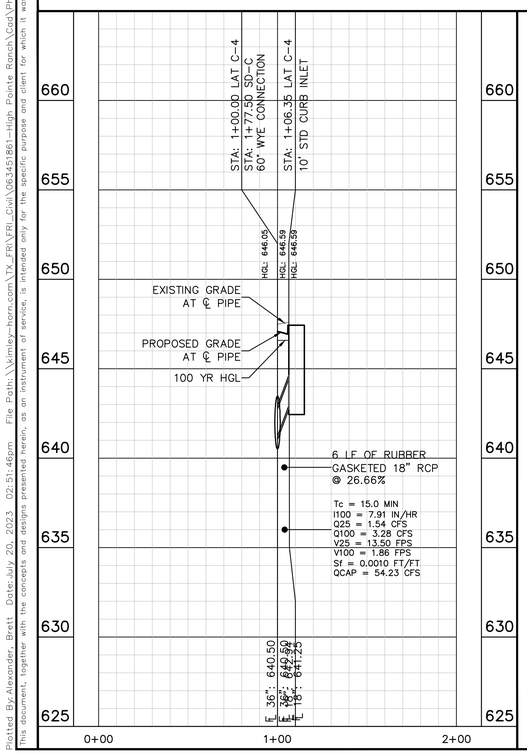
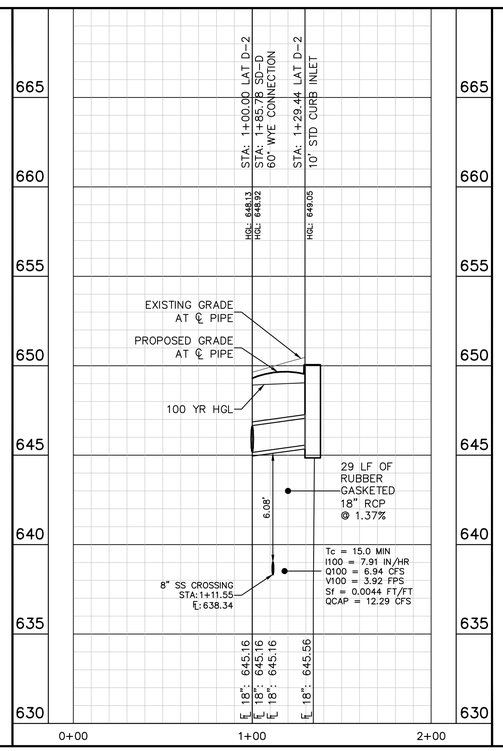
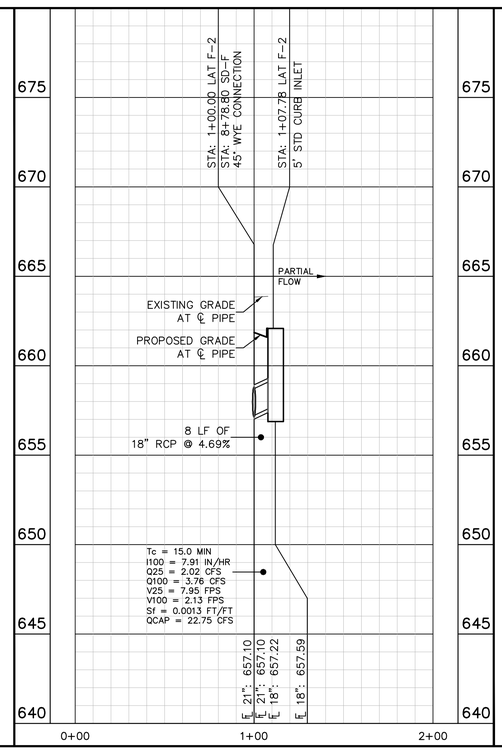


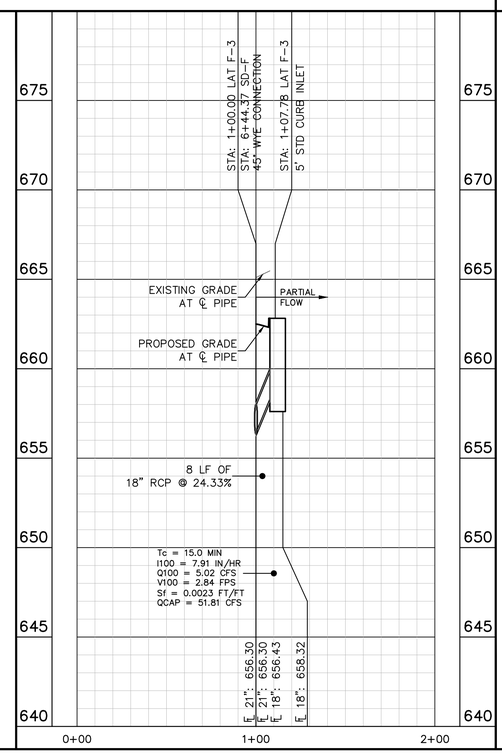
LAT D–2



LAT F–2



LAT F–3



PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

RECORD DRAWING

THIS DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC. AND CONSIDERED TO BE SIGNIFICANT. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.

DATE: 10/7/2024 BY: KYLE P. BROCKMAN

No.	REVISIONS	DATE	BY

Kimley»Horn
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6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED PROFESSIONAL ENGINEER
8/21/23

KHA PROJECT	063451861
DATE	AUGUST 2023
SCALE:	AS SHOWN
DESIGNED BY:	KPB
DRAWN BY:	SRL
CHECKED BY:	KPB

STORM PROFILES - LATERALS

HIGH POINTE RANCH
PHASE 1A
CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-40

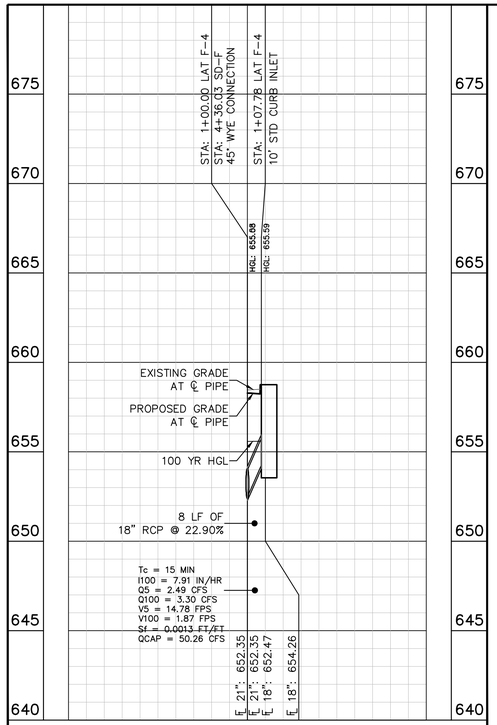
PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

BENCHMARKS

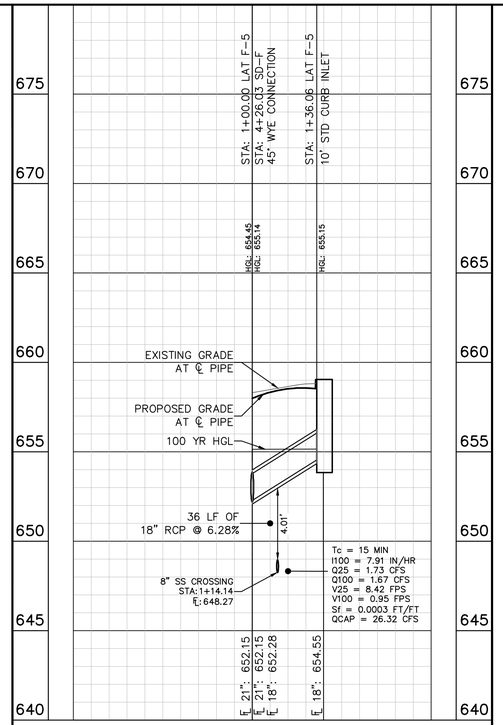
BM #5002
BM FLUSH WITH NATURAL GROUND, 3.0' EAST OF CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH.
ELEV: **676.28'**

BM #40
BOX CUT SET ON A WING WALL ON THE SOUTH SIDE OF SPRING HILLS ROAD (F.M. 428) ±1593.00' EAST OF THE INTERSECTION OF U.S. HIGHWAY 377 AND SPRING HILL ROAD (F.M. 428).
ELEV: **667.55'**

LAT F-4



LAT F-5



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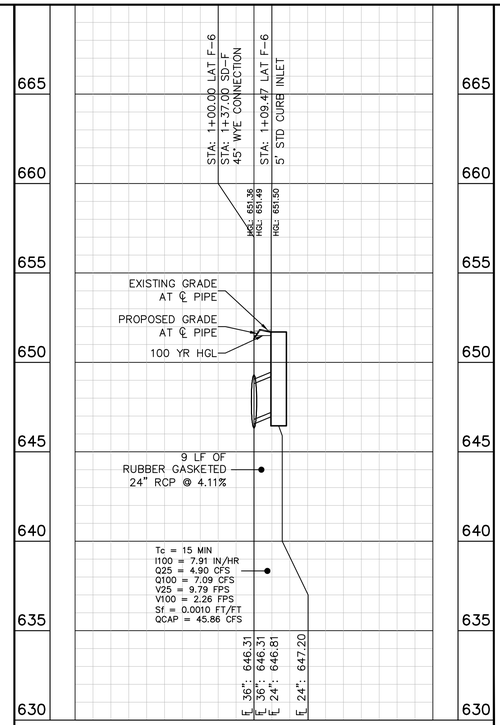
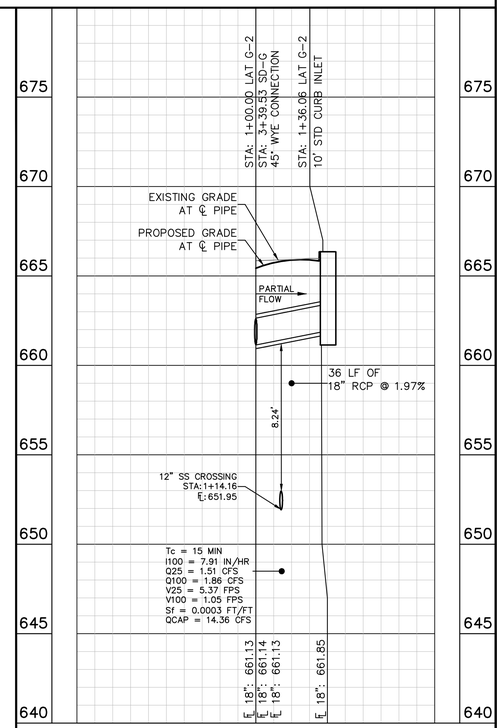


LAT G-2



PROFILE SCALE
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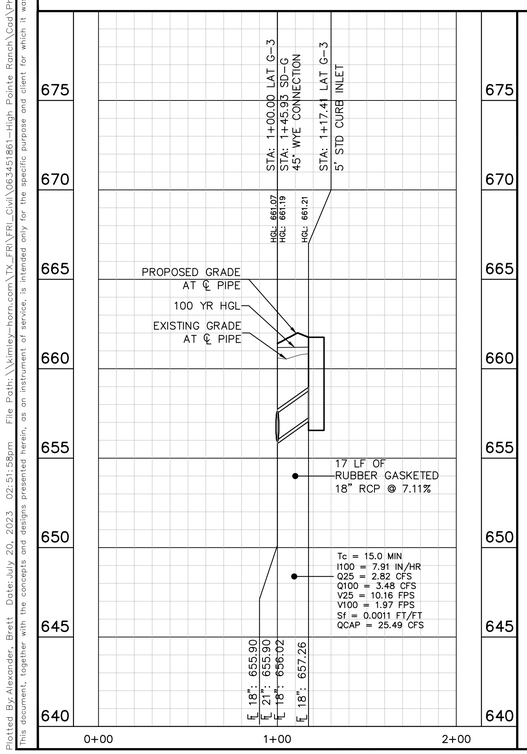
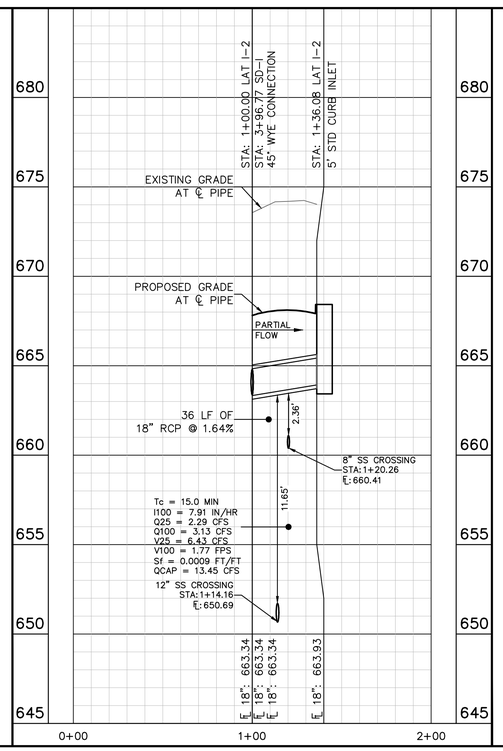
LAT G-3



LAT I-2



THIS SPACE INTENTIONALLY LEFT BLANK

RECORD DRAWING

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DATE: 10/7/2024 BY: KYLE P. BROCKMAN

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STATE OF TEXAS
KYLE P. BROCKMAN
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LICENSED PROFESSIONAL ENGINEER
8/21/23

KHA PROJECT	063451861
DATE	AUGUST 2023
SCALE:	AS SHOWN
DESIGNED BY:	KPB
DRAWN BY:	SRL
CHECKED BY:	KPB

STORM PROFILES - LATERALS

HIGH POINTE RANCH
PHASE 1A
CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-41

Plotted By:Alexander, Brett Date:July 20, 2023 02:51:58pm File Path:\\kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Cad\Phase 1\PlanSheets\C-Storm Profiles.dwg
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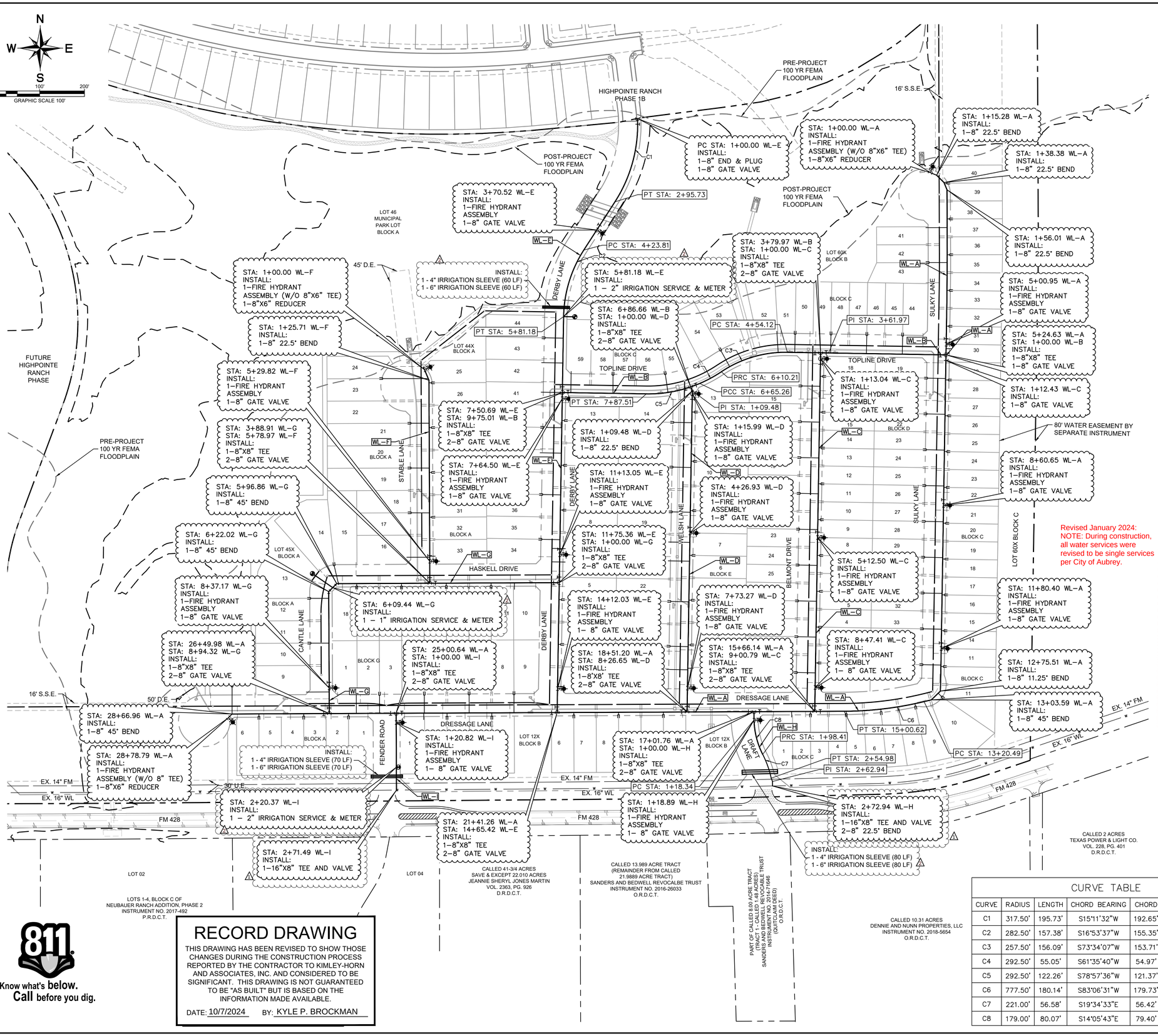


UTILITY LEGEND

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

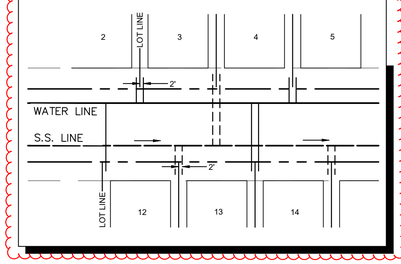
WATER GENERAL NOTES

1. FIRE HYDRANTS, VALVES, FITTINGS, ETC. SHOWN AS A GRAPHICAL REPRESENTATION ONLY. CONTRACTOR TO LOCATE AND CONSTRUCT THESE IMPROVEMENTS BASED ON THE CURRENT CITY/JURISDICTIONAL DESIGN STANDARDS AND DETAILS. CONTRACTOR TO NOTIFY ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED PRIOR TO BEGINNING CONSTRUCTION.
2. WATER AND SANITARY SEWER SEPARATION (VERTICAL AND HORIZONTAL) SHALL BE MAINTAINED IN ACCORDANCE WITH TCEQ REQUIREMENTS.
3. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
4. FIRE HYDRANT ASSEMBLY INCLUDES ALL FITTINGS, TEES AND VALVES.
5. ALL WATERLINES SHALL BE 8" AWWA C900 PVC DR-14 PIPE UNLESS OTHERWISE NOTED.
6. ALL WATER SERVICES ARE 1" POLY WITH TRACE WIRE OTHERWISE NOTED. ALL LONG SIDE WATER SERVICES SHALL BE ENCASED.
7. ALL WATERLINE CURVES ARE CONCENTRIC AND PARALLEL TO THE STREET CENTERLINES UNLESS OTHERWISE NOTED.
8. ALL GATE VALVES AND WATER METERS SHALL BE PLACED CLEAR OF BARRIER-FREE RAMPS.
9. METER BOX ASSEMBLY SHALL BE DFW37A-13-1SF SML AUBREY
10. CONTRACTOR MUST NOTIFY THE CITY OF AUBREY AT 940-440-9343 A MINIMUM OF 48 HOURS IN ADVANCE TO ANY TAPS MADE TO EXISTING WATERLINES.
11. CONTRACTOR TO REFERENCE DETAIL SHEET C-62 FOR WATER LINE ALIGNMENT AT INLET LOCATIONS AND UTILITY CROSSINGS.

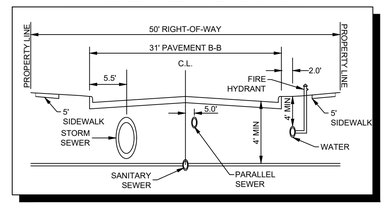
Revised January 2024:
NOTE: During construction, all water services were revised to be single services per City of Aubrey.

TYPICAL LOT SERVICE DETAIL

S.S. SERVICE AND WATER SERVICE TO BE LOCATED 2' OFF OF LOT LINE.



TYPICAL UTILITY LOCATION



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	317.50'	195.73'	S15°11'32"W	192.65'	35°19'18"	101.09'
C2	282.50'	157.38'	S16°53'37"W	155.35'	31°55'08"	80.79'
C3	257.50'	156.09'	S73°34'07"W	153.71'	34°43'52"	80.53'
C4	292.50'	55.05'	S61°35'40"W	54.97'	10°46'59"	27.61'
C5	292.50'	122.26'	S78°57'36"W	121.37'	23°56'53"	62.03'
C6	777.50'	180.14'	S83°06'31"W	179.73'	13°16'29"	90.47'
C7	221.00'	56.58'	S19°34'33"E	56.42'	14°40'04"	28.44'
C8	179.00'	80.07'	S14°05'43"E	79.40'	25°37'43"	40.71'

BENCHMARKS

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BM FLUSH WITH NATURAL GROUND, 3.0' EAST OF CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH.
ELEV: **676.28'**

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ELEV: **667.55'**

RECORD DRAWING

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DATE: 10/7/2024 BY: KYLE P. BROCKMAN

811 Know what's below. Call before you dig.

No.	REVISIONS	DATE	BY
1	REVISED 16" WATERLINE CONNECTIONS TO 16"X8" TEE	11/1/23	
2	ADDED IRRIGATION SLEEVES AND LOCATIONS OF IRRIGATION SERVICES AND METERS	11/30/23	

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STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED PROFESSIONAL ENGINEER
11/10/23

KHA PROJECT	063451861
DATE	AUGUST 2023
SCALE:	AS SHOWN
DESIGNED BY:	KPB
DRAWN BY:	SRL
CHECKED BY:	KPB

WATER PLAN

HIGH POINTE RANCH PHASE 1A

CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-42

Plotted By: Lennox, Stephen Date: November 10, 2023 11:50:13am File Path: \\kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Cad\Phase 1\Plan Sheets\C-Water Plan.dwg
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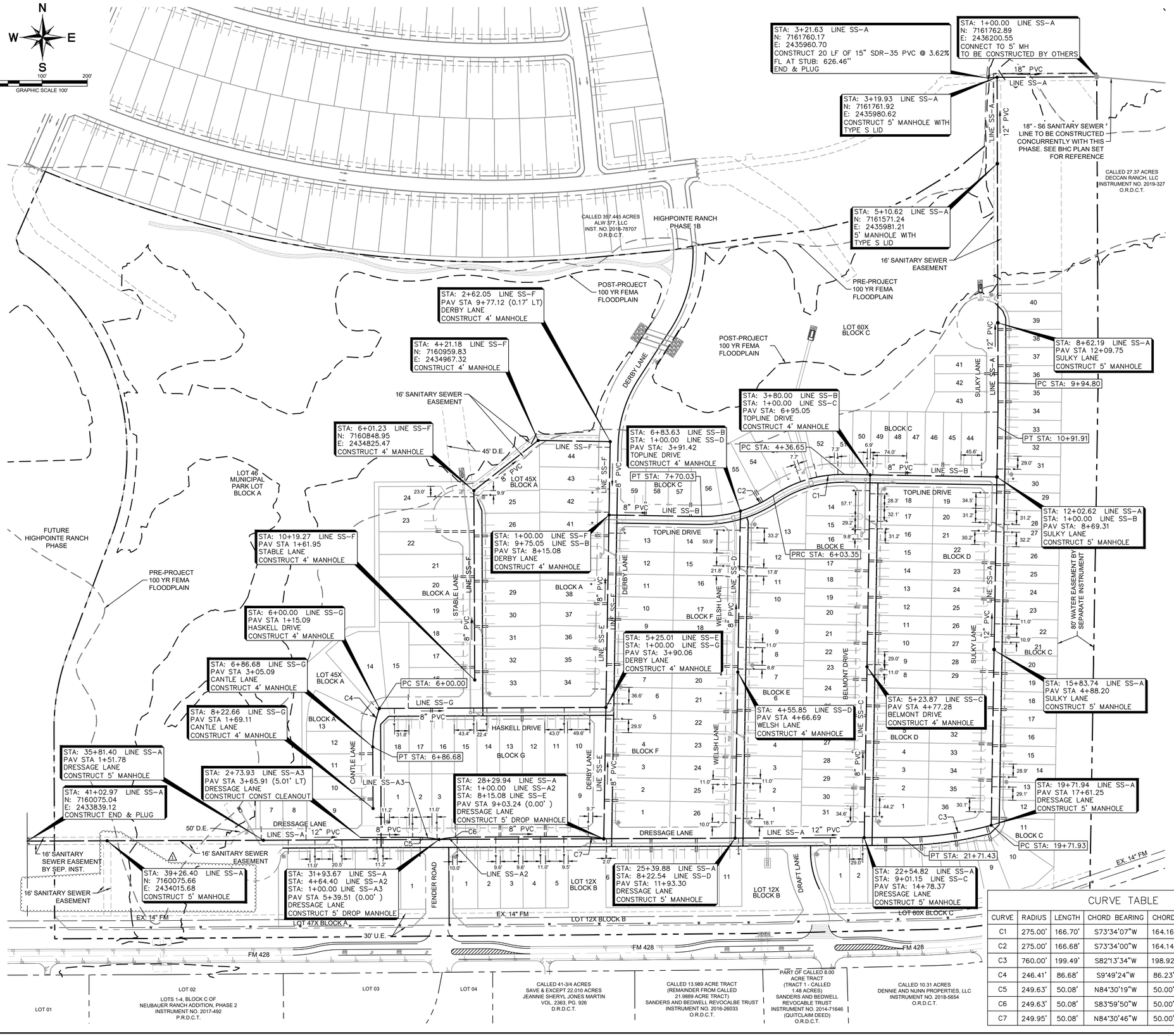

UTILITY LEGEND

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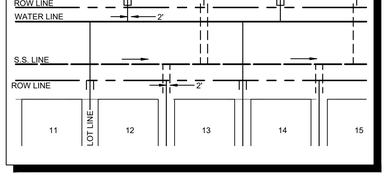
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING SANITARY SEWER MANHOLE

SEWER GENERAL NOTES

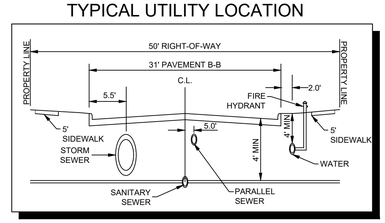
1. WATER AND SANITARY SEWER SEPARATION (VERTICAL AND HORIZONTAL) SHALL BE MAINTAINED IN ACCORDANCE WITH TCEQ REQUIREMENTS.
2. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. ALL SANITARY SEWER LINES ARE 8" UNLESS OTHERWISE NOTED.
4. ADJUSTED SERVICES DUE TO CONFLICTS (I.E. MANHOLES, INLETS, TRENCH CONFLICTS OR NON-STANDARD PLACEMENT) = ★
5. ALL 8" - 15" DIAMETER SANITARY SEWER LINES LESS THAN 15' DEEP SHALL BE SDR-35
6. ALL 8" - 15" DIAMETER SANITARY SEWER LINES 15' OR DEEPER SHALL BE SDR-26

TYPICAL LOT SERVICE DETAIL

S.S. SERVICE AND WATER SERVICE TO BE LOCATED 2' OFF OF LOT LINE.



TYPICAL UTILITY LOCATION



RECORD DRAWING

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DATE: 10/7/2024 BY: KYLE P. BROCKMAN

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	275.00'	166.70'	S73°34'07"W	164.16'	34°43'52"	86.00'
C2	275.00'	166.68'	S73°34'00"W	164.14'	34°43'39"	85.99'
C3	760.00'	199.49'	S82°13'34"W	198.92'	15°02'23"	100.32'
C4	246.41'	86.68'	S9°49'24"W	86.23'	20°09'17"	43.79'
C5	249.63'	50.08'	N84°30'19"W	50.00'	11°29'44"	25.13'
C6	249.63'	50.08'	S83°59'50"W	50.00'	11°29'44"	25.13'
C7	249.95'	50.08'	N84°30'46"W	50.00'	11°28'51"	25.13'

BENCHMARKS

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No.	REVISIONS	DATE	BY
1	REVISED SSWR MH LOCATION	12/15/23	

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STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED
PROFESSIONAL ENGINEER
12/15/23

KHA PROJECT 063451861
DATE AUGUST 2023
SCALE: AS SHOWN
DESIGNED BY: KPB
DRAWN BY: SRL
CHECKED BY: KPB

SANITARY SEWER PLAN

HIGH POINTE RANCH PHASE 1A

CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-43

Plotted By:Brockman, Kyle Date:December 13, 2023 09:23:36am File Path: \\kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Cad\Phase 1\PlanSheets\C-Sanitary Sewer Plan.dwg
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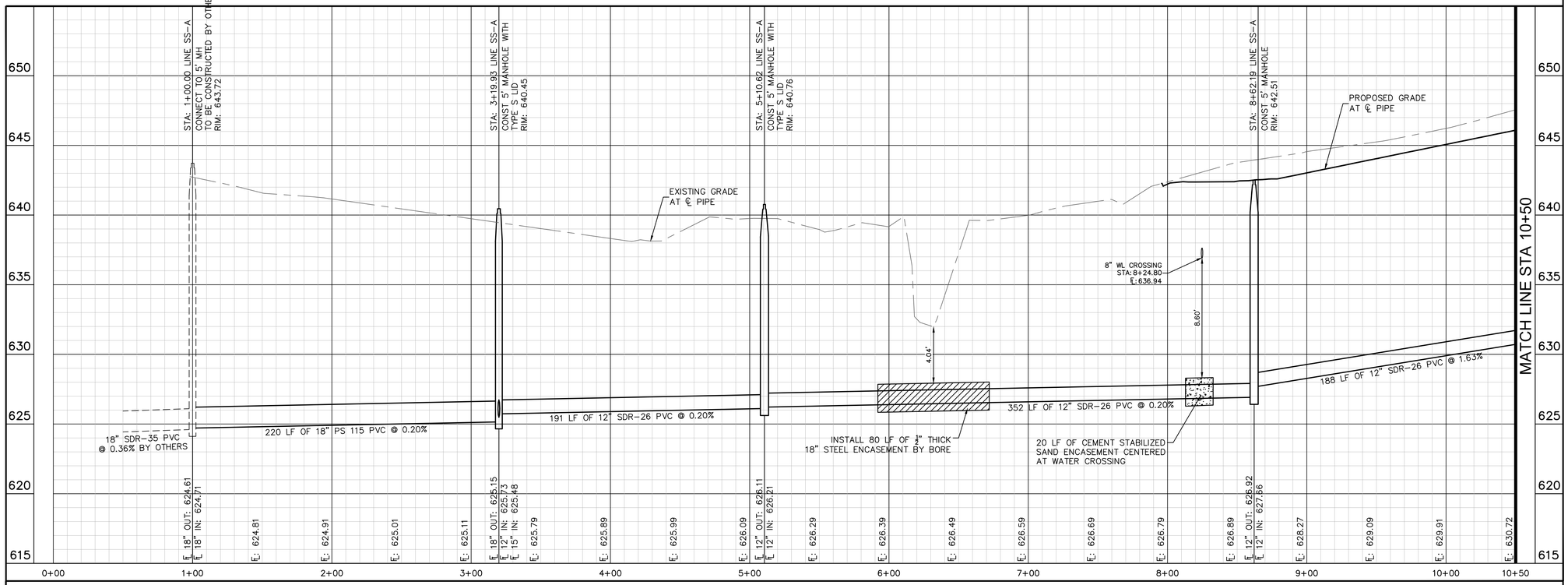
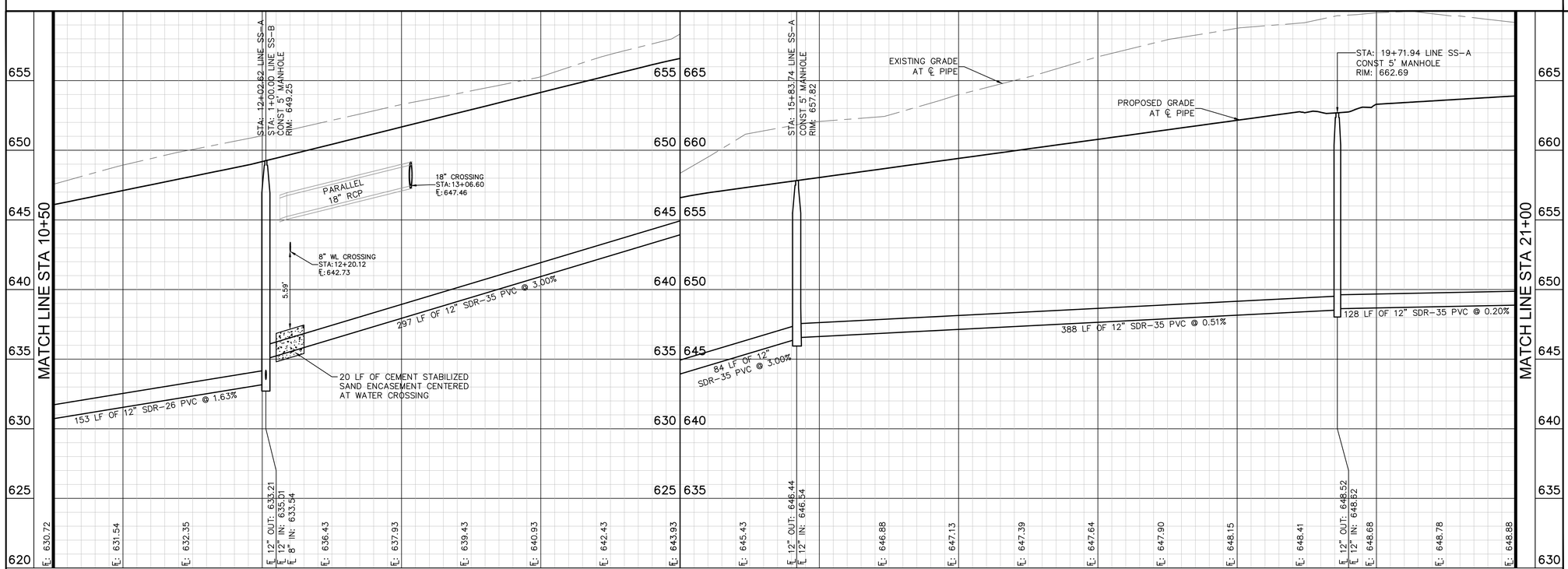
LINE SS-A



LINE SS-A



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8/21/23

KHA PROJECT	063451861
DATE	AUGUST 2023
SCALE:	AS SHOWN
DESIGNED BY:	KPB
DRAWN BY:	SRL
CHECKED BY:	KPB

SANITARY SEWER PROFILES - LINE SS-A

HIGH POINTE RANCH
PHASE 1A
CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-44

PROFILE SCALE
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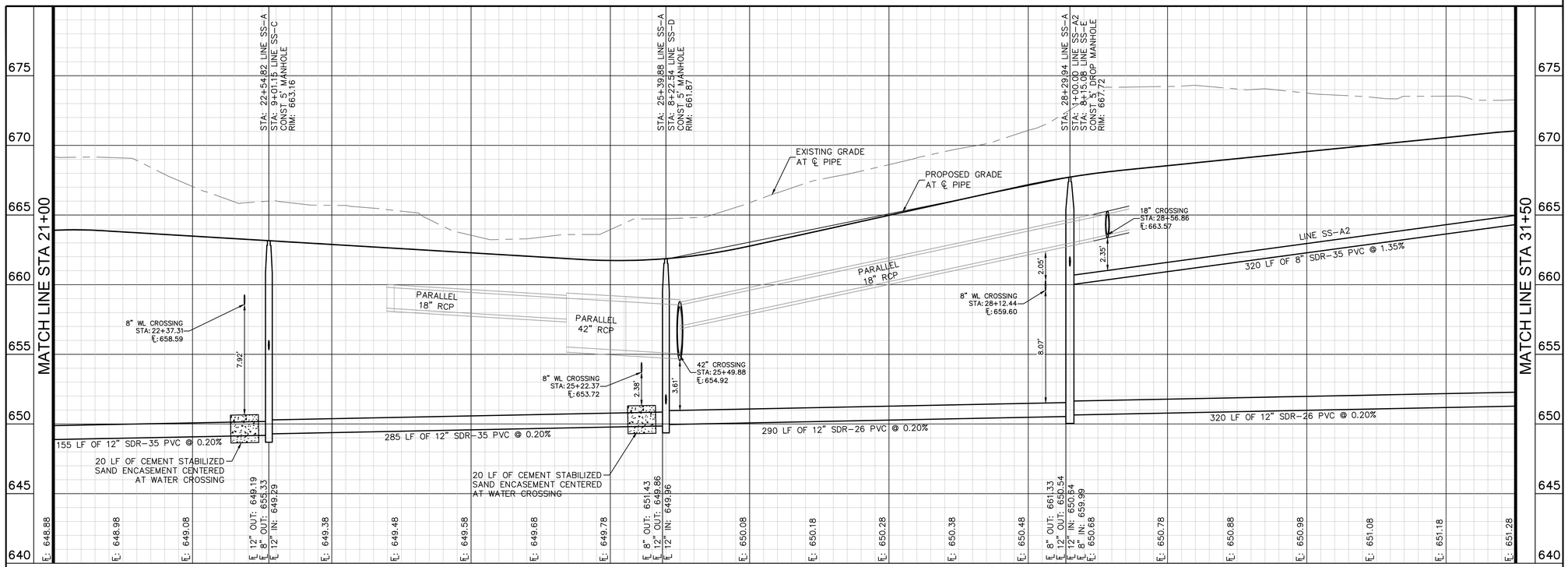

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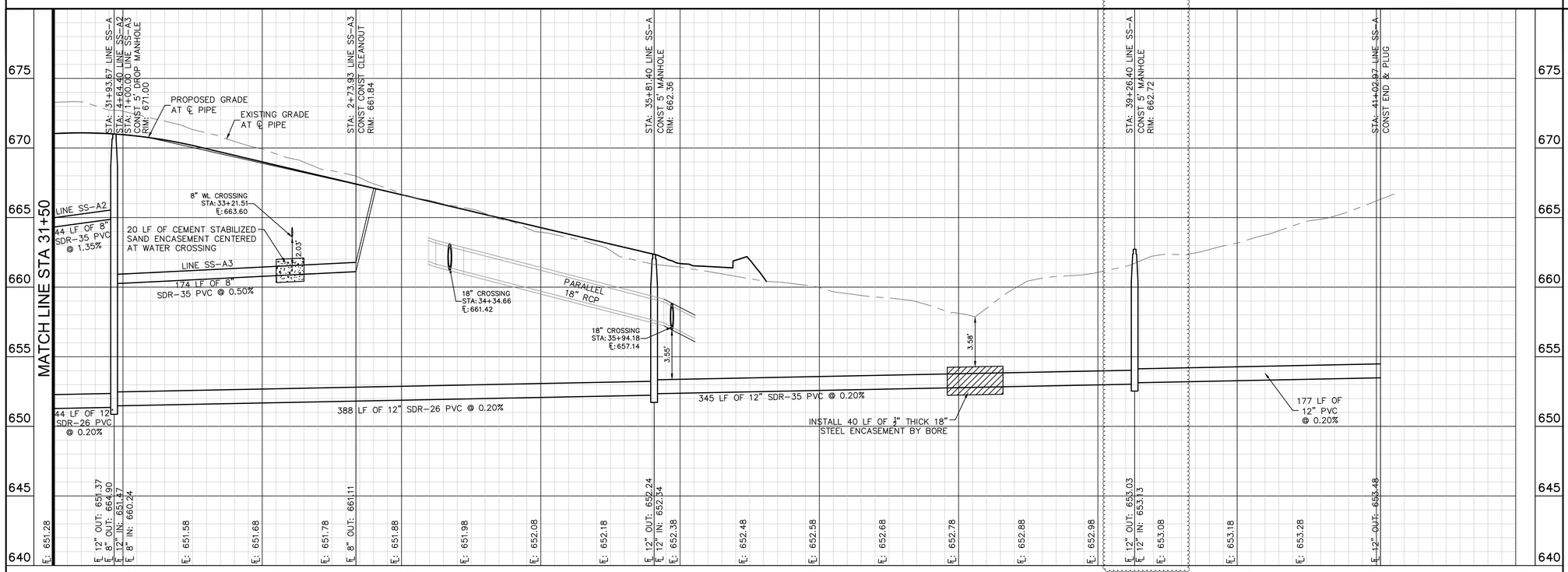

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1" = 4' VERTICAL

RECORD DRAWING

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DATE: 10/7/2024 BY: KYLE P. BROCKMAN

BENCHMARKS

BM #5002
BM FLUSH WITH NATURAL GROUND, 3.0' EAST OF CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH.
ELEV: **676.28'**

BM #40
BOX CUT SET ON A WING WALL ON THE SOUTH SIDE OF SPRING HILLS ROAD (F.M. 428) ±1593.00' EAST OF THE INTERSECTION OF U.S. HIGHWAY 377 AND SPRING HILL ROAD (F.M. 428).
ELEV: **667.55'**

No.	REVISIONS	DATE	BY
1	REVISED SSWR MH LOCATION	12/15/23	

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6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
KYLE P. BROCKMAN
131432
LICENSED
PROFESSIONAL ENGINEER
12/15/23

KHA PROJECT 063451861
DATE AUGUST 2023
SCALE: AS SHOWN
DESIGNED BY: KPB
DRAWN BY: SRL
CHECKED BY: KPB

SANITARY SEWER PROFILES - LINE SS-A

HIGH POINTE RANCH PHASE 1A

CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-45

Plotted By:Brockman, Kyle Date:December 13, 2023 09:28:22am File Path:\\kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Cad\Phase 1\PlanSheets\C-Sanitary Sewer Profiles.dwg
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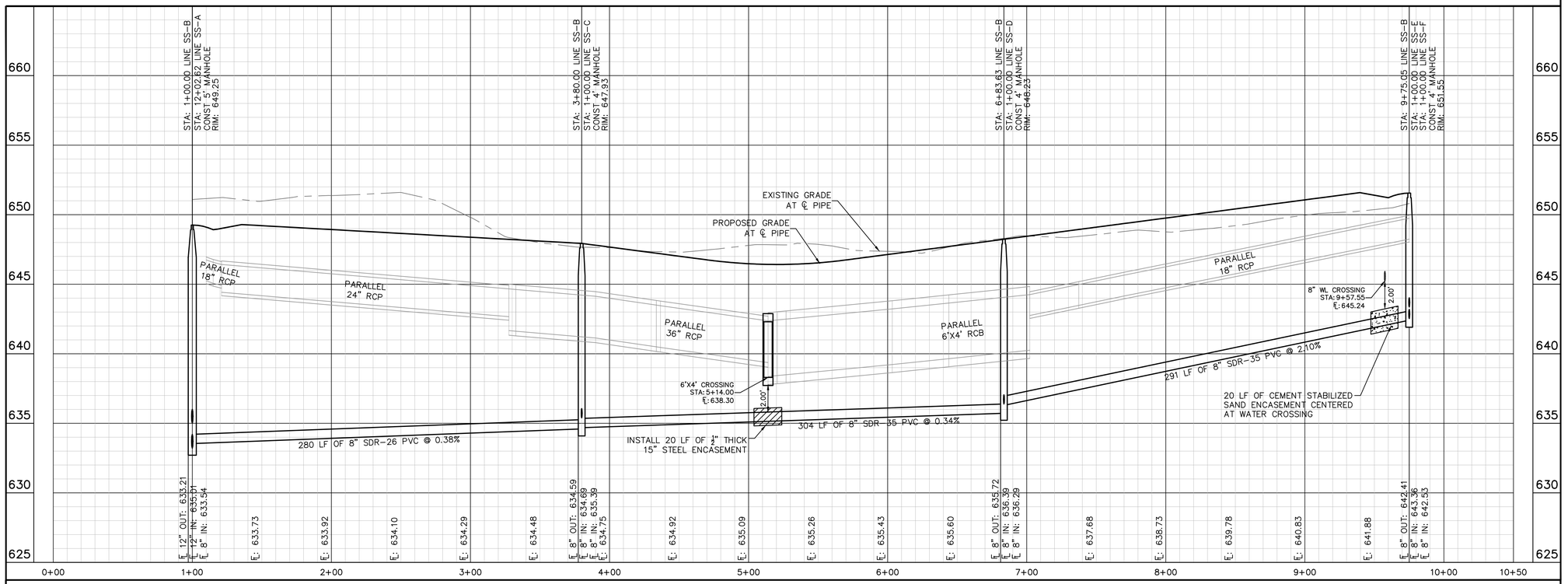
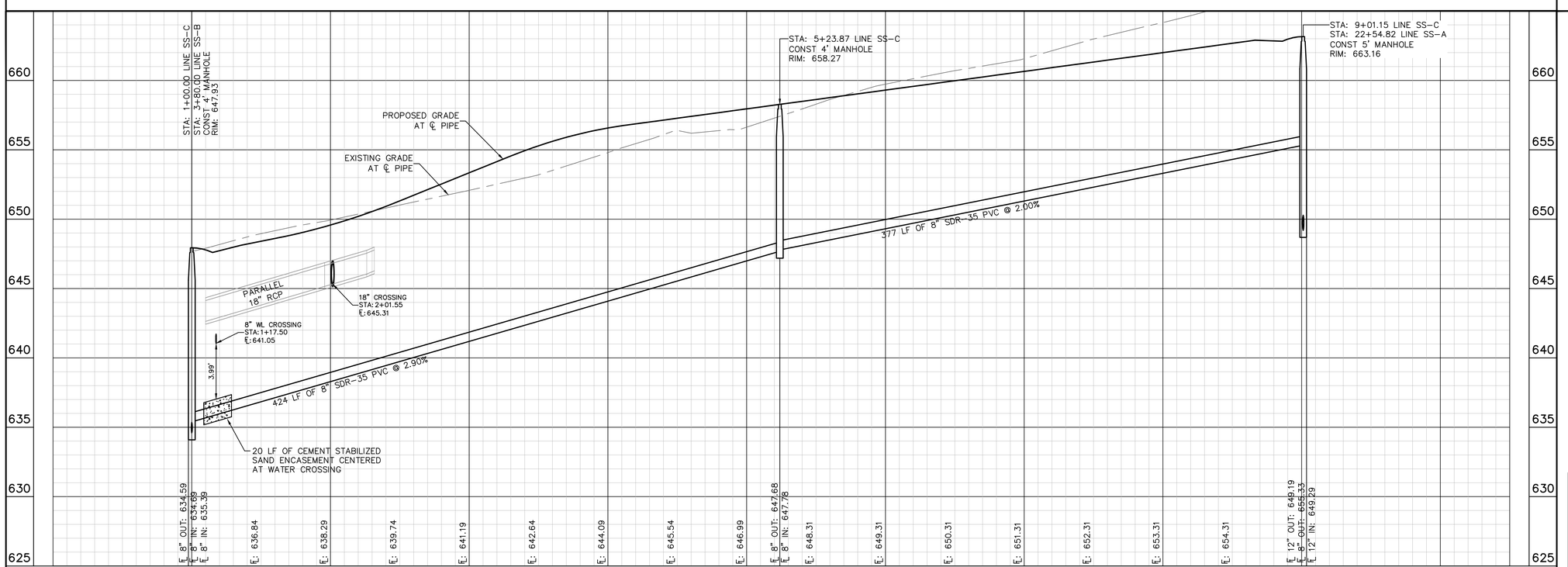
LINE SS–B



LINE SS–C



PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

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DATE: 10/7/2024 BY: KYLE P. BROCKMAN

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STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED PROFESSIONAL ENGINEER
8/21/23

KHA PROJECT 063451861	
DATE	AUGUST 2023
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SANITARY SEWER PROFILES - LINE SS-B & LINE SS-C

HIGH POINTE RANCH PHASE 1A

CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-46

Plotted By: Alexander, Brett Date: July 20, 2023 02:56:15pm File Path: \\kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Civil\Phase 1\PlanSheets\C-Sanitary Sewer Profiles.dwg
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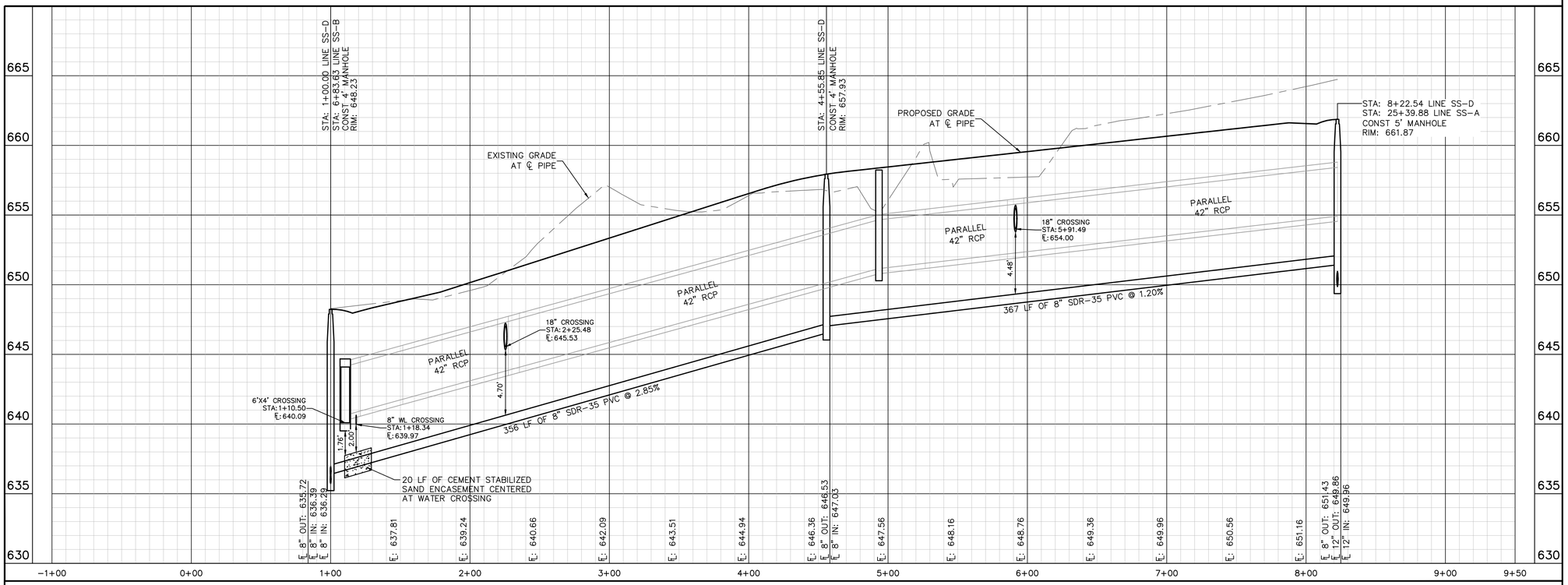
LINE SS-D



PROFILE SCALE
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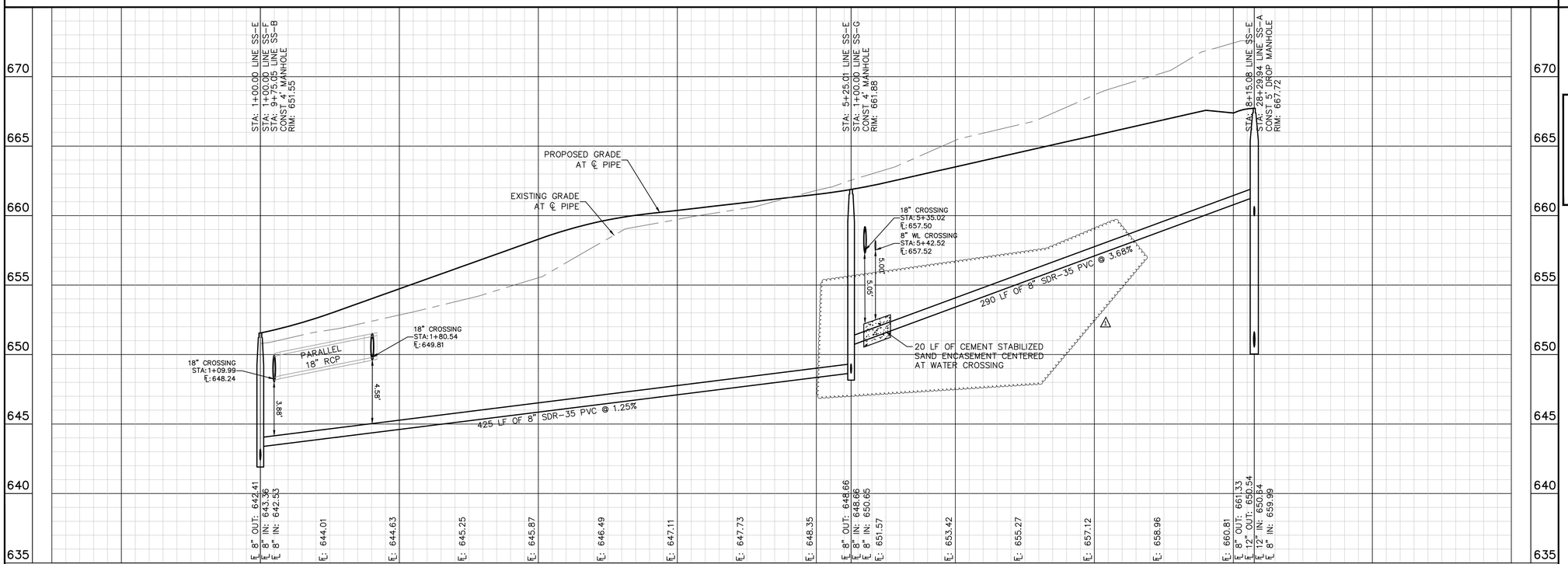
LINE SS-E



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DATE: 10/7/202 BY: KYLE P. BROCKMAN

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STATE OF TEXAS
KYLE P. BROCKMAN
131432
LICENSED
PROFESSIONAL ENGINEER
12/15/23

KHA PROJECT	063451861
DATE	AUGUST 2023
SCALE:	AS SHOWN
DESIGNED BY:	KPB
DRAWN BY:	SRL
CHECKED BY:	KPB

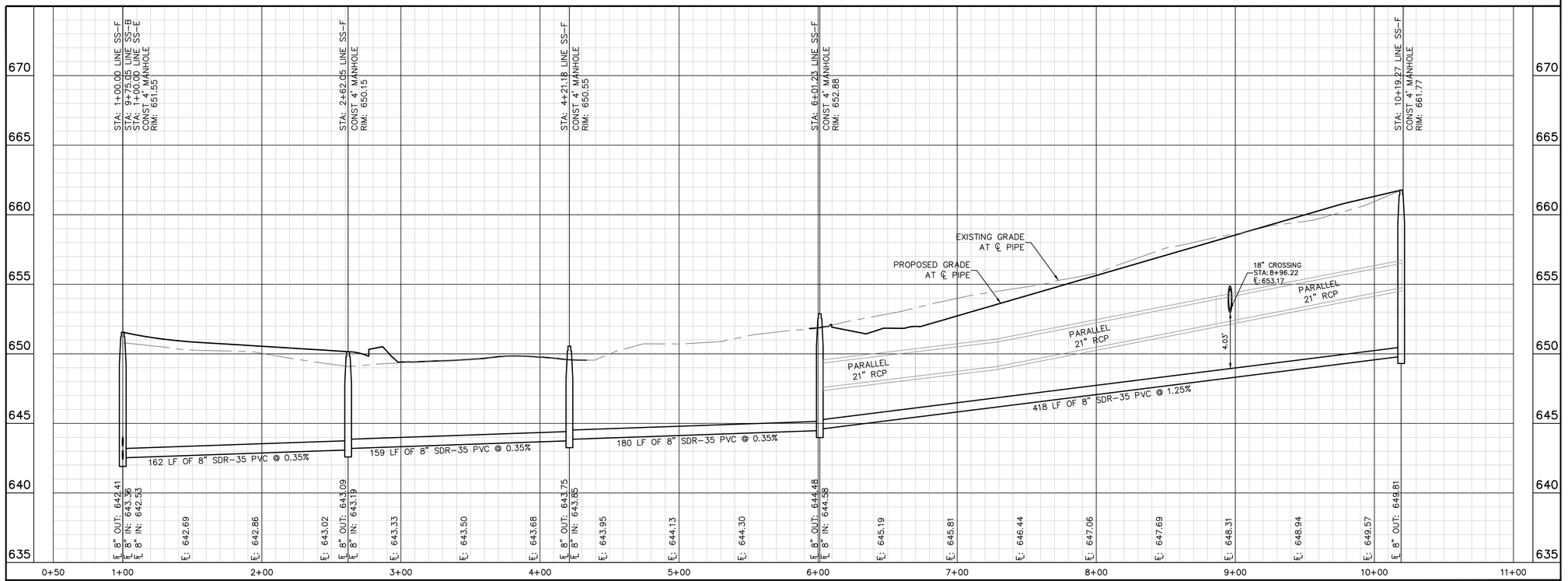
SANITARY SEWER PROFILES - LINE SS-D & LINE SS-E

HIGH POINTE RANCH PHASE 1A

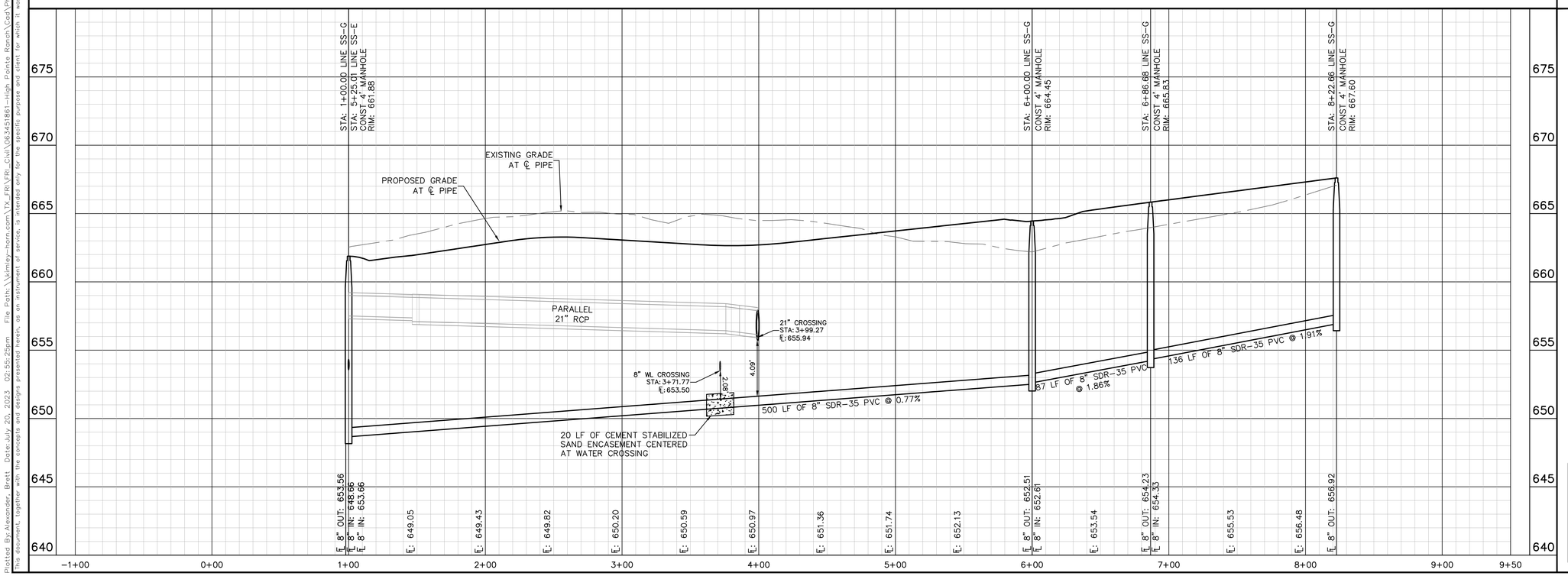
CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-47

LINE SS–F



LINE SS–G



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8/21/23

KHA PROJECT 063451861	
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SANITARY SEWER PROFILES - LINE SS-F & LINE SS-G

HIGH POINTE RANCH
PHASE 1A
CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-48

Plotted By: Alexander, Brett Date: July 20, 2023 02:56:25pm File Path: \\Kimley-Horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Cad\Phase 1\PlanSheets\C-Sanitary Sewer Profiles.dwg
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LEGEND

- STREET LIGHT LOCATION 12' (STANDARD RESIDENTIAL STREETS)
- STREET NAME SIGN LOCATION
- STOP SIGN LOCATION (30" UNLESS OTHERWISE NOTED)
- FIRE HYDRANT

NOTES

1. ALL STREET SIGNAGE AND PAVEMENT MARKINGS TO BE INSTALLED PER TEXAS MUTCD SPECIFICATIONS.
2. ALL STREET LIGHTS SHALL BE IN ACCORDANCE WITH CITY STANDARDS.

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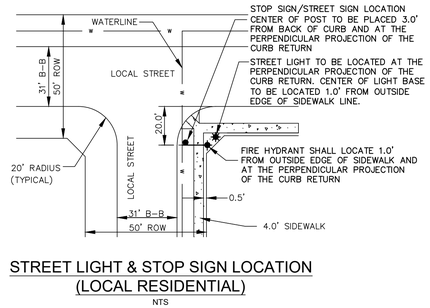

STREET LIGHT & STOP SIGN LOCATION
(LOCAL RESIDENTIAL)
NTS

No.	REVISIONS	DATE	BY

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8/21/23

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DRAWN BY:	SRL
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STREET LIGHT & SIGN PLAN

HIGH POINTE RANCH PHASE 1A

CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-49

Plotted By:Brockman, Kyle Date:August 17, 2023 02:43:01pm File Path:\\kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Cad\Phase 1\PlanSheets\C-Street Light & Sign Plan.dwg
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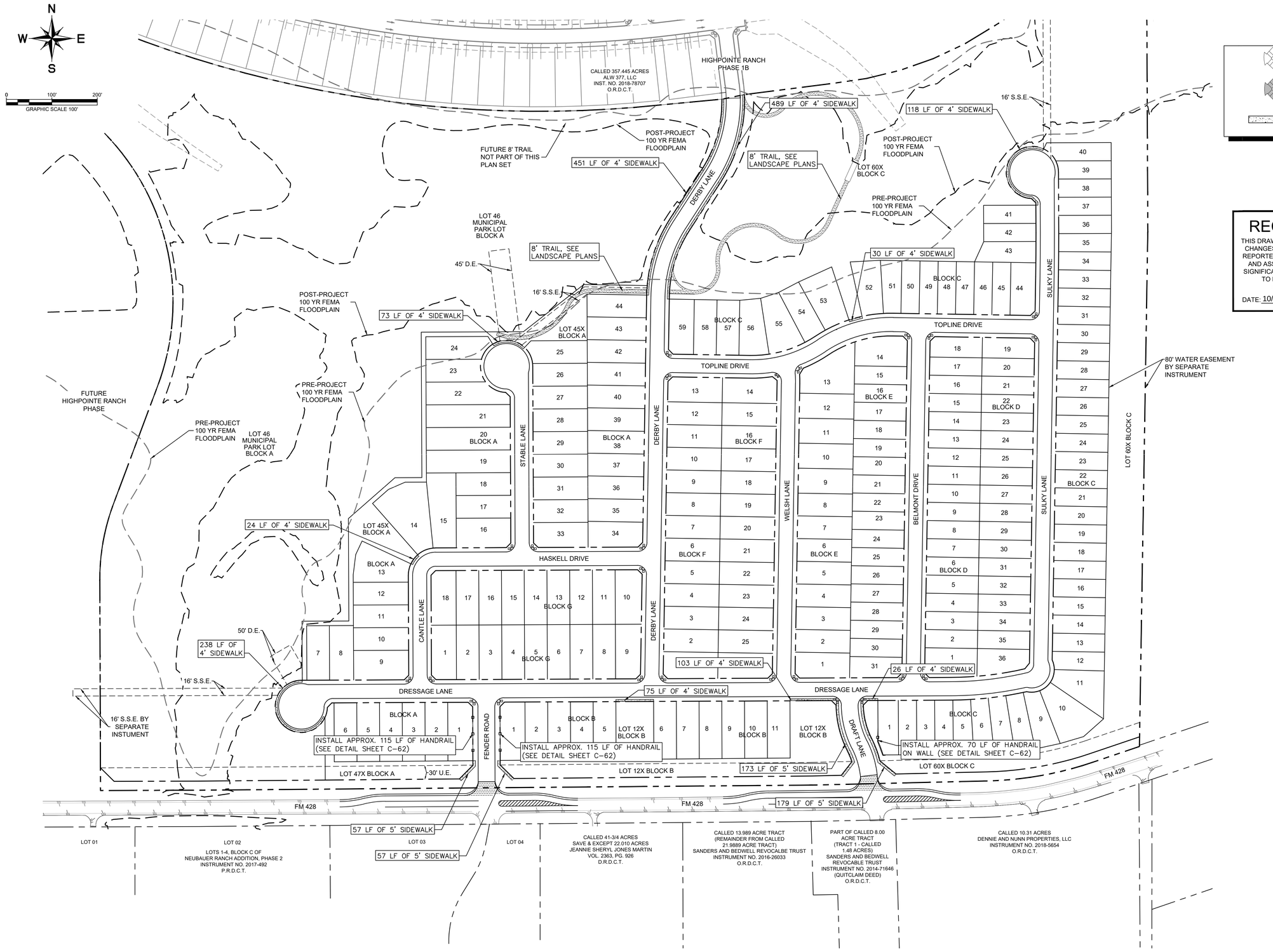

LEGEND

- BARRIER FREE RAMP TO BE BUILT BY HOMEBUILDER (LAYDOWN CURB)
- BARRIER FREE RAMP TO BE BUILT BY DEVELOPER
- SIDEWALK SHOWN TO BE BUILT BY DEVELOPER

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8/21/23

KHA PROJECT	063451861
DATE	AUGUST 2023
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DRAWN BY:	SRL
CHECKED BY:	KPB

SIDEWALK PLAN

HIGH POINTE RANCH
PHASE 1A
CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-50

Plotted By: Alexander, Brett Date: July 20, 2023 02:56:04pm File Path: \\kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Cad\Phase 1\PlanSheets\C-Sidewalk Plan.dwg
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EROSION CONTROL SCHEDULE AND PHASING

THE PROJECT SHALL GENERALLY CONFORM TO THE FOLLOWING:

PHASE A – GRADING
1. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE, SILT FENCE, DIKE, AND TREE PROTECTION FENCE ACCORDING TO THE APPROXIMATE LOCATION AND SHOWN ON GRADING AND EROSION CONTROL PLAN NOTES AND DETAIL SHEET.
2. BEGIN CLEARING AND GRADING OF SITE.
3. SEED AND REVEGETATE SLOPES WHERE SHOWN.

PHASE B – UTILITIES
1. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.
2. INSTALL STORM DRAINS, SANITARY SEWER, AND WATER AS SPECIFIED ON PLAN SHEETS.

PHASE C – PAVING
1. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE. REMOVE AS NEEDED TO PAVE.
2. STABILIZE SUBGRADE.
3. PAVE STREETS AND SIDEWALKS AS SPECIFIED ON PLAN SHEETS.
4. RE–INSTALL ANY STORM WATER POLLUTION PREVENTION MEASURES REMOVED FOR PAVING OPERATIONS.

PHASE D – LANDSCAPING AND SOIL STABILIZATION.
1. REVEGETATE LOT AND PARKWAYS
2. LANDSCAPE CONTRACTOR SHALL REVEGETATE ALL AREAS RESERVED FOR LANDSCAPE VEGETATIVE COVERS.
3. REMOVE EROSION CONTROL DEVICES WHEN MINIMUM 70% GROUND COVER IS ESTABLISHED. VEGETATION MUST BE ESTABLISHED BEFORE STRUCTURAL CONTROLS REMOVED.

SEQUENCE OF CONSTRUCTION

NOTE: THE SEQUENCE OF CONSTRUCTION SHOWN IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

VEGETATIVE STABILIZATION REQUIREMENTS

TEMPORARY SEEDING

ALL DISTURBED AREAS WHICH WILL BE LEFT DORMANT FOR GREATER THAN 14 DAYS SHALL BE SEEDED WITH FAST– GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING GRADING OPERATIONS. SELECTION OF THE SEED MIX WILL DEPEND ON THE TIME OF YEAR IT IS APPLIED (SEE DESCRIPTIONS IN TABLE 2). REFERENCE LANDSCAPE PLAN FOR PERMANENT STABILIZATION REQUIREMENTS. ALL TEMPORARY SEEDING MATERIALS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO APPLICATION.

TABLE 2
VEGETATION TABLE*

TEMPORARY SEEDING

SPECIES	PLANTING RATE	PLANTING–DATES
CRIMSON CLOVER	7#/ACRE	8/15 – 11/30
MILLET, FOXTAIL	30#/ACRE	5/1 – 8/31
RYEGRASS, ANNUAL	30#/ACRE	8/15 – 9/30
SPRANGLETOP, GREEN	2.5#/ACRE	2/1 – 5/1
TALL FESCUE	7#–10#/1000 SF	9/1 – 10/15

*USE ONLY USDA CERTIFIED SEED.

SURFACE PREPARATION FOR TEMPORARY SEEDING

1. INSTALL EROSION STRUCTURES SUCH AS DIKES, DIVERSIONS, ETC. PRIOR TO SEEDING.

2. FURROW SLOPES STEEPER THAN 3:1 ON THE CONTOUR LINE BEFORE SEEDING.

3. ENSURE SEED BED IS PULVERIZED, LOOSE, AND UNIFORM.

APPLICATION

1. WHEN HYDROMULCHING IS USED, DO NOT MIX SEED AND FERTILIZER MORE THAN 30 MINUTES PRIOR TO APPLICATION.

2. APPLY SEED EVENLY USING PROPER EQUIPMENT AND WATER TO AID VEGETATION GROWTH.

3. EROSION CONTROL NETTING SHALL BE INSTALLED OVER FILL SLOPES WHICH HAVE BEEN BROUGHT TO FINAL GRADE AND HAVE BEEN SEEDED TO PROTECT AGAINST EROSION. MULCH (STRAW OR FIBER) SHALL BE USED ON RELATIVELY FLAT SLOPES.

EROSION CONTROL LEGEND

- 632 — PROPOSED CONTOUR
- – – 632 – – – EXISTING CONTOUR
- HIGH POINT
- < < SWALE
- CX — CURLEX
- SF — SILT FENCE
- LD — LIMITS OF DISTURBANCE
- CE — CONSTRUCTION ENTRANCE/EXIT
- IP — INLET PROTECTION
- CD — ROCK CHECK DAM
- TP — TREE PROTECTION

STANDARD EROSION CONTROL GENERAL NOTES

1. PHASE A EROSION CONTROL DEVICES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES ON THE PROJECT.
2. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THIS PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY ENGINEERING DIVISION.
3. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF–SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.
4. WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN STONES OR MUD IS BEING TRACKED ONTO A PUBLIC ROADWAY THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASHDOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL OFF SITE SEDIMENTATION. PERIODIC RE–GRADING OR THE ADDITION OF NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFICIENCY OF THE INSTALLATION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTAL OF N.O.I., N.O.T. AND ANY ADDITIONAL INFORMATION REQUIRED BY THE TCEQ CONTRACTOR SHALL COMPLY WITH ALL TCEQ STORMWATER POLLUTION PREVENTION REQUIREMENTS.

SITE MAP GENERAL NOTES

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR SELECTION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS – CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
2. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
3. DRAINAGE PATTERNS ARE SHOWN ON THIS PLAN BY PROPOSED AND EXISTING CONTOURS, FLOW ARROWS AND/OR SLOPES.
4. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
5. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN–OFF.
6. SANITARY SEWER EFFLUENT IS DISPOSED OF VIA AN ONSITE SEWER SYSTEM CONNECTED TO A MUNICIPAL SEWER SYSTEM.

BMP MAINTENANCE SCHEDULE

TEMPORARY STONE CONSTRUCTION ENTRANCE/EXIT:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. AGGREGATE PAD SHALL BE WASHED DOWN OR REPLACED WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN THE STONES OR MUD IS BEING TRACKED ONTO THE PUBLIC ROADWAY. RUNOFF FROM WASHDOWN OPERATION SHALL BE FILTERED THROUGH ANOTHER B.M.P. PRIOR TO DRAINING OFF–SITE.

SILT FENCE:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS. SEDIMENT SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE–THIRD THE HEIGHT OF THE FENCE ABOVE GRADE. FENCE SHALL BE INSPECTED FOR GAPS AT BASE. INSPECT SUPPORTING POSTS AND FILTER FABRIC. REPLACE IF REQUIRED.

STONE OVERFLOW STRUCTURE:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. SEDIMENT SHALL BE REMOVED FROM THE STORAGE AREA WHEN SEDIMENT DEPTH HAS BUILT UP TO ONE–HALF THE HEIGHT OF THE STONE OUTLET. REPAIR DISLODGED OR MISSING STONE RIP–RAP AND REPAIR ANY DOWNSTREAM EROSION.

ROCK CHECK DAM:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER ALL RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. REMOVE SEDIMENT FROM THE STORAGE AREA UPSTREAM OF THE DAM WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE–HALF OF THE DAM HEIGHT. REPAIR DAMAGE TO THE CHANNEL IN THE VICINITY OF THE CHECK DAMS IMMEDIATELY TO PREVENT ADDITIONAL DAMAGE. REPLACE MISSING OR DISLODGED ROCK AS NEEDED TO MAINTAIN THE DESIGN HEIGHT AND CROSS SECTION OF THE CHECK DAM.

CURB INLET/GRATE INLET/WYE INLET:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER ALL RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. REMOVE SEDIMENT FROM THE STORAGE AREA SURROUNDING THE INLET/GRATE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE–HALF OF THE PROTECTION HEIGHT. DEVICE SHALL BE INSPECTED FOR GAPS AT BASE, AND SHALL BE REPLACED AS NEEDED.

RECORD DRAWING

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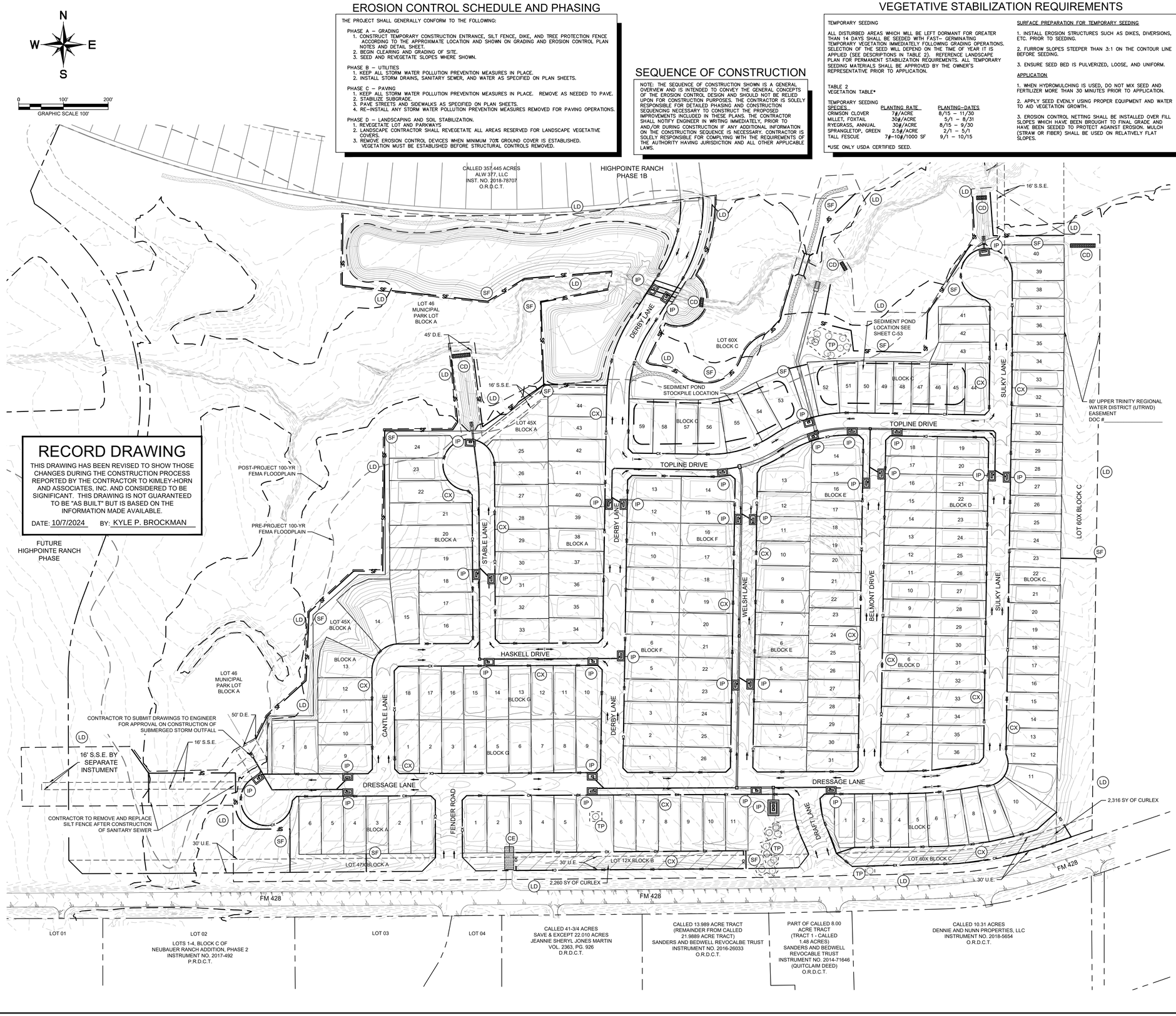
DATE: 10/7/2024 BY: KYLE P. BROCKMAN



No.	REVISIONS	DATE	BY

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STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED
PROFESSIONAL ENGINEER
8/21/23

KHA PROJECT 063451861
DATE AUGUST 2023
SCALE: AS SHOWN
DESIGNED BY: KPB
DRAWN BY: SRL
CHECKED BY: KPB

HIGH POINTE RANCH
PHASE 1A
CITY OF AUBREY,
DENTON COUNTY, TEXAS

EROSION CONTROL PLAN

SHEET NUMBER
C-51

Plotted By:Alexander, Brett Date:July 20, 2023 02:56:52pm File Path:\\Kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Cad\Phase 1A\Phase 1\Plan Sheets\C-Erosion Control Plan.dwg
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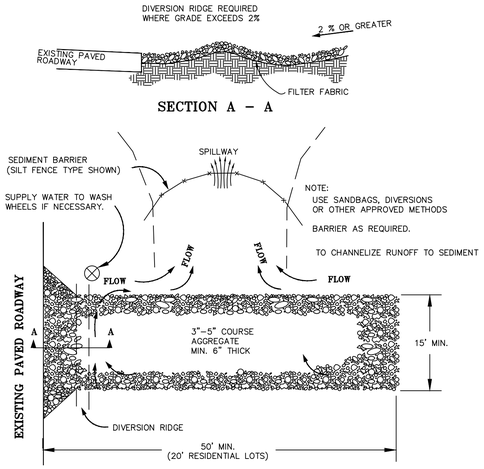


CE TEMPORARY STONE CONSTRUCTION ENTRANCE / EXIT

N.T.S.

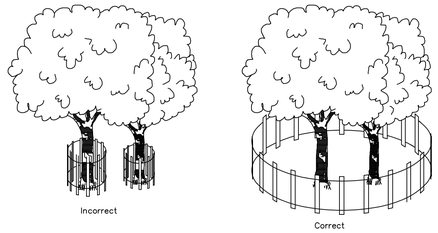
NOTES:

IN SPITE OF PRECAUTIONS, SOME DAMAGE TO PROTECTED TREES MAY OCCUR. IN SUCH CASES REPAIR ANY DAMAGE TO THE CROWN, TRUNK OR ROOT SYSTEM IMMEDIATELY.

– REPAIR ROOTS BY CUTTING OFF THE DAMAGED AREAS AND PAINTING THEM WITH TREE PAINT. SPREAD PEAT MOSS OR MOIST TOPSOIL OVER EXPOSED ROOTS.

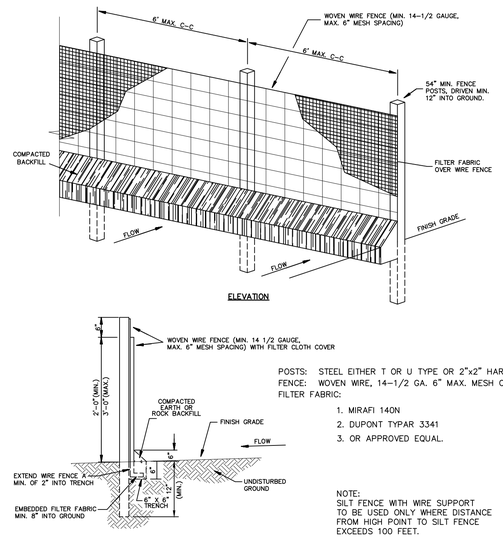
– REPAIR DAMAGE TO BARK BY TRIMMING AROUND THE DAMAGED AREAS, TAPER THE CUT TO PROVIDE DRAINAGE, AND PAINT WITH TREE PAINT.

– CUT OFF ALL DAMAGED TREE LIMBS ABOVE THE TREE COLLAR AT THE TRUNK OR MAIN BRANCH. USE THREE SEPARATE CUTS TO AVOID PEELING BARK FROM HEALTHY AREAS OF THE TREE.



TP TREE PROTECTION

N.T.S.



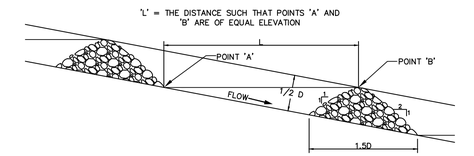
POSTS: STEEL EITHER T OR U TYPE OR 2"x2" HARDWOOD
FENCE: WOVEN WIRE, 14–1/2 GA. 6" MAX. MESH OPENING
FILTER FABRIC:

1. MIRAFI 140N
2. DUPONT TYPAR 3341
3. OR APPROVED EQUAL.

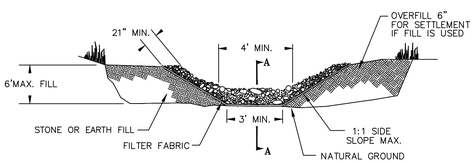
NOTE:
SILT FENCE WITH WIRE SUPPORT
TO BE USED ONLY WHERE DISTANCE
FROM HIGH POINT TO SILT FENCE
EXCEEDS 100 FEET.

SF SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT

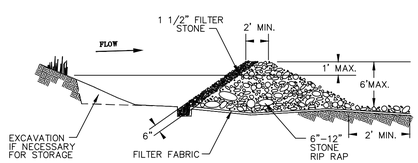
N.T.S.



SECTION A - A AND SPACING BETWEEN CHECK DAMS



VIEW LOOKING UPSTREAM

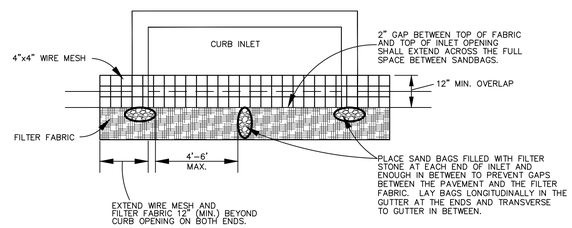


SECTION

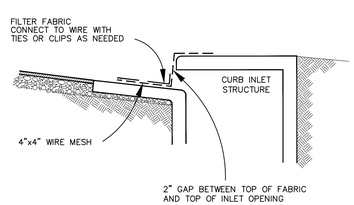
RC ROCK CHECK DAM

N.T.S.

NOTE:
VERTICAL PANEL BARRICADES
TO BE PLACED WHEN LOCATED
ON AN ACTIVE STREET.



INLET PLAN VIEW



INLET SECTION

IP CURB INLET PROTECTION

N.T.S.

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DATE: 10/7/2024 BY: KYLE P. BROCKMAN

No.	REVISIONS	DATE	BY

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STATE OF TEXAS
KYLE P. BROCKMAN
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LICENSED
PROFESSIONAL ENGINEER
8/21/23

KHA PROJECT 063451861
DATE AUGUST 2023
SCALE: AS SHOWN
DESIGNED BY: KPB
DRAWN BY: SRL
CHECKED BY: KPB

EROSION CONTROL DETAILS

HIGH POINTE RANCH
PHASE 1A
CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-52

Plotted By:Alexander, Brett Date:July 20, 2023 02:56:58pm File Path:\\Kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Cad\Phase 1\PlanSheets\C-Erosion Control Plan.dwg
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Plotted By:Brockman, Kyle Date:August 17, 2023 01:44:01pm File Path:\\kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Cad\Phase 1\PlanSheets\C-Sediment Pond.dwg
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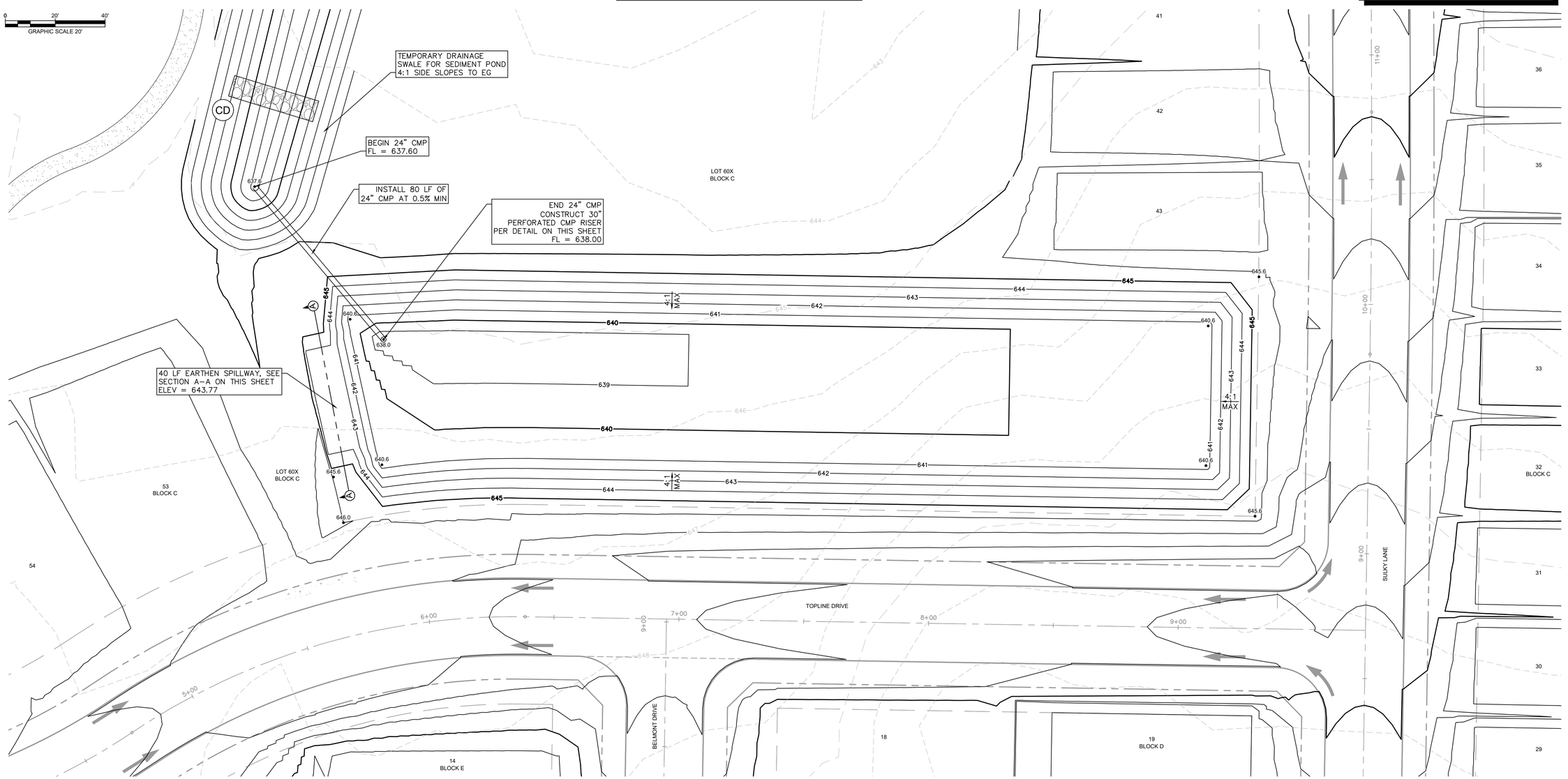
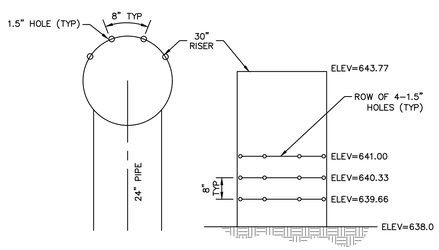


SEDIMENT BASIN OUTFALL CONDITIONS

Q_25YR TOTAL	=	128.67 CFS
Q_25YR RISER	=	12.05 CFS
Q_25YR SPILLWAY	=	125.44 CFS
25 YEAR WSE	=	644.03

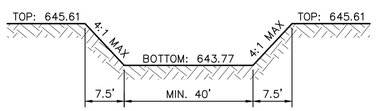
THE OUTFALL STRUCTURE IS TO BE REMOVED ONCE LESS THAN 10 ACRES OF DISTURBED AREA IS SURFACE FLOWING TO THE SEDIMENT POND. CONTRACTOR TO COORDINATE WITH ENGINEER ON THE TIMING OF THE REMOVAL OF THE SEDIMENT BASIN OUTFALL STRUCTURE. CONTRACTOR TO CLEAN SEDIMENT BASIN OF ALL ACCUMULATED SEDIMENT DOWN TO NATIVE MATERIAL PRIOR TO BACKFILLING. FILL IN COMPACTION PER GEOTECH REPORT #W222386

Elevation Storage Table		
Elevation	Volume	
	CY	Ac-ft
639.4	0.00	0.00
641.6	748.59	0.46
642.6	1629.04	1.01
643.6	2634.62	1.63
644.6	3769.44	2.34
645.6	5064.39	3.14



PERFORATED CMP RISER DETAIL
NTS

NOTE: RISER SHALL BE PERFORATED WITH 3 ROWS OF 4-1.5" HOLES SPACED AT 8" HORIZONTALLY AND 8" VERTICALLY.



SECTION A-A (EARTHEN SPILLWAY)
NTS

RECORD DRAWING

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DATE: 10/7/2024 BY: KYLE P. BROCKMAN

BENCHMARKS

BM #5002
BM FLUSH WITH NATURAL GROUND, 3.0' EAST OF CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH.
ELEV: **676.28'**

BM #40
BOX CUT SET ON A WING WALL ON THE SOUTH SIDE OF SPRING HILLS ROAD (F.M. 428) ±1593.00' EAST OF THE INTERSECTION OF U.S. HIGHWAY 377 AND SPRING HILL ROAD (F.M. 428).
ELEV: **667.55'**

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STATE OF TEXAS
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LICENSED PROFESSIONAL ENGINEER
8/21/23

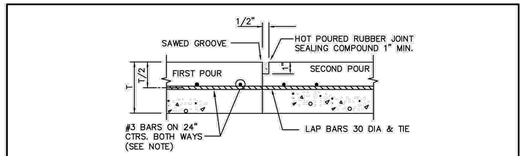
KHA PROJECT 063451861
DATE AUGUST 2023
SCALE: AS SHOWN
DESIGNED BY: KPB
DRAWN BY: SRL
CHECKED BY: KPB

SEDIMENT BASIN PLAN

HIGH POINTE RANCH PHASE 1A

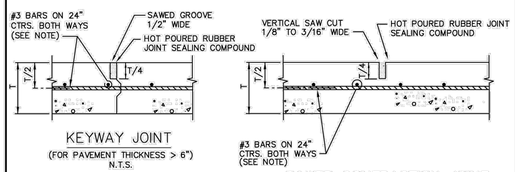
CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-53

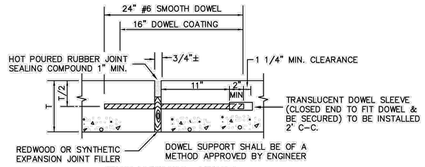


CONSTRUCTION JOINT

N.T.S.



NOTE:
ALTERNATE REINFORCEMENT
#4 BARS ON 30" CTRS.
BOTH WAYS.

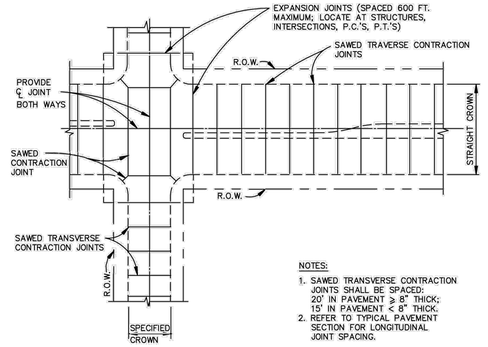


EXPANSION JOINT

(SPACED 600 FT. MAXIMUM; LOCATE AT STRUCTURES AND AT INTERSECTION P.C.'S & P.T.'S)

N.T.S.

REINFORCED CONCRETE PAVEMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 303.5.4.	
JOINTS		DATE OCT. '04	STANDARD DRAWING NO. 2050

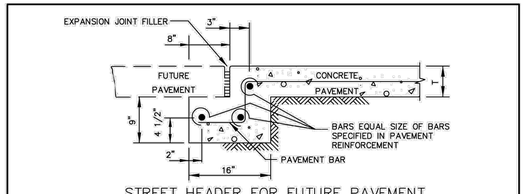


NOTES:
1. SAWED TRANSVERSE CONTRACTION JOINTS SHALL BE SPACED: 20' IN PAVEMENT ≥ 8" THICK; 15' IN PAVEMENT < 8" THICK.
2. REFER TO TYPICAL PAVEMENT SECTION FOR LONGITUDINAL JOINT SPACING.

SPACING DIAGRAM FOR TRANSVERSE JOINTS

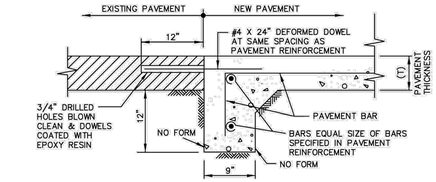
N.T.S.

REINFORCED CONCRETE PAVEMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 303.5.4.	
TRANSVERSE JOINT SPACING		DATE OCT. '04	STANDARD DRAWING NO. 2060



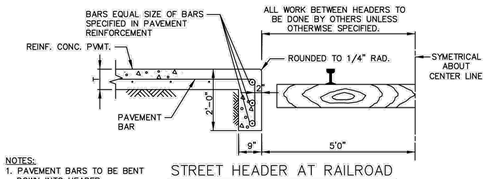
STREET HEADER FOR FUTURE PAVEMENT

N.T.S.



STREET HEADER AT EXISTING PAVEMENT

N.T.S.

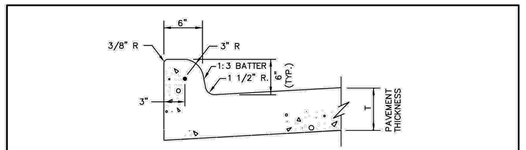


NOTES:
1. PAVEMENT BARS TO BE BENT DOWN INTO HEADER.
2. HEADER AND PAVEMENT TO BE MONOLITHIC.

STREET HEADER AT RAILROAD

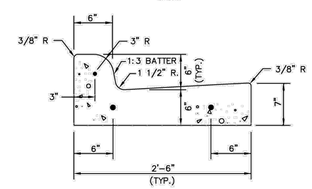
N.T.S.

REINFORCED CONCRETE PAVEMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 305.4	
STREET HEADERS		DATE OCT. '04	STANDARD DRAWING NO. 2070



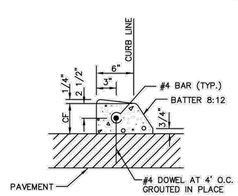
INTEGRAL CURB & GUTTER

N.T.S.



SEPARATE CURB & GUTTER

N.T.S.



NOTES:
1. REINFORCEMENT SHALL BE NO. 4 BARS, UNLESS OTHERWISE SPECIFIED.
2. CONCRETE SHALL BE CLASS "C" OR "PC".
3. "CF" IS 6" UNLESS OTHERWISE SPECIFIED.
4. ALL CURBS ARE CONSTRUCTED OF PORTLAND CEMENT CONCRETE UNLESS OTHERWISE SHOWN.
5. GRADE SHALL BE MEASURED AT BACK OF CURB.

DOWELED CURB

N.T.S.

CONCRETE CURB & GUTTER	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 305.1	
INTEGRAL, SEPARATE, & DOWELED		DATE OCT. '04	STANDARD DRAWING NO. 2120

NOTE: THE PAVING RECOMMENDATION REPORT DONE BY ALPHA TESTING, REPORT #W222386-1-REV1 WILL TAKE PRECEDENCE OVER ANY CONFLICTING INFORMATION ON THESE STANDARD DETAILS.

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DATE: 10/7/2024 BY: KYLE P. BROCKMAN

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8/21/23

KHA PROJECT 063451861
DATE AUGUST 2023
SCALE: AS SHOWN
DESIGNED BY: KPB
DRAWN BY: SRL
CHECKED BY: KPB

CONSTRUCTION DETAILS

HIGH POINTE RANCH
PHASE 1A
CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-54

Plotted By:Brockman, Kyle Date:August 17, 2023 04:56:09pm File Path:\\kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Cad\Phase 1\PlanSheets\C-Construction Details.dwg
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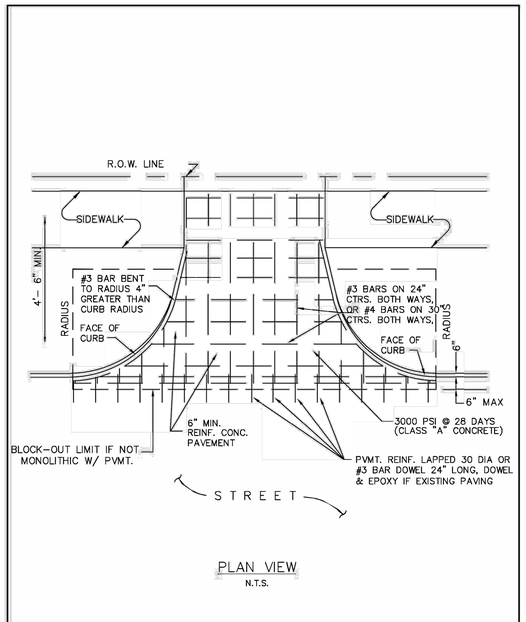
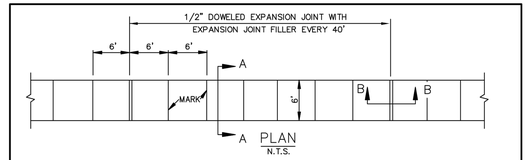
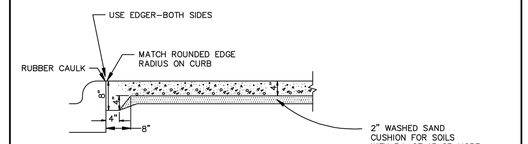


PLAN VIEW
N.T.S.

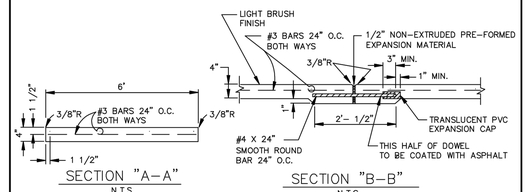
DRIVEWAY APPROACH RADIUS RETURN TYPE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 3052*	DATE OCT. '04	STANDARD DRAWING NO. 2155

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*





JOINT LUG DETAIL FOR MEDIAN PAVEMENT OR SIDEWALK ADJACENT TO CURB
N.T.S.



NOTE:
1. REFER TO STANDARD SPECIFICATION ITEM 305.2 FOR ALTERNATE REINFORCEMENT.
2. CROSS SLOPE OF SIDEWALK SHALL BE ± 1/4" PER FT. MIN. TO ± 3/8" PER FT. MAX.
3. OTHER THAN 6'-0" SIDEWALK WIDTH MAY BE SPECIFIED BY OWNER.
4. SIDEWALK SHALL BE CLASS "A" CONCRETE UNLESS OTHERWISE SPECIFIED BY OWNER.
5. ALL HONEYCOMB IN BACK OF CURB TO BE TROWEL-PLASTERED BEFORE POURING SIDEWALK.
6. LUG MAY BE FORMED BY SHAPING SUBGRADE TO APPROXIMATE DIMENSIONS SHOWN.

REINFORCED CONCRETE SIDEWALKS JOINTS AND SPACING	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 305.2	DATE OCT. '04	STANDARD DRAWING NO. 2170

GENERAL NOTES:

1. REINFORCED CONCRETE PAVEMENT:
   A. ALL CURBS SHALL BE PLACED INTEGRAL WITH PAVEMENT UNLESS OTHERWISE APPROVED BY THE OWNER.
   B. CURBS SHALL MEET THE SAME COMPRESSIVE STRENGTH AS SPECIFIED FOR THE PAVEMENT.
   C. BAR LAPS SHALL BE 30 DIAMETERS.
   D. REINFORCING BARS SHALL BE SUPPORTED BY CHAIRS OR OTHER DEVICES APPROVED BY THE OWNER.
2. SUBGRADE: (UNLESS OTHERWISE SPECIFIED BY OWNER)
   A. SUBGRADE UNDER ALL PAVEMENTS SHALL BE STABILIZED TO A MINIMUM DEPTH OF 6" WITH HYDRATED LIME OR CEMENT WHEN THE P.I. OF THE INPLACE MATERIAL IS GREATER THAN 15. LABORATORY TESTS MUST BE PERFORMED TO DETERMINE THE AMOUNT OF LIME OR CEMENT REQUIRED TO LOWER THE P.I. TO 15 OR BELOW. SATURATION P.I. (SAT. > 12.4) WILL BE THE LIMIT WHEN A SOIL'S P.I. CANNOT BE BROUGHT TO 15 OR LOWER.
   B. WHERE THE INPLACE MATERIAL HAS A P.I. OF LESS THAN 15, THE SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6" AND RECOMPACTED.
3. IF THE ROADWAY IS A DESIGNATED BIKE ROUTE OR BIKE USAGE IS ANTICIPATED, REFER TO NCTCOG'S REGIONAL BICYCLE AND PEDESTRIAN FACILITIES DESIGN MANUAL FOR DESIGN GUIDANCE.

PAVEMENT SYSTEMS GENERAL NOTES	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 302,303	DATE OCT. '04	STANDARD DRAWING NO. 2190

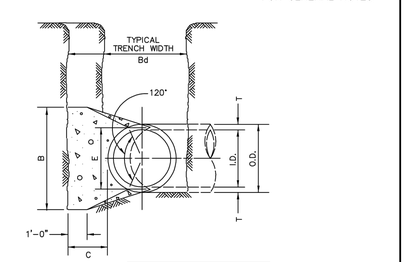
RECORD DRAWING

THIS DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC. AND CONSIDERED TO BE SIGNIFICANT. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.

DATE: 10/7/2024 BY: KYLE P. BROCKMAN

PLAN
N.T.S.

REFER TO STD. DWG. No. 4040 FOR GENERAL NOTES.



SECTION X-X
N.T.S.

HORIZONTAL THRUST BLOCK AT PIPE BEND	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.4	DATE OCT. '04	STANDARD DRAWING NO. 4010A

I.D. (IN.)	T (IN.)	Δ = 11.25° C (FT.)	Δ = 22.50° C (FT.)	E (FT.)
4,6,8	0.4	1.5	1.5	0.9
10,12	0.5	1.5	1.5	1.2
16,18	0.6	1.5	1.5	1.6
20	0.7	1.5	1.5	1.8
24	0.9	1.5	1.5	2.1
30	2.9	1.5	1.9	2.6
36	4.5	1.5	2.3	3.3
42	5.0	1.8	2.6	3.8
48	5.5	2.0	3.0	4.3
54	6.0	2.3	3.4	4.8
60	6.5	2.5	3.8	5.3
66	6.8	2.8	4.1	5.7
72	7.5	3.0	4.5	6.3
78	7.5	3.3	4.9	6.7
84	8.0	3.5	5.3	7.2
90	8.5	3.8	5.6	7.7
96	9.0	4.0	6.0	8.2

	Δ = 11.25°						Δ = 22.50°					
			EARTH			ROCK				EARTH			ROCK	
I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)	I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)
4,6,8	0.4	1.0	1.0	1.5	0.1	1.0	1.0	0.1	4,6,8	0.8	2.0	1.5	1.5	0.1	1.0	1.0	0.1
10,12	0.6	2.2	1.5	1.5	0.1	1.0	1.5	0.1	10,12	1.1	4.4	2.0	2.5	0.3	1.5	1.5	0.1
16,18	0.8	5.0	2.0	2.5	0.3	1.5	2.0	0.2	16,18	1.6	9.9	3.0	3.5	0.6	2.0	2.5	0.3
20	0.9	6.2	2.0	3.5	0.4	1.5	3.0	0.3	20	1.8	12.3	3.5	3.5	0.7	2.0	3.0	0.4
24	1.1	8.9	3.0	3.5	0.5	1.5	3.0	0.3	24	2.2	17.7	4.0	4.5	1.0	3.0	3.5	0.5
30	1.4	10.4	3.0	3.5	0.6	2.0	3.5	0.4	30	2.7	20.7	5.0	4.5	1.5	3.0	4.0	0.8
36	1.7	15.0	3.5	4.5	0.9	2.0	4.0	0.5	36	3.3	29.8	5.5	5.5	2.3	4.0	4.0	1.3
42	1.9	20.4	4.5	5.0	1.5	2.5	5.0	0.8	42	3.8	40.5	7.0	6.0	3.9	4.5	5.0	2.1
48	2.2	26.6	4.5	6.0	2.0	2.5	6.0	1.1	48	4.4	52.9	8.0	7.0	5.7	4.5	6.0	2.8
54	2.5	33.7	6.0	6.0	3.0	3.0	6.0	1.4	54	4.9	67.0	9.0	8.0	8.0	6.0	6.0	4.1
60	2.7	41.6	6.0	7.0	3.8	3.0	7.0	1.8	60	5.5	82.7	9.5	9.0	10.6	6.0	7.0	5.3
66	3.0	50.3	6.5	8.0	5.1	3.5	8.0	2.7	66	6.0	100.1	10.5	10.0	14.1	6.5	8.0	7.2
72	3.3	59.9	7.5	8.0	6.3	4.0	8.0	3.3	72	6.6	119.1	11.0	11.0	17.6	7.5	8.0	9.1
78	3.6	70.2	8.0	9.0	8.1	4.0	9.0	3.9	78	7.1	139.8	12.0	12.0	22.5	8.0	9.0	11.7
84	3.8	81.5	8.5	10.0	10.3	4.5	10.0	5.3	84	7.6	162.1	13.0	12.5	27.2	8.5	10.0	14.8
90	4.1	93.5	9.5	10.0	12.2	5.0	10.0	6.3	90	8.2	186.1	14.0	13.5	33.7	9.5	10.0	17.7
96	4.4	106.4	10.0	11.0	15.0	5.0	11.0	7.4	96	8.7	211.7	15.0	14.5	41.2	10.0	11.0	21.8

TABLES OF DIMENSIONS AND QUANTITIES

HORIZONTAL THRUST BLOCK AT PIPE BEND	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.4	DATE OCT. '04	STANDARD DRAWING NO. 4010B

	Δ = 30°							Δ = 45°						
			EARTH			ROCK				EARTH			ROCK	
I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)	I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)
4,6,8	1.0	2.6	2.0	1.5	0.2	1.0	1.5	0.1	4,6,8	1.8	3.9	2.0	2.0	0.2	1.5	1.5	0.1
10,12	1.5	5.9	2.5	2.5	0.3	2.0	1.5	0.2	10,12	2.2	8.7	3.5	2.5	0.5	2.0	2.5	0.3
16,18	2.2	13.2	3.5	4.0	0.8	2.5	3.0	0.4	16,18	3.2	19.5	4.5	4.5	1.2	3.0	3.5	0.6
20	2.4	16.3	4.5	4.0	1.0	3.0	3.0	0.5	20	3.6	24.1	5.5	4.5	1.5	3.5	3.5	0.7
24	2.9	23.4	6.0	4.0	1.4	3.5	3.5	0.7	24	4.3	34.6	8.0	4.5	2.3	4.5	4.0	1.1
30	3.6	27.5	6.5	5.0	1.9	3.5	4.0	0.9	30	5.4	40.6	8.5	5.0	3.2	5.5	4.0	1.6
36	4.4	39.5	7.0	6.0	3.4	4.5	4.5	1.6	36	6.5	58.5	10.0	6.0	5.3	6.5	4.5	2.6
42	5.1	53.8	8.0	7.0	5.1	5.5	5.0	2.5	42	7.5	79.6	11.5	7.0	8.1	8.0	5.0	4.2
48	5.8	70.3	9.0	8.0	7.4	6.0	6.0	3.7	48	8.6	104.0	13.0	8.0	11.9	9.0	6.0	6.3
54	6.5	89.0	10.0	9.0	10.3	7.0	6.5	5.3	54	9.7	131.8	15.0	9.0	17.1	10.5	6.5	8.9
60	7.3	110.0	11.0	10.0	13.9	7.5	7.5	7.3	60	10.7	162.4	16.5	10.0	23.1	11.0	7.5	12.0
66	8.0	132.9	12.5	11.0	18.9	8.5	8.0	9.6	66	11.8	196.5	18.0	11.0	30.1	12.0	8.5	16.2
72	8.7	158.2	13.5	12.0	24.0	9.0	9.0	12.3	72	12.9	233.9	19.5	12.0	38.6	14.0	8.5	20.7
78	9.4	185.6	14.5	13.0	30.0	10.0	9.5	15.6	78	13.9	274.5	21.5	13.0	49.8	14.5	9.5	25.9
84	10.1	215.3	15.5	14.0	37.1	10.5	10.5	19.5	84	15.0	318.4	23.0	14.0	61.2	15.5	10.5	32.6
90	10.9	247.1	16.5	15.0	45.0	11.5	11.0	23.9	90	16.1	368.5	24.5	15.0	74.5	17.5	10.5	39.6
96	11.6	281.2	18.0	16.0	55.5	12.5	11.5	28.9	96	17.1	415.6	26.0	16.0	89.5	18.5	11.5	48.5

	Δ = 67.80°							Δ = 90°						
			EARTH			ROCK				EARTH			ROCK	
I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)	I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)
4,6,8	2.1	5.6	3.0	2.0	0.3	2.0	1.5	0.2	4,6,8	2.7	7.1	8.0	1.5	0.4	2.0	2.0	0.2
10,12	3.1	12.6	5.5	2.5	0.8	3.5	2.0	0.4	10,12	4.0	16.0	6.5	2.5	1.0	3.5	2.5	0.5
16,18	4.7	28.3	7.5	4.0	1.9	5.5	3.0	0.9	16,18	6.0	36.0	9.0	4.0	2.4	4.5	4.0	1.0
20	5.2	34.9	9.0	4.0	2.3	5.5	3.5	1.2	20	6.6	44.4	10.0	4.5	3.1	6.0	4.0	1.5
24	6.2	50.3	11.5	4.5	3.5	6.5	4.0	1.6	24	7.9	64.0	14.5	4.5	5.0	8.0	4.0	2.1
30	7.8	58.9	12.0	5.0	4.8	7.5	4.0	2.2	30	9.9	75.0	15.0	5.0	6.7	10.0	4.0	3.3
36	9.4	84.9	14.5	6.0	8.2	9.5	4.5	3.8	36	11.9	108.0	18.0	6.0	11.4	12.0	4.5	5.3
42	10.9	115.5	17.0	7.0	12.8	11.0	5.5	6.3	42	13.9	147.0	21.0	7.0	17.8	14.0	5.5	8.7
48	12.5	150.9	19.0	8.0	18.4	13.0	6.0	9.2	48	15.9	192.0	24.0	8.0	26.2	16.0	6.0	12.4
54	14.0	191.0	21.5	9.0	26.0	15.0	6.5	12.9	54	17.9	243.0	27.0	9.0	36.9	18.0	7.0	18.1
60	15.6	235.8	24.0	10.0	35.6	16.0	7.5	17.6	60	19.9	299.8	30.0	10.0	50.3	20.0	7.5	24.0
66	17.1	285.3	26.0	11.0	46.0	18.0	8.0	23.0	66	21.8	362.8	33.0	11.0	66.2	22.0	8.5	32.5
72	18.7	339.5	28.5	12.0	57.8	19.0	9.0	28.4	72	23.8	431.8	36.0	12.0	85.6	24.0	9.0	41.0
78	20.2	398.5	31.0	13.0	75.7	21.0	9.5	37.4	78	25.7	506.7	39.0	13.0	108.2	26.0	10.0	53.2
84	21.8	462.1	33.5	14.0	94.7	22.0	10.5	46.5	84	27.7	587.7	42.0	14.0	134.4	28.0	10.5	64.8
90	23.3	530.5	35.5	15.0	114.4	24.5	11.0	58.2	90	29.0	674.6	45.0	15.0	164.9	30.0	11.5	81.2
96	24.9	603.6	38.0	16.0	138.9	25.5	12.0	70.0	96	31.6	767.5	48.0	16.0	199.0	32.0	12.0	98.1

TABLES OF DIMENSIONS AND QUANTITIES

HORIZONTAL THRUST BLOCK AT PIPE BEND	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.4	DATE OCT. '04	STANDARD DRAWING NO. 4010C

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED PROFESSIONAL ENGINEER
8/21/23

KHA PROJECT 063451861
DATE AUGUST 2023
SCALE: AS SHOWN
DESIGNED BY: KPB
DRAWN BY: SRL
CHECKED BY: KPB

CONSTRUCTION DETAILS

HIGH POINTE RANCH PHASE 1A

CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-55

Plotted By:Brockmon, Kyle Date:August 17, 2023 04:58:01pm File Path:\\kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch Goa\Phase 1\PlanSheets\C-Construction Details.dwg
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Plotted By: Alexander, Brett Date: July 20, 2023 02:57:49pm File Path: \\kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Cad\Phase 1\PlanSheets\C-Construction Details.dwg
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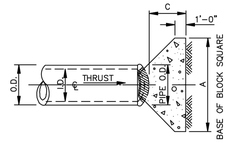
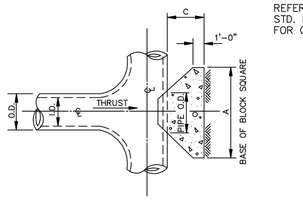


PLAN OF PLUG THRUST BLOCK

N.T.S.

REFER TO STD. DWG. No. 4040 FOR GENERAL NOTES.



PLAN OF TEE THRUST BLOCK

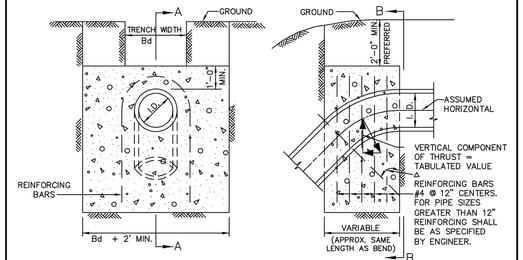
N.T.S.

I.D. (IN.)	THRUST (TONS)	C (FT.)	EARTH A (FT.)	EARTH VOL (C.Y.)	ROCK A (FT.)	ROCK VOL (C.Y.)
4,6,8	5.1	1.5	2.5	0.3	2.0	0.2
10,12	11.3	1.5	3.5	0.6	2.5	0.3
16,18	25.5	2.0	5.5	1.6	4.0	0.9
20	31.5	2.0	6.0	1.9	4.0	0.9
24	45.2	2.5	7.0	3.1	5.0	1.7
30	53.0	3.0	7.5	4.1	5.5	2.4
36	76.3	4.0	9.0	7.3	6.5	4.2
42	104.0	4.5	10.5	11.0	7.5	6.2
48	136.0	5.0	12.0	15.6	8.5	8.7
54	172.0	5.5	13.5	21.4	9.5	11.9
60	212.0	6.0	15.0	28.4	10.5	15.7
66	257.0	6.5	16.5	36.8	11.5	20.5
72	305.0	7.5	17.5	47.2	12.5	27.2
78	358.0	8.0	19.0	58.9	13.5	33.7
84	416.0	8.5	20.5	72.3	14.5	41.2
90	477.0	9.0	22.0	87.7	15.5	49.7
96	543.0	9.5	23.5	104.8	16.5	61.0

HORIZONTAL THRUST BLOCK
AT TEES AND PLUGS

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE 502.4
DATE OCT. '04 | STANDARD DRAWING NO. 4020



ELEVATION "B–B"
N.T.S.

SECTION "A–A"
N.T.S.

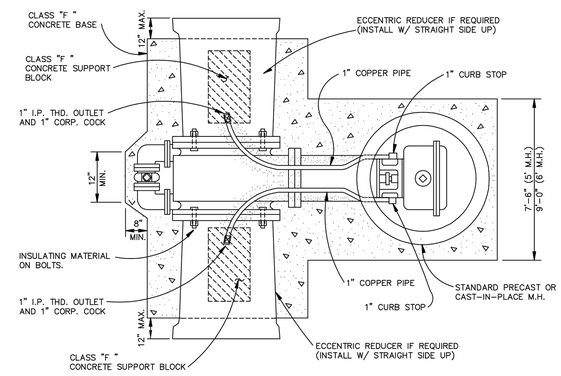
REFER TO STD. DWG. No. 4040 FOR GENERAL NOTES.

Δ — I.D. (IN.)	11.25° THRUST (TONS)	11.25° VOL. (C.Y.)	22.50° THRUST (TONS)	22.50° VOL. (C.Y.)	30° THRUST (TONS)	30° VOL. (C.Y.)	45° THRUST (TONS)	45° VOL. (C.Y.)	67.50° THRUST (TONS)	67.50° VOL. (C.Y.)	90° THRUST (TONS)	90° VOL. (C.Y.)	I.D. (IN.) — Δ
4,6,8	1.0	0.5	2.0	1.0	2.5	1.3	3.6	1.8	4.6	2.3	5.0	2.5	4,6,8
10,12	2.2	1.1	4.3	2.2	5.7	2.8	8.0	4.0	10.5	5.2	11.3	5.7	10,12
16,18	5.0	2.5	9.7	4.9	12.7	6.4	18.0	9.0	23.5	11.8	25.5	12.7	16,18
20	6.1	3.1	12.0	6.0	15.7	7.9	22.2	11.1	29.2	14.5	31.4	15.7	20
24	8.2	4.4	17.3	8.7	22.6	11.3	32.0	16.0	41.8	20.9	45.2	22.6	24
30	10.5	5.2	20.3	10.1	26.5	13.3	37.5	18.8	49.0	24.5	53.1	26.5	30
36	14.9	7.5	29.2	14.6	38.2	19.1	54.0	27.0	70.5	35.3	76.4	38.2	36
42	20.3	10.1	39.8	19.9	52.0	26.0	73.5	36.7	96.0	48.0	104.0	52.0	42
48	26.5	13.2	51.9	26.0	67.9	33.9	96.0	48.0	126.0	62.7	136.0	67.9	48
54	33.5	16.8	65.7	32.9	85.9	42.9	122.0	60.7	159.0	79.4	172.0	85.9	54
60	41.4	20.7	81.2	40.6	106.0	53.0	150.0	75.0	196.0	98.0	212.0	106.0	60
66	50.1	25.0	98.2	49.1	128.0	64.2	182.0	90.7	237.0	119.0	257.0	128.0	66
72	59.6	29.8	117.0	58.4	153.0	76.3	216.0	108.0	282.0	141.0	305.0	153.0	72
78	69.9	35.0	137.0	68.6	179.0	90.0	254.0	127.0	331.0	166.0	358.0	179.0	78
84	81.1	40.5	159.0	79.5	208.0	104.0	294.0	147.0	384.0	192.0	416.0	208.0	84
90	93.1	46.5	183.0	91.3	239.0	119.0	337.0	169.0	441.0	221.0	477.0	239.0	90
96	106.0	53.0	208.0	104.0	272.0	136.0	384.0	192.0	502.0	251.0	543.0	272.0	96

VERTICAL THRUST BLOCK
AT PIPE BEND

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE 502.4
DATE OCT. '04 | STANDARD DRAWING NO. 4030



PLAN
N.T.S.

4060A
STANDARD DRAWING NO.

VAULT CONSTRUCTION
HORIZONTAL GATE VALVE ≧ 16"

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE 702.5.8.8*
DATE OCT. '04 | STANDARD DRAWING NO. 4060A

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*

GENERAL NOTES FOR ALL THRUST BLOCKS:

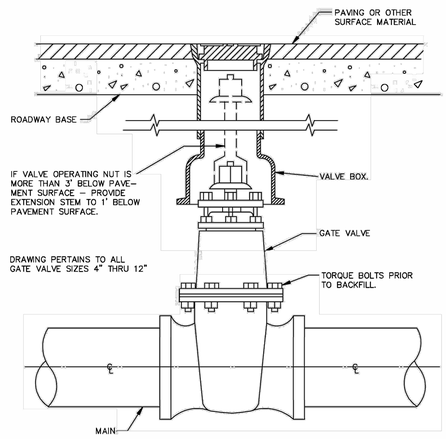
1. CONCRETE FOR BLOCKING SHALL BE CLASS "B".
2. ALL CALCULATIONS ARE BASED ON INTERNAL PRESSURE OF 200 PSI FOR DUCTILE IRON, P.V.C., AND 150 PSI FOR CONCRETE PIPE.
3. VOLUMES OF THRUST BLOCKS ARE NET VOLUMES OF CONCRETE TO BE FURNISHED. THE CORRESPONDING WEIGHT OF THE CONCRETE (CLASS "B") IS EQUAL TO OR GREATER THAN THE VERTICAL COMPONENT OF THE THRUST ON THE VERTICAL BEND.
4. WALL THICKNESS (T) ASSUMED HERE FOR ESTIMATING PURPOSES ONLY.
5. POUR CONCRETE FOR BLOCK AGAINST UNDISTURBED EARTH.
6. DIMENSIONS MAY BE VARIED AS REQUIRED BY FIELD CONDITIONS WHERE AND AS DIRECTED BY THE ENGINEER. THE VOLUME OF CONCRETE BLOCKING SHALL NOT BE LESS THAN SHOWN HERE.
7. THE SOIL BEARING PRESSURES ARE BASED ON 1000 LBS./S.F. IN SOIL AND 2000 LBS./S.F. IN ROCK.
8. USE POLYETHYLENE WRAP OR EQUAL BETWEEN CONCRETE AND BEND, TEE, OR PLUG TO PREVENT THE CONCRETE FROM STICKING TO IT.
9. CONCRETE SHALL NOT EXTEND BEYOND JOINTS.

THRUST BLOCK
GENERAL NOTES

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE 502.4
DATE OCT. '04 | STANDARD DRAWING NO. 4040

NOTE:
IN UNPAVED AREAS, INSTALL 2' x 2' x 6" CONCRETE VALVE PAD FLUSH WITH THE TOP OF VALVE BOX. REINFORCE WITH #3 BARS ON 6" CENTERS BOTH WAYS.



GATE VALVE BOX AND EXTENSION STEM
N.T.S.

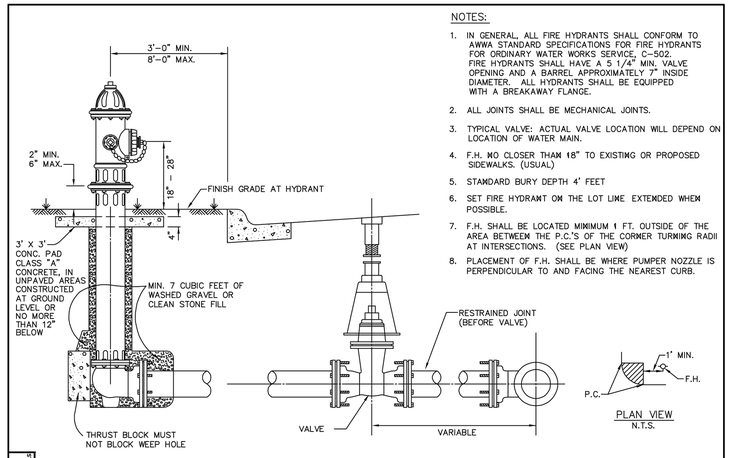
GATE VALVE 4" TO 12"
BOX & EXTENSION STEM

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE 502.6.6*
DATE OCT. '04 | STANDARD DRAWING NO. 4050

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*

NOTES:
1. IN GENERAL, ALL FIRE HYDRANTS SHALL CONFORM TO AWWA STANDARD SPECIFICATIONS FOR FIRE HYDRANTS FOR ORDINARY WATER WORKS SERVICE, C-502. FIRE HYDRANTS SHALL HAVE A 5 1/4" MIN. VALVE OPENING AND A BARREL APPROXIMATELY 7" INSIDE DIAMETER. ALL HYDRANTS SHALL BE EQUIPPED WITH A BREAKAWAY FLANGE.
2. ALL JOINTS SHALL BE MECHANICAL JOINTS.
3. TYPICAL VALVE: ACTUAL VALVE LOCATION WILL DEPEND ON LOCATION OF WATER MAIN.
4. F.H. NO CLOSER THAN 18" TO EXISTING OR PROPOSED SIDEWALKS. (USUAL)
5. STANDARD BURY DEPTH 4' FEET
6. SET FIRE HYDRANT ON THE LOT LINE EXTENDED WHEN POSSIBLE.
7. F.H. SHALL BE LOCATED MINIMUM 1 FT. OUTSIDE OF THE AREA BETWEEN THE P.C.'S OF THE CORNER TURNING RADII AT INTERSECTIONS. (SEE PLAN VIEW)
8. PLACEMENT OF F.H. SHALL BE WHERE PUMPER NOZZLE IS PERPENDICULAR TO AND FACING THE NEAREST CURB.



PLAN VIEW
N.T.S.

4120
STANDARD DRAWING NO.

FIRE HYDRANT
INSTALLATION

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE 502.3
DATE OCT. '04 | STANDARD DRAWING NO. 4120

RECORD DRAWING

THIS DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC. AND CONSIDERED TO BE SIGNIFICANT. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.

DATE: 10/7/2024 BY: KYLE P. BROCKMAN

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED PROFESSIONAL ENGINEER
8/21/23

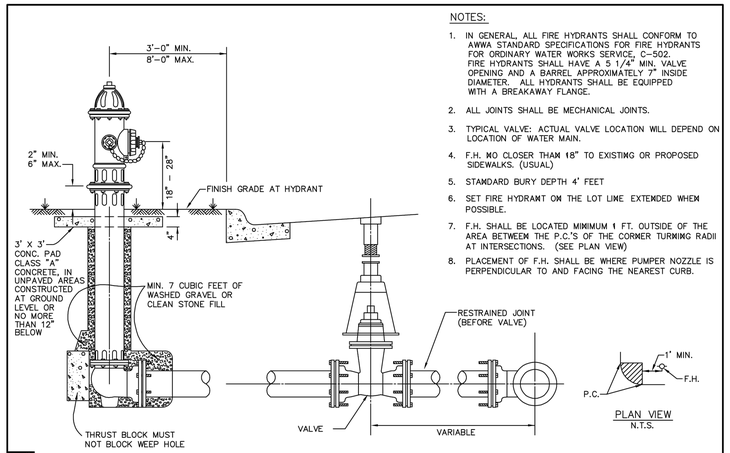
KHA PROJECT 063451861
DATE AUGUST 2023
SCALE: AS SHOWN
DESIGNED BY: KPB
DRAWN BY: SRL
CHECKED BY: KPB

CONSTRUCTION DETAILS

HIGH POINTE RANCH PHASE 1A

CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER C-56

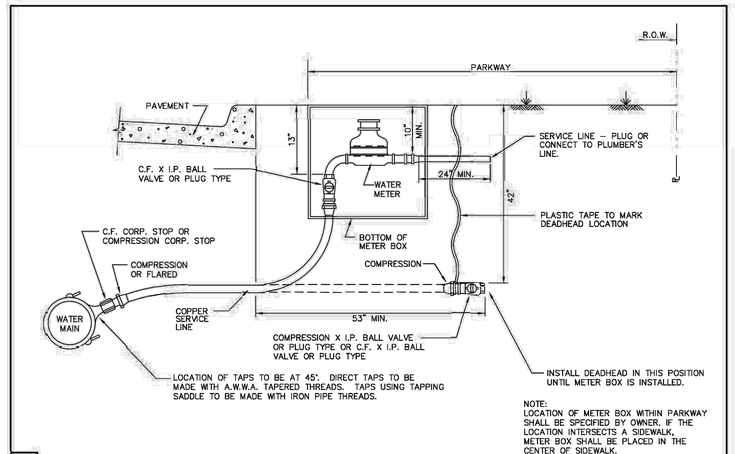


NOTES:

1. IN GENERAL, ALL FIRE HYDRANTS SHALL CONFORM TO AWWA STANDARD SPECIFICATIONS FOR FIRE HYDRANTS FOR ORDINARY WATER WORKS SERVICE, C-502. FIRE HYDRANTS SHALL HAVE A 5 1/4" MIN. VALVE OPENING AND A BARREL APPROXIMATELY 7' INSIDE DIAMETER. ALL HYDRANTS SHALL BE EQUIPPED WITH A BREAKAWAY FLANGE.
2. ALL JOINTS SHALL BE MECHANICAL JOINTS.
3. TYPICAL VALVE: ACTUAL VALVE LOCATION WILL DEPEND ON LOCATION OF WATER MAIN.
4. F.H. NO CLOSER THAN 18" TO EXISTING OR PROPOSED SIDEWALKS. (USUAL)
5. STANDARD BURY DEPTH 4' FEET
6. SET FIRE HYDRANT ON THE LOT LINE EXTENDED WHEN POSSIBLE.
7. F.H. SHALL BE LOCATED MINIMUM 1 FT. OUTSIDE OF THE AREA BETWEEN THE P.C.'S OF THE CORNER TURNING RADII AT INTERSECTIONS. (SEE PLAN VIEW)
8. PLACEMENT OF F.H. SHALL BE WHERE PUMPER NOZZLE IS PERPENDICULAR TO AND FACING THE NEAREST CURB.

FIRE HYDRANT INSTALLATION	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.3	DATE OCT. '04	STANDARD DRAWING NO. 4120

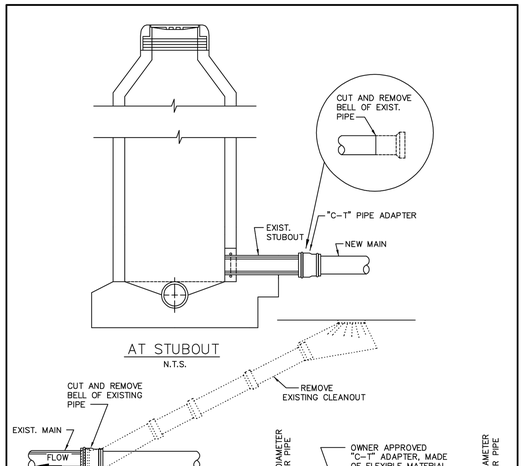
4.20 FOR DRAWING SHOWING



WATER SERVICE INSTALLATION 3/4" OR 1" LINE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.10.3*	DATE OCT. '04	STANDARD DRAWING NO. 4130

4.30 FOR PAVING SHOWING

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*



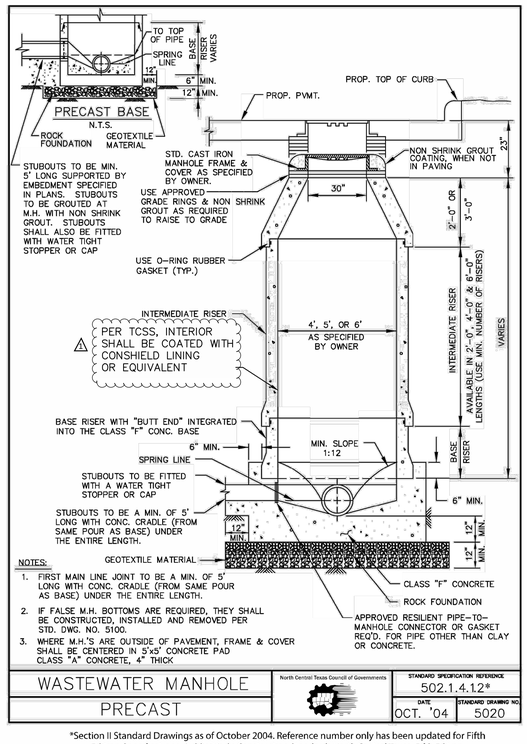
NOTE: THIS DETAIL FOR USE ONLY WHEN NEW MAIN WILL NOT MATE WITH EXISTING MAIN JOINT DUE TO DIFFERENT DIMENSIONS OR MATERIALS AND A MANHOLE IS NOT REQUIRED.

WASTEWATER MAIN TIE-IN AT CLEANOUT OR M.H. STUBOUT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.10	DATE OCT. '04	STANDARD DRAWING NO. 5010

RECORD DRAWING

THIS DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC. AND CONSIDERED TO BE SIGNIFICANT. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.

DATE: 10/7/2024 BY: KYLE P. BROCKMAN

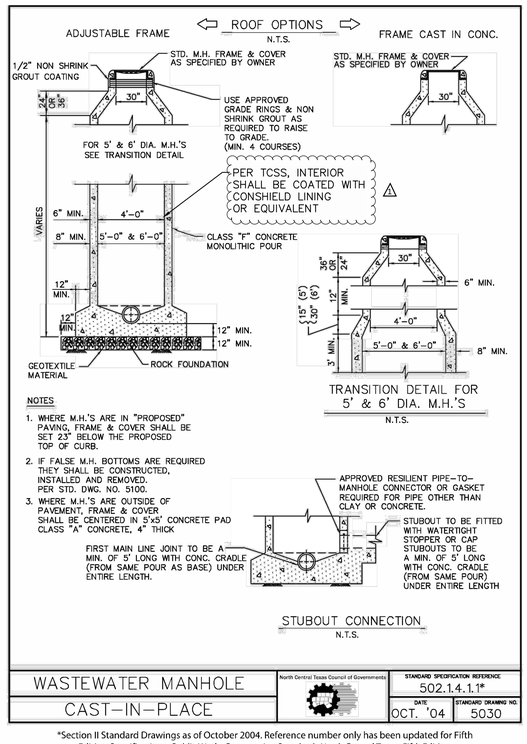


NOTES:

1. FIRST MAIN LINE JOINT TO BE A MIN. OF 5' LONG WITH CONC. CRADLE (FROM SAME POUR AS BASE) UNDER THE ENTIRE LENGTH.
2. IF FALSE M.H. BOTTOMS ARE REQUIRED, THEY SHALL BE CONSTRUCTED, INSTALLED AND REMOVED PER STD. DWG. NO. 5100.
3. WHERE M.H.'S ARE OUTSIDE OF PAVEMENT, FRAME & COVER SHALL BE CENTERED IN 5'x5' CONCRETE PAD CLASS "A" CONCRETE, 4" THICK

WASTEWATER MANHOLE PRECAST	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.1.4.12*	DATE OCT. '04	STANDARD DRAWING NO. 5020

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*

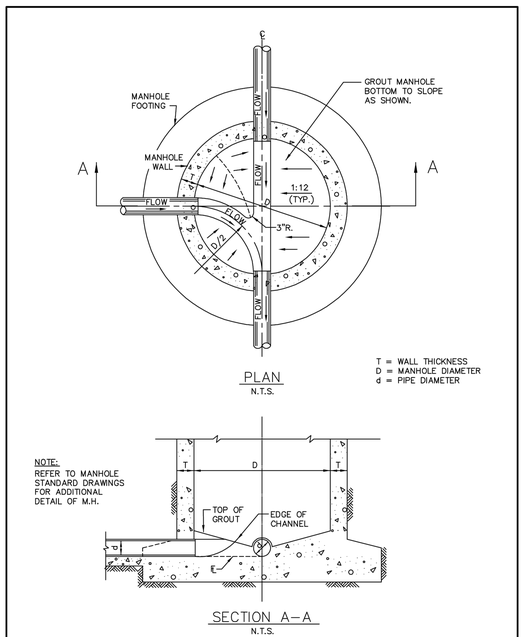


NOTES

1. WHERE M.H.'S ARE IN "PROPOSED" PAVING, FRAME & COVER SHALL BE SET 23" BELOW THE PROPOSED TOP OF CURB.
2. IF FALSE M.H. BOTTOMS ARE REQUIRED THEY SHALL BE CONSTRUCTED, INSTALLED AND REMOVED. PER STD. DWG. NO. 5100.
3. WHERE M.H.'S ARE OUTSIDE OF PAVEMENT, FRAME & COVER SHALL BE CENTERED IN 5'x5' CONCRETE PAD CLASS "A" CONCRETE, 4" THICK

WASTEWATER MANHOLE CAST-IN-PLACE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.1.4.1.1*	DATE OCT. '04	STANDARD DRAWING NO. 5030

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*



WASTEWATER MANHOLE LINE INTERSECTION	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.1	DATE OCT. '04	STANDARD DRAWING NO. 5090

No.	REVISIONS	DATE	BY
1	REVISED MANHOLE DETAIL	11/1/23	

Kimley»Horn
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TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED PROFESSIONAL ENGINEER
11/1/23

KHA PROJECT 063451861
DATE AUGUST 2023
SCALE: AS SHOWN
DESIGNED BY: KPB
DRAWN BY: SRL
CHECKED BY: KPB

CONSTRUCTION DETAILS

HIGH POINTE RANCH PHASE 1A

CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-57

Plotted By: Alexander, Brett Date: July 20, 2023 02:57:59pm File Path: \\kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Cad\Phase 1\PlanSheets\C-Construction Details.dwg
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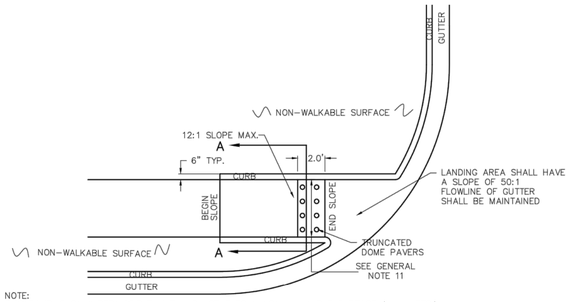
RECORD DRAWING

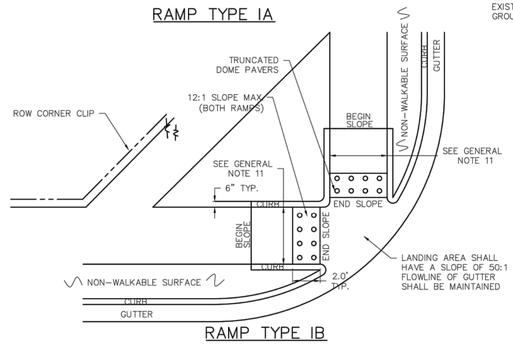
THIS DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC. AND CONSIDERED TO BE SIGNIFICANT. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.

DATE: 10/7/2024 BY: KYLE P. BROCKMAN

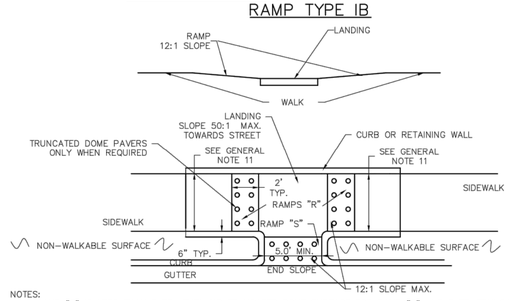


NOTE:
THIS RAMP IS ONLY PERMISSIBLE WHEN ADJACENT TO A NON-WALKABLE SURFACE (WALL, ETC.) THAT PROHIBITS THE CONCURRENT (2ND) RAMP/SIDEWALK OF RAMP TYPE 1B

RAMP TYPE IA

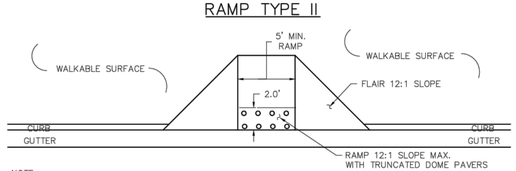


RAMP TYPE IB



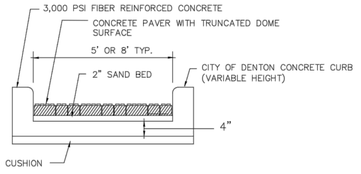
NOTES:
A. IF RAMP "S" IS LESS THAN 2 FT., THEN NO TRUNCATED DOME SURFACE FOR RAMP "S" AND 2 FT. TRUNCATED DOME SURFACE IS REQUIRED ON EACH RAMP "R" AND "R"+"S"=6 FT. WHEN CURB HEIGHT IS 6 IN. IF CURB IS OTHER THAN 6 IN., USE 12(H):1(V) RATIO TO DETERMINE MINIMUM RAMP LENGTH.
B. IF RAMP "S" IS 2 FT. OR GREATER BUT LESS THAN 6 FT., INSTALL TRUNCATED DOMES ONLY ON RAMP "S" AND "S"+"R"=6 FT. WHEN CURB HEIGHT IS 6 IN. IF CURB HEIGHT IS OTHER THAN 6 IN., USE 12(H):1(V) RATIO TO DETERMINE RAMP LENGTH.
C. IF LENGTH OF RAMP "S" IS 6 FT. OR GREATER AND CURB HEIGHT IS 6 IN., THEN USE FULL STANDARD "S" RAMP WITH TRUNCATED DOME PAVERS IN LIEU OF LANDING AND WITH NO "R" RAMPS. IF CURB HEIGHT IS OTHER THAN 6 IN., USE 12(H):1(V) RATIO TO DETERMINE RAMP LENGTH AND THE NEED FOR "R" RAMPS AND A LANDING.

RAMP TYPE II

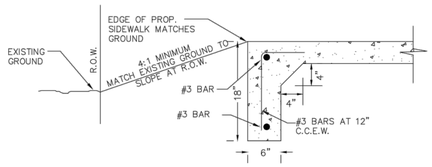


NOTE:
THIS RAMP MAY BE USED AS AN ALTERNATE TO A TYPE II ONLY WHEN THE WALKABLE/PAVED SURFACES ARE ADJACENT TO THE CURB.

RAMP TYPE III

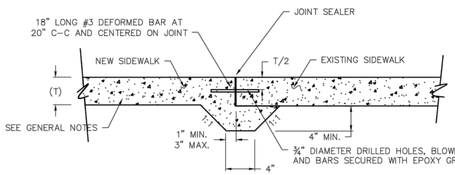


RAMP – SECTION A–A



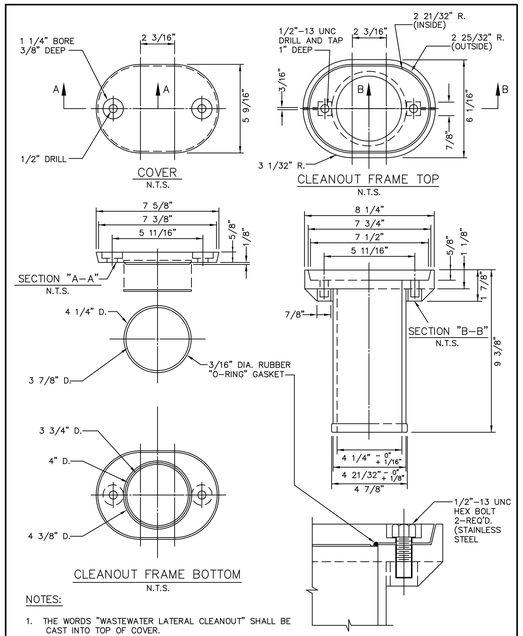
NOTES
A. FOR USE ONLY UPON WRITTEN APPROVAL BY CITY ENGINEER
B. FOR USE WHEN GROUND SLOPES AWAY FROM SIDEWALK

TURNED DOWN FOOTING AT EDGE OF PROPOSED SIDEWALK



NOTE:
CURB AND SIDEWALK REPAIRS TO MADE FROM EXISTING JOINT, UNLESS DIRECTED OTHERWISE FROM CITY ENGINEER.

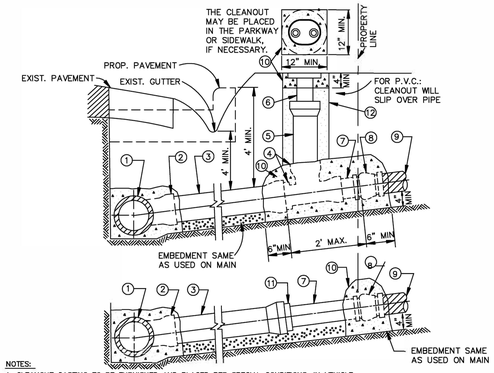
NEW TO EXISTING SIDEWALK CONNECTION



NOTES:
1. THE WORDS "WASTEWATER LATERAL CLEANOUT" SHALL BE CAST INTO TOP OF COVER.
2. MATERIALS TO BE CAST IRON, P.V.C. OR ABS PLASTIC.

WASTEWATER LATERAL	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.10	
CLEANOUT FRAME & COVER		DATE OCT. '04	STANDARD DRAWING NO. 5140

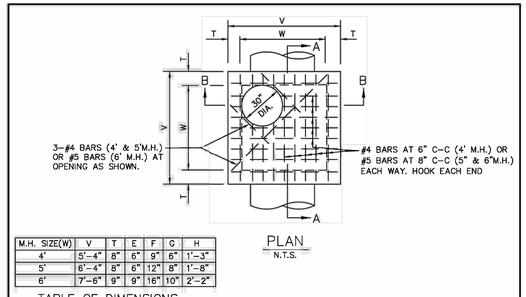
KEY:
1. WASTEWATER MAIN
2. 4" WYE
3. 4" WASTEWATER LAT. (LENGTH VARIES)
4. 4" X 4" TEE OR WYE AS REQ'D. BY OWNER.
5. 4" STACK (LENGTH VARIES)
6. 4" WASTEWATER LAT. CLEANOUT CASTING
7. 4" WASTEWATER PIPE (LENGTH VARIES)
8. ADAPTOR
9. BUILDING SEWER LAT.
10. CLASS "B" CONCRETE
11. 6" X 4" REDUCER
12. COMPACTED AS SPECIFIED, OR INUNDATED SAND



NOTES:
1. CLEANOUT CASTING TO BE FURNISHED AND PLACED PER SPECIAL CONDITIONS. IN VEHICLE TRAFFIC AREAS AND FOR COMMERCIAL MAINLINE LATERALS, WASTEWATER CLEANOUT SHALL BE OF CAST IRON.
2. SLOPE OF LATERAL TO BE 2% MIN., UNLESS INSTRUCTED OTHERWISE BY OWNER.
3. THE WASTEWATER LATERAL SHALL BE CONNECTED TO BUILDING LATERAL AND CONSTRUCTED IN SUCH MANNER AS TO CLEAR EXISTING UTILITIES AND PROPOSED FACILITIES SUCH AS STORM SEWER MAINS, PAVING, SIDEWALKS, RETAINING WALLS, ETC. VERTICAL BENDS (22.5° MAX.) MAY BE USED IF APPROVED BY OWNER.
4. THE MAINLINE LATERAL CONNECTION TO THE PRIVATE BUILDING LATERAL SHALL BE AS CLOSE TO THE PROPERTY LINE AS POSSIBLE.
5. INSTALL 4" STOPPER OR CAP AT PROPERTY LINE IF BUILDING LATERAL DOES NOT EXIST.
6. SUBSTITUTE 4" FOR 6" FITTINGS IF PLANS OR SPEC. COND. CALL FOR 4" LATERALS.
7. THE CLEANOUT STACK & CASTING MAY BE PLACED IN THE PARKWAY, VEHICLE TRAFFIC AREAS, OR SIDEWALK, IF NECESSARY.
8. FOR 6" SERVICES OR LARGER, INSTALL A MANHOLE.

WASTEWATER LATERALS WITH & WITHOUT CLEANOUT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.10.4.2*	
		DATE OCT. '04	STANDARD DRAWING NO. 5120

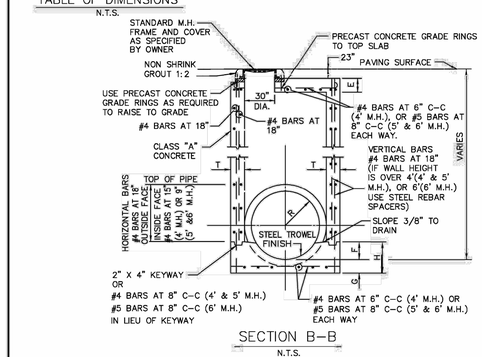
*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*



PLAN
N.T.S.

M.H. SIZE(W)	V	T	E	F	G	H
4'	5'–4"	8"	6"	9"	6"	1'–3"
5'	6'–4"	8"	6"	12"	8"	1'–8"
6'	7'–6"	9"	9"	16"	10"	2'–2"

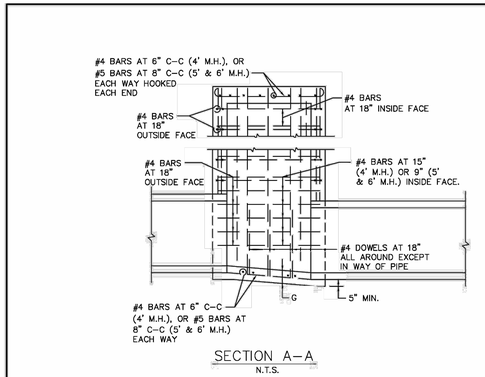
TABLE OF DIMENSIONS
N.T.S.



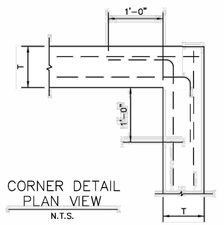
SECTION B–B
N.T.S.

STORM WATER MANHOLE 4', 5', OR 6' SQUARE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.14.1*	
		DATE OCT. '04	STANDARD DRAWING NO. 6010A

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*



SECTION A–A
N.T.S.



CORNER DETAIL PLAN VIEW
N.T.S.

NOTES:
1. SLOPE INVERT OF MANHOLE AS INDICATED ON PLAN–PROFILE SHEET.
2. LAYERS OF REINFORCING STEEL NEAREST THE INTERIOR AND EXTERIOR SURFACE SHALL HAVE A COVER OF 2" TO THE CENTER OF BARS, UNLESS OTHERWISE NOTED.
3. CONCRETE SHALL BE CLASS "A".

STORM WATER MANHOLE 4', 5', OR 6' SQUARE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.14.1*	
		DATE OCT. '04	STANDARD DRAWING NO. 6010B

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*

No.	REVISIONS	DATE	BY
1	REVISED LATERAL DETAILS WITH CLEANOUT	11/1/23	

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TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED PROFESSIONAL ENGINEER
11/1/23

KHA PROJECT 063451861
DATE AUGUST 2023
SCALE: AS SHOWN
DESIGNED BY: KPB
DRAWN BY: SRL
CHECKED BY: KPB

CONSTRUCTION DETAILS

HIGH POINTE RANCH PHASE 1A

CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-58

Plotted By: Brockman, Kyle Date: November 01, 2023 02:51:19pm File Path: \\kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Cad\Phase 1\Phase 1A\PlanSheets\C-Construction Details.dwg
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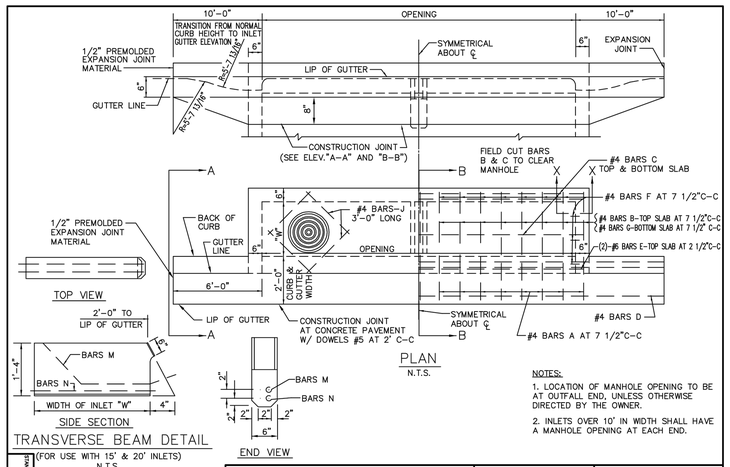
DATE: 10/7/2024 BY: KYLE P. BROCKMAN



STANDARD DRAWING NO. 6020A

CURB INLET

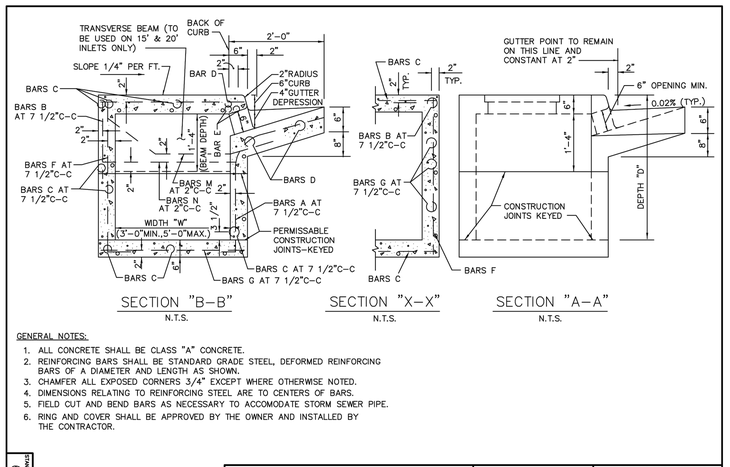
5', 10', 15' OR 20' OPENING

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE 702

DATE OCT. '04

STANDARD DRAWING NO. 6020A



STANDARD DRAWING NO. 6020B

CURB INLET

CROSS SECTION & INLET THROAT

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE 702

DATE OCT. '04

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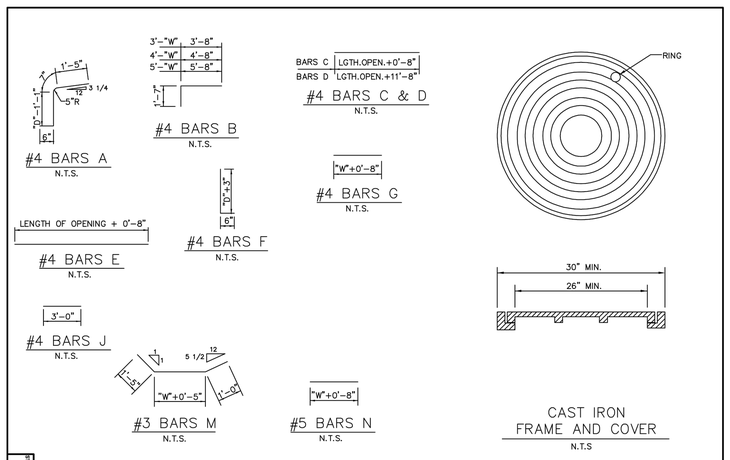


STANDARD DRAWING NO. 6020C

CURB INLET

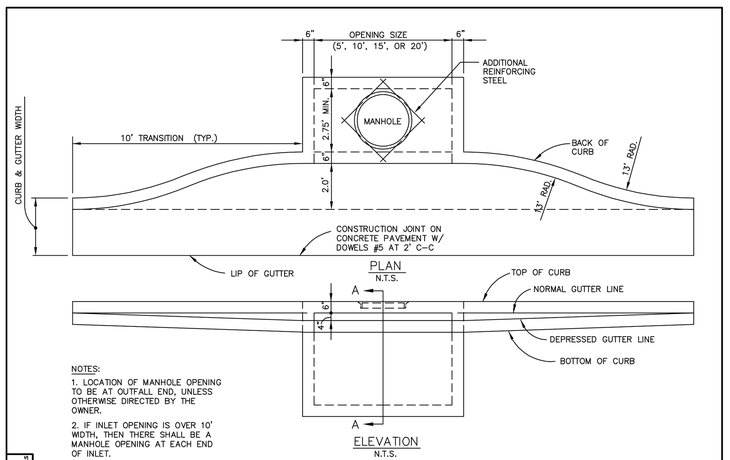
REBAR & M.H. FRAME & COVER

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE 702

DATE OCT. '04

STANDARD DRAWING NO. 6020C



STANDARD DRAWING NO. 6030A

CURB INLET RECESSED

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DATE OCT. '04

STANDARD DRAWING NO. 6030A

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STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED PROFESSIONAL ENGINEER
8/21/23

KHA PROJECT 063451861
DATE AUGUST 2023
SCALE: AS SHOWN
DESIGNED BY: KPB
DRAWN BY: SRL
CHECKED BY: KPB

CONSTRUCTION DETAILS

HIGH POINTE RANCH
PHASE 1A
CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-59

Plotted By:Alexander, Brett Date:July 20, 2023 02:58:14pm File Path:\\Kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Cad\Phase 1\PlanSheets\C-Construction Details.dwg
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DATE: 10/7/2024 BY: KYLE P. BROCKMAN

SUMMARY OF QUANTITIES FOR CURB INLETS

DEPTH "D"	5'–0" OPENING						10'–0" OPENING						15'–0" OPENING						20'–0" OPENING					
	WIDTH 3'–0"		WIDTH 4'–0"		WIDTH 5'–0"		WIDTH 3'–0"		WIDTH 4'–0"		WIDTH 5'–0"		WIDTH 3'–0"		WIDTH 4'–0"		WIDTH 5'–0"		WIDTH 3'–0"		WIDTH 4'–0"		WIDTH 5'–0"	
	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.
3'–6"	2.62	306	2.95	332	3.28	373	4.12	479	4.64	521	5.20	564	5.69	667	6.40	721	7.10	775	7.20	846	8.11	909	9.03	976
3'–9"	2.70	309	3.04	341	3.39	373	4.25	494	4.78	536	5.34	579	5.87	687	6.58	741	7.30	796	7.42	874	8.34	937	9.27	1010
4'–0"	2.78	328	3.14	364	3.49	399	4.38	518	4.92	565	5.49	610	6.05	718	6.77	776	7.49	835	7.64	909	8.58	976	9.51	1046
4'–3"	2.87	334	3.23	370	3.59	406	4.51	526	5.06	573	5.64	619	6.22	729	6.95	787	7.69	847	7.87	922	8.81	990	9.75	1061
4'–6"	2.95	356	3.32	394	3.69	431	4.64	558	5.20	607	5.79	656	6.40	770	7.14	830	7.88	891	8.09	973	9.04	1043	9.99	1115
4'–9"	3.03	361	3.41	410	3.79	438	4.77	566	5.34	616	5.94	665	6.57	780	7.32	841	8.07	903	8.31	986	9.27	1056	10.23	1129
5'–0"	3.12	367	3.51	416	3.90	445	4.90	574	5.47	624	6.09	674	6.75	791	7.51	853	8.27	915	8.53	999	9.50	1070	10.47	1144
5'–3"	3.20	383	3.60	424	4.00	465	5.03	600	5.61	652	6.23	704	6.93	827	7.69	890	8.46	955	8.76	1044	9.73	1118	10.71	1194
5'–6"	3.28	389	3.69	430	4.10	472	5.16	608	5.75	661	6.38	713	7.11	837	7.88	901	8.66	967	8.98	1057	9.97	1131	10.95	1208
5'–9"	3.37	405	3.78	451	4.20	495	5.29	635	5.89	690	6.53	744	7.28	874	8.07	940	8.85	1007	9.20	1102	10.20	1178	11.19	1258
6'–0"	3.45	415	3.88	460	4.30	504	5.42	646	6.03	702	6.68	757	7.45	888	8.25	954	9.05	1022	9.42	1119	10.43	1196	11.43	1276
6'–3"	3.53	425	3.97	470	4.41	515	5.55	661	6.17	718	6.83	773	7.63	908	8.44	975	9.24	1044	9.64	1147	10.66	1223	11.67	1305
6'–6"	3.62	437	4.06	486	4.51	532	5.68	681	6.31	739	6.97	797	7.81	935	8.62	1005	9.43	1057	9.87	1178	10.89	1258	11.92	1340
6'–9"	3.70	441	4.15	490	4.61	537	5.81	688	6.45	747	7.12	806	7.98	945	8.81	1015	9.63	1066	10.09	1191	11.12	1272	12.15	1355
7'–0"	3.78	460	4.25	510	4.71	560	5.94	716	6.59	777	7.27	837	8.16	981	8.99	1053	9.82	1126	10.31	1237	11.35	1319	12.40	1404
7'–3"	3.86	465	4.34	516	4.81	567	6.07	724	6.72	785	7.42	845	8.33	992	9.18	1065	10.02	1138	10.53	1249	11.59	1333	12.64	1418
7'–6"	3.95	477	4.43	529	4.91	570	6.20	742	6.86	804	7.57	866	8.51	1016	9.36	1089	10.21	1163	10.75	1290	11.82	1365	12.88	1451
7'–9"	4.03	491	4.53	544	5.02	597	6.33	762	7.00	826	7.71	890	8.67	1040	9.55	1116	10.41	1193	10.98	1313	12.05	1399	13.12	1498
8'–0"	4.12	496	4.62	550	5.12	604	6.46	770	7.14	834	7.86	899	8.86	1051	9.73	1129	10.60	1205	11.20	1325	12.28	1412	13.36	1510
8'–3"	4.20	504	4.71	559	5.22	613	6.59	784	7.28	849	8.01	915	9.04	1069	9.92	1149	10.80	1228	11.42	1353	12.51	1440	13.60	1529
8'–6"	4.28	519	4.80	576	5.32	632	6.71	804	7.42	871	8.16	938	9.21	1107	10.10	1176	10.99	1257	11.64	1385	12.74	1474	13.84	1565
8'–9"	4.37	528	4.90	586	5.42	643	6.84	819	7.56	886	8.31	954	9.39	1119	10.29	1199	11.18	1280	11.87	1410	12.97	1500	14.08	1592
9'–0"	4.45	545	4.99	605	5.53	664	6.97	842	7.70	912	8.46	982	9.56	1148	10.47	1231	11.38	1313	12.09	1447	13.21	1539	14.32	1631
9'–3"	4.53	554	5.08	614	5.63	674	7.10	858	7.84	929	8.60	999	9.74	1169	10.66	1252	11.57	1335	12.31	1474	13.44	1563	14.56	1660
9'–6"	4.62	568	5.17	630	5.73	692	7.23	878	7.97	950	8.75	1022	9.92	1195	10.84	1280	11.77	1365	12.53	1505	13.67	1600	14.80	1696
10'–0"	4.78	582	5.36	645	5.93	708	7.49	900	8.11	974	9.05	1048	10.27	1227	11.21	1312	12.16	1399	12.98	1546	14.13	1642	15.29	1739

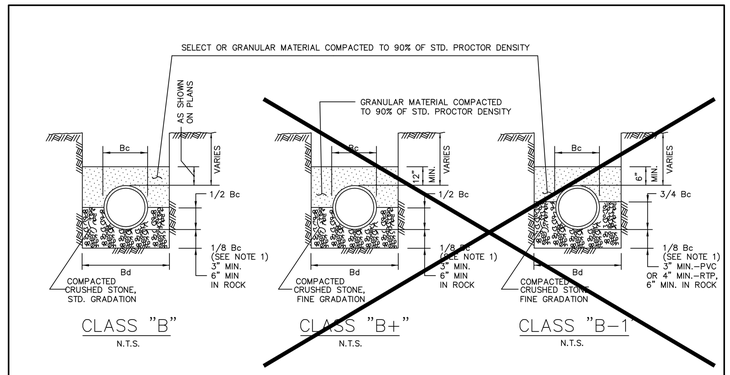
NOTE:
FOR CONVENIENCE, DEPTHS OF INLETS SHOWN IN ABOVE TABLES ARE IN INCREMENTS OF 3 INCHES BUT ANY DEPTHS OTHER THAN THOSE SHOWN ABOVE MAY BE USED WHEREVER DEEMED NECESSARY. QUANTITIES FOR OTHER DEPTHS FALLING WITHIN THE LIMITS OF THE TABLE MAY BE FOUND BY INTERPOLATION.

STANDARD DRAWING NO. 6020E

CURB INLET
SUMMARY OF QUANTITIES

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE 702
DATE OCT. '04 | STANDARD DRAWING NO. 6020E



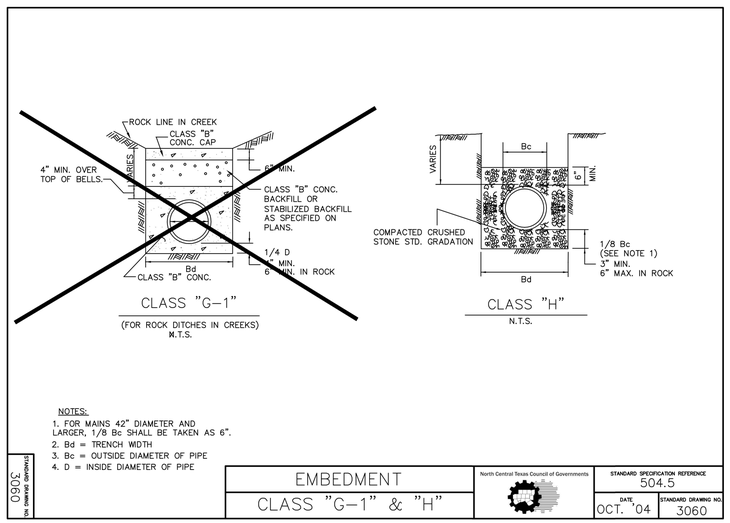
NOTES:
1. FOR MAINS 42" DIAMETER AND LARGER LARGER, 1/8 Bc SHALL BE TAKEN AS 6".
2. Bc = OUTSIDE DIAMETER OF PIPE
3. Bd = TRENCH WIDTH

STANDARD DRAWING NO. 3020

EMBEDMENT
CLASS "B", "B+", & "B–1"

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE 504.5
DATE OCT. '04 | STANDARD DRAWING NO. 3020



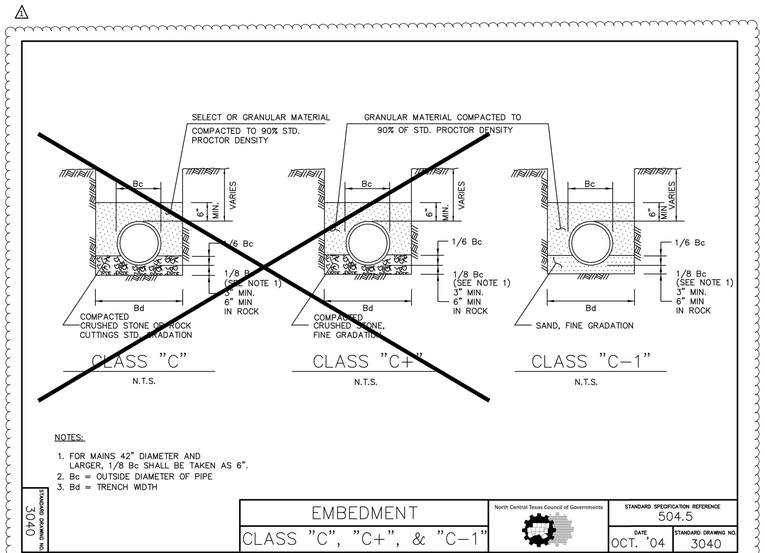
NOTES:
1. FOR MAINS 42" DIAMETER AND LARGER, 1/8 Bc SHALL BE TAKEN AS 6".
2. Bd = TRENCH WIDTH
3. Bc = OUTSIDE DIAMETER OF PIPE
4. D = INSIDE DIAMETER OF PIPE

STANDARD DRAWING NO. 3060

EMBEDMENT
CLASS "G–1" & "H"

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE 504.5
DATE OCT. '04 | STANDARD DRAWING NO. 3060



NOTES:
1. FOR MAINS 42" DIAMETER AND LARGER, 1/8 Bc SHALL BE TAKEN AS 6".
2. Bc = OUTSIDE DIAMETER OF PIPE
3. Bd = TRENCH WIDTH

STANDARD DRAWING NO. 3040

EMBEDMENT
CLASS "C", "C+", & "C–1"

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE 504.5
DATE OCT. '04 | STANDARD DRAWING NO. 3040

No.	REVISIONS	DATE	BY
1	ADDED SAND EMBEDMENT DETAIL FOR WATERLINE	11/1/23	

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11/1/23

KHA PROJECT 063451861
DATE AUGUST 2023
SCALE: AS SHOWN
DESIGNED BY: KPB
DRAWN BY: SRL
CHECKED BY: KPB

CONSTRUCTION DETAILS

HIGH POINTE RANCH
PHASE 1A
CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-60

Plotted By:Alexander, Brett Date:July 20, 2023 02:58:19pm File Path:\\kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Cad\Phase 1\PlanSheets\C-Construction Details.dwg
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TABLE OF DIMENSIONS AND REINFORCING STEEL
(Wings for one structure end)

Maximum Wingwall Height Hw	Dimensions W	X	Y	Z	Variable Reinforcing Bars J1 Size	J1 Spa	Bars J2 Size	J2 Spa	Estimated Quantities per ft of wing (2-wings) ④ Reinf (lb/Ft)	Conc (CY/Ft)	Estimated Quantities per ft of Toewall (1-toewall) Reinf (lb/Ft)	Conc (CY/Ft)
2'-6"	2'-10"	10"	1'-0"	7"	#4	1'-0"	#4	1'-0"	48.64	0.406	6.85	0.071
2'-9"	2'-10"	10"	1'-0"	7"	#4	1'-0"	#4	1'-0"	49.31	0.424	6.85	0.071
3'-0"	2'-10"	10"	1'-0"	7"	#4	1'-0"	#4	1'-0"	49.98	0.444	6.85	0.071
3'-3"	2'-10"	10"	1'-0"	7"	#4	1'-0"	#4	1'-0"	53.32	0.462	6.85	0.071
3'-6"	2'-10"	10"	1'-0"	7"	#4	1'-0"	#4	1'-0"	53.98	0.480	6.85	0.071
4'-0"	3'-2"	1'-2"	1'-0"	7"	#4	1'-0"	#4	1'-0"	55.77	0.532	6.85	0.071
4'-6"	3'-2"	1'-2"	1'-0"	7"	#4	1'-0"	#4	1'-0"	59.77	0.568	6.85	0.071
5'-0"	3'-9"	1'-7"	1'-2"	7"	#4	1'-0"	#4	1'-0"	63.45	0.632	6.96	0.075
5'-6"	3'-9"	1'-7"	1'-2"	7"	#4	1'-0"	#4	1'-0"	67.46	0.668	6.96	0.075
6'-0"	4'-4"	2'-0"	1'-4"	7"	#5	1'-0"	#5	1'-0"	80.67	0.730	7.07	0.078
6'-6"	4'-4"	2'-0"	1'-4"	7"	#5	1'-0"	#5	1'-0"	85.05	0.768	7.07	0.078
7'-0"	5'-0"	2'-3"	1'-9"	8"	#5	1'-0"	#5	1'-0"	92.15	0.864	8.07	0.093
7'-6"	5'-0"	2'-3"	1'-9"	8"	#5	1'-0"	#5	1'-0"	96.54	0.902	8.07	0.093
8'-0"	5'-6"	2'-8"	1'-10"	8"	#5	6"	#5	6"	139.04	0.962	8.13	0.095
8'-6"	5'-6"	2'-8"	1'-10"	8"	#5	6"	#5	6"	144.47	1.000	8.13	0.095
9'-6"	6'-0"	2'-10"	2'-2"	9"	#5	6"	#5	6"	156.93	1.136	8.41	0.110
10'-6"	6'-5"	3'-0"	2'-5"	9"	#6	6"	#5	6"	196.27	1.234	8.57	0.117
11'-6"	7'-2"	3'-6"	2'-8"	11"	#6	6"	#6	6"	230.13	1.438	9.52	0.140
12'-6"	7'-8"	3'-9"	2'-11"	1'-0"	#7	6"	#6	6"	283.41	1.592	9.74	0.157
13'-6"	8'-2"	4'-0"	3'-2"	1'-2"	#8	6"	#6	6"	348.72	1.804	10.02	0.186
14'-6"	8'-10"	4'-5"	3'-5"	1'-4"	#9	6"	#6	6"	432.94	2.046	10.30	0.218
15'-6"	9'-6"	4'-10"	3'-8"	1'-5"	#9	6"	#7	6"	489.52	2.302	11.24	0.253
16'-0"	9'-11"	5'-0"	3'-11"	1'-7"	#9	6"	#7	6"	505.72	2.448	11.47	0.279

TABLE OF WINGWALL REINFORCING (2-wings)

Bar	Size	No.	Spa
D1	#6	~	1'-0"
D2	#6	~	1'-0"
E1	#4	~	1'-0"
F	#4	~	1'-0"
G	#6	4	~
H1	#4	4	~
P	#4	~	1'-0"
V	#4	~	1'-0"

TABLE OF TOEWALL REINFORCING

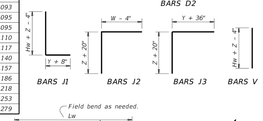
Bar	Size	No.	Spa
J3	#4	~	1'-0"
M2	#4	2	~
E2	#4	~	1'-0"



BARS D1



BARS D2



BARS J1 BARS J2 BARS J3 BARS V

WING DIMENSION FORMULAS:
(All values are in feet.)

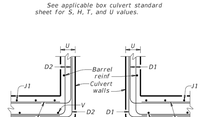
Hw = H + T + C - 0.250'
Lw = (Hw) (SL) + cosine (θ) for Type PW-1
= (Hw - T) (SL) + cosine (θ) for Type PW-2 and Hw ≥ 4'
= (Hw - 0.5') (SL) + cosine (θ) for Type PW-2 and Hw < 4'

For cast-in-place culverts:
Ltw = [(N) (S) + (N + 1) (U)] + cosine (θ)

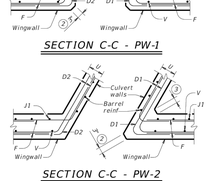
For precast culverts:
Ltw = [(N) (2U + S) + (N - 1) (0.5')] + cosine (θ)
Total Wingwall Area (two wings - SF) = (2)(Hw)(Lw) for Type PW-1
= (2)(Hw)(Lw) - 6 SF for Type PW-2 and Hw ≥ 4'
= (2)(Hw)(Lw) - 1.5 SF for Type PW-2 and Hw < 4'

Hw = Height of wingwall
Lw = Length of wingwall
Ltw = Culvert toewall length
N = Number of culvert spans
SL:1 = Channel slope ratio, (horizontal: 1 vertical, usual value is 2:1)
θ = Culvert skew

See applicable box culvert standard sheet for S, H, T, and U values.



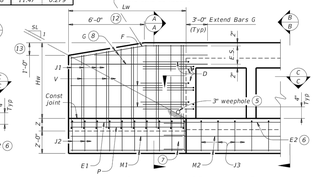
SECTION C-C - PW-1



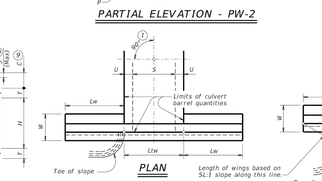
SECTION C-C - PW-2

1. Skew = 0°
2. At discharge end, chamfer may be ¾" minimum.
3. For 15° skew ~ 1"
   For 30° skew ~ 2"
   For 45° skew ~ 3"
4. Quantities shown are for two Type PW-1 wings. Adjust concrete volume for Type PW-2 wings. To determine estimated quantities for two wings, multiply the tabulated values by Lw. Quantities shown do not include weight of Bars D.
5. Provide weepholes for Hw = 5'-0" and greater. Fill around weepholes with coarse gravel.
6. Extend Bars E2 1'-6" minimum into the wingwall footing.
7. Lap Bars M1 1'-6" minimum with Bars M2.
8. Place Bars G as shown, equally spaced at 8" maximum. Provide at least two pairs of Bars G per wing.
9. 0" Min to 5'-0" Max. Estimated curb heights are shown elsewhere in the plans. For structures with pedestrian rail or curbs taller than 1'-0, refer to the Extended Curb Details (ECD) standard sheet. For structures with T631 or T631LS bridge rail, refer to the Mounting Details for T631 & T631LS Rails (T631-CM) standard sheet. Refer to the Box Culvert Rail Mounting Details (RAC) standard sheet for structures with bridge rail other than T631 or T631LS.
10. For vehicle safety, the following requirements must be met:
    - For structures without bridge rail, construct curbs no more than 3" above finished grade.
    - For structures with bridge rail, construct curbs flush with finished grade.

    Reduce curb heights, if necessary, to meet the above requirements. No changes will be made in quantities and no additional compensation will be allowed for this work.
11. 1'-0" typical, 2'-3" when the Box Culvert Rail Mounting Details (RAC) standard sheet is referred to elsewhere in the plans.
12. 3'-0" for Hw < 4'.
13. 6" for Hw < 4'.



PARTIAL ELEVATION - PW-1



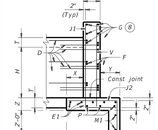
PARTIAL ELEVATION - PW-2

DESIGNER NOTES:
Type PW-1 can be used for all applications and must be used if railing is to be mounted to the wingwall.
Type PW-2 can only be used for applications without a railing mounted to the wingwall.

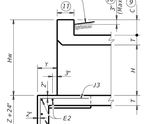
MATERIAL NOTES:
Provide Class C concrete (f'c=3,600 psi).
Provide Grade 60 reinforcing steel.
Provide galvanized reinforcing steel if required elsewhere in the plans.

GENERAL NOTES:
Designed in accordance with AASHTO LRFD Bridge Design Specifications.
Depth of toewalls for wingwalls and culverts may be reduced or eliminated when founded on solid rock, when directed by the Engineer.
See Box Culvert Supplement (BCS) standard sheet for wingwall type and additional dimensions and information.
Quantities for concrete and reinforcing steel resulting from the formulas given on this sheet are for the Contractor's information only.

Cover dimensions are clear dimensions, unless noted otherwise. Reinforcing dimensions are out-to-out of bars.

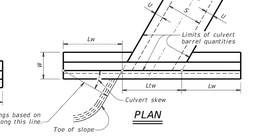


SECTION A-A
(Showing wing reinforcement.)



SECTION B-B
(Showing wing reinforcement.)

PLAN
DETAILS FOR NON-SKEWED BOX CULVERTS



PLAN
DETAILS FOR SKEWED BOX CULVERTS
(Showing 30° skew.)

Texas Department of Transportation — Bridge Division Standard

CONCRETE WINGWALLS WITH PARALLEL WINGS FOR BOX CULVERTS TYPES PW-1 AND PW-2

PW

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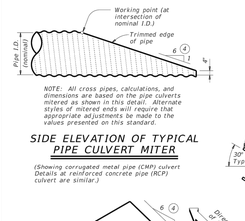
CROSS PIPE LENGTHS, REQUIRED PIPE SIZES, AND RIPRAP QUANTITIES ⑦

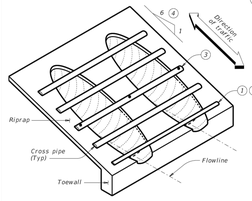
Nominal Culvert I.D.	Conc Riprap (CY) ⑥	Pipe Culvert Spa ~ G	Single Barrel ~ Q1	Multi-Barrel ~ Q1	Q2	Conditions for Use of Cross Pipes	Cross Pipe Sizes
12"	0.6	0'-9"	N/A	N/A	2'-1"	3 or more pipe culverts	3" Std (3.500" O.D.)
15"	0.7	0'-11"	N/A	N/A	2'-5"		
18"	0.8	1'-2"	N/A	N/A	2'-10"		
21"	0.9	1'-4"	N/A	N/A	3'-2"		
24"	0.9	1'-7"	N/A	N/A	3'-6"		
27"	1.0	1'-8"	N/A	N/A	3'-10"		
30"	1.1	1'-10"	N/A	N/A	4'-2"	2 or more pipe culverts	3 ½" Std (4.000" O.D.)
33"	1.2	1'-11"	N/A	N/A	4'-6"		
36"	1.3	2'-1"	N/A	N/A	4'-10"	All pipe culverts	
42"	1.5	2'-4"	N/A	N/A	5'-5"		
48"	1.7	2'-7"	N/A	N/A	6'-0"		
54"	2.0	3'-0"	N/A	N/A	6'-7"		4" Std (4.500" O.D.)
60"	2.2	3'-3"	N/A	N/A	7'-2"		
66"	2.4	3'-7"	N/A	N/A	7'-10"	All pipe culverts	5" Std (5.563" O.D.)
72"	2.7	3'-10"	N/A	N/A	8'-5"		

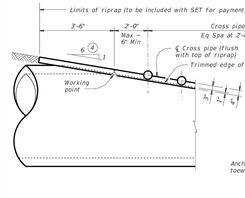
1. The proper installation of the first cross pipe is critical for vehicle safety. Place the top of the first cross pipe no more than 6" above the flow line.
2. Provide cross pipes, except the first bottom pipe, of the size shown in the table. Provide a 3 1#2" standard pipe (4" O.D.) for the first bottom pipe.
3. Install the third cross pipe from the bottom of the culvert using a bolted connection. Ensure that riprap concrete does not flow into the cross pipe so as to permit disassembly of the bolted connection to allow cleanout access. At the Contractor's option, install all other cross pipes using the bolted connection details.
4. Match cross slope as shown elsewhere in the plans. Cross slope of 6:1 or flatter is required for vehicle safety.
5. Riprap placed beyond the limits shown will be paid for as concrete riprap in accordance with Item 432, "Riprap".
6. Quantities shown are for one end of one reinforced concrete pipe (RCP) culvert. For multiple pipe culverts or for corrugated metal pipe (CMP) culverts, quantities will need to be adjusted. Riprap quantities are for contractor's information only.

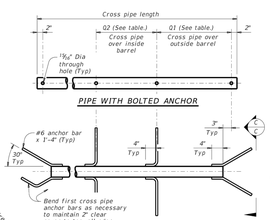
MATERIAL NOTES:
Synthetic fibers listed on the "Fibers for Concrete" Material Producer List (MPL) may be used in lieu of steel reinforcing in riprap concrete unless noted otherwise.
Provide Grade S (SS) ASTM A500 Gr B, or API 5L X52.
Provide ASTM A307 bolts and nuts.
Galvanize all steel components, except concrete reinforcing, after fabrication. Repair galvanizing damaged during transport or construction in accordance with the specifications.

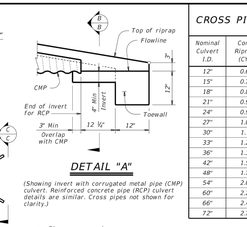
GENERAL NOTES:
Cross pipes are designed for a traversing load of 10,000 pounds at yield as recommended in Research Report 280-2F, "Safety Treatment of Roadside Parallel-Drainage Structures", Texas Transportation Institute, March 1981.
Safety end treatments (SET) shown herein are intended for use in those installations where out of control vehicles are likely to traverse the openings approximately perpendicular to the cross pipes.
Construct concrete riprap and all necessary inverts in accordance with the requirements of Item 432, "Riprap".
Payment for riprap and toewall is included in the Price Bid for each Safety End Treatment.

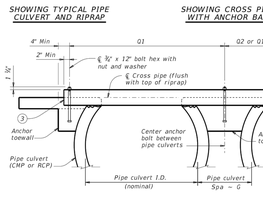












SECTION A-A

Texas Department of Transportation — Bridge Division Standard

SAFETY END TREATMENT
FOR 12" DIA TO 72" DIA PIPE CULVERTS
TYPE II ~ PARALLEL DRAINAGE

SETP-PD

FILE:	setp0ii-20.dgn	DN: GAF	CK: CAT	DW: JRP	CK: GAF
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PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

No.	REVISIONS	DATE	BY

STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED PROFESSIONAL ENGINEER
8/21/23

KHA PROJECT 063451861
DATE AUGUST 2023
SCALE: AS SHOWN
DESIGNED BY: KPB
DRAWN BY: SRL
CHECKED BY: KPB

CONSTRUCTION DETAILS

HIGH POINTE RANCH
PHASE 1A
CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-61

RECORD DRAWING
THIS DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC. AND CONSIDERED TO BE SIGNIFICANT. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.
DATE: 10/7/2024 BY: KYLE P. BROCKMAN

TABLE OF DIMENSIONS AND REINFORCING STEEL
(Wings for one structure end)

Maximum Wingwall Height Hw	Dimensions W	X	Y	Z	Variable Reinforcing Bars J1 Size	J1 Spa	Bars J2 Size	J2 Spa	Estimated Quantities per ft of wing length (2-wings) ③ Reinf (lb/Ft)	Conc (CY/Ft)
2'-6"	2'-5"	1'-0"	9"	7"	#4	1'-0"	#4	1'-0"	33.73	0.248
3'-0"	2'-5"	1'-0"	9"	7"	#4	1'-0"	#4	1'-0"	37.07	0.261
3'-6"	2'-5"	1'-0"	9"	7"	#4	1'-0"	#4	1'-0"	37.74	0.273
4'-0"	2'-5"	1'-0"	9"	7"	#4	1'-0"	#4	1'-0"	38.41	0.285
4'-6"	3'-2"	1'-6"	1'-0"	7"	#4	1'-0"	#4	1'-0"	41.75	0.330
5'-0"	3'-2"	1'-6"	1'-0"	7"	#4	1'-0"	#4	1'-0"	45.09	0.343
5'-6"	3'-2"	1'-6"	1'-0"	7"	#4	1'-0"	#4	1'-0"	45.75	0.355
6'-0"	3'-2"	1'-6"	1'-0"	7"	#4	1'-0"	#4	1'-0"	46.42	0.367
7'-0"	3'-8"	1'-9"	1'-3"	7"	#4	1'-0"	#4	1'-0"	52.77	0.414
8'-0"	4'-2"	2'-0"	1'-6"	8"	#5	1'-0"	#4	1'-0"	60.19	0.486
9'-0"	4'-8"	2'-3"	1'-9"	8"	#4	6"	#4	6"	81.49	0.535
10'-0"	5'-2"	2'-6"	2'-0"	8"	#5	6"	#4	6"	97.25	0.584
11'-0"	5'-8"	2'-9"	2'-3"	8"	#6	6"	#5	6"	133.65	0.634
12'-0"	6'-2"	3'-0"	2'-6"	9"	#7	6"	#5	6"	162.29	0.721
13'-0"	6'-8"	3'-3"	2'-9"	11"	#7	6"	#5	6"	178.80	0.856
14'-0"	7'-2"	3'-6"	3'-0"	1'-0"	#8	6"	#5	6"	216.78	0.959
15'-0"	7'-8"	4'-0"	3'-0"	1'-1"	#9	6"	#6	6"	283.06	1.068
16'-0"	8'-2"	4'-6"	3'-0"	1'-3"	#9	6"	#6	6"	297.02	1.234

TABLE OF WINGWALL REINFORCING (2-wings)

Bar	Size	No.	Spa
D	#3	~	1'-0"
E	#4	~	1'-0"
F	#4	~	1'-0"
G	#6	4	~
M	#4	4	~
P	#4	~	1'-0"
R	#5	6	~
V	#4	~	1'-0"

TABLE OF ESTIMATED CULVERT TOEWALL QUANTITIES

Bar	Size	No.	Spa
L	#4	~	1'-6"
Q	#4	1	~
Reinf (Lb/Ft)			7.45
Conc (CY/Ft)			0.037

WING DIMENSION FORMULAS:
(All values are in feet.)

Hw = Height of wingwall
SL:1 = Side slope ratio (horizontal:1 vertical)
Lw = Culvert toewall length
N = Number of culvert spans

See applicable box culvert standard sheet for H, S, T, and U values.

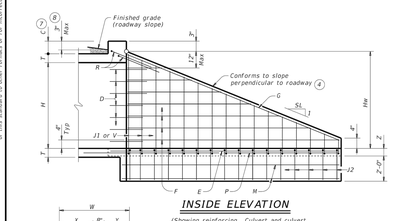
1. Extend Bars P 3'-0" minimum into bottom slab of box culvert.
2. Adjust as necessary to maintain 1 1#2" clear cover and 4" minimum between bars.
3. Quantities shown are based on an average wing height for two wings (one structure end). To determine total quantities for two wings, multiply the tabulated values by Lw.
4. Recommended values of side slope are: 2:1, 3:1, 4:1, and 6:1.
5. When shown elsewhere on the plans, construct 5" deep concrete riprap. Payment for riprap is as required by Item 432, "Riprap". Unless otherwise shown on the plans or directed by the Engineer, provide a 6" wide by 1'-6" deep reinforced concrete toewall along all edges of the riprap adjacent to natural ground; reinforce the toewall by extending typical riprap reinforcing into the toewall; and extend construction joints or grooved joints oriented in the direction of flow across the full distance of the riprap at intervals of approximately 20'. When such riprap is provided, the culvert toewall shown in SECTION B-B will not be required.
6. At Contractor's option, culvert toewall may be ended flush with wingwall toewall. Adjust reinforcing as needed.
7. 0" Min to 5'-0" Max. Estimated curb heights are shown elsewhere in the plans. For structures with pedestrian rail or curbs taller than 1'-0, refer to the Extended Curb Details (ECD) standard sheet. For structures with T631 or T631LS bridge rail, refer to the Mounting Details for T631 & T631LS Rails (T631-CM) standard sheet. Refer to the Box Culvert Rail Mounting Details (RAC) standard sheet for structures with bridge rail other than T631 or T631LS.
8. For vehicle safety, the following requirements must be met:
   - For structures without bridge rail, construct curbs no more than 3" above finished grade.
   - For structures with bridge rail, construct curbs flush with finished grade.

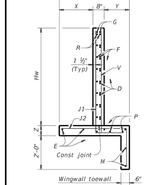
   Reduce curb heights, if necessary, to meet the above requirements. No changes will be made in quantities and no additional compensation will be allowed for this work.

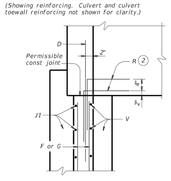
MATERIAL NOTES:
Provide Class C concrete (f'c=3,600 psi).
Provide Grade 60 reinforcing steel.
Provide galvanized reinforcing steel if required elsewhere in the plans.
In riprap concrete, synthetic fibers listed on the "Fibers for Concrete" Material Producer List (MPL) may be used in lieu of steel reinforcing unless noted otherwise.

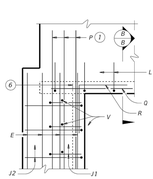
GENERAL NOTES:
Designed according to AASHTO LRFD Bridge Design Specifications.
When structure is founded on solid rock, depth of toewalls for culverts and wingwalls may be reduced or eliminated as directed by the Engineer.
See Box Culvert Supplement (BCS) standard sheet for additional dimensions and information.
The quantities for concrete and reinforcing steel resulting from the formulas given on this sheet are for Contractor's information only.

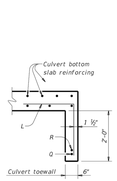
Cover dimensions are clear dimensions, unless noted otherwise. Reinforcing dimensions are out-to-out of bars.







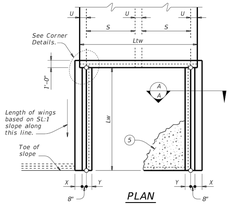


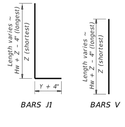


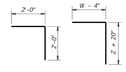
CORNER DETAILS











Texas Department of Transportation — Bridge Division Standard

CONCRETE WINGWALLS WITH STRAIGHT WINGS FOR 0° SKEW BOX CULVERTS

SW-O

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Plotted By: Alexander, Brett Date: July 20, 2023 02:58:26pm File Path: \\kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Cad\Phase 1\PlanSheets\C-Construction Details.dwg
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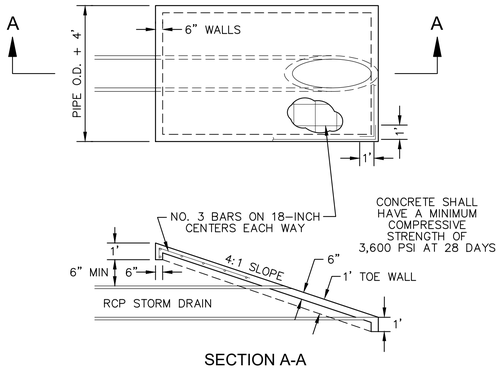
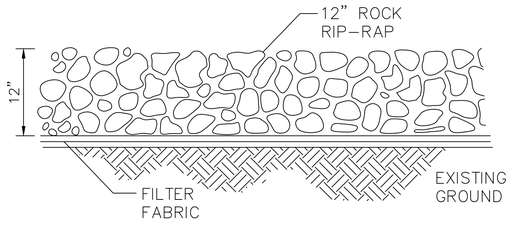
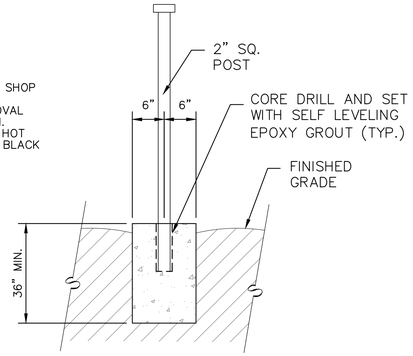


SLOPED END HEADWALL DETAIL
NTS

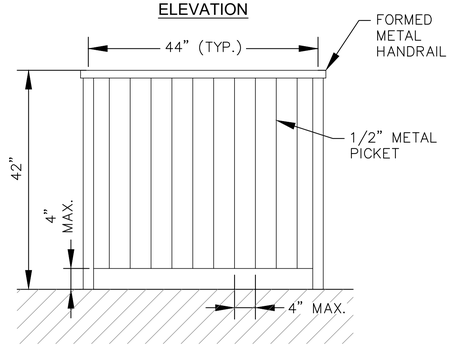


RIP-RAP SECTION DETAIL
NTS

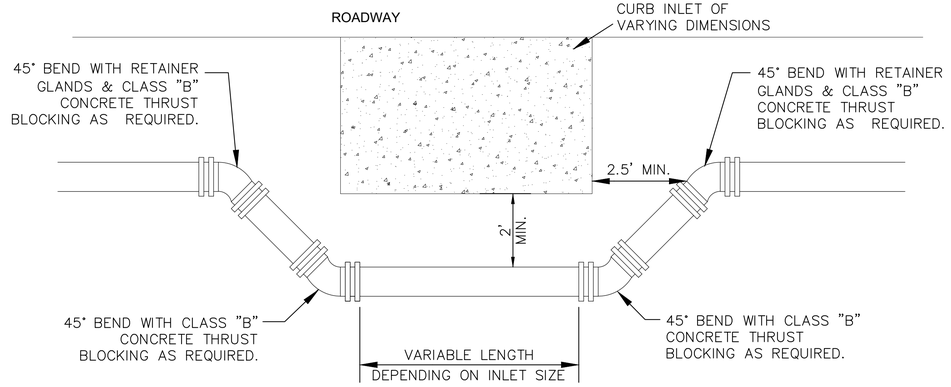
NOTES:
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR RAILING FABRICATION FOR APPROVAL PRIOR TO CONSTRUCTION.
2. HANDRAIL FINISH TO BE HOT DIP GALVANIZED WITH A BLACK PAINT COATING.



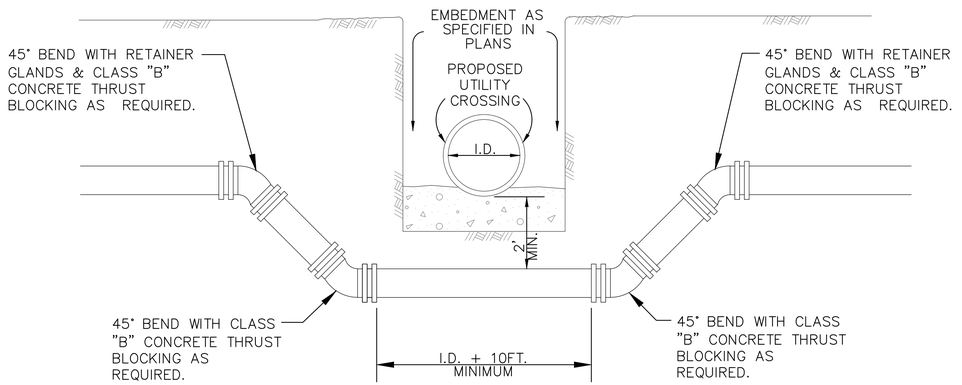
ELEVATION



HANDRAIL DETAIL
NTS



WATER LINE ALIGNMENT AROUND CURB INLET
NTS



WATER LINE CROSSING UNDER DETAIL
NTS

RECORD DRAWING

THIS DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC. AND CONSIDERED TO BE SIGNIFICANT. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.

DATE: 10/7/2024 BY: KYLE P. BROCKMAN

No.	REVISIONS	DATE	BY
1	REVISED HANDRAIL DETAIL NOTE 2	10/6/23	

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PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED
PROFESSIONAL ENGINEER
10/6/23

KHA PROJECT 063451861
DATE AUGUST 2023
SCALE: AS SHOWN
DESIGNED BY: KPB
DRAWN BY: SRL
CHECKED BY: KPB

CONSTRUCTION DETAILS

HIGH POINTE RANCH
PHASE 1A
CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-62

Plotted By:Brockman, Kyle Date:August 31, 2023 09:30:28am File Path: \\kimley-horn.com\TX_FRI\FRI_Civil\063451961-High Pointe Ranch\Civil\Phase 1\PlanSheets\C-Construction Details.dwg
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NOTE:
1. STRUCTURAL ENGINEERING BY OTHERS.
2. CONTRACTOR TO PROVIDE SIGNED AND SEALED SHOP DRAWINGS FOR APPROVAL.

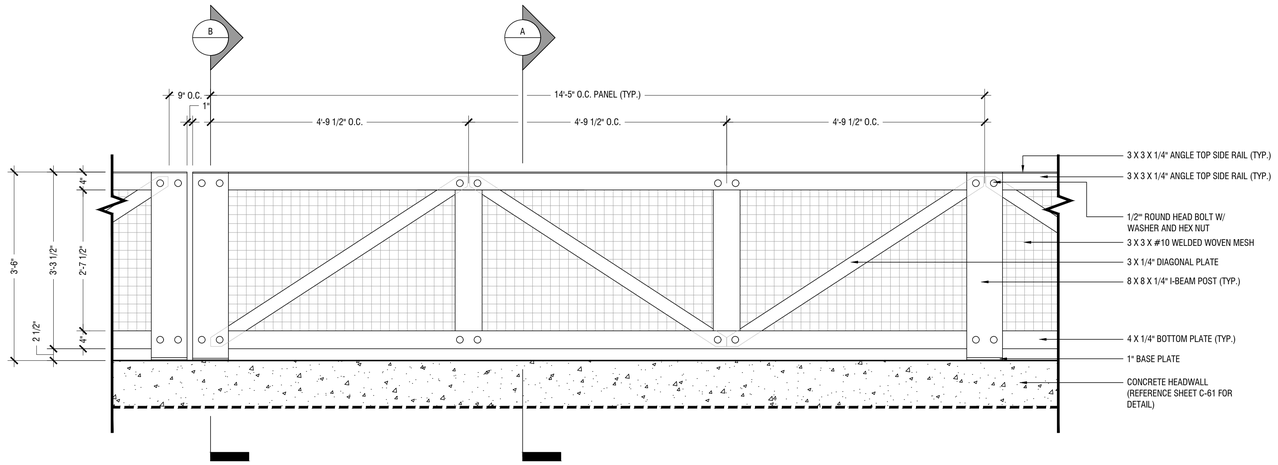
2

PAINT AND COATING DETAIL:

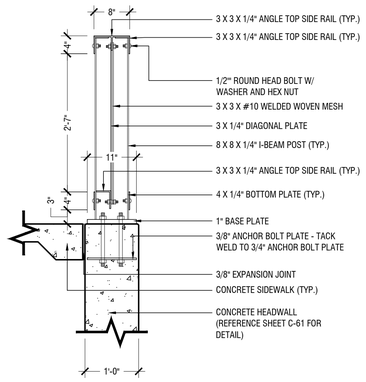
PRODUCT: SHERWIN WILLIAMS 'FLUROPON METAL TRENDS' COLLECTION
COLOR: 'DARK RUST' FLUROPON CLASSIC II SERIES
INSTALLATION: 2 COATS (REFERENCE MANUFACTURER SPECIFICATIONS FOR RECOMMENDED APPLICATION METHODS AND SPECIFICATIONS)

NOTE:
CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR PEDESTRIAN RAILING PRIOR TO CONSTRUCTION

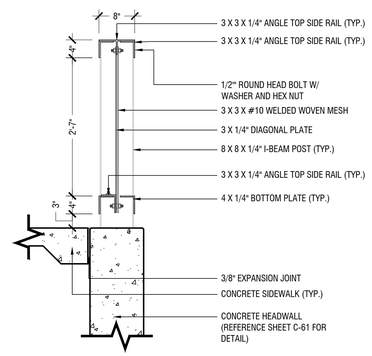




C. PEDESTRIAN RAILING PANEL ELEVATION (TYP.)



B. END PEDESTRIAN RAILING SECTION AT POST (TYP.)



A. INTERMEDIATE PEDESTRIAN RAILING SECTION

RECORD DRAWING

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DATE: 10/7/2024 BY: KYLE P. BROCKMAN

CULVERT PEDESTRIAN RAILING DETAILS

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

A

No.	REVISIONS	DATE	BY
1	REVISED HANDRAIL DETAIL	10/6/23	
2	PAINT AND COATING NOTES	1/25/24	

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1/25/24

KHA PROJECT 063451861
DATE AUGUST 2023
SCALE: AS SHOWN
DESIGNED BY: KPB
DRAWN BY: SRL
CHECKED BY: KPB

CONSTRUCTION DETAILS

HIGH POINTE RANCH
PHASE 1A
CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
C-63

Plotted By:Brockman, Kyle Date:August 31, 2023 09:30:28am File Path:\\kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Cad\Phase 1\PlanSheets\C-Construction Details.dwg
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TXDOT PERMIT PLANS FOR THE CONSTRUCTION OF

HIGHPOINTE RANCH FM 428 LEFT TURN LANES

CITY OF AUBREY, DENTON COUNTY, TEXAS

RECORD DRAWING

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DATE: 10/7/2024 BY: KYLE P. BROCKMAN

STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED PROFESSIONAL ENGINEER
3/19/24

HIGH POINTE RANCH TXDOT DRIVE - PERMITS

KHA PROJECT NO. 063451861

TxDOT PLANS

ENGINEER

Kimley»Horn

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FRISCO, TX 75034
TEL: (972) 335-3580
CONTACT: THOMAS L. FLETCHER, P.E.

STATE OF TEXAS
REGISTRATION NO. F-928

OWNER/DEVELOPER

Aubrey Blackjack Partners, LLC
4514 Cole Ave., Suite 1650
Dallas, TX 75205
Tel: (214) 674-9570
Contact: Chad Vose

FM Land Investments I, LLC
138 Old Town Blvd. N, Suite 202
Argyle, TX 76226
Tel: (972) 740-5725
Contact: David Marks & Walter Foss

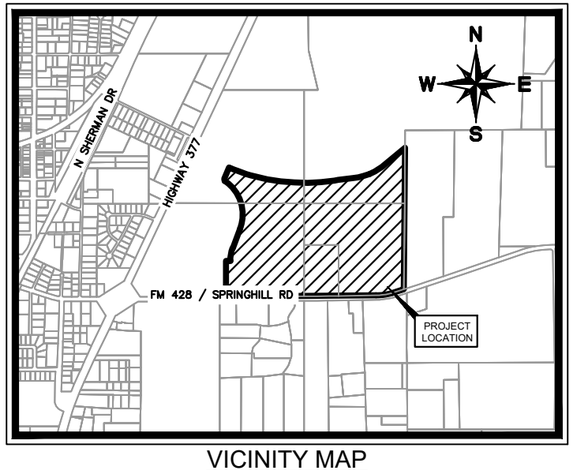
811
Know what's below.
Call before you dig.

THE PURPOSE OF THESE PLANS IS TO OBTAIN A DRIVEWAY PERMIT FROM THE TEXAS DEPARTMENT OF TRANSPORTATION TO GAIN ACCESS OFF OF FM 428 / SPRINGHILL ROAD TO OUR PROPOSED DEVELOPMENT.

TxDOT GENERAL NOTES

NOTES:

1. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 11"X17" SHEET.
2. ALL CONSTRUCTION WITHIN THE STATE RIGHT OF WAY WILL REQUIRE COMPLIANCE TO 2014 TXDOT STANDARD SPECIFICATIONS, STANDARD PLANS,TXDOT ON-LINE MANUALS, AND THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. BY SEALING AND SIGNING THESE PERMIT PLANS AS A PROFESSIONAL CIVIL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, I CERTIFY THAT THE PROPOSED DRIVEWAY OR PUBLIC STREET CONNECTION TO THE STATE ROADWAY MEETS OR EXCEEDS THE MINIMUM STOPPING SIGHT DISTANCE REQUIRED FOR A DESIGN SPEED OF 45 MILES PER HOUR, BASED ON THE MOST RECENT ON-LINE TXDOT ROADWAY DESIGN MANUAL REQUIREMENTS
4. POSTED SPEED LIMIT ON FM 428 IS 45 MILES PER HOUR.
5. SPECIFICATIONS ADOPTED BY THE TEXAS DEPARTMENT OF TRANSPORTATION NOVEMBER 1, 2014 AND SPECIFICATION ITEMS LISTED AND DATED AS FOLLOWS SHALL GOVERN ON THIS PROJECT FOR ALL WORK WITHIN THE STATE RIGHT OF WAY.
6. TRAFFIC CONTROL MUST BE MAINTAINED THROUGHOUT THE DURATION OF WORK WITHIN TXDOT ROW.
7. ALL DISTURBED ROW MUST BE RE-VEGETATED WITH SOD AND MAINTAINED UNTIL VEGETATION IS RE-ESTABLISHED.
8. ALL LANE CLOSURES MUST BE COORDINATED WITH BOTH TXDOT AND MUNICIPALITY INSPECTORS.
9. NO CONSTRUCTION SHALL BE PERMITTED WITHIN TEXAS DEPT. OF TRANSPORTATION RIGHT OF WAY PRIOR TO TXDOT APPROVAL AND ISSUANCE OF PERMIT.
10. ANY UTILITY RELOCATION UNDER TXDOT ROW REQUIRES SEPARATE "UIR" PERMIT.
11. ALL LANE CLOSURES SHALL TAKE PLACE BETWEEN 9:00 AM AND 3:30 PM MONDAY THROUGH FRIDAY. NO LANE CLOSURES ARE ALLOWED DURING PEAK HOURS.



VICINITY MAP
SCALE: 1" = 2,000'

MARCH 2024

SHEET INDEX

Sheet Number	Sheet Title
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TX-04	GRADING PLAN
TX-05	FENDER ROAD LEFT TURN LANE PLAN
TX-06	FENDER ROAD LEFT TURN LANE PLAN AND DRIVEWAY PLAN
TX-07	FENDER ROAD POINT TABLE
TX-08	FENDER ROAD LEFT TURN LANE PLAN AND DRIVEWAY PLAN
TX-09	DRAFT LANE LEFT TURN LANE PLAN
TX-10	DRAFT LANE LEFT TURN LANE PLAN & DRIVEWAY PLAN
TX-11	DRAFT LANE POINT TABLE
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TX-18	RIPRAP SECTION DETAIL
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BC(7)-21 *	BARRICADE AND CONSTRUCTION ARROW PANEL, ATTENTUATOR
BC(8)-21 *	BARRICADE AND CONSTRUCTION CHANNELIZING DEVICES
BC(9)-21 *	BARRICADE AND CONSTRUCTION CHANNELIZING DEVICES
BC(10)-21 *	BARRICADE AND CONSTRUCTION CHANNELIZING DEVICES
BC(11)-21 *	BARRICADE AND CONSTRUCTION PAVEMENT MARKINGS
BC(12)-21 *	BARRICADE AND CONSTRUCTION PAVEMENT MARKING PATTERNS
TCP(1-2)-18 *	TRAFFIC CONTROL PLAN ONE-LANE TWO-WAY
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PM(22)-2 *	PM(22)-2
PM(22)-3 *	PM(22)-3

* THE STANDARD SHEETS SPECIFICALLY IDENTIFIED IN THIS INDEX OF SHEETS HAVE BEEN SELECTED BY ME OR UNDER MY SUPERVISION AS BEING APPLICABLE TO THIS PROJECT.

Plotted By:Brockman, Kyle Date:March 19, 2024 08:44:46am File Path:K:\FRI_Civil\063451861-High Pointe Ranch\Cad\TxDOT\Driveway Permit 1A\PlanSheets\TX-Cover Sheet_L_17769_c6f2a8e7a-x-k.dwg
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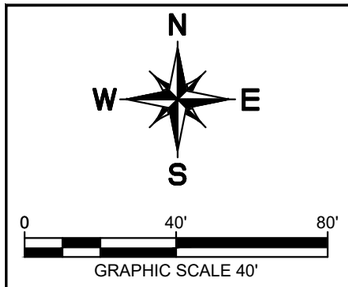
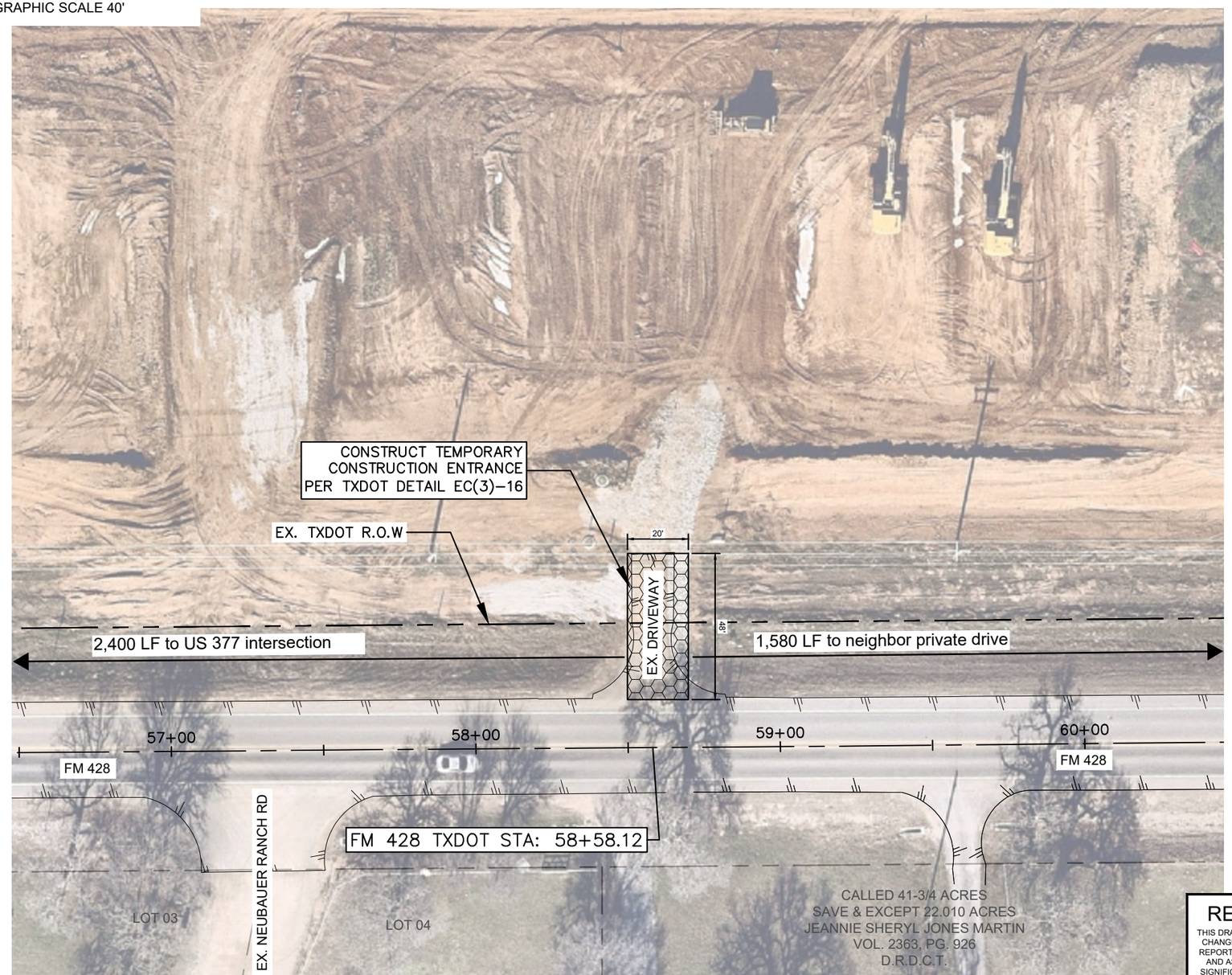


BMP MAINTENANCE SCHEDULE

TEMPORARY STONE CONSTRUCTION ENTRANCE/EXIT:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. AGGREGATE PAD SHALL BE WASHED DOWN OR REPLACED WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN THE STONES OR MUD IS BEING TRACKED ONTO THE PUBLIC ROADWAY. RUNOFF FROM WASHDOWN OPERATION SHALL BE FILTERED THROUGH ANOTHER B.M.P. PRIOR TO DRAINING OFF-SITE.



SITE MAP GENERAL NOTES

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR SELECTION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS – CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
2. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
3. DRAINAGE PATTERNS ARE SHOWN ON THIS PLAN BY PROPOSED AND EXISTING CONTOURS, FLOW ARROWS AND/OR SLOPES.
4. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
5. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
6. SANITARY SEWER EFFLUENT IS DISPOSED OF VIA AN ONSITE SEWER SYSTEM CONNECTED TO A MUNICIPAL SEWER SYSTEM.

STANDARD EROSION CONTROL GENERAL NOTES

1. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THIS PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY ENGINEERING DIVISION.
2. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.
3. INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO INSURE THAT THE DEVICES ARE FUNCTIONING PROPERLY. WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN STONES OR MUD IS BEING TRACKED ONTO A PUBLIC ROADWAY THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASHDOWN OPERATION HALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL OFF SITE SEDIMENTATION. PERIODIC RE-GRADING OR THE ADDITION OF NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFICIENCY OF THE INSTALLATION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTAL OF N.O.I., N.O.T. AND ANY ADDITIONAL INFORMATION REQUIRED BY THE TCEQ CONTRACTOR SHALL COMPLY WITH ALL TCEQ STORMWATER POLLUTION PREVENTION REQUIREMENTS.

RECORD DRAWING

THIS DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC. AND CONSIDERED TO BE SIGNIFICANT. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.

DATE: 10/7/2024 BY: KYLE P. BROCKMAN

BENCHMARKS

BM #5002
BM FLUSH WITH NATURAL GROUND, 3.0' EAST OF CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH.
ELEV: **676.28'**

BM #40
BOX CUT SET ON A WING WALL ON THE SOUTH SIDE OF SPRING HILLS ROAD (F.M. 428) ±1593.00' EAST OF THE INTERSECTION OF U.S. HIGHWAY 377 AND SPRING HILL ROAD (F.M. 428).
ELEV: **667.55'**

No.	REVISIONS	DATE	BY

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TEXAS REGISTERED ENGINEERING FIRM F-928

3/18/24
STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED PROFESSIONAL ENGINEER

KHA PROJECT 063451861	DATE MARCH 2024	SCALE: AS SHOWN	DESIGNED BY: KPB
		DRAWN BY: BBA	CHECKED BY: TLF

TEMPORARY CONSTRUCTION ENTRANCE

HIGHPOINTE RANCH
PHASE 1A
TXDOT PLANS
CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
TX-01

Plotted By:Brockman, Kyle Date:February 20, 2024 08:49:31am File Path:K:\FtW_Civil\063451861-High Pointe Ranch\Cad\TxDOT\Driveway Permit 1A\PlanSheets\Exhibits\TX-Existing Driveway.dwg
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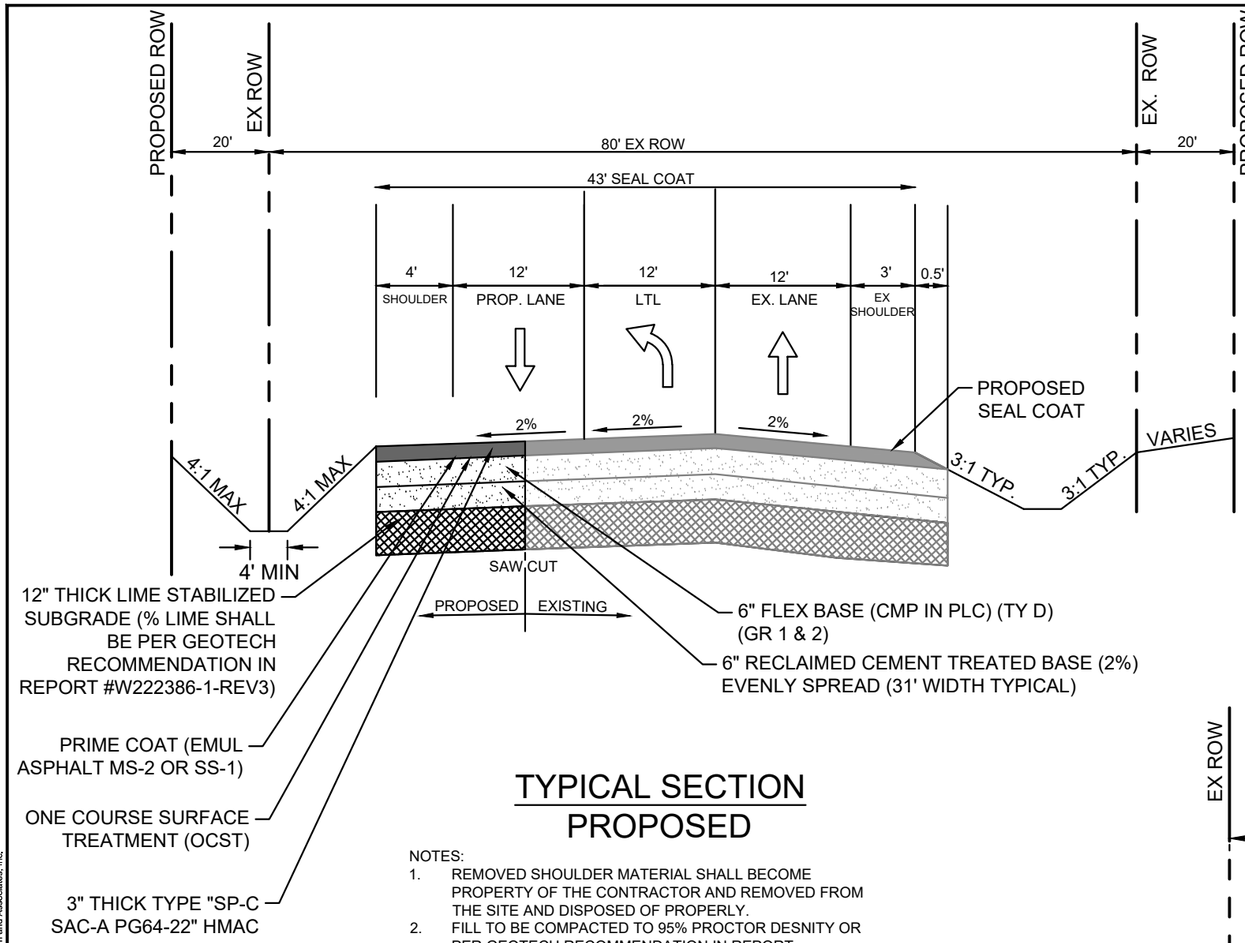
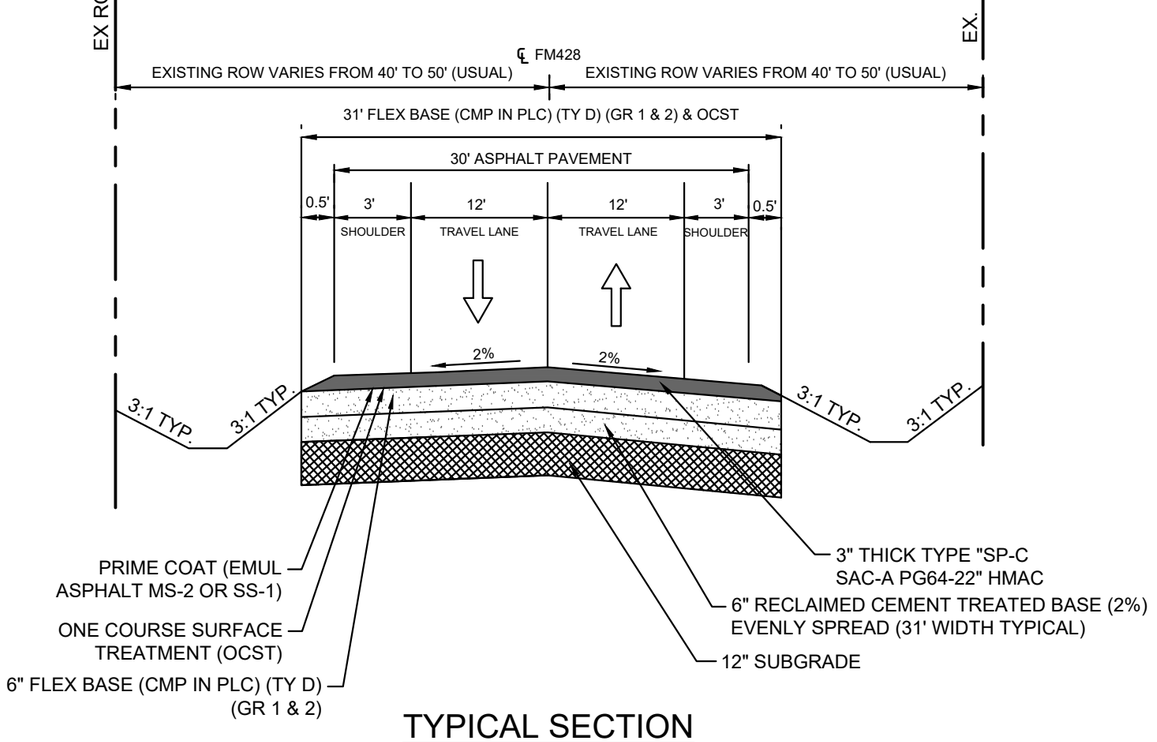


TYPICAL SECTION
PROPOSED

NOTES:
1. REMOVED SHOULDER MATERIAL SHALL BECOME PROPERTY OF THE CONTRACTOR AND REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
2. FILL TO BE COMPACTED TO 95% PROCTOR DESNITY OR PER GEOTECH RECOMMENDATION IN REPORT #W222386
3. APPLY SEAL COAT TO FULL WIDTH OF EXISTING AND PROPOSED PAVEMENT PER TXDOT SPEC 316.



TYPICAL SECTION
EXISTING

RECORD DRAWING

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DATE: 10/7/2024 BY: KYLE P. BROCKMAN

No.	REVISIONS	DATE	BY

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3/19/24

STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED PROFESSIONAL ENGINEER

KHA PROJECT 063451861	DATE MARCH 2024	SCALE: AS SHOWN	DESIGNED BY: KPB	DRAWN BY: BBA	CHECKED BY: TLF

TYPICAL SECTIONS

HIGHPOINTE RANCH
PHASE 1A
TXDOT PLANS
CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
TX-02

Plotted By:Brockman, Kyle Date:March 19, 2024 09:04:22am File Path:K:\FRI_Civil\063451861-High Pointe Ranch\Cad\TxDOT\Driveway Permit 1\AllPlanSheets\TX-Typical Sections.dwg
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N
W E
S

0 40' 80'
GRAPHIC SCALE 40'

BENCHMARKS

BM #5002
BM FLUSH WITH NATURAL GROUND, 3.0' EAST OF CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH.
ELEV: **676.28'**

BM #40
BOX CUT SET ON A WING WALL ON THE SOUTH SIDE OF SPRING HILLS ROAD (F.M. 428) ±1593.00' EAST OF THE INTERSECTION OF U.S. HIGHWAY 377 AND SPRING HILL ROAD (F.M. 428).
ELEV: **667.55'**

LEGEND

	PROPERTY LINE
55.5 •	PROPOSED SPOT ELEVATION
EX 55.5 •	EXISTING SPOT ELEVATION
	PROPOSED SWALE FLOWLINE
	DRAINAGE FLOW DIRECTION
555	PROPOSED CONTOUR
555	EXISTING CONTOUR
	PROPOSED EDGE OF PAVEMENT
	EXISTING EDGE OF PAVEMENT
	PROPOSED UTILITY EASEMENT

CAUTION!!
EXISTING UTILITIES IN THE AREA. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES AND VERIFY EXACT LOCATION AND DEPTH PRIOR TO CONSTRUCTION.

PROPOSED TxDOT R.O.W
EXISTING R.O.W
20' ROW DEDICATION
FENDER ROAD
EXISTING 80' TxDOT ROW
FM 428
54+00
55+00
56+00
57+00
1+00
2+00
ONLY
OHE
4:1 MAX
TXDOT FM428 STA: 57+24.06
STA: 0+98.68 FENDER ROAD
MATCH LINE THIS SHEET
58+00
59+00
60+00
UGE
BM #40

EG TIE-IN
EG
20' TYP
5' TYP
15' TYP
VARIES
4:1 MAX
2%
EG
EG TIE-IN

CROSS SECTION A-A
NTS

RECORD DRAWING

THIS DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC. AND CONSIDERED TO BE SIGNIFICANT. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.

DATE: 10/7/2024 BY: KYLE P. BROCKMAN

No.	REVISIONS	DATE	BY

Kimley»Horn

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6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
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WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

3/19/24
STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED PROFESSIONAL ENGINEER

KHA PROJECT	063451861
DATE	MARCH 2024
SCALE: AS SHOWN	
DESIGNED BY:	KPB
DRAWN BY:	BBA
CHECKED BY:	KPB

GRADING PLAN

HIGHPOINTE RANCH
PHASE 1A
TXDOT PLANS
CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
TX-03

Plotted By: Brockman, Kyle Date: March 19, 2024 - 09:11:07am File Path:K:\FRI_Civil\063451861-High Pointe Ranch\Cad\TxDOT\Driveway Permit 1A\PlanSheets\TX-Grading plan.dwg
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PROPOSED 7' CULVERT EXTENSION w/ TXDOT PW-1 WINGWALL

PROPOSED TxDOT R.O.W

EXISTING R.O.W

20' ROW DEDICATION

EXISTING 80' TxDOT ROW

EXISTING 3' X 3' RCB

DRAFT LANE

FM 428

EX 666.4

666.5

EX FL 667.5

EX FL 669.86

4:1 MAX

MATCH LINE THIS SHEET

0 40' 80'

GRAPHIC SCALE 40'

N

W E

S

LEGEND

- PROPERTY LINE
- 55.5 • PROPOSED SPOT ELEVATION
- EX 55.5 • EXISTING SPOT ELEVATION
- PROPOSED SWALE FLOWLINE
- DRAINAGE FLOW DIRECTION
- 555 PROPOSED CONTOUR
- 555 EXISTING CONTOUR
- PROPOSED EDGE OF PAVEMENT
- EXISTING EDGE OF PAVEMENT
- PROPOSED UTILITY EASEMENT

BENCHMARKS

BM #5002
BM FLUSH WITH NATURAL GROUND, 3.0' EAST OF CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH.
ELEV: **676.28'**

BM #40
BOX CUT SET ON A WING WALL ON THE SOUTH SIDE OF SPRING HILLS ROAD (F.M. 428) ±1593.00' EAST OF THE INTERSECTION OF U.S. HIGHWAY 377 AND SPRING HILL ROAD (F.M. 428).
ELEV: **667.55'**

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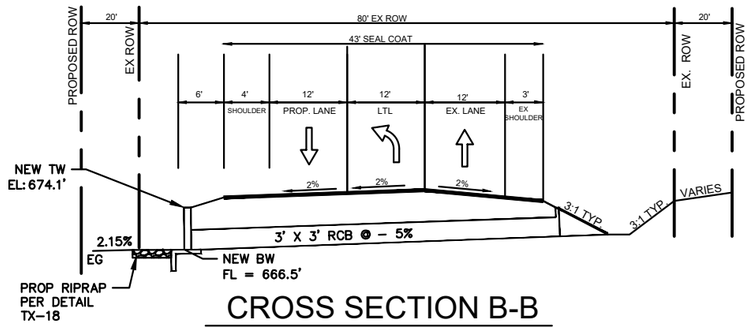
TXDOT FM428 STA: 65+66.46
STA: 0+98.36 DRAFT LANE

MATCH LINE THIS SHEET

EXISTING R.O.W

EXISTING 80' TxDOT ROW

EX. 24" RCP



CROSS SECTION A-A

NTS

CROSS SECTION B-B

NTS

CROSS SECTION C-C

NTS

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3/19/24

STATE OF TEXAS
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LICENSED PROFESSIONAL ENGINEER

No.	REVISIONS	DATE	BY

KHA PROJECT 063451861
DATE MARCH 2024
SCALE: AS SHOWN
DESIGNED BY: KPB
DRAWN BY: BBA
CHECKED BY: KPB

GRADING PLAN

HIGHPOINTE RANCH PHASE 1A TXDOT PLANS

CITY OF AUBREY, DENTON COUNTY, TEXAS

SHEET NUMBER
TX-04

Plotted By: Brockman, Kyle Date: March 19, 2024 09:14:18am File Path: K:\FRI_Civil\063451861-High Pointe Ranch\Cad\TxDOT\Driveway Permit 1A\PlanSheets\TX-Grading plan.dwg
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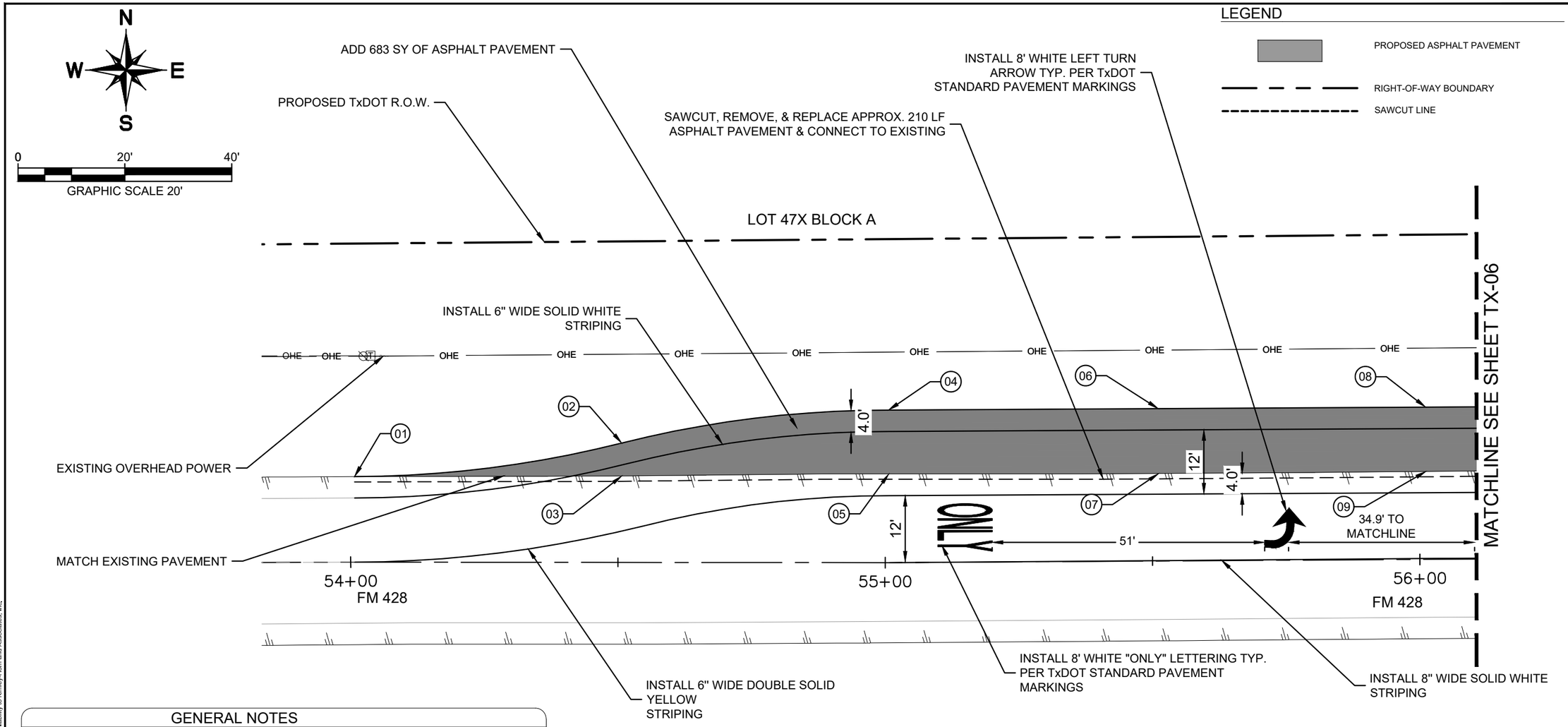

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11. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

NOTE: APPLY SEAL COAT TO FULL WIDTH OF EXISTING AND PROPOSED PAVEMENT (APPROX 5,800 SY) PER TXDOT SPEC 316 AND RESTRIPE TXDOT STA 54+00 TO TXDOT STA 67+75

RECORD DRAWING

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DATE: 10/7/2024 BY: KYLE P. BROCKMAN

POINT TABLE

POINT NO.	DESCRIPTION	NORTHING	EASTING	ELEVATION
01	BEGIN WIDENING, MATCH EXISTING PCEP (TP)	7159838.95	2434426.20	671.67
02	PRC (TP)	7159845.21	2434476.17	673.30
03	MATCH EXISTING (TP)	7159839.07	2434476.20	673.22
04	PT (TP)	7159851.37	2434526.09	674.35
05	MATCH EXISTING (TP)	7159839.45	2434526.16	674.63
06	TP	7159851.65	2434576.55	675.84
07	MATCH EXISTING (TP)	7159839.53	2434576.62	676.09
08	TP	7159851.93	2434626.55	677.27
09	MATCH EXISTING (TP)	7159839.91	2434626.62	677.53

No.	REVISIONS	DATE	BY

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TEXAS REGISTERED ENGINEERING FIRM F-928

3/19/24
STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED PROFESSIONAL ENGINEER

KHA PROJECT 063451861	DATE MARCH 2024	SCALE: AS SHOWN	DESIGNED BY: KPB	DRAWN BY: BBA	CHECKED BY: TLF

FENDER ROAD LEFT TURN LANE PLAN

HIGHPOINTE RANCH PHASE 1A TXDOT PLANS

CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
TX-05

Plotted By: Alexander, Brett Date/December 15, 2023 11:40:55am File Path:\\kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Cad\TxDOT\Driveway Permit\PlanSheets\TX-Drive Connections.dwg
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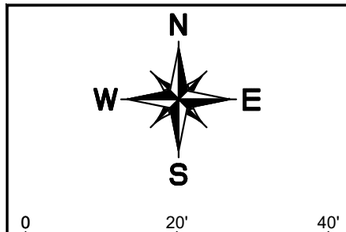

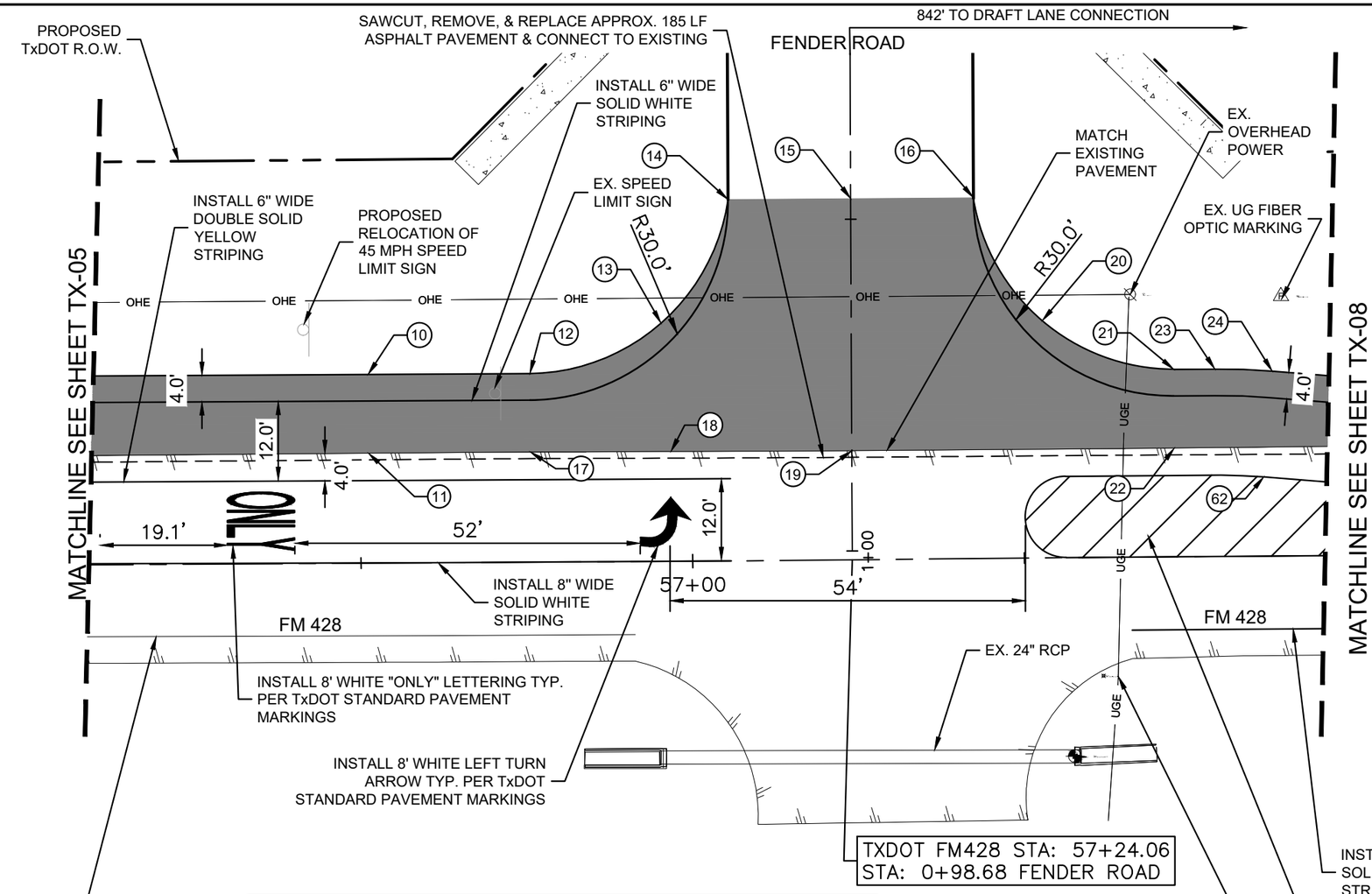

NOTES:
1. SEE SHEET TX-07 FOR POINT TABLE INCLUDING POINTS LABELED ON THIS SHEET

LEGEND

- PROPOSED ASPHALT PAVEMENT
- RIGHT-OF-WAY BOUNDARY
- SAWCUT LINE

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DATE: 10/7/202 4 BY: KYLE P. BROCKMAN

No.	REVISIONS	DATE	BY

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TEXAS REGISTERED ENGINEERING FIRM F-928

3/19/24

STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED PROFESSIONAL ENGINEER

KHA PROJECT	063451861
DATE	MARCH 2024
SCALE:	AS SHOWN
DESIGNED BY:	KPB
DRAWN BY:	BBA
CHECKED BY:	TLF

FENDER ROAD LEFT TURN LANE PLAN AND DRIVEWAY PLAN

HIGHPOINTE RANCH PHASE 1A TXDOT PLANS

CITY OF AUBREY, DENTON COUNTY, TEXAS

SHEET NUMBER
TX-06

Plotted By: Alexander, Brett Date/December 15, 2023 11:40:58am File Path:\\kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Cad\TxDOT\Driveway Permit\PlanSheets\TX-07Drive Connections.dwg
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FENDER ROAD TABLE (SHEET TX-06)

POINT TABLE				
POINT NO.	DESCRIPTION	NORTHING	EASTING	ELEVATION
10	TP	7159852.21	2434676.55	678.64
11	MATCH EXISTING (TP)	7159840.35	2434676.61	678.87
12	BEGIN RADIUS (TP)	7159852.35	2434700.94	679.32
13	RADIUS MIDPOINT (TP)	7159859.95	2434720.71	679.32
14	END RADIUS (TP)	7159878.58	2434730.79	679.31
15	STREET CROWN (TP)	7159878.71	2434749.29	679.23
16	BEGIN RADIUS (TP)	7159878.85	2434767.79	679.15
17	MATCH EXISTING (TP)	7159840.53	2434701.01	679.44
18	MATCH EXISTING (TP)	7159840.60	2434722.21	679.94
19	MATCH EXISTING (TP)	7159840.72	2434749.46	680.58
20	RADIUS MIDPOINT (TP)	7159860.30	2434778.15	680.40
21	END RADIUS (TP)	7159852.98	2434797.99	681.47
22	MATCH EXISTING (TP)	7159841.13	2434798.06	681.71
23	PC (TP)	7159853.02	2434804.18	681.57
24	PT (TP)	7159852.72	2434812.82	681.70
62	BEGIN LANE TAPER	7159836.77	2434811.56	682.02

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3/19/24

STATE OF TEXAS
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131422
LICENSED PROFESSIONAL ENGINEER

KHA PROJECT	063451861
DATE	MARCH 2024
SCALE:	AS SHOWN
DESIGNED BY:	KPB
DRAWN BY:	BBA
CHECKED BY:	TLF

FENDER ROAD
POINT TABLE

HIGHPOINTE RANCH
PHASE 1A
TXDOT PLANS
CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
TX-07

Plotted By: Alexander, Brett Date:December 15, 2023 11:41:02am File Path:\\kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Cad\TxDOT\Driveway Permit\Plan Sheets\TX-Drive Connections.dwg
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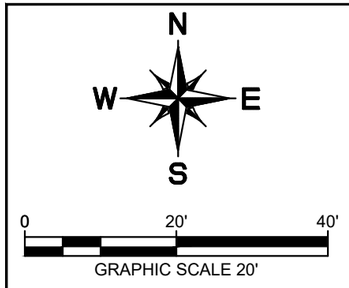

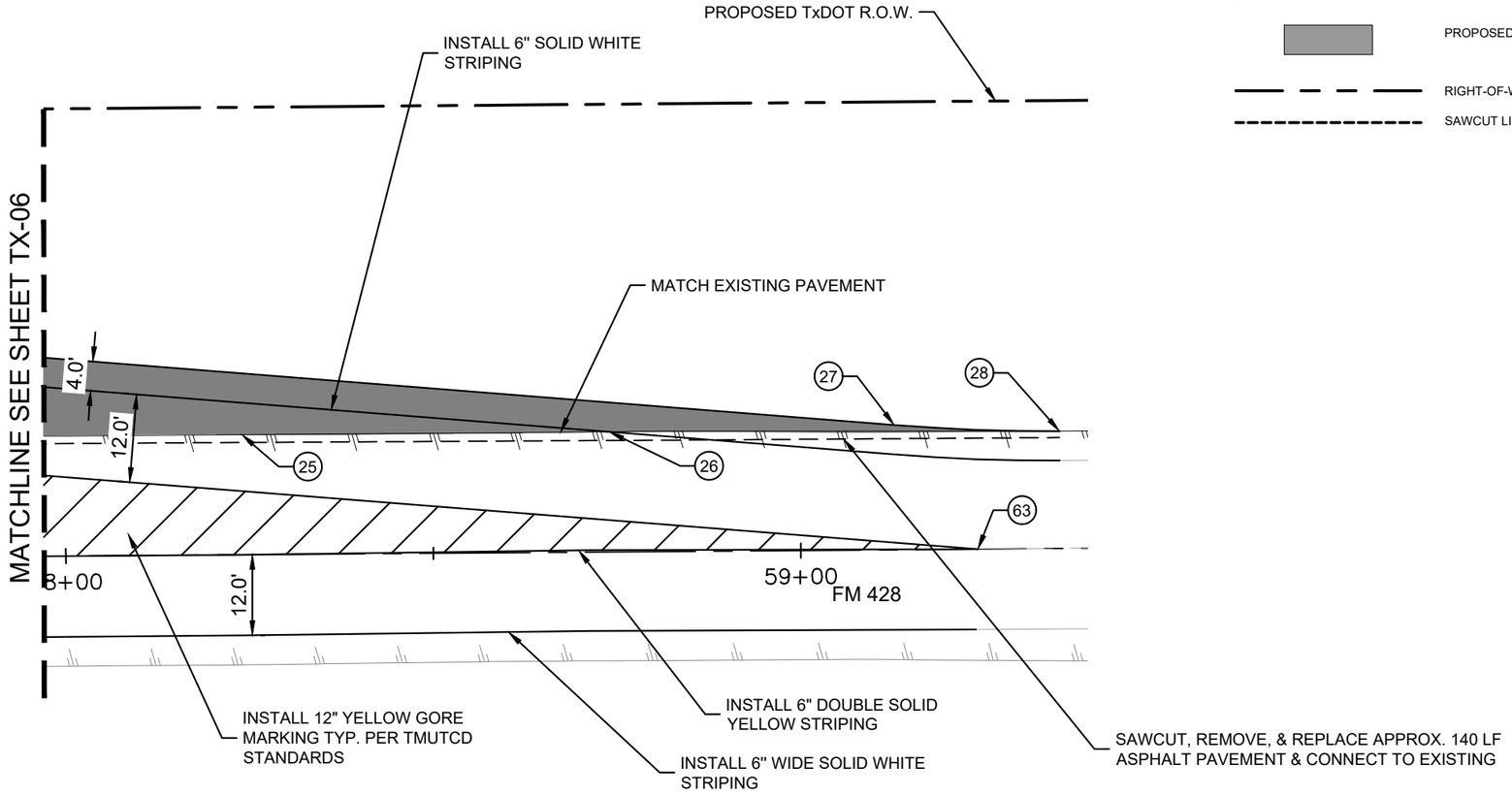

LEGEND

- PROPOSED ASPHALT PAVEMENT
- RIGHT-OF-WAY BOUNDARY
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25	MATCH EXISTING (TP)	7159841.46	2434849.42	682.49
26	MATCH EXISTING (TP)	7159841.86	2434899.45	682.44
27	PC (TP)	7159842.79	2434938.17	682.26
28	END WIDENING, MATCH EXISTING, PT (TP)	7159841.95	2434960.68	682.49
63	END LANE TAPER	7159825.86	2434949.59	682.26

NOTE: APPLY SEAL COAT TO FULL WIDTH OF EXISTING AND PROPOSED PAVEMENT (APPROX 5,800 SY) PER TXDOT SPEC 316 AND RESTRIPE TXDOT STA 54+00 TO TXDOT STA 67+75

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DATE MARCH 2024
SCALE: AS SHOWN
DESIGNED BY: KPB
DRAWN BY: BBA
CHECKED BY: TLF

FENDER ROAD LEFT TURN LANE PLAN AND DRIVEWAY PLAN

HIGHPOINTE RANCH PHASE 1A TXDOT PLANS

CITY OF AUBREY, DENTON COUNTY, TEXAS

SHEET NUMBER
TX-08

Plotted By:Brockman, Kyle Date:December 19, 2023 08:31:53pm File Path:\\kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Cad\TXDOT\Driveway Permit\Plan Sheet\TX-Drive Connections.dwg
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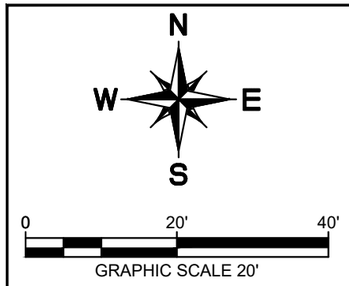

RECORD DRAWING

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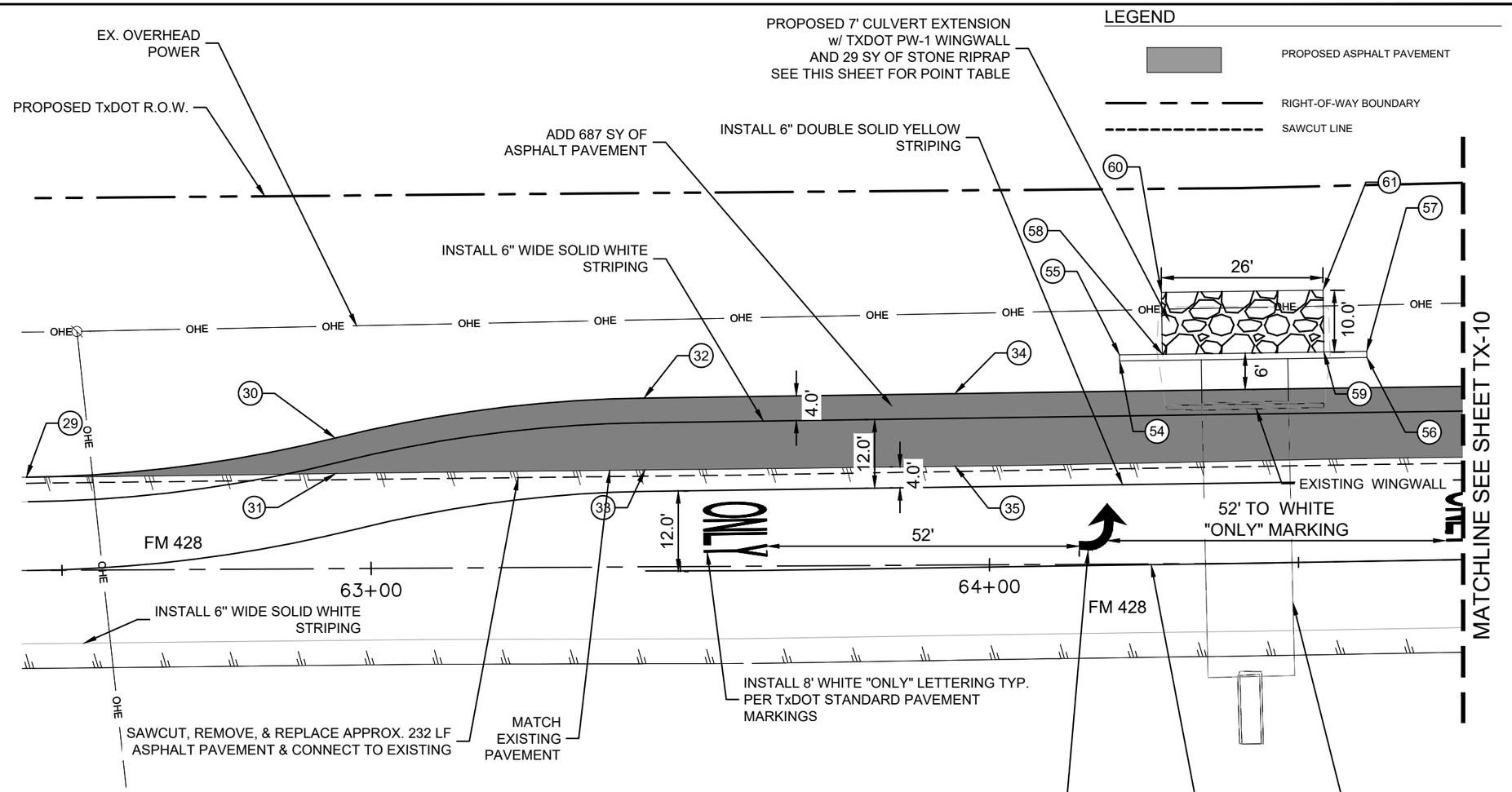
DATE: 10/7/2024 BY: KYLE P. BROCKMAN



GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH TXDOT STANDARDS AND SPECIFICATIONS AS WELL AS O.S.H.A. STANDARDS.
2. CONTRACTOR TO VERIFY T.A.S. COMPLIANCE, FOR ANY QUESTIONS CONTACT CIVIL ENGINEER IMMEDIATELY.
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4. A SEPARATE UTILITY PERMIT IS REQUIRED FOR ALL UTILITY RELOCATIONS.
5. CONTRACTOR SHALL DISPOSE OF ALL DEMOLISHED MATERIALS IN A LEGAL MANNER.
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11. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

NOTE: APPLY SEAL COAT TO FULL WIDTH OF EXISTING AND PROPOSED PAVEMENT (APPROX 5,800 SY) PER TXDOT SPEC 316 AND RESTRIPE TXDOT STA 54+00 TO TXDOT STA 67+75

POINT TABLE

POINT NO.	DESCRIPTION	NORTHING	EASTING	ELEVATION
54	TOP OF HEADWALL	7159863.16	2435446.51	674.50
55	TOP OF HEADWALL	7159864.16	2435446.49	674.07
56	TOP OF HEADWALL	7159863.73	2435486.50	674.50
57	TOP OF HEADWALL	7159864.73	2435486.49	674.17
58	PROPOSED RIPRAP	7159864.26	2435453.42	670.43
59	PROPOSED RIPRAP	7159864.63	2435479.57	670.31
60	PROPOSED RIPRAP	7159874.26	2435453.27	667.00
61	PROPOSED RIPRAP	7159874.63	2435479.43	667.00

POINT TABLE

POINT NO.	DESCRIPTION	NORTHING	EASTING	ELEVATION
29	BEGIN WIDENING, MATCH EXISTING , PC (TP)	7159844.39	2435269.70	676.82
30	PRC (TP)	7159850.72	2435319.65	676.10
31	MATCH EXISTING (TP)	7159844.97	2435319.73	676.22
32	PT (TP)	7159857.19	2435369.60	675.42
33	MATCH EXISTING (TP)	7159845.55	2435369.72	675.65
34	TP	7159857.90	2435419.85	675.06
35	MATCH EXISTING (TP)	7159846.15	2435419.90	675.29

No.	REVISIONS	DATE	BY

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TEXAS REGISTERED ENGINEERING FIRM F-928

3/19/24
STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED PROFESSIONAL ENGINEER

KHA PROJECT 063451861	DATE MARCH 2024	SCALE: AS SHOWN	DESIGNED BY: KPB
		DRAWN BY:	BBA
		CHECKED BY:	TLF

DRAFT LANE LEFT TURN LANE PLAN

HIGHPOINTE RANCH
PHASE 1A
TXDOT PLANS
CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
TX-09

Plotted By: Alexander, Brett Date: December 15, 2023 11:41:17am File Path: \\kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\CadTxDOT\Driveway Permit\Plan Sheets\TX-Drive Connections.dwg
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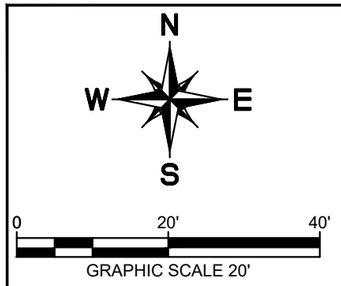


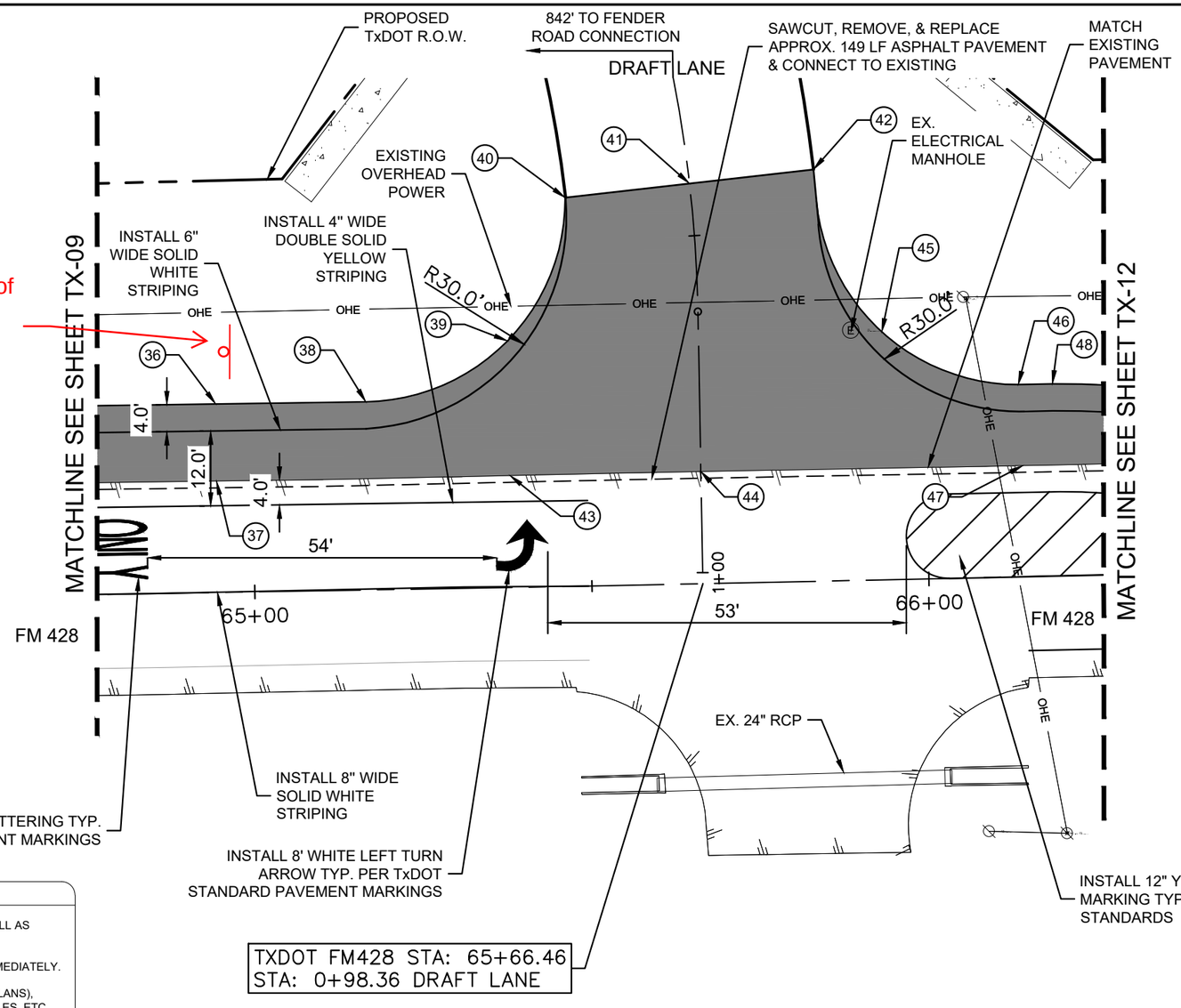
LEGEND

PROPOSED ASPHALT PAVEMENT

RIGHT-OF-WAY BOUNDARY

SAWCUT LINE

Proposed relocation of yellow warning sign (Place per txdot standard details)



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NOTES:
1. SEE SHEET TX-11 FOR POINT TABLE INCLUDING POINTS LABELED ON THIS SHEET

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DATE: 10/7/2024 BY: KYLE P. BROCKMAN

No.	REVISIONS	DATE	BY

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TEXAS REGISTERED ENGINEERING FIRM F-928

3/19/24

STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED PROFESSIONAL ENGINEER

KHA PROJECT 063451861	
DATE	MARCH 2024
SCALE:	AS SHOWN
DESIGNED BY:	KPB
DRAWN BY:	BBA
CHECKED BY:	TLF

DRAFT LANE LEFT TURN LANE PLAN & DRIVEWAY PLAN

HIGHPOINTE RANCH PHASE 1A TXDOT PLANS
CITY OF AUBREY, DENTON COUNTY, TEXAS

SHEET NUMBER
TX-10

Plotted By: Alexander, Brett Date: December 15, 2023 11:41:23am File: Path:\\kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Cad\TxDOT\Driveway Permit\Plan Sheets\TX-Drive Connections.dwg
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DRAFT LANE TABLE (SHEET TX-10)

POINT TABLE				
POINT NO.	DESCRIPTION	NORTHING	EASTING	ELEVATION
36	TP	7159859.31	2435519.65	674.93
37	MATCH EXISTING (TP)	7159847.86	2435519.76	675.16
38	BEGIN RADIUS (TP)	7159859.63	2435541.89	675.05
39	RADIUS MIDPOINT (TP)	7159868.66	2435562.92	674.39
40	END RADIUS (TP)	7159889.90	2435571.46	673.73
41	STREET CROWN (TP)	7159892.00	2435589.91	673.73
42	BEGIN RADIUS (TP)	7159894.09	2435608.29	673.73
43	MATCH EXISTING (TP)	7159848.68	2435563.31	675.44
44	MATCH EXISTING (TP)	7159849.28	2435591.59	675.67
45	RADIUS MIDPOINT (TP)	7159870.00	2435618.43	674.91
46	END RADIUS (TP)	7159862.17	2435638.67	675.89
47	MATCH EXISTING (TP)	7159850.16	2435639.33	676.16
48	PC (TP)	7159862.27	2435643.73	675.95

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3/19/24

STATE OF TEXAS
KYLE P. BROCKMAN
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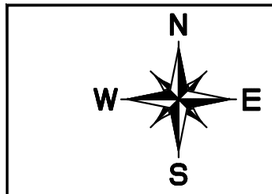
LICENSED PROFESSIONAL ENGINEER

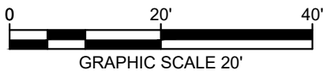
KHA PROJECT 063451861	
DATE	MARCH 2024
SCALE:	AS SHOWN
DESIGNED BY:	KPB
DRAWN BY:	BBA
CHECKED BY:	TLF

DRAFT LANE POINT TABLE

HIGHPOINTE RANCH
PHASE 1A
TXDOT PLANS
CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
TX-11



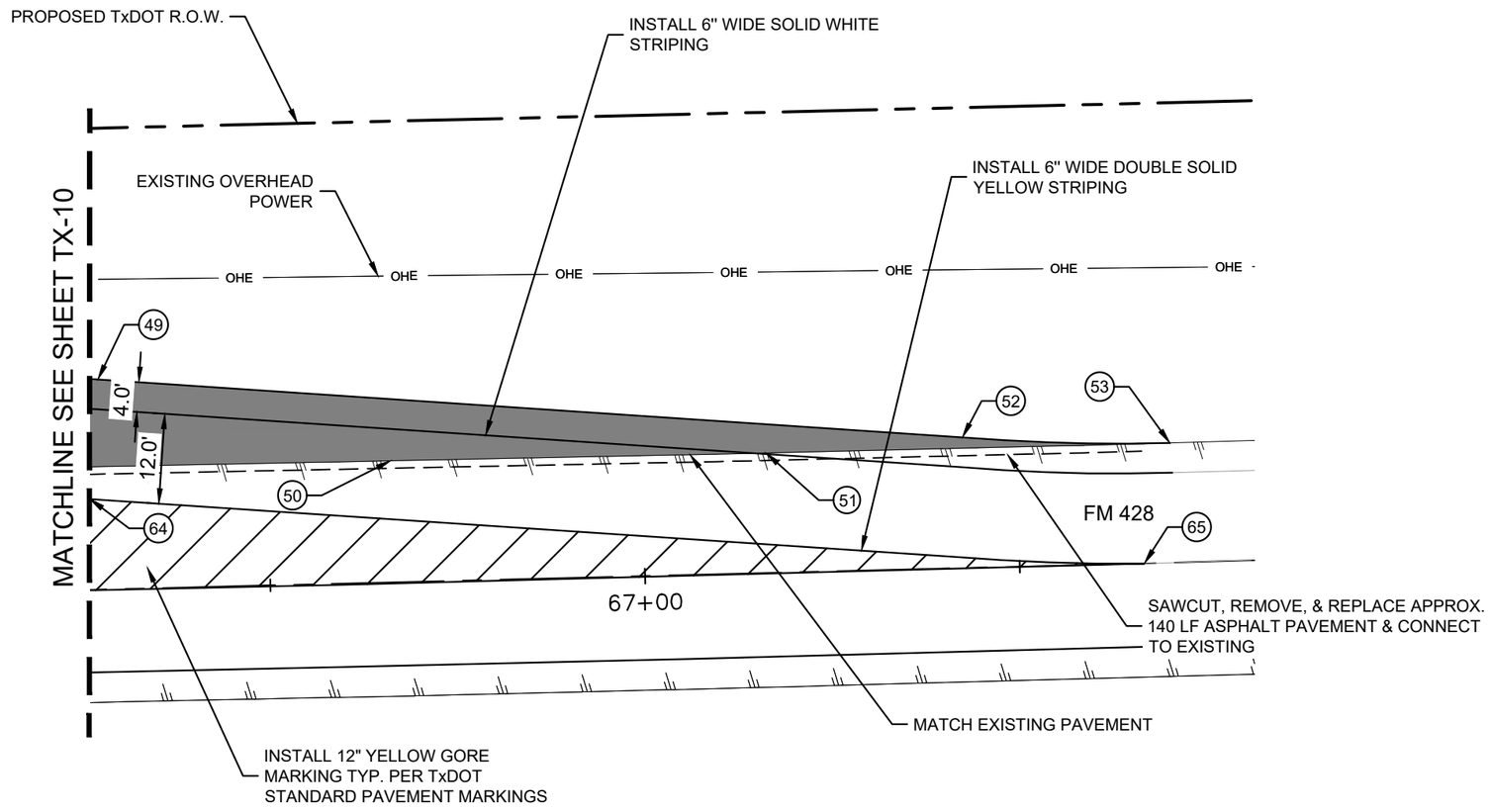


LEGEND

PROPOSED ASPHALT PAVEMENT

RIGHT-OF-WAY BOUNDARY

SAWCUT LINE



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POINT TABLE

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49	PT (TP)	7159862.06	2435652.38	676.04
50	MATCH EXISTING (TP)	7159851.20	2435691.48	676.53
51	MATCH EXISTING (TP)	7159852.25	2435741.53	676.93
52	PC (TP)	7159854.32	2435767.73	677.02
53	END WIDENING, MATCH EXISTING, PT (TP)	7159853.60	2435795.39	677.43
64	BEGIN LANE TAPER	7159846.10	2435651.32	676.28
65	END LANE TAPER	7159837.49	2435792.00	677.94

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3/19/24

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KHA PROJECT	063451861
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DRAFT LANE LEFT TURN LANE PLAN & DRIVEWAY PLAN

HIGHPOINTE RANCH PHASE 1A TXDOT PLANS
CITY OF AUBREY, DENTON COUNTY, TEXAS

SHEET NUMBER
TX-12

Plotted By:Alexander, Brett Date:December 15, 2023 11:41:34am File Path:\\kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Cad\TxDOT\Driveway Permit\PlanSheets\TX-Drive Connections.dwg
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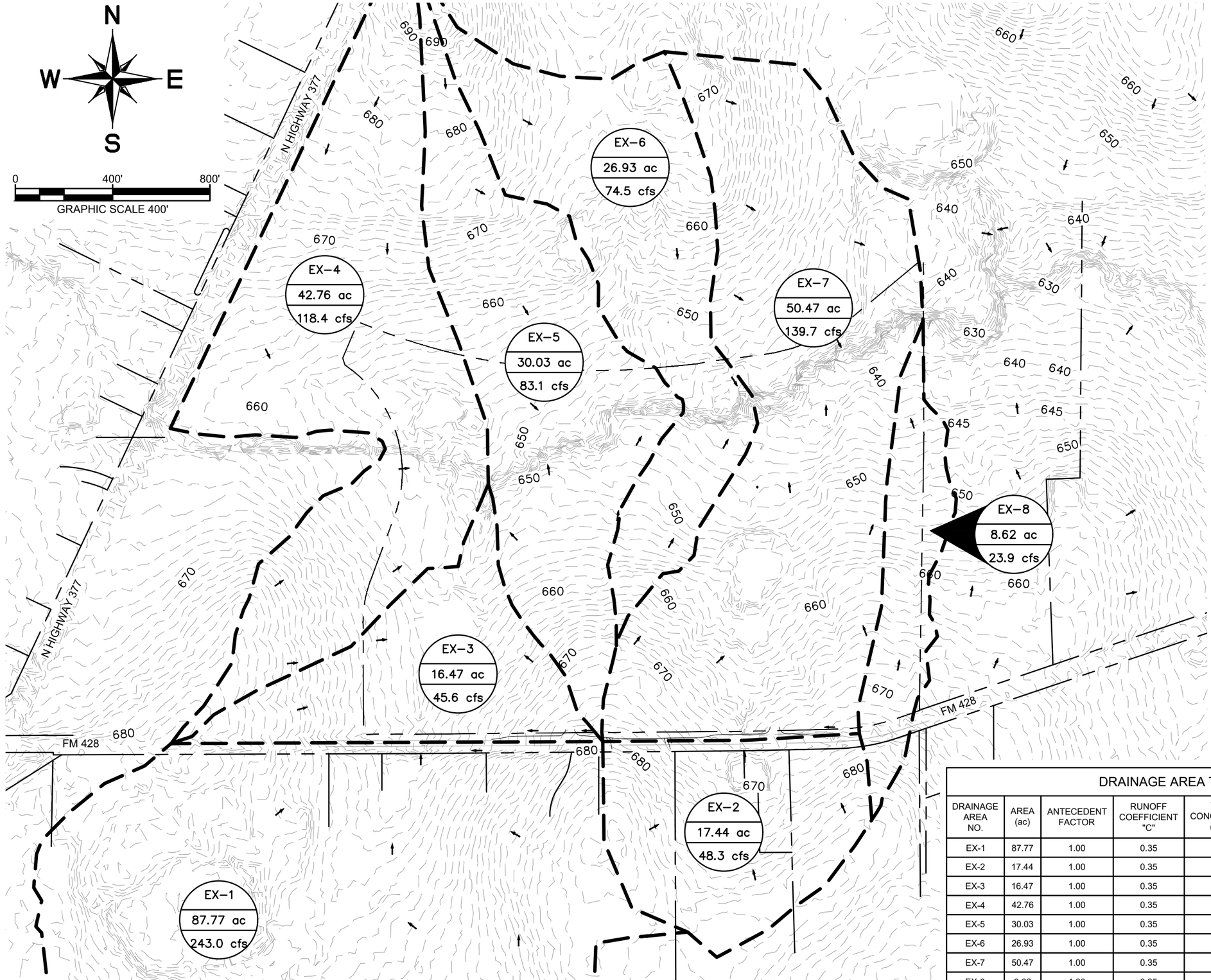

LEGEND

- X-1 / 9.9 ac / 5.5 cfs — AREA DESIGNATOR, AREA IN ACRES, Q100 FLOW IN CFS
- A-1 — INLET NUMBER
- PROPERTY LINE
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- PROPOSED DRAINAGE DIVIDE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN HEADWALL
- EXISTING FLOW DIRECTION
- 555 — PROPOSED CONTOUR
- 555 — EXISTING CONTOUR

DRAINAGE GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. SEE STORM DRAIN PLAN & PROFILE SHEETS FOR DETAILED INFORMATION ON STORM DRAIN LINES.
3. ALL STORM DRAIN LINES SHALL BE RCP, CLASS III UNLESS OTHERWISE NOTED.

DRAINAGE DESIGN CRITERIA

Q100 = C*I*A

Q = FLOW IN CUBIC FEET PER SECOND (CFS)

C = RUNOFF COEFFICIENT = 0.50 (RESIDENTIAL)
0.35 (UNDEVELOPED)

I = INTENSITY (TIME OF CONCENTRATION = TC)

TC OF 15 MINUTES (RESIDENTIAL) = 7.91 IN/HR

A = DRAINAGE AREA IN ACRES

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DRAINAGE AREA TABLE

DRAINAGE AREA NO.	AREA (ac)	ANTECEDENT FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)
EX-1	87.77	1.00	0.35	36	7.91	243.0
EX-2	17.44	1.00	0.35	20	7.91	48.3
EX-3	16.47	1.00	0.35	20	7.91	45.6
EX-4	42.76	1.00	0.35	22	7.91	118.4
EX-5	30.03	1.00	0.35	20	7.91	83.1
EX-6	26.93	1.00	0.35	20	7.91	74.5
EX-7	50.47	1.00	0.35	20	7.91	139.7
EX-8	8.62	1.00	0.35	23	7.91	23.9

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CHECKED BY: TLF

EXISTING DRAINAGE AREA MAP

HIGHPOINTE RANCH PHASE 1A TXDOT PLANS

CITY OF AUBREY, DENTON COUNTY, TEXAS

SHEET NUMBER
TX-13

Plotted By:Alexander, Brett Date:December 15, 2023 11:41:57am File Path:\\kimley-horn.com\TX_FRIFRI_Civil\063451861-High Pointe Ranch\Cad\TxDOT\Driveway Permit\PlanSheets\TX-Existing Drainage Area Map.dwg
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DRAINAGE AREA TABLE

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A-2	2.14	1.00	0.50	15	7.91	8.5	Inlet A-2
DA-04a	17.06	1.00	0.45	19	7.91	60.7	Inlet A-2
X-1	5.92	1.00	0.50	15	7.91	23.4	Ex Creek
Y-1	1.20	1.00	0.50	15	7.91	4.8	Ex Creek

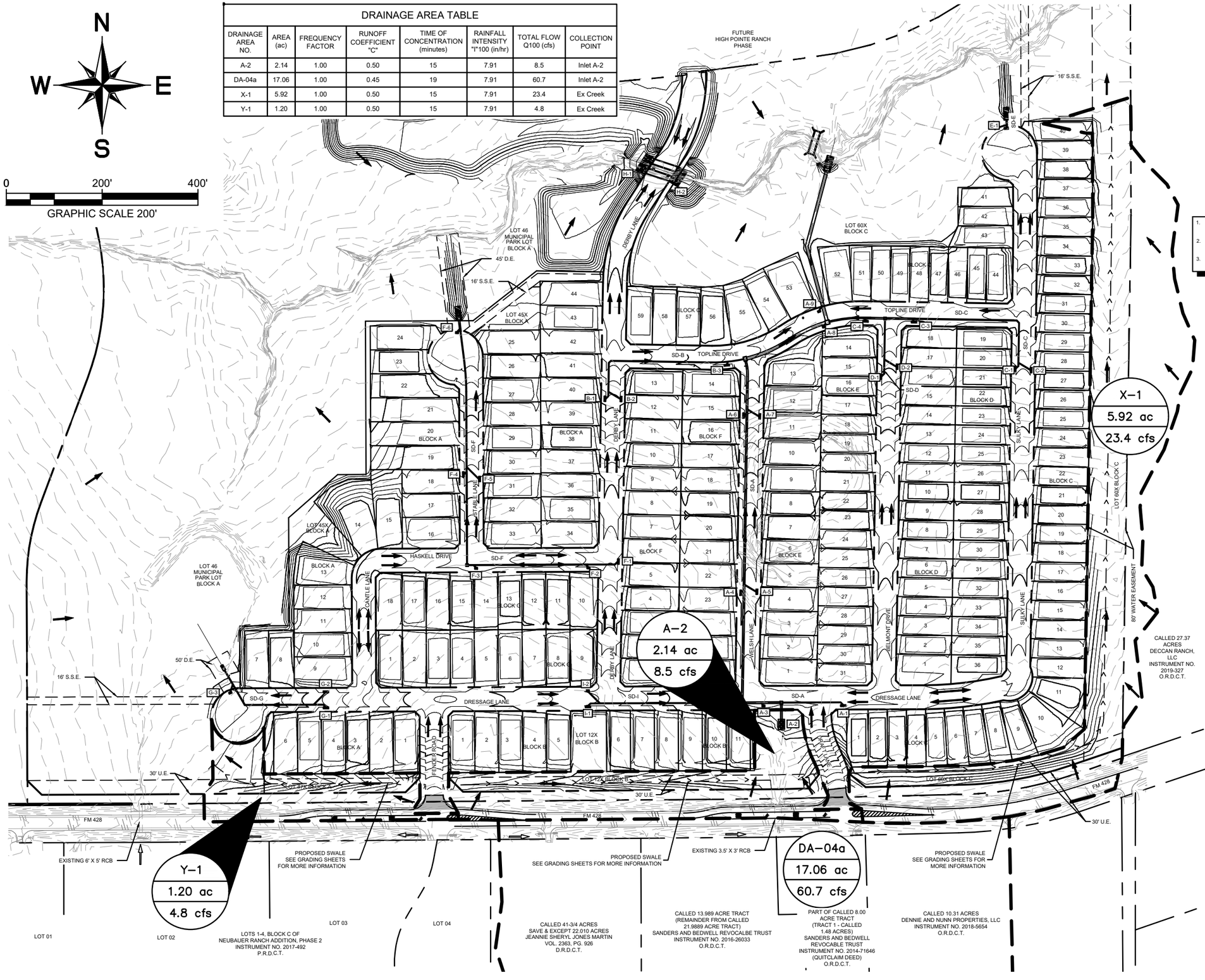
N

W E

S

0 200' 400'

GRAPHIC SCALE 200'



LEGEND

- X-1 / 9.9 ac / 5.5 cfs — AREA DESIGNATOR, AREA IN ACRES, Q100 FLOW IN CFS
- A-1 — INLET NUMBER
- PROPERTY LINE
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- PROPOSED DRAINAGE DIVIDE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN HEADWALL
- PROPOSED FLOW DIRECTION
- 555 — PROPOSED CONTOUR
- 555 — EXISTING CONTOUR

DRAINAGE GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. SEE STORM DRAIN PLAN & PROFILE SHEETS FOR DETAILED INFORMATION ON STORM DRAIN LINES.
3. ALL STORM DRAIN LINES SHALL BE RCP, CLASS III UNLESS OTHERWISE NOTED.

DRAINAGE DESIGN CRITERIA

Q100 = C*I*A

Q = FLOW IN CUBIC FEET PER SECOND (CFS)

C = RUNOFF COEFFICIENT = 0.50 (RESIDENTIAL)
0.35 (UNDEVELOPED)

I = INTENSITY (TIME OF CONCENTRATION = TC)
TC OF 15 MINUTES (RESIDENTIAL) = 7.91 IN/HR

A = DRAINAGE AREA IN ACRES

RECORD DRAWING

THIS DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC. AND CONSIDERED TO BE SIGNIFICANT. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.

DATE: 10/7/2024 BY: KYLE P. BROCKMAN

!!WARNING!!

EXISTING UTILITIES IN THE AREA. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITH THE PROVIDER PRIOR TO START OF CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY RELOCATION WHERE NECESSARY AND PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN). IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT THEIR OWN EXPENSE.

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
PHONE: 972-335-3580 FAX: 972-335-3779
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

3/19/24

STATE OF TEXAS — KYLE P. BROCKMAN — 131422 — LICENSED PROFESSIONAL ENGINEER

KHA PROJECT	063451861
DATE	MARCH 2024
SCALE	AS SHOWN
DESIGNED BY	KPB
DRAWN BY	JRG
CHECKED BY	TLF

PROPOSED DRAINAGE AREA MAP

HIGHPOINTE RANCH PHASE 1A TXDOT PLANS

CITY OF AUBREY, DENTON COUNTY, TEXAS

SHEET NUMBER

TX-14

Plotted By:Alexander, Brett Date:December 15, 2023 11:42:56am File Path:\\kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Cad\TxDOT\Driveway Permit\RanSheets\TX-Drainage Area Map.dwg
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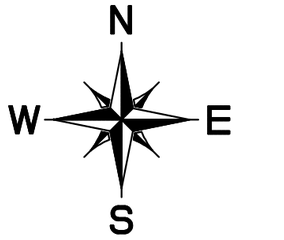

VEGETATIVE STABILIZATION REQUIREMENTS

TEMPORARY SEEDING

ALL DISTURBED AREAS WHICH WILL BE LEFT DORMANT FOR GREATER THAN 14 DAYS SHALL BE SEEDED WITH FAST-GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING GRADING OPERATIONS. SELECTION OF THE SEED WILL DEPEND ON THE TIME OF YEAR IT IS APPLIED (SEE DESCRIPTIONS IN TABLE 2). REFERENCE LANDSCAPE PLAN FOR PERMANENT STABILIZATION REQUIREMENTS. ALL TEMPORARY SEEDING MATERIALS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO APPLICATION.

TABLE 2
VEGETATION TABLE*

TEMPORARY SEEDING

SPECIES	PLANTING RATE	PLANTING-DATES
CRIMSON CLOVER	7#/ACRE	8/15 – 11/30
MILLET, FOXTAIL	30#/ACRE	5/1 – 8/31
RYEGRASS, ANNUAL	30#/ACRE	8/15 – 9/30
SPRANGLETOP, GREEN	2.5#/ACRE	2/1 – 5/1
TALL FESCUE	7#-10#/1000 SF	9/1 – 10/15

*USE ONLY USDA CERTIFIED SEED.

SURFACE PREPARATION FOR TEMPORARY SEEDING

1. INSTALL EROSION STRUCTURES SUCH AS DIKES, DIVERSIONS, ETC. PRIOR TO SEEDING.

2. FURROW SLOPES STEEPER THAN 3:1 ON THE CONTOUR LINE BEFORE SEEDING.

3. ENSURE SEED BED IS PULVERIZED, LOOSE, AND UNIFORM.

APPLICATION

1. WHEN HYDROMULCHING IS USED, DO NOT MIX SEED AND FERTILIZER MORE THAN 30 MINUTES PRIOR TO APPLICATION.

2. APPLY SEED EVENLY USING PROPER EQUIPMENT AND WATER TO AID VEGETATION GROWTH.

3. EROSION CONTROL NETTING SHALL BE INSTALLED OVER FILL SLOPES WHICH HAVE BEEN BROUGHT TO FINAL GRADE AND HAVE BEEN SEEDED TO PROTECT AGAINST EROSION. MULCH (STRAW OR FIBER) SHALL BE USED ON RELATIVELY FLAT SLOPES.

STANDARD EROSION CONTROL GENERAL NOTES

1. PHASE A EROSION CONTROL DEVICES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES ON THE PROJECT.
2. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THIS PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND TxDOT.
3. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.
4. WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN STONES OR MUD IS BEING TRACKED ONTO A PUBLIC ROADWAY THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASHDOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL OFF SITE SEDIMENTATION. PERIODIC RE-GRADING OR THE ADDITION OF NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFICIENCY OF THE INSTALLATION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTAL OF N.O.I., N.O.T. AND ANY ADDITIONAL INFORMATION REQUIRED BY THE TCEQ CONTRACTOR SHALL COMPLY WITH ALL TCEQ STORMWATER POLLUTION PREVENTION REQUIREMENTS.

EROSION CONTROL LEGEND

- 632 — PROPOSED CONTOUR
- 632 — EXISTING CONTOUR
- HIGH POINT
- < — SWALE
- SF — SILT FENCE
- LD — LIMITS OF DISTURBANCE
- CX — CURLEX
- CE — 20'x50' CONSTRUCTION ENTRANCE/EXIT
- IP — INLET PROTECTION
- CD — ROCK CHECK DAM
- TP — TREE PROTECTION

EROSION CONTROL SCHEDULE AND PHASING

THE PROJECT SHALL GENERALLY CONFORM TO THE FOLLOWING:

PHASE A – GRADING
1. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE, SILT FENCE, DIKE, AND TREE PROTECTION FENCE ACCORDING TO THE APPROXIMATE LOCATION AND SHOWN ON GRADING AND EROSION CONTROL PLAN NOTES AND DETAIL SHEET.
2. BEGIN CLEARING AND GRADING OF SITE.
3. SEED AND REVEGETATE SLOPES WHERE SHOWN.

PHASE B – UTILITIES
1. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.
2. INSTALL STORM DRAINS, SANITARY SEWER AND WATER AS SPECIFIED ON PLAN SHEETS.

PHASE C – PAVING
1. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE. REMOVE AS NEEDED TO PAVE.
2. STABILIZE SUBGRADE.
3. PAVE STREETS AND SIDEWALKS AS SPECIFIED ON PLAN SHEETS.
4. RE-INSTALL ANY STORM WATER POLLUTION PREVENTION MEASURES REMOVED FOR PAVING OPERATIONS.

PHASE D – LANDSCAPING AND SOIL STABILIZATION.
1. REVEGETATE LOT AND PARKWAYS
2. LANDSCAPE CONTRACTOR SHALL REVEGETATE ALL AREAS RESERVED FOR LANDSCAPE VEGETATIVE COVERS.
3. REMOVE EROSION CONTROL DEVICES WHEN MINIMUM 70% GROUND COVER IS ESTABLISHED. VEGETATION MUST BE ESTABLISHED BEFORE STRUCTURAL CONTROLS REMOVED.

RECORD DRAWING

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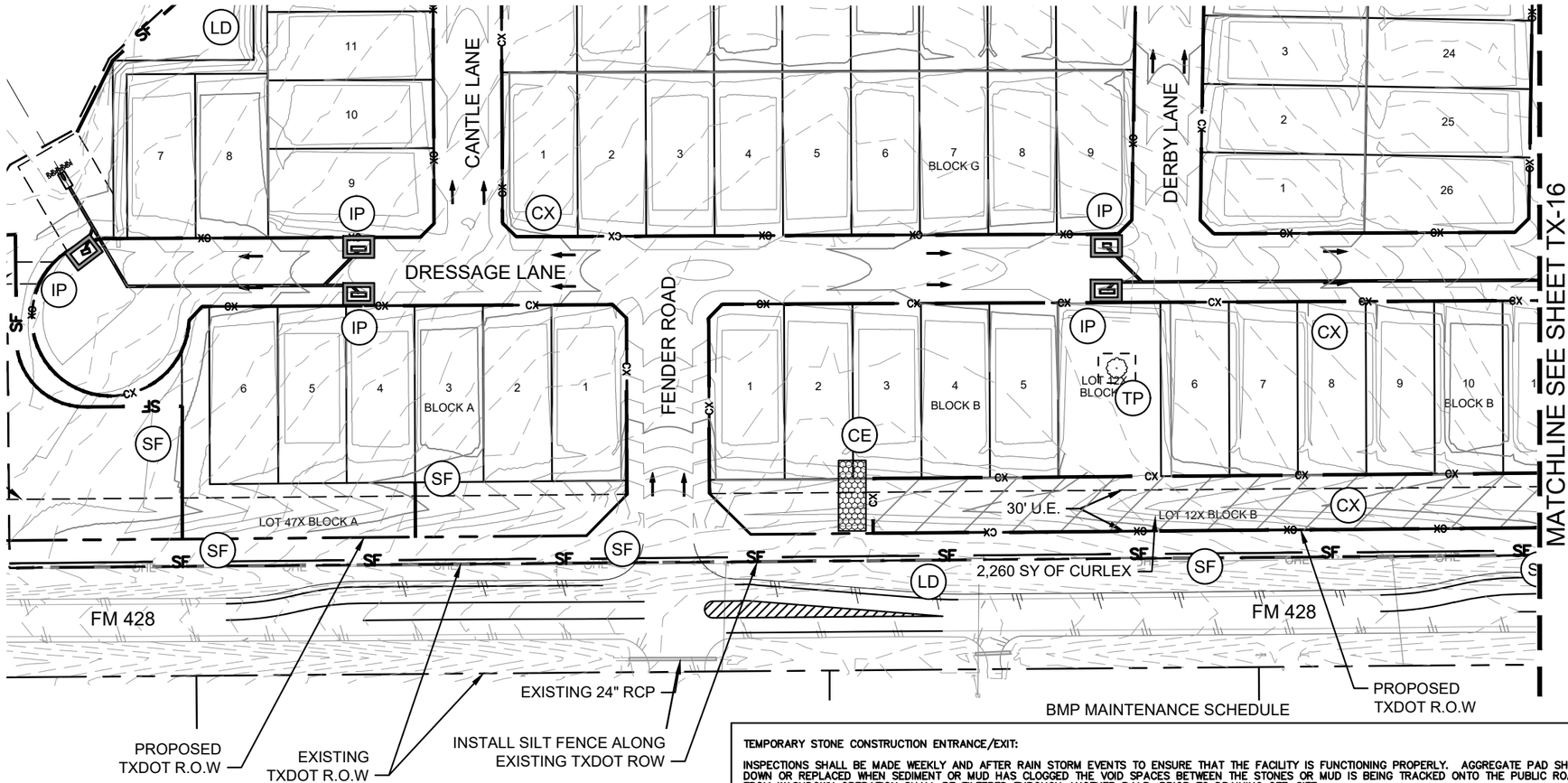

SITE MAP GENERAL NOTES

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR SELECTION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS – CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
2. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
3. DRAINAGE PATTERNS ARE SHOWN ON THIS PLAN BY PROPOSED AND EXISTING CONTOURS, FLOW ARROWS AND/OR SLOPES.
4. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
5. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
6. SANITARY SEWER EFFLUENT IS DISPOSED OF VIA AN ONSITE SEWER SYSTEM CONNECTED TO A MUNICIPAL SEWER SYSTEM.

SEQUENCE OF CONSTRUCTION

NOTE: THE SEQUENCE OF CONSTRUCTION SHOWN IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

BMP MAINTENANCE SCHEDULE

TEMPORARY STONE CONSTRUCTION ENTRANCE/EXIT:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. AGGREGATE PAD SHALL BE WASHED DOWN OR REPLACED WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN THE STONES OR MUD IS BEING TRACKED ONTO THE PUBLIC ROADWAY. RUNOFF FROM WASHDOWN OPERATION SHALL BE FILTERED THROUGH ANOTHER B.M.P. PRIOR TO DRAINING OFF-SITE.

SILT FENCE:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS. SEDIMENT SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-THIRD THE HEIGHT OF THE FENCE ABOVE GRADE. FENCE SHALL BE INSPECTED FOR GAPS AT BASE. INSPECT SUPPORTING POSTS AND FILTER FABRIC. REPLACE IF REQUIRED.

STONE OVERFLOW STRUCTURE:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. SEDIMENT SHALL BE REMOVED FROM THE STORAGE AREA WHEN SEDIMENT DEPTH HAS BUILT UP TO ONE-HALF THE HEIGHT OF THE STONE OUTLET. REPAIR DISLODGED OR MISSING STONE RIP-RAP AND REPAIR ANY DOWNSTREAM EROSION.

ROCK CHECK DAM:

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No.	REVISIONS	DATE	BY

Kimley»Horn
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TEXAS REGISTERED ENGINEERING FIRM F-928

3/19/24
STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED PROFESSIONAL ENGINEER

KHA PROJECT 063451861
DATE MARCH 2024
SCALE: AS SHOWN
DESIGNED BY: KPB
DRAWN BY: JRG
CHECKED BY: KPB

EROSION CONTROL PLAN

HIGHPOINTE RANCH PHASE 1A TXDOT PLANS

CITY OF AUBREY, DENTON COUNTY, TEXAS

SHEET NUMBER
TX-15

Plotted By:Brockman, Kyle Date:March 19, 2024 09:23:09am File Path:K:\FRL_Civil\063451861-High Pointe Ranch\Cad\TxDOTDriveway Permit 1A\PlanSheets\TX-Erosion Control Plan.dwg
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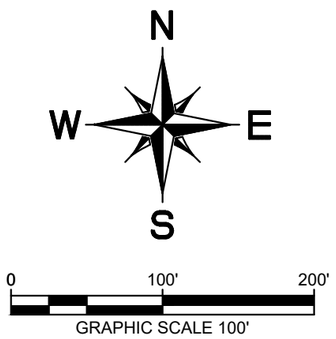

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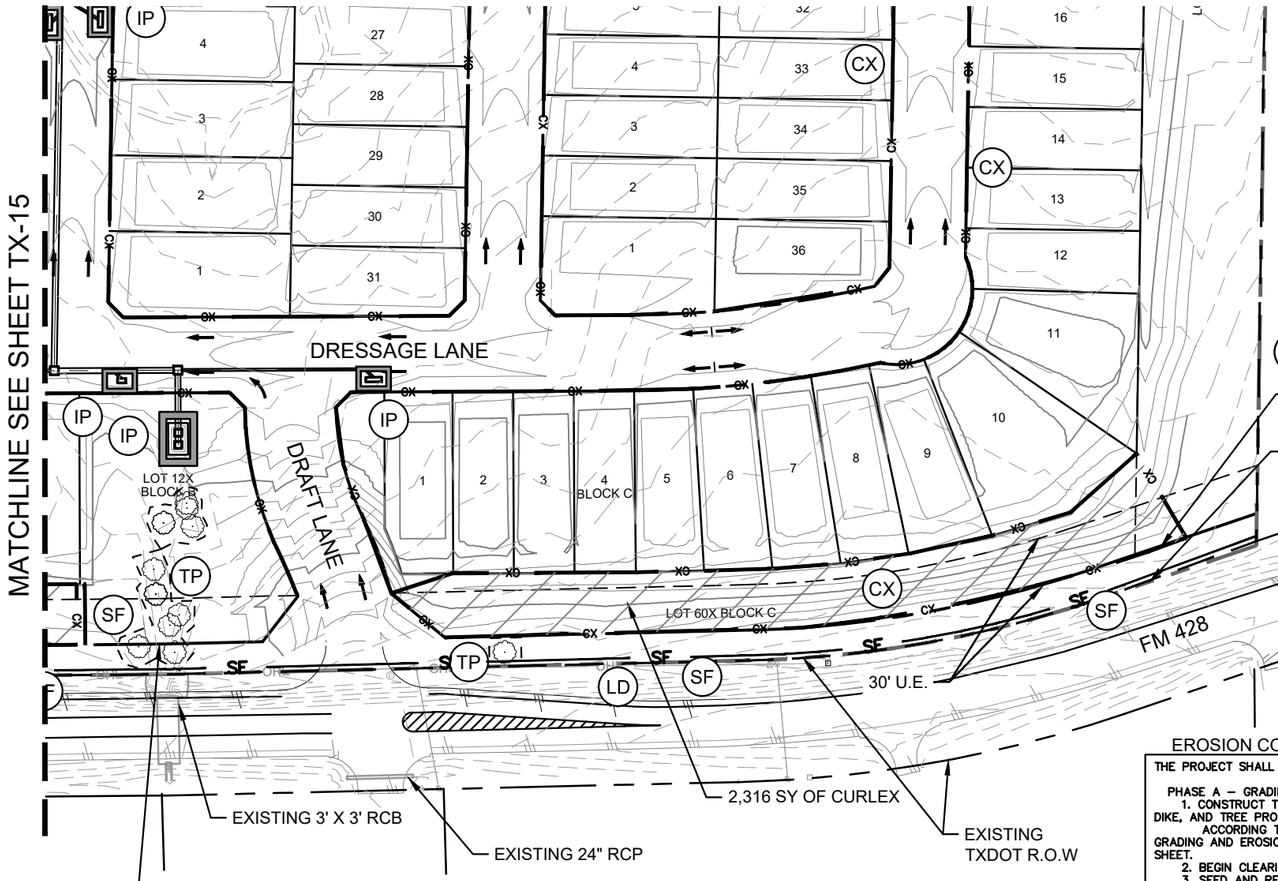

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5. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
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DATE: 10/7/2024 BY: KYLE P. BROCKMAN

EROSION CONTROL SCHEDULE AND PHASING

THE PROJECT SHALL GENERALLY CONFORM TO THE FOLLOWING:

PHASE A – GRADING
1. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE, SILT FENCE, DIKE, AND TREE PROTECTION FENCE ACCORDING TO THE APPROXIMATE LOCATION AND SHOWN ON GRADING AND EROSION CONTROL PLAN NOTES AND DETAIL SHEET.
2. BEGIN CLEARING AND GRADING OF SITE.
3. SEED AND REVEGETATE SLOPES WHERE SHOWN.

PHASE B – UTILITIES
1. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.
2. INSTALL STORM DRAINS, SANITARY SEWER, AND WATER AS SPECIFIED ON PLAN SHEETS.

PHASE C – PAVING
1. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE. REMOVE AS NEEDED TO PAVE.
2. STABILIZE SUBGRADE.
3. PAVE STREETS AND SIDEWALKS AS SPECIFIED ON PLAN SHEETS.
4. RE-INSTALL ANY STORM WATER POLLUTION PREVENTION MEASURES REMOVED FOR PAVING OPERATIONS.

PHASE D – LANDSCAPING AND SOIL STABILIZATION.
1. REVEGETATE LOT AND PARKWAYS
2. LANDSCAPE CONTRACTOR SHALL REVEGETATE ALL AREAS RESERVED FOR LANDSCAPE VEGETATIVE COVERS.
3. REMOVE EROSION CONTROL DEVICES WHEN MINIMUM 70% GROUND COVER IS ESTABLISHED.
VEGETATION MUST BE ESTABLISHED BEFORE STRUCTURAL CONTROLS REMOVED.

NO.	REVISIONS	DATE	BY

Kimley»Horn
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TEXAS REGISTERED ENGINEERING FIRM F-928

3/19/24
STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED PROFESSIONAL ENGINEER

KHA PROJECT 063451861	DATE MARCH 2024	SCALE: AS SHOWN	DESIGNED BY: KPB	DRAWN BY: JRG	CHECKED BY: KPB

EROSION CONTROL PLAN

HIGHPOINTE RANCH
PHASE 1A
TXDOT PLANS
CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
TX-16

Plotted By:Brockman, Kyle Date:March 19, 2024 09:22:52am File Path:K:\FRI_Civil\063451861-High Pointe Ranch\Cad\TxDOTDriveway Permit 1A\PlanSheets\TX-Erosion Control Plan.dwg
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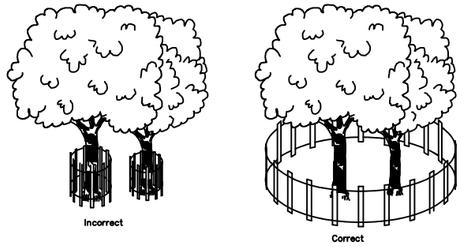
NOTES:

IN SPITE OF PRECAUTIONS, SOME DAMAGE TO PROTECTED TREES MAY OCCUR. IN SUCH CASES REPAIR ANY DAMAGE TO THE CROWN, TRUNK OR ROOT SYSTEM IMMEDIATELY.

– REPAIR ROOTS BY CUTTING OFF THE DAMAGED AREAS AND PAINTING THEM WITH TREE PAINT. SPREAD PEAT MOSS OR MOIST TOPSOIL OVER EXPOSED ROOTS.

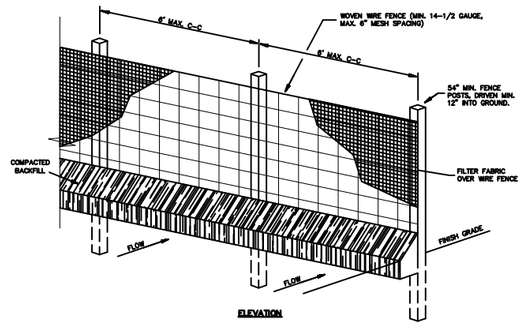
– REPAIR DAMAGE TO BARK BY TRIMMING AROUND THE DAMAGED AREAS, TAPER THE CUT TO PROVIDE DRAINAGE, AND PAINT WITH TREE PAINT.

– CUT OFF ALL DAMAGED TREE LIMBS ABOVE THE TREE COLLAR AT THE TRUNK OR MAIN BRANCH. USE THREE SEPARATE CUTS TO AVOID PEELING BARK FROM HEALTHY AREAS OF THE TREE.



BARRIER SHOULD BE INSTALLED AT THE DRIP LINE OF TREE BRANCHES

TP TREE PROTECTION
N.T.S.



POSTS: STEEL EITHER T OR U TYPE OR 2"x2" HARDWOOD
FENCE: WOVEN WIRE, 14–1/2 GA. 6" MAX. MESH OPENING
FILTER FABRIC:

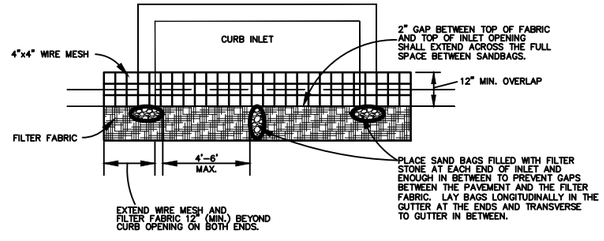
1. MIRAFI 140N
2. DUPONT TYPAR 3341
3. OR APPROVED EQUAL.

NOTE:
SILT FENCE WITH WIRE SUPPORT TO BE USED ONLY WHERE DISTANCE FROM HIGH POINT TO SILT FENCE EXCEEDS 100 FEET.

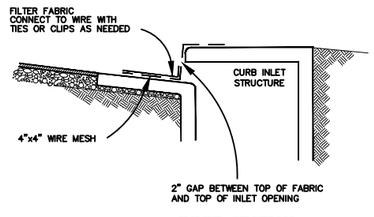
SF SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT
N.T.S.

NOTE: REFER TO TXDOT DETAILS EC(1) - 16 & EC(3) - 16 FOR EROSION CONTROL MEASURES WITHIN TXDOT ROW

NOTE:
VERTICAL PANEL BARRICADES TO BE PLACED WHEN LOCATED ON AN ACTIVE STREET.



INLET PLAN VIEW



INLET SECTION

IP CURB INLET PROTECTION
N.T.S.

RECORD DRAWING

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DATE: 10/7/2024 BY: KYLE P. BROCKMAN

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3/19/24

STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED PROFESSIONAL ENGINEER

KHA PROJECT 063451861	DATE MARCH 2024	SCALE: AS SHOWN	DESIGNED BY: KPB	DRAWN BY: KPB	CHECKED BY: KPB

EROSION CONTROL DETAILS

HIGHPOINTE RANCH
PHASE 1A
TXDOT PLANS
CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
TX-17

Plotted By:Brockman, Kyle Date:March 19, 2024 09:22:30am File Path:K:\FRI_Civ\#063451861-High Pointe Ranch\Cad\TxDOT\Driveway Permit 1A\PlanSheets\TX-Erosion Control Details.dwg
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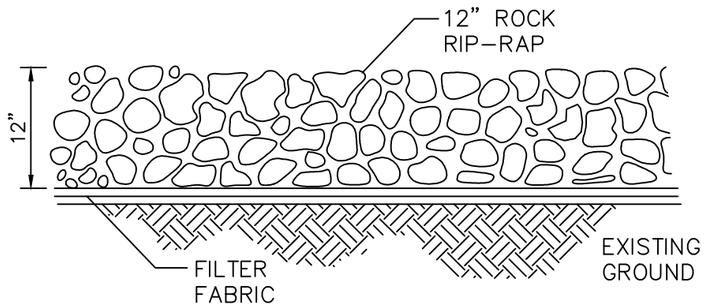

RIP-RAP SECTION DETAIL

NTS

SEE SHEET TX-09 FOR LOCATION

RECORD DRAWING

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KHA PROJECT 063451861
DATE MARCH 2024
SCALE: AS SHOWN
DESIGNED BY: KPB
DRAWN BY:
CHECKED BY: TLF

RIPRAP SECTION DETAIL

HIGHPOINTE RANCH
PHASE 1A
TXDOT PLANS
CITY OF AUBREY,
DENTON COUNTY, TEXAS

SHEET NUMBER
TX-18

Plotted By:Alexander, Brett Date:December 15, 2023 11:43:43am File Path:\\kimley-horn.com\TX_FRI\FRI_Civil\063451861-High Pointe Ranch\Cad\TxDOT\Driveway Permit\PlanSheet\TX-Standards.dwg
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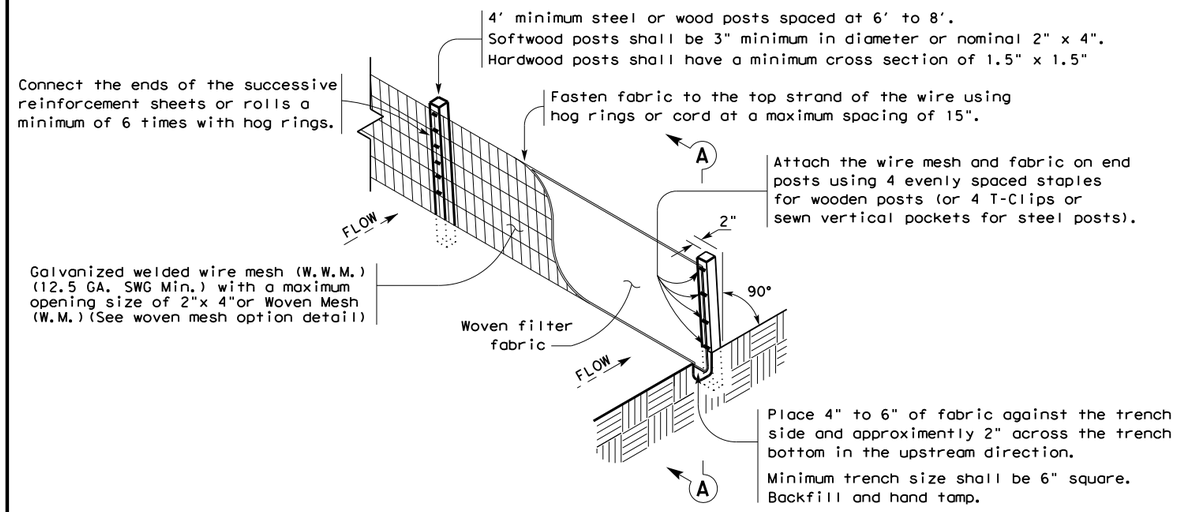
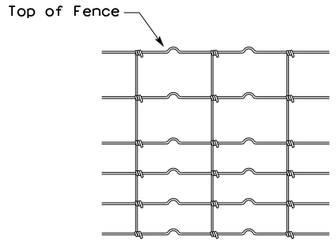
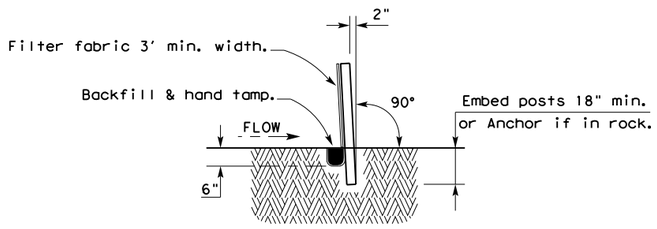


TEMPORARY SEDIMENT CONTROL FENCE

SCF





SECTION A-A

HINGE JOINT KNOT WOVEN MESH (OPTION) DETAIL

Galvanized hinge joint knot woven mesh (12.5 GA.SWG Min.) requires a minimum of five horizontal wires spaced at a maximum of 12 inches apart and all vertical wires spaced at a maximum of 12 inches apart.

SEDIMENT CONTROL FENCE USAGE GUIDELINES

A sediment control fence may be constructed near the downstream perimeter of a disturbed area along a contour to intercept sediment from overland runoff. A 2 year storm frequency may be used to calculate the flow rate to be filtered.

Sediment control fence should be sized to filter a maximum flow through rate of 100 GPM/FT^2. Sediment control fence is not recommended to control erosion from a drainage area larger than 2 acres.

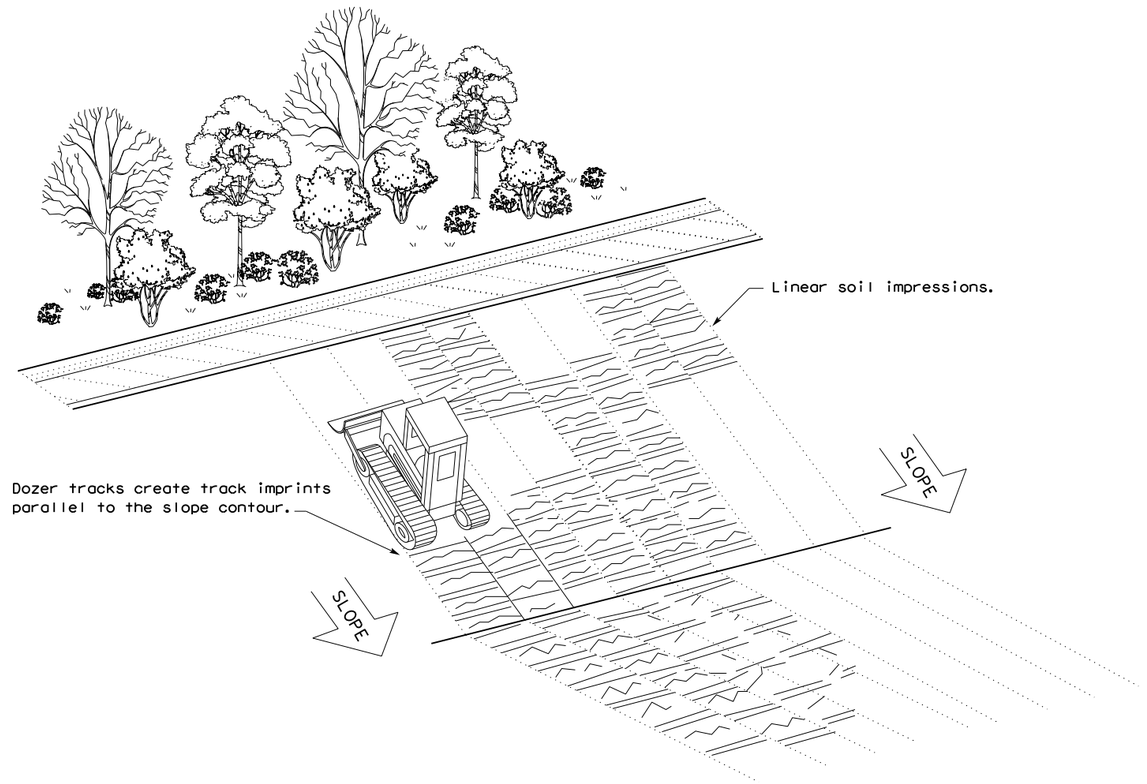
LEGEND

Sediment Control Fence

SCF

GENERAL NOTES

1. Vertical tracking is required on projects where soil distributing activities have occurred unless otherwise approved.
2. Perform vertical tracking on slopes to temporarily stabilize soil.
3. Provide equipment with a track undercarriage capable of producing linear soil impressions measuring a minimum of 12" in length by 2" to 4" in width by 1/2" to 2" in depth.
4. Do not exceed 12" between track impressions.
5. Install continous linear track impressions where the minimum 12" length impressions are perpendicular to the slope or direction of water flow.



VERTICAL TRACKING

Texas Department of Transportation

Design Division Standard

TEMPORARY EROSION, SEDIMENT AND WATER POLLUTION CONTROL MEASURES

FENCE & VERTICAL TRACKING

EC(1)-16

FILE: ec116	DN: TxDOT	CK: KM	DW: VP	DN/CK: LS	
© TxDOT: JULY 2016	CONT	SECT	JOB	HIGHWAY	
REVISIONS					
	DIST	COUNTY		SHEET NO.	

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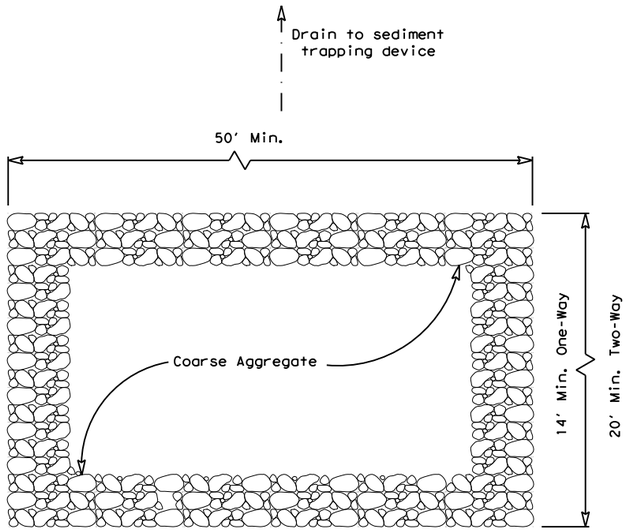
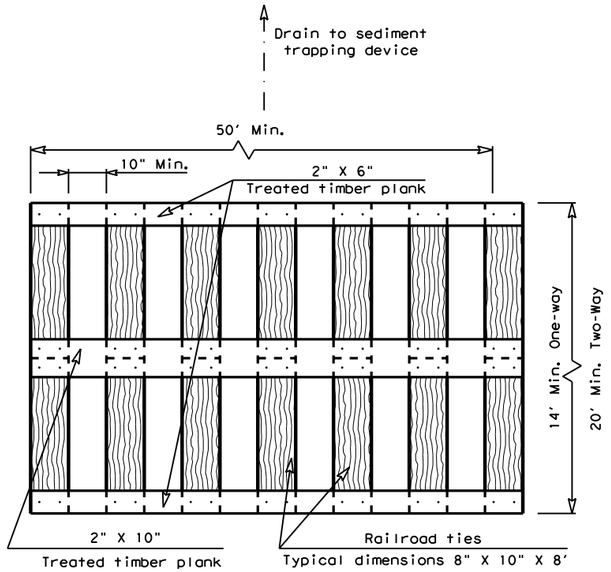
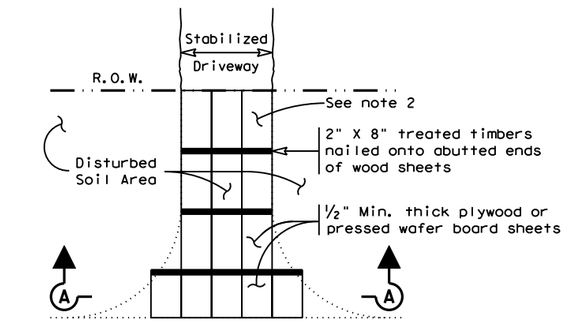


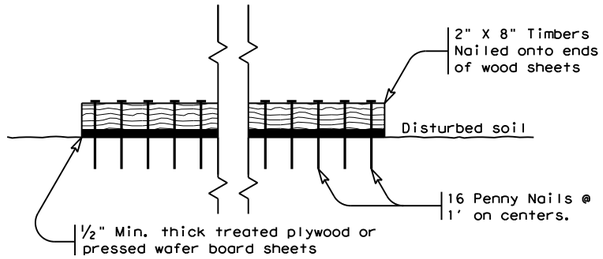
PLAN VIEW



PLAN VIEW



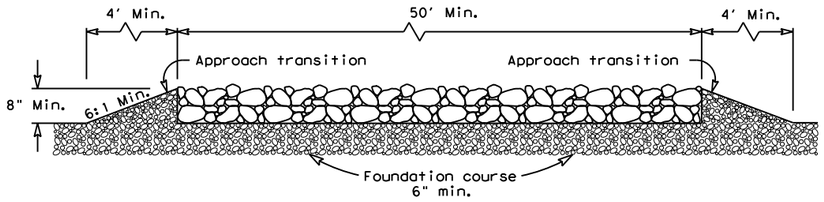
PLAN VIEW



SECTION A-A

CONSTRUCTION EXIT (TYPE 3)

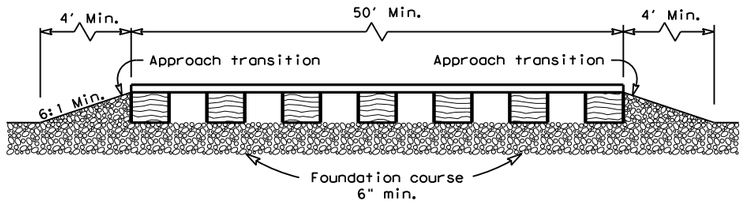
SHORT TERM



ELEVATION VIEW

CONSTRUCTION EXIT (TYPE 1)

ROCK CONSTRUCTION (LONG TERM)



ELEVATION VIEW

CONSTRUCTION EXIT (TYPE 2)

TIMBER CONSTRUCTION (LONG TERM)

GENERAL NOTES (TYPE 1)

1. The length of the type 1 construction exit shall be as indicated on the plans, but not less than 50'.
2. The coarse aggregate should be open graded with a size of 4" to 8".
3. The approach transitions should be no steeper than 6:1 and constructed as directed by the Engineer.
4. The construction exit foundation course shall be flexible base, bituminous concrete, portland cement concrete or other materialas approved by the Engineer.
5. The construction exit shall be graded to allow drainage to a sediment trapping device.
6. The guidelines shown hereon are suggestions only and may be modified by the Engineer.
7. Construct exits with a width of at least 14 ft. for one-way and 20 ft. for two-way traffic for the full width of the exit, or as directed by the engineer.

GENERAL NOTES (TYPE 2)

1. The length of the type 2 construction exit shall be as indicated on the plans, but not less than 50'.
2. The treated timber planks shall be attached to the railroad ties with ½"x 6" min. lag bolts. Other fasteners may be used as approved by the Engineer.
3. The treated timber planks shall be #2 grade min., and should be free from large and loose knots.
4. The approach transitions shall be no steeper than 6:1 and constructed as directed by the Engineer.
5. The construction exit foundation course shall be flexible base, bituminous concrete, portland cement concrete or other material as approved by the Engineer.
6. The construction exit should be graded to allow drainage to a sediment trapping device.
7. The guidelines shown hereon are suggestions only and may be modified by the Engineer.
8. Construct exits with a width of at least 14 ft. for one-way and 20 ft. for two-way traffic for the full width of the exit, or as directed by the engineer.

GENERAL NOTES (TYPE 3)

1. The length of the type 3 construction exit shall be as shown on the plans, or as directed by the Engineer.
2. The type 3 construction exit may be constructed from open graded crushed stone with a size of two to four inches spread a min. of 4" thick to the limits shown on the plans.
3. The treated timber planks shall be #2 grade min., and should be free from large and loose knots.
4. The guidelines shown hereon are suggestions only and may be modified by the Engineer.

Texas Department of Transportation

Design Division Standard

TEMPORARY EROSION, SEDIMENT AND WATER POLLUTION CONTROL MEASURES

CONSTRUCTION EXITS

EC(3)-16

FILE: ec316	DN: TxDOT	CK: KM	DW: VP	DN/CK: LS
©TxDOT: JULY 2016	CONT	SECT	JOB	HIGHWAY
REVISIONS	C	S	J	HWY
	DIST	COUNTY		SHEET NO.
	DST	CTY		$EC(3)-16$

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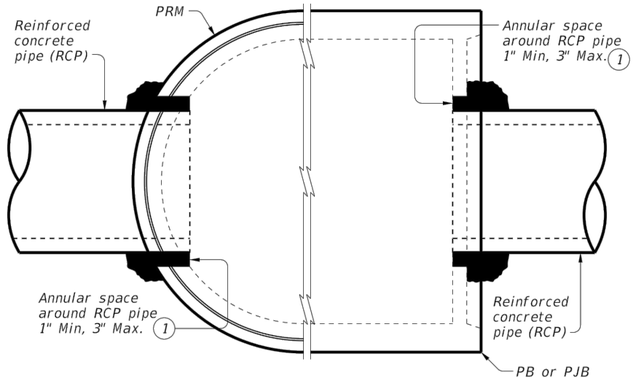
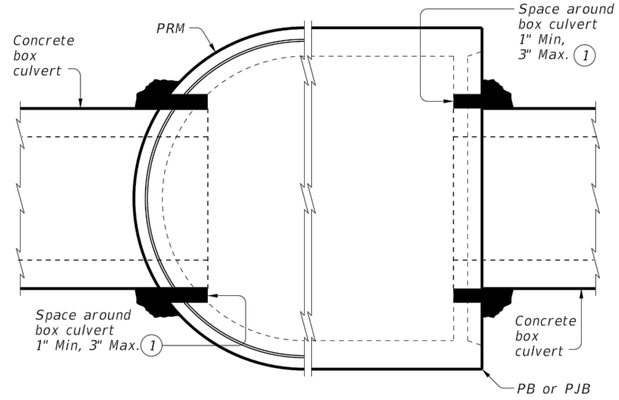


PRECAST ROUND MANHOLE (PRM) WITH THROUGH-HOLE

PRECAST BASE (PB) OR PRECAST JUNCTION BOX (PJB) WITH THIN-WALL KNOCK-OUT

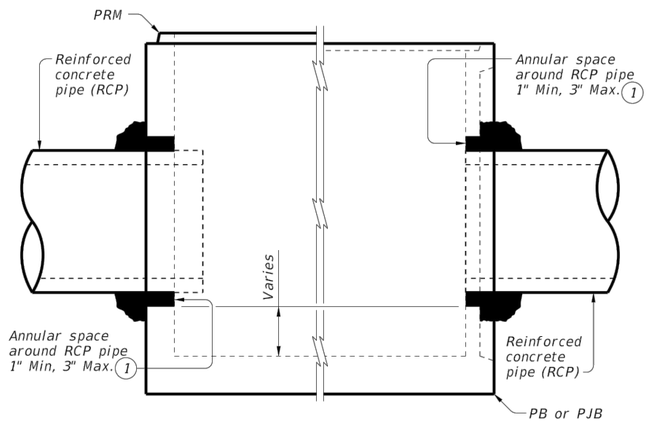
TYPICAL HALF PLAN



PRECAST ROUND MANHOLE (PRM) WITH THROUGH-HOLE

PRECAST BASE (PB) OR PRECAST JUNCTION BOX (PJB) WITH THIN-WALL KNOCK-OUT

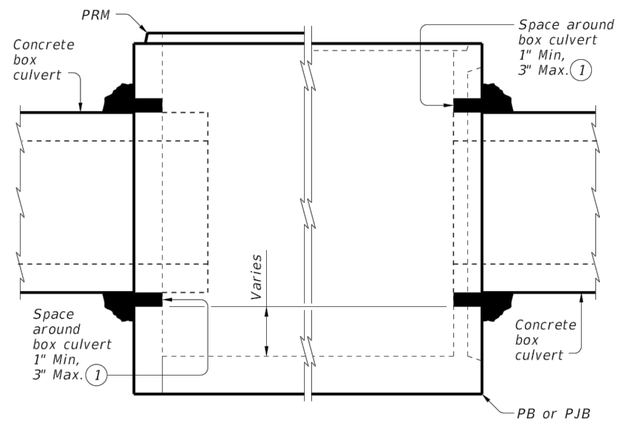
TYPICAL HALF PLAN



PRECAST ROUND MANHOLE (PRM) WITH THROUGH-HOLE

PRECAST BASE (PB) OR PRECAST JUNCTION BOX (PJB) WITH THIN-WALL KNOCK-OUT

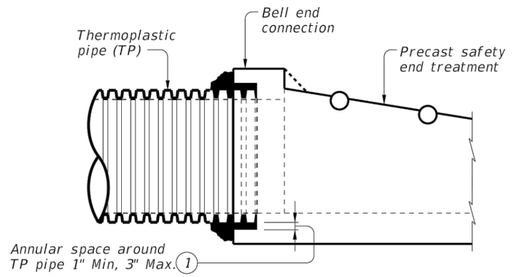
TYPICAL HALF ELEVATION



PRECAST ROUND MANHOLE (PRM) WITH THROUGH-HOLE

PRECAST BASE (PB) OR PRECAST JUNCTION BOX (PJB) WITH THIN-WALL KNOCK-OUT

TYPICAL HALF ELEVATION



TYPICAL PARTIAL ELEVATION OF PRECAST SAFETY END TREATMENTS

Showing square PSET for parallel drainage, cross drainage shown similar.

(1) Completely fill the void between the precast structure and the connecting pipe or box with cementitious grouts and mortars in accordance with DMS-4675 "Cementitious Grouts and Mortars for Miscellaneous Application."

CONSTRUCTION NOTES:

Do not grout rubber gasket joints without Manufacturer's recommendations.

Do not use bricks, masonry blocks, native stone, or similar materials in conjunction with grouted connections when filling void spaces around pipes or box culverts.

MATERIAL NOTES:

Provide grouted connections in accordance with DMS-4675 "Cementitious Grouts and Mortars for Miscellaneous Application."

GENERAL NOTES:

See applicable standards for notes and details not shown:

- Precast Base (PB)
- Precast Junction Box (PJB)
- Precast Round Manhole (PRM)
- Precast Safety End Treatments C/D Square (PSET-SC)
- Precast Safety End Treatments P/D Square (PSET-SP)

Provide Concrete Box Culverts in accordance with Item 462 "Concrete Box Culverts and Drains."

Provide Reinforced Concrete Pipe (RCP) in accordance with Item 464 "Reinforced Concrete Pipe."

Provide Thermoplastic Pipe (TP) in accordance with Special Specification Thermoplastic Pipe.

Payment for grouted connections is considered subsidiary to other bid Items.

Texas Department of Transportation

Bridge Division Standard

PIPE AND BOX GROUTED CONNECTIONS FOR PRECAST STRUCTURES

PBGC

FILE: CD-PBGC-20.dgn	DN: TxDOT	CK: TAR	DW: JTR	CK: TAR
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FILE:

TABLE OF DIMENSIONS AND REINFORCING STEEL
(Wings for one structure end)

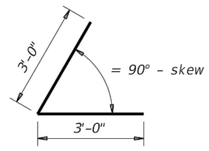
Dimensions					Variable Reinforcing				Estimated Quantities per ft of wing (2~wings) (4)		Estimated Quantities per ft of Toewall (1~toewall)	
					Bars J1		Bars J2					
Maximum Wingwall Height Hw	W	X	Y	Z	Size	Spa	Size	Spa	Reinf Lb/Ft)	Conc (CY/Ft)	Reinf (Lb/Ft)	Conc (CY/Ft)
2'–6"	2'–10"	10"	1'–0"	7"	#4	1'–0"	#4	1'–0"	48.64	0.406	6.85	0.071
2'–9"	2'–10"	10"	1'–0"	7"	#4	1'–0"	#4	1'–0"	49.31	0.424	6.85	0.071
3'–0"	2'–10"	10"	1'–0"	7"	#4	1'–0"	#4	1'–0"	49.98	0.444	6.85	0.071
3'–3"	2'–10"	10"	1'–0"	7"	#4	1'–0"	#4	1'–0"	53.32	0.462	6.85	0.071
3'–6"	2'–10"	10"	1'–0"	7"	#4	1'–0"	#4	1'–0"	53.98	0.480	6.85	0.071
4'–0"	3'–2"	1'–2"	1'–0"	7"	#4	1'–0"	#4	1'–0"	55.77	0.532	6.85	0.071
4'–6"	3'–2"	1'–2"	1'–0"	7"	#4	1'–0"	#4	1'–0"	59.77	0.568	6.85	0.071
5'–0"	3'–9"	1'–7"	1'–2"	7"	#4	1'–0"	#4	1'–0"	63.45	0.632	6.96	0.075
5'–6"	3'–9"	1'–7"	1'–2"	7"	#4	1'–0"	#4	1'–0"	67.46	0.668	6.96	0.075
6'–0"	4'–4"	2'–0"	1'–4"	7"	#5	1'–0"	#5	1'–0"	80.67	0.730	7.07	0.078
6'–6"	4'–4"	2'–0"	1'–4"	7"	#5	1'–0"	#5	1'–0"	85.05	0.768	7.07	0.078
7'–0"	5'–0"	2'–3"	1'–9"	8"	#5	1'–0"	#5	1'–0"	92.15	0.864	8.07	0.093
7'–6"	5'–0"	2'–3"	1'–9"	8"	#5	1'–0"	#5	1'–0"	96.54	0.902	8.07	0.093
8'–0"	5'–6"	2'–8"	1'–10"	8"	#5	6"	#5	6"	139.04	0.962	8.13	0.095
8'–6"	5'–6"	2'–8"	1'–10"	8"	#5	6"	#5	6"	144.47	1.000	8.13	0.095
9'–6"	6'–0"	2'–10"	2'–2"	9"	#5	6"	#5	6"	156.93	1.136	8.41	0.110
10'–6"	6'–5"	3'–0"	2'–5"	9"	#6	6"	#5	6"	196.27	1.234	8.57	0.117
11'–6"	7'–2"	3'–6"	2'–8"	11"	#6	6"	#6	6"	230.13	1.438	9.52	0.140
12'–6"	7'–8"	3'–9"	2'–11"	1'–0"	#7	6"	#6	6"	283.41	1.592	9.74	0.157
13'–6"	8'–2"	4'–0"	3'–2"	1'–2"	#8	6"	#6	6"	348.72	1.804	10.02	0.186
14'–6"	8'–10"	4'–5"	3'–5"	1'–4"	#9	6"	#6	6"	432.94	2.046	10.30	0.218
15'–6"	9'–6"	4'–10"	3'–8"	1'–6"	#9	6"	#7	6"	489.52	2.302	11.24	0.253
16'–0"	9'–11"	5'–0"	3'–11"	1'–7"	#9	6"	#7	6"	505.72	2.448	11.47	0.279

TABLE OF WINGWALL REINFORCING
(2~wings)

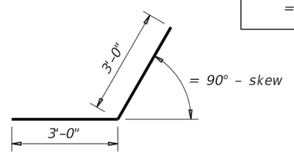
Bar	Size	No.	Spa
D1	#6	~	1'–0"
D2	#6	~	1'–0"
E1	#4	~	1'–0"
F	#4	~	1'–0"
G	#6	~	8"
M1	#4	4	~
P	#4	~	1'–0"
V	#4	~	1'–0"

TABLE OF TOEWALL REINFORCING

Bar	Size	No.	Spa
J3	#4	~	1'–0"
M2	#4	2	~
E2	#4	~	1'–0"



BARS D1



BARS D2

WING DIMENSION FORMULAS:

(All values are in feet.)

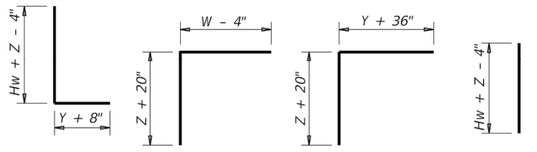
Hw = H + T + C
Lw = (Hw) (SL) ÷ cosine (θ) for Type PW–1
= (Hw – 1') (SL) ÷ cosine (θ) for Type PW–2 and Hw ≥ 4'
= (Hw – 0.5') (SL) ÷ cosine (θ) for Type PW–2 and Hw < 4'

For cast–in–place culverts:
Ltw = [(N) (S) + (N + 1) (U)] ÷ cosine (θ)

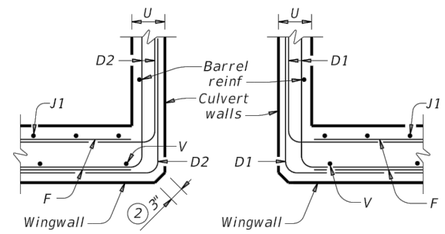
For precast culverts:
Ltw = [(N) (2 U + S) + (N – 1) (0.5')] ÷ cosine (θ)
Total Wingwall Area (two wings ~ SF)
= (2)(Hw)(Lw) for Type PW–1
= (2)(Hw)(Lw) – 6 SF for Type PW–2 and Hw ≥ 4'
= (2)(Hw)(Lw) – 1.5 SF for Type PW–2 and Hw < 4'

Hw = Height of wingwall
Lw = Length of wingwall
Ltw = Culvert toewall length
N = Number of culvert spans
SL:1 = Channel slope ratio. (horizontal: 1 vertical, usual value is 2:1)
θ = Culvert skew

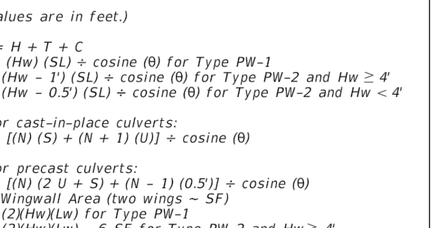
See applicable box culvert standard sheet for S, H, T, and U values.



BARS J1 BARS J2 BARS J3 BARS V



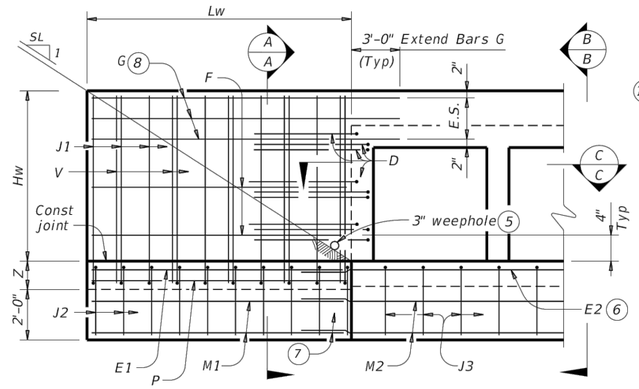
SECTION C-C - PW-1



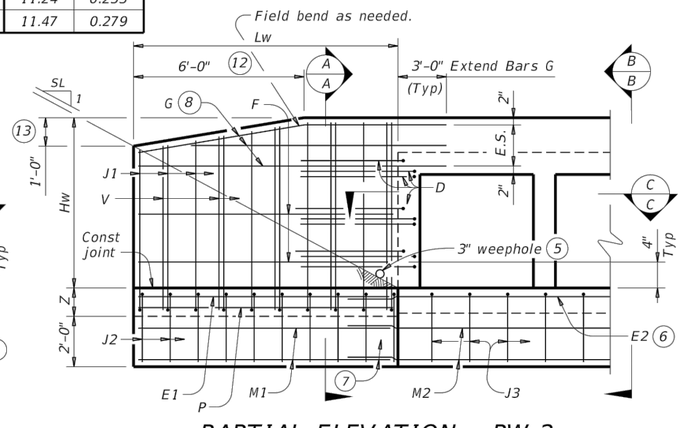
SECTION C-C - PW-2

1. Skew = 0°
2. At discharge end, chamfer may be ¾" minimum.
3. For 15° skew ~ 1"
   For 30° skew ~ 2"
   For 45° skew ~ 3"
4. Quantities shown are for two Type PW–1 wings. Adjust concrete volume for Type PW–2 wings. To determine estimated quantities for two wings, multiply the tabulated values by Lw. Quantities shown do not include weight of Bars D.
5. Provide weepholes for Hw = 5'–0" and greater. Fill around weepholes with coarse gravel.
6. Extend Bars E2 1'–6" minimum into the wingwall footing.
7. Lap Bars M1 1'–6" minimum with Bars M2.
8. Place Bars G as shown, equally spaced at 8" maximum. Provide at least two pairs of Bars G per wing.
9. 0" Min to 5'–0" Max. Estimated curb heights are shown elsewhere in the plans. For structures with pedestrian rail or curbs taller than 1'–0, refer to the Extended Curb Details (ECD) standard sheet. For structures with T631 or T631LS bridge rail, refer to the Mounting Details for T631 & T631LS Rails (T631–CM) standard sheet. Refer to the Box Culvert Rail Mounting Details (RAC) standard sheet for structures with bridge rail other than T631 or T631LS.
10. For vehicle safety, the following requirements must be met:
    - For structures without bridge rail, construct curbs no more than 3" above finished grade.
    - For structures with bridge rail, construct curbs flush with finished grade.

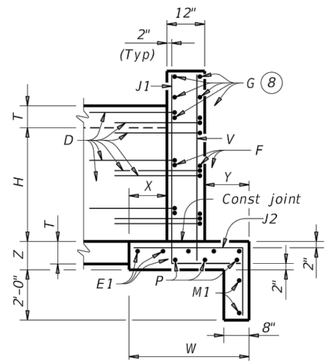
    Reduce curb heights, if necessary, to meet the above requirements. No changes will be made in quantities and no additional compensation will be allowed for this work.
11. 1'–0" typical. 2'–3" when the Box Culvert Rail Mounting Details (RAC) standard sheet is referred to elsewhere in the plans.
12. 3'–0" for Hw < 4'.
13. 6" for Hw < 4'.



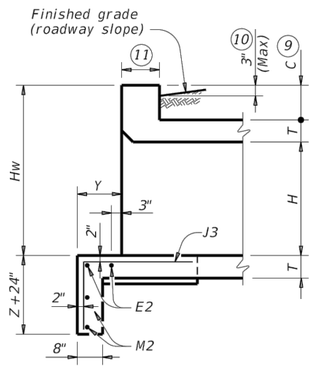
PARTIAL ELEVATION - PW-1



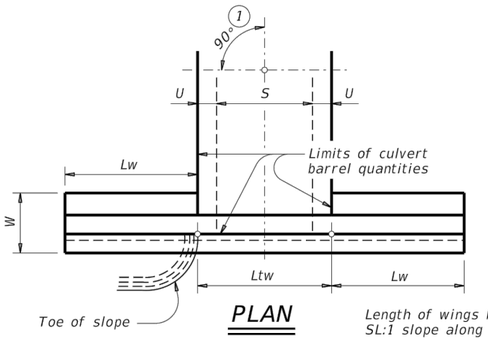
PARTIAL ELEVATION - PW-2



SECTION A-A
(Showing wing reinforcement.)

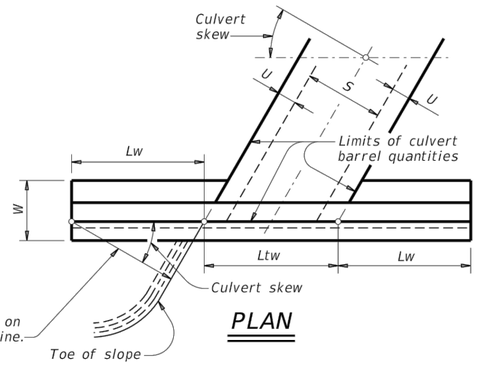


SECTION B-B
(Showing wing reinforcement.)



PLAN

DETAILS FOR NON-SKEWED BOX CULVERTS



PLAN

DETAILS FOR SKEWED BOX CULVERTS
(Showing 30° skew.)

DESIGNER NOTES:

Type PW–1 can be used for all applications and must be used if railing is to be mounted to the wingwall.
Type PW–2 can only be used for applications without a railing mounted to the wingwall.

MATERIAL NOTES:

Provide Class C concrete (f'c=3,600 psi).
Provide Grade 60 reinforcing steel.
Provide galvanized reinforcing steel if required elsewhere in the plans.

GENERAL NOTES:

Designed in accordance with AASHTO LRFD Bridge Design Specifications.
Depth of toewalls for wingwalls and culverts may be reduced or eliminated when founded on solid rock, when directed by the Engineer.
See Box Culvert Supplement (BCS) standard sheet for wingwall type and additional dimensions and information.
Quantities for concrete and reinforcing steel resulting from the formulas given on this sheet are for the Contractor's information only.

Cover dimensions are clear dimensions, unless noted otherwise.
Reinforcing dimensions are out–to–out of bars.

Texas Department of Transportation

Bridge Division Standard

CONCRETE WINGWALLS
WITH PARALLEL WINGS FOR BOX CULVERTS
TYPES PW-1 AND PW-2

PW

FILE: CD-PW-20.dgn	DN: GAF	CK: CAT	DW: TxDOT	CK: TxDOT
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BARRICADE AND CONSTRUCTION (BC) STANDARD SHEETS GENERAL NOTES:

1. The Barricade and Construction Standard Sheets (BC sheets) are intended to show typical examples for placement of temporary traffic control devices, construction pavement markings, and typical work zone signs. The information contained in these sheets meet or exceed the requirements shown in the "Texas Manual on Uniform Traffic Control Devices" (TMUTCD).

2. The development and design of the Traffic Control Plan (TCP)is the responsibility of the Engineer.

3. The Contractor may propose changes to the TCP that are signed and sealed by a licensed professional engineer for approval. The Engineer may develop, sign and seal Contractor proposed changes.

4. The Contractor is responsible for installing and maintaining the traffic control devices as shown in the plans. The Contractor may not move or change the approximate location of any device without the approval of the Engineer.

5. Geometric design of lane shifts and detours should, when possible, meet the applicable design criteria contained in manuals such as the American Association of State Highway and Transportation Officials (AASHTO), "A Policy on Geometric Design of Highways and Streets," the TxDOT "Roadway Design Manual" or engineering judgment.

6. When projects abut, the Engineer(s) may omit the END ROAD WORK, TRAFFIC FINES DOUBLE, and other advance warning signs if the signing would be redundant and the work areas appear continuous to the motorists. If the adjacent project is completed first, the Contractor shall erect the necessary warning signs as shown on these sheets, the TCP sheets or as directed by the Engineer. The BEGIN ROAD WORK NEXT X MILES sign shall be revised to show appropriate work zone distance.

7. The Engineer may require duplicate warning signs on the median side of divided highways where median width will permit and traffic volumes justify the signing.

8. All signs shall be constructed in accordance with the details found in the "Standard Highway Sign Designs for Texas," latest edition. Sign details not shown in this manual shall be shown in the plans or the Engineer shall provide a detail to the Contractor before the sign is manufactured.

9. The temporary traffic control devices shown in the illustrations of the BC sheets are examples. As necessary, the Engineer will determine the most appropriate traffic control devices to be used.

10. Where highway construction or maintenance work is being undertaken, other than mobile operations as defined by the Texas Manual on Uniform Traffic Control Devices, CSJ limit signs are required. CSJ limit signs are shown on BC(2). The OBEY WARNING SIGNS STATE LAW sign, STAY ALERT TALK OR TEXT LATER and the WORK ZONE TRAFFIC FINES DOUBLE sign with plaque shall be erected in advance of the CSJ limits. The BEGIN ROAD WORK NEXT X MILES, CONTRACTOR and END ROAD WORK signs shall be erected at or near the CSJ limits. For mobile operations, CSJ limit signs are not required.

11. Traffic control devices should be in place only while work is actually in progress or a definite need exists.

12. The Engineer has the final decision on the location of all traffic control devices.

13. Inactive equipment and work vehicles, including workers' private vehicles must be parked away from travel lanes. They should be as close to the right-of-way line as possible, or located behind a barrier or guardrail, or as approved by the Engineer.

WORKER SAFETY NOTES:

1. Workers on foot who are exposed to traffic or to construction equipment within the right-of-way shall wear high-visibility safety apparel meeting the requirements of ISEA "American National Standard for High-Visibility Apparel," or equivalent revisions, and labeled as ANSI 107-2004 standard performance for Class 2 or 3 risk exposure. Class 3 garments should be considered for high traffic volume work areas or night time work.

2. Except in emergency situations, flagger stations shall be illuminated when flagging is used at night.

COMPLIANT WORKZONE TRAFFIC CONTROL DEVICES

1. Only pre-qualified products shall be used. The "Compliant Work Zone Traffic Control Devices List" (CWZTCD) describes pre-qualified products and their sources.

2. Work zone traffic control devices shall be compliant with the Manual for Assessing safety Hardware (MASH).

THE DOCUMENTS BELOW CAN BE FOUND ON-LINE AT http://www.txdot.gov
COMPLIANT WORK ZONE TRAFFIC CONTROL DEVICES LIST (CWZTCD)
DEPARTMENTAL MATERIAL SPECIFICATIONS (DMS)
MATERIAL PRODUCER LIST (MPL)
ROADWAY DESIGN MANUAL - SEE "MANUALS (ONLINE MANUALS)"
STANDARD HIGHWAY SIGN DESIGNS FOR TEXAS (SHSD)
TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD)
TRAFFIC ENGINEERING STANDARD SHEETS

Texas Department of Transportation

Traffic Safety Division Standard

BARRICADE AND CONSTRUCTION GENERAL NOTES AND REQUIREMENTS

BC(1)-21

FILE: bc-21.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
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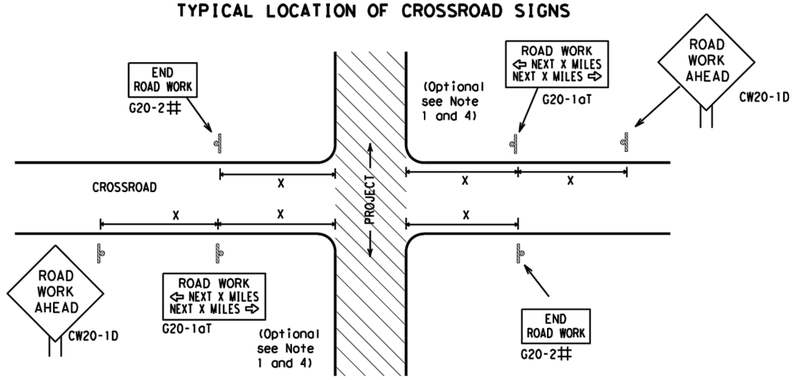
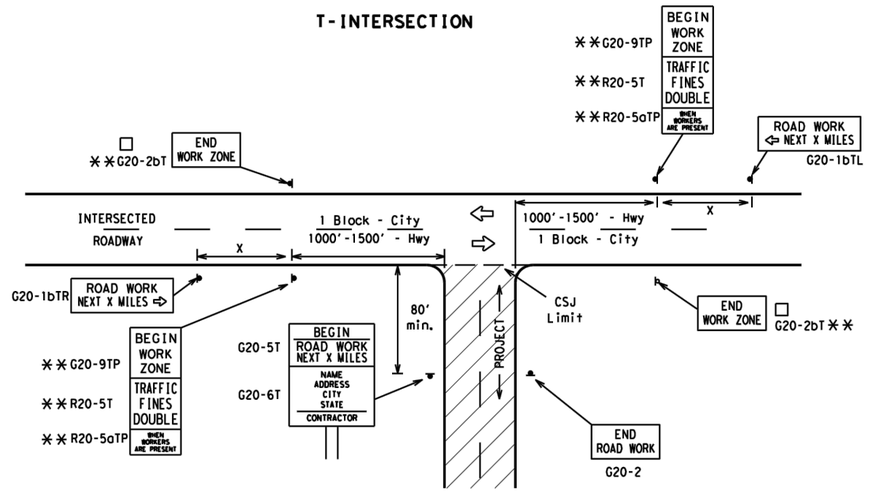
TYPICAL LOCATION OF CROSSROAD SIGNS



May be mounted on back of "ROAD WORK AHEAD"(CW20-1D) sign with approval of Engineer. (See note 2 below)

1. The typical minimum signing on a crossroad approach should be a "ROAD WORK AHEAD" (CW20-1D)sign and a (G20-2) "END ROAD WORK" sign, unless noted otherwise in plans.
2. The Engineer may use the reduced size 36" x 36" ROAD WORK AHEAD (CW20-1D) sign mounted back to back with the reduced size 36" x 18" "END ROAD WORK"(G20-2) sign on low volume crossroads (see Note 4 under "Typical Construction Warning Sign Size and Spacing"). See the "Standard Highway Sign Designs for Texas" manual for sign details. The Engineer may omit the advance warning signs on low volume crossroads. The Engineer will determine whether a road is low volume as per TMUTCD Part 5. This information shall be shown in the plans.
3. Based on existing field conditions, the Engineer/Inspector may require additional signs such as FLAGGER AHEAD, LOOSE GRAVEL, or other appropriate signs. When additional signs are required, these signs will be considered part of the minimum requirements. The Engineer/Inspector will determine the proper location and spacing of any sign not shown on the BC sheets, Traffic Control Plan sheets or the Work Zone Standard Sheets.
4. The "ROAD WORK NEXT X MILES"(G20-1aT)sign shall be required at high volume crossroads to advise motorists of the length of construction in either direction from the intersection. The Engineer will determine whether a roadway is considered high volume.
5. Additional traffic control devices may be shown elsewhere in the plans for higher volume crossroads.
6. When work occurs in the intersection area, appropriate traffic control devices, as shown elsewhere in the plans or as determined by the Engineer/Inspector, shall be in place.

T-INTERSECTION



CSJ LIMITS AT T-INTERSECTION

1. The Engineer will determine the types and location of any additional traffic control devices, such as a flagger and accompanying signs, or other signs, that should be used when work is being performed at or near an intersection.
2. If construction closes the road at a T-intersection, the Contractor shall place the "CONTRACTOR NAME"(G20-6T) sign behind the Type 3 Barricades for the road closure (see BC(10) also). The "ROAD WORK NEXT X MILES" left arrow(G20-1bTL) and "ROAD WORK NEXT X MILES" right arrow (G20-1bTR)" signs shall be replaced by the detour signing called for in the plans.

TYPICAL CONSTRUCTION WARNING SIGN SIZE AND SPACING[1,5,6]

SIZE

Sign Number or Series	Conventional Road	Expressway/ Freeway
CW20[4] CW21 CW22 CW23 CW25	48" x 48"	48" x 48"
CW1, CW2, CW7, CW8, CW9, CW11, CW14	36" x 36"	48" x 48"
CW3, CW4, CW5, CW6, CW8-3, CW10, CW12	48" x 48"	48" x 48"

SPACING

Posted Speed	Sign △ Spacing "X"
MPH	Feet (Apprx.)
30	120
35	160
40	240
45	320
50	400
55	500[2]
60	600[2]
65	700[2]
70	800[2]
75	900[2]
80	1000[2]
*	*[3]

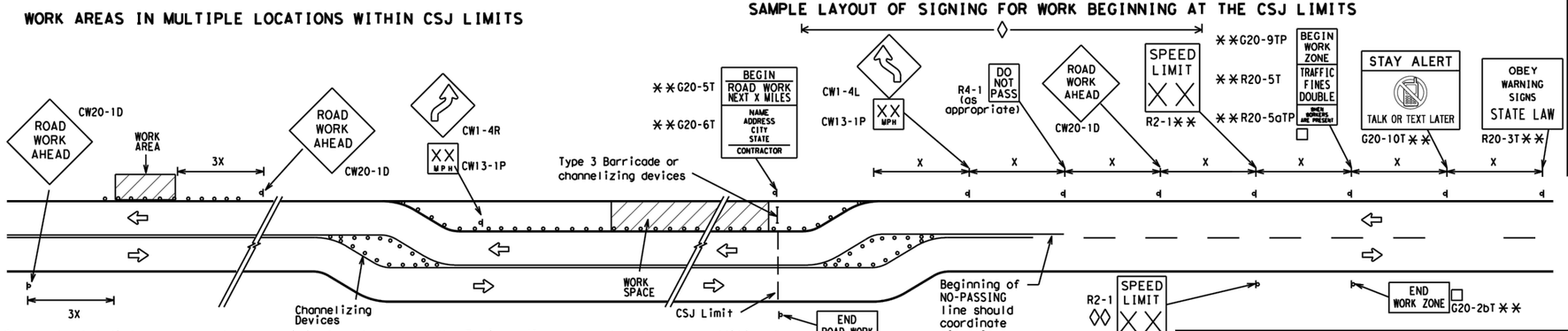
* For typical sign spacings on divided highways, expressways and freeways, see Part 6 of the "Texas Manual on Uniform Traffic Control Devices" (TMUTCD) typical application diagrams or TCP Standard Sheets.

△ Minimum distance from work area to first Advance Warning sign nearest the work area and/or distance between each additional sign.

GENERAL NOTES

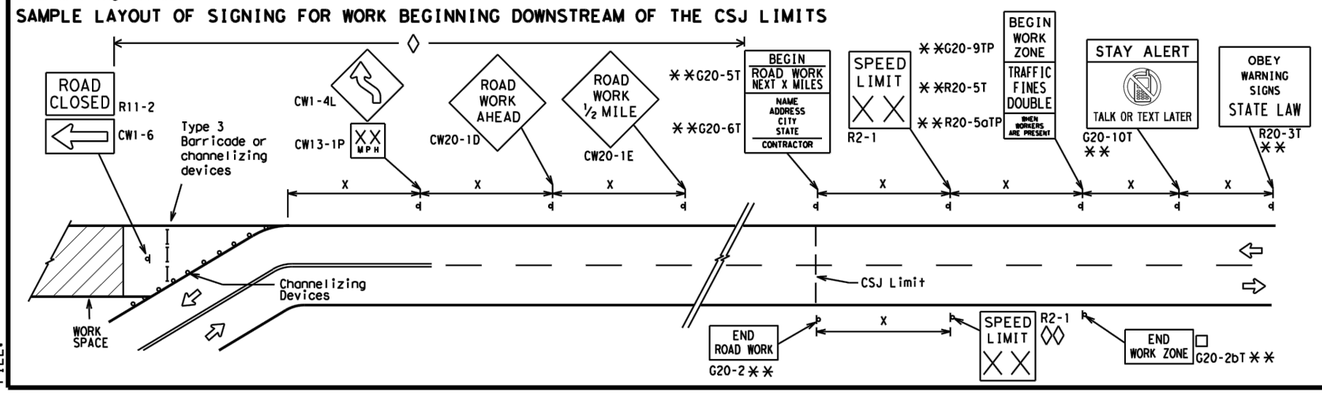
1. Special or larger size signs may be used as necessary.
2. Distance between signs should be increased as required to have 1500 feet advance warning.
3. Distance between signs should be increased as required to have 1/2 mile or more advance warning.
4. 36" x 36" "ROAD WORK AHEAD" (CW20-1D)signs may be used on low volume crossroads at the discretion of the Engineer as per TMUTCD Part 5. See Note 2 under "Typical Location of Crossroad Signs".
5. Only diamond shaped warning sign sizes are indicated.
6. See sign size listing in "TMUTCD", Sign Appendix or the "Standard Highway Sign Designs for Texas" manual for complete list of available sign design sizes.

WORK AREAS IN MULTIPLE LOCATIONS WITHIN CSJ LIMITS



When extended distances occur between minimal work spaces, the Engineer/Inspector should ensure additional "ROAD WORK AHEAD"(CW20-1D)signs are placed in advance of these work areas to remind drivers they are still within the project limits. See the applicable TCP sheets for exact location and spacing of signs and channelizing devices.

SAMPLE LAYOUT OF SIGNING FOR WORK BEGINNING AT THE CSJ LIMITS



NOTES

The Contractor shall determine the appropriate distance to be placed on the G20-1 series signs and "BEGIN ROAD WORK NEXT X MILES"(G20-5T)sign for each specific project. This distance shall replace the "X" and shall be rounded to the nearest whole mile with the approval of the Engineer. No decimals shall be used.

□ The "BEGIN WORK ZONE"(G20-9TP) and "END WORK ZONE" (G20-2bT) shall be used as shown on the sample layout when advance signs are required outside the CSJ Limits. They inform the motorist of entering or leaving a part of the work zone lying outside the CSJ Limits where traffic fines may double if workers are present.

** CSJ limit signing is required for highway construction and maintenance work, with the exception of mobile operations.

◊ Area for placement of "ROAD WORK AHEAD" (CW20-1D)sign and other signs or devices as called for on the Traffic Control Plan.

◊◊ Contractor will install a regulatory speed limit sign at the end of the work zone.

LEGEND	
⟼	Type 3 Barricade
○○○	Channelizing Devices
▬	Sign
X	See Typical Construction Warning Sign Size and Spacing chart or the TMUTCD for sign spacing requirements.

SHEET 2 OF 12

Texas Department of Transportation — Traffic Safety Division Standard

BARRICADE AND CONSTRUCTION PROJECT LIMIT

BC(2)-21

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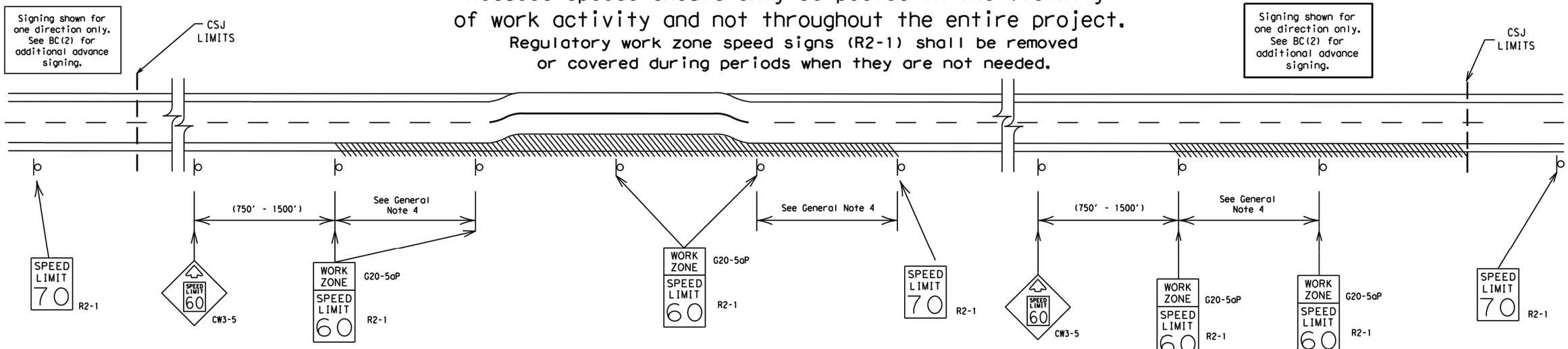
TYPICAL APPLICATION OF WORK ZONE SPEED LIMIT SIGNS

Work zone speed limits shall be regulatory, established in accordance with the "Procedures for Establishing Speed Zones," and approved by the Texas Transportation Commission, or by City Ordinance when within Incorporated City Limits.

Reduced speeds should only be posted in the vicinity of work activity and not throughout the entire project.

Regulatory work zone speed signs (R2-1) shall be removed or covered during periods when they are not needed.



GUIDANCE FOR USE:

LONG/INTERMEDIATE TERM WORK ZONE SPEED LIMITS

This type of work zone speed limit should be included on the design of the traffic control plans when restricted geometrics with a lower design speed are present in the work zone and modification of the geometrics to a higher design speed is not feasible.

Long/Intermediate Term Work Zone Speed Limit signs, when approved as described above, should be posted and visible to the motorist when work activity is present. Work activity may also be defined as a change in the roadway that requires a reduced speed for motorists to safely negotiate the work area, including:

a) rough road or damaged pavement surface
b) substantial alteration of roadway geometrics (diversions)
c) construction detours
d) grade
e) width
f) other conditions readily apparent to the driver

As long as any of these conditions exist, the work zone speed limit signs should remain in place.

SHORT TERM WORK ZONE SPEED LIMITS

This type of work zone speed limit may be included on the design of the traffic control plans when workers or equipment are not behind concrete barrier, when work activity is within 10 feet of the traveled way or actually in the traveled way.

Short Term Work Zone Speed Limit signs should be posted and visible to the motorists only when work activity is present. When work activity is not present, signs shall be removed or covered.
(See Removing or Covering on BC(4)).

GENERAL NOTES

1. Regulatory work zone speed limits should be used only for sections of construction projects where speed control is of major importance.
2. Regulatory work zone speed limit signs shall be placed on supports at a 7 foot minimum mounting height.
3. Speed zone signs are illustrated for one direction of travel and are normally posted for each direction of travel.
4. Frequency of work zone speed limit signs should be:
   40 mph and greater 0.2 to 2 miles
   35 mph and less 0.2 to 1 mile
5. Regulatory speed limit signs shall have black legend and border on a white reflective background (See "Reflective Sheeting" on BC(4)).
6. Fabrication, erection and maintenance of the"ADVANCE SPEED LIMIT"(CW3-5)sign, "WORK ZONE"(G20-5aP) plaque and the "SPEED LIMIT"(R2-1)signs shall not be paid for directly, but shall be considered subsidiary to Item 502.
7. Turning signs from view, laying signs over or down will not be allowed, unless as otherwise noted under "REMOVING OR COVERING" on BC(4).
8. Techniques that may help reduce traffic speeds include but are not limited to:
   A. Law enforcement.
   B. Flagger stationed next to sign.
   C. Portable changeable message sign (PCMS).
   D. Low-power (drone) radar transmitter.
   E. Speed monitor trailers or signs.
9. Speeds shown on details above are for illustration only. Work Zone Speed Limits should only be posted as approved for each project.
10. For more specific guidance concerning the type of work, work zone conditions and factors impacting allowable regulatory construction speed zone reduction see TxDOT form #1204 in the TxDOT e-form system.

Texas Department of Transportation | Traffic Safety Division Standard

BARRICADE AND CONSTRUCTION WORK ZONE SPEED LIMIT

BC(3)-21

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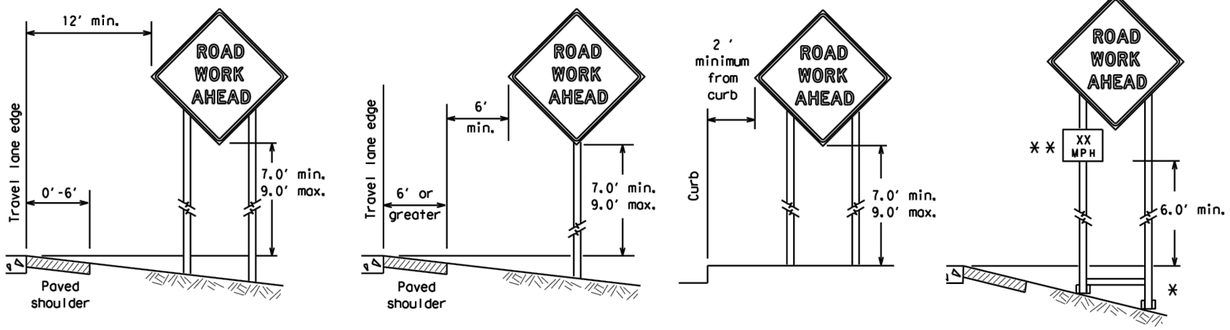
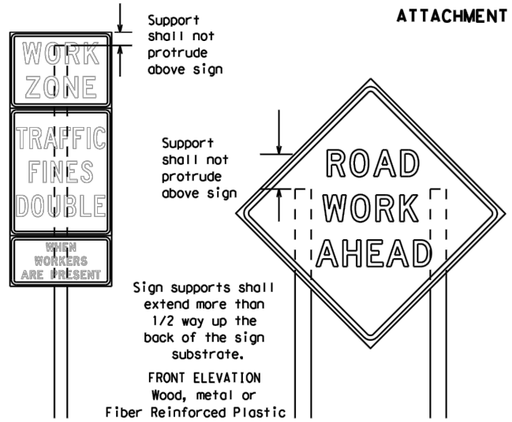
TYPICAL MINIMUM CLEARANCES FOR LONG TERM AND INTERMEDIATE TERM SIGNS

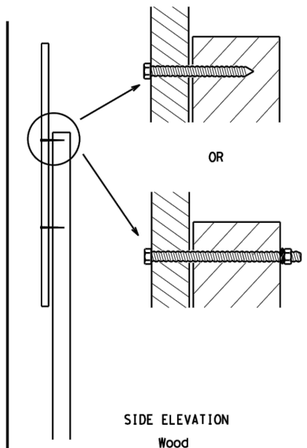


* When placing skid supports on unlevel ground, the leg post lengths must be adjusted so the sign appears straight and plumb. Objects shall NOT be placed under skids as a means of leveling.

** When plaques are placed on dual-leg supports, they should be attached to the upright nearest the travel lane. Supplemental plaques (advisory or distance) should not cover the surface of the parent sign.

ATTACHMENT FOR SIGN SUPPORTS





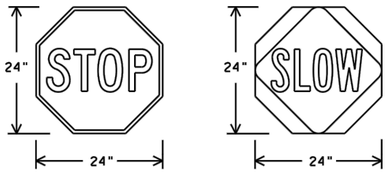
Attachment to wooden supports will be by bolts and nuts or screws. Use TxDOT's or manufacturer's recommended procedures for attaching sign substrates to other types of sign supports

Nails shall NOT be allowed. Each sign shall be attached directly to the sign support. Multiple signs shall not be joined or spliced by any means. Wood supports shall not be extended or repaired by splicing or other means.

Splicing embedded perforated square metal tubing in order to extend post height will only be allowed when the splice is made using four bolts, two above and two below the spice point. Splice must be located entirely behind the sign substrate, not near the base of the support. Splice insert lengths should be at least 5 times nominal post size, centered on the splice and of at least the same gauge material.

STOP/SLOW PADDLES

1. STOP/SLOW paddles are the primary method to control traffic by flaggers. The STOP/SLOW paddle size should be 24" x 24".
2. STOP/SLOW paddles shall be retroreflectorized when used at night.
3. STOP/SLOW paddles may be attached to a staff with a minimum length of 6' to the bottom of the sign.
4. Any lights incorporated into the STOP or SLOW paddle faces shall only be as specifically described in Section 6E.03 Hand Signaling Devices in the TMUTCD.



SHEETING REQUIREMENTS (WHEN USED AT NIGHT)		
USAGE	COLOR	SIGN FACE MATERIAL
BACKGROUND	RED	TYPE B OR C SHEETING
BACKGROUND	ORANGE	TYPE B_{FL} OR C_{FL} SHEETING
LEGEND & BORDER	WHITE	TYPE B OR C SHEETING
LEGEND & BORDER	BLACK	ACRYLIC NON-REFLECTIVE FILM

CONTRACTOR REQUIREMENTS FOR MAINTAINING PERMANENT SIGNS WITHIN THE PROJECT LIMITS

1. Permanent signs are used to give notice of traffic laws or regulations, call attention to conditions that are potentially hazardous to traffic operations, show route designations, destinations, directions, distances, services, points of interest, and other geographical, recreational, specific service (LOGO), or cultural information. Drivers proceeding through a work zone need the same, if not better route guidance as normally installed on a roadway without construction.
2. When permanent regulatory or warning signs conflict with work zone conditions, remove or cover the permanent signs until the permanent sign message matches the roadway condition. For details for covering large guide signs see the TS-CD standard.
3. When existing permanent signs are moved and relocated due to construction purposes, they shall be visible to motorists at all times.
4. If existing signs are to be relocated on their original supports, they shall be installed on crashworthy bases as shown on the SMD Standard sheets. The signs shall meet the required mounting heights shown on the BC Sheets or the SMD Standards. This work should be paid for under the appropriate pay item for relocating existing signs.
5. If permanent signs are to be removed and relocated using temporary supports, the Contractor shall use crashworthy supports as shown on the BC standard sheets, TLRS standard sheets or the CWZTCD list. The signs shall meet the required mounting heights shown on the BC, or the SMD standard sheets during construction. This work should be paid for under the appropriate pay item for relocating existing signs.
6. Any sign or traffic control device that is struck or damaged by the Contractor or his/her construction equipment shall be replaced as soon as possible by the Contractor to ensure proper guidance for the motorists. This will be subsidiary to Item 502.

GENERAL NOTES FOR WORK ZONE SIGNS

1. Contractor shall install and maintain signs in a straight and plumb condition and/or as directed by the Engineer.
2. Wooden sign posts shall be painted white.
3. Barricades shall NOT be used as sign supports.
4. All signs shall be installed in accordance with the plans or as directed by the Engineer. Signs shall be used to regulate, warn, and guide the traveling public safely through the work zone.
5. The Contractor may furnish either the sign design shown in the plans or in the "Standard Highway Sign Designs for Texas" (SHSD). The Engineer/Inspector may require the Contractor to furnish other work zone signs that are shown in the TMUTCD but may have been omitted from the plans. Any variation in the plans shall be documented by written agreement between the Engineer and the Contractor's Responsible Person. All changes must be documented in writing before being implemented. This can include documenting the changes in the Inspector's TxDOT diary and having both the Inspector and Contractor initial and date the agreed upon changes.
6. The Contractor shall furnish sign supports listed in the "Compliant Work Zone Traffic Control Device List" (CWZTCD) for small roadside signs. Supports for temporary large roadside signs shall meet the requirements detailed on the Temporary Large Roadside Signs (TLRS) standard sheets. The Contractor shall install the sign support in accordance with the manufacturer's recommendations. If there is a question regarding installation procedures, the Contractor shall furnish the Engineer a copy of the manufacturer's installation recommendations so the Engineer can verify the correct procedures are being followed.
7. The Contractor is responsible for installing signs on approved supports and replacing signs with damaged or cracked substrates and/or damaged or marred reflective sheeting as directed by the Engineer/Inspector.
8. Identification markings may be shown only on the back of the sign substrate. The maximum height of letters and/or company logos used for identification shall be 1 inch.
9. The Contractor shall replace damaged wood posts. New or damaged wood sign posts shall not be spliced.

DURATION OF WORK (as defined by the "Texas Manual on Uniform Traffic Control Devices" Part 6)

1. The types of sign supports, sign mounting height, the size of signs, and the type of sign substrates can vary based on the type of work being performed. The Engineer is responsible for selecting the appropriate size sign for the type of work being performed. The Contractor is responsible for ensuring the sign support, sign mounting height and substrate meets manufacturer's recommendations in regard to crashworthiness and duration of work requirements.
   a. Long-term stationary - work that occupies a location more than 3 days.
   b. Intermediate-term stationary - work that occupies a location more than one daylight period up to 3 days, or nighttime work lasting more than one hour.
   c. Short-term stationary - daytime work that occupies a location for more than 1 hour in a single daylight period.
   d. Short, duration - work that occupies a location up to 1 hour.
   e. Mobile - work that moves continuously or intermittently (stopping for up to approximately 15 minutes.)

SIGN MOUNTING HEIGHT

1. The bottom of Long-term/Intermediate-term signs shall be at least 7 feet, but not more than 9 feet, above the paved surface, except as shown for supplemental plaques mounted below other signs.
2. The bottom of Short-term/Short Duration signs shall be a minimum of 1 foot above the pavement surface but no more than 2 feet above the ground.
3. Long-term/Intermediate-term Signs may be used in lieu of Short-term/Short Duration signing.
4. Short-term/Short Duration signs shall be used only during daylight and shall be removed at the end of the workday or raised to appropriate Long-term/Intermediate sign height.
5. Regulatory signs shall be mounted at least 7 feet, but not more than 9 feet, above the paved surface regardless of work duration.

SIZE OF SIGNS

1. The Contractor shall furnish the sign sizes shown on BC (2) unless otherwise shown in the plans or as directed by the Engineer.

SIGN SUBSTRATES

1. The Contractor shall ensure the sign substrate is installed in accordance with the manufacturer's recommendations for the type of sign support that is being used. The CWZTCD lists each substrate that can be used on the different types and models of sign supports.
2. "Mesh" type materials are NOT an approved sign substrate, regardless of the tightness of the weave.
3. All wooden individual sign panels fabricated from 2 or more pieces shall have one or more plywood cleat, 1/2" thick by 6" wide, fastened to the back of the sign and extending fully across the sign. The cleat shall be attached to the back of the sign using wood screws that do not penetrate the face of the sign panel. The screws shall be placed on both sides of the splice and spaced at 6" centers. The Engineer may approve other methods of splicing the sign face.

REFLECTIVE SHEETING

1. All signs shall be retroreflective and constructed of sheeting meeting the color and retro-reflectivity requirements of DMS-8300 for rigid signs or DMS-8310 for roll-up signs. The web address for DMS specifications is shown on BC(1).
2. White sheeting, meeting the requirements of DMS-8300 Type A, shall be used for signs with a white background.
3. Orange sheeting, meeting the requirements of DMS-8300 Type B_{FL} or Type C_{FL}, shall be used for rigid signs with orange backgrounds.

SIGN LETTERS

1. All sign letters and numbers shall be clear, and open rounded type uppercase alphabet letters as approved by the Federal Highway Administration (FHWA) and as published in the "Standard Highway Sign Design for Texas" manual. Signs, letters and numbers shall be of first class workmanship in accordance with Department Standards and Specifications.

REMOVING OR COVERING

1. When sign messages may be confusing or do not apply, the signs shall be removed or completely covered.
2. Long-term stationary or intermediate stationary signs installed on square metal tubing may be turned away from traffic 90 degrees when the sign message is not applicable. This technique may not be used for signs installed in the median of divided highways or near any intersections where the sign may be seen from approaching traffic.
3. Signs installed on wooden skids shall not be turned at 90 degree angles to the roadway. These signs should be removed or completely covered when not required.
4. When signs are covered, the material used shall be opaque, such as heavy mil black plastic, or other materials which will cover the entire sign face and maintain their opaque properties under automobile headlights at night, without damaging the sign sheeting.
5. Burlap shall NOT be used to cover signs.
6. Duct tape or other adhesive material shall NOT be affixed to a sign face.
7. Signs and anchor stubs shall be removed and holes backfilled upon completion of work.

SIGN SUPPORT WEIGHTS

1. Where sign supports require the use of weights to keep from turning over, the use of sandbags with dry, cohesionless sand should be used.
2. The sandbags will be tied shut to keep the sand from spilling and to maintain a constant weight.
3. Rock, concrete, iron, steel or other solid objects shall not be permitted for use as sign support weights.
4. Sandbags should weigh a minimum of 35 lbs and a maximum of 50 lbs.
5. Sandbags shall be made of a durable material that tears upon vehicular impact. Rubber (such as tire inner tubes) shall NOT be used.
6. Rubber ballasts designed for channelizing devices should not be used for ballast on portable sign supports. Sign supports designed and manufactured with rubber bases may be used when shown on the CWZTCD list.
7. Sandbags shall only be placed along or laid over the base supports of the traffic control device and shall not be suspended above ground level or hung with rope, wire, chains or other fasteners. Sandbags shall be placed along the length of the skids to weigh down the sign support.
8. Sandbags shall NOT be placed under the skid and shall not be used to level sign supports placed on slopes.

FLAGS ON SIGNS

1. Flags may be used to draw attention to warning signs. When used, the flag shall be 16 inches square or larger and shall be orange or fluorescent red-orange in color. Flags shall not be allowed to cover any portion of the sign face.

Texas Department of Transportation | Traffic Safety Division Standard

BARRICADE AND CONSTRUCTION TEMPORARY SIGN NOTES

BC(4)-21

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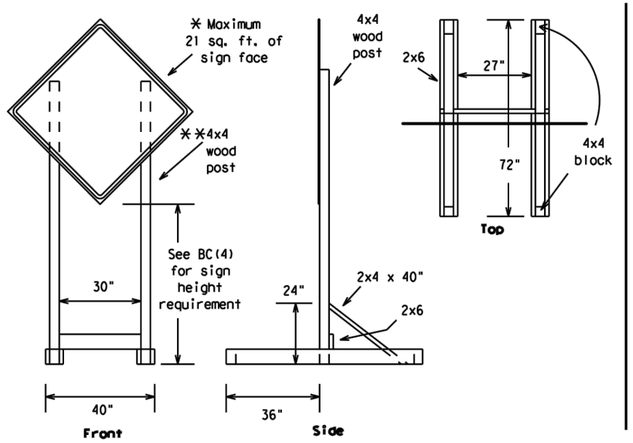
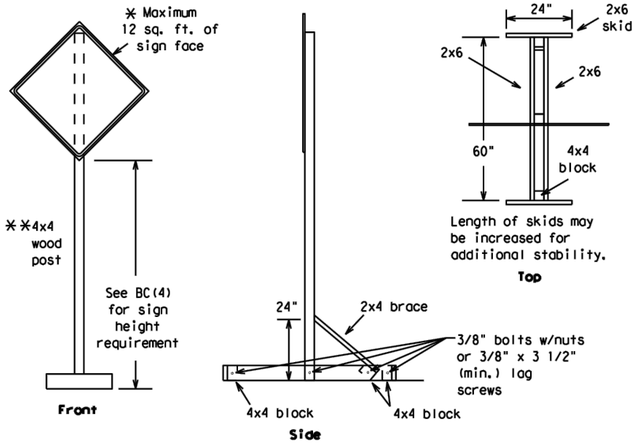
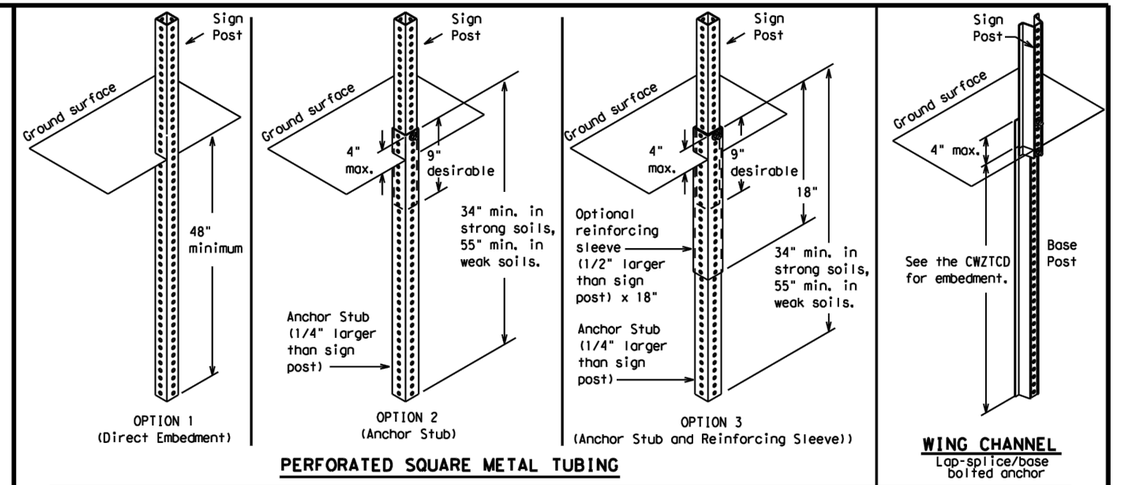




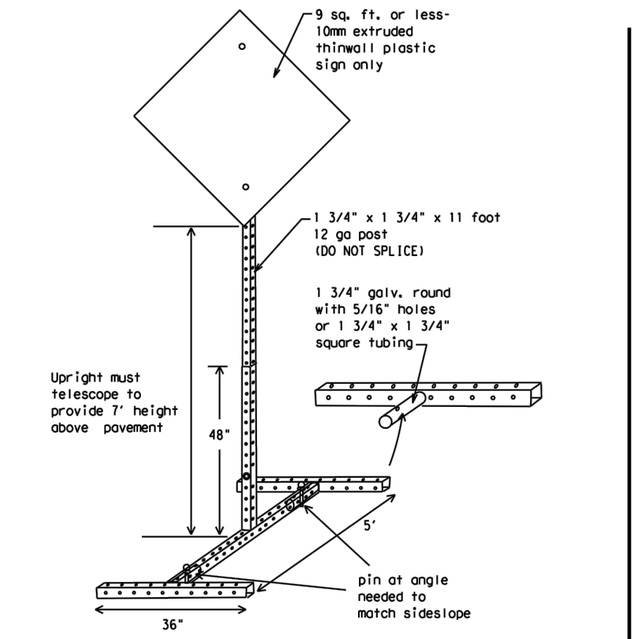
SKID MOUNTED WOOD SIGN SUPPORTS

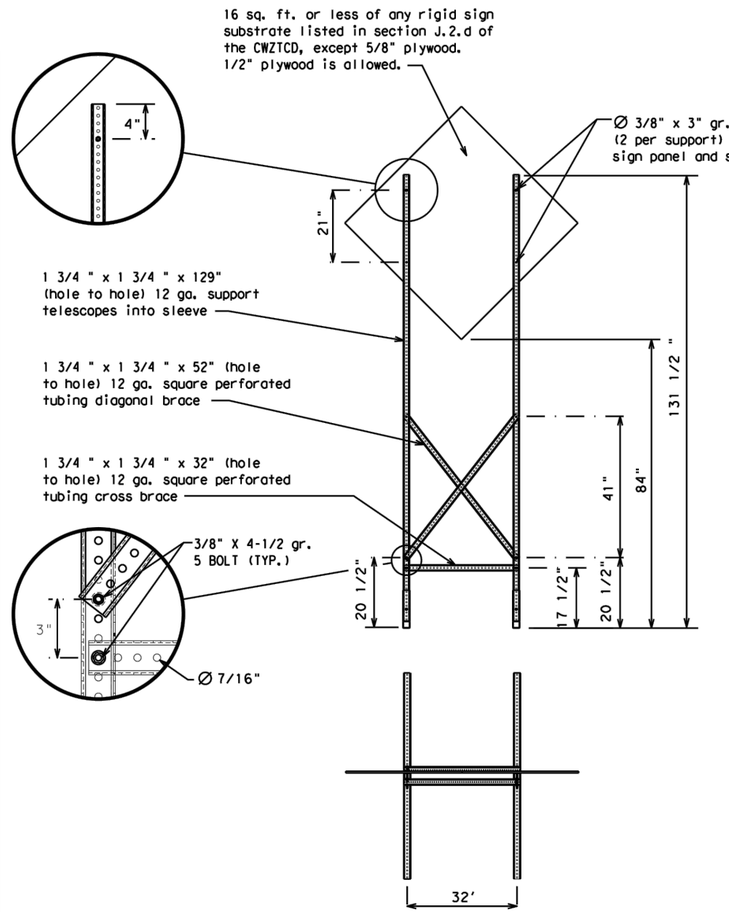
* LONG/INTERMEDIATE TERM STATIONARY - PORTABLE SKID MOUNTED SIGN SUPPORTS

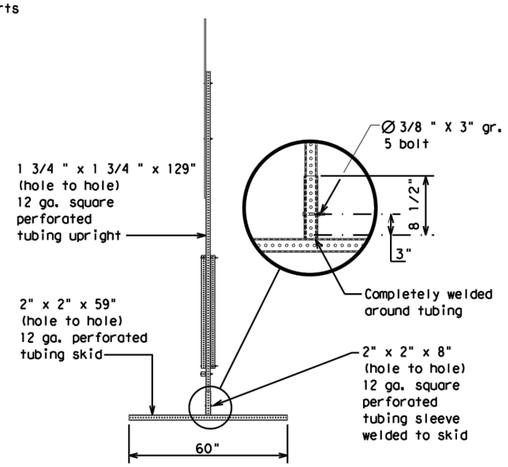


GROUND MOUNTED SIGN SUPPORTS

Refer to the CWZTCD and the manufacturer's installation procedure for each type sign support.
The maximum sign square footage shall adhere to the manufacturer's recommendation.
Two post installations can be used for larger signs.







SKID MOUNTED PERFORATED SQUARE STEEL TUBING SIGN SUPPORTS

* LONG/INTERMEDIATE TERM STATIONARY - PORTABLE SKID MOUNTED SIGN SUPPORTS

WEDGE ANCHORS

Both steel and plastic Wedge Anchor Systems as shown on the SMD Standard Sheets may be used as temporary sign supports for signs up to 10 square feet of sign face. They may be set in concrete or in sturdy soils if approved by the Engineer. (See web address for "Traffic Engineering Standard Sheets" on BC(1)).

OTHER DESIGNS

MORE DETAILS OF APPROVED LONG/INTERMEDIATE AND SHORT TERM SUPPORTS CAN BE FOUND ON THE CWZTCD LIST. SEE BC(1) FOR WEBSITE LOCATION.

GENERAL NOTES

1. Nails may be used in the assembly of wooden sign supports, but 3/8" bolts with nuts or 3/8" x 3 1/2" lag screws must be used on every joint for final connection.
2. No more than 2 sign posts shall be placed within a 7 ft. circle, except for specific materials noted on the CWZTCD List.
3. When project is completed, all sign supports and foundations shall be removed from the project site. This will be considered subsidiary to Item 502.

* See BC(4) for definition of "Work Duration."

** Wood sign posts MUST be one piece. Splicing will NOT be allowed. Posts shall be painted white.

☐ See the CWZTCD for the type of sign substrate that can be used for each approved sign support.

SHEET 5 OF 12

Texas Department of Transportation | Traffic Safety Division Standard

BARRICADE AND CONSTRUCTION TYPICAL SIGN SUPPORT

BC(5)-21

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WHEN NOT IN USE, REMOVE THE PCMS FROM THE RIGHT-OF-WAY OR PLACE THE PCMS BEHIND BARRIER OR GUARDRAIL WITH SIGN PANEL TURNED PARALLEL TO TRAFFIC

PORTABLE CHANGEABLE MESSAGE SIGNS

1. The Engineer/Inspector shall approve all messages used on portable changeable message signs (PCMS).
2. Messages on PCMS should contain no more than 8 words (about four to eight characters per word), not including simple words such as "TO," "FOR," "AT," etc.
3. Messages should consist of a single phase, or two phases that alternate. Three-phase messages are not allowed. Each phase of the message should convey a single thought, and must be understood by itself.
4. Use the word "EXIT" to refer to an exit ramp on a freeway; i.e., "EXIT CLOSED." Do not use the term "RAMP."
5. Always use the route or interstate designation (IH, US, SH, FM) along with the number when referring to a roadway.
6. When in use, the bottom of a stationary PCMS message panel should be a minimum 7 feet above the roadway, where possible.
7. The message term "WEEKEND" should be used only if the work is to start on Saturday morning and end by Sunday evening at midnight. Actual days and hours of work should be displayed on the PCMS if work is to begin on Friday evening and/or continue into Monday morning.
8. The Engineer/Inspector may select one of two options which are available for displaying a two-phase message on a PCMS. Each phase may be displayed for either four seconds each or for three seconds each.
9. Do not "flash" messages or words included in a message. The message should be steady burn or continuous while displayed.
10. Do not present redundant information on a two-phase message; i.e., keeping two lines of the message the same and changing the third line.
11. Do not use the word "Danger" in message.
12. Do not display the message "LANES SHIFT LEFT" or "LANES SHIFT RIGHT" on a PCMS. Drivers do not understand the message.
13. Do not display messages that scroll horizontally or vertically across the face of the sign.
14. The following table lists abbreviated words and two-word phrases that are acceptable for use on a PCMS. Both words in a phrase must be displayed together. Words or phrases not on this list should not be abbreviated, unless shown in the TMUTCD.
15. PCMS character height should be at least 18 inches for trailer mounted units. They should be visible from at least 1/2 (.5) mile and the text should be legible from at least 600 feet at night and 800 feet in daylight. Truck mounted units must have a character height of 10 inches and must be legible from at least 400 feet.
16. Each line of text should be centered on the message board rather than left or right justified.
17. If disabled, the PCMS should default to an illegible display that will not alarm motorists and will only be used to alert workers that the PCMS has malfunctioned. A pattern such as a series of horizontal solid bars is appropriate.

WORD OR PHRASE	ABBREVIATION
Access Road	ACCS RD
Alternate	ALT
Avenue	AVE
Best Route	BEST RTE
Boulevard	BLVD
Bridge	BRDG
Cannot	CANT
Center	CTR
Construction Ahead	CONST AHD
CROSSING	XING
Detour Route	DETOUR RTE
Do Not	DONT
East	E
Eastbound	(route) E
Emergency	EMER
Emergency Vehicle	EMER VEH
Entrance, Enter	ENT
Express Lane	EXP LN
Expressway	EXPWY
XXXX Feet	XXXX FT
Fog Ahead	FOG AHD
Freeway	FRWY, FWY
Freeway Blocked	FWY BLKD
Friday	FRI
Hazardous Driving	HAZ DRIVING
Hazardous Material	HAZMAT
High-Occupancy	HOV
Vehicle Highway	HWY
Hour(s)	HR, HRS
Information	INFO
It Is	ITS
Junction	JCT
Left	LFT
Left Lane	LFT LN
Lane Closed	LN CLOSED
Lower Level	LWR LEVEL
Maintenance	MAINT
Major	MAJ
Miles	MI
Miles Per Hour	MPH
Minor	MNR
Monday	MON
Normal	NORM
North	N
Northbound	(route) N
Parking	PKING
Road	RD
Right Lane	RT LN
Saturday	SAT
Service Road	SERV RD
Shoulder	SHLDR
Slippery	SLIP
South	S
Southbound	(route) S
Speed	SPD
Street	ST
Sunday	SUN
Telephone	PHONE
Temporary	TEMP
Thursday	THURS
To Downtown	TO DWNTN
Traffic	TRAF
Travelers	TRVLRS
Tuesday	TUES
Time Minutes	TIME MIN
Upper Level	UPR LEVEL
Vehicles (s)	VEH, VEHS
Warning	WARN
Wednesday	WED
Weight Limit	WT LIMIT
West	W
Westbound	(route) W
Wet Pavement	WET PVMT
Will Not	WONT

Roadway designation * IH-number, US-number, SH-number, FM-number

RECOMMENDED PHASES AND FORMATS FOR PCMS MESSAGES DURING ROADWORK ACTIVITIES

(The Engineer may approve other messages not specifically covered here.)

Phase 1: Condition Lists

Road/Lane/Ramp Closure List

- FREEWAY CLOSED X MILE
- FRONTAGE ROAD CLOSED
- ROAD CLOSED AT SH XXX
- SHOULDER CLOSED XXX FT
- ROAD CLSD AT FM XXXX
- RIGHT LN CLOSED XXX FT
- RIGHT X LANES CLOSED
- RIGHT X LANES OPEN
- CENTER LANE CLOSED
- DAYTIME LANE CLOSURES
- NIGHT LANE CLOSURES
- I-XX SOUTH EXIT CLOSED
- VARIOUS LANES CLOSED
- EXIT XXX CLOSED X MILE
- EXIT CLOSED
- RIGHT LN TO BE CLOSED
- MALL DRIVEWAY CLOSED
- X LANES CLOSED TUE - FRI
- XXXXXXXX BLVD CLOSED

Other Condition List

- ROADWORK XXX FT
- ROAD REPAIRS XXXX FT
- FLAGGER XXXX FT
- LANE NARROWS XXXX FT
- RIGHT LN NARROWS XXXX FT
- TWO-WAY TRAFFIC XX MILE
- MERGING TRAFFIC XXXX FT
- CONST TRAFFIC XXX FT
- LOOSE GRAVEL XXXX FT
- UNEVEN LANES XXXX FT
- DETOUR X MILE
- ROUGH ROAD XXXX FT
- ROADWORK PAST SH XXXX
- ROADWORK NEXT FRI-SUN
- BUMP XXXX FT
- US XXX EXIT X MILES
- TRAFFIC SIGNAL XXXX FT
- LANES SHIFT *

* LANES SHIFT in Phase 1 must be used with STAY IN LANE in Phase 2.

Phase 2: Possible Component Lists

Action to Take/Effect on Travel List

- MERGE RIGHT
- FORM X LINES RIGHT
- DETOUR NEXT X EXITS
- USE XXXXX RD EXIT
- USE EXIT XXX
- USE EXIT I-XX NORTH
- STAY ON US XXX SOUTH
- USE I-XX E TO I-XX N
- TRUCKS USE US XXX N
- WATCH FOR TRUCKS
- WATCH FOR TRUCKS
- EXPECT DELAYS
- EXPECT DELAYS
- PREPARE TO STOP
- REDUCE SPEED XXX FT
- END SHOULDER USE
- USE OTHER ROUTES
- WATCH FOR WORKERS
- STAY IN LANE *

Location List

- AT FM XXXX
- BEFORE RAILROAD CROSSING
- NEXT X MILES
- PAST US XXX EXIT
- XXXXXXX TO XXXXXXX
- US XXX TO FM XXXX

Warning List

- SPEED LIMIT XX MPH
- MAXIMUM SPEED XX MPH
- MINIMUM SPEED XX MPH
- ADVISORY SPEED XX MPH
- RIGHT LANE EXIT
- USE CAUTION
- DRIVE SAFELY
- DRIVE WITH CARE

** Advance Notice List

- TUE-FRI XX AM- X PM
- APR XX-XX X PM-X AM
- BEGINS MONDAY
- BEGINS MAY XX
- MAY X-X XX PM - XX AM
- NEXT FRI-SUN
- XX AM TO XX PM
- NEXT TUE AUG XX
- TONIGHT XX PM- XX AM

** See Application Guidelines Note 6.

APPLICATION GUIDELINES

1. Only 1 or 2 phases are to be used on a PCMS.
2. The 1st phase (or both) should be selected from the "Road/Lane/Ramp Closure List" and the "Other Condition List".
3. A 2nd phase can be selected from the "Action to Take/Effect on Travel, Location, General Warning, or Advance Notice Phase Lists".
4. A Location Phase is necessary only if a distance or location is not included in the first phase selected.
5. If two PCMS are used in sequence, they must be separated by a minimum of 1000 ft. Each PCMS shall be limited to two phases, and should be understandable by themselves.
6. For advance notice, when the current date is within seven days of the actual work date, calendar days should be replaced with days of the week. Advance notification should typically be for no more than one week prior to the work.

WORDING ALTERNATIVES

1. The words RIGHT, LEFT and ALL can be interchanged as appropriate.
2. Roadway designations IH, US, SH, FM and LP can be interchanged as appropriate.
3. EAST, WEST, NORTH and SOUTH (or abbreviations E, W, N and S) can be interchanged as appropriate.
4. Highway names and numbers replaced as appropriate.
5. ROAD, HIGHWAY and FREEWAY can be interchanged as needed.
6. AHEAD may be used instead of distances if necessary.
7. FT and MI, MILE and MILES interchanged as appropriate.
8. AT, BEFORE and PAST interchanged as needed.
9. Distances or AHEAD can be eliminated from the message if a location phase is used.

PCMS SIGNS WITHIN THE R.O.W. SHALL BE BEHIND GUARDRAIL OR CONCRETE BARRIER OR SHALL HAVE A MINIMUM OF FOUR (4) PLASTIC DRUMS PLACED PERPENDICULAR TO TRAFFIC ON THE UPSTREAM SIDE OF THE PCMS, WHEN EXPOSED TO ONE DIRECTION OF TRAFFIC. WHEN EXPOSED TO TWO WAY TRAFFIC, THE FOUR DRUMS SHOULD BE PLACED WITH ONE DRUM AT EACH OF THE FOUR CORNERS OF THE UNIT.

FULL MATRIX PCMS SIGNS

1. When Full Matrix PCMS signs are used, the character height and legibility/visibility requirements shall be maintained as listed in Note 15 under "PORTABLE CHANGEABLE MESSAGE SIGNS" above.
2. When symbol signs, such as the "Flagger Symbol"(CW20-7) are represented graphically on the Full Matrix PCMS sign and, with the approval of the Engineer, it shall maintain the legibility/visibility requirement listed above.
3. When symbol signs are represented graphically on the Full Matrix PCMS, they shall only supplement the use of the static sign represented, and shall not substitute for, or replace that sign.
4. A full matrix PCMS may be used to simulate a flashing arrow board provided it meets the visibility, flash rate and dimming requirements on BC(7), for the same size arrow.

Texas Department of Transportation

Traffic Safety Division Standard

BARRICADE AND CONSTRUCTION PORTABLE CHANGEABLE MESSAGE SIGN (PCMS)

BC(6)-21

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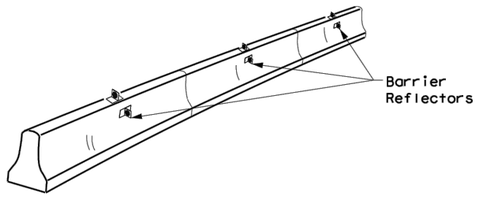
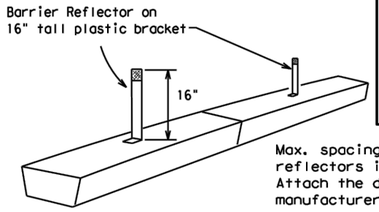
1. Barrier Reflectors shall be pre-qualified, and conform to the color and reflectivity requirements of DMS-8600. A list of prequalified Barrier Reflectors can be found at the Material Producer List web address shown on BC(1).
2. Color of Barrier Reflectors shall be as specified in the TMUTCD. The cost of the reflectors shall be considered subsidiary to Item 512.



CONCRETE TRAFFIC BARRIER (CTB)

3. Where traffic is on one side of the CTB, two (2) Barrier Reflectors shall be mounted in approximately the midsection of each section of CTB. An alternate mounting location is uniformly spaced at one end of each CTB. This will allow for attachment of a barrier grapple without damaging the reflector. The Barrier Reflector mounted on the side of the CTB shall be located directly below the reflector mounted on top of the barrier, as shown in the detail above.
4. Where CTB separates two-way traffic, three barrier reflectors shall be mounted on each section of CTB. The reflector unit on top shall have two yellow reflective faces (Bi-Directional)while the reflectors on each side of the barrier shall have one yellow reflective face, as shown in the detail above.
5. When CTB separates traffic traveling in the same direction, no barrier reflectors will be required on top of the CTB.
6. Barrier Reflector units shall be yellow or white in color to match the edgeline being supplemented.
7. Maximum spacing of Barrier Reflectors is forty (40) feet.
8. Pavement markers or temporary flexible-reflective roadway marker tabs shall NOT be used as CTB delineation.
9. Attachment of Barrier Reflectors to CTB shall be per manufacturer's recommendations.
10. Missing or damaged Barrier Reflectors shall be replaced as directed by the Engineer.
11. Single slope barriers shall be delineated as shown on the above detail.

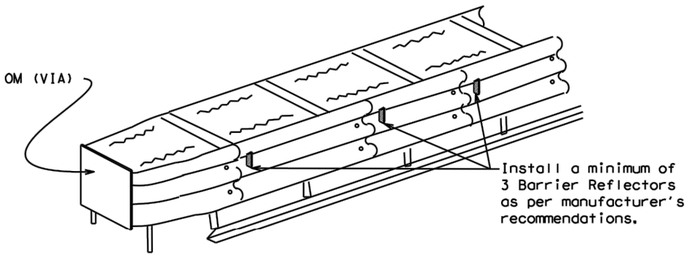


Max. spacing of barrier reflectors is 20 feet. Attach the delineators as per manufacturer's recommendations.

LOW PROFILE CONCRETE BARRIER (LPCB) USED IN WORK ZONES

LPCB is approved for use in work zone locations, where the posted speed is 45mph, or less. See Roadway Standard Sheet LPCB.

LOW PROFILE CONCRETE BARRIER (LPCB)

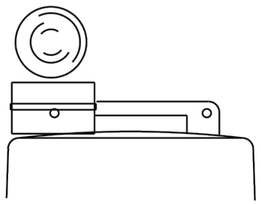


DELINEATION OF END TREATMENTS

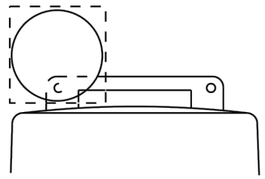
END TREATMENTS FOR CTB'S USED IN WORK ZONES

End treatments used on CTB's in work zones shall meet the apppropriate crashworthy standards as defined in the Manual for Assessing Safety Hardware (MASH). Refer to the CWZTCD List for approved end treatments and manufacturers.

BARRIER REFLECTORS FOR CONCRETE TRAFFIC BARRIER AND ATTENUATORS



Type C Warning Light or approved substitute mounted on a drum adjacent to the travel way.



Warning reflector may be round or square.Must have a yellow reflective surface area of at least 30 square inches

WARNING LIGHTS

1. Warning lights shall meet the requirements of the TMUTCD.
2. Warning lights shall NOT be installed on barricades.
3. Type A-Low Intensity Flashing Warning Lights are commonly used with drums. They are intended to warn of or mark a potentially hazardous area. Their use shall be as indicated on this sheet and/or other sheets of the plans by the designation "FL". The Type A Warning Lights shall not be used with signs manufactured with Type B_{FL} or C_{FL} Sheeting meeting the requirements of Departmental Material Specification DMS-8300.
4. Type-C and Type D 360 degree Steady Burn Lights are intended to be used in a series for delineation to supplement other traffic control devices. Their use shall be as indicated on this sheet and/or other sheets of the plans by the designation "SB".
5. The Engineer/Inspector or the plans shall specify the location and type of warning lights to be installed on the traffic control devices.
6. When required by the Engineer, the Contractor shall furnish a copy of the warning lights certification. The warning light manufacturer will certify the warning lights meet the requirements of the latest ITE Purchase Specifications for Flashing and Steady-Burn Warning Lights.
7. When used to delineate curves, Type-C and Type D Steady Burn Lights should only be placed on the outside of the curve, not the inside.
8. The location of warning lights and warning reflectors on drums shall be as shown elsewhere in the plans.

WARNING LIGHTS MOUNTED ON PLASTIC DRUMS

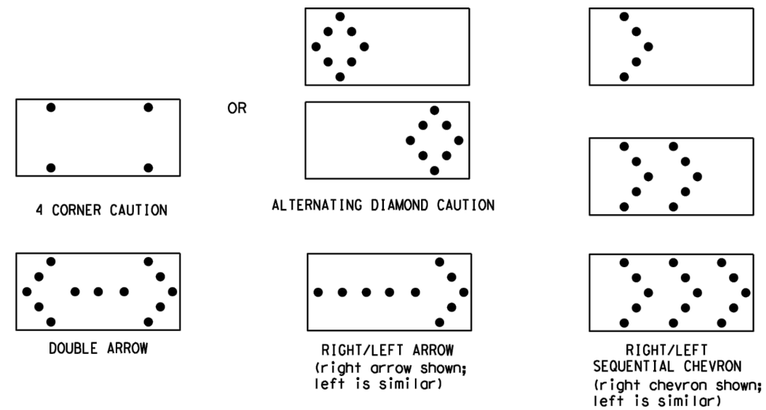
1. Type A flashing warning lights are intended to warn drivers that they are approaching or are in a potentially hazardous area.
2. Type A random flashing warning lights are not intended for delineation and shall not be used in a series.
3. A series of sequential flashing warning lights placed on channelizing devices to form a merging taper may be used for delineation. If used, the successive flashing of the sequential warning lights should occur from the beginning of the taper to the end of the merging taper in order to identify the desired vehicle path. The rate of flashing for each light shall be 65 flashes per minute, plus or minus 10 flashes.
4. Type C and D steady-burn warning lights are intended to be used in a series to delineate the edge of the travel lane on detours, on lane changes, on lane closures, and on other similar conditions.
5. Type A, Type C and Type D warning lights shall be installed at locations as detailed on other sheets in the plans.
6. Warning lights shall not be installed on a drum that has a sign, chevron or vertical panel.
7. The maximum spacing for warning lights on drums should be identical to the channelizing device spacing.

WARNING REFLECTORS MOUNTED ON PLASTIC DRUMS AS A SUBSTITUTE FOR TYPE C (STEADY BURN) WARNING LIGHTS

1. A warning reflector or approved substitute may be mounted on a plastic drum as a substitute for a Type C, steady burn warning light at the discretion of the Contractor unless otherwise noted in the plans.
2. The warning reflector shall be yellow in color and shall be manufactured using a sign substrate approved for use with plastic drums listed on the CWZTCD.
3. The warning reflector shall have a minimum retroreflective surface area (one-side) of 30 square inches.
4. Round reflectors shall be fully reflectorized, including the area where attached to the drum.
5. Square substrates must have a minimum of 30 square inches of reflectorized sheeting. They do not have to be reflectorized where it attaches to the drum.
6. The side of the warning reflector facing approaching traffic shall have sheeting meeting the color and retroreflectivity requirements for DMS 8300-Type B or Type C.
7. When used near two-way traffic, both sides of the warning reflector shall be reflectorized.
8. The warning reflector should be mounted on the side of the handle nearest approaching traffic.
9. The maximum spacing for warning reflectors should be identical to the channelizing device spacing requirements.

Arrow Boards may be located behind channelizing devices in place for a shoulder taper or merging taper, otherwise they shall be delineated with four (4) channelizing devices placed perpendicular to traffic on the upstream side of traffic.

1. The Flashing Arrow Board should be used for all lane closures on multi-lane roadways, or slow moving maintenance or construction activities on the travel lanes.
2. Flashing Arrow Boards should not be used on two-lane, two-way roadways, detours, diversions or work on shoulders unless the "CAUTION" display (see detail below) is used.
3. The Engineer/Inspector shall choose all appropriate signs, barricades and/or other traffic control devices that should be used in conjunction with the Flashing Arrow Board.
4. The Flashing Arrow Board should be able to display the following symbols:



5. The "CAUTION" display consists of four corner lamps flashing simultaneously, or the Alternating Diamond Caution mode as shown.
6. The straight line caution display is NOT ALLOWED.
7. The Flashing Arrow Board shall be capable of minimum 50 percent dimming from rated lamp voltage. The flashing rate of the lamps shall not be less than 25 nor more than 40 flashes per minute.
8. Minimum lamp "on time" shall be approximately 50 percent for the flashing arrow and equal intervals of 25 percent for each sequential phase of the flashing chevron.
9. The sequential arrow display is NOT ALLOWED.
10. The flashing arrow display is the TxDOT standard; however, the sequential chevron display may be used during daylight operations.
11. The Flashing Arrow Board shall be mounted on a vehicle, trailer or other suitable support.
12. A Flashing Arrow Board SHALL NOT BE USED to laterally shift traffic.
13. A full matrix PCMS may be used to simulate a Flashing Arrow Board provided it meets visibility, flash rate and dimming requirements on this sheet for the same size arrow.
14. Minimum mounting height of trailer mounted Arrow Boards should be 7 feet from roadway to bottom of panel.

REQUIREMENTS			
TYPE	MINIMUM SIZE	MINIMUM NUMBER OF PANEL LAMPS	MINIMUM VISIBILITY DISTANCE
B	30 x 60	13	3/4 mile
C	48 x 96	15	1 mile

ATTENTION

Flashing Arrow Boards shall be equipped with automatic dimming devices.

WHEN NOT IN USE, REMOVE THE ARROW BOARD FROM THE RIGHT-OF-WAY OR PLACE THE ARROW BOARD BEHIND CONCRETE TRAFFIC BARRIER OR GUARDRAIL.

FLASHING ARROW BOARDS

TRUCK-MOUNTED ATTENUATORS

1. Truck-mounted attenuators (TMA) used on TxDOT facilities must meet the requirements outlined in the Manual for Assessing Safety Hardware (MASH).
2. Refer to the CWZTCD for the requirements of Level 2 or Level 3 TMAs.
3. Refer to the CWZTCD for a list of approved TMAs.
4. TMAs are required on freeways unless otherwise noted in the plans.
5. A TMA should be used anytime that it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the work performance.
6. The only reason a TMA should not be required is when a work area is spread down the roadway and the work crew is an extended distance from the TMA.

Texas Department of Transportation

Traffic Safety Division Standard

BARRICADE AND CONSTRUCTION ARROW PANEL, REFLECTORS, WARNING LIGHTS & ATTENUATOR

BC(7)-21

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GENERAL NOTES

1. For long term stationary work zones on freeways, drums shall be used as the primary channelizing device.
2. For intermediate term stationary work zones on freeways, drums should be used as the primary channelizing device but may be replaced in tangent sections by vertical panels, or 42" two-piece cones. In tangent sections, one-piece cones may be used with the approval of the Engineer but only if personnel are present on the project at all times to maintain the cones in proper position and location.
3. For short term stationary work zones on freeways, drums are the preferred channelizing device but may be replaced in tapers, transitions and tangent sections by vertical panels, two-piece cones or one-piece cones as approved by the Engineer.
4. Drums and all related items shall comply with the requirements of the current version of the "Texas Manual on Uniform Traffic Control Devices" (TMUTCD) and the "Compliant Work Zone Traffic Control Devices List" (CWZTCD).
5. Drums, bases, and related materials shall exhibit good workmanship and shall be free from objectionable marks or defects that would adversely affect their appearance or serviceability.
6. The Contractor shall have a maximum of 24 hours to replace any plastic drums identified for replacement by the Engineer/Inspector. The replacement device must be an approved device.

GENERAL DESIGN REQUIREMENTS

Pre-qualified plastic drums shall meet the following requirements:

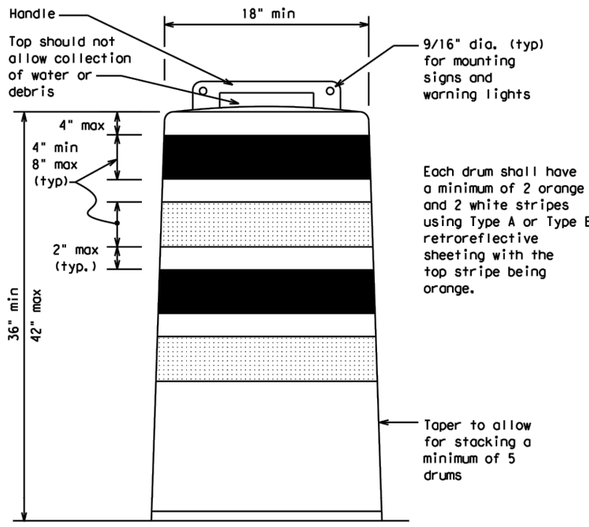
1. Plastic drums shall be a two-piece design; the "body" of the drum shall be the top portion and the "base" shall be the bottom.
2. The body and base shall lock together in such a manner that the body separates from the base when impacted by a vehicle traveling at a speed of 20 MPH or greater but prevents accidental separation due to normal handling and/or air turbulence created by passing vehicles.
3. Plastic drums shall be constructed of lightweight flexible, and deformable materials. The Contractor shall NOT use metal drums or single piece plastic drums as channelization devices or sign supports.
4. Drums shall present a profile that is a minimum of 18 inches in width at the 36 inch height when viewed from any direction. The height of drum unit (body installed on base) shall be a minimum of 36 inches and a maximum of 42 inches.
5. The top of the drum shall have a built-in handle for easy pickup and shall be designed to drain water and not collect debris. The handle shall have a minimum of two widely spaced 9/16 inch diameter holes to allow attachment of a warning light, warning reflector unit or approved compliant sign.
6. The exterior of the drum body shall have a minimum of four alternating orange and white retroreflective circumferential stripes not less than 4 inches nor greater than 8 inches in width. Any non-reflectorized space between any two adjacent stripes shall not exceed 2 inches in width.
7. Bases shall have a maximum width of 36 inches, a maximum height of 4 inches, and a minimum of two footholds of sufficient size to allow base to be held down while separating the drum body from the base.
8. Plastic drums shall be constructed of ultra-violet stabilized, orange, high-density polyethylene (HDPE) or other approved material.
9. Drum body shall have a maximum unballasted weight of 11 lbs.
10. Drum and base shall be marked with manufacturer's name and model number.

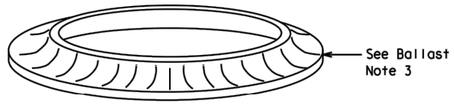
RETROREFLECTIVE SHEETING

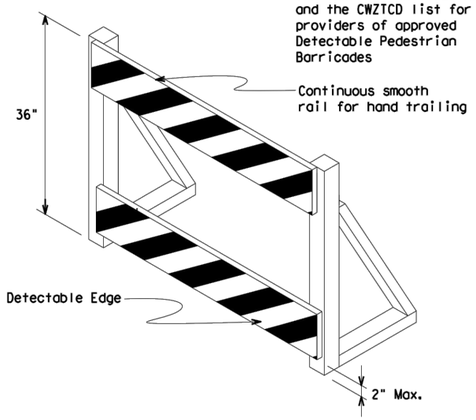
1. The stripes used on drums shall be constructed of sheeting meeting the color and retroreflectivity requirements of Departmental Materials Specification DMS-8300, "Sign Face Materials." Type A or Type B reflective sheeting shall be supplied unless otherwise specified in the plans.
2. The sheeting shall be suitable for use on and shall adhere to the drum surface such that, upon vehicular impact, the sheeting shall remain adhered in-place and exhibit no delaminating, cracking, or loss of retroreflectivity other than that loss due to abrasion of the sheeting surface.

BALLAST

1. Unballasted bases shall be large enough to hold up to 50 lbs. of sand. This base, when filled with the ballast material, should weigh between 35 lbs (minimum) and 50 lbs (maximum). The ballast may be sand in one to three sandbags separate from the base, sand in a sand-filled plastic base, or other ballasting devices as approved by the Engineer. Stacking of sandbags will be allowed, however height of sandbags above pavement surface may not exceed 12 inches.
2. Bases with built-in ballast shall weigh between 40 lbs. and 50 lbs. Built-in ballast can be constructed of an integral crumb rubber base or a solid rubber base.
3. Recycled truck tire sidewalls may be used for ballast on drums approved for this type of ballast on the CWZTCD list.
4. The ballast shall not be heavy objects, water, or any material that would become hazardous to motorists, pedestrians, or workers when the drum is struck by a vehicle.
5. When used in regions susceptible to freezing, drums shall have drainage holes in the bottoms so that water will not collect and freeze becoming a hazard when struck by a vehicle.
6. Ballast shall not be placed on top of drums.
7. Adhesives may be used to secure base of drums to pavement.

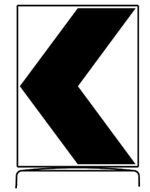




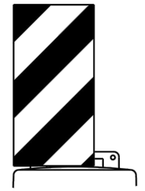


DETECTABLE PEDESTRIAN BARRICADES

1. When existing pedestrian facilities are disrupted, closed, or relocated in a TTC zone, the temporary facilities shall be detectable and include accessibility features consistent with the features present in the existing pedestrian facility. Refer to WZ(BTS-2) for Pedestrian Control requirements for Sidewalk Diversions, Sidewalk Detours and Crosswalk Closures.
2. Where pedestrians with visual disabilities normally use the closed sidewalk, a Detectable Pedestrian Barricade shall be placed across the full width of the closed sidewalk instead of a Type 3 Barricade.
3. Detectable pedestrian barricades similar to the one pictured above, longitudinal channelizing devices, some concrete barriers, and wood or chain link fencing with a continuous detectable edging can satisfactorily delineate a pedestrian path.
4. Tape, rope, or plastic chain strung between devices are not detectable, do not comply with the design standards in the "Americans with Disabilities Act Accessibility Guidelines (ADAAG)" and should not be used as a control for pedestrian movements.
5. Warning lights shall not be attached to detectable pedestrian barricades.
6. Detectable pedestrian barricades should use 8" nominal barricade rails as shown on BC(10) provided that the top rail provides a smooth continuous rail suitable for hand trailing with no splinters, burrs, or sharp edges.



18" x 24" Sign
(Maximum Sign Dimension)
Chevron CW1-8, Opposing Traffic Lane Divider, Driveway sign D70a, Keep Right R4 series or other signs as approved by Engineer



12" x 24"
Vertical Panel
mount with diagonals sloping down towards travel way

Plywood, Aluminum or Metal sign substrates shall NOT be used on plastic drums

SIGNS, CHEVRONS, AND VERTICAL PANELS MOUNTED ON PLASTIC DRUMS

1. Signs used on plastic drums shall be manufactured using substrates listed on the CWZTCD.
2. Chevrons and other work zone signs with an orange background shall be manufactured with Type B_{FL} or Type C_{FL} Orange sheeting meeting the color and retroreflectivity requirements of DMS-8300, "Sign Face Material," unless otherwise specified in the plans.
3. Vertical Panels shall be manufactured with orange and white sheeting meeting the requirements of DMS-8300 Type A or Type B. Diagonal stripes on Vertical Panels shall slope down toward the intended traveled lane.
4. Other sign messages (text or symbolic) may be used as approved by the Engineer. Sign dimensions shall not exceed 18 inches in width or 24 inches in height, except for the R9 series signs discussed in note 8 below.
5. Signs shall be installed using a 1/2 inch bolt (nominal) and nut, two washers, and one locking washer for each connection.
6. Mounting bolts and nuts shall be fully engaged and adequately torqued. Bolts should not extend more than 1/2 inch beyond nuts.
7. Chevrons may be placed on drums on the outside of curves, on merging tapers or on shifting tapers. When used in these locations, they may be placed on every drum or spaced not more than on every third drum. A minimum of three (3) should be used at each location called for in the plans.
8. R9-9, R9-10, R9-11 and R9-11a Sidewalk Closed signs which are 24 inches wide may be mounted on plastic drums, with approval of the Engineer.

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Traffic Safety Division Standard

BARRICADE AND CONSTRUCTION CHANNELIZING DEVICES

BC(8)-21

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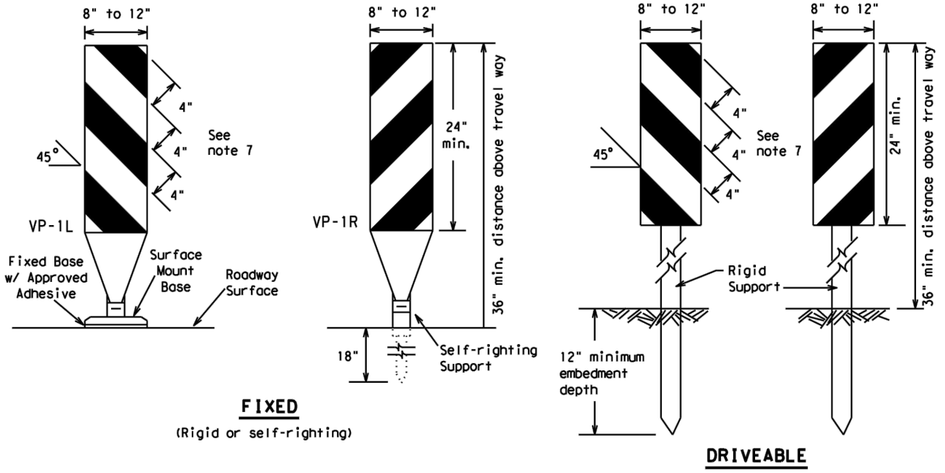
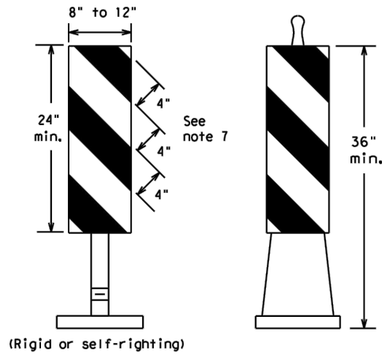


FIXED
(Rigid or self-righting)

DRIVEABLE

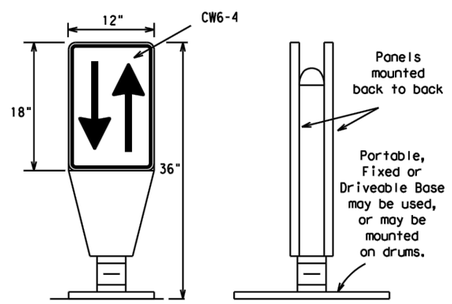


(Rigid or self-righting)

PORTABLE

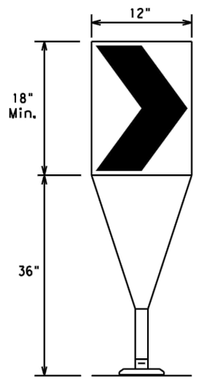
1. Vertical Panels (VP's) are normally used to channelize traffic or divide opposing lanes of traffic.
2. VP's may be used in daytime or nighttime situations. They may be used at the edge of shoulder drop-offs and other areas such as lane transitions where positive daytime and nighttime delineation is required. The Engineer/Inspector shall refer to the Roadway Design Manual for additional requirements on the use VP's for drop-offs.
3. VP's should be mounted back to back if used at the edge of cuts adjacent to two-way two lane roadways. Stripes are to be reflective orange and reflective white and should always slope downward toward the travel lane.
4. VP's used on expressways and freeways or other high speed roadways, may have more than 270 square inches of retroreflective area facing traffic.
5. Self-righting supports are available with portable base. See "Compliant Work Zone Traffic Control Devices List" (CWZTCD).
6. Sheeting for the VP's shall be retroreflective Type A or Type B conforming to Departmental Material Specification DMS-8300, unless noted otherwise.
7. Where the height of reflective material on the vertical panel is 36 inches or greater, a panel stripe of 6 inches shall be used.

VERTICAL PANELS (VPs)



1. Opposing Traffic Lane Dividers (OTLD) are delineation devices designed to convert a normal one-way roadway section to two-way operation. OTLD's are used on temporary centerlines. The upward and downward arrows on the sign's face indicate the direction of traffic on either side of the divider. The base is secured to the pavement with an adhesive or rubber weight to minimize movement caused by a vehicle impact or wind gust.
2. The OTLD may be used in combination with 42" cones or VPs.
3. Spacing between the OTLD shall not exceed 500 feet. 42" cones or VPs placed between the OTLD's should not exceed 100 foot spacing.
4. The OTLD shall be orange with a black non-reflective legend. Sheeting for the OTLD shall be retroreflective Type B_{FL} or Type C_{FL} conforming to Departmental Material Specification DMS-8300, unless noted otherwise. The legend shall meet the requirements of DMS-8300.

OPPOSING TRAFFIC LANE DIVIDERS (OTLD)



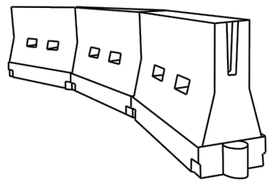
Fixed Base w/ Approved Adhesive (Driveable Base, or Flexible Support can be used)

1. The chevron shall be a vertical rectangle with a minimum size of 12 by 18 inches.
2. Chevrons are intended to give notice of a sharp change of alignment with the direction of travel and provide additional emphasis and guidance for vehicle operators with regard to changes in horizontal alignment of the roadway.
3. Chevrons, when used, shall be erected on the outside of a sharp curve or turn, or on the far side of an intersection. They shall be in line with and at right angles to approaching traffic. Spacing should be such that the motorist always has three in view, until the change in alignment eliminates its need.
4. To be effective, the chevron should be visible for at least 500 feet.
5. Chevrons shall be orange with a black nonreflective legend. Sheeting for the chevron shall be retroreflective Type B_{FL} or Type C_{FL} conforming to Departmental Material Specification DMS-8300, unless noted otherwise. The legend shall meet the requirements of DMS-8300.
6. For Long Term Stationary use on tapers or transitions on freeways and divided highways, self-righting chevrons may be used to supplement plastic drums but not to replace plastic drums.

CHEVRONS

GENERAL NOTES

1. Work Zone channelizing devices illustrated on this sheet may be installed in close proximity to traffic and are suitable for use on high or low speed roadways. The Engineer/Inspector shall ensure that spacing and placement is uniform and in accordance with the "Texas Manual on Uniform Traffic Control Devices" (TMUTCD).
2. Channelizing devices shown on this sheet may have a driveable, fixed or portable base. The requirement for self-righting channelizing devices must be specified in the General Notes or other plan sheets.
3. Channelizing devices on self-righting supports should be used in work zone areas where channelizing devices are frequently impacted by errant vehicles or vehicle related wind gusts making alignment of the channelizing devices difficult to maintain. Locations of these devices shall be detailed elsewhere in the plans. These devices shall conform to the TMUTCD and the "Compliant Work Zone Traffic Control Devices List" (CWZTCD).
4. The Contractor shall maintain devices in a clean condition and replace damaged, nonreflective, faded, or broken devices and bases as required by the Engineer/Inspector. The Contractor shall be required to maintain proper device spacing and alignment.
5. Portable bases shall be fabricated from virgin and/or recycled rubber. The portable bases shall weigh a minimum of 30 lbs.
6. Pavement surfaces shall be prepared in a manner that ensures proper bonding between the adhesives, the fixed mount bases and the pavement surface. Adhesives shall be prepared and applied according to the manufacturer's recommendations.
7. The installation and removal of channelizing devices shall not cause detrimental effects to the final pavement surfaces, including pavement surface discoloration or surface integrity. Driveable bases shall not be permitted on final pavement surfaces. The Engineer/Inspector shall approve all application and removal procedures of fixed bases.



LONGITUDINAL CHANNELIZING DEVICES (LCD)

1. LCDs are crashworthy, lightweight, deformable devices that are highly visible, have good target value and can be connected together. They are not designed to contain or redirect a vehicle on impact.
2. LCDs may be used instead of a line of cones or drums.
3. LCDs shall be placed in accordance to application and installation requirements specific to the device, and used only when shown on the CWZTCD list.
4. LCDs should not be used to provide positive protection for obstacles, pedestrians or workers.
5. LCDs shall be supplemented with retroreflective delineation as required for temporary barriers on BC(7) when placed roughly parallel to the travel lanes.
6. LCDs used as barricades placed perpendicular to traffic should have at least one row of reflective sheeting meeting the requirements for barricade rails as shown on BC(10). Place reflective sheeting near the top of the LCD along the full length of the device.

WATER BALLASTED SYSTEMS USED AS BARRIERS

1. Water ballasted systems used as barriers shall not be used solely to channelize road users, but also to protect the work space per the appropriate Manual for Assessing Safety Hardware (MASH) crashworthiness requirements based on roadway speed and barrier application.
2. Water ballasted systems used to channelize vehicular traffic shall be supplemented with retroreflective delineation or channelizing devices to improve daytime/nighttime visibility. They may also be supplemented with pavement markings.
3. Water ballasted systems used as barriers shall be placed in accordance to application and installation requirements specific to the device, and used only when shown on the CWZTCD list.
4. Water ballasted systems used as barriers should not be used for a merging taper except in low speed (less than 45 MPH) urban areas. When used on a taper in a low speed urban area, the taper shall be delineated and the taper length should be designed to optimize road user operations considering the available geometric conditions.
5. When water ballasted systems used as barriers have blunt ends exposed to traffic, they should be attenuated as per manufacturer recommendations or flared to a point outside the clear zone.

If used to channelize pedestrians, longitudinal channelizing devices or water ballasted systems must have a continuous detectable bottom for users of long canes and the top of the unit shall not be less than 32 inches in height.

HOLLOW OR WATER BALLASTED SYSTEMS USED AS LONGITUDINAL CHANNELIZING DEVICES OR BARRIERS

Posted Speed	Formula	Minimum Desirable Taper Lengths ** 10' Offset	11' Offset	12' Offset	Suggested Maximum Spacing of Channelizing Devices: On a Taper	On a Tangent
30	$L = \frac{WS^2}{60}$	150'	165'	180'	30'	60'
35		205'	225'	245'	35'	70'
40		265'	295'	320'	40'	80'
45	L = WS	450'	495'	540'	45'	90'
50		500'	550'	600'	50'	100'
55		550'	605'	660'	55'	110'
60		600'	660'	720'	60'	120'
65		650'	715'	780'	65'	130'
70		700'	770'	840'	70'	140'
75		750'	825'	900'	75'	150'
80		800'	880'	960'	80'	160'

** Taper lengths have been rounded off.
L=Length of Taper (FT.) W=Width of Offset (FT.)
S=Posted Speed (MPH)

SUGGESTED MAXIMUM SPACING OF CHANNELIZING DEVICES AND MINIMUM DESIRABLE TAPER LENGTHS

SHEET 9 OF 12

Texas Department of Transportation | Traffic Safety Division Standard

BARRICADE AND CONSTRUCTION CHANNELIZING DEVICES

BC(9)-21

FILE: bc-21.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
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REVISIONS				
9-07 8-14	DIST	COUNTY		SHEET NO.
7-13 5-21				

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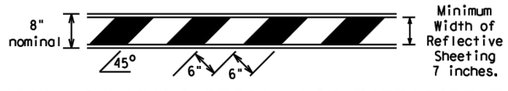
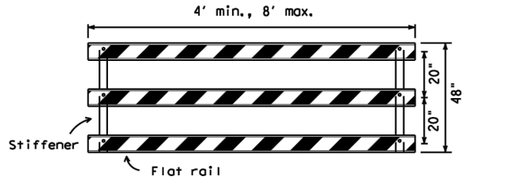
TYPE 3 BARRICADES

1. Refer to the Compliant Work Zone Traffic Control Devices List (CWZTCD) for details of the Type 3 Barricades and a list of all materials used in the construction of Type 3 Barricades.
2. Type 3 Barricades shall be used at each end of construction projects closed to all traffic.
3. Barricades extending across a roadway should have stripes that slope downward in the direction toward which traffic must turn in detouring. When both right and left turns are provided, the chevron striping may slope downward in both directions from the center of the barricade. Where no turns are provided at a closed road, striping should slope downward in both directions toward the center of roadway.
4. Striping of rails, for the right side of the roadway, should slope downward to the left. For the left side of the roadway, striping should slope downward to the right.
5. Identification markings may be shown only on the back of the barricade rails. The maximum height of letters and/or company logos used for identification shall be 1".
6. Barricades shall not be placed parallel to traffic unless an adequate clear zone is provided.
7. Warning lights shall NOT be installed on barricades.
8. Where barricades require the use of weights to keep from turning over, the use of sandbags with dry, cohesionless sand is recommended. The sandbags will be tied shut to keep the sand from spilling and to maintain a constant weight. Sand bags shall not be stacked in a manner that covers any portion of a barricade rails reflective sheeting. Rock, concrete, iron, steel or other solid objects will NOT be permitted. Sandbags should weigh a minimum of 35 lbs and a maximum of 50 lbs. Sandbags shall be made of a durable material that tears upon vehicular impact. Rubber (such as tire inner tubes) shall not be used for sandbags. Sandbags shall only be placed along or upon the base supports of the device and shall not be suspended above ground level or hung with rope, wire, chains or other fasteners.
9. Sheeting for barricades shall be retroreflective Type A or Type B conforming to Departmental Material Specification DMS-8300 unless otherwise noted.

Barricades shall NOT be used as a sign support.



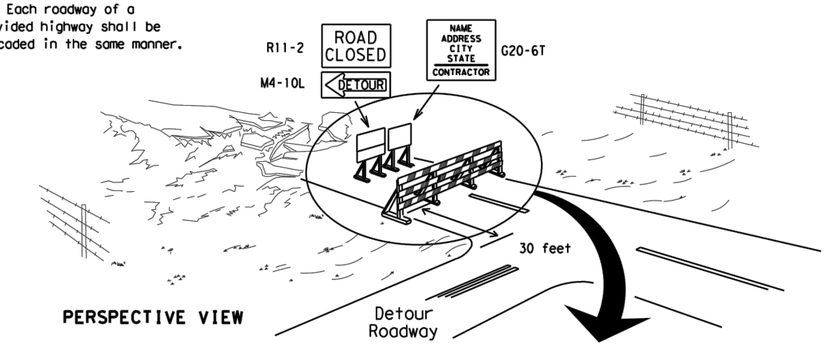
TYPICAL STRIPING DETAIL FOR BARRICADE RAIL



Stiffener may be inside or outside of support, but no more than 2 stiffeners shall be allowed on one barricade.

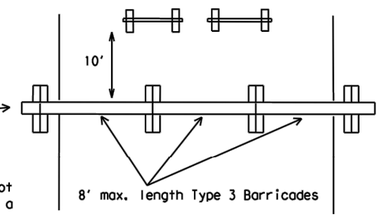
TYPICAL PANEL DETAIL FOR SKID OR POST TYPE BARRICADES

Each roadway of a divided highway shall be barricaded in the same manner.



PERSPECTIVE VIEW

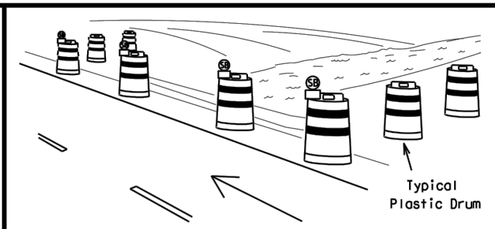
The three rails on Type 3 barricades shall be reflectorized orange and reflective white stripes on one side facing one-way traffic and both sides for two-way traffic.
Barricade striping should slant downward in the direction of detour.



PLAN VIEW

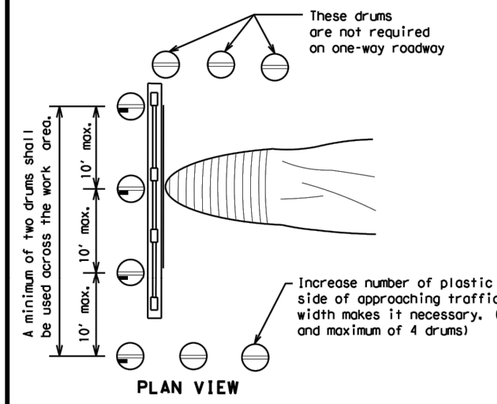
1. Signs should be mounted on independent supports at a 7 foot mounting height in center of roadway. The signs should be a minimum of 10 feet behind Type 3 Barricades.
2. Advance signing shall be as specified elsewhere in the plans.

TYPE 3 BARRICADE (POST AND SKID) TYPICAL APPLICATION



PERSPECTIVE VIEW

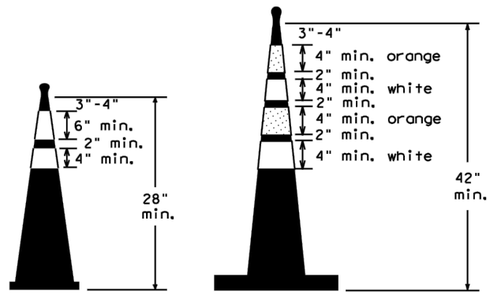
1. Where positive redirectional capability is provided, drums may be omitted.
2. Plastic construction fencing may be used with drums for safety as required in the plans.
3. Vertical Panels on flexible support may be substituted for drums when the shoulder width is less than 4 feet.
4. When the shoulder width is greater than 12 feet, steady-burn lights may be omitted if drums are used.
5. Drums must extend the length of the culvert widening.



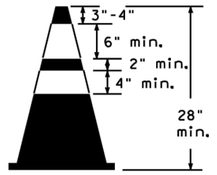
LEGEND	
	Plastic drum
	Plastic drum with steady burn light or yellow warning reflector
SB	Steady burn warning light or yellow warning reflector

PLAN VIEW

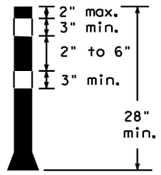
CULVERT WIDENING OR OTHER ISOLATED WORK WITHIN THE PROJECT LIMITS



Two-Piece cones



One-Piece cones

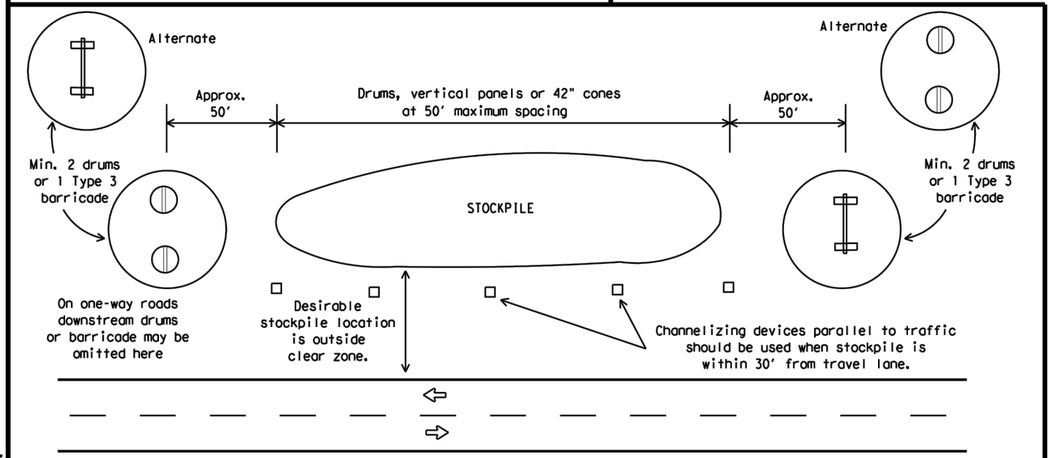


Tubular Marker

28" Cones shall have a minimum weight of 9 1/2 lbs.

42" 2-piece cones shall have a minimum weight of 30 lbs. including base.

1. Traffic cones and tubular markers shall be predominantly orange, and meet the height and weight requirements shown above.
2. One-piece cones have the body and base of the cone molded in one consolidated unit. Two-piece cones have a cone shaped body and a separate rubber base, or ballast, that is added to keep the device upright and in place.
3. Two-piece cones may have a handle or loop extending up to 8" above the minimum height shown, in order to aid in retrieving the device.
4. Cones or tubular markers shall have white or white and orange reflective bands as shown above. The reflective bands shall have a smooth, sealed outer surface and meet the requirements of Departmental Material Specification DMS-8300 Type A or Type B.
5. 28" cones and tubular markers are generally suitable for short duration and short-term stationary work as defined on BC(4). These should not be used for intermediate-term or long-term stationary work unless personnel is on-site to maintain them in their proper upright position.
6. 42" two-piece cones, vertical panels or drums are suitable for all work zone durations.
7. Cones or tubular markers used on each project should be of the same size and shape.



TRAFFIC CONTROL FOR MATERIAL STOCKPILES

SHEET 10 OF 12

Texas Department of Transportation

Traffic Safety Division Standard

BARRICADE AND CONSTRUCTION CHANNELIZING DEVICES

BC(10)-21

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WORK ZONE PAVEMENT MARKINGS

GENERAL

1. The Contractor shall be responsible for maintaining work zone and existing pavement markings, in accordance with the standard specifications and special provisions, on all roadways open to traffic within the CSJ limits unless otherwise stated in the plans.
2. Color, patterns and dimensions shall be in conformance with the "Texas Manual on Uniform Traffic Control Devices" (TMUTCD).
3. Additional supplemental pavement marking details may be found in the plans or specifications.
4. Pavement markings shall be installed in accordance with the TMUTCD and as shown on the plans.
5. When short term markings are required on the plans, short term markings shall conform with the TMUTCD, the plans and details as shown on the Standard Plan Sheet WZ(STPM).
6. When standard pavement markings are not in place and the roadway is opened to traffic, DO NOT PASS signs shall be erected to mark the beginning of the sections where passing is prohibited and PASS WITH CARE signs at the beginning of sections where passing is permitted.
7. All work zone pavement markings shall be installed in accordance with Item 662, "Work Zone Pavement Markings."

RAISED PAVEMENT MARKERS

1. Raised pavement markers are to be placed according to the patterns on BC(12).
2. All raised pavement markers used for work zone markings shall meet the requirements of Item 672, "RAISED PAVEMENT MARKERS" and Departmental Material Specification DMS-4200 or DMS-4300.

PREFABRICATED PAVEMENT MARKINGS

1. Removable prefabricated pavement markings shall meet the requirements of DMS-8241.
2. Non-removable prefabricated pavement markings (foil back) shall meet the requirements of DMS-8240.

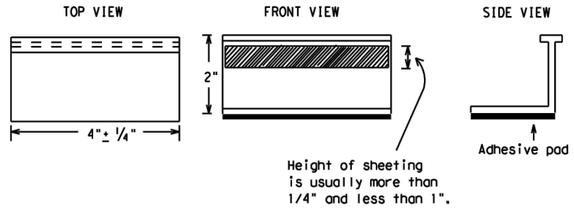
MAINTAINING WORK ZONE PAVEMENT MARKINGS

1. The Contractor will be responsible for maintaining work zone pavement markings within the work limits.
2. Work zone pavement markings shall be inspected in accordance with the frequency and reporting requirements of work zone traffic control device inspections as required by Form 599.
3. The markings should provide a visible reference for a minimum distance of 300 feet during normal daylight hours and 160 feet when illuminated by automobile low-beam headlights at night, unless sight distance is restricted by roadway geometrics.
4. Markings failing to meet this criteria within the first 30 days after placement shall be replaced at the expense of the Contractor as per Specification Item 662.

REMOVAL OF PAVEMENT MARKINGS

1. Pavement markings that are no longer applicable, could create confusion or direct a motorist toward or into the closed portion of the roadway shall be removed or obliterated before the roadway is opened to traffic.
2. The above shall not apply to detours in place for less than three days, where flaggers and/or sufficient channelizing devices are used in lieu of markings to outline the detour route.
3. Pavement markings shall be removed to the fullest extent possible, so as not to leave a discernable marking. This shall be by any method approved by TxDOT Specification Item 677 for "Eliminating Existing Pavement Markings and Markers".
4. The removal of pavement markings may require resurfacing or seal coating portions of the roadway as described in Item 677.
5. Subject to the approval of the Engineer, any method that proves to be successful on a particular type pavement may be used.
6. Blast cleaning may be used but will not be required unless specifically shown in the plans.
7. Over-painting of the markings SHALL NOT BE permitted.
8. Removal of raised pavement markers shall be as directed by the Engineer.
9. Removal of existing pavement markings and markers will be paid for directly in accordance with Item 677, "ELIMINATING EXISTING PAVEMENT MARKINGS AND MARKERS," unless otherwise stated in the plans.
10. Black-out marking tape may be used to cover conflicting existing markings for periods less than two weeks when approved by the Engineer.

Temporary Flexible-Reflective Roadway Marker Tabs



STAPLES OR NAILS SHALL NOT BE USED TO SECURE TEMPORARY FLEXIBLE-REFLECTIVE ROADWAY MARKER TABS TO THE PAVEMENT SURFACE

1. Temporary flexible-reflective roadway marker tabs used as guidemarks shall meet the requirements of DMS-8242.
2. Tabs detailed on this sheet are to be inspected and accepted by the Engineer or designated representative. Sampling and testing is not normally required, however at the option of the Engineer, either "A" or "B" below may be imposed to assure quality before placement on the roadway.
   A. Select five (5) or more tabs at random from each lot or shipment and submit to the Construction Division, Materials and Pavement Section to determine specification compliance.
   B. Select five (5) tabs and perform the following test. Affix five (5) tabs at 24 inch intervals on an asphaltic pavement in a straight line. Using a medium size passenger vehicle or pickup, run over the markers with the front and rear tires at a speed of 35 to 40 miles per hour, four (4) times in each direction. No more than one (1) out of the five (5) reflective surfaces shall be lost or displaced as a result of this test.
3. Small design variances may be noted between tab manufacturers.
4. See Standard Sheet WZ(STPM) for tab placement on new pavements. See Standard Sheet TCP(7-1) for tab placement on seal coat work.

RAISED PAVEMENT MARKERS USED AS GUIDEMARKS

1. Raised pavement markers used as guidemarks shall be from the approved product list, and meet the requirements of DMS-4200.
2. All temporary construction raised pavement markers provided on a project shall be of the same manufacturer.
3. Adhesive for guidemarks shall be bituminous material hot applied or butyl rubber pad for all surfaces, or thermoplastic for concrete surfaces.

Guidemarks shall be designated as:
YELLOW - (two amber reflective surfaces with yellow body).
WHITE - (one silver reflective surface with white body).

DEPARTMENTAL MATERIAL SPECIFICATIONS	
PAVEMENT MARKERS (REFLECTORIZED)	DMS-4200
TRAFFIC BUTTONS	DMS-4300
EPOXY AND ADHESIVES	DMS-6100
BITUMINOUS ADHESIVE FOR PAVEMENT MARKERS	DMS-6130
PERMANENT PREFABRICATED PAVEMENT MARKINGS	DMS-8240
TEMPORARY REMOVABLE, PREFABRICATED PAVEMENT MARKINGS	DMS-8241
TEMPORARY FLEXIBLE, REFLECTIVE ROADWAY MARKER TABS	DMS-8242

A list of prequalified reflective raised pavement markers, non-reflective traffic buttons, roadway marker tabs and other pavement markings can be found at the Material Producer List web address shown on BC(1).

Texas Department of Transportation | Traffic Safety Division Standard

BARRICADE AND CONSTRUCTION PAVEMENT MARKINGS

BC(11)-21

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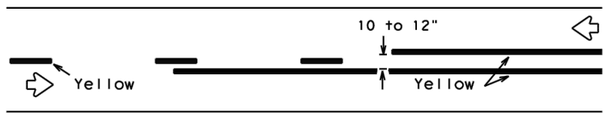
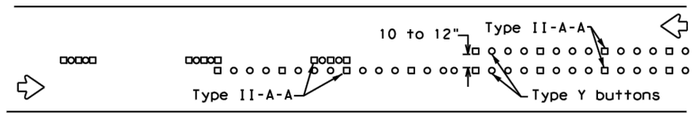
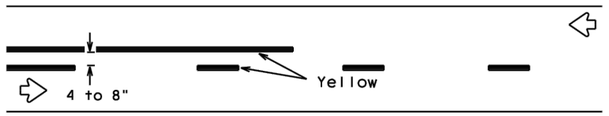
PAVEMENT MARKING PATTERNS



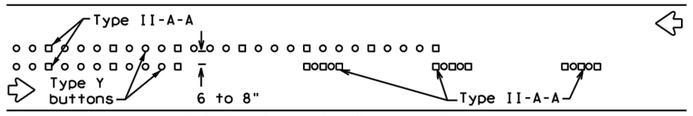
REFLECTORIZED PAVEMENT MARKINGS - PATTERN A



RAISED PAVEMENT MARKERS - PATTERN A



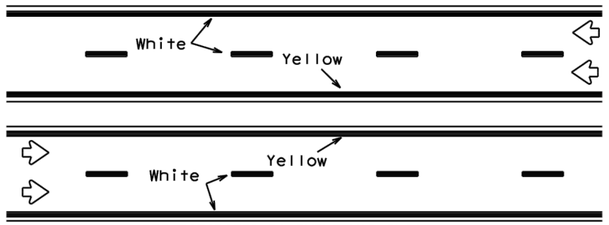
REFLECTORIZED PAVEMENT MARKINGS - PATTERN B



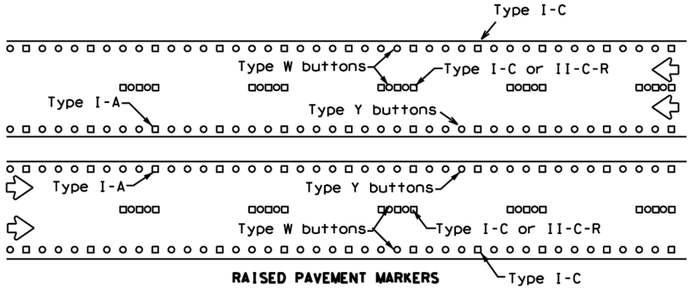
RAISED PAVEMENT MARKERS - PATTERN B

Pattern A is the TXDOT Standard, however Pattern B may be used if approved by the Engineer.
Prefabricated markings may be substituted for reflectorized pavement markings.

CENTER LINE & NO-PASSING ZONE BARRIER LINES FOR TWO-LANE, TWO-WAY HIGHWAYS



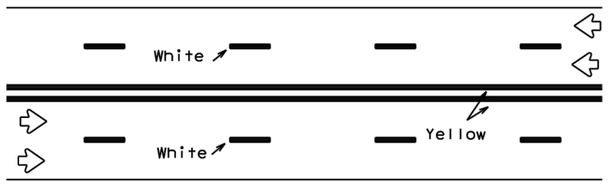
REFLECTORIZED PAVEMENT MARKINGS



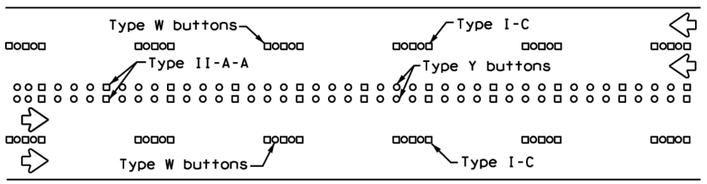
RAISED PAVEMENT MARKERS

Prefabricated markings may be substituted for reflectorized pavement markings.

EDGE & LANE LINES FOR DIVIDED HIGHWAY



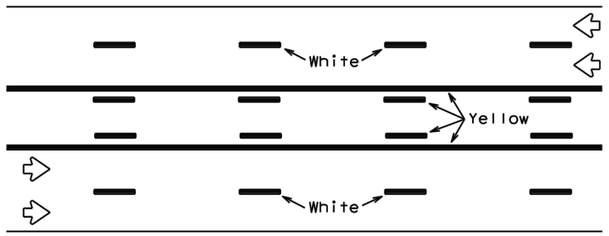
REFLECTORIZED PAVEMENT MARKINGS



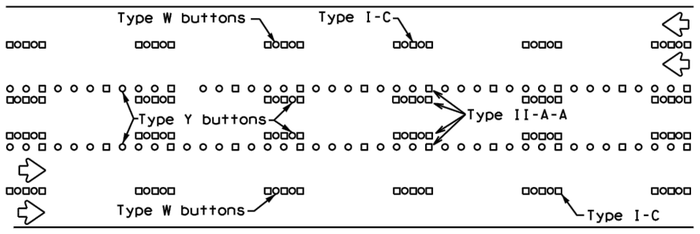
RAISED PAVEMENT MARKERS

Prefabricated markings may be substituted for reflectorized pavement markings.

LANE & CENTER LINES FOR MULTILANE UNDIVIDED HIGHWAYS



REFLECTORIZED PAVEMENT MARKINGS



RAISED PAVEMENT MARKERS

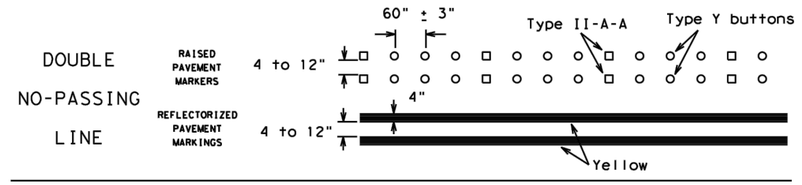
Prefabricated markings may be substituted for reflectorized pavement markings.

TWO-WAY LEFT TURN LANE

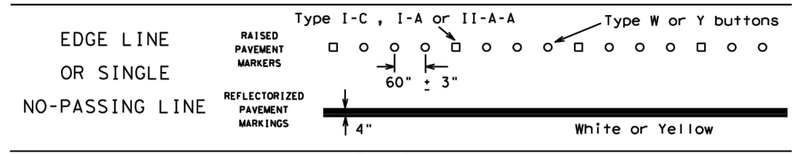
STANDARD WORK ZONE PAVEMENT MARKINGS DETAILS

SOLID LINES

DOUBLE NO-PASSING LINE

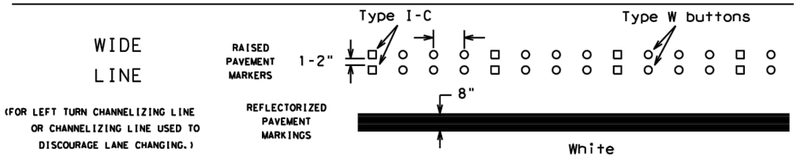


EDGE LINE OR SINGLE NO-PASSING LINE



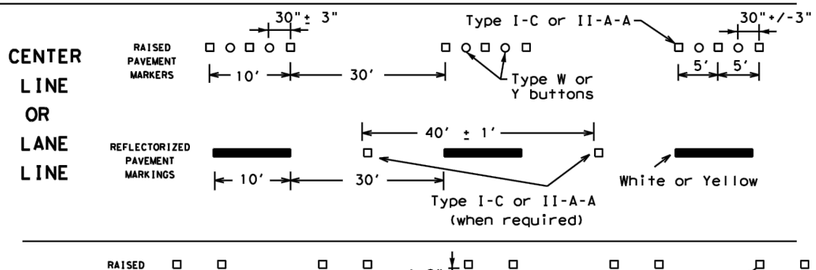
WIDE LINE

(FOR LEFT TURN CHANNELIZING LINE OR CHANNELIZING LINE USED TO DISCOURAGE LANE CHANGING.)

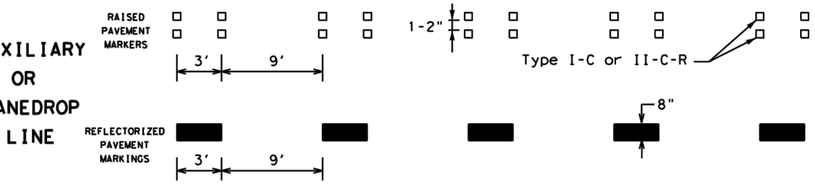


BROKEN LINES

CENTER LINE OR LANE LINE

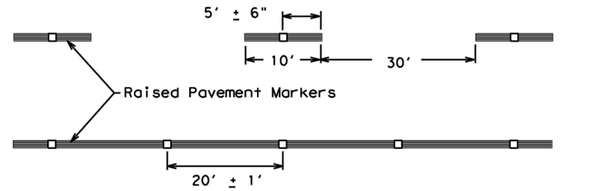


AUXILIARY OR LANEDROP LINE



REMOVABLE MARKINGS WITH RAISED PAVEMENT MARKERS

If raised pavement markers are used to supplement REMOVABLE markings, the markers shall be applied to the top of the tape at the approximate mid length of tape used for broken lines or at 20 foot spacing for solid lines. This allows an easier removal of raised pavement markers and tape.



Centerline only - not to be used on edge lines

Raised pavement markers used as standard pavement markings shall be from the approved products list and meet the requirements of Item 672 "RAISED PAVEMENT MARKERS."

Texas Department of Transportation

Traffic Safety Division Standard

BARRICADE AND CONSTRUCTION PAVEMENT MARKING PATTERNS

BC(12)-21

FILE: bc-21.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
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REVISIONS 1-97 9-07 5-21 2-98 7-13 11-02 8-14	DIST	COUNTY		SHEET NO.

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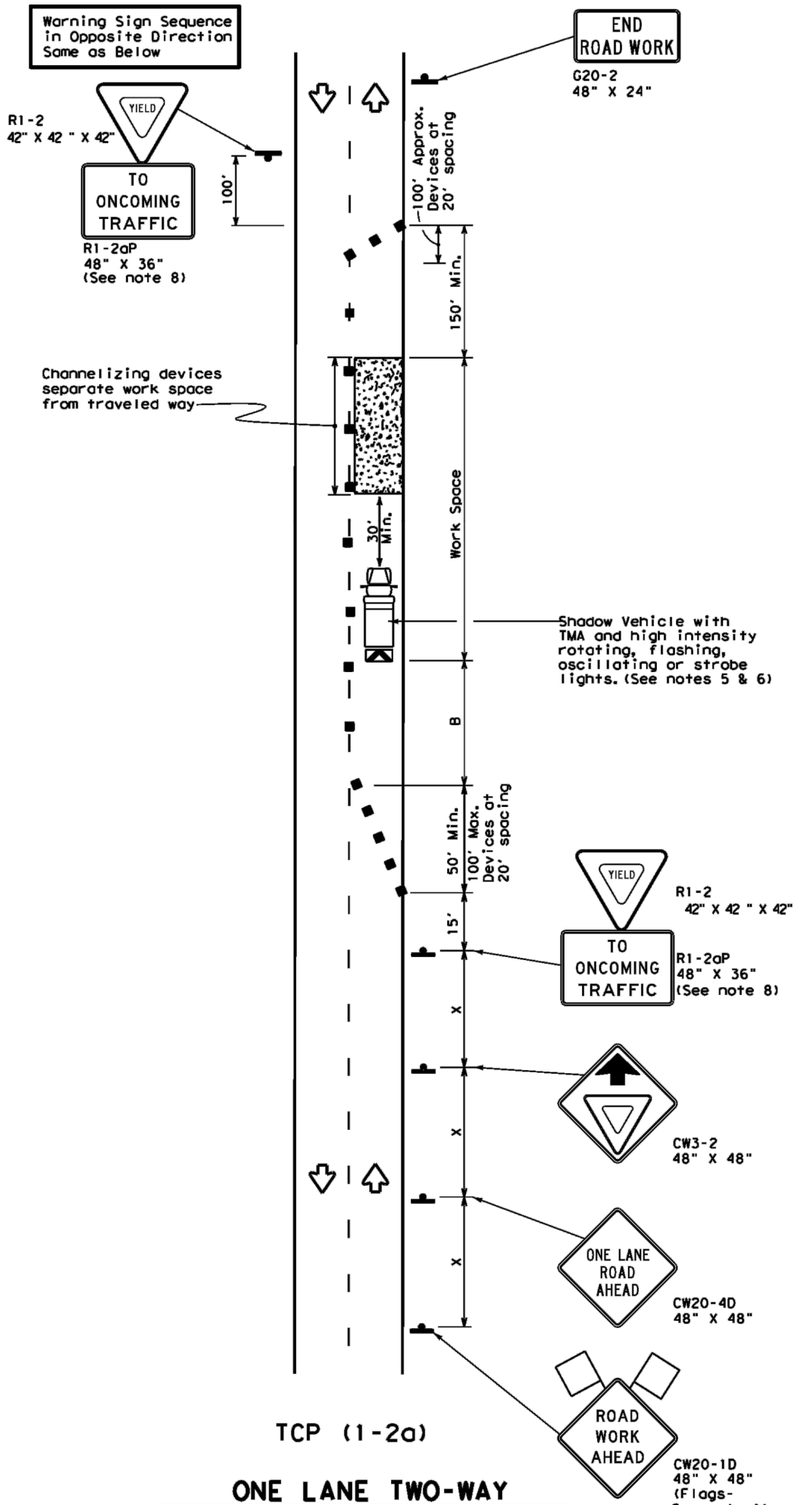
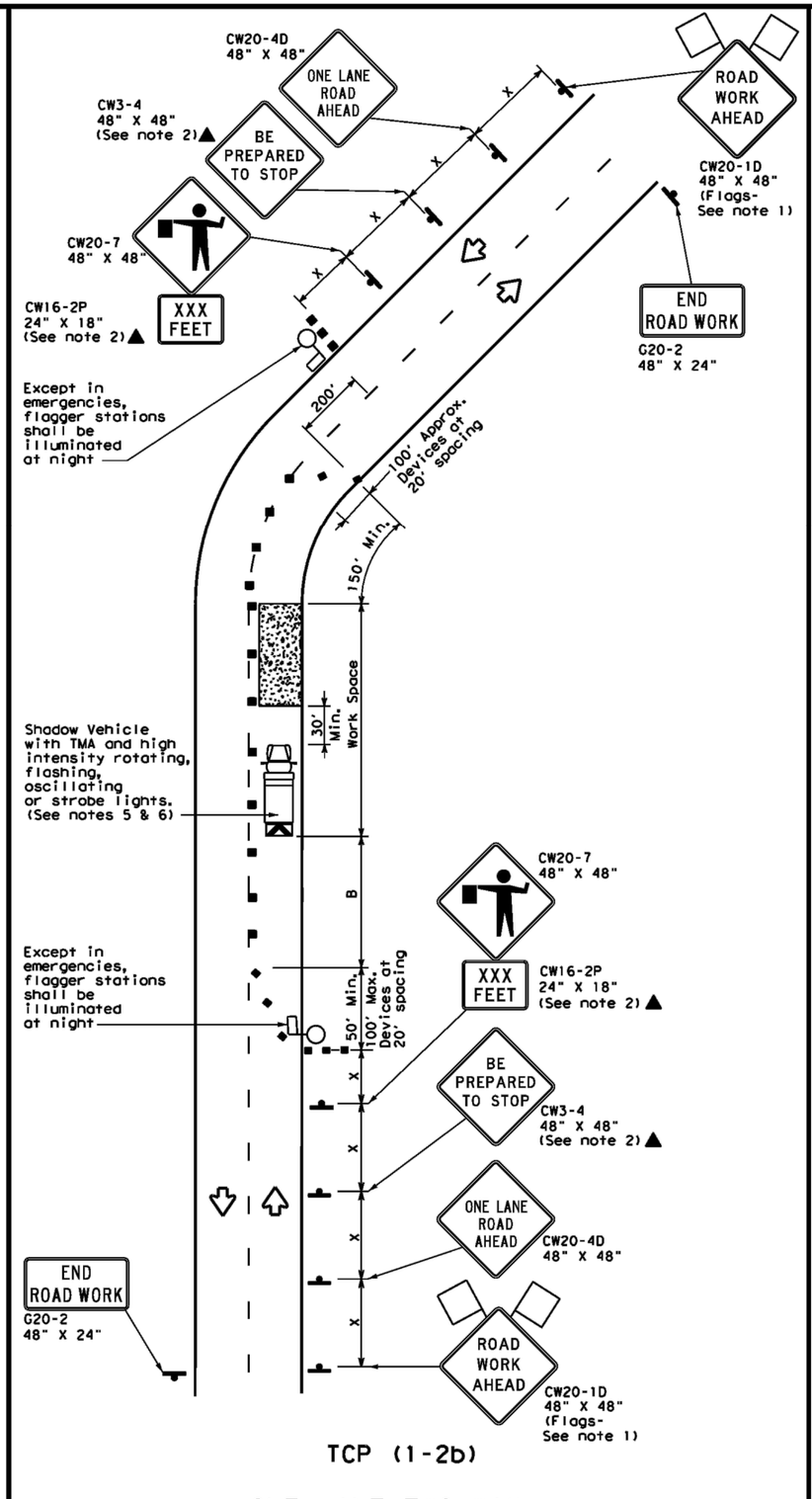


TCP (1-2a)

ONE LANE TWO-WAY
CONTROL WITH YIELD SIGNS
(Less than 2000 ADT - See note 7)



TCP (1-2b)

ONE LANE TWO-WAY
CONTROL WITH FLAGGERS

LEGEND

	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board	M	Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths ** 10' Offset	11' Offset	12' Offset	Suggested Maximum Spacing of Channelizing Devices On a Taper	On a Tangent	Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"	Stopping Sight Distance
30	$L = \frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'	200'
35		205'	225'	245'	35'	70'	160'	120'	250'
40		265'	295'	320'	40'	80'	240'	155'	305'
45	L=WS	450'	495'	540'	45'	90'	320'	195'	360'
50		500'	550'	600'	50'	100'	400'	240'	425'
55		550'	605'	660'	55'	110'	500'	295'	495'
60		600'	660'	720'	60'	120'	600'	350'	570'
65		650'	715'	780'	65'	130'	700'	410'	645'
70		700'	770'	840'	70'	140'	800'	475'	730'
75		750'	825'	900'	75'	150'	900'	540'	820'

* Conventional Roads Only
** Taper lengths have been rounded off.
L=Length of Taper(FT) W=Width of Offset(FT) S=Posted Speed(MPH)

TYPICAL USAGE

MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

GENERAL NOTES

1. Flags attached to signs where shown are REQUIRED.
2. All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
3. The CW3-4 "BE PREPARED TO STOP" sign may be installed after the CW20-4D "ONE LANE ROAD AHEAD" sign, but proper sign spacing shall be maintained.
4. Sign spacing may be increased or an additional CW20-1D "ROAD WORK AHEAD" sign may be used if advance warning ahead of the flagger or R1-2 "YIELD" sign is less than 1500 feet.
5. A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
6. Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.

TCP (1-2a)

7. R1-2 "YIELD" sign traffic control may be used on projects with approaches that have adequate sight distance. For projects in urban areas, work spaces should be no longer than one half city block. In rural areas on roadways with less than 2000 ADT, work spaces should be no longer than 400 feet.
8. R1-2 "YIELD" sign with R1-2aP "TO ONCOMING TRAFFIC" plaque shall be placed on a support at a 7 foot minimum mounting height.

TCP (1-2b)

9. Flaggers should use two-way radios or other methods of communication to control traffic.
10. Length of work space should be based on the ability of flaggers to communicate.
11. If the work space is located near a horizontal or vertical curve, the buffer distances should be increased in order to maintain adequate stopping sight distance to the flagger and a queue of stopped vehicles (see table above).
12. Channelizing devices on the center-line may be omitted when a pilot car is leading traffic and approved by the Engineer.
13. Flaggers should use 24" STOP/SLOW paddles to control traffic. Flags should be limited to emergency situations.

Texas Department of Transportation

Traffic Operations Division Standard

TRAFFIC CONTROL PLAN
ONE-LANE TWO-WAY
TRAFFIC CONTROL

TCP(1-2)-18

FILE: tcp1-2-18.dgn	DN:	CK:	DW:	CK:
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REVISIONS 4-90 4-98 2-94 2-12 1-97 2-18	DIST	COUNTY		SHEET NO.

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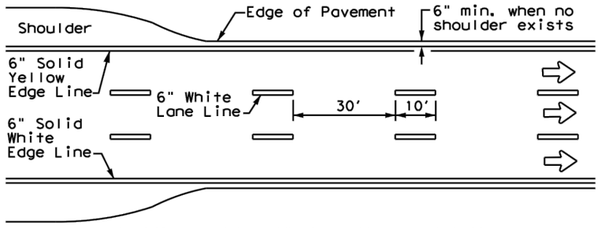
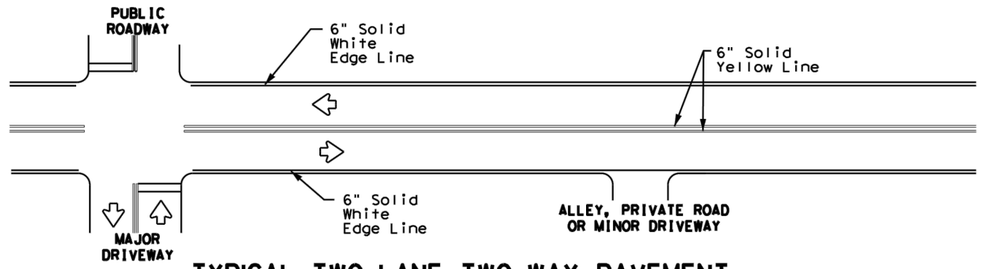
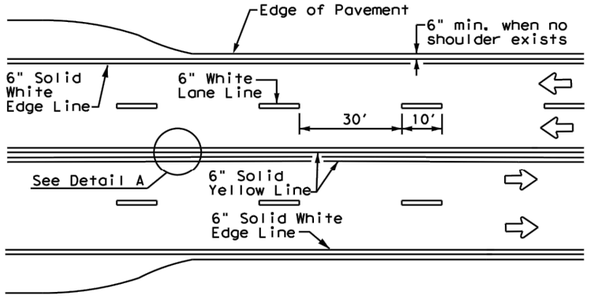
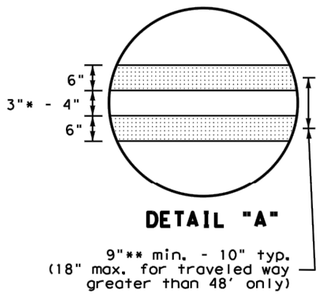


EDGE LINE AND LANE LINES ONE-WAY ROADWAY WITH OR WITHOUT SHOULDERS



TYPICAL TWO-LANE, TWO-WAY PAVEMENT MARKINGS THROUGH INTERSECTIONS



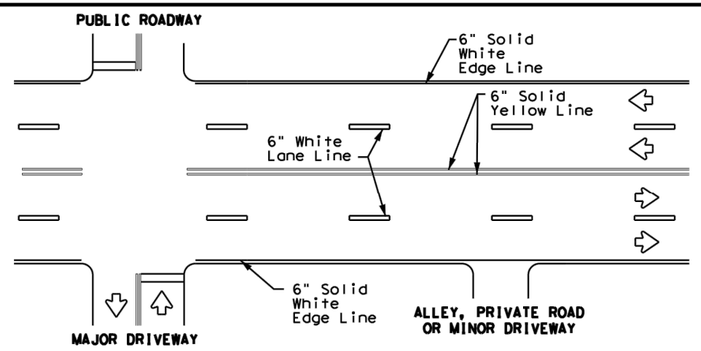


DETAIL "A"

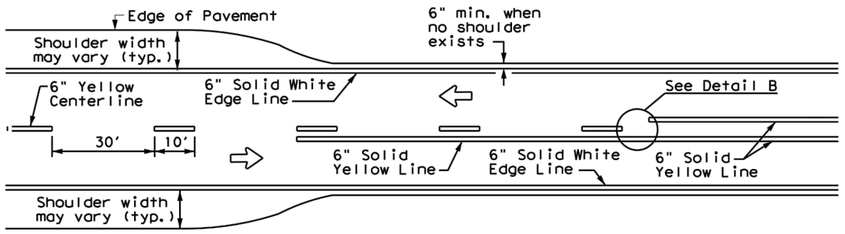
CENTERLINE AND LANE LINES FOUR LANE TWO-WAY ROADWAY WITH OR WITHOUT SHOULDERS

* 2" minimum for restripe projects when approved by the Engineer.

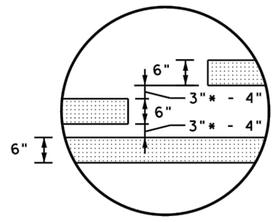
** 8" minimum for restripe projects when approved by the Engineer.



TYPICAL MULTI-LANE, TWO-WAY PAVEMENT MARKINGS THROUGH INTERSECTIONS

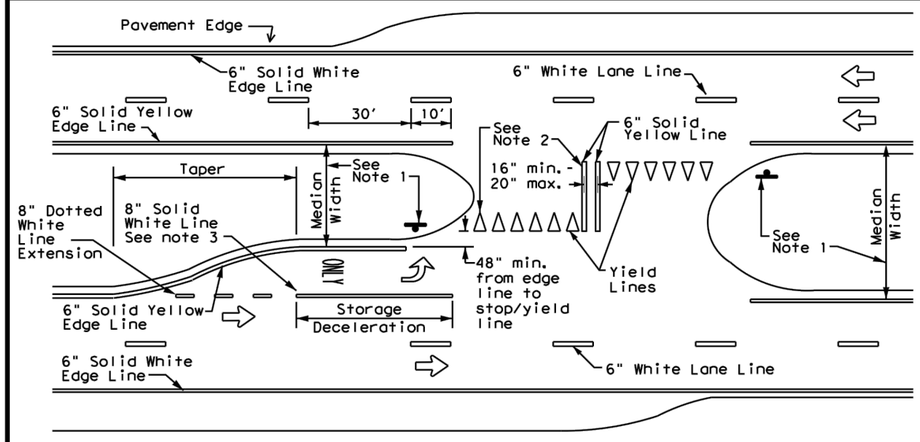


TWO LANE TWO-WAY ROADWAY WITH OR WITHOUT SHOULDERS

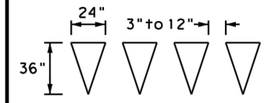


DETAIL "B"

* 2" minimum for restripe projects when approved by the Engineer.

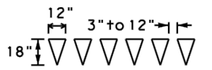


FOUR LANE DIVIDED ROADWAY CROSSOVERS



For posted speed on road being marked equal to or greater than 45 MPH.

YIELD LINES



For posted speed on road being marked equal to or less than 40 MPH.

NOTES

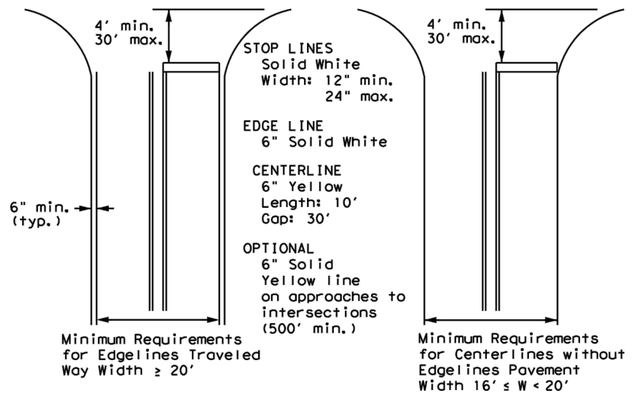
1. Where divided highways are separated by median widths at the median opening itself of 30 feet or more, median openings shall be signed as two separate intersections. Each median opening has two width measurements, with one measurement for each approach. The narrow median width will be the controlling width to determine if signs are required. Yield signs are the typical intersection control. Stop signs and stop bars are optional as determined by the Engineer.
2. Install median striping (double yellow centerlines and stop lines/yield lines) when a 50' or greater median centerline can be placed. Stop lines shall only be used with stop signs. Yield lines shall only be used with yield signs.
3. Length of turn bays, including taper, deceleration, and storage lengths shall be as shown on the plans or as directed by the Engineer.

GENERAL NOTES

1. Edge line striping shall be as shown in the plans or as directed by the Engineer. The edge line should not be placed less than 6 inches from the edge of pavement. This distance may vary due to pavement raveling or other conditions. Edge lines are not required in curb and gutter sections of roadways.
2. The traveled way includes only that portion of the roadway used for vehicular travel. It does not include the parking lanes, sidewalks, berms and shoulders. The traveled ways shall be measured from the center of edge line to the center of edge line of a two lane roadway.

MATERIAL SPECIFICATIONS	
PAVEMENT MARKERS (REFLECTORIZED)	DMS-4200
EPOXY AND ADHESIVES	DMS-6100
BITUMINOUS ADHESIVE FOR PAVEMENT MARKERS	DMS-6130
TRAFFIC PAINT	DMS-8200
HOT APPLIED THERMOPLASTIC	DMS-8220
PERMANENT PREFABRICATED PAVEMENT MARKINGS	DMS-8240

All pavement marking materials shall meet the required Departmental Material Specifications as specified by the plans.



NOTE: Traveled way is exclusive of shoulder widths. Refer to General Note 2 for additional details.

GUIDE FOR PLACEMENT OF STOP LINES, EDGE LINE & CENTERLINE

Based on Traveled Way and Pavement Widths for Undivided Roadways

Texas Department of Transportation

Traffic Safety Division Standard

TYPICAL STANDARD PAVEMENT MARKINGS

PM(1)-22

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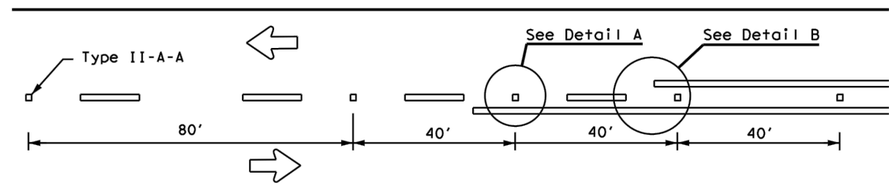
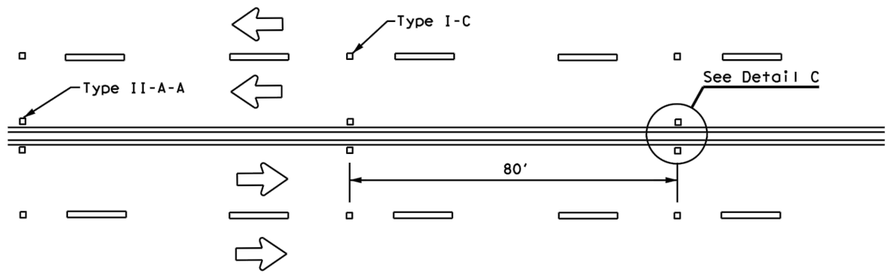
22A

DATE:
FILE:

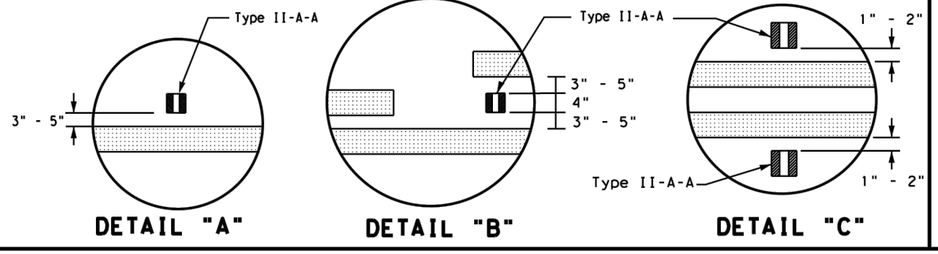
REFLECTIVE RAISED PAVEMENT MARKERS FOR VEHICLE POSITIONING GUIDANCE

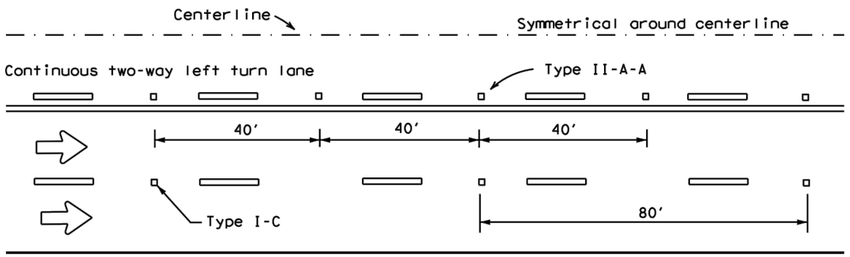


CENTERLINE FOR ALL TWO LANE TWO-WAY ROADWAYS

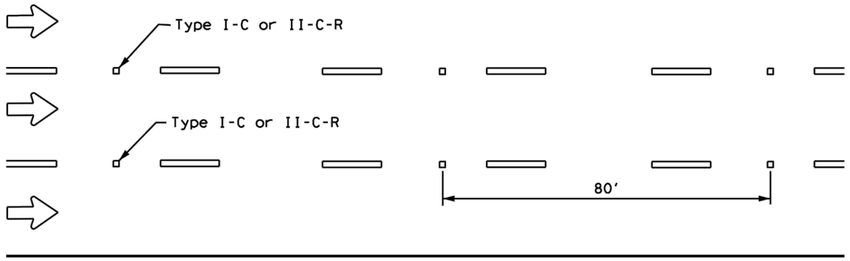


CENTERLINE & LANE LINES FOR FOUR LANE TWO-WAY ROADWAYS





CENTERLINE AND LANE LINES FOR TWO-WAY LEFT TURN LANE



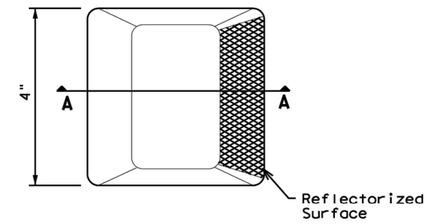
LANE LINES FOR ONE-WAY ROADWAY (NON-FREEWAY FACILITIES)

Raised pavement markers Type II-C-R shall have clear face toward normal traffic and red face toward wrong-way traffic.

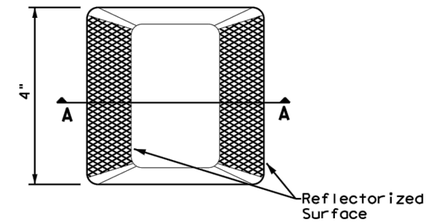
See Note 3.

MATERIAL SPECIFICATIONS	
PAVEMENT MARKERS (REFLECTORIZED)	DMS-4200
EPOXY AND ADHESIVES	DMS-6100
BITUMINOUS ADHESIVE FOR PAVEMENT MARKERS	DMS-6130
TRAFFIC PAINT	DMS-8200
HOT APPLIED THERMOPLASTIC	DMS-8220
PERMANENT PREFABRICATED PAVEMENT MARKINGS	DMS-8240

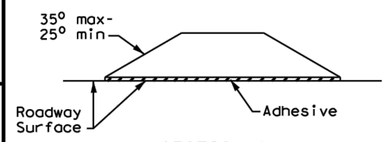
All pavement marking materials shall meet the required Departmental Material Specifications as specified by the plans.



Type I (Top View)

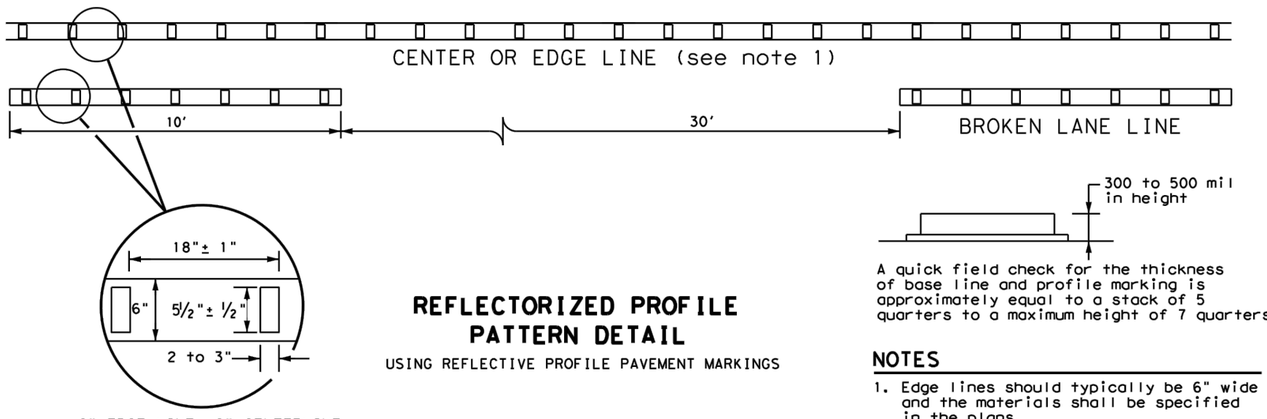


Type II (Top View)



SECTION A

RAISED PAVEMENT MARKERS



6" EDGE LINE, 6" CENTERLINE OR 6" LANE LINE

REFLECTORIZED PROFILE PATTERN DETAIL

USING REFLECTIVE PROFILE PAVEMENT MARKINGS

A quick field check for the thickness of base line and profile marking is approximately equal to a stack of 5 quarters to a maximum height of 7 quarters.

NOTES

1. Edge lines should typically be 6" wide and the materials shall be specified in the plans.
2. Profile markings shall not be placed on roadways with a posted speed limit of 45 MPH or less.

GENERAL NOTES

1. All raised pavement markers placed along broken lines shall be placed in line with and midway between the stripes.
2. On concrete pavements the raised pavement markers should be placed to one side of the longitudinal joints.
3. Use raised pavement marker Type I-C with undivided roadways, flush medians and two way left turn lanes. Use raised pavement marker Type II-C-R with divided highways and raised medians.

Texas Department of Transportation

Traffic Safety Division Standard

POSITION GUIDANCE USING RAISED MARKERS RELECTORIZED PROFILE MARKINGS PM(2)-22

FILE: pm2-22.dgn	DN:	CK:	DW:	CK:
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REVISIONS 4-77 8-00 6-20 4-92 2-10 12-22 5-00 2-12	DIST	COUNTY		SHEET NO.
22B				

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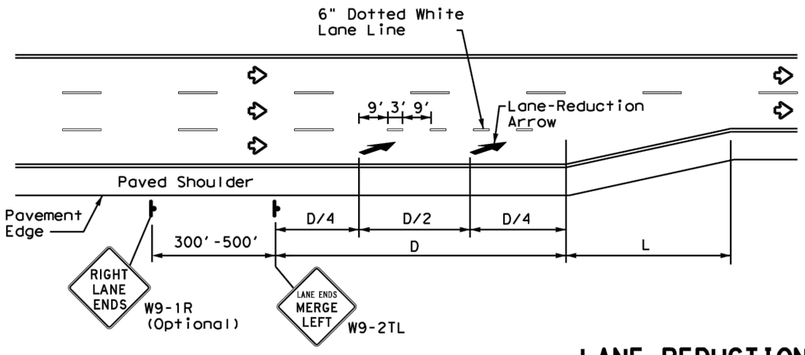
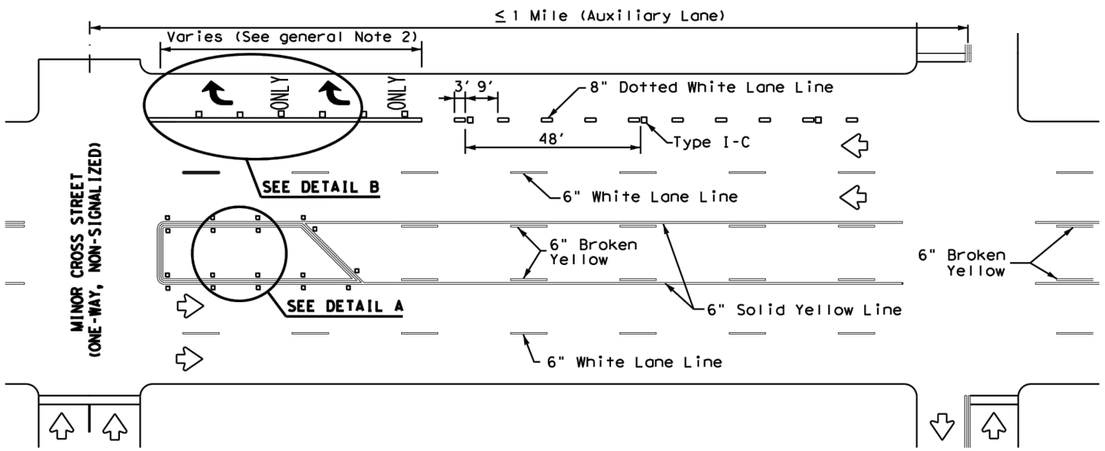


LANE REDUCTION

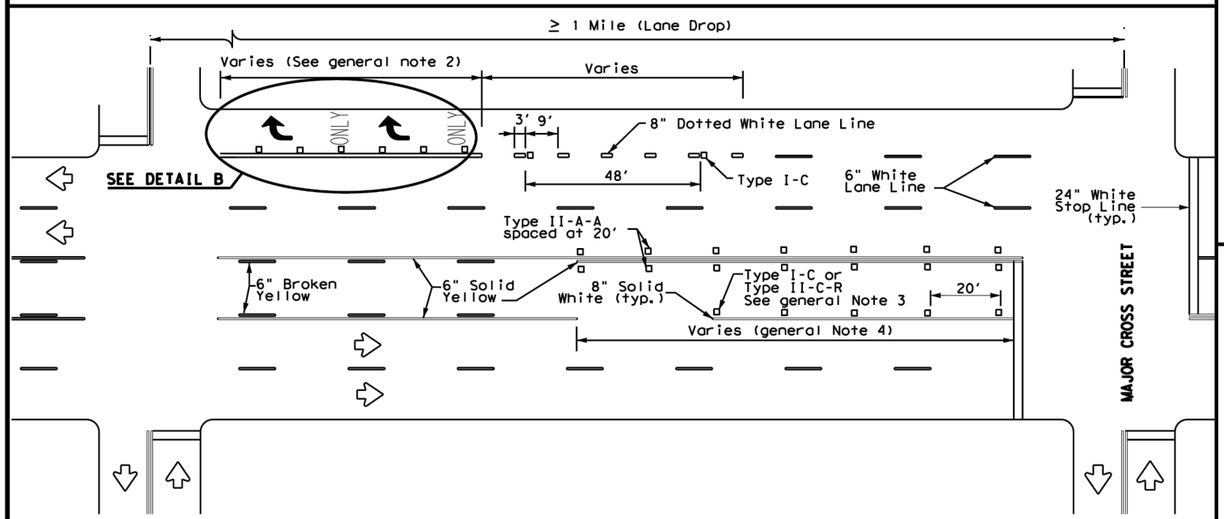
NOTES

1. Lane reduction pavement markings are used where the number of through lanes is reduced because of narrowing of the roadway or because of a section of on-street parking in what would otherwise be a through lane. For Texas Super 2 Passing Lanes, see TS2(PL) standard sheets.
2. On divided highways, an additional RIGHT LANE ENDS (W9-1R) sign may be installed in the median aligned with the W9-1R sign on the right side of the highway.
3. Lane reduction arrows are required for speeds of 45 mph or greater. An optional third lane reduction arrow may be added based on engineering judgement. If used, the optional third lane reduction arrow should be centered between the first and last lane reduction arrows.
4. For lane reductions on Freeways and Expressways, signing shall conform to the TxDOT Freeway Signing Handbook.

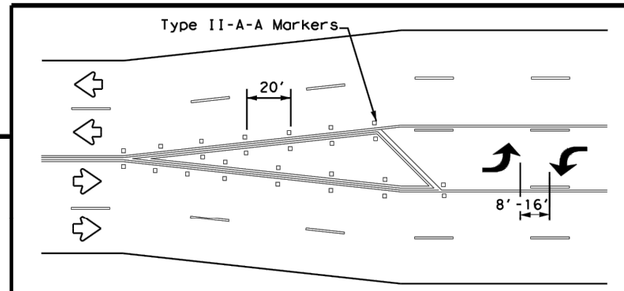
ADVANCED WARNING SIGN DISTANCE (D)		
Posted Speed	D (ft)	L (ft)
30 MPH	460	$L=\frac{WS^2}{60}$
35 MPH	565	
40 MPH	670	
45 MPH	775	L=WS
50 MPH	885	
55 MPH	990	
60 MPH	1,100	
65 MPH	1,200	
70 MPH	1,250	
75 MPH	1,350	



TYPICAL TWLTL AT ONE-WAY STREET AND RIGHT TURN AUXILIARY LANE



TYPICAL TWLTL AT TWO-WAY CROSS STREET AND RIGHT TURN LANE DROP



A two-way left-turn (TWLT) lane-use arrow pavement marking should be used at or just downstream from the beginning of a two-way left-turn lane within a corridor. Repeating the marking after each intersection or dedicated turn bay is not required unless stated elsewhere in the plans.

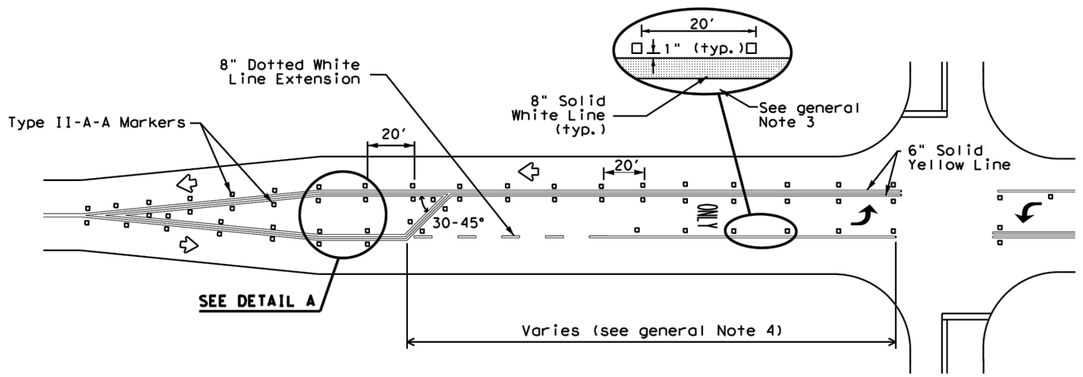
TYPICAL TRANSITION FOR TWLTL AND DIVIDED HIGHWAY

GENERAL NOTES

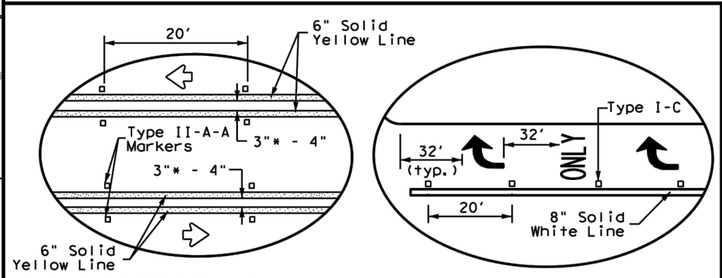
1. Lane use word and arrow markings shall be used where through lanes approaching an intersection become mandatory turn lanes. Lane use word and arrow markings should be used in auxiliary lanes of substantial length. Lane use arrow markings or word and arrow markings may be used in other lanes and turn bays for emphasis. Details for words and arrows are as shown in the Standard Highway Sign Designs for Texas.
2. When lane-use words and arrow markings are used, two sets of arrows should be used if the length of the bay is greater than 180 feet. When a single lane use arrow or word and arrow marking is used for a short turn lane, it should be located at or near the upstream end of the full-width turn lane.
3. Use raised pavement marker Type I-C with undivided highways, flush medians and two way left turn lanes. Use raised pavement marker Type II-C-R with divided highways and raised medians.
4. Length of turn bays, including taper, deceleration, and storage lengths shall be as shown on the plans or as directed by the Engineer. See Chapter 3 of the Roadway Design Manual for additional information on turning lanes or storage lengths.

MATERIAL SPECIFICATIONS	
PAVEMENT MARKERS (REFLECTORIZED)	DMS-4200
EPOXY AND ADHESIVES	DMS-6100
BITUMINOUS ADHESIVE FOR PAVEMENT MARKERS	DMS-6130
TRAFFIC PAINT	DMS-8200
HOT APPLIED THERMOPLASTIC	DMS-8220
PERMANENT PREFABRICATED PAVEMENT MARKINGS	DMS-8240

All pavement marking materials shall meet the required Departmental Material Specifications as specified by the plans.



TYPICAL TWO-LANE ROADWAY INTERSECTION WITH LEFT TURN BAYS



* 2" minimum allowed for restripe projects when approved by the Engineer.

Texas Department of Transportation

Traffic Safety Division Standard

TWO-WAY LEFT TURN LANES, RURAL LEFT TURN BAYS, AND LANE REDUCTION PAVEMENT MARKINGS

PM(3)-22

FILE: pm3-22.dgn	DN:	CK:	DW:	CK:
©TxDOT December 2022	CONT	SECT	JOB	HIGHWAY
REVISIONS 4-98 3-03 6-20 5-00 2-10 12-22 8-00 2-12	DIST	COUNTY		SHEET NO.
22C				

DATE:
FILE:

VTC INSURANCE GROUP

INVOICE

Customer	Harper Brothers Construction, LLC (B)
Acct #	122828
Date	09/24/2024
Customer Service	Robert Trobec Meagan Reynolds
Page	1 of 1

Payment Information	
Invoice Summary	$ 24,931.00
Payment Amount	
Payment for:	Invoice#2634596
35BCSJE7432	

Thank You

Harper Brothers Construction, LLC (B)
333 N Sam Houston Pkwy E
Ste 650
Houston, TX 77060

Customer: Harper Brothers Construction, LLC (B)

Invoice	Effective	Transaction	Description	Amount
2634596	09/24/2024	New business	Policy #35BCSJE7432 09/24/2024-09/24/2026 Hartford Insurance / Hartford Accident & Indemnity Contract Bond - New business City of Aubrey Highpointe Ranch Ph1A Contract Amount: $2,397,992.13 2 Year Maintenance Bond	24,931.00

2312/9501/6

Please scan/email copy to me Jami

Total
$ 24,931.00

Thank You

Due On Receipt

ACH/credit card/debit card payments accepted - for your security and protection, please call your customer service representative to obtain information.

Valenti Trobec Chandler Inc (248)828-3377
1175 W. Long Lake, Suite 200 PO Box 4960
Troy, MI 48098-4960 www.vtcins.com

Date
09/24/2024

Bond No. 35BCSJE7432

MAINTENANCE BOND

STATE OF TEXAS §
§
COUNTY OF Denton §

KNOW ALL MEN BY THESE PRESENTS:

That Harper Brothers Construction, LLC whose address is 333 N Sam Houston Pkwy E, Ste 650, Houston, TX 77060 hereinafter called "Principal", and Hartford Accident and Indemnity Company, a corporation organized and existing under the laws of the State of Texas, and fully licensed to transact business in the State of Texas, hereinafter "Surety", are jointly and severally held and firmly bound unto the **CITY OF AUBREY, TEXAS**, a home rule municipal corporation, hereinafter called "Beneficiary", and unto all persons, firms, and corporations who may furnish materials for, or perform labor upon the building or improvements described below, in the penal sum of Two Million Three Hundred Ninety Seven Thousand Nine Hundred Ninety Two and 13/100 ($2,397,992.13) Dollars in lawful money of the United States, to be paid in Denton County, Texas, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators and successors jointly and severally, firmly by these presents. This Bond shall automatically be increased by the amount of any Change Order or Supplemental Agreement which increases the Contract price, but in no event shall a Change Order or Supplemental Agreement which reduces the Contract price decrease the penal sum of this Bond.

WHEREAS, the Principal entered into a certain Contract with the Beneficiary, dated on or about _____ which is incorporated herein and made a part hereof by reference, for the

THE CITY OF AUBREY COUNCIL CHAMBER/COMMUNITY CENTER REMODEL PROJECT AS DESCRIBED IN THE BID SET DRAWINGS

NOW, THEREFORE, if the Principal shall well, truly and faithfully perform its duties and make prompt payment to all persons, firms, subcontractors, corporations and claimants supplying labor and/or material in the prosecution of the Work provided for in such Contract and any and all duly authorized modifications of such Contract that may hereafter be made, notice of which modification to the Surety is hereby expressly waived, then this obligation shall be void; otherwise it shall remain in full force and effect.

PROVIDED FURTHER, that if any legal action be filed on this Bond, exclusive Venue shall lie in Denton County, Texas.

AND PROVIDED FURTHER, that the Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to Contract, or to the Work performed thereunder, or the Plans, Specifications, Drawings, etc., accompanying the same, shall in anyway affect its obligation on this Bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract, or to the Work to be performed thereunder.

This Bond is given pursuant to the provisions of V.T.C.A., Government Code Section 2253.001, et seq., and any other applicable statutes of the State of Texas.

The undersigned and designated agent is hereby designated by the Surety herein as the Resident Agent in Denton County to whom any requisite notices may be delivered and on whom

service of process may be had in matters arising out of such suretyship, as provided by V.A.T.S., Insurance Code Article 7.19-1.

IN WITNESS WHEREOF, this instrument is executed in Three (3) copies, each one of which shall be deemed an original, this the 24th day of September, 2024.

PRINCIPAL: Harper Brothers Construction, LLC

BY: _____

ATTEST: _____

TITLE: CFO

SURETY: Hartford Accident and Indemnity Company

BY: _____
Name Susan L. Small

ATTEST: _____
Meagan Reynolds, Surety Sr. Account Manager

TITLE: Attorney-In-Fact

The Resident Agent of the Surety in Denton County, Texas, for delivery of notice and service of the process is:

NAME: Donnie Doan
STREET ADDRESS: 8144 Walnut Hill Lane, 16th Floor
CITY, STATE, ZIP: Dallas, TX 75321

NOTE: Date on ***Page 1*** of Maintenance Bond must be ***same date that City Council awarded Contract***. Date on ***Page 2*** of Maintenance Bond must be ***after the date that City Council awarded the Contract***. If Resident Agent is not a corporation, give a person's name.

POWER OF ATTORNEY

Direct Inquiries/Claims to:
THE HARTFORD
BOND, T-11
One Hartford Plaza
Hartford, Connecticut 06155
Bond.Claims@thehartford.com
call: 888-266-3488 or fax: 860-757-5835

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: VTC INSURANCE GROUP
Agency Code: 35-351225

- [X] Hartford Fire Insurance Company, a corporation duly organized under the laws of the State of Connecticut
- [X] Hartford Casualty Insurance Company, a corporation duly organized under the laws of the State of Indiana
- [X] Hartford Accident and Indemnity Company, a corporation duly organized under the laws of the State of Connecticut
- [ ] Hartford Underwriters Insurance Company, a corporation duly organized under the laws of the State of Connecticut
- [ ] Twin City Fire Insurance Company, a corporation duly organized under the laws of the State of Indiana
- [ ] Hartford Insurance Company of Illinois, a corporation duly organized under the laws of the State of Illinois
- [ ] Hartford Insurance Company of the Midwest, a corporation duly organized under the laws of the State of Indiana
- [ ] Hartford Insurance Company of the Southeast, a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, up to the amount of Unlimited:

Jeffrey A. Chandler, Alan P. Chandler, Ian J. Donald, Bryan Formsma, Wendy L. Hingson, Kathleen M Irelan, Meagan L. Reynolds, Susan L. Small, Robert Trobec, T.L. Young of TROY, Michigan

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by ☒, and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 23, 2016 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.

Shelby Wiggins

Shelby Wiggins, Assistant Secretary

Joelle L. LaPierre

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA
COUNTY OF SEMINOLE } ss. Lake Mary

On this 20th day of [illegible], 2021, before me personally came Joelle LaPierre, to me known, who being by me duly sworn, did depose and say: that (s)he resides in Seminole County, State of Florida; that (s)he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that (s)he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that (s)he signed his/her name thereto by like authority.

Jessica Ciccone

Jessica Ciccone
My Commission HH 122280
Expires June 20, 2025

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of September 24, 2024

Signed and sealed in Lake Mary, Florida.

Keith Dozois

Keith D. Dozois, Assistant Vice President

IMPORTANT NOTICE

To obtain information or make a complaint:

You may contact your agent.

You may call Hartford Insurance Group at the toll free telephone number for information or to make a complaint at:

1-800-392-7805

You may also write to The Hartford:

The Hartford
Hartford Financial Products
2 Park Avenue, 5th Floor
New York, New York 10016
1-212-277-0400

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance

P.O. Box 149104
Austin, TX 78714-9104
Fax Number (512) 475-1771
Web: http://www.tdi.state.tx.us
E-mail: ConsumerProtection@tdi.state.tx.us

PREMIUM OR CLAIMS DISPUTES: Should you have a dispute concerning your premium or about a claim you should contact the agent first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY: This notice is for your information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener informacion o para someter una queja.

Puede comunicarse con su agente.

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Usted tambien puede escribir a The Hartford.

The Hartford
Hartford Financial Products
2 Park Avenue, 5th Floor
New York, New York 10016
1-212-277-0400

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de compañías, coberturas, derechos o quejas al:

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas

P.O. Box 149104
Austin, TX 78714-9104
Fax Number (512) 475-1771
Web: http://www.tdi.state.tx.us
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DISPUTAS SOBRE PRIMAS O RECLAMOS: Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con su agente primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU POLIZA: Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.

Bond No. 35BCSJE7432

MAINTENANCE BOND

STATE OF TEXAS §
§
COUNTY OF Denton §

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That Harper Brothers Construction, LLC whose address is 333 N Sam Houston Pkwy E, Ste 650, Houston, TX 77060 hereinafter called "Principal", and Hartford Accident and Indemnity Company, a corporation organized and existing under the laws of the State of Texas, and fully licensed to transact business in the State of Texas, hereinafter "Surety", are jointly and severally held and firmly bound unto the **CITY OF AUBREY, TEXAS**, a home rule municipal corporation, hereinafter called "Beneficiary", and unto all persons, firms, and corporations who may furnish materials for, or perform labor upon the building or improvements described below, in the penal sum of Two Million Three Hundred Ninety Seven Thousand Nine Hundred Ninety Two and 13/100 ($2,397,992.13) Dollars in lawful money of the United States, to be paid in Denton County, Texas, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators and successors jointly and severally, firmly by these presents. This Bond shall automatically be increased by the amount of any Change Order or Supplemental Agreement which increases the Contract price, but in no event shall a Change Order or Supplemental Agreement which reduces the Contract price decrease the penal sum of this Bond.

WHEREAS, the Principal entered into a certain Contract with the Beneficiary, dated on or about _____which is incorporated herein and made a part hereof by reference, for the

THE CITY OF AUBREY COUNCIL CHAMBER/COMMUNITY CENTER REMODEL PROJECT AS DESCRIBED IN THE BID SET DRAWINGS

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service of process may be had in matters arising out of such suretyship, as provided by V.A.T.S., Insurance Code Article 7.19-1.

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PRINCIPAL: Harper Brothers Construction, LLC

BY: _____

ATTEST: _____

TITLE: CFO

SURETY: Hartford Accident and Indemnity Company

BY: _____
Name Susan L. Small

ATTEST: _____
Meagan Reynolds, Surety Sr. Account Manager

TITLE: Attorney-In-Fact

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Jeffrey A. Chandler, Alan P. Chandler, Ian J. Donald, Bryan Formsma, Wendy L. Hingson, Kathleen M Ireland, Meagan L. Reynolds, Susan L. Small, Robert Trobec, T.L. Young of TROY, Michigan

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Shelby Wiggins

Shelby Wiggins, Assistant Secretary

Joelle L. LaPierre

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA
COUNTY OF SEMINOLE } ss. Lake Mary

On this 20th day of ! "#, 2021, before me personally came Joelle LaPierre, to me known, who being by me duly sworn, did depose and say: that (s)he resides in Seminole County, State of Florida; that (s)he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that (s)he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that (s)he signed his/her name thereto by like authority.

Jessica Ciccone
My Commission HH 122280
Expires June 20, 2025

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Keith D. Dozois, Assistant Vice President

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§
COUNTY OF Denton §

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THE CITY OF AUBREY COUNCIL CHAMBER/COMMUNITY CENTER REMODEL PROJECT AS DESCRIBED IN THE BID SET DRAWINGS

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PRINCIPAL: Harper Brothers Construction, LLC

BY: _____

ATTEST: _____

TITLE: CFO

SURETY: Hartford Accident and Indemnity Company

BY: _____
Name Susan L. Small

ATTEST: _____
Meagan Reynolds, Surety Sr. Account Manager

TITLE: Attorney-In-Fact

The Resident Agent of the Surety in Denton County, Texas, for delivery of notice and service of the process is:

NAME: Donnie Doan
STREET ADDRESS: 8144 Walnut Hill Lane, 16th Floor
CITY, STATE, ZIP: Dallas, TX 75321

NOTE: Date on ***Page 1*** of Maintenance Bond must be ***same date that City Council awarded Contract***. Date on ***Page 2*** of Maintenance Bond must be ***after the date that City Council awarded the Contract***. If Resident Agent is not a corporation, give a person's name.

POWER OF ATTORNEY

Direct Inquiries/Claims to:
THE HARTFORD
BOND, T-11
One Hartford Plaza
Hartford, Connecticut 06155
Bond.Claims@thehartford.com
call: 888-266-3488 or fax: 860-757-5835

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: VTC INSURANCE GROUP
Agency Code: 35-351225

- [X] Hartford Fire Insurance Company, a corporation duly organized under the laws of the State of Connecticut
- [X] Hartford Casualty Insurance Company, a corporation duly organized under the laws of the State of Indiana
- [X] Hartford Accident and Indemnity Company, a corporation duly organized under the laws of the State of Connecticut
- [ ] Hartford Underwriters Insurance Company, a corporation duly organized under the laws of the State of Connecticut
- [ ] Twin City Fire Insurance Company, a corporation duly organized under the laws of the State of Indiana
- [ ] Hartford Insurance Company of Illinois, a corporation duly organized under the laws of the State of Illinois
- [ ] Hartford Insurance Company of the Midwest, a corporation duly organized under the laws of the State of Indiana
- [ ] Hartford Insurance Company of the Southeast, a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the 'Companies') do hereby make, constitute and appoint, up to the amount of Unlimited:

Jeffrey A. Chandler, Alan P. Chandler, Ian J. Donald, Bryan Formsma, Wendy L. Hingson, Kathleen M Irelan, Meagan L. Reynolds, Susan L. Small, Robert Trobec, T.L. Young of TROY, Michigan

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by ☒, and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 23, 2016 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.

Shelby Wiggins

Shelby Wiggins, Assistant Secretary

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA
COUNTY OF SEMINOLE } ss. Lake Mary

On this 20th day of [illegible], 2021, before me personally came Joelle LaPierre, to me known, who being by me duly sworn, did depose and say: that (s)he resides in Seminole County, State of Florida; that (s)he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that (s)he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that (s)he signed his/her name thereto by like authority.

Jessica Ciccone
My Commission HH 122280
Expires June 20, 2025

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of September 24, 2024

Signed and sealed in Lake Mary, Florida.

Keith D. Dozois, Assistant Vice President

IMPORTANT NOTICE

To obtain information or make a complaint:

You may contact your agent.

You may call Hartford Insurance Group at the toll free telephone number for information or to make a complaint at:

1-800-392-7805

You may also write to The Hartford:

The Hartford
Hartford Financial Products
2 Park Avenue, 5th Floor
New York, New York 10016
1-212-277-0400

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance

P.O. Box 149104
Austin, TX 78714-9104
Fax Number (512) 475-1771
Web: http://www.tdi.state.tx.us
E-mail: ConsumerProtection@tdi.state.tx.us

PREMIUM OR CLAIMS DISPUTES: Should you have a dispute concerning your premium or about a claim you should contact the agent first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY: This notice is for your information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener informacion o para someter una queja.

Puede comunicarse con su agente.

Usted puede llamar al numero de telefono gratis de The Hartford Insurance Group para indormacion o para someter una queja al

1-800-392-7805

Usted tambien puede escribir a The Hartford.

The Hartford
Hartford Financial Products
2 Park Avenue, 5th Floor
New York, New York 10016
1-212-277-0400

Puede comunicarse con el Departamento de Seguros de Texas para obtener Informacion acerca de compañías, coberturas, derechos o quejas al:

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas

P.O. Box 149104
Austin, TX 78714-9104
Fax Number (512) 475-1771
Web: http://www.tdi.state.tx.us
E-mail: ConsumerProtection@tdi.state.tx.us

DISPUTAS SOBRE PRIMAS O RECLAMOS: Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con su agente primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU POLIZA: Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.

VG-226-2024-109213

Denton County
Juli Luke
County Clerk

Instrument Number: 109213

Real Property Recordings

EASEMENT

Recorded On: October 08, 2024 01:56 PM

Number of Pages: 8

" Examined and Charged as Follows: "

Total Recording: $53.00

********** **THIS PAGE IS PART OF THE INSTRUMENT** **********
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number:	109213
Receipt Number:	20241008000382
Recorded Date/Time:	October 08, 2024 01:56 PM
User:	Debbie D
Station:	Station 25

Record and Return To:

UPPER TRINITY REGIONAL WATER DISTRICT
ATTN: MANAGER OF PROPERTY SERVICES
P. O. DRAWER 305
LEWISVILLE TX 75067

STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS §
§ **UTRWD EASEMENT**
COUNTY OF DENTON §

Grantor: **KLLB AIV, LLC**
a Delaware limited liability company

Grantor's Address: 6900 E. Camelback Road, Suite 800, Scottsdale, AZ 85251

Grantee: **UPPER TRINITY REGIONAL WATER DISTRICT**

Grantee's Address: PO BOX 305, Lewisville, Texas 75067

Consideration: Ten Dollars and other good and valuable consideration all paid in cash, receipt of which in full is acknowledged by Grantor.

Easement Property: The tract of land described in Exhibit A attached hereto and incorporated herein by reference for all purposes.

Easement Purpose: For the sole purpose(s) of surveying and engineering, constructing, installing, maintaining, testing, accessing, repairing, removing or replacing water and sanitary sewer pipelines and appurtenances, including manholes, blow offs, air vacuum/release valves, and similar appurtenances, communication facilities such as fiber optic cables, wiring and appurtenances.

Grant of Easement: Grantor, for the Consideration hereof, GRANTS, BARGAINS, SELLS AND CONVEYS to Grantee, its successors, and assigns a permanent and perpetual easement over, on, and across the Easement Property for the Easement Purpose, together with all and singular the rights and appurtenances thereto in any way belonging to Grantor (collectively, the "Easement"), to have and to hold the Easement to Grantee and Grantee's, successors, and assigns forever; together with the right of ingress and egress over Grantor's adjacent land to and from the Easement Property in connection with the exercise of Grantee's rights hereunder.

Grantee shall hold a dominant and superior right of use and easement in the Easement Property, as follows:

1. Grantor shall make no use or authorize others to make use of the Easement Property which, in Grantee's sole discretion, would unreasonably interfere with the nature, purposes, scope, and intent of the Easement Purpose conveyed herein, including, but not

limited to, drilling or excavating activities, impoundment of water or placement or construction of permanent structures including but not limited to buildings, poles, signs, masonry walls, masonry fences and retaining walls within the Easement Property.

2. Grantor reserves the right to put or place, or authorize others to put or place utility lines (excluding utility poles), drainage pipes and swales, roads and fences upon or within the Easement Property. Said utility lines, drainage pipes and swales, roads and fences may only be placed within the Easement Property upon express written approval by Grantee of Grantor's engineering plans and specifications. All utility lines, drainage pipes and swales, roads and fences must cross the Easement Property at an angle of at least 45 degrees or more to the center line of the Easement Property. Installed fences will require gates adequate to allow access along the Easement Property by Grantee. Grantor shall not have the right, or the authority to authorize others, to use the Easement Property for any purpose which would cause the continuing utility operations of Grantee to be in violation of any state, federal, or municipal law, ordinance, or regulation.

3. Grantor shall make no changes affecting the topography or elevation within the Easement Property by more than one (1) foot without the express written approval of the Grantee.

4. Grantor reserves the right to place landscaping, sprinkler systems, ornamental trees and similar improvements within the Easement Property. Grantee may remove and keep removed any trees, structures or improvements that Grantee deems, in Grantee's sole discretion, to interfere with the purposes of the Easement granted herein.

5. Any improvements, landscaping, sprinkler systems and ornamental trees placed on the Easement Property by Grantor may be removed or destroyed by Grantee to the extent that it is reasonably necessary, in Grantee's sole discretion, for Grantee's installing, maintaining, removing or replacing any of the water line, sanitary sewer or related facilities, but only, except in cases of emergencies, after prior written notice to Grantor.

6. Grantee covenants and agrees to restore the natural surface of the Easement Property and any adjacent lands disturbed by Grantee, to a condition comparable to that which existed prior to the entry and construction, demolition, removal or other disturbance. All permitted paving, fencing, and gates on such property shall be restored by Grantee to their original condition as found before construction, demolition or removal by Grantee. Grantee is not, however, responsible to restore any unauthorized improvements, sprinklers, ornamental trees or landscaping within the Easement Property.

The term "Grantor" as used herein means all and singular and include Grantor's successors and assigns. The term "Grantee" as used herein means all and singular writing simultaneously with any assignment by Grantee of this instrument or any interest herein, and each successor and assign of Grantee shall assume all of Grantee's obligations under this instrument, including, without limitation, the foregoing notice obligation.

Grantor represents that (a) Grantor has full and unencumbered fee simple title to and in the easement estates herein granted; subject and limited as aforesaid, (b) Grantor has the right to execute this instrument, and (c) there are no liens existing against the Easement Property.

SIGNED this 19th day of September, 2024

GRANTOR: **KLLB AIV, LLC**
a Delaware limited liability company

BY: Nathan Holt

Name: Nathan Holt

Title: Authorized Signatory

STATE OF ARIZONA §
§
COUNTY OF MARICOPA §

This instrument was acknowledged before me by Nathan Holt of KLLB AIV, LLC, a Delaware limited liability company on this the 19th day of September, 2024, and in the capacity therein stated on behalf of said entity.

[Personalized Seal]

JULIE GILLETT
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 635441
Expires August 05, 2026

Julie Gillett
Notary Public, State of Arizona

ACCEPTANCE BY GRANTEE:

GRANTEE: **UPPER TRINITY REGIONAL WATER DISTRICT**

By: Larry N. Patterson

Larry N. Patterson, Executive Director

STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me by Larry N. Patterson, of the Upper Trinity Regional Water District on this the 3rd day of October, 2024, and in the capacity therein stated on behalf of said entity.

[Personalized Seal]

NANCY T TAM
Notary ID #86551
My Commission Expires
January 6, 2025

Nancy T Tam
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

Upper Trinity Regional Water District
ATTN: Manager of Property Services
P.O. Drawer 305
Lewisville, Texas 75067

BEING a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas, and being a portion of a called 125.827-acre tract of land described in a deed to KLLB AIV LLC, as recorded in Instrument No. 2023-97316 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a red plastic cap, stamped "RPLS 1849" found for the southeast corner of said 125.827-acre tract, common to the southwest corner of a called 27.37-acre tract of land, described in a deed to Deccan Ranch, LLC, as recorded in Instrument No. 2019-327 of the Official Records of Denton County, Texas, being on the northerly right-of-way line of F.M. Highway No. 428, an 80 foot wide right-of-way, from which, 1/2 inch iron rod with plastic cap stamped "Price Surveying" found for witness bears North 19°34' West, 0.46 feet;

THENCE South 71°19'16" West, along the southerly line of said 125.827-acre tract and the northerly right-of-way line of said F.M. Highway No. 428, a distance of 84.93 feet to a point for corner;

THENCE North 00°56'03" East, departing the southerly line of said 125.827-acre tract and the northerly right-of-way line of said F.M. Highway No. 428, and crossing said 125.827-acre tract, a distance of 1160.32 feet to a point for corner;

THENCE North 00°10'43" West, continuing across said 125.827-acre tract, a distance of 581.97 feet to a point for corner;

THENCE North 37°36'57" West, continuing across said 125.827-acre tract, a distance of 125.21 feet to a point for corner on the northerly line of said 125.827-acre tract and the southerly line of a called 65.626 acre tract of land described as Tract 1 in a deed to KL LB Buy 3, LLC, as recorded in Instrument No. 2024-66973 of the Official Records of Denton County, Texas;

THENCE North 89°44'50" East, along the northerly line said 125.827-acre tract and the southerly line of said Tract 1, a distance of 100.65 feet to a point for corner;

THENCE South 37°36'57" East, departing the northerly line said 125.827-acre tract and the southerly line of said Tract 1, and crossing said 125.827-acre tract, a distance of 91.23 feet to a point for corner on the easterly line of said 125.827-acre tract and the westerly line of said 27.37-acre tract;

THENCE South 00°10'43" East, along the common line of said 125.827-acre tract and said 27.37-acre tract, a distance of 609.85 feet to a 1/2-inch iron rod with plastic cap stamped "Price Surveying" found for corner;

THENCE South 00°56'03" West, continuing along the common line of said 125.827-acre tract and said 27.37-acre tract, a distance of 1132.59 feet to the **POINT OF BEGINNING** and containing 3.399 acres (148,047 square feet) of land, more or less.

SYLVIANA GUNAWAN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6461
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
sylviana.gunawan@kimley-horn.com

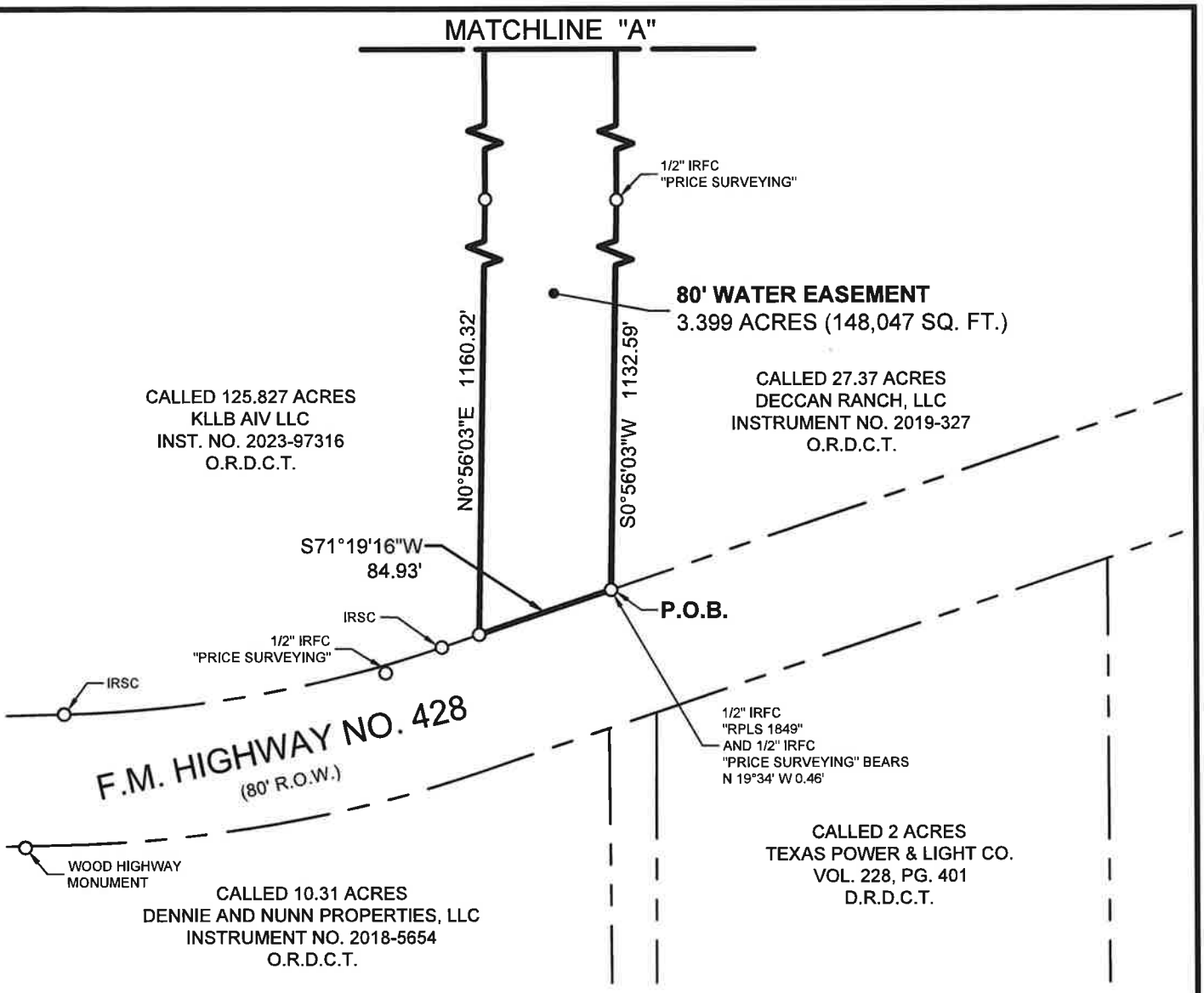
STATE OF TEXAS
REGISTERED
SYLVIANA GUNAWAN
6461
PROFESSIONAL
LAND SURVEYOR

EXHIBIT "A"
80' WATER EASEMENT
F. TREVINO SURVEY, ABSTRACT NO. 1243
DENTON COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MBM	KHA	Aug. 2024	069306747	1 OF 3

GUNAWAN, SYLVIANA 8/28/2024 10:11 AM K:\FRI_SURVEY\069306747-HIGH POINT RANCH - AUBREY\DWG\UTRWD WE\069306747 LNR WE VER20.DWG

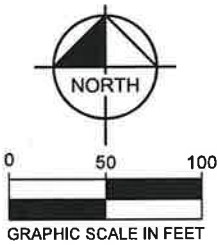


NOTE

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

LEGEND

P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRF = IRON ROD FOUND
IRFC = IRON ROD WITH PLASTIC CAP
PKF = PK NAIL FOUND
O.R.D.C.T. = OFFICIAL RECORDS OF DENTON COUNTY, TEXAS



SYLVIANA GUNAWAN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6461
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
sylviana.gunawan@kimley-horn.com



EXHIBIT "A"
80' WATER EASEMENT
F. TREVINO SURVEY, ABSTRACT NO. 1243
DENTON COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MBM	KHA	Aug. 2024	069306747	2 OF 3

GUNAWAN, SYLVIANA 8/28/2024 10:11 AM K:\FRI_SURVEY\069306747-HIGH POINT RANCH - AUBREY\DWG\UTRWD WE\069306747 LNR WE VER20.DWG

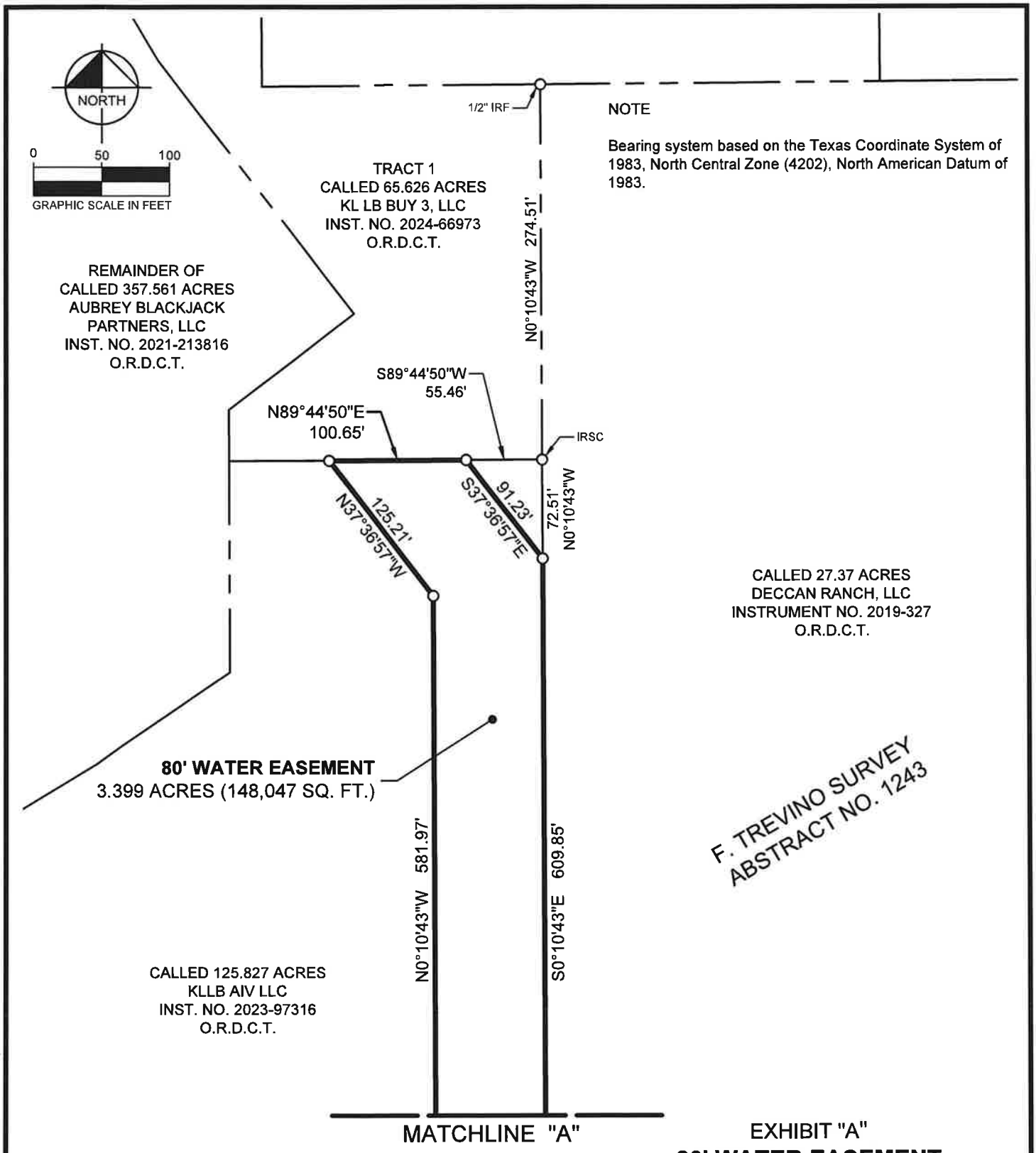


EXHIBIT "A"

80' WATER EASEMENT

F. TREVINO SURVEY, ABSTRACT NO. 1243
DENTON COUNTY, TEXAS

LEGEND

P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRF = IRON ROD FOUND
IRFC = IRON ROD WITH PLASTIC CAP
PKF = PK NAIL FOUND
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Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MBM	KHA	Aug. 2024	069306747	3 OF 3

GUNAWAN, SYLVIANA 8/28/2024 10:11 AM K:\FRI_SURVEY\069306747-HIGH POINT RANCH - AUBREY\DWG\UTRWD WE\069306747 LNR WE VER20.DWG

VG-226-2024-109214

Denton County
Juli Luke
County Clerk

Instrument Number: 109214

Real Property Recordings

EASEMENT

Recorded On: October 08, 2024 01:56 PM

Number of Pages: 11

" Examined and Charged as Follows: "

Total Recording: $65.00

********** THIS PAGE IS PART OF THE INSTRUMENT **********
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number:	109214
Receipt Number:	20241008000382
Recorded Date/Time:	October 08, 2024 01:56 PM
User:	Debbie D
Station:	Station 25

Record and Return To:

UPPER TRINITY REGIONAL WATER DISTRICT
ATTN: MANAGER OF PROPERTY SERVICES
P. O. DRAWER 305
LEWISVILLE TX 75067

STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS §
§ **UTRWD EASEMENT**
COUNTY OF DENTON §

Grantor: **KL LB BUY 3, LLC**
a Delaware limited liability company

Grantor's Address: 6900 E. Camelback Road, Suite 800, Scottsdale, Arizona 85251

Grantee: **UPPER TRINITY REGIONAL WATER DISTRICT**

Grantee's Address: PO BOX 305, Lewisville, Texas 75067

Consideration: Ten Dollars and other good and valuable consideration all paid in cash, receipt of which in full is acknowledged by Grantor.

Easement Property: The tract of land described in Exhibit A attached hereto and incorporated herein by reference for all purposes.

Easement Purpose: For the sole purpose(s) of surveying and engineering, constructing, installing, maintaining, testing, accessing, repairing, removing or replacing water and sanitary sewer pipelines and appurtenances, including manholes, blow offs, air vacuum/release valves, and similar appurtenances, communication facilities such as fiber optic cables, wiring and appurtenances.

Grant of Easement: Grantor, for the Consideration hereof, GRANTS, BARGAINS, SELLS AND CONVEYS to Grantee, its successors, and assigns a permanent and perpetual easement over, on, and across the Easement Property for the Easement Purpose, together with all and singular the rights and appurtenances thereto in any way belonging to Grantor (collectively, the "Easement"), to have and to hold the Easement to Grantee and Grantee's, successors, and assigns forever; together with the right of ingress and egress over Grantor's adjacent land to and from the Easement Property in connection with the exercise of Grantee's rights hereunder.

Grantee shall hold a dominant and superior right of use and easement in the Easement Property, as follows:

1. Grantor shall make no use or authorize others to make use of the Easement Property which, in Grantee's sole discretion, would unreasonably interfere with the nature, purposes, scope, and intent of the Easement Purpose conveyed herein, including, but not

limited to, drilling or excavating activities, impoundment of water or placement or construction of permanent structures including but not limited to buildings, poles, signs, masonry walls, masonry fences and retaining walls within the Easement Property.

2. Grantor reserves the right to put or place, or authorize others to put or place utility lines (excluding utility poles), drainage pipes and swales, roads and fences upon or within the Easement Property. Said utility lines, drainage pipes and swales, roads and fences may only be placed within the Easement Property upon express written approval by Grantee of Grantor's engineering plans and specifications. All utility lines, drainage pipes and swales, roads and fences must cross the Easement Property at an angle of at least 45 degrees or more to the center line of the Easement Property. Installed fences will require gates adequate to allow access along the Easement Property by Grantee. Grantor shall not have the right, or the authority to authorize others, to use the Easement Property for any purpose which would cause the continuing utility operations of Grantee to be in violation of any state, federal, or municipal law, ordinance, or regulation.

3. Grantor shall make no changes affecting the topography or elevation within the Easement Property by more than one (1) foot without the express written approval of the Grantee.

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5. Any improvements, landscaping, sprinkler systems and ornamental trees placed on the Easement Property by Grantor may be removed or destroyed by Grantee to the extent that it is reasonably necessary, in Grantee's sole discretion, for Grantee's installing, maintaining, removing or replacing any of the water line, sanitary sewer or related facilities, but only, except in cases of emergencies, after prior written notice to Grantor.

6. Grantee covenants and agrees to restore the natural surface of the Easement Property and any adjacent lands disturbed by Grantee, to a condition comparable to that which existed prior to the entry and construction, demolition, removal or other disturbance. All permitted paving, fencing, and gates on such property shall be restored by Grantee to their original condition as found before construction, demolition or removal by Grantee. Grantee is not, however, responsible to restore any unauthorized improvements, sprinklers, ornamental trees or landscaping within the Easement Property.

The term "Grantor" as used herein means all and singular and include Grantor's successors and assigns. The term "Grantee" as used herein means all and singular writing simultaneously with any assignment by Grantee of this instrument or any interest herein, and each successor and assign of Grantee shall assume all of Grantee's obligations under this instrument, including, without limitation, the foregoing notice obligation.

Grantor represents that (a) Grantor has full and unencumbered fee simple title to and in the easement estates herein granted; subject and limited as aforesaid, (b) Grantor has the right to execute this instrument, and (c) there are no liens existing against the Easement Property.

SIGNED this 19th day of September, 2024.

GRANTOR: **KL LB BUY 3, LLC**
a Delaware limited liability company

BY: _____

Name: Nathan Holt

Title: Authorized Signatory

STATE OF ARIZONA §
§
COUNTY OF MARICOPA §

This instrument was acknowledged before me by Nathan Holt of KL LB BUY 3, LLC, a Delaware limited liability company on this the 19th day of September, 2024, and in the capacity therein stated on behalf of said entity.

[Personalized Seal]

JULIE GILLETT
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 635441
Expires August 05, 2026

_____
Notary Public, State of Arizona

THIS PAGE IS INTENTIONALLY BLANK

ACCEPTANCE BY GRANTEE:

GRANTEE: **UPPER TRINITY REGIONAL WATER DISTRICT**

By: Larry N. Patterson

Larry N. Patterson, Executive Director

STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me by Larry N. Patterson, of the Upper Trinity Regional Water District on this the 3rd day of October, 2024, and in the capacity therein stated on behalf of said entity.

[Personalized Seal]

NANCY T TAM
Notary ID #86551
My Commission Expires
January 6, 2025

Nancy Tam

Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

Upper Trinity Regional Water District
ATTN: Manager of Property Services
P.O. Drawer 305
Lewisville, Texas 75067

TRACT 1

BEING a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas, and being a portion of a called 65.6257 acre tract of land described in a deed to KL LB BUY 3, LLC, as recorded in Instrument No. 2024-66973, of the Official Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8" iron rod with plastic cap stamped "KHA" found for the northernmost northeast corner of a called 125.827-acre tract described in the deed to KLLB AIV, LLC., recorded in Instrument Number 2023-97316, Official Records of Denton County, Texas, common to the southerly most northwest corner of said 65.6257 acre tract, same being at the beginning of a non-tangent curve to the left with a radius of 606.00 feet, a central angle of 01°51'47", and a chord bearing and distance of North 50°01'52" East, 19.70 feet;

THENCE along the northwesterly line of said 65.6257 acre tract, the following:

In a northeasterly direction, with said non-tangent curve to the left, an arc distance of 19.71 feet to a point for corner;

North 49°05'58" East, a distance of 106.29 feet to a point for corner;

North 04°05'58" East, a distance of 14.14 feet to a point for corner;

North 49°05'58" East, a distance of 50.00 feet to a point for corner;

South 85°54'02" East, a distance of 14.14 feet to a point for corner;

North 49°05'58" East, a distance of 226.40 feet to a point for corner;

North 04°05'58" East, a distance of 14.85 feet to a point for corner;

North 49°05'58" East, a distance of 50.00 feet to a point for corner;

South 85°54'02" East, a distance of 2.31 feet to the **POINT OF BEGINNING** of the herein described easement tract;

THENCE continuing along the northwesterly line of said 65.6257 acre tract, the following:

South 85°54'02" East, a distance of 12.54 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

North 49°05'58" East, a distance of 70.95 feet to a point for corner;

THENCE South 39°35'23" East, departing the northwesterly line of said 65.6257 acre tract, and crossing said 65.6257 acre tract, a distance of 60.02 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for an ell corner of said 65.6257 acre tract;

THENCE South 49°05'58" West, along the southeasterly line of said 65.6257 acre tract, a distance of 80.02 feet to a point for corner;

THENCE North 39°35'23" West, departing the southeasterly line of said 65.6257 acre tract and crossing said 62.6257 acre tract, a distance of 68.89 feet to the **POINT OF BEGINNING** and containing 0.111 of an acre (4,841 square feet) of land, more or less.

EXHIBIT "A"

WATER EASEMENT

F. TREVINO SURVEY, ABSTRACT NO. 1243

DENTON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDS	KHA	8/28/2024	069306747	1 OF 5

GUNAWAN, SYLVIANA 8/28/2024 10:46 AM K:\FRI_SURVEY\069306747-HIGH POINT RANCH - AUBREY\DWG\UTRWD WE\069306747 KL LB BUY 3 WE.DWG

TRACT 2

BEING a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas, and being a portion of a called 65.6257 acre tract of land described in a deed to KL LB BUY 3, LLC, as recorded in Instrument No. 2024-66973, of the Official Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with plastic cap stamped "KHA" found for the easterly northwest corner of a called 125.827-acre tract of land described in a deed to KLLB AIV LLC, as recorded in Instrument No. 2023-97316 of the Official Records of Denton County, Texas, common to the southwest corner of said 65.6257-acre tract, from which, a 5/8 inch iron rod with plastic cap stamped "KHA" found for the easterly northeast corner of said 125.827-acre tract bears North 89°44'50" East, 228.99 feet;

THENCE North 00°10'40" East, along the westerly line of said 65.6257-acre tract, a distance of 37.64 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 52°23'03" East, continuing along the westerly line of said 65.6257-acre tract, a distance of 35.05 feet to the **POINT OF BEGINNING** of the herein described easement tract;

THENCE North 52°23'03" East, continuing along the westerly line of said 65.6257-acre tract, a distance of 80.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for an ell corner of said 65.6257 acre tract;

THENCE South 37°36'57" East, departing the westerly line of said 65.6257-acre tract and crossing said 65.6257-acre tract, a distance of 135.20 feet to a point for corner on the southerly line of said 65.6257-acre tract and the northerly line of said 125.827-acre tract;

THENCE South 89°44'50" West, along the southerly line of said 65.6257-acre tract and the northerly line of said 125.827-acre tract, a distance of 100.65 feet to a point for corner;

THENCE North 37°36'57" West, departing the southerly line of said 65.6257-acre tract and the northerly line of said 125.827-acre tract, and crossing said 65.6257-acre tract, a distance of 74.11 feet to the **POINT OF BEGINNING** and containing 0.192 of an acre (8,372 square feet) of land, more or less.

SYLVIANA GUNAWAN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6461
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
sylviana.gunawan@kimley-horn.com

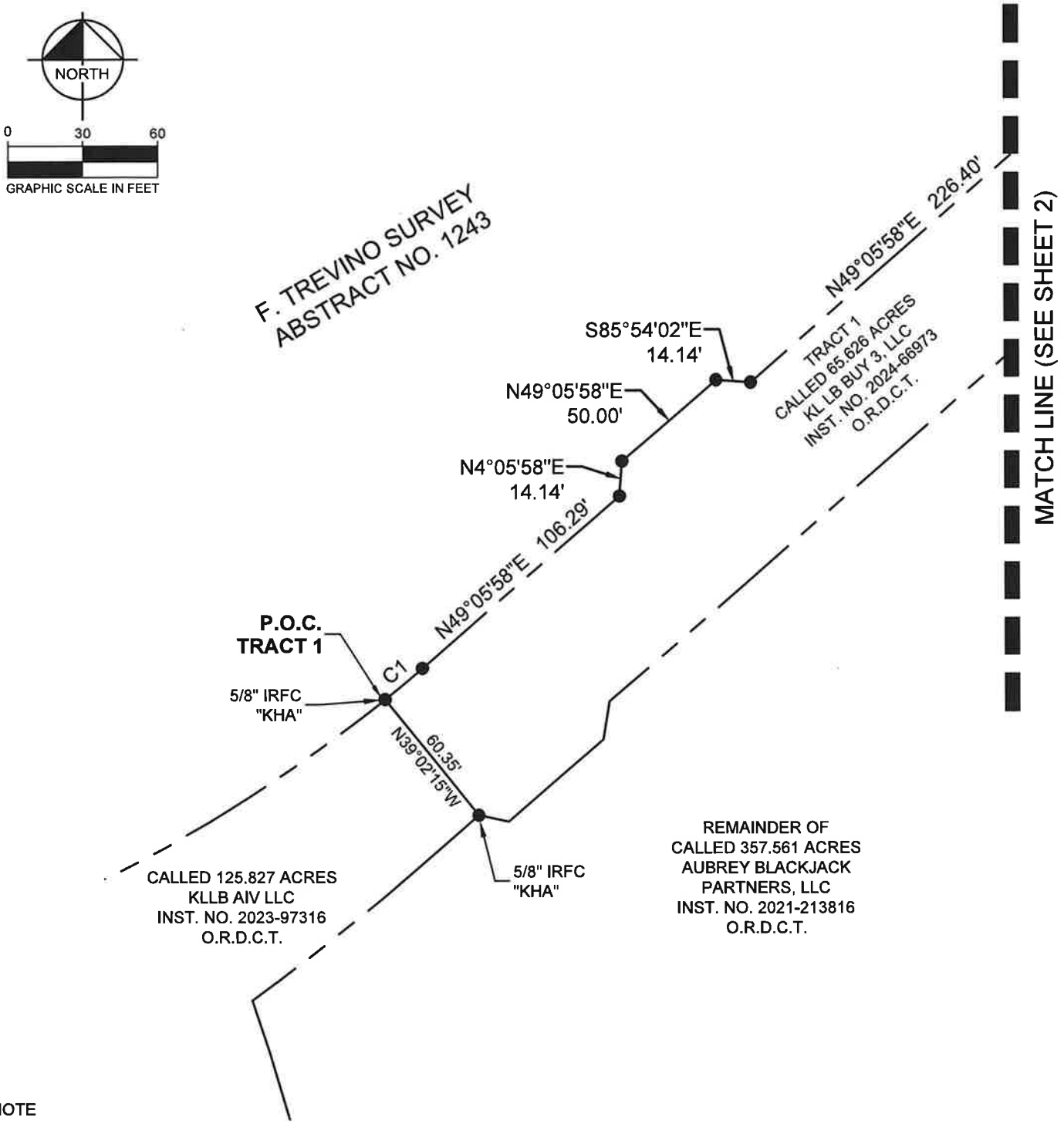
STATE OF TEXAS
REGISTERED
SYLVIANA GUNAWAN
6461
PROFESSIONAL
LAND SURVEYOR

EXHIBIT "A"
WATER EASEMENT
F. TREVINO SURVEY, ABSTRACT NO. 1243
DENTON COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDS	KHA	8/28/2024	069306747	2 OF 5

GUNAWAN, SYLVIANA 8/28/2024 10:46 AM K:\FRI_SURVEY\069306747-HIGH POINT RANCH - AUBREY\DWG\UTRWD WE\069306747 KL LB BUY 3 WE.DWG



NOTE

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

Line and curve table located on sheet 3.

LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRF = IRON ROD FOUND
PKF = PK NAIL FOUND
O.R.D.C.T. = OFFICIAL RECORDS OF DENTON COUNTY, TEXAS

EXHIBIT "A"

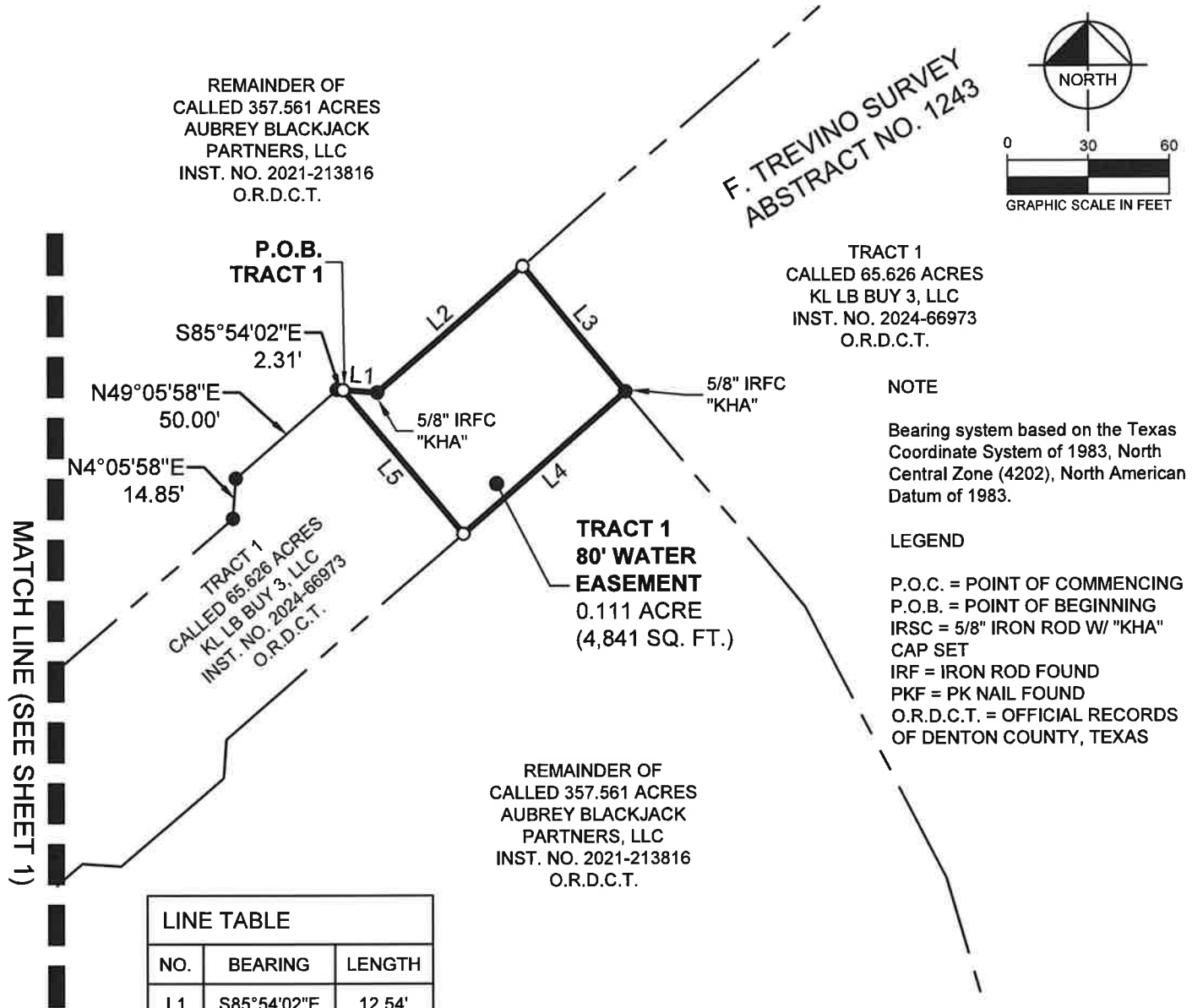
WATER EASEMENT

F. TREVINO SURVEY, ABSTRACT NO. 1243
DENTON COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	8/28/2024	069306747	3 OF 5

GUNAWAN, SYLVIANA 8/28/2024 10:46 AM K:\FRI_SURVEY\069306747-HIGH POINT RANCH - AUBREY\DWG\UTRWD WE\069306747 KL LB BUY 3 WE.DWG



NOTE

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRF = IRON ROD FOUND
PKF = PK NAIL FOUND
O.R.D.C.T. = OFFICIAL RECORDS OF DENTON COUNTY, TEXAS

LINE TABLE		
NO.	BEARING	LENGTH
L1	S85°54'02"E	12.54'
L2	N49°05'58"E	70.95'
L3	S39°35'23"E	60.02'
L4	S49°05'58"W	80.02'
L5	N39°35'23"W	68.89'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°51'47"	606.00'	19.71'	N50°01'52"E	19.70'

EXHIBIT "A"

WATER EASEMENT

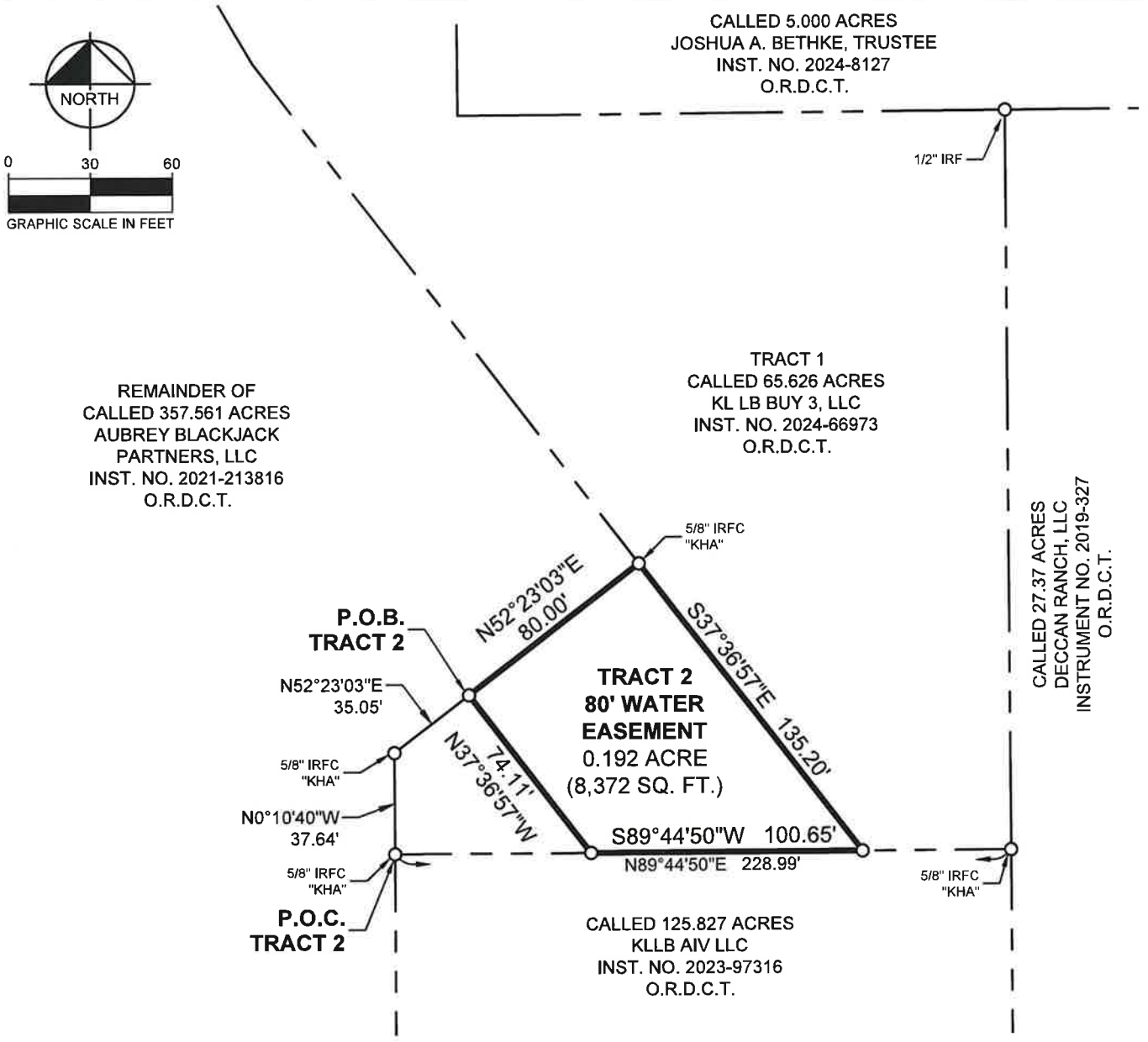
F. TREVINO SURVEY, ABSTRACT NO. 1243
DENTON COUNTY, TEXAS

SYLVIANA GUNAWAN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6461
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
sylviana.gunawan@kimley-horn.com

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	8/28/2024	069306747	4 OF 5

GUNAWAN, SYLVIANA 8/28/2024 10:46 AM K:\FRI_SURVEY\069306747-HIGH POINT RANCH - AUBREY\DWG\UTRWD WE\069306747 KL LB BUY 3 WE.DWG



LEGEND

P.O.C. = POINT OF COMMENCING
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IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
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O.R.D.C.T. = OFFICIAL RECORDS OF DENTON COUNTY, TEXAS

NOTE

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

EXHIBIT "A"
WATER EASEMENT
F. TREVINO SURVEY, ABSTRACT NO. 1243
DENTON COUNTY, TEXAS

SYLVIANA GUNAWAN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6461
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
sylviana.gunawan@kimley-horn.com

STATE OF TEXAS
REGISTERED
SYLVIANA GUNAWAN
6461
PROFESSIONAL
LAND SURVEYOR

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	8/28/2024	069306747	5 OF 5

GUNAWAN, SYLVIANA 8/28/2024 10:46 AM K:\FRI_SURVEY\069306747-HIGH POINT RANCH - AUBREY\DWG\UTRWD WE\069306747 KL LB BUY 3 WE.DWG

VG-443-2024-109215

Denton County
Juli Luke
County Clerk

Instrument Number: 109215

Real Property Recordings

RELEASE

Recorded On: October 08, 2024 01:56 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: $37.00

********** THIS PAGE IS PART OF THE INSTRUMENT **********
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number:	109215
Receipt Number:	20241008000382
Recorded Date/Time:	October 08, 2024 01:56 PM
User:	Debbie D
Station:	Station 25

Record and Return To:

UPPER TRINITY REGIONAL WATER DISTRICT
ATTN: MANAGER OF PROPERTY SERVICES
P. O. DRAWER 305
LEWISVILLE TX 75067

STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

AFTER RECORDING, RETURN TO:

Upper Trinity Regional Water District
ATTN: Manager of Property Services
P.O. Drawer 305
Lewisville, Texas 75067

PARTIAL RELEASE OF LIEN

September 3, 2024

WHEREAS, by Deed of Trust, Security Agreement – Financing Statement dated September 15, 2021 (as amended, restated, supplemented or otherwise modified from time to time, the "***Deed of Trust***"), recorded as Instrument No. 169742, in the Real Property Records of Denton County, Texas, **NORTH TEXAS NATURAL SELECT MINERALS, LLC**, a Texas limited liability company ("***Grantor***"), did grant and convey to and for the benefit of **FROST BANK**, a Texas state bank ("***Lender***"), certain property described therein in order to secure, among other things, the payment of certain indebtedness described therein.

NOW, THEREFORE, in consideration of the foregoing premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lender does hereby RELEASE, QUITCLAIM, SURRENDER and DISCHARGE unto Grantor its successors and assigns, all right, title and interest in and to the property described in Exhibit A attached hereto and made a part hereof (the "***Released Property***"), which Lender has or to which Lender may be entitled by virtue of the Deed of Trust and hereby declares that the Released Property is fully released and discharged from the liens created and existing by virtue of the Deed of Trust.

It is expressly agreed and understood that this is a partial release and that the same shall in no way release, affect or impair any rights, title, liens or security interests held by Lender against any other property other than the Released Property, and this partial release is not made with respect to any rights, title, liens or security interests securing any other indebtedness or obligations other than the indebtedness and obligations of Grantor arising under the Note and the other loan documents executed in connection therewith.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, this Partial Release of Lien is executed of the date first written above.

LENDER:

FROST BANK,
a Texas state bank

By: KBH
Name: KYLE BOTTOM
Title: SVP

STATE OF TEXAS §
§
COUNTY OF Dallas §

This instrument was acknowledged before me on 9/30/24, 2024, by Kyle Bottom, as Senior Vice President of Frost Bank, a Texas state bank, on behalf of such bank.

TARA FLUELLEN
Notary Public, State of Texas
My Comm. Exp. 08-22-2026
ID No. 12431189-6

Notary Public, State of Texas

EXHIBIT A
RELEASED PROPERTY LEGAL DESCRIPTION

EASEMENT DESCRIPTION

BEING a tract of land situated in the James Bridges, Jr. Survey, Abstract No. 36, Denton County, Texas and being part of Lot 1, Block A, Sand Dollar Subdivision Addition, an addition to the City of Aubrey ETJ according to the plat recorded in Document No. 2023-402 of the Official Public Records, Denton County, Texas and being part of the remainder of Tract 1 of called North Texas Natural Select Materials, LLC recorded in Document No. 2015-93377 of said Official Public Records and being more particularly described as follows:

COMMENCING at a 5/8" Iron rod with yellow cap stamped "PETTIT RPLS 4087" found at the southeast corner of Lot 59X, Block A, Silverado West Phase 1, an addition to the City of Aubrey according to the plat recorded in Document No. 2021-487 of said Official Public;

THENCE with the south line of said Lot 59X, Block A, North 89°03'17" West, a distance of 40.05 feet to a 1/2" iron rod found at a northeast corner of said Lot 1, Block A and being the **POINT OF BEGINNING**;

THENCE departing said south line of Lot 59X, Block A, with an east line of said Lot 1, Block A, South 00°56'51" West, a distance of 398.95 feet to a 1/2" iron rod with blue cap stamped "RPLS 6677" found for a north corner of said Lot 1, Block A and being in a north line of a 16' Sanitary Sewer Easement recorded in Document No. 2020-120347 of said Official Public Records;

THENCE departing said east line of Lot 1, Block A, with the north and east lines of said 16' Sanitary Sewer Easement and over and across said Lot 1, Block A, the following courses and distances:

North 89°03'09" West, a distance of 43.10 feet to a point for corner;
North 16°39'19" West, a distance of 418.54 feet to a point for the most westerly northeast corner of said 16" Sanitary Sewer Easement, in said south line of Lot 59X, Block A;

THENCE departing said east line of 16' Sanitary Sewer Easement, with said south line of Lot 59X, Block A, South 89°03'17" East, a distance of 169.68 feet to the **POINT OF BEGINNING** and containing 42,445 square feet or 0.9744 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

VG-202-2024-109216

Denton County
Juli Luke
County Clerk

Instrument Number: 109216

Real Property Recordings

DEED

Recorded On: October 08, 2024 01:56 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: $45.00

********** THIS PAGE IS PART OF THE INSTRUMENT **********
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number:	109216
Receipt Number:	20241008000382
Recorded Date/Time:	October 08, 2024 01:56 PM
User:	Debbie D
Station:	Station 25

Record and Return To:

UPPER TRINITY REGIONAL WATER DISTRICT
ATTN: MANAGER OF PROPERTY SERVICES
P. O. DRAWER 305
LEWISVILLE TX 75067

STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS §
§ **GENERAL WARRANTY DEED**
COUNTY OF DENTON §

KNOW ALL MEN BY THESE PRESENTS, that:

Grantor: **NORTH TEXAS NATURAL SELECT MATERIALS LLC**
a limited liability corporation

Grantor's Address: 6500 Meyer Way, Suite 110 McKinney, TX 75070

GRANTEE: **UPPER TRINITY REGIONAL WATER DISTRICT**

GRANTEE'S MAILING ADDRESS: P.O. BOX 305, Lewisville, Denton County, Texas 75067

CONSIDERATION: TEN DOLLARS and NO/100's ($10.00) and other good and valuable consideration cash in hand paid the receipt of which is hereby fully acknowledged by the Grantors' signature below.

PROPERTY (INCLUDING ANY IMPROVEMENTS):

(SEE ATTACHED EXHIBIT "A")

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

None

NOW, GRANTOR, in and for the consideration stated above, have this day sold and do by these presents GRANT, BARGAIN, SELL and CONVEY unto the GRANTEE its successors and assigns (subject to the reservations and exceptions to conveyance and warranty herein stated), fee simple title to the Property and improvements thereon, to have and to hold the Property and improvements thereon, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said GRANTEE and its assigns and I, the GRANTOR herein, do hereby bind myself, my heirs, assigns, executors and administrators, to warrant and forever defend all and singular the Property and any improvements thereon unto the said GRANTEE, and its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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Executed this, the 23 day of SEPTEMBER, 2024.

GRANTOR: **NORTH TEXAS NATURAL SELECT MATERIALS LLC**
a limited liability corporation

BY: _____

PRINTED NAME: BILL PENZ

ITS: MANAGER

STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me by Bill Penz, representing **NORTH TEXAS NATURAL SELECT MATERIALS LLC, a limited liability corporation** on this the 23 day of SEPT, 2024, and in the capacity therein stated on behalf of said entity.

[Personalized Seal]

Miguel Angel Bautista
My Commission Expires
7/25/2028
Notary ID 129065688

_____
Notary Public, State of Texas

ACCEPTANCE BY GRANTEE:

GRANTEE: **UPPER TRINITY REGIONAL WATER DISTRICT**

By: Larry N. Patterson

Larry N. Patterson, Executive Director

STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me by Larry N. Patterson, of the Upper Trinity Regional Water District on this the 3rd day of October, 2024, and in the capacity therein stated on behalf of said entity.

[Personalized Seal]

NANCY T TAM
Notary ID #86551
My Commission Expires
January 6, 2025

Nancy Tam
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:
Upper Trinity Regional Water District
ATTN: Manager of Property Services
P.O. Drawer 305
Lewisville, Texas 75067

UPPER TRINITY REGIONAL WATER DISTRICT FEE ACQUISITION
PART OF LOT 1, BLOCK A, SAND DOLLAR SUBDIVISION ADDITION
JAMES BRIDGES, JR. SURVEY, ABSTRACT NO. 36
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

EASEMENT DESCRIPTION

BEING a tract of land situated in the James Bridges, Jr. Survey, Abstract No. 36, Denton County, Texas and being part of Lot 1, Block A, Sand Dollar Subdivision Addition, an addition to the City of Aubrey ETJ according to the plat recorded in Document No. 2023-402 of the Official Public Records, Denton County, Texas and being part of the remainder of Tract 1 of called North Texas Natural Select Materials, LLC recorded in Document No. 2015-93377 of said Official Public Records and being more particularly described as follows:

COMMENCING at a 5/8" iron rod with yellow cap stamped "PETTIT RPLS 4087" found at the southeast corner of Lot 59X, Block A, Silverado West Phase 1, an addition to the City of Aubrey according to the plat recorded in Document No. 2021-487 of said Official Public;

THENCE with the south line of said Lot 59X, Block A, North 89°03'17" West, a distance of 40.05 feet to a 1/2" iron rod found at a northeast corner of said Lot 1, Block A and being the **POINT OF BEGINNING**;

THENCE departing said south line of Lot 59X, Block A, with an east line of said Lot 1, Block A, South 00°56'51" West, a distance of 398.95 feet to a 1/2" iron rod with blue cap stamped "RPLS 6677" found for a north corner of said Lot 1, Block A and being in a north line of a 16' Sanitary Sewer Easement recorded in Document No. 2020-120347 of said Official Public Records;

THENCE departing said east line of Lot 1, Block A, with the north and east lines of said 16' Sanitary Sewer Easement and over and across said Lot 1, Block A, the following courses and distances:

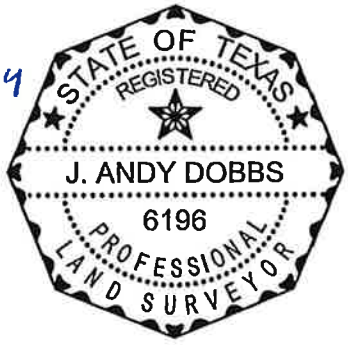
North 89°03'09" West, a distance of 43.10 feet to a point for corner;
North 16°39'19" West, a distance of 418.54 feet to a point for the most westerly northeast corner of said 16" Sanitary Sewer Easement, in said south line of Lot 59X, Block A;

THENCE departing said east line of 16' Sanitary Sewer Easement, with said south line of Lot 59X, Block A, South 89°03'17" East, a distance of 169.68 feet to the **POINT OF BEGINNING** and containing 42,445 square feet or 0.9744 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

9.10.24

J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
2500 PACIFIC AVENUE
SUITE 1100
DALLAS, TEXAS 75226
PH. (469) 718-8849
andy.dobbs@kimley-horn.com

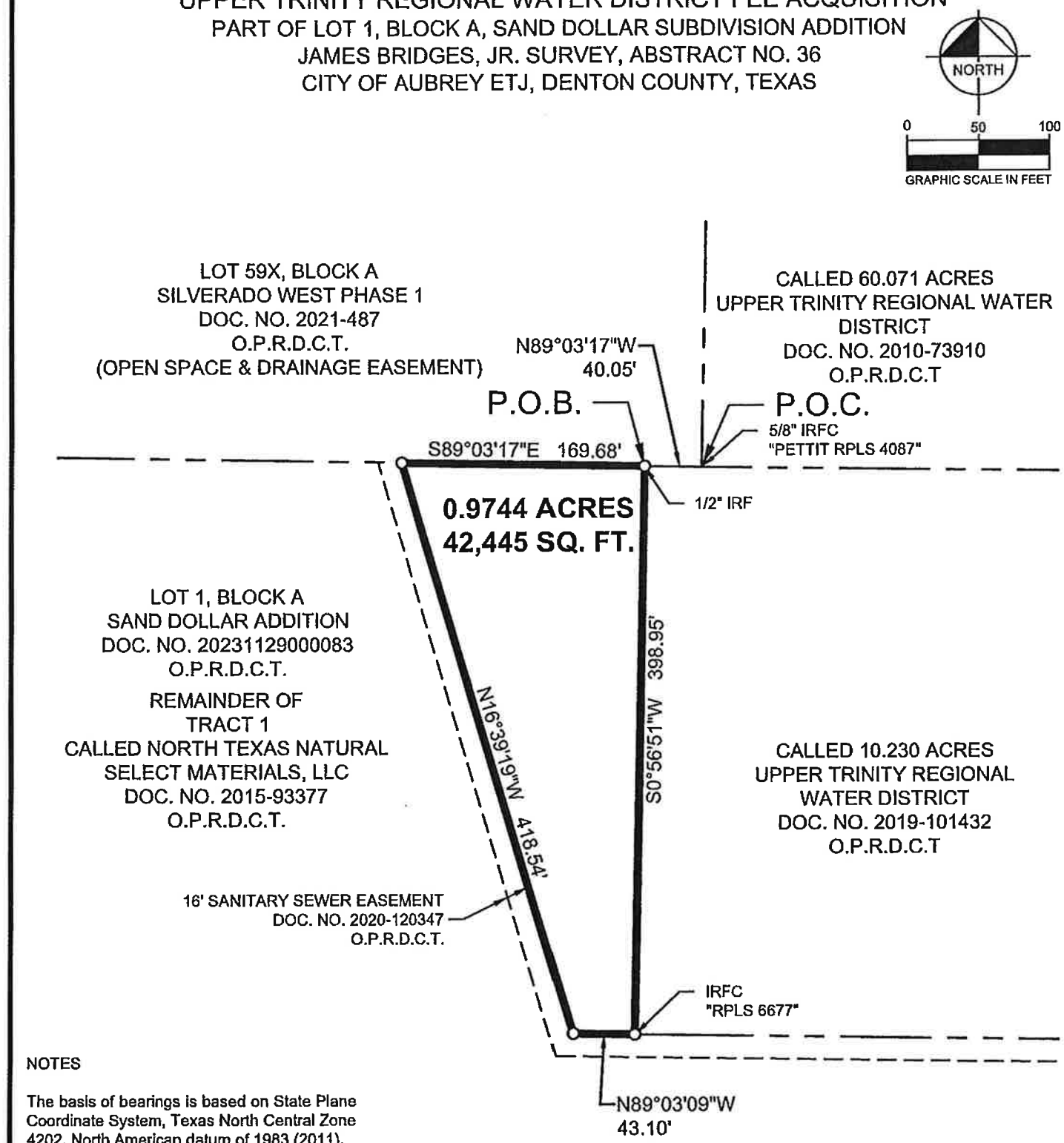


Kimley»Horn
2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226
FIRM # 10115500
Tel No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JAN	JAD	Sep. 2024	064568007	1 OF 2

NICHOLSON, JOHN 9/10/2024 3:56 PM K:\DAL_SURVEY\064568007-UTRWD NE PH 3 PIPELINE\DWG\064568007-UTRWD NE PH 3 PIPELINE_ESMT_UTRWD_0.9744 ACRES.DWG

UPPER TRINITY REGIONAL WATER DISTRICT FEE ACQUISITION
PART OF LOT 1, BLOCK A, SAND DOLLAR SUBDIVISION ADDITION
JAMES BRIDGES, JR. SURVEY, ABSTRACT NO. 36
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS



NOTES

The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4202, North American datum of 1983 (2011).

LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
SQ. FT. = SQUARE FEET
IRF = IRON ROD FOUND
IRFC = IRON ROD W/CAP FOUND
DOC. NO. = DOCUMENT NUMBER
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS

Kimley»Horn
2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226
FIRM # 10115500
Tel No. (469) 718-9849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JAN	JAD	Sep. 2024	064568007	2 OF 2

NICHOLSON, JOHN 9/10/2024 3:56 PM K:\DAL_SURVEY\064568007-UTRWD NE PH 3 PIPELINE\DWG\064568007-UTRWD NE PH 3 PIPELINE_ESMT_UTRWD_0.9744 ACRES.DWG

VG-226-2024-109217

Denton County
Juli Luke
County Clerk

Instrument Number: 109217

Real Property Recordings

EASEMENT

Recorded On: October 08, 2024 01:56 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: $41.00

********** **THIS PAGE IS PART OF THE INSTRUMENT** **********
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number:	109217
Receipt Number:	20241008000382
Recorded Date/Time:	October 08, 2024 01:56 PM
User:	Debbie D
Station:	Station 25

Record and Return To:

UPPER TRINITY REGIONAL WATER DISTRICT
ATTN: MANAGER OF PROPERTY SERVICES
P. O. DRAWER 305
LEWISVILLE TX 75067

STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS §
§ **UTRWD INGRESS AND EGRESS EASEMENT**
COUNTY OF DENTON §

Grantor: **NORTH TEXAS NATURAL SELECT MATERIALS LLC**
a limited liability corporation

Grantor's Address: 6500 Meyer Way, Suite 110 McKinney, TX 75070

Grantee: **UPPER TRINITY REGIONAL WATER DISTRICT**

Grantee's Address: PO BOX 305, Lewisville, Texas 75067

Consideration: Ten Dollars and other good and valuable consideration all paid in cash, receipt of which in full is acknowledged by Grantor.

Easement Property: The tract of land described as CA A-4 of the Final Plat of Chatham Reserve as recorded February 8, 2024, Doc Number 2024-78, Official Plat Records of Denton County, Texas.

Easement Purpose: A nonexclusive, ingress and egress easement (herein "Easement") for the purpose(s) of allowing Grantee unrestricted ingress and egress from and to Valley Drive over and across Grantor's land to access that certain 90' UTRWD Easement owned by Grantee ("Grantee's Easement"). Grantor shall construct, maintain, repair, and replace a 10' wide concrete path within the boundaries of the Easement. Grantee shall utilize said Easement at its discretion for uses including but not limited to transporting heavy equipment and heavy load weighted truck traffic necessary for construction, maintenance, expansion, and operations of Grantee's Easement.

Grant of Easement: Grantor, for the Consideration hereof, GRANTS, BARGAINS, SELLS AND CONVEYS to Grantee, its successors, and assigns a permanent and perpetual easement over, on, and across the Easement Property for the Easement Purpose, together with all and singular the rights and appurtenances thereto in any way belonging to Grantor (collectively, the "Easement"), to have and to hold the Easement to Grantee and Grantee's, successors, and assigns forever.

Grantee shall hold a dominant and superior right of use and easement in the Easement Property, as follows:

1. Grantor shall make no use of the Easement Property which, would unreasonably interfere with the nature, purposes, scope, and intent of the Easement Purpose conveyed herein.

2. Grantor reserves the right to put or place or authorize others to put or place certain trail access, fencing, landscaping, and similar related improvements upon or within the Easement Property. Said trail access, fencing, landscaping, and similar related improvements shall be installed and maintained in a manner that does not block or impeded Grantee's access. Installed fences will require gates adequate to allow access along the Easement Property by Grantee.

3. The term "Grantor" as used herein means all and singular and include Grantor's successors and assigns. The term "Grantee" as used herein means all and singular writing simultaneously with any assignment by Grantee of this instrument or any interest herein, and each successor and assign of Grantee shall assume all of Grantee's obligations under this instrument, including, without limitation the foregoing notice obligation.

4. Grantor represents that (a) Grantor has full and unencumbered fee simple title to and in the easement estates herein granted; subject and limited as aforesaid, (b) Grantor has the right to execute this instrument, and (c) there are no liens existing against the Easement Property.

SIGNED this 23 day of SEPTEMBER, 2024.

GRANTOR: **NORTH TEXAS NATURAL SELECT MATERIALS LLC**
a limited liability corporation

BY: Bill Perez

PRINTED NAME: BILL PEREZ
ITS: MANAGER

STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me by Bill Perez, representing **NORTH TEXAS NATURAL SELECT MATERIALS LLC, a limited liability corporation** on this the 23 day of Sept, 2024, and in the capacity therein stated on behalf of said entity.

[Personalized Seal]

Miguel Angel Bautista
My Commission Expires
7/25/2028
Notary ID 129065688

Notary Public, State of Texas

ACCEPTANCE BY GRANTEE:

GRANTEE: **UPPER TRINITY REGIONAL WATER DISTRICT**

By: Larry N. Patterson

Larry N. Patterson, Executive Director

STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me by Larry N. Patterson, of the Upper Trinity Regional Water District on this the 3rd day of October, 2024, and in the capacity therein stated on behalf of said entity.

[Personalized Seal]

NANCY T TAM
Notary ID #86551
My Commission Expires
January 6, 2025

Nancy Tam

Notary Public, State of Texas

AFTER RECORDING, RETURN TO:
Upper Trinity Regional Water District
ATTN: Manager of Property Services
P.O. Drawer 305
Lewisville, Texas 75067

THIS PAGE IS INTENTIONALLY BLANK

VG-443-2024-109218

Denton County
Juli Luke
County Clerk

Instrument Number: 109218

Real Property Recordings

RELEASE

Recorded On: October 08, 2024 01:56 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: $41.00

********** **THIS PAGE IS PART OF THE INSTRUMENT** **********
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number:	109218
Receipt Number:	20241008000382
Recorded Date/Time:	October 08, 2024 01:56 PM
User:	Debbie D
Station:	Station 25

Record and Return To:

UPPER TRINITY REGIONAL WATER DISTRICT
ATTN: MANAGER OF PROPERTY SERVICES
P. O. DRAWER 305
LEWISVILLE TX 75067

STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

RELEASE/ABANDONMENT/TERMINATION OF EASEMENT

STATE OF TEXAS §
§ **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF DENTON §

That **UPPER TRINITY REGIONAL WATER DISTRICT** (hereafter, "District") of Denton County, Texas, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other considerations paid to it, the receipt of which is hereby acknowledged, has released, abandoned, terminated and discharged, and does by these presents release, abandon, terminate, and discharge all that certain 30' Ingress and Egress Easement described in Exhibit A Attached granted to said District by **Teddy Johnson** in an instrument recorded on the 29th day of March, 2018, in Instrument Number: 35008, Real Property Records of Denton County, Texas.

EXECUTED this 3rd day of October, 2024.

UPPER TRINITY REGIONAL WATER DISTRICT

By: Larry N. Patterson
Larry N. Patterson, Executive Director

STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me on the 3rd day of Oct., 2024, by Larry N. Patterson, Executive Director of **UPPER TRINITY REGIONAL WATER DISTRICT,** on behalf of said District.

[Personalized Seal]

Nancy Tam
Notary Public, State of Texas

NANCY T TAM
Notary ID #86551
My Commission Expires
January 6, 2025

AFTER RECORDING, RETURN TO:
Upper Trinity Regional Water District
ATTN: Manager of Property Services
P.O. Drawer 305
Lewisville, Texas 75067

EXHIBIT "A"
ACCESS EASEMENT
0.002 ACRE 80 Sq. Ft. TRACT

BEING that certain tract of land situated in the JAMES BRIDGES JR. SURVEY, ABSTRACT NUMBER 36, in Denton County, Texas, and being part of that certain tract of land described in deed to Teddy C. Johnson, and wife Cheryl Ann Johnson, recorded in Volume 1168, Page 696, of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap marked "METRO" found at the north corner of said Johnson tract, said iron rod also being located at the south corner of that certain tract of land described in deed to the State of Texas, recorded in Volume 573, Page 589, RPRDCT, at an easterly corner of that certain tract of land described in deed to the State of Texas, recorded in Volume 573, Page 548, RPRDCT, and on the southeasterly right-of-way of Farm to Market Road No. 2931 (variable width right-of-way), as described in said State of Texas deeds;

THENCE South 00°07'05" West, with the east line of said Johnson tract, and the west line of that certain tract of land described as Tract 2 in deed to Gaye Lynn Wiles and Gary Worth Ellison, recorded in Instrument Number 2010-21404, of the Real Property Records of Denton County, Texas (RPRDCT), a distance of 25.20 feet to a wood fence corner post found for corner at the southwest corner of said Tract 2, said post also being located at a northeast corner of that certain tract of land described in deed to Brown Development I, Ltd., recorded in Instrument Number 2011-123204, RPRDCT, and Instrument Number 2011-123205, RPRDCT;

THENCE North 88°48'08" West, over and across said Johnson tract, a distance of 6.38 feet to a point for corner located on said southeasterly right-of-way line of Farm to Market Road No. 2931, said southeasterly right-of-way line being described in said State of Texas deed recorded in Volume 573, Page 548, RPRDCT, said point also being located at the beginning of a non-tangent curve to the left;

THENCE Northeasterly, with said southeasterly right-of-way line and with said curve which has a central angle of 00°45'24", a radius of 1959.86 feet, a chord that bears North 14°22'43" East with a chord length of 25.88 feet, and an arc length of 25.88 feet to the end of said curve and the POINT OF BEGINNING, containing a calculated area of 0.002 acres or 80 square feet of land.

Notes:

The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 - North Central Zone No. 4202 (NAD83), all distances are surface distances with a surface to grid scale factor of 0.999849392677.

FOR PETITT BARRAZA LLC:

TBPE Firm Registration No. 1488
TBPLS Firm Registration No. 101068

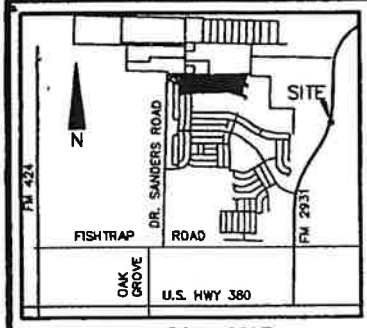
January 15, 2018

Jimmie D. Nichols, RPLS No. 5184



F:\2006\0601900\SURVEY\PHASE C-HARPOOL\LEGALS\EASEMENTS\060119C 0.002ac Johnson Access Esmt Desc.docx

EXHIBIT "A"
ACCESS EASEMENT
0.002 ACRE / 80 SQ. FT. TRACT



VICINITY MAP
NOT TO SCALE

FARM TO MARKET ROAD NO. 2931
(VARIABLE WIDTH RIGHT-OF-WAY)

STATE OF TEXAS
VOL. 573, PG. 548
RPRDCT

STATE OF TEXAS
VOL. 573, PG. 589
RPRDCT

GAYE LYNN WILES &
GARY WORTH ELLISON
TRACT 2
INST. NO. 2010-21404 RPRDCT

Δ=0°45'24"
R=1959.86'
CB=N14°22'43"E
CH=25.88'
L=25.88'

POB

5/8" CIRF
"METRO"

S00°07'05"W
25.20'

WOOD FENCE CORNER
POST FOUND

N88°48'08"W
6.38'

TEDDY C. JOHNSON & WIFE,
CHERYL ANN JOHNSON
VOL. 1168, PG. 696 PRPRDCT

JAMES BRIDGES, JR. SURVEY
~ ABSTRACT NO. 36

BROWN DEVELOPMENT I, LTD.
INST. NO. 2011-123204 & INST.
NO. 2011-123205 RPRDCT

STATE OF TEXAS
VOL. 573, PG. 548
RPRDCT

NORTH

40 20 0 40
1" = 40

NOTES:

1. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 - NORTH CENTRAL ZONE NO. 4202 (NAD83), ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.999849392677.
2. NO EASEMENTS OR (ALL) IMPROVMENTS ARE SHOWN HEREON.

LEGEND:

POB	- POINT OF BEGINNING
CIRF	- CAPPED IRON ROD FOUND
VOL.	- VOLUME
PG.	- PAGE
INST. NO.	- INSTRUMENT NUMBER
RPRDCT	- REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS

SITUATED IN THE
JAMES BRIDGES JR. SURVEY, ABSTRACT NO. 36
DENTON COUNTY, TEXAS

PETITT BARRAZA LLC
ENGINEERING PLANNING SURVEYING
TBPE FIRM REGISTRATION No. 1488
TBPLS FIRM REGISTRATION No. 101068
1651 N. Glenville Drive, Suite 212
Richardson, Texas 75081
Tel. No. (214) 221-9955
Fax No. (214) 340-3550

JOB NO: 06019C-00
SCALE: 1"=40'
DATE: JANUARY 2018

PAGE 2 OF 2

VG-443-2024-109219

Denton County
Juli Luke
County Clerk

Instrument Number: 109219

Real Property Recordings

RELEASE

Recorded On: October 08, 2024 01:56 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: $41.00

********** **THIS PAGE IS PART OF THE INSTRUMENT** **********
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number:	109219
Receipt Number:	20241008000382
Recorded Date/Time:	October 08, 2024 01:56 PM
User:	Debbie D
Station:	Station 25

Record and Return To:

UPPER TRINITY REGIONAL WATER DISTRICT
ATTN: MANAGER OF PROPERTY SERVICES
P. O. DRAWER 305
LEWISVILLE TX 75067

STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

RELEASE/ABANDONMENT/TERMINATION OF EASEMENT

STATE OF TEXAS §
§ **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF DENTON §

That **UPPER TRINITY REGIONAL WATER DISTRICT** (hereafter, "District") of Denton County, Texas, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other considerations paid to it, the receipt of which is hereby acknowledged, has released, abandoned, terminated and discharged, and does by these presents release, abandon, terminate, and discharge all that certain 30' Ingress and Egress Easement described in Exhibit B Attached granted to said District by **Gaye Lynn Wiles, Gary Worth Ellison and the Gail Ellison Revocable Living Trust** in an instrument recorded on the 9th day of February, 2018, in Instrument Number: 15436, Real Property Records of Denton County, Texas.

EXECUTED this 3rd day of October, 2024

UPPER TRINITY REGIONAL WATER DISTRICT

By: Larry N. Patterson
Larry N. Patterson, Executive Director

STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me on the 3rd day of October, 2024, by Larry N. Patterson, Executive Director of **UPPER TRINITY REGIONAL WATER DISTRICT,** on behalf of said District.

[Personalized Seal]

Nancy T Tam
Notary Public, State of Texas

NANCY T TAM
Notary ID #86551
My Commission Expires
January 6, 2025

AFTER RECORDING, RETURN TO:
Upper Trinity Regional Water District
ATTN: Manager of Property Services
P.O. Drawer 305
Lewisville, Texas 75067

EXHIBIT B

30-FOOT WIDE ACCESS EASEMENT
1.406 ACRE TRACT

BEING that certain tract of land situated in the JAMES BRIDGES JR. SURVEY. ABSTRACT No. 36, in Denton County, Texas, and being part of that certain tract of land described as Tract 2 in deed to Gaye Lynn Wiles and Gary Worth Ellison, recorded in Instrument No. 2010-21404, of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a wood fence corner post found at the southwest corner of said Tract 2, and being located at the westernmost northwest corner of that certain tract of land described in deed to Brown Development I, Ltd., recorded in Instrument No. 2011-123204, RPDCT, and Instrument Number 2011-123205, RPRDCT;

THENCE North 00°07'05" East, with said west line of Tract 2 and the east line of that certain tract of land described in deed to Teddy C. Johnson and wife, Cheryl Ann Johnson, recorded in Volume 1168, Page 696, RPRDCT, a distance of 25.21 feet to a 5/8-inch iron rod with cap marked "METRO" found for corner on the easterly right-of-way line of Farm to Market Road No. 2931 (variable width right-of-way), according to right-of-way deed to the State of Texas recorded in Volume 573, Page 589, RPRDCT, said iron rod also being located at the north corner of said Johnson tract, and at the beginning of a non-tangent curve to the left;

THENCE Northeasterly with said easterly right-of-way line and with said curve which has a central angle of 00°08'38", a radius of 1959.86 feet, a chord that bears North 13°55'42" East with a chord length of 4.92 feet, and an arc length of 4.92 feet to the end of said curve, a point for corner;

THENCE South 88°48'08" East, leaving said easterly right-of-way line and over and across said Tract 2, a distance of 2039.72 feet to a point for corner;

THENCE South 00°04'44" West, continuing over and across said Tract 2, a distance of 30.01 feet to a point for corner located on the south line of said Tract 2, from which a 1/2-inch iron rod found at the southeast corner of said Tract 2 bears South 88°48'08" East, a distance of 201.41 feet;

THENCE North 88°48'08" West, with the south line of said Tract 2, a distance of 2040.91 feet to the POINT OF BEGINNING and containing an area of 1.406 acres of land.

Note:

The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 - North Central Zone No. 4202 (NAD83), all distances are surface distances with a surface to grid scale factor of 0.999849392677.

FOR PETITT BARRAZA LLC:

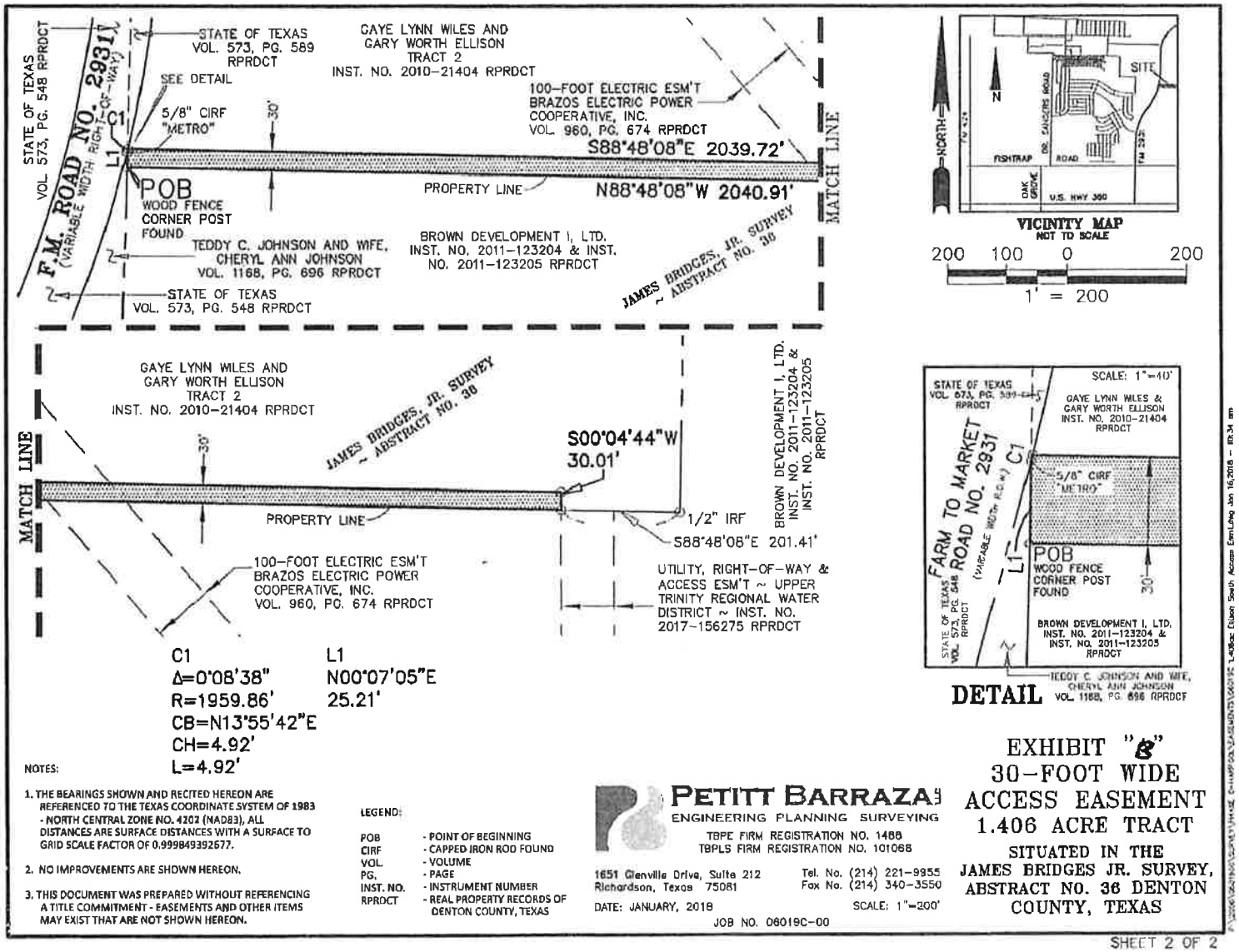
TBPE Firm Registration No. 1488
TBPLS Firm Registration No. 101068

January 16, 2018

Jimmie D. Nichols, RPLS No. 5184



F:\2006\0601900\SURVEY\PHASE C-HARPOOL\LEGALS\EASEMENTS\06019C 1.406ac Ellison South Access Esmt Desc.docx



VICINITY MAP
NOT TO SCALE

200 100 0 200

1" = 200

DETAIL

NOTES:

1. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 - NORTH CENTRAL ZONE NO. 4202 (NAD83), ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.999849392677.
2. NO IMPROVEMENTS ARE SHOWN HEREON.
3. THIS DOCUMENT WAS PREPARED WITHOUT REFERENCING A TITLE COMMITMENT - EASEMENTS AND OTHER ITEMS MAY EXIST THAT ARE NOT SHOWN HEREON.

LEGEND:

POB	- POINT OF BEGINNING
CIRF	- CAPPED IRON ROD FOUND
VOL.	- VOLUME
PG.	- PAGE
INST. NO.	- INSTRUMENT NUMBER
RPRDCT	- REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS

PETITT BARRAZA
ENGINEERING PLANNING SURVEYING
TBPE FIRM REGISTRATION NO. 1486
TBPLS FIRM REGISTRATION NO. 101068
1651 Glenville Drive, Suite 212
Richardson, Texas 75081
Tel. No. (214) 221-9955
Fax No. (214) 340-3550

DATE: JANUARY, 2018 SCALE: 1"=200'

JOB NO. 06019C-00

EXHIBIT "B"
30-FOOT WIDE ACCESS EASEMENT
1.406 ACRE TRACT

SITUATED IN THE JAMES BRIDGES JR. SURVEY, ABSTRACT NO. 36 DENTON COUNTY, TEXAS

SHEET 2 OF 2

VG-173-2024-109220

Denton County
Juli Luke
County Clerk

Instrument Number: 109220

Real Property Recordings

CORRECTION

Recorded On: October 08, 2024 01:56 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: $45.00

********** **THIS PAGE IS PART OF THE INSTRUMENT** **********
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number:	109220
Receipt Number:	20241008000382
Recorded Date/Time:	October 08, 2024 01:56 PM
User:	Debbie D
Station:	Station 25

Record and Return To:

UPPER TRINITY REGIONAL WATER DISTRICT
ATTN: MANAGER OF PROPERTY SERVICES
P. O. DRAWER 305
LEWISVILLE TX 75067

STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS	§	**CORRECTIVE**
	§	**UTRWD INGRESS AND EGRESS EASEMENT**
COUNTY OF DENTON	§	

WHEREAS, on August 15, 2023, the **DENTON INDEPENDENT SCHOOL DISTRICT** ("Grantor"), did grant, sell, and convey unto the **UPPER TRINITY REGIONAL WATER DISTRICT** ("Grantee"), a Forty Foot (40') Ingress and Egress Easement upon that certain tract of land situated in the J. Morton Survey Abstract Number 793, situated in Denton County, Texas, which was recorded on September 28, 2023, as document number 105370, in the Real Property Records of the County Clerk of Denton County, Texas;

WHEREAS, due to a clerical error the legal description and diagram of the Ingress and Egress Easement was inaccurate.

NOW THEREFORE, for and in consideration of the mutual advantages to accurately describe the legal description of the Ingress and Egress Easement - KNOW ALL MEN BY THESE PRESENTS THAT:

Grantor: **DENTON INDEPENDENT SCHOOL DISTRICT**

Grantor's Address: PO Box 2387, Denton Texas 76202-2387

Grantee: **UPPER TRINITY REGIONAL WATER DISTRICT**

Grantee's Address: PO BOX 305, Lewisville, Texas 75067

Consideration: Ten Dollars and other good and valuable consideration all paid in cash, receipt of which in full is acknowledged by Grantor.

Easement Property: The tract of land described in Exhibit A attached hereto and incorporated herein by reference for all purposes.

Easement Purpose: A nonexclusive, ingress and egress easement (herein "Easement") for the purpose(s) of allowing Grantee unrestricted ingress and egress from and to F.M. 1385 over and across Grantor's land to access Grantee's metering station facility located within an existing UTRWD Metering Station Easement ("Metering Station"). Grantee shall have the right, but not the obligation to construct, maintain, repair, and replace an all-weather road within the boundaries of the Easement. Grantee shall utilize said Easement at its discretion for uses

including but not limited to transporting heavy equipment and heavy load weighted truck traffic necessary for construction, maintenance, expansion and daily operations of the Metering Station.

Grant of Easement: Grantor, for the Consideration hereof, GRANTS, BARGAINS, SELLS AND CONVEYS to Grantee, its successors, and assigns a permanent and perpetual easement over, on, and across the Easement Property for the Easement Purpose, together with all and singular the rights and appurtenances thereto in any way belonging to Grantor (collectively, the "Easement"), to have and to hold the Easement to Grantee and Grantee's, successors, and assigns forever.

Grantee shall hold a dominant and superior right of use and easement in the Easement Property, as follows:

1. Grantor shall make no use of the Easement Property which, in Grantee's sole discretion, would unreasonably interfere with the nature, purposes, scope, and intent of the Easement Purpose conveyed herein.

2. The term "Grantor" as used herein means all and singular and include Grantor's successors and assigns. The term "Grantee" as used herein means all and singular writing simultaneously with any assignment by Grantee of this instrument or any interest herein, and each successor and assign of Grantee shall assume all of Grantee's obligations under this instrument, including, without limitation the foregoing notice obligation.

3. Grantor represents that (a) Grantor has full and unencumbered fee simple title to and in the easement estates herein granted; subject and limited as aforesaid, (b) Grantor has the right to execute this instrument, and © there are no liens existing against the Easement Property.

SIGNED this 24th day of October, 2023.

GRANTOR: **DENTON INDEPENDENT SCHOOL DISTRICT**

By: _____
BRANDON BOYTER,
Executive Director of Construction & Growth

Acknowledgment

STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me by Brandon Boyter, in his capacity as Executive Director of Construction & Growth for the Denton Independent School District, on this the 24th day of October, 2023.

CRYSTLE ABBOTT
Notary Public, State of Texas
My Commission Expires
May 17, 2027
NOTARY ID 13157207-4

Crystle Abbott
Notary Public, State of Texas

ACCEPTANCE BY GRANTEE:

GRANTEE: **UPPER TRINITY REGIONAL WATER DISTRICT**

By: Larry N. Patterson
LARRY N. PATTERSON,
EXECUTIVE DIRECTOR

Acknowledgment

STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me by Larry N. Patterson, in his capacity as Executive Director of Upper Trinity Regional Water District, on this the 7th day of November, 2023.

Nancy T Tam
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Upper Trinity Regional Water District
ATTN: Manager of Property Services
P.O. Drawer 305
Lewisville, Texas 75067

NANCY T TAM
Notary ID #86551
My Commission Expires
January 6, 2025

EXHIBIT A

Coleman & Assoc. Land Surveying

P. O. Box 686
Denton, Texas 76202
Phone (940)565-8215 Fax (940)565-9800
REGISTRATION #10095100

40-Ft. Access Easement
0.449 of an Acre of Land

All that certain tract of land situated in the J. Morton Survey Abstract Number 793, Denton County, Texas and being a part of the called 18.662 acre tract described in the deed from West Prosper Village Partners, LP to Denton Independent School District recorded in Document Number 2020-206676 of the Real Property Records of Denton County, Texas the subject easement being more particularly described as follows by Bearings relative to the Texas Coordinate System of 1983 North Central Zone (4202) based on GPS ties to Geodetic Control:

BEGINNING for the Southeast corner of the Access Easement being described herein at a concrete monument found at the Southeast corner of the said 18.662 acre tract and the Northeast corner of the remainder of the called 5.753 acre tract described in the deed to Corey Graham recorded in Document Number 2013-130390 and the Southeast corner of the future Lot 5, Block A, Middle School #9 Addition and also being an angle point in the West line of the called 30.852 acre Tract 2 described in the deed to Town of Prosper recorded in Document Number 2022-69025;

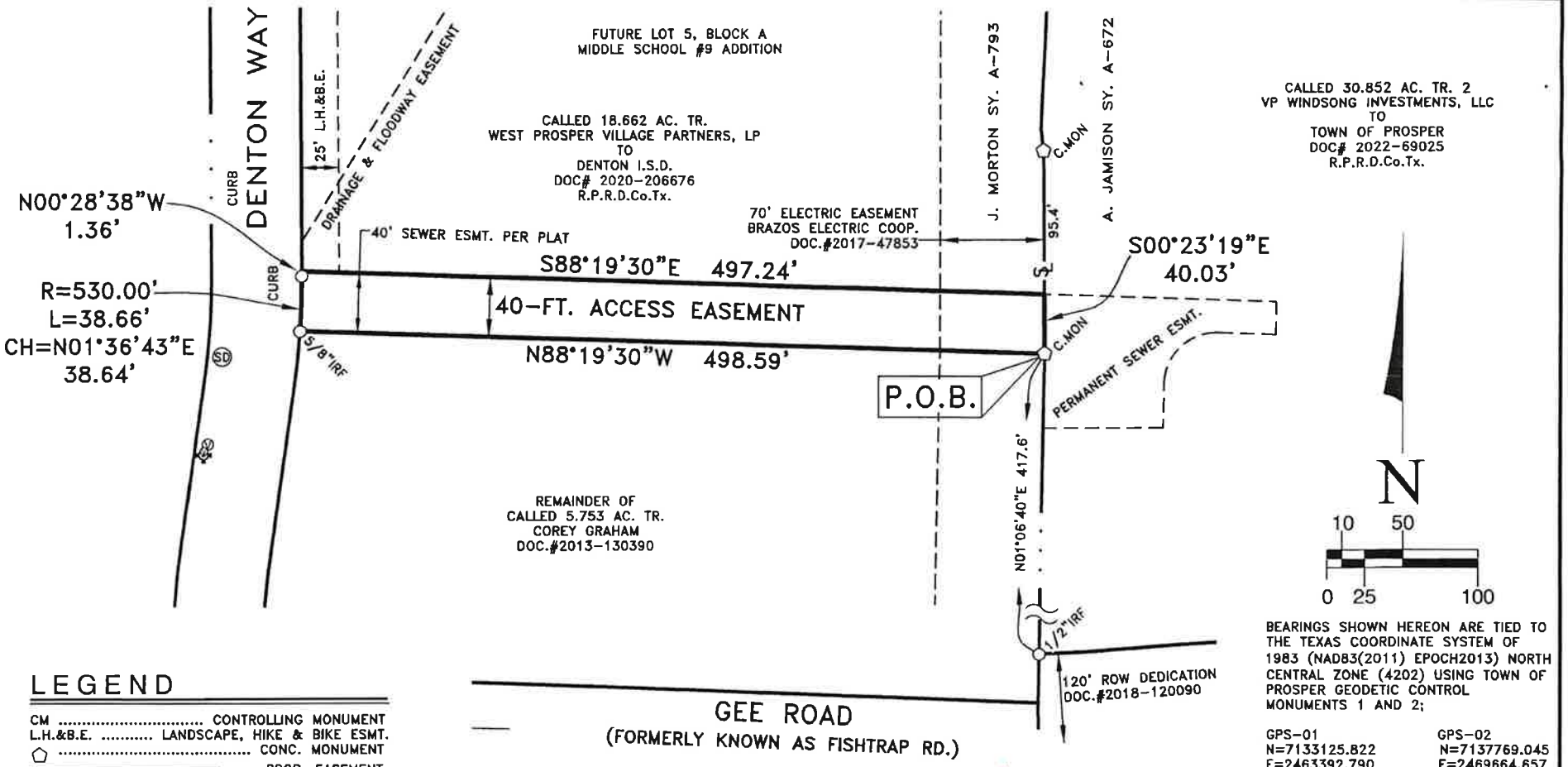
THENCE North 88 Degrees 19 Minutes 30 Seconds West with the South line of the 18.662 acre tract a distance of 498.59 feet to a 5/8 inch iron rod found at the Southwest corner of the said Lot 5 on the East right-of-way line of Denton Way;

THENCE Northerly with the West line of Lot 5 and the East right-of-way line of Denton Way along the arc of a curve to the left having a radius of 530.00 feet, an arc length of 38.66 feet (chord bearing North 01 Degrees 36 Minutes 43 Seconds East a distance of 38.64 feet) to the end of the said curve;

THENCE North 00 Degrees 28 Minutes 38 Seconds West continuing with the West line of Lot 5 and the East right-of-way line of Denton Way a distance of 1.36 feet to the Northwest corner of the herein described Access Easement;

THENCE South 88 Degrees 19 Minutes 30 Seconds East across the 18.662 acre tract, 40.00 feet North of and parallel with the South line thereof, a distance of 497.24 feet to the East line of the 18.662 acre tract and the West line of the 30.852 acre Tract 2;

THENCE South 00 Degrees 23 Minutes 19 Seconds East with the East line of the 18.662 acre tract and the West line of the 30.852 acre Tract 2 a distance of 40.03 feet to the PLACE OF BEGINNING and enclosing 0.449 of an acre of land.



LEGEND

CM ..... CONTROLLING MONUMENT
L.H.&B.E. ..... LANDSCAPE, HIKE & BIKE ESMT.
⬠ ..... CONC. MONUMENT
PROP. EASEMENT
EXISTING EASEMENT

BEARINGS SHOWN HEREON ARE TIED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83(2011) EPOCH2013) NORTH CENTRAL ZONE (4202) USING TOWN OF PROSPER GEODETIC CONTROL MONUMENTS 1 AND 2;

GPS-01	GPS-02
N=7133125.822	N=7137769.045
E=2463392.790	E=2469664.657
Z=554.23'	Z=584.10'

EXHIBIT "A"

ORIGINAL PAPER
SIZE = 8.5"x11"

40-FT. ACCESS EASEMENT

0.449 ACRES ACROSS DISD PROPERTY

IN THE J. MORTON SY. A-793, DENTON COUNTY, TEXAS

DRAWN: MGD JOB #: 2096
CHECKED: WMC DATE: 08-03-23
REVISED: 10-02-23 SCALE: 1"=100'

STATE OF TEXAS REGISTERED WM COLEMAN 4001 PROFESSIONAL LAND SURVEYOR

Coleman & Assoc. Land Surveying
P. O. BOX 686 · DENTON, TEXAS 76202
PHONE (940)565-8215,FAX (940)565-9800,
WWW.COLEMANSURVEYING.COM
REGISTRATION # 10095100

© 2023 COLEMAN & ASSOC. LAND SURVEYING

Bond No. 100091855

MAINTENANCE BOND

STATE OF TEXAS §
§
COUNTY OF DENTON §

KNOW ALL MEN BY THESE PRESENTS:

That KIK Underground, LLC whose address is 106 Hillside Drive, Lewisville, TX 75057 hereinafter called "Principal", and Merchants Bonding Company (Mutual) , a corporation organized and existing under the laws of the State of Texas, and fully licensed to transact business in the State of Texas, hereinafter "Surety", are jointly and severally held and firmly bound unto the **CITY OF AUBREY, TEXAS,** a home rule municipal corporation, hereinafter called "Beneficiary", and unto all persons, firms, and corporations who may furnish materials for, or perform labor upon the building or improvements described below, in the penal sum of FOUR MILLION FORTY-EIGHT THOUSAND FOUR HUNDRED FIFTY-FIVE AND 73/100 ($4,048,455.73) Dollars in lawful money of the United States, to be paid in Denton County, Texas, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators and successors jointly and severally, firmly by these presents. This Bond shall automatically be increased by the amount of any Change Order or Supplemental Agreement which increases the Contract price, but in no event shall a Change Order or Supplemental Agreement which reduces the Contract price decrease the penal sum of this Bond.

WHEREAS, the Principal entered into a certain Contract with the Beneficiary, dated on or about August 15, 2023, which is incorporated herein and made a part hereof by reference, for the

High Pointe Ranch
Phase 1A Utilities Package
Denton County, Texas

NOW, THEREFORE, if the Principal shall well, truly and faithfully perform its duties and make prompt payment to all persons, firms, subcontractors, corporations and claimants supplying labor and/or material in the prosecution of the Work provided for in such Contract and any and all duly authorized modifications of such Contract that may hereafter be made, notice of which modification to the Surety is hereby expressly waived, then this obligation shall be void; otherwise it shall remain in full force and effect.

PROVIDED FURTHER, that if any legal action be filed on this Bond, exclusive Venue shall lie in Denton County, Texas.

AND PROVIDED FURTHER, that the Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to Contract, or to the Work performed thereunder, or the Plans, Specifications, Drawings, etc., accompanying the same, shall in anyway affect its obligation on this Bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract, or to the Work to be performed thereunder.

This Bond is given pursuant to the provisions of V.T.C.A., Government Code Section 2253.001, et seq., and any other applicable statutes of the State of Texas.

The undersigned and designated agent is hereby designated by the Surety herein as the Resident Agent in Denton County to whom any requisite notices may be delivered and on whom service of process may be had in matters arising out of such suretyship, as provided by V.A.T.S., Insurance Code Article 7.19-1.

IN WITNESS WHEREOF, this instrument is executed in 3 copies, each one of which shall be deemed an original, this the 16th day of September, 2024.

PRINCIPAL: KIK Underground, LLC

BY: Tom Kobe

ATTEST: Levi Besaw

Levi Besaw, CFO

TITLE: manager

SURETY: Merchants Bonding Company (Mutual)

BY: Neira Hernandez

ATTEST: Katie Vanikiotis

Katie Vanikiotis, Witness

TITLE: Neira Hernandez, Attorney-in-fact

The Resident Agent of the Surety in Denton County, Texas, for delivery of notice and service of the process is:

NAME:	Brady K. Cox
STREET ADDRESS:	500 N Central Expy., Ste 550
CITY, STATE, ZIP:	Plano, TX 75074

NOTE: Date on ***Page 1*** of Maintenance Bond must be ***same date that City Council awarded Contract***. Date on ***Page 2*** of Maintenance Bond must be ***after the date that City Council awarded the Contract***. If Resident Agent is not a corporation, give a person's name.

MERCHANTS BONDING COMPANY™

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Brady K Cox; Brent Baldwin; Brock Baldwin; Cynthia A Alford; John A Aboumrad; Keith Rogers; Kristi Meek; Michael B Hill; Neira Hernandez; Russ Frenzel; Samuel Freireich; Sylvia Thomas; William D Baldwin; Yamillec Ramos

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and April 27, 2024 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015 and amended on April 27, 2024.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and aut hority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 29th day of July , 2024 .

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

By Larry Taylor
President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 29th day of July 2024 , before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

NOTARIAL SEAL IOWA

Penni Miller
Commission Number 787952
My Commission Expires
January 20, 2027

Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 16th day of September , 2024 .

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

Secretary

POA 0018 (6/24)

MERCHANTS BONDING COMPANY™
MERCHANTS BONDING COMPANY (MUTUAL) • MERCHANTS NATIONAL BONDING, INC.
2100 FLEUR DRIVE • DES MOINES, IOWA 50321-1158 • (800) 678-8171 • (515) 243-3854 FAX

IMPORTANT NOTICE

To obtain information or make a complaint:

You may contact your insurance agent at the telephone number provided by your insurance agent.

You may call Merchants Bonding Company (Mutual) toll-free telephone number for information or to make a complaint at:

1-800-678-8171

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance at:

P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: http://www.tdi.state.tx.us
E-mail: ConsumerProtection@tdi.texas.gov

PREMIUM AND CLAIM DISPUTES: Should you have a dispute concerning your premium or about a claim you should contact the agent first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY: This notice is for information only and does not become a part or condition of the attached document.

Affidavit of Bills Paid

State of Texas
County of Denton

OWNER: Lennar Homes on behalf of High Pointe Ranch Municipal Utility District No. 1

PROJECT: **High Pointe Ranch Phase 1A Utilities Package**

CONTRACTOR: **KIK Underground, LLC**

All just and lawful invoices against the above named Contractor, for labor, materials and expendable equipment employed in the performance of said Project have been paid in full prior to acceptance of payments from Owner.

The Contractor agrees to indemnify and hold the Owner and Engineers harmless from all liability arising from claims by subcontractors, materialmen and suppliers under Contract.

No claims have been made or filed upon the payment bond, and the Contractor has not received any claims or notice of claims from the subcontractor, materialmen and suppliers.

Tom Koble
KIK Undergroud, LLC

Tom Koble - Manager
Printed Name & Title

Subscribed and sworn to before me, the undersigned authority, on this the day of 2024.

Notary Public for State of Texas

HARVEY BESAW NOTARY PUBLIC STATE OF TEXAS ID# 130820539 EXPIRES 9-14-2028

RW Solutions, Inc.
dba ERW Site Solutions

SUBCONTRACTOR WARRANTY/SERVICE CERTIFICATE

DATE: October 7, 2024

Contractor: Lennar Homes of Texas Land and Construction, Ltd.
Address: 1707 Market Place Blvd, Suite 100
City, State: Irving, TX 75063

Project: Highpointe Ranch West Ph 1A
Location: NEC Springhill Rd., and Hwy 377
City, State: Aubrey, TX 76227

Subcontractor
(Warrantor): RW Solutions, Inc. dba ERW Site Solutions
Address: 7524 Jack Newell Blvd S
City/State: Fort Worth, Texas 76118
Phone/Fax: (817) 330-3545 (817) 330-3546

Work Activity
Discipline: Retaining Walls

Subcontract Date: October 22, 2023

IN CONSIDERATION OF and in accordance with the Contract Agreement dated as referenced above between **RW Solutions, Inc. dba ERW Site Solutions** (the "Warrantor") and **Lennar Homes of Texas Land and Construction, Ltd.** , (the "Warrantee") , the (_1_) year(s) warranty for materials, labor, equipment and/or workmanship furnished and/or contracted for by the Warrantor, in accordance with the scope of work set forth in the governing Proposal, Subcontract, Contract or Work Order and in accordance with the applicable plans and specifications described therein, as modified by any authorized alterations and additions thereto ("RW' Work") will commence upon substantial completion date of **November 1, 2024** for the referenced project. The Warrantor agrees to correct, modify and/or replace as necessary and to the satisfaction of **Lennar Homes,** Owner and/or the Developer of the referenced project, any and all items which would be categorized as "warranty items". This warranty excludes, however, defects or damage caused by normal wear and tear during normal usage, use for a purpose for which RW Work was not intended, improper or insufficient maintenance and abuse. (See "Mainteance and Development Guidelines.) Rectifying warranty items shall be performed by the Warrantor during normal working hours and within forty-eight (48) hours upon notice of same by **Lennar Homes of Texas Land and Construction, Ltd.,** Should an emergency situation exist where the health or welfare of the Tenant, Owner and/or Developer is at risk, immediate efforts to rectify the situation shall be made by the Warrantor. In either circumstance, it is understood that the failure by the Warrantor to respond within the time frames set forth shall be satisfactory cause for **Lennar Homes,** Owner and/or the Developer to take whatever action is necessary to correct the warranty item. Any costs incurred, regardless of the reason, shall become the responsibility of the Warrantor and shall be paid by the same.

ACCEPTED AND AGREED HERETO, this **7th** day of **October, 2024**

RW Solutions, Inc. dba ERW Site Solutions
Warrantor

By: Annette O'Doan

Name: Annette O'Doan

Title: Controller

RW Solutions, Inc.
dba ERW Site Solutions

MAINTENANCE AND DEVELOPMENT GUIDELINES

The following information is an integral part of the warranty relating to your retaining wall system. The useful life of any retaining wall system is contingent, to a significant degree, upon the maintenance practices of the owner. For the retaining walls to function as intended, these Guidelines must be followed. Failure to adhere to these Maintenance and Development Guidelines will void this warranty.

1. Design and Layout.

The retaining walls are constructed according to engineering specifications. Structural drawings show that, for any specific wall height, there is a particular footing depth and wall thickness. Therefore, it is imperative that no additional materials, or extra height, be added to the retaining walls without the express written consent of RW Solutions and the structural engineer of record.

Unless specifically shown on the structural engineering drawings, none of the retaining walls were designed to accept surcharge from building foundations or any other structures (including swimming pools or other retaining walls). Therefore, it is imperative that no structures are built in close proximity to the retaining walls. Any structure must be at least 1.5 times the height of the wall away from the wall (i.e., if there is a 10' tall wall, do not build within 15' of it). However, any structure that is located above the wall should be placed far enough behind the wall so that no surcharge is placed on the walls. A second option would be to design the additional structure in a manner which alleviates surcharge on the walls all together (i.e., through the use of piers or extended footings or grade beams to carry surcharge below the bearing influence line of the retaining wall).

Prior to construction, any structure not shown on the structural engineering drawings must be approved in writing by RW Solutions and the structural engineer of record. Swimming pool construction must always be preceded by the review, analysis and design of the swimming pool for this specific location by a licensed and qualified structural engineer of record

Also, unless specifically shown on the structural drawings, the retaining walls are not designed to accommodate wind load. Therefore, do not locate any wood fencing or other materials or structures which would place wind load on the retaining walls.

The grading and drainage on the site was reviewed as part of the plans and accepted by the structural engineer. Any attempt to "under-cut" or remove soils below, underneath or down hill from the retaining walls will create a propensity for movement and wall failure. Consequently, no excavation or grade work should be done below the retaining walls without the express written consent of an authorized representative of RW Solutions and the structural engineer of record.

2. Maintenance.

One of the major ways of creating problems for retaining walls is by not allowing positive drainage to go over the top of the wall (or away from the wall if required). It is the responsibility of the owner to maintain proper soil behind the retaining walls, so the grade is not allowed to sink or settle below the top of wall. This would force water to "pool" and infiltrate the backfill of the retaining walls. In areas where drainage is intended to run parallel or away from the walls (negative slope), it is particularly important that swales are cut above and below the retaining walls to carry water away from the walls. Furthermore, the owner is then responsible for maintaining the swales to ensure that water drains as intended.

Down spouts should also be reviewed for location and proximity to the retaining walls. They should never be allowed to dump water behind the retaining walls.

The first recommendation regarding down spouts is to divert the flow of down spout water to the front of the home or building if the existing surface grade permits this type of drainage. The second recommendation is to connect the down spouts to a minimum 4" diameter solid PVC pipe and extend the pipe through the top portion of the retaining wall, about 1'-0" down from the top of the wall. A minimum slope of 0.5 % slope (6" in 100') should be provided for the pipe drainage. Provide a 45 degree elbow where the pipe exits the face of the retaining wall to direct the flow of the water downward. Immediately below the pipe discharge provide a minimum 6'-0" by 6'-0" area of 4" to 12" rock rip-rap for erosion control.

Area drain boxes may be connected to the 4" diameter PVC drain pipe to facilitate surface drainage on the property. The drain boxes should be kept free and clear of debris.
If area drain boxes are not a viable option, then the use of concrete splash blocks (long enough to reach the top of the walls) are recommended to channel water over the top of the retaining walls. This will reduce the risk of erosion of the soils above the walls. If the flow of the water over the top of the wall is concentrated and has the potential for erosion at the base of the wall, then rock rip-rap should be placed at the bottom of the retaining wall to prevent erosion

The weep holes located at the bottom of the retaining walls should be kept free and clear of debris, and they should never be covered or blocked. Weep holes are not designed as drains for surface water. They are designed and installed to relieve hydrostatic pressure behind the retaining walls.

During construction activities, it is also important to keep equipment (other than ordinary mowing equipment) away from the retaining walls. In fact, it is recommended that all such equipment remain at least 1.5 times the height of the wall away from the walls (and never come within 5' of any walls, regardless of height).

3. Summary.

Although it is impossible to raise all of the items or actions which are potentially detrimental to retaining wall systems, these Guidelines are designed to highlight commonly encountered problems and actions which have an adverse impact on retaining wall systems. It should also be understood that actions contrary to those noted above will void the foregoing warranty on the retaining walls. That is not our intent, however. The intent of this information is to educate and inform those responsible for maintaining the retaining wall system at the Project. By following proper maintenance, work and construction techniques, there is no reason why the retaining walls constructed by RW Solutions should not last for many, many years. Proper maintenance and care, as well as future improvements which have been designed for use in conjunction with the retaining wall system, have a direct impact on the ability of the retaining walls to perform as intended.

VG-226-2024-109214

Denton County
Juli Luke
County Clerk

Instrument Number: 109214

Real Property Recordings

EASEMENT

Recorded On: October 08, 2024 01:56 PM

Number of Pages: 11

" Examined and Charged as Follows: "

Total Recording: $65.00

********** THIS PAGE IS PART OF THE INSTRUMENT **********
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number:	109214
Receipt Number:	20241008000382
Recorded Date/Time:	October 08, 2024 01:56 PM
User:	Debbie D
Station:	Station 25

Record and Return To:

UPPER TRINITY REGIONAL WATER DISTRICT
ATTN: MANAGER OF PROPERTY SERVICES
P. O. DRAWER 305
LEWISVILLE TX 75067

STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS §
§ **UTRWD EASEMENT**
COUNTY OF DENTON §

Grantor: **KL LB BUY 3, LLC**
a Delaware limited liability company

Grantor's Address: 6900 E. Camelback Road, Suite 800, Scottsdale, Arizona 85251

Grantee: **UPPER TRINITY REGIONAL WATER DISTRICT**

Grantee's Address: PO BOX 305, Lewisville, Texas 75067

Consideration: Ten Dollars and other good and valuable consideration all paid in cash, receipt of which in full is acknowledged by Grantor.

Easement Property: The tract of land described in Exhibit A attached hereto and incorporated herein by reference for all purposes.

Easement Purpose: For the sole purpose(s) of surveying and engineering, constructing, installing, maintaining, testing, accessing, repairing, removing or replacing water and sanitary sewer pipelines and appurtenances, including manholes, blow offs, air vacuum/release valves, and similar appurtenances, communication facilities such as fiber optic cables, wiring and appurtenances.

Grant of Easement: Grantor, for the Consideration hereof, GRANTS, BARGAINS, SELLS AND CONVEYS to Grantee, its successors, and assigns a permanent and perpetual easement over, on, and across the Easement Property for the Easement Purpose, together with all and singular the rights and appurtenances thereto in any way belonging to Grantor (collectively, the "Easement"), to have and to hold the Easement to Grantee and Grantee's, successors, and assigns forever; together with the right of ingress and egress over Grantor's adjacent land to and from the Easement Property in connection with the exercise of Grantee's rights hereunder.

Grantee shall hold a dominant and superior right of use and easement in the Easement Property, as follows:

1. Grantor shall make no use or authorize others to make use of the Easement Property which, in Grantee's sole discretion, would unreasonably interfere with the nature, purposes, scope, and intent of the Easement Purpose conveyed herein, including, but not

limited to, drilling or excavating activities, impoundment of water or placement or construction of permanent structures including but not limited to buildings, poles, signs, masonry walls, masonry fences and retaining walls within the Easement Property.

2. Grantor reserves the right to put or place, or authorize others to put or place utility lines (excluding utility poles), drainage pipes and swales, roads and fences upon or within the Easement Property. Said utility lines, drainage pipes and swales, roads and fences may only be placed within the Easement Property upon express written approval by Grantee of Grantor's engineering plans and specifications. All utility lines, drainage pipes and swales, roads and fences must cross the Easement Property at an angle of at least 45 degrees or more to the center line of the Easement Property. Installed fences will require gates adequate to allow access along the Easement Property by Grantee. Grantor shall not have the right, or the authority to authorize others, to use the Easement Property for any purpose which would cause the continuing utility operations of Grantee to be in violation of any state, federal, or municipal law, ordinance, or regulation.

3. Grantor shall make no changes affecting the topography or elevation within the Easement Property by more than one (1) foot without the express written approval of the Grantee.

4. Grantor reserves the right to place landscaping, sprinkler systems, ornamental trees and similar improvements within the Easement Property. Grantee may remove and keep removed any trees, structures or improvements that Grantee deems, in Grantee's sole discretion, to interfere with the purposes of the Easement granted herein.

5. Any improvements, landscaping, sprinkler systems and ornamental trees placed on the Easement Property by Grantor may be removed or destroyed by Grantee to the extent that it is reasonably necessary, in Grantee's sole discretion, for Grantee's installing, maintaining, removing or replacing any of the water line, sanitary sewer or related facilities, but only, except in cases of emergencies, after prior written notice to Grantor.

6. Grantee covenants and agrees to restore the natural surface of the Easement Property and any adjacent lands disturbed by Grantee, to a condition comparable to that which existed prior to the entry and construction, demolition, removal or other disturbance. All permitted paving, fencing, and gates on such property shall be restored by Grantee to their original condition as found before construction, demolition or removal by Grantee. Grantee is not, however, responsible to restore any unauthorized improvements, sprinklers, ornamental trees or landscaping within the Easement Property.

The term "Grantor" as used herein means all and singular and include Grantor's successors and assigns. The term "Grantee" as used herein means all and singular writing simultaneously with any assignment by Grantee of this instrument or any interest herein, and each successor and assign of Grantee shall assume all of Grantee's obligations under this instrument, including, without limitation, the foregoing notice obligation.

Grantor represents that (a) Grantor has full and unencumbered fee simple title to and in the easement estates herein granted; subject and limited as aforesaid, (b) Grantor has the right to execute this instrument, and (c) there are no liens existing against the Easement Property.

SIGNED this 19th day of September, 2024.

GRANTOR: **KL LB BUY 3, LLC**
a Delaware limited liability company

BY: _____

Name: Nathan Holt

Title: Authorized Signatory

STATE OF ARIZONA §
§
COUNTY OF MARICOPA §

This instrument was acknowledged before me by Nathan Holt of KL LB BUY 3, LLC, a Delaware limited liability company on this the 19th day of September, 2024, and in the capacity therein stated on behalf of said entity.

[Personalized Seal]

JULIE GILLETT
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 635441
Expires August 05, 2026

_____
Notary Public, State of Arizona

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ACCEPTANCE BY GRANTEE:

GRANTEE: **UPPER TRINITY REGIONAL WATER DISTRICT**

By: Larry N. Patterson

Larry N. Patterson, Executive Director

STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me by Larry N. Patterson, of the Upper Trinity Regional Water District on this the 3rd day of October, 2024, and in the capacity therein stated on behalf of said entity.

[Personalized Seal]

NANCY T TAM
Notary ID #86551
My Commission Expires
January 6, 2025

Nancy Tam

Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

Upper Trinity Regional Water District
ATTN: Manager of Property Services
P.O. Drawer 305
Lewisville, Texas 75067

TRACT 1

BEING a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas, and being a portion of a called 65.6257 acre tract of land described in a deed to KL LB BUY 3, LLC, as recorded in Instrument No. 2024-66973, of the Official Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8" iron rod with plastic cap stamped "KHA" found for the northernmost northeast corner of a called 125.827-acre tract described in the deed to KLLB AIV, LLC., recorded in Instrument Number 2023-97316, Official Records of Denton County, Texas, common to the southerly most northwest corner of said 65.6257 acre tract, same being at the beginning of a non-tangent curve to the left with a radius of 606.00 feet, a central angle of 01°51'47", and a chord bearing and distance of North 50°01'52" East, 19.70 feet;

THENCE along the northwesterly line of said 65.6257 acre tract, the following:

In a northeasterly direction, with said non-tangent curve to the left, an arc distance of 19.71 feet to a point for corner;

North 49°05'58" East, a distance of 106.29 feet to a point for corner;

North 04°05'58" East, a distance of 14.14 feet to a point for corner;

North 49°05'58" East, a distance of 50.00 feet to a point for corner;

South 85°54'02" East, a distance of 14.14 feet to a point for corner;

North 49°05'58" East, a distance of 226.40 feet to a point for corner;

North 04°05'58" East, a distance of 14.85 feet to a point for corner;

North 49°05'58" East, a distance of 50.00 feet to a point for corner;

South 85°54'02" East, a distance of 2.31 feet to the **POINT OF BEGINNING** of the herein described easement tract;

THENCE continuing along the northwesterly line of said 65.6257 acre tract, the following:

South 85°54'02" East, a distance of 12.54 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

North 49°05'58" East, a distance of 70.95 feet to a point for corner;

THENCE South 39°35'23" East, departing the northwesterly line of said 65.6257 acre tract, and crossing said 65.6257 acre tract, a distance of 60.02 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for an ell corner of said 65.6257 acre tract;

THENCE South 49°05'58" West, along the southeasterly line of said 65.6257 acre tract, a distance of 80.02 feet to a point for corner;

THENCE North 39°35'23" West, departing the southeasterly line of said 65.6257 acre tract and crossing said 62.6257 acre tract, a distance of 68.89 feet to the **POINT OF BEGINNING** and containing 0.111 of an acre (4,841 square feet) of land, more or less.

EXHIBIT "A"

WATER EASEMENT

F. TREVINO SURVEY, ABSTRACT NO. 1243

DENTON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDS	KHA	8/28/2024	069306747	1 OF 5

GUNAWAN, SYLVIANA 8/28/2024 10:46 AM K:\FRI_SURVEY\069306747-HIGH POINT RANCH - AUBREY\DWG\UTRWD WE\069306747 KL LB BUY 3 WE.DWG

TRACT 2

BEING a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas, and being a portion of a called 65.6257 acre tract of land described in a deed to KL LB BUY 3, LLC, as recorded in Instrument No. 2024-66973, of the Official Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with plastic cap stamped "KHA" found for the easterly northwest corner of a called 125.827-acre tract of land described in a deed to KLLB AIV LLC, as recorded in Instrument No. 2023-97316 of the Official Records of Denton County, Texas, common to the southwest corner of said 65.6257-acre tract, from which, a 5/8 inch iron rod with plastic cap stamped "KHA" found for the easterly northeast corner of said 125.827-acre tract bears North 89°44'50" East, 228.99 feet;

THENCE North 00°10'40" East, along the westerly line of said 65.6257-acre tract, a distance of 37.64 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 52°23'03" East, continuing along the westerly line of said 65.6257-acre tract, a distance of 35.05 feet to the **POINT OF BEGINNING** of the herein described easement tract;

THENCE North 52°23'03" East, continuing along the westerly line of said 65.6257-acre tract, a distance of 80.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for an ell corner of said 65.6257 acre tract;

THENCE South 37°36'57" East, departing the westerly line of said 65.6257-acre tract and crossing said 65.6257-acre tract, a distance of 135.20 feet to a point for corner on the southerly line of said 65.6257-acre tract and the northerly line of said 125.827-acre tract;

THENCE South 89°44'50" West, along the southerly line of said 65.6257-acre tract and the northerly line of said 125.827-acre tract, a distance of 100.65 feet to a point for corner;

THENCE North 37°36'57" West, departing the southerly line of said 65.6257-acre tract and the northerly line of said 125.827-acre tract, and crossing said 65.6257-acre tract, a distance of 74.11 feet to the **POINT OF BEGINNING** and containing 0.192 of an acre (8,372 square feet) of land, more or less.

SYLVIANA GUNAWAN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6461
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
sylviana.gunawan@kimley-horn.com

STATE OF TEXAS
REGISTERED
SYLVIANA GUNAWAN
6461
PROFESSIONAL
LAND SURVEYOR

EXHIBIT "A"
WATER EASEMENT
F. TREVINO SURVEY, ABSTRACT NO. 1243
DENTON COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDS	KHA	8/28/2024	069306747	2 OF 5

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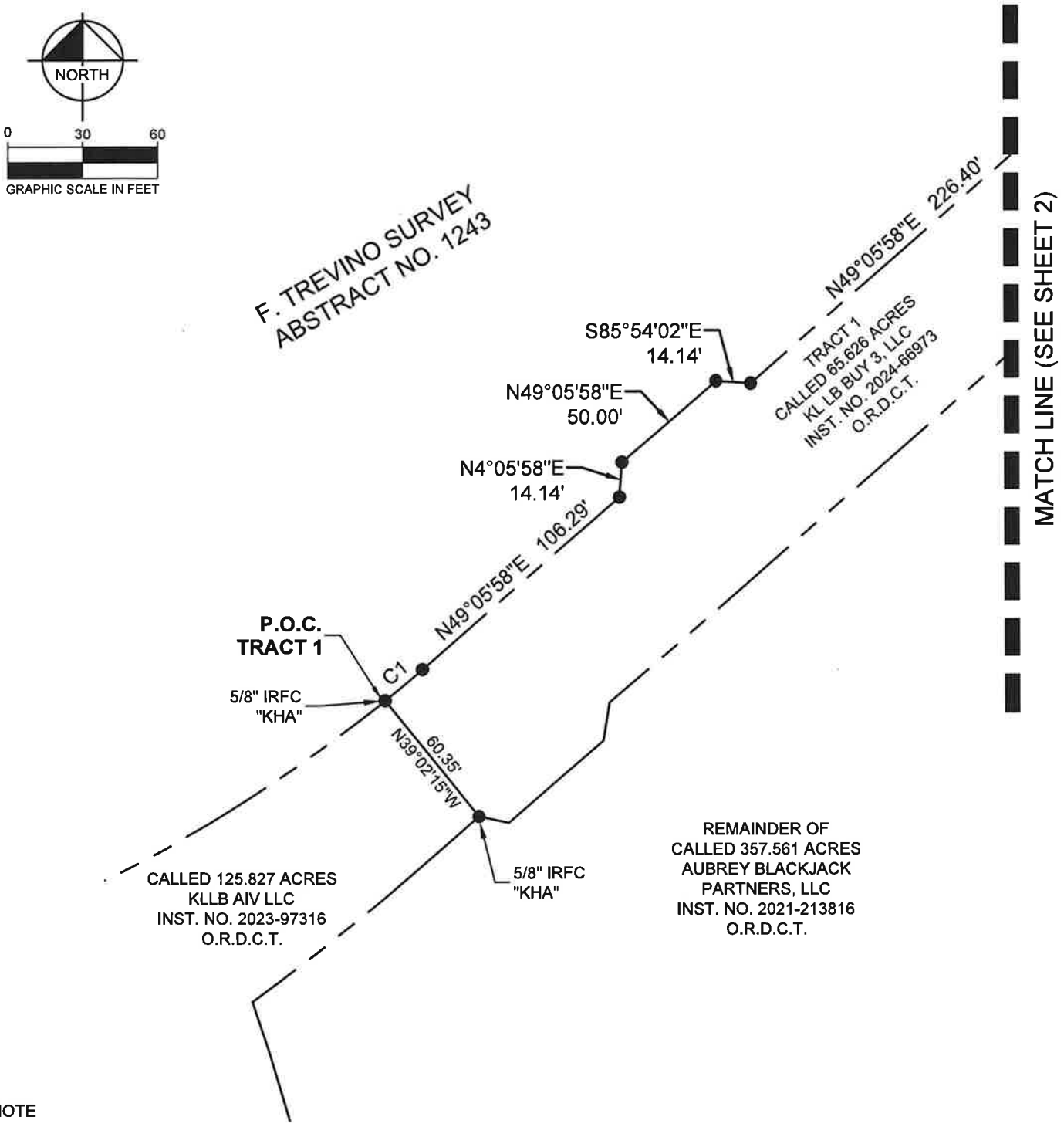

NOTE

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

Line and curve table located on sheet 3.

LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRF = IRON ROD FOUND
PKF = PK NAIL FOUND
O.R.D.C.T. = OFFICIAL RECORDS OF DENTON COUNTY, TEXAS

EXHIBIT "A"

WATER EASEMENT

F. TREVINO SURVEY, ABSTRACT NO. 1243
DENTON COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	8/28/2024	069306747	3 OF 5

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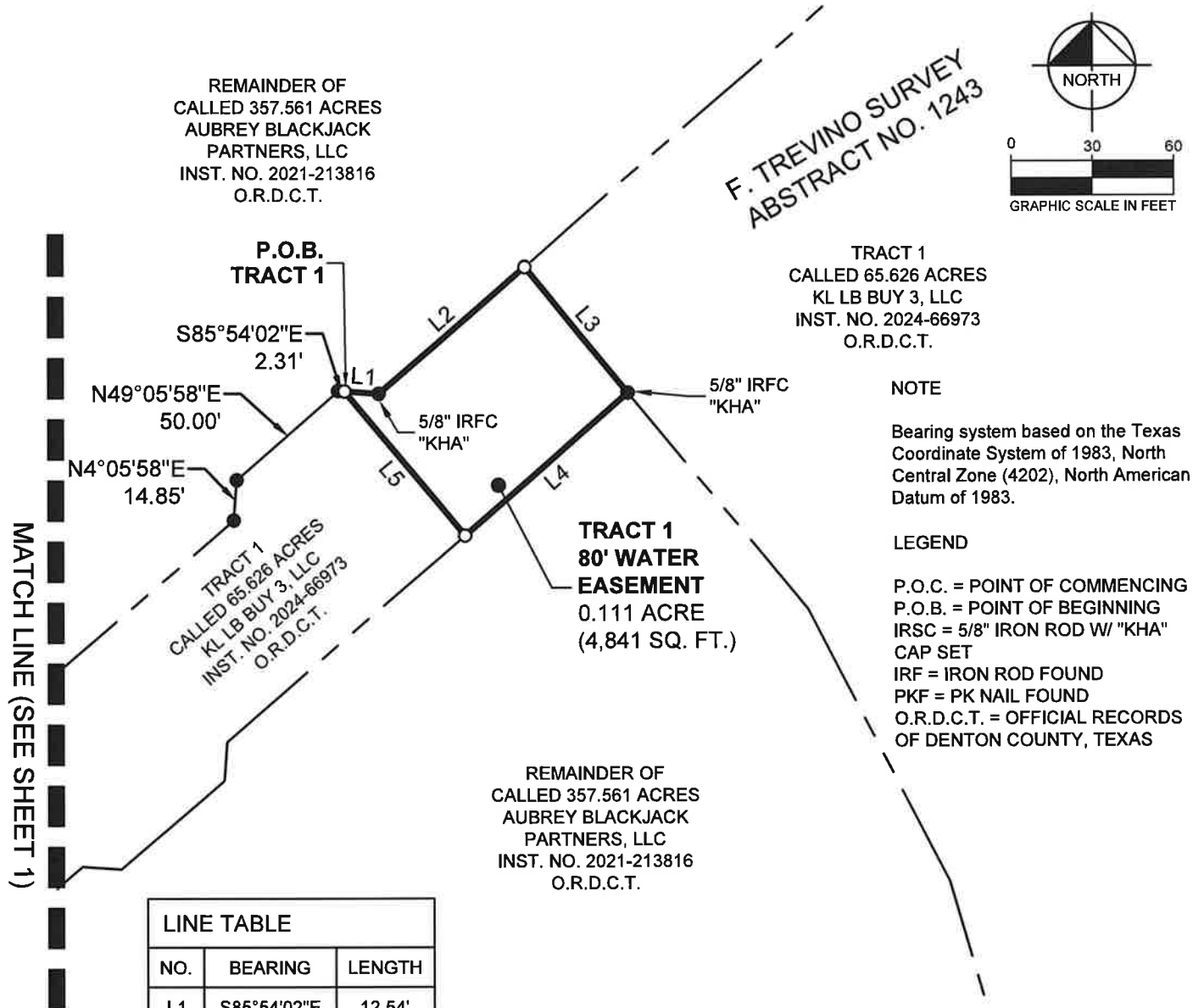

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LINE TABLE		
NO.	BEARING	LENGTH
L1	S85°54'02"E	12.54'
L2	N49°05'58"E	70.95'
L3	S39°35'23"E	60.02'
L4	S49°05'58"W	80.02'
L5	N39°35'23"W	68.89'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°51'47"	606.00'	19.71'	N50°01'52"E	19.70'

EXHIBIT "A"
WATER EASEMENT
F. TREVINO SURVEY, ABSTRACT NO. 1243
DENTON COUNTY, TEXAS

SYLVIANA GUNAWAN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6461
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
sylviana.gunawan@kimley-horn.com

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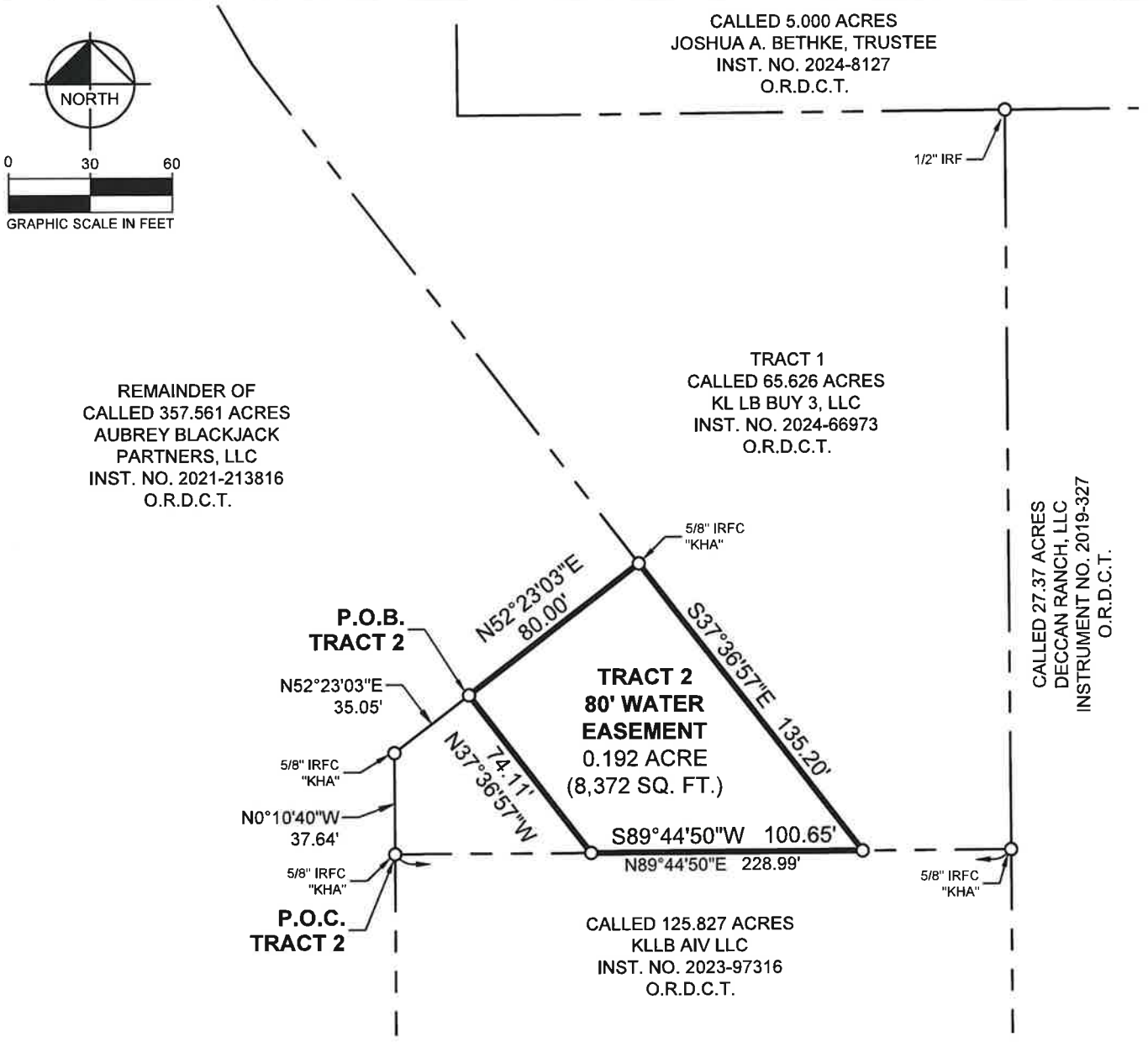
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	8/28/2024	069306747	4 OF 5

GUNAWAN, SYLVIANA 8/28/2024 10:46 AM K:\FRI_SURVEY\069306747-HIGH POINT RANCH - AUBREY\DWG\UTRWD WE\069306747 KL LB BUY 3 WE.DWG



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NOTE

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EXHIBIT "A"

WATER EASEMENT

F. TREVINO SURVEY, ABSTRACT NO. 1243
DENTON COUNTY, TEXAS

SYLVIANA GUNAWAN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6461
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
sylviana.gunawan@kimley-horn.com

STATE OF TEXAS
REGISTERED
SYLVIANA GUNAWAN
6461
PROFESSIONAL
LAND SURVEYOR

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	8/28/2024	069306747	5 OF 5

GUNAWAN, SYLVIANA 8/28/2024 10:46 AM K:\FRI_SURVEY\069306747-HIGH POINT RANCH - AUBREY\DWG\UTRWD WE\069306747 KL LB BUY 3 WE.DWG

Kimley»Horn

October 9, 2024

Lennar Homes
On behalf of High Pointe Ranch Municipal Utility District No. 1
1231 Greenway Drive, Suite 800
Irving, TX 75038

Re: Letter of Substantial Completion
Highpointe Ranch Phase 1A Clearing & Grading

Ms Hepner:

Kimley-Horn has reviewed the construction of the subject project performed by Hammett Excavation, Inc. As of October 3, 2024, Clearing & Grading for Highpointe Ranch Phase 1A construction was deemed substantially complete. At this time, the facility is awaiting final competion of final lot grading and verification. A copy of the latest pay application is provided showing substantial completion of Phase 1A items.

Please feel free to contact me should you have any questions.

Sincerely,

High Pointe Ranch Municipal Utility District No. 1
By: Kimley-Horn & Associates, Inc.

Kyle Brockman, P.E.
Project Manager

Kimley»Horn

October 9, 2024

Lennar Homes
On behalf of High Pointe Ranch Municipal Utility District No. 1
1231 Greenway Drive, Suite 800
Irving, TX 75038

Re: Letter of Substantial Completion
Highpointe Ranch Phase 1A Paving

Ms. Hepner:

Kimley-Horn has reviewed the construction of the subject project performed by Haprer Brothers Construction. As of October 3, 2024, Paving for Highpointe Ranch Phase 1A construction was deemed substantially complete. At this time, the facility is awaiting final competion of the punch list items provided by the City of Aubrey.

Please feel free to contact me should you have any questions.

Sincerely,

High Pointe Ranch Municipal Utility District No. 1
By: Kimley-Horn & Associates, Inc.

Kyle Brockman, P.E.
Project Manager

KIK UNDERGROUND, LLC

106 Hillside Drive
Lewisville, TX 75057
469-426-4690
Tom@kikunderground.com

"As Built" Letter
Highpointe Ranch Ph 1A – Wet
Utilities For the City of Aubrey, Texas

September 25, 2024

To Whom It May Concern,

KIK Underground, LLC confirms that the **Highpointe Ranch Ph 1A - Wet Utilities**; have been installed/constructed as per the specifications and design of the engineer's "Final Approved Construction Plans", including all revisions that were approved by both the Design Engineer Kimley-Horn, and the City of Aubrey's Engineering Department.

Sincerely,

Tom Koble

Tom Koble - Manager
KIK Underground, LLC

DESIGNBUILD CONSULTING SERVICES LLC

P.O. BOX 185112 FORT WORTH, TX 76181-0112
INFO@DESIGNBUILDCONSULTING.NET

October 10, 2024

Mr. Vance Koons
ERW Site Solutions
7524 Jack Newell Blvd S
Fort Worth, TX 76118

RE: Final Gravity Walls Review
Aubrey, TX

Dear Mr. Koons:

As you requested, I have reviewed the documentation obtained during the masonry gravity retaining wall construction. This documentation included photographic documentation and reports of the retaining wall construction by ERW Site Services. In addition, representatives of DesignBuild Consulting Services LLC visited the site periodically during wall construction to document the wall construction. The retaining walls were shown on the design submittal by DesignBuild Consulting Services, LLC dated January 3, 2024. The retaining wall design was provided in accordance with IBC 2018.

Overall, the retaining wall construction appears to be in general accordance with the project plans and specifications prepared by our office. The drain rock, weep holes, masonry, stone placement, etc. appears to be placed at the appropriate dimensions, where documented. I recommend acceptance of the retaining walls on-site as built.

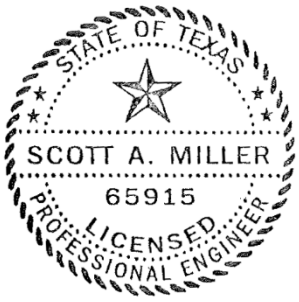
Some cracking typically occurs in retaining walls of this type due to drying shrinkage, soil movements etc. This cracking, if minor (less than 3/8") should not affect the long-term structural performance of the wall in my opinion.

I appreciate this opportunity to be of continuing service to you and ERW Site Solutions. Should you have any questions, please do not hesitate to contact me at your convenience.

Sincerely,

DESIGNBUILD CONSULTING SERVICES, LLC

Scott A. “Sam” Miller, PE
Senior Engineer



BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS

11910 Greenville Ave., Suite 600 Dallas, Texas 75243 Phone (214) 361-7900 www.bhcllp.com

CRAIG M. KERKHOFF, P.E.
GARY C. HENDRICKS, P.E., R.P.L.S.
JOE R. CARTER, P.E.
ANDREW MATA, JR., P.E.

DEREK B. CHANEY, P.E., R.P.L.S.
JUSTIN R. IVY, P.E.
COOPER E. REINBOLD, P.E.
CHASE CRAWFORD, R.P.L.S.

November 14, 2024

Mr. Steven Davis
Utilities Manager
City of Aubrey, TX
107 S. Main Street
Aubrey, TX 76227

Re: Highpointe Ranch Phase 1A Addition

Mr. Davis:

The City performed a final walkthrough for the Highpointe Ranch Phase 1A Addition on Monday November 4, 2024 and most of the punch list items have been addressed. The following punch list items are pending, and the Contractor has stated they will be completed by November 21, 2024. Once completed, City staff will inspect to confirm they are complete.

1. Finish installing the bridge railing at Derby Lane. The bridge railing will be completed by Friday, November 15, 2024.
2. Four (4) offsite sanitary sewer manholes and two air-vacuum release manholes need to be lowered. All manholes will be lowered by Thursday, November 21, 2024.
3. Extend the sidewalk along the south side of Springhill Road (FM 428) from the east side of Phase 1A to the Regional Collector Road, connecting to the proposed Municipal Park sidewalk. The sidewalk shall be constructed in another phase of the development (such as the Municipal Park Phase) or provide funds to be escrowed by the City to construct the sidewalk at a later time. City staff is negotiating this with the developer.

Based on the information available to us and in accordance with the City of Aubrey, City Code of Ordinances Chapter 10, Article 6, Section 8, the City Engineer accepts of the Highpointe Ranch Phase 1A Addition onsite public improvements on the behalf of the City of Aubrey. The public improvements include:

1. Onsite concrete streets and storm drainage
2. Onsite water and wastewater utilities
3. Onsite street lights and signs

We are available to discuss this development further at your convenience.

Sincerely,

Andrew Mata Jr., P.E.

City Council Meeting
Staff Report
November 20, 2024

Agenda Item
Approve an Assignment and Assumption of the Palomino Development Agreement from Lennar Homes of Texas Land and Construction, Ltd., and Jen Holdco 24 LLC.

Staff Contact
Leanne Wilson, Executive Director of Operations
lwilson@aubreytx.gov

Summary
Jen Hold 24, LLC purchased the property proposed for the Lennar Homes Palomino Planned Development. This agreement provides for the assignment and assumption of the obligations, rights, title, and interest in and to the development agreement. Lennar remains the intended developer and will close on the overall development in phases.

Financial Summary
NA

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to approve an Assignment and Assumption of the Palomino Development Agreement.

ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT AGREEMENT WITH CITY ACKNOWLEDGMENT

This ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT AGREEMENT AND CITY ACKNOWLEDGMENT (this "Assignment") is entered into effective as of the ___ day of _____, 2024 (the "Effective Date") by and between LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership (the "Assignor"), JEN HOLDCO 24 LLC, a Delaware limited liability company (the "Assignee").

WHEREAS, Assignor entered into that certain First Amended and Restated Development Agreement, effective _____, 2024 and recorded as Document Number _____ in the Real Property Records of Denton County by and between Assignor and the City of Aubrey, Texas, a home rule municipality (the "City") (the "Development Agreement"); and

WHEREAS, Assignor now desires to assign to Assignee all of Assignor's obligations, rights, title and interest in and to the Development Agreement, and Assignee desires to accept such assignment and assume all of Assignor's obligations, rights, title and interest in and to the Development Agreement; and

WHEREAS, on November 20, 2024, the City Council of the City acknowledged the receipt of notice of Assignment provided pursuant to this Assignment, and by acceptance of this Assignment, the City agreed that any prior deficiencies in the notice requirements contained in Section 9.1, "Assignment by Owner to Successor Owners" of the Development Agreement have been deemed cured as set forth in City Acknowledgment, set forth in **Exhibit A** hereto.

NOW, THEREFORE, for and in consideration of the premises, covenants and agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor and Assignee hereby agree and acknowledge as follows:

1. Assignment and Assumption. Assignor, pursuant to Section 9.1 of the Development Agreement, hereby conveys, transfers and assigns to Assignee all of Assignor's obligations, rights, title and interest in and to the Development Agreement. Assignee hereby assumes all of Assignor's obligations, rights, title and interest in and to the Development Agreement, and agrees to be bound by the terms of the Development Agreement.

2. Full Force and Effect. Notwithstanding anything contained in the Development Agreement to the contrary, Assignor and Assignee hereby agree and acknowledge that the Development Agreement remains in full force and effect as of the Effective Date of this Assignment. Assignor and Assignee further agree and acknowledge, pursuant to Section 9.1(c) of the Development Agreement, that this Assignment shall not release Assignor from any liability that resulted from an act or omission by Assignor that occurred prior to the Effective Date of this Assignment

3. Counterparts. This Assignment may be executed in counterparts, all such executed counterparts shall constitute the same agreement, and the signature of any party to any counterpart shall be deemed a signature to, and may be appended to, any other counterpart.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Assignor and Assignee have executed this Assignment to be effective as of the Effective Date.

ASSIGNOR:

LENNAR HOMES OF TEXAS LAND
AND CONSTRUCTION, LTD.,
a Texas limited partnership

By: U.S. Home, LLC,
a Delaware limited liability company
its General Partner

By: Jennifer Eller
Name: Jennifer Eller
Title: Authorized Agent

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF Dallas §

The foregoing instrument was ACKNOWLEDGED before me this 12th day of November, 2024, by Jennifer Eller, Authorized Agent of U.S. Home, LLC, a Delaware limited liability company, General Partner of Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, on behalf of said limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12th day of November, 2024.

Notary Public – State of Texas

(SEAL)

LAURA LYNN SALGADO
Notary ID #125169119
My Commission Expires
January 18, 2025

ASSIGNEE:

JEN HOLDCO 24 LLC,
a Delaware limited liability company

By: Lennar Homes of Texas Land and Construction, Ltd.,
a Texas limited partnership
its Agent under Limited Power of Attorney dated effective June 3, 2024

By: U.S. Home, LLC,
a Delaware limited liability company
its General Partner

By: Jennifer Eller
Name: Jennifer Eller
Title: Authorized Agent

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF Dallas §

The foregoing instrument was ACKNOWLEDGED before me this 12th day of November, 2024, by Jennifer Eller, Authorized Agent of U.S. Home, LLC, a Delaware limited liability company, General Partner of Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, Agent under Limited Power of Attorney dated effective June 3, 2024, of Jen Holdco 24 LLC, a Delaware limited liability company, on behalf of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12th day of November, 2024.

(SEAL) LAURA LYNN SALGADO
Notary ID #125169119
My Commission Expires
January 18, 2025

Notary Public – State of Texas

Exhibit A
City Acknowledgment

On November 20, 2024, the City Council of the City of Aubrey approved acceptance of this Assignment. By such approval, the City acknowledges and recognizes this Assignment, and further agrees that any deficiencies that may have occurred with respect to this Assignment relating to the notice requirements under the Development Agreement shall hereby be deemed by the City to have been appropriately and adequately cured. Notwithstanding any requirements relating to notice contained in the Development Agreement, by execution hereof, the City hereby agrees that this Assignment shall constitute sufficient notice in accordance with the terms of the Development Agreement. City acceptance of this Assignment is not a release by City of Assignor from any liability that resulted from an act or omission by Assignor that occurred prior to the City's acceptance of this Assignment.

EXECUTED by City on the date set forth below.

Date: _____

CITY OF AUBREY, TEXAS

By: _____
Chris Rich, Mayor

ATTEST:

APPROVED AS TO FORM

_____
Jenny Hicks, City Secretary

_____
Patricia Adams, City Attorney

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF DENTON §

This instrument was acknowledged before me on the ____ day of _____, 2024, by Chris Rich, Mayor of the City of Aubrey, Texas, a home rule municipal corporation on behalf of the City.

_____
Notary Public in and for the State of Texas

City Council Meeting
Staff Report
November 20, 2024

Agenda Item
Approve adjustments to the Vehicle/Equipment Replacement Program

Staff Contact
Charles Kreidler, City Manager
kreidler@aubreytx.gov
940-440-9343

Summary
The Vehicle Replacement Program has been updated to include vehicles required for newly approved positions within the Operations division, spanning multiple departments. These adjustments resulted in a decrease in the program's total fiscal year 2025 expenses due to higher initial budget estimates and the deferral of a large equipment purchase. As a result, no budget amendment is required. Annual funding from General Fund revenues and Water/Sewer Enterprise revenues remains unchanged.

Financial Summary
See Summary for comments regarding the budget. The Vehicle Fund detail is an attachment to this item.

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to approve the recommended changes to the vehicle replacement program

2024-2025 VERF

Unit Number	Year	Lic Plate	VIN	Vehicle Description	Life	Creation Cost	23-24	24-25
			Fire Department					
E521	2019	137-1596	4P1BAAGF9KA020532	Pumper/Engine	120	$750,000		
E522	2019	137-1597	1P1BAAGF9KA020533	Pumper/Engine	120	$750,000		
Q523	2024		Purchased	Ladder Truck	180	$1,500,000		
B521	2017	133-4560	1FDUF5HT5HEE06149	Brush Truck	96	$125,000		
B522	2003	129-0373	1FDXF47P73ED01021	Brush Truck	96	$125,000		*135,000*
S523	2023	TEMP	1FD0W5HT2PEC51394	Attack/Squad	84	$250,000		
M521	2022	146-6551	1FDUF5GT3HEE65735	Ambulance	60	$250,000		
M522	2023		Ordered	Ambulance	60	$343,000		
M523	2023		Ordered	Ambulance	60	$343,000		
EMS521	2020	145-1434	1GNSKBED5MR467935	Suburban (EMS Captain)	84	$75,000		
INV521	2024		To Be Ordered	Chevy 2500 (Fire Marshal)	84	$65,000	*67,600*	
B521	2024		To Be Ordered	Chevy 2500 (Batt Chief)	84	$65,000	*0*	
C522	2023	146-6588	1GNSKLED3PR302797	Tahoe (Assistant Chief)	84	$65,000		
C521	2023	146-6587	1GNSKLED6PR030340	Tahoe (Fire Chief)	84	$65,000		
			Sub-Total Fire				*$67,600*	*$135,000*
			Police Department					
TBO1	2024	Pending	To Be Ordered	SSV (Admin) 4x4	84	$59,924	*0*	
TBO2	2024	Pending	To Be Ordered	SSV (Admin) 4x4	84	$59,924	*0*	
TBO4	2024	Pending	To Be Ordered	PPV (Patrol) 4x4	60	$77,016	*0*	
TBO5	2024	Pending	To Be Ordered	Truck (CID) 4x4	84	$48,930	*0*	
TBO6	2024	Pending	To Be Ordered	Truck (CID) 4x4	84	$48,930	*0*	
TBO7	2024	Pending	To Be Ordered	Truck (CID) 4x4	84	$48,930	*0*	
4523	2023	Pending	Ordered	PPV (Patrol) 4x4	60	$86,458		
4423	2023	Pending	Ordered	PPV (Patrol) 4x4	60	$86,458		
4323	2023	Pending	Ordered	PPV (Patrol) 4x4	60	$86,458		
4223	2023	Pending	Ordered	PPV (Patrol) 4x4	60	$86,458		
4023	2023	None	BW2303-366994	Golf Cart (Winn Ridge)	120	$14,000		
3822	2022	None	N/A	Radar Trailer (Aubrey)	120	$8,500		
3722	2022	1466514	1GNSCLED5NR233251	PPV (Patrol)	60	$77,016		
3622	2022	1466500	1GNSCLED4NR226887	SSV (Patrol LT)	84	$59,924		
371	2014	1154153	1GNLC2E02ER134060	PPV (Patrol)	60	$77,016		
1919	2019	1371559	1GNLCDECXKR148189	SSV (CID LT)	84	$49,950		
1819	2019	1371585	1G1ZC5ST3KF183356	SSV (CID)	84	$49,950		
2120	2020	MYL7678	1GNLDCDKC1LR245478	SSV (Admin Chief)	84	$49,950		
2621	2021	1451443	1GNSCLEDXMR480182	PPV (Patrol Supervisor)	60	$77,016		
2520	2020	1418991	1GNLCDEC5LR237590	PPV (Patrol)	60	$77,016		*83,177*
2420	2020	1418990	1GNLCDEC6LR238862	PPV (Patrol)	60	$77,016		*83,177*
2320	2020	1418989	1GNLCDEC8LR239060	PPV Patrol	60	$77,016		*83,177*
3522	2022	1451417	1GNSCLED3NR226511	PPV (Patrol)	60	$77,016		
3122	2022	1451421	1GNSCLED6NR226498	PPV (Patrol)	60	$77,016		
3022	2022	RNP1129	1GNSCLED6NR243738	PPV (City Admin)	84	$49,950		
2921	2021	1141446	1GNSCLED1MR479650	PPV (Patrol Supervisor)	60	$77,016		
2821	2021	1451444	1GNSCLED0MR479963	PPV (Patrol Supervisor)	60	$77,016		
2721	2021	1451445	1GNSCLEDXMR479937	PPV (Patrol Supervisor)	60	$77,016		
3422	2022	1451419	1GNSCLED6NR226522	PPV (Patrol)	60	$77,016		
3322	2022	1451420	1GNSCLED0NR226577	PPV (Patrol)	60	$77,016		
3222	2022	1451418	1GNSCLED9NR226528	PPV (Patrol)	60	$77,016		
2220	2020	1418988	1GNLCDEC8LR238877	PPV (SRO)	84	$77,016		
2119	2019	1371558	1GTNLCDEC1KR148419	PPV (Patrol)	60	$77,016		
4123	2023	Pending	Ordered	PPV (Patrol) 4x4	60	$77,016		
3922	2022	Pending	Ordered	SSV - (Admin) LT	84	$49,950		
1719	2019	None	N/A	Golf Cart (PV)	120	$14,000		
TBO3	2024	Pending	To Be Ordered	PPV (Patrol) 4x4	60	$86,458	*89,916*	
			Sub-Total Police				*$89,916*	*$249,532*
			Public Works					
5107-1	2022	1466523	1FMSK7KH1NGB70070	Ford Explorer (DPW)	60	$53,000		
5105-3	2023	1449550	1FTBFB60NEF35506	Ford F250 4x4	72	$54,000	*54,000*	
5110-1	2024	1556721	IGTUUAED5RZ209606	GMC 1500	84	$50,000	*50,000*	
5101-1	2019	1371555	1FM5K7B88KGA16982	Ford Explorer	96	$53,000		
5105-4	2020	1431604	1FT7W2A67LED09967	Ford F250 Super Duty	72	$65,000		

5107-4	2022	1569290	1FTER4EHXNLD53112	Ford Ranger	72	$32,000		
5110-2	2023	NA	3JBUCAP42PK002202	Canam	84	$25,000	*25,000*	
5107-3	2022	1569291	1FTER4EH6NLD53494	Ford Ranger	72	$32,000		
5107-4	2022	1569292	1FTER4EH2NLD53668	Ford Ranger	72	$32,000		
5105-1	2022	1564780	1FTFW1E54NKE91641	Ford F150 4x4	60	$54,000		
5105-10	1997	NA	T0310EX849059	John Deere Backhoe	120	$200,000		
5202-8	2023	NA	1T03336MPRF457610	Skid Steer	120	$165,000	*171,600*	
5202-5	2023	1L0936	0NSM4E570PE329130	Polaris SxS	84	$25,000	*25,000*	
5201-8	2012	NA	AG3N12202	Mini X	120	$95,000	*95,000*	
5105-7	2024	1449568	1FDNF6DC6RDF06395	Dump Truck	84	$150,000	*156,000*	
2101-2	2019	TMW9480	1G1ZC5ST3KF183356	Chevy Malibu	96	$45,000		
5110-3	2005	NA	TXS1030007821	John Deere 5103	84	$25,000		
5105-8	2023	1449552	1FDUF5HT5PED12643	Ford F550	72	$100,000	*100,000*	
5110				1/2 T Pickup	84	$60,000		*60,000*
				1/2 T Pickup	84	$60,000		*60,000*
5107				Ford Explorer	84	$50,000		*50,000*
			Sub-Total Public Works				*$676,600*	*$170,000*
			Water & Sewer					
				Flush Truck		$400,000	*72,000*	*72,000*
5202-2	2022	1449534	1FD8W3HT5NEG05977	Ford F350	72	$130,000	*130,000*	
5202-7	2020	9116072	LP573XDT	Vermmer Pothole Machine	84	$150,000		
5202-3	2014	1154157	1FT7X2B61EEB27521	Ford 250 3/4T	84	$65,000		
5202-9	2013	9020423	IT9P31511DP391812	Pipe Hunter Jet Trailer	120	$120,000		
5201-4	2022	1451442	1FT7X2A68NEC16729	Ford F250 Super Duty	72	$65,000		
5201-1	2022	1550824	1FTFW1E50NKE91488	Ford F150 4x4	60	$54,000		
5202-2	2022	1466549	1GC5YLE77PF155478	Chevy	60	$57,000		
5201-6	2021	NA	1T03105LJNF419276	John Deere Backhoe	120	$200,000		
5202-3	2022	1L0936		Polaris SxS	60	$20,000		
5201-2	2023	1441812	3GTPUAEK8RG192862	GMC 1500	72	$50,000	*50,000*	
5105-6	2000	1184386	1FDW37F7YEE52204	Ford F350 1T - Crew Truck	84	$85,000		
5201-3	2023	1449551	1FT8W2AA9PED37705	Ford 250 Super Duty	60		*56,160*	
5202				3/4 T Pickup	60	$60,000		*60,000*
5201				3/4 T Pickup	60	$60,000		*60,000*
			Sub-Total Water & Sewer				*$252,000*	*$192,000*
			Grand Totals			$10,143,390	$1,086,116	$746,532
			Annual Contribution (Even Distribution)			$1,800,000	$713,884	$1,767,352

City Council Meeting
Staff Report
November 20, 2024

Agenda Item
Hold a Public Hearing, consider and act on a Resolution creating the Palomino Public Improvement District, an approximate 39.993 acres of land situated in the J. Bridges Jr.Survey, Abstract No.38, Denton County, Texas, and as more particularly described by a metes and bounds description available at Aubrey City Hall, within the City of Aubrey, Texas.

Staff Contact
Mike English, Finance Director
menglish@aubreytx.gov
940-440-9343

Summary
At the October 23, 2024 City Council meeting the City Council approved a resolution accepting the PID petition submitted by the Palomino developer and set a date (November 20, 2024 at 6PM) to hold a public hearing for the creation of a Public Improvement District. Following the close of the public hearing, Council will consider a Resolution creating the PID.

This resolution is the formal step to create the Palomino Public Improvement District. This is the first of two public hearings in the PID process. This first public hearing and related action by council is for the creation of the Palomino PID and does not include any financial or assessment structure considerations. Moreover, this PID creation affects only the property within the proposed PID boundary. There will be another future public hearing for the levy of PID assessments, at which time a PID service and assessment plan reflecting the authorized improvements, PID assessment and financial structure will be presented and considered by council.

Financial Summary
NA

Staff Recommended Action
Approve

Staff Recommended Motion
Move to approve the Resolution creating the Palomino Public Improvement District

RESOLUTION NO. 990-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS, AUTHORIZING AND CREATING THE PALOMINO PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE; PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Aubrey, Texas, a home rule municipality, (the "*City*"), is authorized under Chapter 372 of the Texas Local Government Code, as amended (the *"Act"*), to create a public improvement district (*"PID"*) within its corporate limits; and

WHEREAS, on or about October 11, 2024, the City received a petition (the "*Petition*"), requesting the establishment of the Palomino Public Improvement District (the "*District*") within the City from Jen Holdco 2 LLC, a Delaware limited liability company (the "*Petitioner*"), the owner of an approximate 39.993 acre tract of land within the City. The Petitioner submitted and filed with the City Secretary of the City a Petition, a copy of which is attached hereto and incorporated herein as **Exhibit "A"** to include the property described by metes and bounds as described and depicted in **Exhibit "A"** to the Petition (the "*Property*"), each attached hereto and incorporated herein for all purposes; and

WHEREAS, the City Council of the City (the "*City Council*") received the Petition which was signed by the owners of more than 50% of the appraised value of the taxable real property liable for assessment and the record owners of more than 50% of the area of all taxable real property within the District that is liable for assessment, and as such, the Petition complies with the Act; and

WHEREAS, on October 23, 2024, the City Council accepted the Petition and called a public hearing for November 20, 2024, on the creation of the District and the advisability of the improvements; and

WHEREAS, notice of the hearing was published in a newspaper of general circulation in the City in which the District is to be located on November 1, 2024; and,

WHEREAS, on November 1, 2024, notice to the owners of property within the proposed District was sent by first-class mail to the owners of 100% of the property subject to assessment under the proposed District containing the information required by the Act such that such owners had actual knowledge of the public hearing to be held on November 20, 2024; and

WHEREAS, on November 20, 2024 the City Council held such public hearing on the creation of the District and heard any comments or objection thereto;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS:

SECTION 1. That the findings set forth in the recitals of this Resolution are found to be true and correct.

SECTION 2. That the Petition submitted to the City by the Petitioner was filed with the City Secretary and complies with the Act, a true and correct copy of the Petition is attached hereto as **Exhibit "A"** and provides a legal description and depiction of the Property, identified as **Exhibit "A"** of the Petition.

SECTION 3. That pursuant to the requirements of the Act, including, without limitation, Sections 372.006, 372.009(a), and 372.009(b), the City Council, after considering the Petition and any evidence and testimony presented at the public hearing on November 20, 2024, hereby finds and declares:

(a) ***Advisability of the Proposed Improvements*.** It is advisable to create the Palomino Public Improvement District ("District") to provide the Authorized Improvements (as described below). The Authorized Improvements are feasible and desirable and will promote the interests of the City and will confer a special benefit on the Property.

(b) ***General Nature of the Authorized Improvements.*** The general nature of the proposed public improvements (collectively, the "Authorized Improvements"): (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction and improvement of water, wastewater and drainage improvements and facilities (v) projects similar to those listed in romanettes (i) - (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vi) special supplemental services for improvement and promotion of the District as approved by the City; (vii) payment of costs associated with operating and maintaining the public improvements listed in romanettes (i) - (vi) above; and (viii) payment of costs associated with developing and financing the public improvements listed in romanettes (i) - (vi) above, and costs of establishing, administering and operating the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

(c) ***Estimated Costs of the Authorized Improvements and Apportionment of Costs.*** The estimated cost to design, acquire and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in the establishment, administration and operation of the PID is Fifteen Million and 00/100 Dollars ($15,000,000) plus the annual cost of operation and

maintenance, if any. The City will pay no costs of the Authorized Improvements or operation and maintenance costs from funds other than assessments levied on property within the PID. The remaining costs of the proposed improvements will be paid from sources other than those described above.

(d) ***Boundaries of the District.*** Approximately 39.993 acres of land located within the City of Aubrey, Texas. Said Property being generally located on the west side of F.M. 2931 and east of Silverado Parkway, out of the J. Bridges Survey, Abstract No. 36, Denton County, Texas and identified as the Palomino Development. A metes and bounds description is available from the City Secretary at Aubrey City Hall, 107 South Main Street, Aubrey, Texas 76227. The boundaries of the District are set forth in **Exhibit "A"** attached to the Petition.

(e) ***Proposed Method of Assessment.*** The City shall levy assessments on each parcel within the PID in a manner that results in the imposition of an equal share of the costs of the Authorized Improvements on property similarly benefitted by such Authorized Improvements. The proposed method of assessment shall be based upon (i) an equal apportionment per lot, per front foot, or per square foot of property benefiting from the Authorized Improvements, as determined by the City, (ii) the ad valorem taxable value of the property benefiting from the Authorized Improvements, with or without regard to improvements on the property, or (iii) in any manner that results in imposing equal shares of the cost on property similarly benefitted.

(f) ***Apportionment of Cost Between the District and the City.*** The City will not be obligated to provide any funds to finance the Authorized Improvements. All of the costs of the Authorized Improvements will be paid from assessments levied on properties in the PID and from other sources of funds available to the Petitioners.

(g) ***Management of the District.*** The District shall be managed by the City, with the assistance of a consultant, who shall, from time to time, advise the City regarding certain operations of the District.

(h) ***Advisory Board.*** The District shall be managed without the creation of an advisory body.

SECTION 4. That the Palomino Public Improvement District is hereby authorized and created as a public improvement district under the Act in accordance with the findings of the City Council as to the advisability of the Authorized Improvements contained in this Resolution, the nature and the estimated costs of the Authorized Improvements, the boundaries of the District, the method of assessment and the apportionment of costs as described herein; and the conclusion that the District is needed to fund such Authorized Improvements.

SECTION 5. That notice of this Resolution authorizing the District shall be given by publishing such notice once in a newspaper of general circulation in the City in which the District is to be located. Effective upon the publication of such notice, the District shall be established.

SECTION 6. That City Staff is directed to cause to be prepared a Service and Assessment Plan for the District and to present it to the City Council for review and approval.

SECTION 7. That this Resolution shall take effect immediately from and after its passage and publication as required by law.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Aubrey, Texas, on the 20th day of November 2024.

Chris Rich
Mayor

ATTEST:

Jenny Hicks
City Secretary

APPROVED AS TO FORM:

Patricia A. Adams
City Attorney

STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared Chris Rich, Mayor of the City of Aubrey, Texas, known to me to be such persons who signed the above and acknowledged to me that such persons executed the above and foregoing Resolution in my presence for the purposes stated therein.

Given under my hand and seal of office this ____ day of _____, 2024.

_____
Notary Public, State of Texas

[NOTARY STAMP]

EXHIBIT "A"
PID PETITION

PETITION FOR CREATION OF
PALOMINO PUBLIC IMPROVEMENT DISTRICT

TO THE HONORABLE MAYOR AND CITY COUNCIL, CITY OF AUBREY, TEXAS:

COMES NOW JEN HOLDCO 24 LLC, a Delaware limited liability company, (hereinafter referred to as "Petitioner or "Owner"), the owner of certain taxable real property, and pursuant to Section 372.005 of the Texas Local Government Code (the "Act"), hereby petitions the City of Aubrey, Texas ("City") to establish a public improvement district to be known as the "Palomino Public Improvement District" (the "District"). In support of same, Owner would respectfully show the following:

I.

The boundaries of the proposed District are set forth in Exhibit A attached hereto and incorporated by reference herein. Currently, all of the land within the proposed District is located in the corporate limits of the City.

II.

The general nature of the proposed public improvements (collectively, the "Authorized Improvements") may include: (i) design, construction and other allowed costs related to street and roadway improvements, including related earthwork, sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking, and rights-of-way; (ii) design, construction and other allowed costs related to improvement of parks and open space, together with any ancillary structures, features, or amenities such as trails, playgrounds, walkways, lighting, and any similar items located therein; (iii) design, construction, and other allowed costs related to sidewalks and landscaping and hardscaping, fountains, lighting, and signage; (iv) design, construction, and other allowed costs related to water, wastewater, and drainage (including detention) improvements and facilities; (v) design, construction, and other allowed costs related to projects similar to those listed in subsections (i) - (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vi) special supplemental services for improvement and promotion of the District; (vii) payment of costs associated with operating and maintaining the public improvements listed in subparagraphs (i) - (v) above; (viii) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) - (v) above, which may include but are not limited to, costs associated with the issuance of revenue bonds secured by assessments levied against the Property within the District; and (ix) costs of establishing, administering, and operating the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

III.

The estimated cost to design, acquire, and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs, and eligible costs incurred in the establishment administration and operation of the District

is $15,000,000.00. The City will pay none of the costs of the proposed improvements from funds other than such assessments. The remaining costs of the proposed improvements will be paid from sources other than the City or assessments of property owners.

IV.

The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. Each assessment may be paid in part or in full at any time (including interest and principal), and certain assessments may be paid in annual installments (including interest and principal). If the City allows an assessment to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment and must continue for a period necessary to retire the indebtedness on those Authorized Improvements (including interest).

V.

The City will not be obligated to provide any funds to finance the Authorized Improvements, other than from assessments levied in the District. The Petitioner may also pay certain costs of the improvements from other funds available to the Petitioner.

VI.

The management of the District will be by the City with the assistance of a third-party administrator hired by the City and paid as part of the annual administrative cost of the District.

VII.

The persons or entities (through authorized representatives) signing this Petition request the establishment of the District.

VIII.

The Petitioner proposes that the District be established and managed without the creation of an advisory board. If an advisory board is created, the Petitioner requests that a representative of the Petitioner be appointed to the advisory board.

IX.

The persons or entities (through authorized representatives) signing this Petition are (1) owners of taxable real property representing more than fifty percent (50%) of the appraised value of taxable real property liable for assessment under the proposal as determined by the current roll of the appraisal district in which the property is located; and (2) the record owners of real property liable for assessment under the proposal who (a) constitute more than fifty percent (50%) of all record owners of property that is liable for assessment under the proposal, or (b)

own taxable real property that constitutes more than fifty percent (50%) of the area of all taxable real property that is liable for assessment under the proposal.

X.

This Petition is hereby filed with the City Secretary of the City, or other officer performing the functions of the municipal secretary, in support of the creation of the District by the City Council of the City as herein provided. The undersigned request that the City Council of the City call a public hearing on the advisability of the Authorized Improvements, give notice thereof as provided by law and grant all matters requested in this Petition and grant such other relief, in law or in equity, to which Petitioner may show itself to be entitled.

SIGNATURE PAGE TO FOLLOW

EXECUTED this 9th day of October, 2024.

JEN HOLDCO 24 LLC,
a Delaware limited liability company

By: Lennar Homes of Texas Land and Construction, Ltd.,
a Texas limited partnership
its Agent under Limited Power of Attorney
dated effective 6/3/2024

By: U.S. Home, LLC,
a Delaware limited liability company
its General Partner

By: Jennifer Eller
Name: Jennifer Eller
Title: Authorized Agent

STATE OF TEXAS §
§
COUNTY OF Dallas §

BEFORE ME, a Notary Public in and for the State of Texas, duly authorized to take acknowledgments, on October 9th, 2024, personally appeared Jennifer Eller Authorized Agent of U.S. Home, LLC, a Delaware limited liability company, General Partner of Lennar Homes of Texas Land and Construction, Ltd., a Texas limited liability company, Agent under Limited Power of Attorney dated effective 6/3/2024 of Jen Holdco 24 LLC, a Delaware limited liability company, and acknowledged that this person executed the foregoing document on behalf of said limited liability company.

Notary Public in and for the State of Texas

(NOTARY SEAL)

LAURA LYNN SALGADO
Notary ID #125169119
My Commission Expires
January 18, 2025

EXHIBIT A

BEING a tract of land situated in the J. Bridges Survey, Abstract No. 36, City of Aubrey, Denton County, Texas, and being a portion of a called 46.974 acre tract of land described in a deed to Jen Holdco 24 LLC, as recorded in Instrument No. 2024-61128 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northerly northeast corner of said 46.974 acre tract, common to the northwest corner of a called 5.725 acre tract of land described in a deed to Aubrey 2931 Investments LP, as recorded in Instrument No. 2024-18439 of the Official Records of Denton County, Texas, being on the southerly line of Pecan Creek Addition, Phase 1, according to the plat thereof recorded in Document No. 2020-349 of the Plat Records of Denton County, Texas;

THENCE South 00°41'47" West, departing the southerly line of said Pecan Creek Addition, Phase 1, and along the easterly line of said 46.974 acre tract and the westerly line of said 5.725 acre tract, a distance of 275.76 feet to a 5/8 inch iron rod with plastic cap stamped "RPLS 4561" found for the southwest corner of said 5.725 acre tract, common to an ell corner of said 5.725 acre tract;

THENCE South 86°08'34" East, along the northerly line of said 46.974 acre tract and the southerly line of said 5.725 acre tract, a distance of 423.36 feet to a point for corner;

THENCE South 01°03'39" West, departing the southerly line of said 5.725 acre tract and the northerly line of said 46.974 acre tract and crossing said 46.974 acre tract, a distance of 648.76 feet to a point for corner on the southerly line of said 46.974 acre tract and the northerly line of Silverado Phase 6, according to the plat thereof recorded in Instrument No. 2021-153 of the Official Records of Denton County, Texas;

THENCE North 88°56'21" West, along the southerly line of said 46.974 acre tract, the northerly line of said Silverado Phase 6 and the northerly line of Silverado Phase 7, according to the plat thereof recorded in Instrument No. 2021-242 of the Official Records of Denton County, Texas, a distance of 2,046.91 feet to the southwest corner of said 46.974 acre tract, common to the northwest corner of said Silverado Phase 7, being on the easterly line of a tract of land described as Parcel 2, Tract 3 in a deed to Aubrey Aggregates LLC, as recorded in Instrument No. 2017-115329 of the Official Records of Denton County, Texas, from which, a 5/8 inch iron rod found for witness bears North 25°02' East, 0.21 feet;

THENCE North 02°01'46" East, along the westerly line of said 46.974 acre tract and the easterly line of said Parcel 2, Tract 3, a distance of 933.89 feet to the northwest corner of said 46.974 acre tract, common to the southwest corner of a called 55.30 acre tract of land described in a deed to ALCM Construction, LLC, as recorded in Instrument No. 2019-139804 of the Official Records of Denton County, Texas, from which, a 5/8 inch iron rod with plastic cap stamped "RPLS 4561" found for witness bears North 73°40' West, 0.23 feet;

THENCE South 89°20'47" East, departing the easterly line of said Parcel 2, Tract 3, along the northerly line of said 46.974 acre tract, the southerly line of said 55.30 acre tract, and the southerly line of aforesaid Pecan Creek Addition, Phase 1, a distance of 1,606.55 feet to the **POINT OF BEGINNING** and containing 41.248 acres (1,796,748 square feet) of land, more or less, save and except the following described tract:

Continued on Sheet 2

NET AREA: 39.993 ACRES
J. BRIDGES SURVEY,
ABSTRACT NO. 36
DENTON COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SG	KHA	Oct. 2024	063451312	1 OF 4

GUNAWAN, SYLVIANA 10/22/2024 5:55 PM K:\FRI_SURVEY\063451312-LOYD TRACT - LENNAR\DWG\063451312 SF EXHIBIT.DWG

Continued from Sheet 1

SAVE AND EXCEPT TRACT:

BEING a tract of land situated in the J. Bridges Survey, Abstract No. 36, City of Aubrey, Denton County, Texas, and being a portion of a called 46.974 acre tract of land described in a deed to Jen Holdco 24 LLC, as recorded in Instrument No. 2024-61128 of the Official Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with plastic cap stamped "RPLS 4561" found for the southwest corner of a called 5.725 acre tract of land described in a deed to Aubrey 2931 Investments LP, as recorded in Instrument No. 2024-18439 of the Official Records of Denton County, Texas, common to an ell corner of said 46.974 acre tract;

THENCE South 06°12'45" West, crossing said 46.974 acre tract, a distance of 190.62 feet to the **POINT OF BEGINNING** of the herein described tract;

THENCE continuing across said 46.974 acre tract, the following courses and distances:

South 41°54'56" East, a distance of 14.63 feet to a point for corner;

South 01°03'39" West, a distance of 178.86 feet to a point for corner;

North 88°56'21" West, a distance of 283.87 feet to a point at the beginning of a non-tangent curve to the right with a radius of 375.00 feet, a central angle of 29°02'47", and a chord bearing and distance of North 17°34'49" East, 188.08 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 190.11 feet to a point for corner;

North 32°06'12" East, a distance of 67.55 feet to a point for corner;

North 76°28'16" East, a distance of 14.30 feet to a point at the beginning of a non-tangent curve to the left with a radius of 425.00 feet, a central angle of 24°23'05", and a chord bearing and distance of South 72°01'35" East, 179.52 feet;

In a southeasterly direction, with said non-tangent curve to the left, an arc distance of 180.88 feet to the **POINT OF BEGINNING** and containing 1.255 acres (54,669 square feet) of land, more or less, resulting in a net area of 39.993 acres (1,742,079 square feet) of land, more or less.

SYLVIANA GUNAWAN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6461
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
sylviana.gunawan@kimley-horn.com

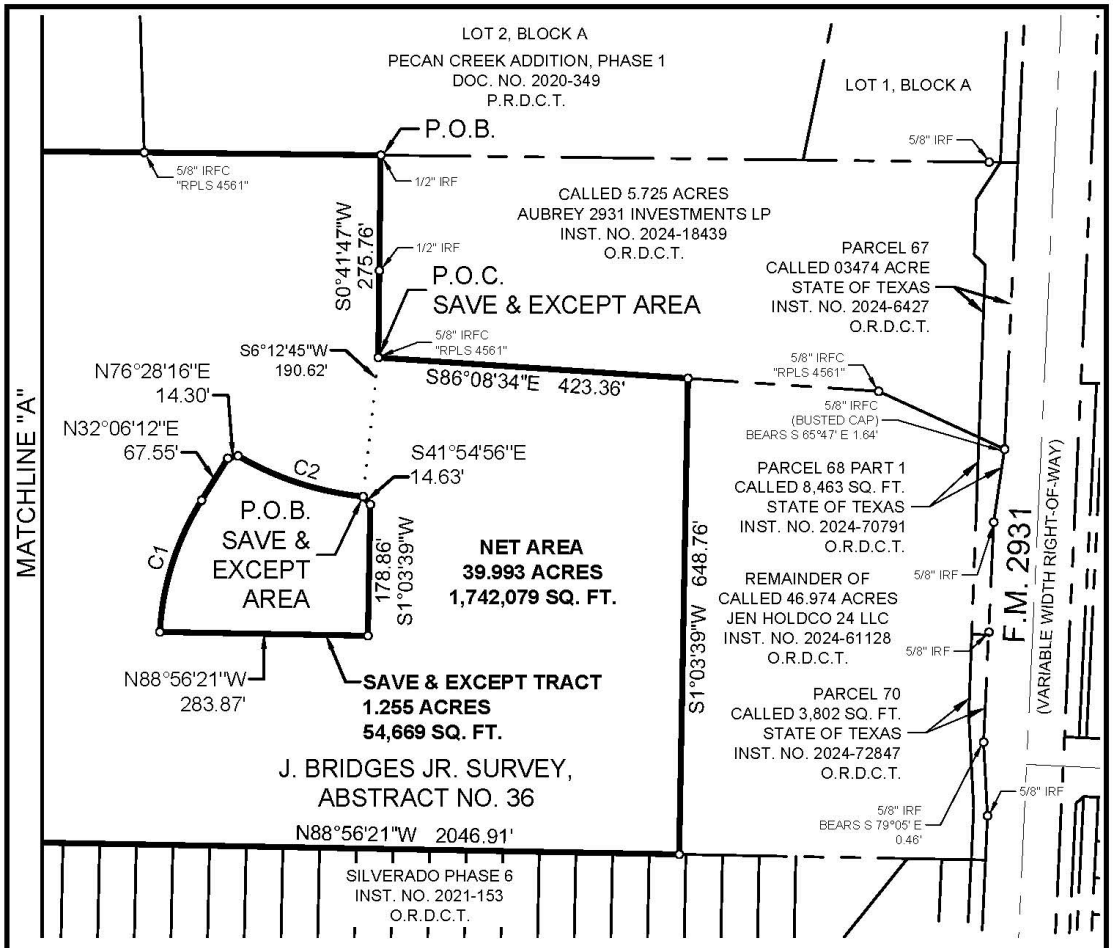
STATE OF TEXAS
REGISTERED
SYLVIANA GUNAWAN
6461
PROFESSIONAL
LAND SURVEYOR

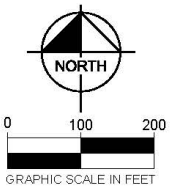
NET AREA: 39.993 ACRES
J. BRIDGES SURVEY,
ABSTRACT NO. 36
DENTON COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SG	KHA	Oct. 2024	063451312	2 OF 4

GUNAWAN, SYLVIANA 10/22/2024 5:55 PM K:\FRI_SURVEY\063451312-LOYD TRACT - LENNAR\DWG\063451312 SF EXHIBIT.DWG





CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	29°02'47"	375.00'	190.11'	N17°34'49"E	188.08'
C2	24°23'05"	425.00'	180.88'	S72°01'35"E	179.52'

LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRF = IRON ROD FOUND
IRFC = IRON ROD W/CAP FOUND
D.R.D.C.T. = DEED RECORDS OF DENTON COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL RECORDS OF DENTON COUNTY, TEXAS

NOTES

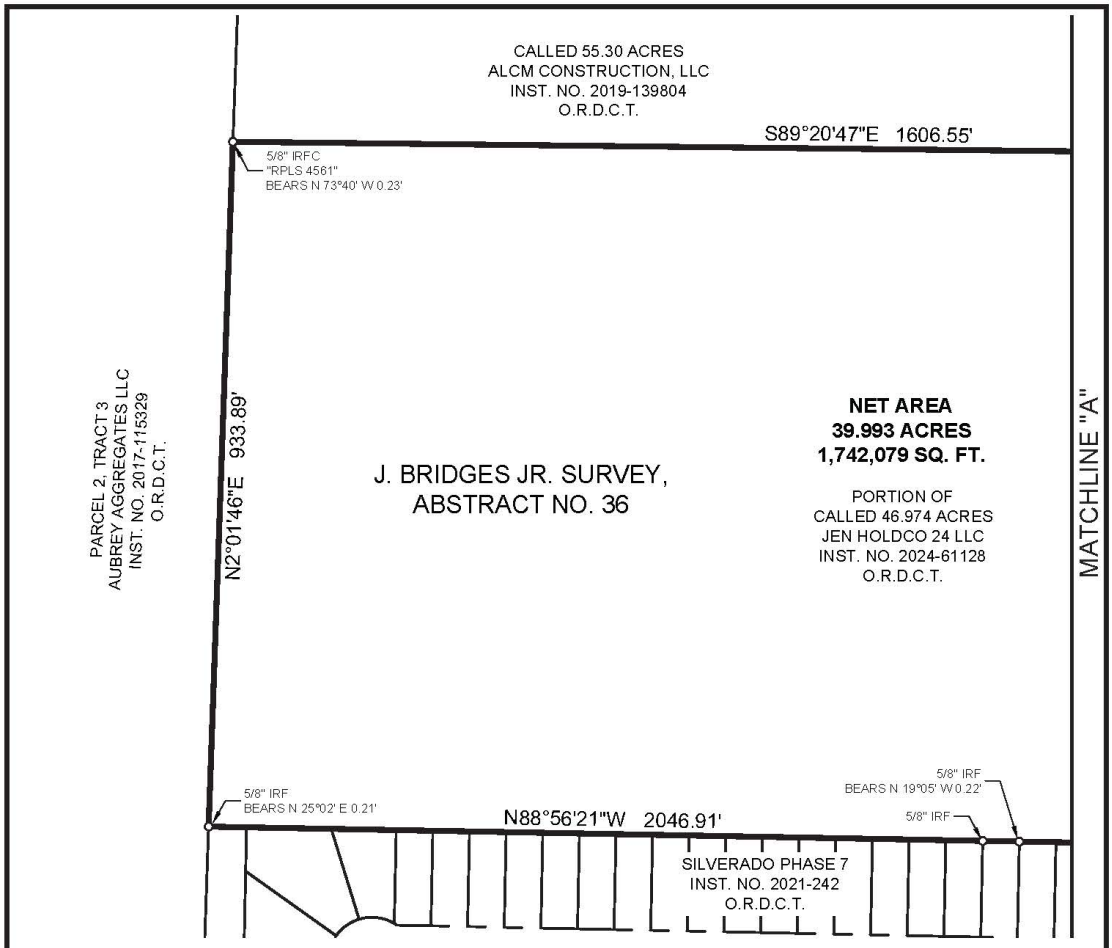
All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998493926859797.

NET AREA: 39.993 ACRES
J. BRIDGES SURVEY,
ABSTRACT NO. 36
DENTON COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	SG	KHA	Oct. 2024	063451312	3 OF 4

GUNAWAN, SYLVIANA 10/22/2024 5:55 PM K:\FRI_SURVEY\063451312-LOYD TRACT - LENNAR\DWG\063451312 SF EXHIBIT.DWG



LEGEND

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NET AREA: 39.993 ACRES
J. BRIDGES SURVEY,
ABSTRACT NO. 36
DENTON COUNTY, TEXAS

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REGISTERED PROFESSIONAL
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FRISCO, TEXAS 75034
PH. 972-335-3580
sylviana.gunawan@kimley-horn.com

STATE OF TEXAS
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	SG	KHA	Oct. 2024	063451312	4 OF 4

GUNAWAN, SYLVIANA 10/22/2024 5:55 PM K:\FRI_SURVEY\063451312-LOYD TRACT - LENNAR\DWG\063451312 SF EXHIBIT.DWG

City Council Meeting
Staff Report
November 20, 2024

Agenda Item
Hold a public hearing, consider, and act on a Specific Use Permit request for a wine and malt beverage retailer's on-premise permit in conjunction with a restaurant use for the property located at 200 S. Main, Aubrey, Denton County, Texas. (Upper Park Café)

Staff Contact
Helen-Eve Beadle, Planner
heleneve@heplanningdesign.com
469-360-6618

Summary

Owner:	Jessic Thurman
Existing Zoning:	GR-General Retail

Upper Park Café has applied for a Specific Use Permit (SUP) for the sale of wine and malt beverage retailer's on-premise permit in conjunction with a restaurant use. The TABC application requires a municipality to approve a permit stating the location is approved for the legal sale of alcoholic beverage per the City's Zoning Ordinance.

The property is currently zoned GR-General Retail and the SUP process allows granting of the permit for the sale of wind and malt beverages with a retailer's on-premise permit in conjunction with a restaurant use in the GR district. The Criteria for Approval, Denial, and Additional Conditions for approving an SUP are included as an attachment to this agenda item. The Criteria required the Police Chief to review the application related adequate number of qualified employees for security purposes. The Police Chief has reviewed the application and does not have any concerns.

Notifications:
Notifications as required by Texas Local Government Code and the City of Aubrey Zoning Ordinance were provided.
At the time of agenda report submission, seven (7) letters in support of the SUP request and no letters in opposition have been received.

Attachments:
1. Location Notification Map
2. SUP Ordinance for Upper Park Cafe (draft)
3. Layout of Restaurant
4. TABC Application
5. City of Aubrey Criteria for Alcoholic Beverage Sale SUP Requirements
6. Notfication Letters (7)

Staff recommends approval of the SUP for the sale of wine and malt beverage retailer's on-premise permit in conjunction with a restaurant.
The Planning and Zoning Commission will consider the SUP application at their November 14, 2024 meeting and the recommendation will be presented at the City Council meeting.

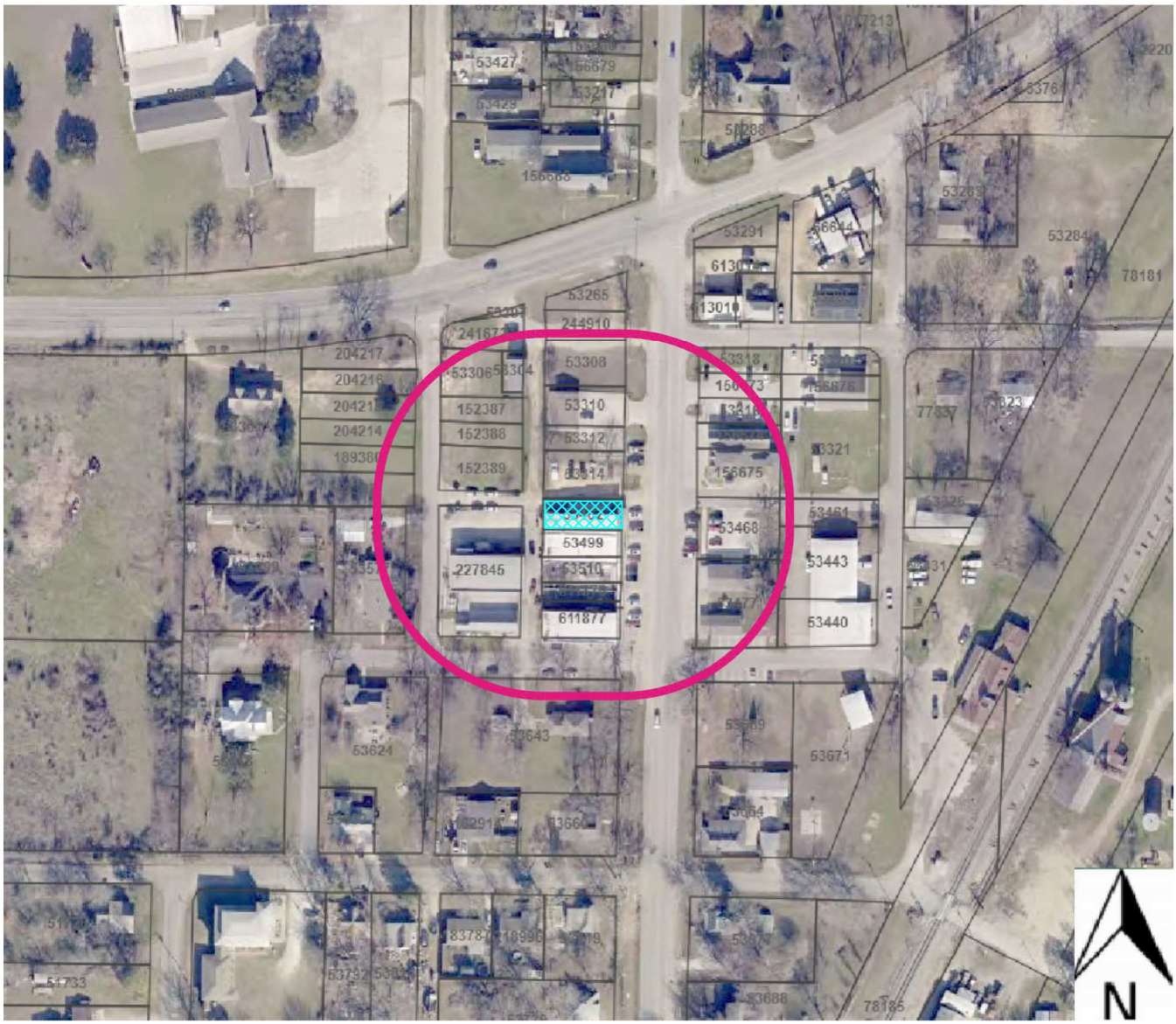
Action Options:
The City Council may:

1. Approve the SUP for alcoholic beverage sales for a wine and malt beverage retailer's on-premise permit in conjunction with a restaurant use;
2. Approve the SUP for alcoholic beverage sales for a wine and malt beverage retailer's on-premise permit in conjunction with a restaurant use with additional conditions; or
3. Deny the SUP for alcohol beverage sales for a wine and malt beverage retailer's on-premise permit in conjunction with a restaurant use.

Financial Summary
NA

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to approve the Special Use Permit



NOTIFICATION MAP FOR:

Public Hearing: An amendment to Exhibit 14A, "Zoning Ordinance," in Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas, and the official Zoning Map of the City as requested in an application for a change in zoning on property zoned as GR – General Retail to provide for the addition of a Specific Use Permit (SUP) to allow for alcoholic beverage sales for a Wine and Malt Beverage Retailer's On-Premise Permit (BG) in conjunction with a restaurant use for the property located at 200 S. Main, Aubrey, Denton County, Texas. (Upper Park Cafe)

CITY OF AUBREY

ORDINANCE NUMBER 885-24

AN ORDINANCE OF THE CITY OF AUBREY, TEXAS, AMENDING EXHIBIT 14A, "ZONING ORDINANCE," IN CHAPTER 14, "ZONING" OF THE CODE OF ORDINANCES OF THE CITY OF AUBREY, TEXAS, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY TO CHANGE THE ZONING FROM DISTRICT ("GR") TO SPECIFIC USE PERMIT-XXX- GENERAL RETAIL DISTRICT ("S-XXX-GR") AS THE ZONING CLASSIFICATION TO ALLOW FOR WINE AND MALT BEVERAGE RETAILER'S ON-PREMISE PERMIT (BG) IN CONJUNCTION WITH A RESTAURANT USE FOR AN APPROXIMATE 2,262 SQUARE FOOT SPACE LOCATED AT 200 SOUTH MAIN STREET, GENERALLY LOCATED WEST OF S MAIN STREET, SOUTH OF SHERMAN DRIVE, AND NORTH OF MULBERRY STREET, BEING LEGALLY DESCRIBED AS BLOCK 16, LOT 57 (N 26') & PT OF COMMERCE STREET, IN THE OT AUBREY ADDITION, CITY OF AUBREY, DENTON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AND DEPICTED IN EXHIBIT "A"; WITH FLOOR PLAN PROVIDED FOR IN EXHIBIT "B"; WITH DEVELOPMENT REGULATIONS PROVIDED IN EXHIBIT "C"; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENT; PROVIDING FOR AMENDING OFFICIAL ZONING MAP; PROVIDING FOR A MAXIMUM PENALTY OF TWO THOUSAND DOLLARS ($2,000.00), FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY OR PART OF A DAY DURING ON OR WHICH A VIOLATION OCCURS OR CONTINUES; PROVIDING A CUMULATIVE REPEALER/SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City of Aubrey, Texas (hereinafter referred to as "City") is a Home Rule Municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the City Council of the City (the "City Council"), is authorized and empowered by law, in accordance with Chapter 211 of the Texas Local Government Code, to adopt zoning regulations governing the use of land within the City; and

WHEREAS, the City Council adopted Exhibit 14A in Chapter 14 of its Code of Ordinances, the same being the Comprehensive Zoning Ordinance of the City, which governs the use and development of land in the City (the "Zoning Ordinance"); and

WHEREAS, the applicant has leased a structure located at 200 South Main Street, generally located west of South Main Street, south of Sherman Drive, and north of Mulberry Street, legally described as Block 16, Lot 57 (N 26') & PT of Commerce Street of the OT Aubrey Addition; the site location is depicted in **Exhibit A**, attached hereto and incorporated herein (the "Property"); and

WHEREAS, approximately 2,262 square feet of the Property is currently zoned as General Retail District ("GR"); and

WHEREAS, the City received a request from the applicant to change the zoning of the Property to add a Specific Use Permit to the existing General Retail Zoning District for a wine

and malt beverage retailer's on-premise permit (BG) in conjunction with a restaurant use, in approximately 2,262 square feet, located at 200 South Main Street, Aubrey, Texas, the floor plan is depicted in **Exhibit B**, attached hereto and incorporated herein (the "Floor Plan"); and

WHEREAS, after public notices were given in compliance with Texas law and public hearings were conducted, and after considering the information submitted at those public hearings and all other relevant information and materials, the Planning and Zoning Commission of the City (the "Planning and Zoning Commission") at its meeting on the 14th day of November, 2024 has recommended to the City Council to approve establishing the zoning classification on the Property and to amend the official zoning map of the City (the "Zoning Map") to reflect the addition of a Specific Use Permit ("SUP") on the Commercial Zoning of this property; and

WHEREAS, after complying with all legal notices, requirements, and conditions, a public hearing was held before the City Council at which it considered the recommendation of the Planning and Zoning Commission and, among other things, the character of the land and its suitability for particular uses, and compatibility with surrounding uses, with a view of encouraging the most appropriate use of land in the City, and the City Council does hereby find that the requested zoning accomplishes such objectives; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS:

SECTION 1. INCORPORATION OF PREMISES. It is hereby officially determined that the findings and recitations contained above in the preamble of this Ordinance are true and correct and are incorporated herein by reference.

SECTION 2. ZONING AMENDMENT. That Exhibit 14A, "Zoning Ordinance" of Chapter 14, "Zoning" of the Code of Ordinances of the City is hereby amended to change the zoning of the Property, described and depicted in **Exhibit "A"** (the "Property"), a copy of which is attached hereto and incorporated herein from General Retail ("GR") to Specific Use Permit, General Retail ("SUP-XXX-GR") for the sale of wine and malt beverages on-site consumption in the Upper Park Cafe, subject all applicable City ordinances and regulations governing such use.

Pursuant to the zoning designation of SUP-XXX-GR, the Property shall only be used (i) as allowed by the General Retail ("GR") Zoning District of the City, as amended by and subject to the conditions set forth herein for SUP-XXX-GR; (ii) in accordance with the Floor Plan, as hereby approved, a copy of which is attached hereto and incorporated herein as **Exhibit "B**"; and (iii) in accordance with the Development Regulations as hereby approved and set forth in **Exhibit "C",** a copy of which is attached hereto and incorporated herein.

SECTION 3. ZONING MAP. The official zoning map of the City shall be amended and annotated to reflect the change in zoning of the Property as to General Retail with SUP-XXX-GR as described herein, and the updated map shall be on file with the Office of the City Secretary.

SECTION 4. COMPLIANCE REQUIRED. The Property shall be used only in the manner and for the purposes provided for in the City's Code of Ordinances, this Ordinance and the Zoning Ordinance of the City, as amended.

SECTION 5. PENALTY. Any person who violates of any provision this Ordinance, upon conviction, shall be deemed guilty of a misdemeanor and shall be fined a sum not to exceed

two thousand dollars ($2,000.00) for each offense, and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

SECTION 6. CUMULATIVE REPEALER/SAVINGS. This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim, or lawsuit, which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 7. SEVERABILITY. If any section, subsection, clause, phrase or provision of this Ordinance, or any application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or any application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION 8. PUBLICATION OF THE CAPTION HEREOF AND EFFECTIVE DATE. This Ordinance shall be in full force and effective from and after its passage and upon the posting and/or publication, if required by law, of its caption and the City Secretary is hereby directed to implement such posting and/or publication.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS ON THIS 20TH DAY OF NOVEMBER, 2024.

APPROVED:

_____
Chris Rich, Mayor

ATTEST:

_____
Jenny Hicks, City Secretary

APPROVED AS TO FORM:

_____
Patricia A. Adams
City Attorney

Exhibit "A"
Legal Description
Upper Park Café, LLC

AN APPROXIMATE 2,262 SQUARE FOOT SPACE
200 S MAIN STREET, BLOCK 16, LOT 57 (N 26') & PT OF COMMERCE STREET, OT AUBREY ADDITION, CITY OF AUBREY, DENTON COUNTY, TEXAS
Denton Central Appraisal District Parcel ID 53482

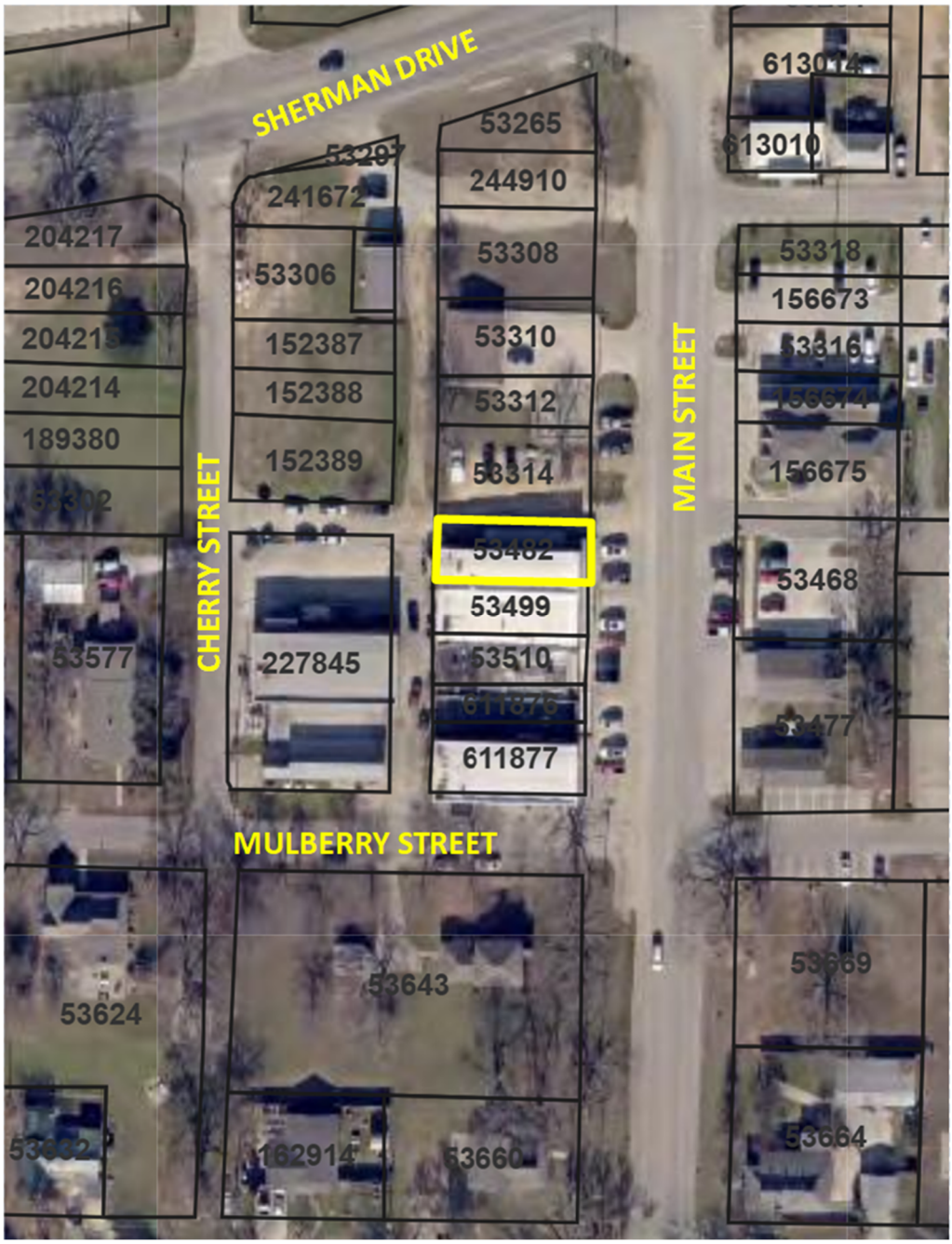


Exhibit "B"
Floor Plan
Upper Park Café, LLC

AN APPROXIMATE 2,262 SQUARE FOOT SPACE
200 S MAIN STREET, BLOCK 16, LOT 57 (N 26') & PT OF COMMERCE STREET, OT AUBREY ADDITION, CITY OF AUBREY, DENTON COUNTY, TEXAS
Denton Central Appraisal District Parcel ID 53482

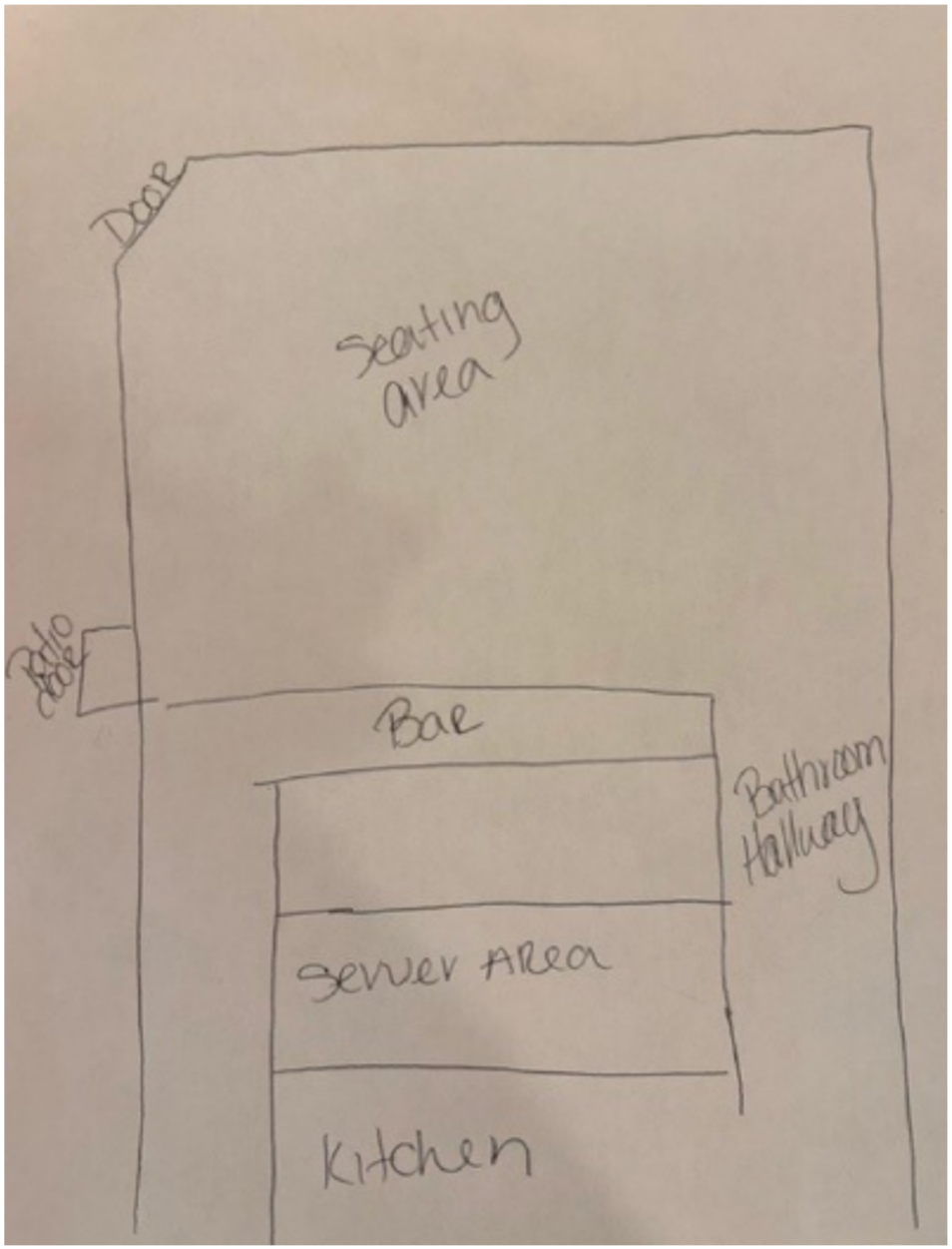


Exhibit "C"
Development Regulations
Upper Park Café, LLC

AN APPROXIMATE 2,262 SQUARE FOOT SPACE
200 S MAIN STREET, BLOCK 16, LOT 57 (N 26') & PT OF COMMERCE STREET, OT AUBREY ADDITION, CITY OF AUBREY, DENTON COUNTY, TEXAS
Denton Central Appraisal District Parcel ID 53482

TABC Compliance: Applicant has submitted the TABC application.

Type of Establishment: A Restaurant with a limitation of less than fifty-one percent (51%) from the sale of alcohol from gross receipts.

Security: The owner/operator shall provide adequate number of employees for security and consult with Police Chief/Director for determination of number of qualified employees to meet obligation.

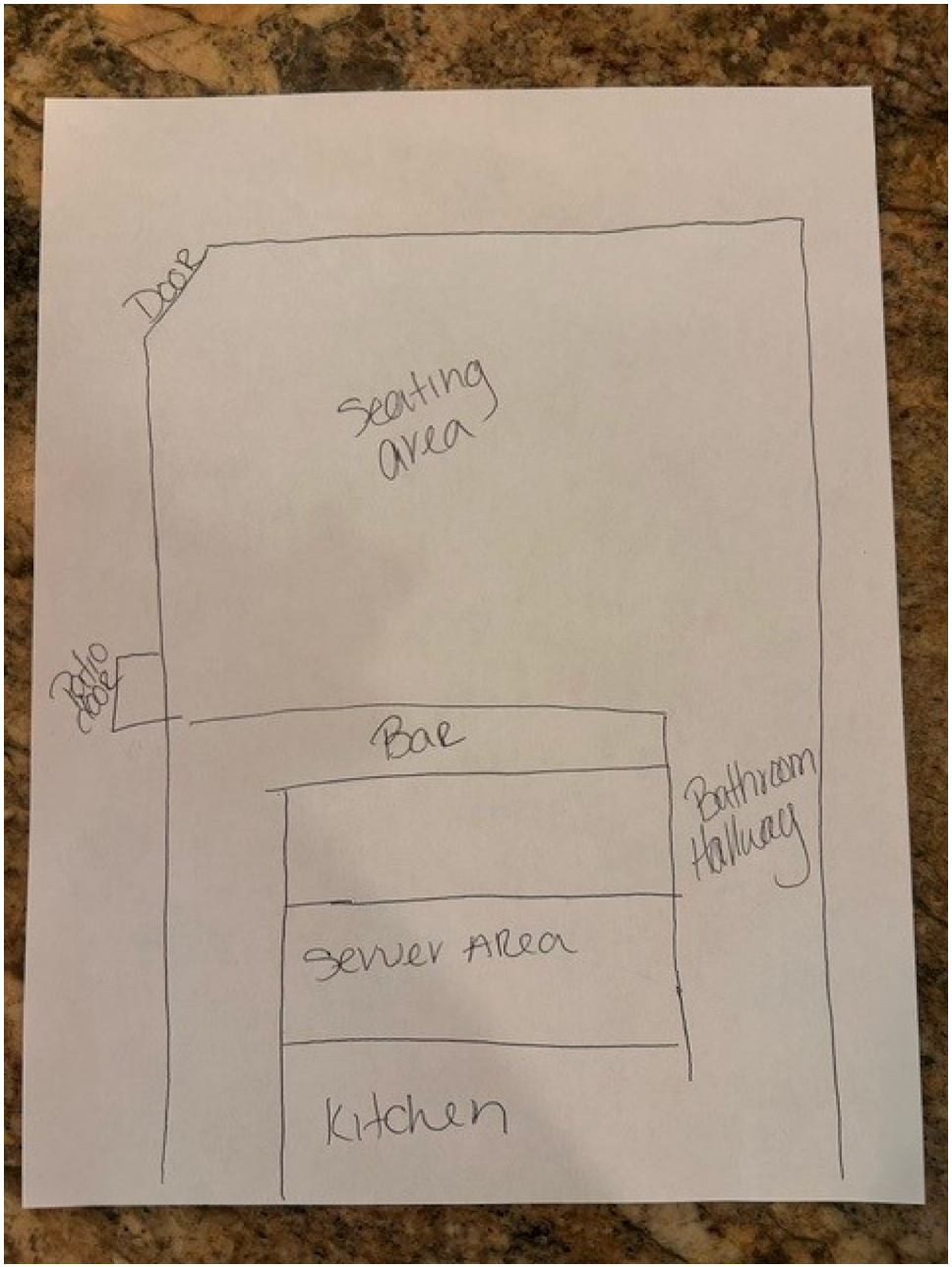
Parking: The proposed location is an existing retail shopping center with parking.

Environmental Requirements: The owner/operator shall comply with nuisance ordinances and applicable state laws.

Expiration of SUP: Unless specified as a condition of approval by the City Council for an SUP, a Specific Use Permit issued for any alcoholic beverage sales under this section shall automatically expire upon a change in use of the Property, change of ownership to the Property and/or business, change in tenant of the lease space, upon the revocation, termination, or expiration of the certificate of occupancy, and/or ceases to be operated at the permitted location for a minimum period of six (6) continuous months, or as otherwise provided for the revocation of SUPs, as outlined in the Zoning Ordinance, as amended.

Compliance with Subdivision Ordinance: The site is a developed property.

Proximity Regulations: The proposed location is not within 300 feet (measured in a direct line from property boundaries) of a public school, private school, church, daycare center, child-care facility, or public hospital.


Door
Seating area
Patio door
Bar
Bathroom Hallway
Server AREA
Kitchen

Document reference ID : 396901

Licensing Application Summary

You must review your application and confirm that the information displayed here is correct. Select **Review and Confirm** to continue and make the payment. If the information is not correct, select **Next** to return to the application, edit the data as needed and finalize the submission. If you need to store the application packet for your records, select **Download**.

Application ID:	396901
Applicant Name:	Upper Park Cafe LLC
License Type applied for:	Wine and Malt Beverage Retailer's On-Premise Permit (BG)

Entity Information

Business Structure:	Limited liability company
FEIN/SSN Number:	461445394
Member Managed or Manager Managed:	Manager Managed
Historically Underutilized Business:	No
Veteran-owned business:	No
Fraternal Owned:	No
Secretary of State Filing Number:	801667148
Date Filed:	11/20/2012
Filing State:	TX

Initial Application Information

Authority Type:	I am a principal or authorized user with binding authority
Prefix:	Mrs
Legal First Name:	Jessica
Legal Middle Name:	Lynn
Legal Last Name:	Thurman
Email Address:	upperparkcafe@myyahoo.com
Phone Number:	940-783-7559

Principal Parties

Principal Parent Entity	Principal Party	Role	Ownership %
Upper Park Cafe LLC	Jessica Thurman	Member	100

CITY OF AUBREY

Criteria for Alcoholic Beverage Sales SUP

The SUP for alcoholic beverage sales Criteria for Approval requires the following list of requirements:

- Traffic/Congestion: The proposed location is an existing retail shopping center.
- TABC Compliance: Applicant has submitted the TABC application.
- Type of Establishment: A restaurant with over fifty-five percent (55%) of sales from food.
- Security: The owner/operator shall provide adequate number of employees for security and consult with Police Chief/Director for determination of number of qualified employees to meet obligation.
- Parking: The proposed location is an existing retail shopping center with adequate parking.
- Environmental Requirements: The owner/operator shall comply with nuisance ordinances.
- Expiration: Unless specified as a condition of approval by the City Council for an SUP, a Specific Use Permit issued for any alcoholic beverage sales under this section shall automatically expire upon a change in use of the property, change of ownership to the property and/or business, change in tenant of the lease space, upon the revocation, termination, or expiration of the certificate of occupancy, and/or ceases to be operated at the permitted location for a minimum period of six (6) continuous months, or as otherwise provided for the revocation of SUPs, as outlined in the Zoning Ordinance, as amended.
- Compliance with Subdivision Ordinance: The site is a developed/platted property.
- Restaurant Proximity: The proposed location is not within 300 feet (measured in a direct line from property boundaries) of a public school, private school, church, day-care center, child-care facility, or public hospital.

The SUP for alcoholic beverage sales Criteria for Denial are as follows:

- The City Council may deny an SUP if it affirmatively determines that the issuance of such SUP:
- Is incompatible with the surrounding uses or property; or
- Is detrimental or offensive to the neighborhood or contrary to the health, safety, and general welfare of the city and its inhabitants; or
- Is found to be in noncompliance with any city ordinances, including without limitation failure to comply with any one or more of the provisions of this Section.

Additional Conditions:

The City Council may attach additional development conditions, or grant specific waivers to applicable code requirements, to the Specific Use Permit application that the Council, in its discretion, determines are appropriate for buffering, safety, security, and compatibility for and to adjacent properties.

Your Name: Terry Sewell

Your Address: 200 Mulberry Aubrey TX 76227

☒ I SUPPORT THE ZONING CHANGE

☐ I OPPOSE THE ZONING CHANGE

Remarks:

AUBREY
TEXAS
1867

Notice of Public Hearings

Notice is hereby provided that the Planning & Zoning Commission will hold a public hearing on Thursday, November 14, 2024, at 6:00 pm, at the Aubrey City Council Chambers located at 226 Countryside Drive, Aubrey, TX, to consider and make a recommendation to the Aubrey City Council on the item listed below, and on Wednesday, November 20, 2024, at 6:00 pm, at the Aubrey City Council will hold a public hearing at Aubrey City Council Chambers, 226 Countryside Dr, Aubrey TX 76227, to consider and possibly act on an Ordinance regarding the item listed below.

Public Hearing: An amendment to Exhibit 14A, "Zoning Ordinance," in Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas, and the official Zoning Map of the City as requested in an application for a change in zoning on property zoned as GR – General Retail to provide for the addition of a Specific Use Permit (SUP) to allow for alcoholic beverage sales for a Wine and Malt Beverage Retailer's On-Premise Permit (BG) in conjunction with a restaurant use for the property located at 200 S. Main, Aubrey, Denton County, Texas. (Upper Park Cafe)

You are receiving this notice because you are a property owner within 200 feet of the boundary of the proposed request. As with all such requests, the PLANNING & ZONING COMMISSION AND CITY COUNCIL are seeking public comment regarding this matter. All interested persons are invited to attend and make comments. If you are unable to attend the public hearing, you may submit written comments prior to the close of the Public Hearing. Property owners whose names do not appear on the County Appraisal District's records may require a notarized statement affirming ownership. For more information, call 940-440-9343.

You may return this form with your remarks to the **Planning Department, 107 S. Main Street, Aubrey, Texas 76227** or via email: citysecretary@aubreytx.gov. Please indicate support or opposition to the proposal and any additional remarks, as well as your name and address for the record.

Your Name: Tom McCutcheon

Your Address: 410 Meadow Lane, Aubrey

☒ I SUPPORT THE ZONING CHANGE

☐ I OPPOSE THE ZONING CHANGE

Remarks:

AUBREY
TEXAS
1867

Notice of Public Hearings

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Public Hearing: An amendment to Exhibit 14A, "Zoning Ordinance," in Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas, and the official Zoning Map of the City as requested in an application for a change in zoning on property zoned as GR – General Retail to provide for the addition of a Specific Use Permit (SUP) to allow for alcoholic beverage sales for a Wine and Malt Beverage Retailer's On-Premise Permit (BG) in conjunction with a restaurant use for the property located at 200 S. Main, Aubrey, Denton County, Texas. (Upper Park Cafe)

You are receiving this notice because you are a property owner within 200 feet of the boundary of the proposed request. As with all such requests, the PLANNING & ZONING COMMISSION AND CITY COUNCIL are seeking public comment regarding this matter. All interested persons are invited to attend and make comments. If you are unable to attend the public hearing, you may submit written comments prior to the close of the Public Hearing. Property owners whose names do not appear on the County Appraisal District's records may require a notarized statement affirming ownership. For more information, call 940-440-9343.

You may return this form with your remarks to the **Planning Department, 107 S. Main Street, Aubrey, Texas 76227** or via email: citysecretary@aubreytx.gov. Please indicate support or opposition to the proposal and any additional remarks, as well as your name and address for the record.

Your Name: Tom McCutcheon

Your Address: 404 N Cherry Aubrey

☒ I SUPPORT THE ZONING CHANGE

☐ I OPPOSE THE ZONING CHANGE

Remarks:

AUBREY
1867
TEXAS

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Your Name: Tom McCutcheon

Your Address: 405 N MAIN Aubrey

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Remarks:

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Your Name: Tom McCutcheon

Your Address: 216 S Main Aubrey

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Your Name: Tom McCutcheon

Your Address: 600 Chestnut Aubrey

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Remarks:

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Your Name: Tom McCutcheon

Your Address: [illegible] 100 S Henry Aubrey

☑ I SUPPORT THE ZONING CHANGE

☐ I OPPOSE THE ZONING CHANGE

Remarks:

City Council Meeting
Staff Report
November 20, 2024

Agenda Item
Consideration and action on a Preliminary Plat for Duck Point containing 448 residential lots, eight (8) non-residential lots, one (1) city park lot, and two (2) city lots in approximately 159.939 acres of land out of the Frederick H. Pollard Survey, Abstract No. 995, City of Aubrey, Denton County, Texas (*MM Aubrey 160, LLC*)

Staff Contact
Helen-Eve Beadle, Planner
heleneve@heplanningdesign.com
469-360-6618

Summary
The City of Aubrey City Council approved a Development Agreement for the subject property on May 23, 2024 for a single family development. On July 25, 2024 the City Council annexed and zoned the property as a PD-Planned Development District to provide for a single family development that included standards for residential lots, an amenity center lot, a city park lot, and two (2) floodplain/floodway lots to be owned and maintained by the City of Aubrey. A Preliminary Plat is th next step in the development process.

The Preliminary Plat consists of 448 residential lots, eight (8) non-residential lots, one (1) city park lot, and two (2) city lots. Property access shall be provided by an offsite roadway, Redfearn Drive. A Development Agreement will be required to ensure the roadway is constructed and improvements accepted before the Final Plat is filed.

The Preliminary Plat for the Duck Point subdivision is recommended for approval subject to the following conditions:

1. Verify spelling of Survey in Owner's Certification and Title Block, Frederick or Fredrick;
2. The requested temporary turn-around at west property boundary for Redfearn Road or a barricade at Waddle Way is under review;
3. Development Agreement(s) for Off-site Infrastructure shall be required to secure the off-site roadway improvements for Redfearn Road that are necessary to support the access to this subdivision;
4. Homeowners' Association documents shall be submitted for review with the civil plans prior to submission of the Final Plat;
5. Landscape and screening plans shall be submitted for review with the civil plans prior to submission of the Final Plat;
6. Floodplain reclamation shall be approved by required jurisdictions;
7. The City Engineer review dated October 23, 2024 shall be addressed and plans corrected;
8. The City Planner review dated October 30, 2024 shall be addressed and plans corrected; and
9. A response letter from the applicant shall accompany the resubmission addressing the noted items for correction from the City Engineer and City Planner.

Attachments:

1. Duck Point Preliminary Plat, October 30, 2024

2. Duck Point Preliminary Plat, Birkhoff, Hendricks, & Carter, LLP review October 23, 2024
3. Duck Point Preliminary Plat, Birkhoff, Hendrick, & Carter, LLP review November 5, 2024
4. Duck Point Preliminary Plat, HE Planning+Design, LLC review October 30, 2024
5. Duck Point PD Ordinance
6. Duck Point Development Agreement

Recommendation:
The Planning and Zoning Commission will consider the Preliminary Plat application at their November 14, 2024 meeting and the recommendation will be presented at the City Council meeting.

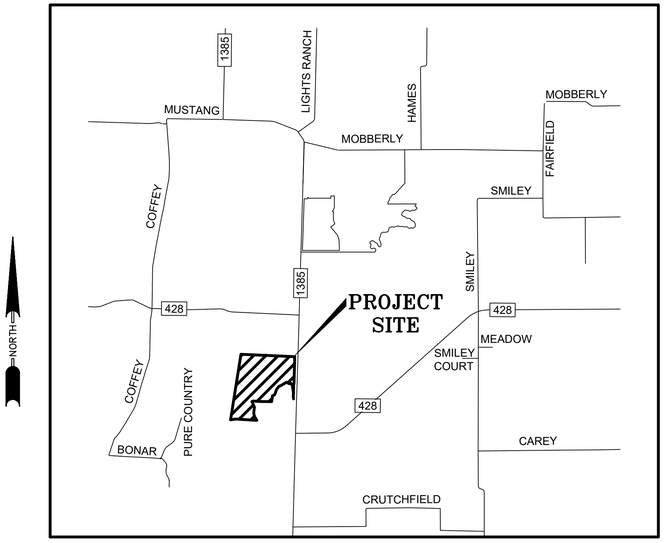
The City Council may:
1. Approve the Preliminary Plat subject to the conditions outlined in this report and included in the City Engineer's and City Planner's reviews;
2. Approve the Preliminary Plat subject to additional conditions; or
3. Deny the Preliminary Plat.

Financial Summary
NA

Staff Recommended Action
Approve with Conditions

Staff Recommended Motion
Motion to approve the Duck point Perliminary plat with the conditions as presented.

PRELIMINARY DEVELOPMENT PLANS
FOR
DUCK POINT DEVELOPMENT
CITY OF AUBREY ETJ
DENTON COUNTY, TEXAS



LOCATION MAP
N.T.S.

Sheet List Table	
Sheet Number	Sheet Title
0.00	COVER
0.01	PRELIMINARY PLAT
0.02	PRELIMINARY PLAT
0.03	PRELIMINARY PLAT
0.04	PRELIMINARY PLAT
0.05	PRELIMINARY PLAT
0.06	PRELIMINARY PLAT
1.00	PRELIMINARY KEY MAP PAVING
1.01	PRELIMINARY PAVING PLAN
1.02	PRELIMINARY PAVING PLAN
1.03	PRELIMINARY PAVING PLAN
1.04	PRELIMINARY PAVING PLAN
1.05	PRELIMINARY PAVING PLAN
1.06	PRELIMINARY PAVING PLAN
1.07	PRELIMINARY PAVING PLAN
1.08	PRELIMINARY PAVING DETAILS
2.01	PRELIMINARY WATER
2.02	PRELIMINARY WATER
2.03	PRELIMINARY WATER
3.01	PRELIMINARY SANITARY SEWER
3.02	PRELIMINARY SANITARY SEWER
3.03	PRELIMINARY SANITARY SEWER
4.01	DRAINAGE AREA MAP
4.02	DRAINAGE AREA MAP
4.03	DRAINAGE AREA MAP
4.04	DRAINAGE AREA MAP
4.05	DRAINAGE AREA MAP
4.06	DRAINAGE AREA MAP

ENGINEER:

BARRAZA CONSULTING GROUP, LLC
801 East Campbell Road
Suite 650, Richardson, TX 75081
Tel. No. 214-484-7055
TBPELS Firm Lic. 20683

DEVELOPER:

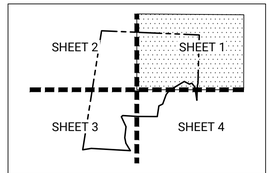
CENTURION AMERICAN
CENTURION AMERICAN DEVELOPMENT GROUP
1800 VALLEY VIEW LANE, SUITE 300
DALLAS, TX 75234

STATE OF TEXAS
RODNEY VELASQUEZ
129439
LICENSED
PROFESSIONAL ENGINEER
10/29/2024

OCTOBER 2024

NO.	DATE	REVISION

DUCK POINT DEVELOPMENT



KEY MAP
(NOT TO SCALE)

NOTES:

1. WATER SERVICE AND SANITARY SEWER SERVICE TO BE PROVIDED BY MUSTANG SPECIAL UTILITY DISTRICT.
2. UTILITY PROVIDERS:

(A) ELECTRIC & GAS SERVICE: COSERV
7701 SOUTH STEMMONS
CORINTH, TEXAS 76210
1-800-274-4014

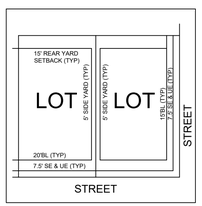
(B) TELEPHONE SERVICE: AT&T
2301 RIDGEVIEW DRIVE
PLANO, TEXAS 75025
(972) 569-3084

(C) WATER & SANITARY SEWER UTILITY SERVICE:
MUSTANG SPECIAL UTILITY DISTRICT
7985 FM 2931
AUBREY, TEXAS 76227
(904) 440-9561

3. SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
4. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE CITY OF AUBREY.
5. THE CITY OF AUBREY AND/OR DENTON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AUBREY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
6. ALL UTILITY EASEMENTS FOR FRANCHISE DRY UTILITIES SHOWN HEREON ARE HEREBY DEDICATED BY THIS PLAT FOR THE EXCLUSIVE USE OF THE FRANCHISE DRY UTILITIES UNLESS OTHERWISE NOTED.
7. LOTS ENDING WITH AN "X" ARE NON-RESIDENTIAL LOTS. OWNERSHIP AND MAINTENANCE OF "X" LOTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA). (LOTS 1X & 2X BLOCK A, LOTS 1X & 2X BLOCK B, LOTS 1X & 2X BLOCK H, LOT 1X BLOCK K, AND LOT 1X BLOCK R).
8. LOT 34, BLOCK H (CITY PARK), AND FLOODPLAIN AND FLOODWAY LOTS AS DEPICTED (LOT 9, BLOCK S, & LOT 36, BLOCK R), ARE HEREBY DEDICATED TO THE CITY OF AUBREY.
9. MAINTENANCE OF WALL MAINTENANCE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA).
10. ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
11. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS.
12. THE CITY OF AUBREY AND/OR DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
13. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
14. **SUBJECT PROPERTY LIES WITHIN ZONE X (UN-SHADED AREA), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ZONE AE (SHADED) AND ZONE AE (FLOODWAY AREAS) (ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS, NUMBER 48121C0270G, REVISION DATE APRIL 18, 2011.
15. NO CONSTRUCTION WITHOUT WRITTEN APPROVAL FROM THE CITY OF AUBREY SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT; AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.
16. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 ~ NORTH CENTRAL ZONE NO. 4202 - NAD 83. (ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.999849393).

CURVE TABLE					
CURVE #	DELTA	RADIUS	CH. BEARING	CH. LENGTH	LENGTH
C1	150°50'04"	60.00	S50°35'12"W	116.13'	157.95
C2	083°33'29"	50.00	S50°40'03"W	66.63'	72.92
C3	006°26'31"	250.00	N05°40'03"E	28.09'	28.11
C4	006°26'31"	530.00	N05°40'03"E	59.56'	59.59
C5	006°26'31"	810.00	N05°40'03"E	91.02'	91.07
C6	006°26'31"	1090.00	N05°40'03"E	122.49'	122.55
C7	014°19'31"	250.00	N09°36'33"E	62.34'	62.51
C8	012°50'08"	250.00	N10°21'14"E	55.89'	56.01
C9	021°35'59"	210.00	N13°14'47"E	78.70'	79.17
C10	004°57'08"	1370.00	N06°24'45"E	118.38'	118.41
C11	090°00'00"	75.00	N53°53'19"E	106.07'	117.81
C12	090°00'00"	50.00	N53°53'19"E	70.71'	78.54
C13	020°29'18"	250.00	N19°07'58"E	88.92'	89.40
C14	009°32'19"	250.00	N13°39'28"E	41.57'	41.62
C15	157°07'04"	60.00	N09°52'02"W	117.62'	164.53
C16	089°44'36"	50.00	N09°44'14"W	70.55'	78.32
C17	157°06'38"	60.00	N80°07'56"E	117.61'	164.53
C18	090°17'50"	50.00	N80°16'59"E	70.89'	78.80
C19	157°07'12"	60.00	N09°52'06"W	117.62'	164.54
C20	089°33'15"	50.00	N09°38'34"W	70.44'	78.15
C21	026°14'45"	250.00	N67°59'19"W	113.52'	114.52
C22	018°49'23"	250.00	N71°42'00"W	81.76'	82.13
C23	157°06'53"	60.00	N53°53'19"E	117.61'	164.53
C24	090°00'00"	50.00	N53°53'19"E	70.71'	78.54
C25	157°06'53"	60.00	S36°06'41"E	117.61'	164.53
C26	090°00'00"	50.00	S36°06'41"E	70.71'	78.54
C27	026°14'45"	500.00	S22°00'41"W	227.04'	229.04

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N18°25'38"E	8.75'
L2	N62°17'19"W	31.14'



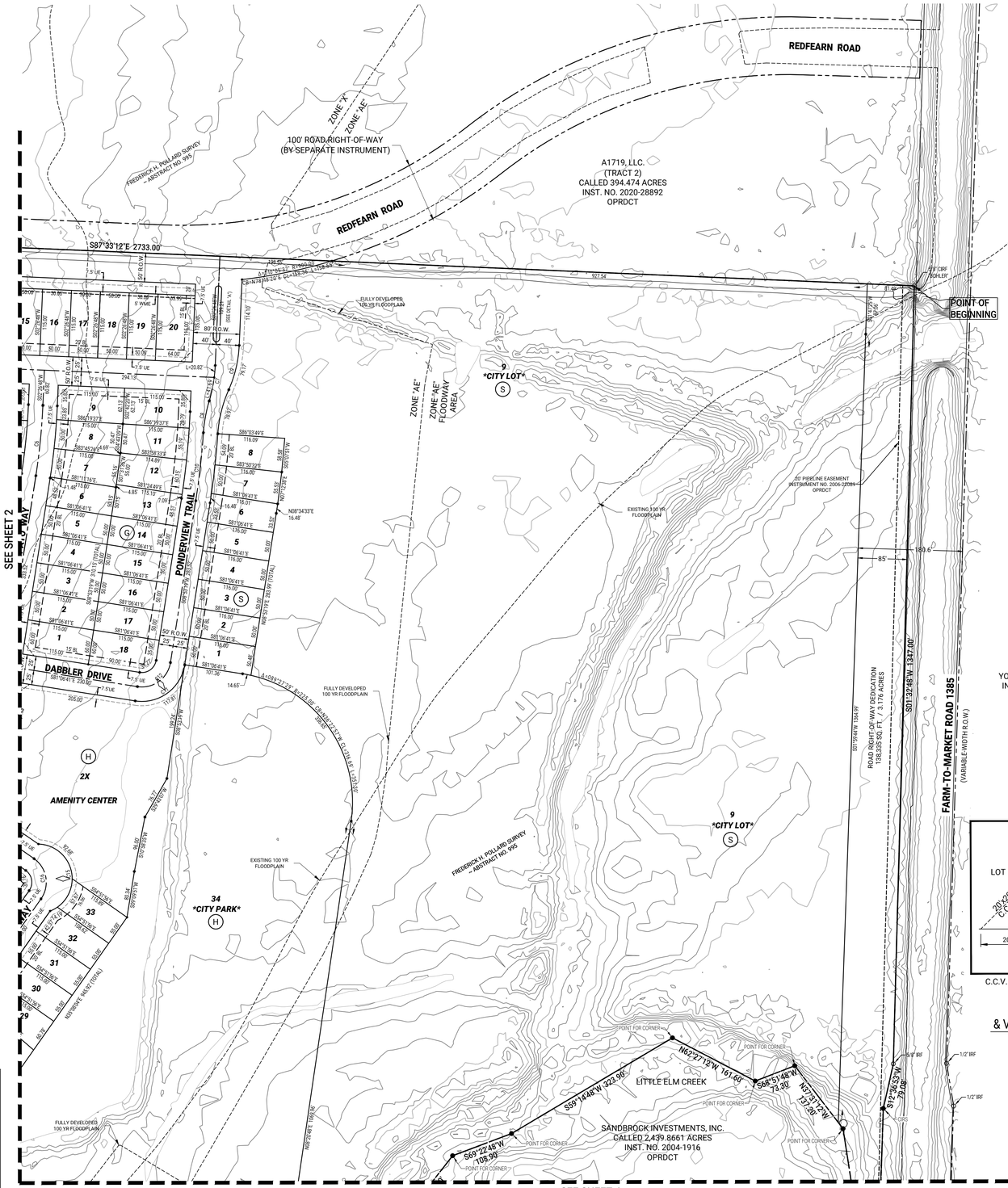
MINIMUM SETBACK EXHIBIT
(Not to Scale)

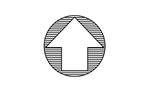
AREA TABLE		
TYPE	QUANTITY	AREA (ACRES)
RESIDENTIAL	448	64.562
OPEN SPACE	8	2.917
CITY LOTS	2	43.941
CITY PARK	1	23.107
RIGHT-OF-WAY	N/A	25.412
TOTAL	459	159.939

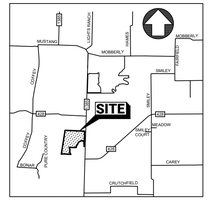
LOT INFORMATION

PD SF TYPE A = 448 LOTS

MIN. LOT SIZE = 5,500 SQ FT

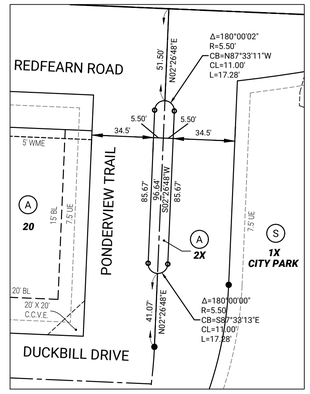






LOCATION MAP
(NOT TO SCALE)

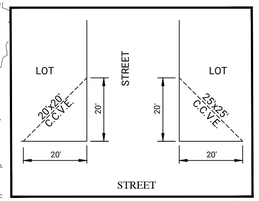
DETAIL "A"
SCALE: 1"=40'



LINETYPE LEGEND:

- BOUNDARY LINE
- PROP. R.O.W. LINE
- PROP. LOT LINE
- PROP. ROAD CL
- BUILDING LINE
- EASEMENT LINE
- ABSTRACT LINE

LEGEND	
IRF	IRON ROD FOUND
CIRS ●	5/8" CAPPED IRON ROD STAMPED "BCG #10194538" SET
CIRF ○	CAPPED IRON ROD FOUND
ESMT	EASEMENT
LS	LANDSCAPE EASEMENT
DCEC	DENTON COUNTY ELECTRIC COOPERATIVE, INC.
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
VE	VISIBILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
LS&DE	LANDSCAPE & DRAINAGE EASEMENT
BL	BUILDING LINE
RP	RADIUS POINT
HOA	HOME OWNERS ASSOCIATION
ROW	RIGHT-OF-WAY
VOL., PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
INST. NO.	INSTRUMENT NUMBER
OPRDCT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
PRDCT	PUBLIC RECORDS, DENTON COUNTY, TEXAS
Ⓐ	SUBDIVISION BLOCK
◇	DENOTES STREET NAME CHANGE



C.C.V.E = CORNER CLIP VISIBILITY EASEMENT

20'x20' CORNER CLIP
& VISIBILITY EASEMENT (TYP.)

N.T.S.

P R E L I M I N A R Y
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PRELIMINARY PLAT
DUCK POINT
159.939 ACRES
448 RESIDENTIAL LOTS
8 NON-RESIDENTIAL LOTS
1 CITY PARK
2 CITY LOTS

LOTS 1X, 2X & 1-20, BLOCK A; LOTS 1X, 2X & 1-15, BLOCK B; LOTS 1-20, BLOCK C; LOTS 1-20, BLOCK D; LOTS 1-22, BLOCK E; LOTS 1-24, BLOCK F; LOTS 1-18, BLOCK G; LOTS 1X, 2X,1-33 & 34 (CITY PARK), BLOCK H; LOTS 1-45, BLOCK I; LOTS 1-20, BLOCK J; LOTS 1X & 1-15, BLOCK K; LOTS 1-35, BLOCK L; LOTS 1-29, BLOCK M; LOTS 1-23, BLOCK N; LOTS 1-22, BLOCK O; LOTS 1-22, BLOCK P; LOTS 1-22, BLOCK Q; LOTS 1X,1-35 & 36 (CITY LOT), BLOCK R; LOTS 1-8 & 9 (CITY LOT), BLOCK S;
SITUATED IN THE
FREDRICK H. POLLARD SURVEY,
ABSTRACT NO. 995
CITY OF AUBREY,
DENTON COUNTY, TEXAS

OWNER: MM AUBREY 160, LLC
CONTACT: MEHRDAD MOAYEDI
1800 VALLEY VIEW LANE, STE. 300
FARMERS BRANCH, TX 75234
PHONE: (469)892-7200
EMAIL: jack@centurionamerican.com

RPLS OF RECORD: ADAM T. JOHNSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6664
AJohnson@Barraza-Group.com

BARRAZA
CONSULTING GROUP, LLC
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055
PROJECT NO. 2021003
DATE OCTOBER 2024
TECH=BAS
SCALE 1"=100'

S:\2021\2021003 Duck Point\SURVEY\Plat\Preliminary\DWG_021-003-PP.dwg 10/30/2024 3:33 PM

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(A) ELECTRIC & GAS SERVICE: COSERV
7701 SOUTH STEMMONS
CORINTH, TEXAS 76210
1-800-274-4014

(B) TELEPHONE SERVICE: AT&T
2301 RIDGEVIEW DRIVE
PLANO, TEXAS 75025
(972) 569-3084

(C) WATER & SANITARY SEWER UTILITY SERVICE:
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14. **SUBJECT PROPERTY LIES WITHIN ZONE X (UN-SHADED AREA), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ZONE AE (SHADED) AND ZONE AE (FLOODWAY AREAS) (ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS, NUMBER 48121C0270G, REVISION DATE APRIL 18, 2011.
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16. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 – NORTH CENTRAL ZONE NO. 4202 - NAD 83. (ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.999849393).

CURVE TABLE					
CURVE #	DELTA	RADIUS	CH. BEARING	CH. LENGTH	LENGTH
C1	150°50'04"	60.00	S50°35'12"W	116.13'	157.95
C2	083°33'29"	50.00	S50°40'03"W	66.63'	72.92
C3	006°26'31"	250.00	N05°40'03"E	28.09'	28.11
C4	006°26'31"	530.00	N05°40'03"E	59.56'	59.59
C5	006°26'31"	810.00	N05°40'03"E	91.02'	91.07
C6	006°26'31"	1090.00	N05°40'03"E	122.49'	122.55
C7	014°19'31"	250.00	N09°36'03"E	62.34'	62.51
C8	012°50'08"	250.00	N10°21'14"E	55.89'	56.01
C9	021°35'59"	210.00	N13°14'47"E	78.70'	79.17
C10	004°57'08"	1370.00	N06°24'45"E	118.38'	118.41
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C14	009°32'19"	250.00	N13°39'28"E	41.57'	41.62
C15	157°07'04"	60.00	N09°52'02"W	117.62'	164.53
C16	089°44'36"	50.00	N09°44'14"W	70.55'	78.32
C17	157°06'38"	60.00	N80°07'56"E	117.61'	164.53
C18	090°17'50"	50.00	N80°16'59"E	70.89'	78.80
C19	157°07'12"	60.00	N09°52'06"W	117.62'	164.54
C20	089°33'15"	50.00	N09°38'34"W	70.44'	78.15
C21	026°14'45"	250.00	N67°59'19"W	113.52'	114.52
C22	018°49'23"	250.00	N71°42'00"W	81.76'	82.13
C23	157°06'53"	60.00	N53°53'19"E	117.61'	164.53
C24	090°00'00"	50.00	N53°53'19"E	70.71'	78.54
C25	157°06'53"	60.00	S36°06'41"E	117.61'	164.53
C26	090°00'00"	50.00	S36°06'41"E	70.71'	78.54
C27	026°14'45"	500.00	S22°00'41"W	227.04'	229.04

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N18°25'38"E	8.75'
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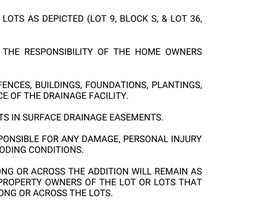


C.C. = CORNER CLIP
C.C.V.E = CORNER CLIP VISIBILITY EASEMENT

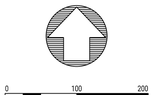
10'x10' VISIBILITY EASEMENT
& CORNER CLIP EASEMENT (TYP.)
N.T.S.

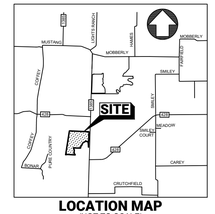


MINIMUM SETBACK
EXHIBIT
(Not to Scale)



KEY MAP
(NOT TO SCALE)





LOCATION MAP
(NOT TO SCALE)

LINETYPE LEGEND:

- BOUNDARY LINE
- PROP. R.O.W. LINE
- PROP. LOT LINE
- PROP. ROAD CL
- BUILDING LINE
- EASEMENT LINE
- ABSTRACT LINE

LEGEND	
IRF	IRON ROD FOUND
CIRS ●	5/8" CAPPED IRON ROD STAMPED "BCG #10194538" SET
CIRF ○	CAPPED IRON ROD FOUND
ESMT	EASEMENT
LS	LANDSCAPE EASEMENT
DCEC	DENTON COUNTY ELECTRIC COOPERATIVE, INC.
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
VE	VISIBILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
LS&DE	LANDSCAPE & DRAINAGE EASEMENT
BL	BUILDING LINE
RP	RADIUS POINT
HOA	HOME OWNERS ASSOCIATION
ROW	RIGHT-OF-WAY
VOL., PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
INST. NO.	INSTRUMENT NUMBER
OPRDCT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
PRDCT	PUBLIC RECORDS, DENTON COUNTY, TEXAS
Ⓐ	SUBDIVISION BLOCK
◇	DENOTES STREET NAME CHANGE

AREA TABLE		
TYPE	QUANTITY	AREA (ACRES)
RESIDENTIAL	448	64.562
OPEN SPACE	8	2.917
CITY LOTS	2	43.941
CITY PARK	1	23.107
RIGHT-OF-WAY	N/A	25.412
TOTAL	459	159.939

LOT INFORMATION

PD SF TYPE A = 448 LOTS

MIN. LOT SIZE = 5,500 SQ FT

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OWNER: MM AUBREY 160, LLC
CONTACT: MEHRDAD MOAYEDI
1800 VALLEY VIEW LANE, STE. 300
FARMERS BRANCH, TX 75234
PHONE: (469)892-7200
EMAIL: jack@centurionamerican.com

RPLS OF RECORD: ADAM T. JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6664
AJohnson@Barraza-Group.com

BARRAZA CONSULTING GROUP, LLC
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
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RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055

PROJECT NO. 2021003
DATE OCTOBER 2024

TECH=BAS
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S:\2021\2021003 Duck Point\SURVEY\Plat\Preliminary\DWG_021 003 PP.dwg 10/30/2024 3:33 PM —

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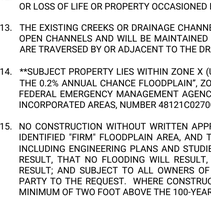
L2	N62°17'19"W	31.14'



MINIMUM SETBACK EXHIBIT
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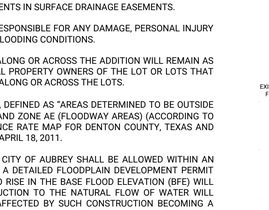

C.C. = CORNER CLIP
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10'x10' VISIBILITY EASEMENT & CORNER CLIP EASEMENT (TYP.)
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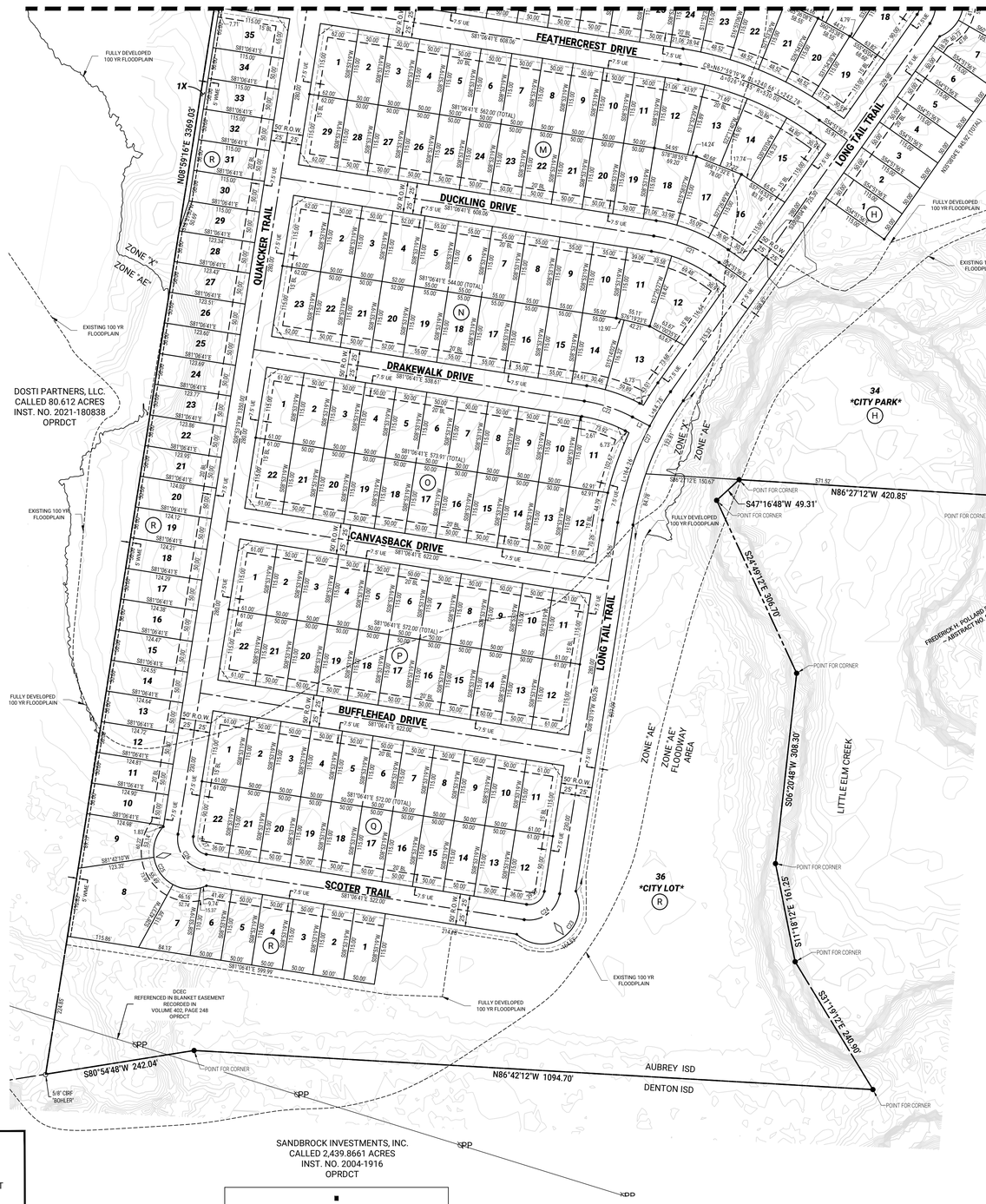
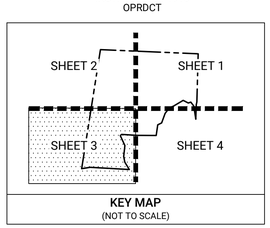




KEY MAP
(NOT TO SCALE)

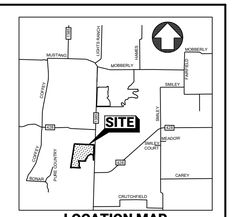
AREA TABLE		
TYPE	QUANTITY	AREA (ACRES)
RESIDENTIAL	448	64.562
OPEN SPACE	8	2.917
CITY LOTS	2	43.941
CITY PARK	1	23.107
RIGHT-OF-WAY	N/A	25.412
TOTAL	459	159.939

LOT INFORMATION

PD SF TYPE A = 448 LOTS

MIN. LOT SIZE = 5,500 SQ FT

0 100 200
SCALE 1" = 100'



LOCATION MAP
(NOT TO SCALE)

LINETYPE LEGEND:

- BOUNDARY LINE
- PROP. R.O.W. LINE
- PROP. LOT LINE
- PROP. ROAD CL
- BUILDING LINE
- EASEMENT LINE
- ABSTRACT LINE

LEGEND	
IRF	IRON ROD FOUND
CIRS ●	5/8" CAPPED IRON ROD STAMPED "BCG #10194538" SET
CIRF ○	CAPPED IRON ROD FOUND
ESMT	EASEMENT
LS	LANDSCAPE EASEMENT
DCEC	DENTON COUNTY ELECTRIC COOPERATIVE, INC.
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
VE	VISIBILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
LS&DE	LANDSCAPE & DRAINAGE EASEMENT
BL	BUILDING LINE
RP	RADIUS POINT
HOA	HOME OWNERS ASSOCIATION
ROW	RIGHT-OF-WAY
VOL., PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
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PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
PRDCT	PUBLIC RECORDS, DENTON COUNTY, TEXAS
Ⓐ	SUBDIVISION BLOCK
◇	DENOTES STREET NAME CHANGE

P R E L I M I N A R Y
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PRELIMINARY PLAT

DUCK POINT

159.939 ACRES
448 RESIDENTIAL LOTS
8 NON-RESIDENTIAL LOTS
1 CITY PARK
2 CITY LOTS

LOTS 1X, 2X & 1-20, BLOCK A; LOTS 1X, 2X & 1-15, BLOCK B; LOTS 1-20, BLOCK C; LOTS 1-20, BLOCK D; LOTS 1-22, BLOCK E; LOTS 1-24, BLOCK F; LOTS 1-18, BLOCK G; LOTS 1X, 2X,1-33 & 34 (CITY PARK), BLOCK H; LOTS 1-45, BLOCK I; LOTS 1-20, BLOCK J; LOTS 1X & 1-15, BLOCK K; LOTS 1-35, BLOCK L; LOTS 1-29, BLOCK M; LOTS 1-23, BLOCK N; LOTS 1-22, BLOCK O; LOTS 1-22, BLOCK P; LOTS 1-22, BLOCK Q; LOTS 1X,1-35 & 36 (CITY LOT), BLOCK R; LOTS 1-8 & 9 (CITY LOT), BLOCK S;
SITUATED IN THE
FREDRICK H. POLLARD SURVEY, ABSTRACT NO. 995
CITY OF AUBREY,
DENTON COUNTY, TEXAS

OWNER: MM AUBREY 160, LLC
CONTACT: MEHRDAD MOAYEDI
1800 VALLEY VIEW LANE, STE. 300
FARMERS BRANCH, TX 75234
PHONE: (469)892-7200
EMAIL: jack@centurionamerican.com

RPLS OF RECORD: ADAM T. JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6664
AJohnson@Barraza-Group.com

BARRAZA CONSULTING GROUP, LLC
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055

PROJECT NO. 2021003
DATE OCTOBER 2024
TECH=BAS
SCALE 1"=100'

S:\2021\2021003 Duck Point\SURVEY\Plat\Preliminary\DWGS_021-003-PP.dwg 10/30/2024 3:33 PM —

NOTES:

1. WATER SERVICE AND SANITARY SEWER SERVICE TO BE PROVIDED BY MUSTANG SPECIAL UTILITY DISTRICT.

2. UTILITY PROVIDERS:

(A) ELECTRIC & GAS SERVICE: COSERV
7701 SOUTH STEMMONS
CORINTH, TEXAS 76210
1-800-274-4014

(B) TELEPHONE SERVICE: AT&T
2301 RIDGEVIEW DRIVE
PLANO, TEXAS 75025
(972) 569-3084

(C) WATER & SANITARY SEWER UTILITY SERVICE:
MUSTANG SPECIAL UTILITY DISTRICT
7985 FM 2931
AUBREY, TEXAS 76227
(904) 440-9561

3. SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.

4. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE CITY OF AUBREY.

5. THE CITY OF AUBREY AND/OR DENTON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AUBREY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

6. ALL UTILITY EASEMENTS FOR FRANCHISE DRY UTILITIES SHOWN HEREON ARE HEREBY DEDICATED BY THIS PLAT FOR THE EXCLUSIVE USE OF THE FRANCHISE DRY UTILITIES UNLESS OTHERWISE NOTED.

7. LOTS ENDING WITH AN "X" ARE NON-RESIDENTIAL LOTS. OWNERSHIP AND MAINTENANCE OF "X" LOTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA). (LOTS 1X & 2X BLOCK A, LOTS 1X & 2X BLOCK B, LOTS 1X & 2X BLOCK H, LOT 1X BLOCK K, AND LOT 1X BLOCK R).

8. LOT 34, BLOCK H (CITY PARK), AND FLOODPLAIN AND FLOODWAY LOTS AS DEPICTED (LOT 9, BLOCK S, & LOT 36, BLOCK R), ARE HEREBY DEDICATED TO THE CITY OF AUBREY.

9. MAINTENANCE OF WALL MAINTENANCE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA).

10. ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

11. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS.

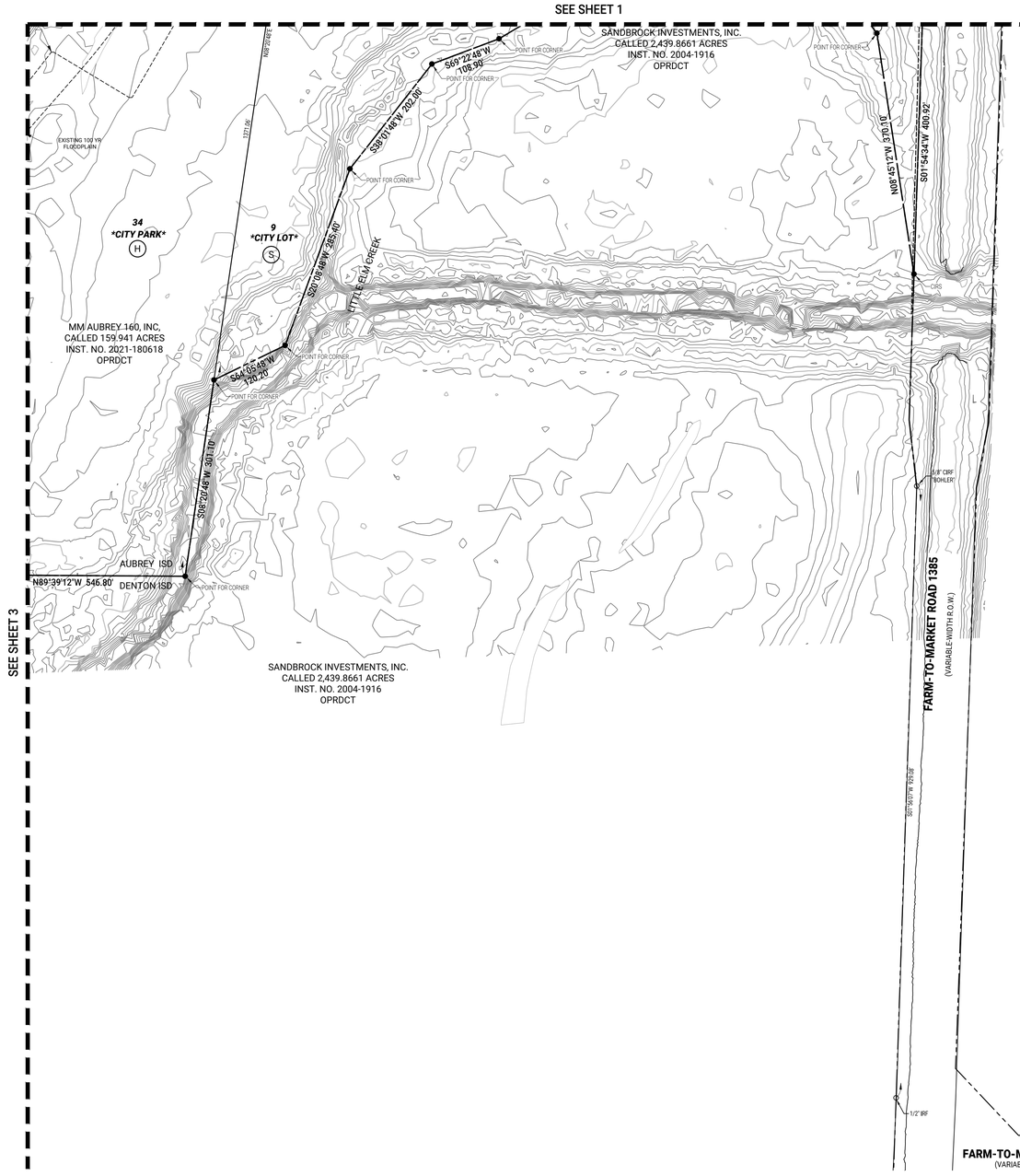
12. THE CITY OF AUBREY AND/OR DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.

13. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.

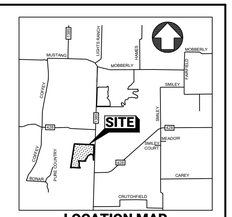
14. **SUBJECT PROPERTY LIES WITHIN ZONE X (UN-SHADED AREA), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ZONE AE (SHADED) AND ZONE AE (FLOODWAY AREAS) (ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS, NUMBER 48121C0270G, REVISION DATE APRIL 18, 2011.

15. NO CONSTRUCTION WITHOUT WRITTEN APPROVAL FROM THE CITY OF AUBREY SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT; AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.

16. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 ~ NORTH CENTRAL ZONE NO. 4202 - NAD 83. (ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.999849393).







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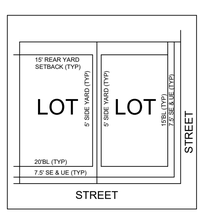
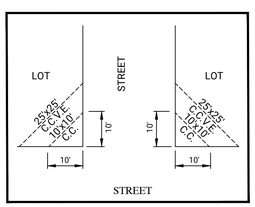
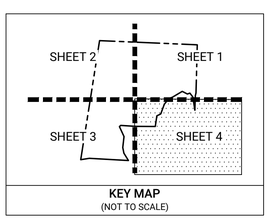


MINIMUM SETBACK EXHIBIT
(Not to Scale)



C.C. = CORNER CLIP
C.C.V.E = CORNER CLIP VISIBILITY EASEMENT

10'x10' VISIBILITY EASEMENT & CORNER CLIP EASEMENT (TYP.)
N.T.S.



KEY MAP
(NOT TO SCALE)

AREA TABLE		
TYPE	QUANTITY	AREA (ACRES)
RESIDENTIAL	448	64.562
OPEN SPACE	8	2.917
CITY LOTS	2	43.941
CITY PARK	1	23.107
RIGHT-OF-WAY	N/A	25.412
TOTAL	459	159.939

LOT INFORMATION

PD SF TYPE A = 448 LOTS

MIN. LOT SIZE = 5,500 SQ FT

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OWNER: MM AUBREY 160, LLC
CONTACT: MEHRDAD MOAYEDI
1800 VALLEY VIEW LANE, STE. 300
FARMERS BRANCH, TX 75234
PHONE: (469)892-7200
EMAIL: jack@centurionamerican.com

RPLS OF RECORD: ADAM T. JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6664
AJohnson@Barraza-Group.com

BARRAZA CONSULTING GROUP, LLC
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055

PROJECT NO. 2021003
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TECH=BAS
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Block A - Lot Areas

Lot	Area (AC)	Area (SF)
1	0.161	7,015
2	0.145	6,325
3	0.145	6,325
4	0.145	6,325
5	0.145	6,325
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.145	6,325
10	0.145	6,325
11	0.145	6,325
12	0.145	6,325
13	0.145	6,325
14	0.132	5,750
15	0.132	5,750
16	0.132	5,750
17	0.132	5,750
18	0.132	5,750
19	0.132	5,750
20	0.169	7,360

Block A - Lot Areas

Lot	Area (AC)	Area (SF)
1X	0.491	21,400
2X	0.024	1,037

Block A Total Area

Area (AC)	Area (SF)
3.340	145,487

Block B - Lot Areas

Lot	Area (AC)	Area (SF)
1	0.161	7,015
2	0.145	6,325
3	0.145	6,325
4	0.145	6,325
5	0.145	6,325
6	0.145	6,325
7	0.145	6,325
8	0.149	6,473
9	0.154	6,693
10	0.297	12,945
11	0.296	12,877
12	0.140	6,085
13	0.132	5,750
14	0.132	5,750
15	0.161	7,015
1X	0.056	2,430
2X	0.173	7,546

Block B Total Area

Area (AC)	Area (SF)
2.721	118,530

Block C - Lot Areas

Lot	Area (AC)	Area (SF)
1	0.161	7,015
2	0.132	5,750
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.132	5,750
10	0.173	7,518
11	0.180	7,849
12	0.140	6,095
13	0.140	6,095
14	0.140	6,095
15	0.140	6,095
16	0.132	5,750
17	0.132	5,750
18	0.132	5,750
19	0.132	5,750
20	0.161	7,015

Block C Total Area

Area (AC)	Area (SF)
2.819	122,778

Block D - Lot Areas

Lot	Area (AC)	Area (SF)
1	0.161	7,015
2	0.145	6,325
3	0.145	6,325
4	0.145	6,325
5	0.145	6,325
6	0.145	6,325
7	0.145	6,325
8	0.132	5,750
9	0.138	6,000
10	0.175	7,623
11	0.184	7,994
12	0.151	6,570
13	0.145	6,325
14	0.145	6,325
15	0.145	6,325
16	0.145	6,325
17	0.145	6,325
18	0.145	6,325
19	0.145	6,325
20	0.161	7,015

Block D Total Area

Area (AC)	Area (SF)
2.989	130,192

Block E - Lot Areas

Lot	Area (AC)	Area (SF)
1	0.168	7,338
2	0.136	5,922
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.145	6,325
9	0.145	6,325
10	0.142	6,184
11	0.165	7,185
12	0.173	7,531
13	0.143	6,246
14	0.145	6,326
15	0.145	6,325
16	0.145	6,325
17	0.145	6,325
18	0.132	5,750
19	0.132	5,750
20	0.132	5,750

Block E - Lot Areas

Lot	Area (AC)	Area (SF)
21	0.144	6,271
22	0.180	7,858

Block E Total Area

Area (AC)	Area (SF)
3.179	138,488

Block F - Lot Areas

Lot	Area (AC)	Area (SF)
1	0.207	9,009
2	0.181	7,900
3	0.223	9,726
4	0.168	7,324
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.132	5,750
10	0.132	5,750
11	0.134	5,818
12	0.148	6,441
13	0.185	8,078
14	0.164	7,136
15	0.140	6,113
16	0.137	5,981
17	0.132	5,750
18	0.132	5,750
19	0.132	5,750
20	0.132	5,750

Block F - Lot Areas

Lot	Area (AC)	Area (SF)
21	0.132	5,750
22	0.132	5,750
23	0.132	5,750
24	0.174	7,591

Block F Total Area

Area (AC)	Area (SF)
3.578	155,868

Block G - Lot Areas

Lot	Area (AC)	Area (SF)
1	0.158	6,900
2	0.132	5,750
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,759
7	0.139	6,036
8	0.139	6,042
9	0.161	6,998
10	0.167	7,293
11	0.140	6,081
12	0.152	6,632
13	0.146	6,360
14	0.132	5,750
15	0.132	5,750
16	0.132	5,750
17	0.132	5,750
18	0.155	6,766

Block G Total Area

Area (AC)	Area (SF)
2.545	110,866

Block H - Lot Areas

Lot	Area (AC)	Area (SF)
1	0.132	5,750
2	0.132	5,750
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.156	6,795
8	0.255	11,095
9	0.258	11,224
10	0.141	6,139
11	0.141	6,131
12	0.141	6,131
13	0.141	6,131
14	0.141	6,131
15	0.141	6,131
16	0.141	6,131
17	0.167	7,285
18	0.167	7,265
19	0.140	6,113
20	0.140	6,112

Block H - Lot Areas

Lot	Area (AC)	Area (SF)
21	0.140	6,112
22	0.140	6,112
23	0.140	6,112
24	0.140	6,113
25	0.140	6,114
26	0.148	6,458
27	0.260	11,323
28	0.251	10,931
29	0.139	6,057
30	0.145	6,325
31	0.145	6,325
32	0.144	6,281
33	0.136	5,920
34	23.107	1,006,543
1X	0.097	4,211
2X	1.888	82,230

Block H Total Area

Area (AC)	Area (SF)
30.224	1,316,567

Block I - Lot Areas

Lot	Area (AC)	Area (SF)
1	0.164	7,130
2	0.139	6,038
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.132	5,750
10	0.132	5,750
11	0.132	5,750
12	0.136	5,926
13	0.138	6,030
14	0.138	6,030
15	0.138	6,029
16	0.138	6,029
17	0.138	6,029
18	0.138	6,029
19	0.138	6,029
20	0.138	6,029

Block I - Lot Areas

Lot	Area (AC)	Area (SF)
21	0.138	6,030
22	0.138	6,030
23	0.167	7,277
24	0.159	6,917
25	0.139	6,072
26	0.139	6,036
27	0.139	6,036
28	0.139	6,036
29	0.139	6,036
30	0.139	6,036
31	0.139	6,036
32	0.139	6,036
33	0.139	6,036
34	0.136	5,929
35	0.132	5,750
36	0.132	5,750
37	0.132	5,750
38	0.132	5,750
39	0.132	5,750
40	0.132	5,750

Block I - Lot Areas

Lot	Area (AC)	Area (SF)
41	0.132	5,750
42	0.132	5,750
43	0.132	5,750
44	0.139	6,038
45	0.164	7,130

Block I Total Area

Area (AC)	Area (SF)
6.211	270,537

Block J - Lot Areas

Lot	Area (AC)	Area (SF)
1	0.164	7,130
2	0.132	5,750
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.132	5,750
10	0.162	7,057
11	0.162	7,057
12	0.132	5,750
13	0.132	5,750
14	0.132	5,750
15	0.132	5,750
16	0.132	5,750
17	0.132	5,750
18	0.132	5,750
19	0.132	5,750
20	0.164	7,130

Block J Total Area

Area (AC)	Area (SF)
2.763	120,374

Block K - Lot Areas

Lot	Area (AC)	Area (SF)
1	0.172	7,475
2	0.145	6,325
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.132	5,750
10	0.132	5,750
11	0.132	5,750
12	0.132	5,750
13	0.132	5,750
14	0.145	6,325
15	0.172	7,475
1X	0.126	5,481

Block K Total Area

Area (AC)	Area (SF)
2.211	96,331

Block L - Lot Areas

Lot	Area (AC)	Area (SF)
1	0.164	7,130
2	0.132	5,750
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.132	5,750
10	0.132	5,750
11	0.132	5,750
12	0.139	6,051
13	0.141	6,141
14	0.141	6,139
15	0.141	6,139
16	0.141	6,140
17	0.141	6,142
18	0.173	7,553
19	0.172	7,495
20	0.141	6,132

Block L - Lot Areas

Lot	Area (AC)	Area (SF)
21	0.141	6,132
22	0.141	6,132
23	0.141	6,132
24	0.140	6,081
25	0.132	5,750
26	0.132	5,750
27	0.132	5,750
28	0.132	5,750
29	0.132	5,750
30	0.132	5,750
31	0.132	5,750
32	0.132	5,750
33	0.132	5,750
34	0.132	5,750
35	0.164	7,130

Block L Total Area

Area (AC)	Area (SF)
4.859	211,670

Block M - Lot Areas

Lot	Area (AC)	Area (SF)
1	0.164	7,130
2	0.132	5,750
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.132	5,750
10	0.132	5,750
11	0.132	5,750
12	0.160	6,952
13	0.169	7,346
14	0.168	7,302
15	0.188	8,193
16	0.197	8,601
17	0.174	7,559
18	0.163	7,092
19	0.132	5,750
20	0.132	5,750

Block M - Lot Areas

Lot	Area (AC)	Area (SF)
21	0.132	5,750
22	0.132	5,750
23	0.132	5,750
24	0.132	5,750
25	0.132	5,750
26	0.132	5,750
27	0.132	5,750
28	0.132	5,750
29	0.164	7,130

Block M Total Area

Area (AC)	Area (SF)
4.185	182,305

Block N - Lot Areas

Lot	Area (AC)	Area (SF)
1	0.164	7,130
2	0.132	5,750
3	0.132	5,750
4	0.137	5,980
5	0.145	6,325
6	0.145	6,325
7	0.145	6,325
8	0.145	6,325
9	0.145	6,325
10	0.145	6,325
11	0.172	7,489
12	0.224	9,773
13	0.230	10,031
14	0.163	7,092
15	0.145	6,325
16	0.145	6,325
17	0.145	6,325
18	0.145	6,325
19	0.145	6,325
20	0.137	5,980

Block N - Lot Areas

Lot	Area (AC)	Area (SF)
21	0.132	5,750
22	0.132	5,750
23	0.164	7,130

Block N Total Area

Area (AC)	Area (SF)
3.517	153,180

Block O - Lot Areas

Lot	Area (AC)	Area (SF)
1	0.161	7,015
2	0.132	5,750
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.132	5,750
10	0.132	5,750
11	0.181	7,897
12	0.162	7,043
13	0.132	5,750
14	0.132	5,750
15	0.132	5,750
16	0.132	5,750
17	0.132	5,750
18	0.132	5,750
19	0.132	5,750
20	0.132	5,750

Block O - Lot Areas

Lot	Area (AC)	Area (SF)
21	0.132	5,750
22	0.161	7,015

Block O Total Area

Area (AC)	Area (SF)
3.041	132,471

Block P - Lot Areas

Lot	Area (AC)	Area (SF)
1	0.161	7,015
2	0.132	5,750
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.132	5,750
10	0.132	5,750
11	0.161	7,015
12	0.161	7,015
13	0.132	5,750
14	0.132	5,750
15	0.132	5,750
16	0.132	5,750
17	0.132	5,750
18	0.132	5,750
19	0.132	5,750
20	0.132	5,750

Block P - Lot Areas

Lot	Area (AC)	Area (SF)
21	0.161	7,015
22	0.161	7,015

Block P Total Area

Area (AC)	Area (SF)
3.020	131,560

Block Q - Lot Areas

Lot	Area (AC)	Area (SF)
1	0.161	7,015
2	0.132	5,750
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.132	5,750
10	0.132	5,750
11	0.161	7,015
12	0.158	6,881
13	0.132	5,750
14	0.132	5,750
15	0.132	5,750
16	0.132	5,750
17	0.132	5,750
18	0.132	5,750
19	0.132	5,750
20	0.132	5,750

Block Q - Lot Areas

Lot	Area (AC)	Area (SF)
21	0.132	5,750
22	0.158	6,881

Block Q Total Area

Area (AC)	Area (SF)
3.014	131,292

Block R - Lot Areas

Lot	Area (AC)	Area (SF)
1	0.132	5,750
2	0.132	5,750
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,729
7	0.159	6,915
8	0.404	17,594
9	0.192	8,351
10	0.143	6,247
11	0.143	6,243
12	0.143	6,238
13	0.143	6,234
14	0.143	6,230
15	0.143	6,225
16	0.143	6,221
17	0.143	6,217
18	0.143	6,212
19	0.143	6,208
20	0.142	6,204

Block R - Lot Areas

Lot	Area (AC)	Area (SF)
21	0.142	6,199
22	0.142	6,195
23	0.142	6,191
24	0.142	6,186
25	0.142	6,182
26	0.142	6,178
27	0.142	6,173
28	0.142	6,169
29	0.137	5,959
30	0.132	5,750
31	0.132	5,750
32	0.132	5,750
33	0.132	5,750
34	0.132	5,750
35	0.172	7,475
36	10.196	444,157
1X	0.062	2,720

Block R Total Area

Area (AC)	Area (SF)
15.481	674,354

Block S - Lot Areas

Lot	Area (AC)	Area (SF)
1	0.133	5,802
2	0.133	5,800
3	0.133	5,800
4	0.133	5,800
5	0.133	5,800
6	0.133	5,800
7	0.140	6,112
8	0.150	6,527
9	33.733	1,469,430

Block S Total Area

Area (AC)	Area (SF)
34.830	1,517,179

P R E L I M I N A R Y
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

PRELIMINARY PLAT

DUCK POINT

159.939 ACRES
448 RESIDENTIAL LOTS
8 NON-RESIDENTIAL LOTS
1 CITY PARK
2 CITY LOTS

LOTS 1X, 2X & 1-20, BLOCK A; LOTS 1X, 2X & 1-15, BLOCK B; LOTS 1-20, BLOCK C; LOTS 1-20, BLOCK D; LOTS 1-22, BLOCK E; LOTS 1-24, BLOCK F; LOTS 1-18, BLOCK G; LOTS 1X, 2X,1-33 & 34 (CITY PARK), BLOCK H; LOTS 1-45, BLOCK I; LOTS 1-20, BLOCK J; LOTS 1X & 1-15, BLOCK K; LOTS 1-35, BLOCK L; LOTS 1-29, BLOCK M; LOTS 1-23, BLOCK N; LOTS 1-22, BLOCK O; LOTS 1-22, BLOCK P; LOTS 1-22, BLOCK Q; LOTS 1X,1-35 & 36 (CITY LOT), BLOCK R; LOTS 1-8 & 9 (CITY LOT), BLOCK S;
SITUATED IN THE
FREDRICK H. POLLARD SURVEY,
ABSTRACT NO. 995
CITY OF AUBREY,
DENTON COUNTY, TEXAS

OWNER: MM AUBREY 160, LLC
CONTACT: MEHRDAD MOAYEDI
1800 VALLEY VIEW LANE, STE. 300
FARMERS BRANCH, TX 75234
PHONE: (469)892-7200
EMAIL: jack@centurionamerican.com

RPLS OF RECORD: ADAM T. JOHNSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6664
AJohnson@Barraza-Group.com

BARRAZA CONSULTING GROUP, LLC
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055

PROJECT NO. 2021003
DATE OCTOBER 2024

TECH=BAS

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OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, MM Aubrey 160, LLC, is the owner of that certain tract of land situated in Denton County, Texas, being a part of the Frederick H. Pollard Survey, Abstract No. 995, being all of a called 159.941 acre tract of land described in a Deed to MM Aubrey 160 LLC., as recorded in Document No. 2021-180618, Official Public Records, Denton County, Texas (OPRDCT) and being more particularly described as follows:

BEGINNING at the northeast corner of said 159.939 acre tract and the southeast corner of a called 394.474 acre tract of land described in deed to A1719, LLC, recorded in Instrument No. 2020-28892 OPRDCT, also being located in the west right-of-way line of Farm-To-Market road No. 1385

THENCE along the east line of said 159.939 acre tract and the west line of Farm-To-Market Road No. 1385 (a variable width right-of-way), the following courses:

South 01 degrees 32 minutes 48 seconds West, a distance of 1,347.00 feet to a 5/8 inch iron rod found for corner;

South 12 degrees 36 minutes 53 seconds West, a distance of 79.08 feet to 5/8-inch iron rods with plastic cap stamped "BCG 10194538" set for corner;

South 01 degrees 54 minutes 34 seconds West, a distance of 400.92 feet to 5/8-inch iron rods with plastic cap stamped "BCG 10194538" set for the southeast corner of said 159.939 acre tract and the northeast corner of a called 2,439.8661 acre tract of land described in deed to Sandbrock Investments, Inc., as recorded in Document No. 2004-1916, OPRDCT;

THENCE along the south line of said 159.939 acre tract and the north line of said 2,439.8661 acre tract of land and meandering in or near the centerline of said Little Elm Creek, the following courses:

North 08 degrees 45 minutes 12 seconds West, a distance of 370.10 feet to a point for corner;

North 37 degrees 31 minutes 12 seconds West, a distance of 137.20 feet to a point for corner;

South 68 degrees 51 minutes 48 seconds West, a distance of 73.30 feet to a point for corner;

North 62 degrees 27 minutes 12 seconds West, a distance of 161.60 feet to a point for corner;

South 59 degrees 14 minutes 48 seconds West, a distance of 323.90 feet to a point for corner;

South 69 degrees 22 minutes 48 seconds West, a distance of 108.90 feet to a point for corner;

South 38 degrees 01 minutes 48 seconds West, a distance of 202.00 feet to a point for corner;

South 20 degrees 08 minutes 48 seconds West, a distance of 285.40 feet to a point for corner;

South 64 degrees 05 minutes 48 seconds West, a distance of 120.20 feet to a point for corner;

South 08 degrees 20 minutes 48 seconds West, a distance of 301.10 feet to a point for corner;

North 89 degrees 39 minutes 12 seconds West, a distance of 546.80 feet to a point for corner;

North 86 degrees 27 minutes 12 seconds West, a distance of 420.85 feet to a point for corner;

South 47 degrees 16 minutes 48 seconds West, a distance of 49.31 feet to a point for corner;

South 24 degrees 49 minutes 12 seconds East, a distance of 306.70 feet to a point for corner;

South 06 degrees 20 minutes 48 seconds West, a distance of 308.30 feet to a point for corner;

South 11 degrees 18 minutes 12 seconds East, a distance of 161.25 feet to a point for corner;

South 31 degrees 19 minutes 12 seconds East, a distance of 240.90 feet to a point for corner;

North 86 degrees 42 minutes 12 seconds West, a distance of 1,094.70 feet to a point for corner;

South 80 degrees 54 minutes 48 seconds West, a distance of 242.04 feet to a 5/8 inch iron with plastic cap stamped "BOHLER" found for corner, said point being the southeast corner of a called 80.612 acre tract described in deed to Dosti Partners, LLC, recorded in Instrument No. 2021-180838 OPRDCT and being the southwest corner of said 159.939 acre tract;

THENCE North 08 degrees 59 minutes 13 seconds East, with the common line of said 80.612 acre tract and 159.939 acre tract, a distance of 3369.03 feet to a 5/8 inch iron with plastic cap stamped "BOHLER" found for corner, said point being the northwest corner of said 159.939 acre tract

THENCE South 87 degrees 33 minutes 12 seconds East, a distance of 2,733.00 feet along the north line of said 159.939 acre tract of land and the south line of said 394.474 acre tract to the **POINT OF BEGINNING** and containing 159.939 acres of land.

THENCE South 87 degrees 33 minutes 12 seconds East, a distance of 2,733.00 feet along the north line of said 159.939 acre tract of land and the south line of said 394.474 acre tract to the **POINT OF BEGINNING** and containing 159.939 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, ADAM T. JOHNSON, a registered professional land surveyor, do hereby certify that this plat was prepared and the field notes made a part hereof from an actual and accurate survey of the land and that the corner monuments shown hereon were found or properly placed under my personal supervision in accordance with Collin County, Texas subdivision regulations.

DATED THIS THE _____ DAY OF _____, 2024.

P R E L I M I N A R Y
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
ADAM T. JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6664

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for The State of Texas, on this day personally appeared ADAM T. JOHNSON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2024.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

APPROVED AND ACCEPTED:

_____
MAYOR
CITY OF AUBREY, TEXAS

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF AUBREY, TEXAS HEREBY CERTIFIES THAT THE FOREGOING PRELIMINARY PLAT OF DUCK POINT, AN ADDITION TO DENTON COUNTY, TEXAS, IS HEREBY APPROVED BY THE CITY OF AUBREY THIS ___ DAY OF _____, 2024, AND THE CITY OF AUBREY DOES HEREBY ACCEPT SAID PRELIMINARY PLAT, AND THAT THE CITY OF AUBREY FURTHER AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING THEIR NAME AS HEREIN ABOVE SUBSCRIBED.

ATTEST THIS ___ DAY OF _____, 2024.

_____
CITY SECRETARY
CITY OF AUBREY, TEXAS

CERTIFICATE OF PRELIMINARY PLAT APPROVED

This Preliminary Plat was reviewed and approved by the City Council of the City of Aubrey, Texas the

_____ day of _____, 2024.

_____
Chris Rich, Mayor
City of Aubrey, Texas

P R E L I M I N A R Y
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

DISTRICT APPROVAL

THE LAKES FRESH WATER SUPPLY DISTRICT:

_____ _____
CHAIRPERSON DATE

PRELIMINARY PLAT

DUCK POINT

159.939 ACRES
448 RESIDENTIAL LOTS
8 NON-RESIDENTIAL LOTS
1 CITY PARK
2 CITY LOTS

LOTS 1X, 2X & 1-20, BLOCK A; LOTS 1X, 2X & 1-15, BLOCK B; LOTS 1-20, BLOCK C; LOTS 1-20, BLOCK D; LOTS 1-22, BLOCK E; LOTS 1-24, BLOCK F; LOTS 1-18, BLOCK G; LOTS 1X, 2X,1-33 & 34 (CITY PARK), BLOCK H; LOTS 1-45, BLOCK I; LOTS 1-20, BLOCK J; LOTS 1X & 1-15, BLOCK K; LOTS 1-35, BLOCK L; LOTS 1-29, BLOCK M; LOTS 1-23, BLOCK N; LOTS 1-22, BLOCK O; LOTS 1-22, BLOCK P; LOTS 1-22, BLOCK Q; LOTS 1X,1-35 & 36 (CITY LOT), BLOCK R; LOTS 1-8 & 9 (CITY LOT), BLOCK S;

SITUATED IN THE
FREDRICK H. POLLARD SURVEY,
ABSTRACT NO. 995
CITY OF AUBREY,
DENTON COUNTY, TEXAS

OWNER: MM AUBREY 160, LLC
CONTACT: MEHRDAD MOAYEDI
1800 VALLEY VIEW LANE, STE. 300
FARMERS BRANCH, TX 75234
PHONE: (469)892-7200
EMAIL: jack@centurionamerican.com

RPLS OF RECORD: ADAM T. JOHNSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6664
AJohnson@Barraza-Group.com

BARRAZA CONSULTING GROUP, LLC
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055
PROJECT NO. 2021003
DATE OCTOBER 2024

TECH=BAS

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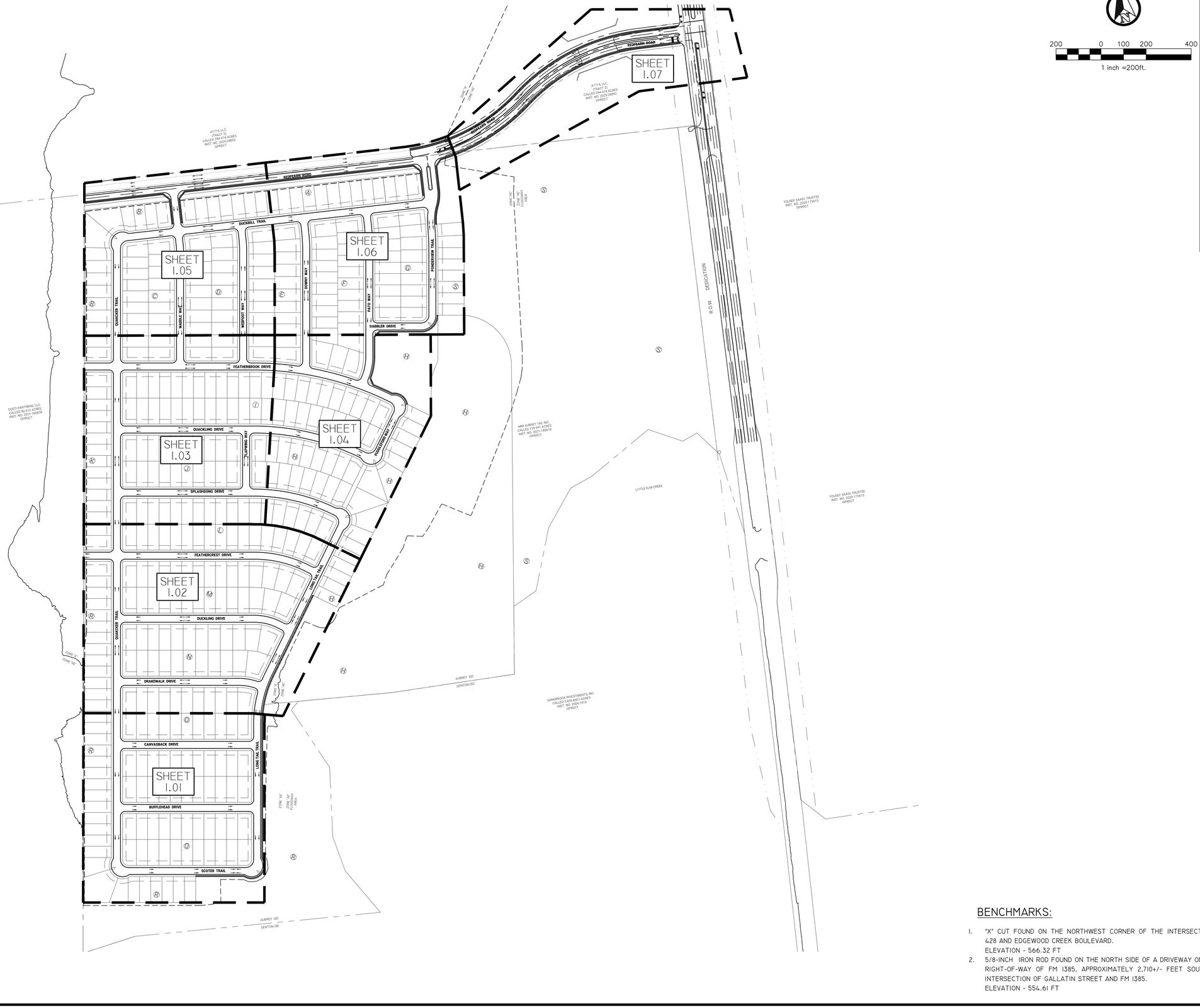

BENCHMARKS:

1. "X" CUT FOUND ON THE NORTHWEST CORNER OF THE INTERSECTION OF FM 428 AND EDGEWOOD CREEK BOULEVARD.
   ELEVATION - 566.32 FT
2. 5/8-INCH IRON ROD FOUND ON THE NORTH SIDE OF A DRIVEWAY ON THE EAST RIGHT-OF-WAY OF FM 1385, APPROXIMATELY 2,710+/- FEET SOUTH OF THE INTERSECTION OF GALLATIN STREET AND FM 1385.
   ELEVATION - 554.61 FT

NO.	DATE	REVISION

RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
10/29/2024

PRELIMINARY PAVING PLAN

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
801 East Campbell Road
Suite 650, Richardson, TX 75081
TEL: 214.544.7000
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=200'
DESIGN	CHECKED
BA	RAV

1.01

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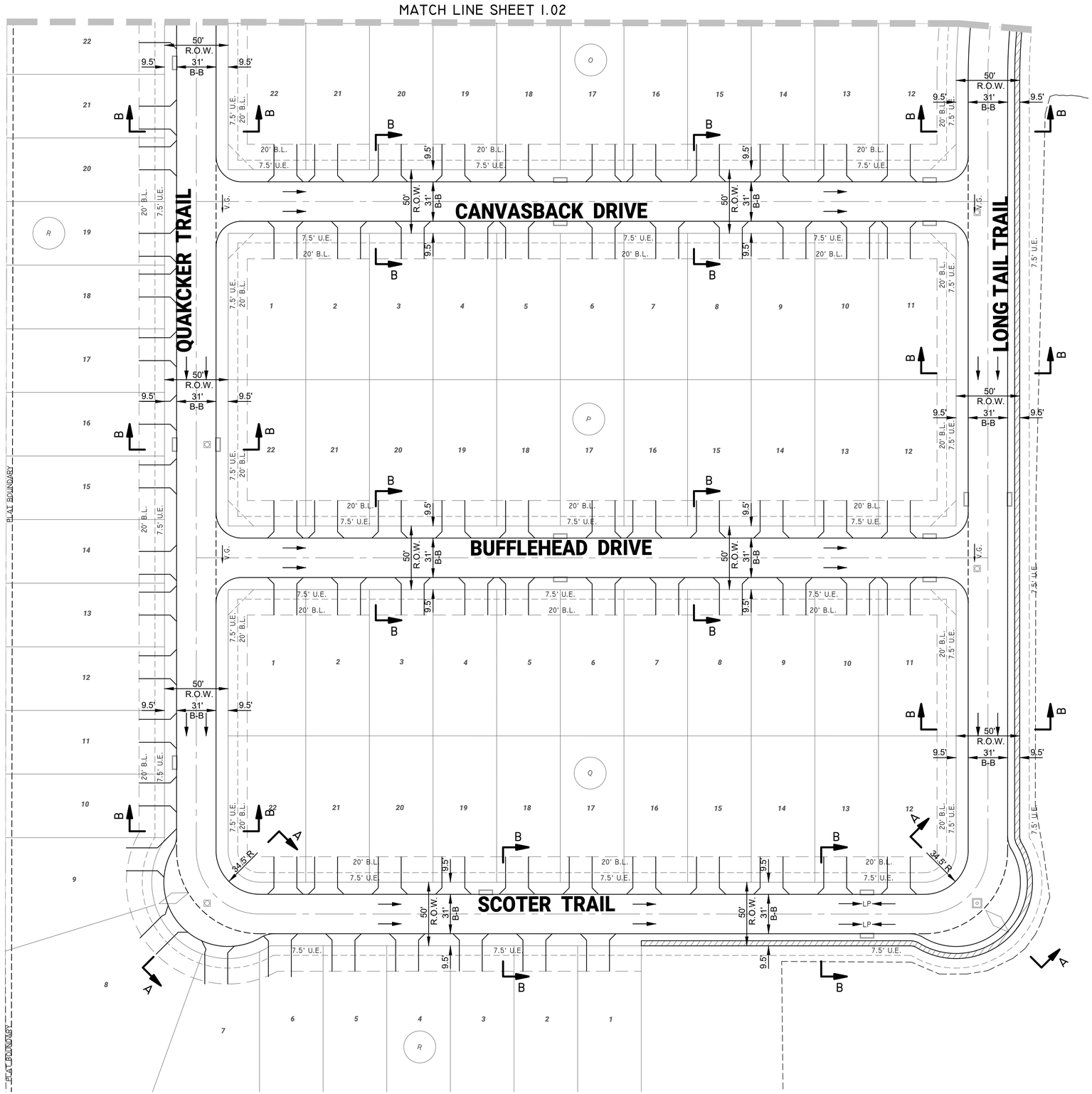
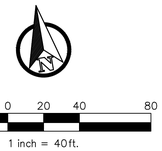




LEGEND

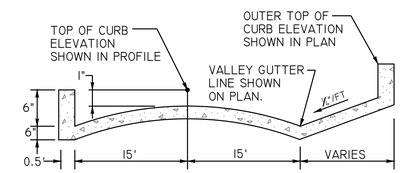
	ROW		BARRIER FREE RAMP
	BACK OF CURB		PROPOSED STORM INLET
	CENTERLINE		JUNCTION BOX
	VALLEY GUTTER	PICR	POINT OF INTERSECTING CURB RETURN
	UTILITY EASEMENT		
	PROPOSED MANHOLE	PC	POINT OF CURVATURE
	PROPOSED CLEANOUT	PT	POINT OF TANGENCY

LEGEND

CONTRACTOR TO INSTALL LAYDOWN CURB AND BARRIER FREE RAMP. FOR DETAILS SEE PAVING DETAIL SHEET.

NOTES:

1. 4" CROWN FOR 31' B-B STREETS. SAWED LONGITUDINAL DUMMY JOINT
2. ALL RESIDENTIAL STREETS TO BE 6" REINFORCED CONCRETE PAVEMENT THICKNESS (4000 PSI PER NCTCOG ITEM 303.3.4.2-CLASS PI #3 BARS @ 24" OCEW).
3. ALL ARTERIAL AND MINOR/MAJOR COLLECTOR STREETS TO BE 8" REINFORCED CONCRETE PAVEMENT THICKNESS (4000 PSI PER NCTCOG ITEM 303.3.4.2-CLASS PI #4 BARS @ 18" OCEW).
4. RATE OF LIME\CEMENT APPLICATION TO BE DETERMINED BY LIME SERIES TEST (37 LBS/SQ YD PER GEOTECHNICAL CONSULTANT)
5. ALL CURBS ARE TO BE MONOLITHIC 6" STANDARD CURB, UNLESS NOTED OTHERWISE.
6. ALL CURB RETURNS ARE 20' RADIUS UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
8. SEE SHEET 1.08 FOR PAVING CROSS-SECTIONS AND DETAILS.
9. CONTRACTOR TO INSTALL LAYDOWN CURB AND BARRIER FREE RAMP. FOR DETAILS SEE CITY OF AUBREY STANDARD DETAILS.
10. SEE CITY OF AUBREY DETAILS FOR SIDEWALK DETAILS.



SECTION A-A
(N.T.S.)

BENCHMARKS:

1. "X" CUT FOUND ON THE NORTHWEST CORNER OF THE INTERSECTION OF FM 428 AND EDGEWOOD CREEK BOULEVARD.
   ELEVATION - 566.32 FT
2. 5/8-INCH IRON ROD FOUND ON THE NORTH SIDE OF A DRIVEWAY ON THE EAST RIGHT-OF-WAY OF FM 1385, APPROXIMATELY 2,710+/- FEET SOUTH OF THE INTERSECTION OF GALLATIN STREET AND FM 1385.
   ELEVATION - 554.61 FT

NO.	DATE	REVISION

RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
10/29/2024

PRELIMINARY PAVING PLAN

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
801 East Campbell Road
Suite 650, Richardson, TX 75081
TEL: 214-446-0005 TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 800
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=40'
DESIGN	CHECKED
BA	RAV

1.01

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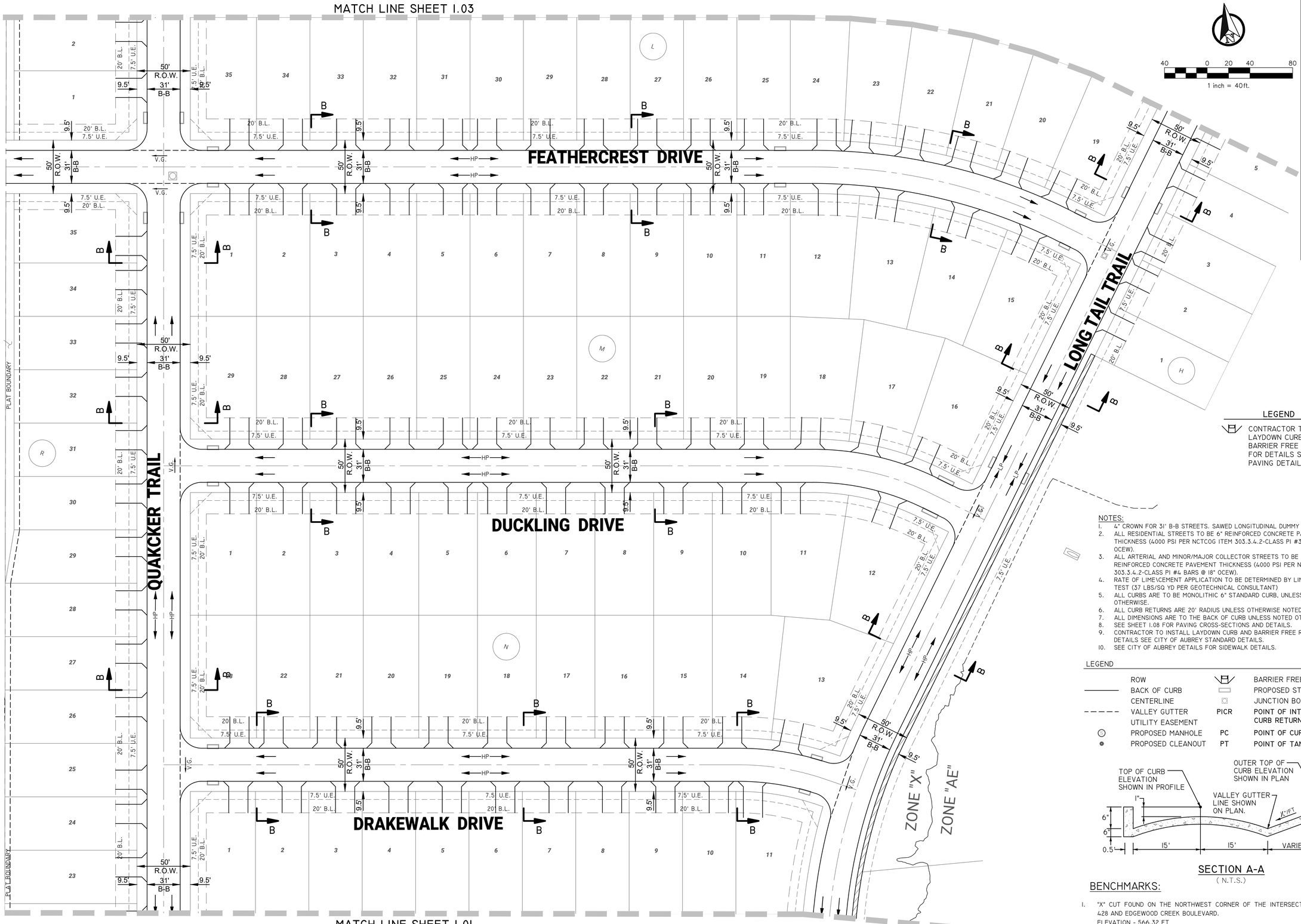
MATCH LINE SHEET 1.03



MATCH LINE SHEET 1.01

LEGEND

CONTRACTOR TO INSTALL LAYDOWN CURB AND BARRIER FREE RAMP. FOR DETAILS SEE PAVING DETAIL SHEET.

NOTES:

1. 4" CROWN FOR 31' B-B STREETS. SAWED LONGITUDINAL DUMMY JOINT
2. ALL RESIDENTIAL STREETS TO BE 6" REINFORCED CONCRETE PAVEMENT THICKNESS (4000 PSI PER NCTCOG ITEM 303.3.4.2-CLASS PI #3 BARS @ 24" OCEW).
3. ALL ARTERIAL AND MINOR/MAJOR COLLECTOR STREETS TO BE 8" REINFORCED CONCRETE PAVEMENT THICKNESS (4000 PSI PER NCTCOG ITEM 303.3.4.2-CLASS PI #4 BARS @ 18" OCEW).
4. RATE OF LIME\CEMENT APPLICATION TO BE DETERMINED BY LIME SERIES TEST (37 LBS/SQ YD PER GEOTECHNICAL CONSULTANT)
5. ALL CURBS ARE TO BE MONOLITHIC 6" STANDARD CURB, UNLESS NOTED OTHERWISE.
6. ALL CURB RETURNS ARE 20' RADIUS UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
8. SEE SHEET 1.08 FOR PAVING CROSS-SECTIONS AND DETAILS.
9. CONTRACTOR TO INSTALL LAYDOWN CURB AND BARRIER FREE RAMP. FOR DETAILS SEE CITY OF AUBREY STANDARD DETAILS.
10. SEE CITY OF AUBREY DETAILS FOR SIDEWALK DETAILS.

LEGEND

	ROW		BARRIER FREE RAMP
	BACK OF CURB		PROPOSED STORM INLET
	CENTERLINE		JUNCTION BOX
	VALLEY GUTTER	PICR	POINT OF INTERSECTING CURB RETURN
	UTILITY EASEMENT		
	PROPOSED MANHOLE	PC	POINT OF CURVATURE
	PROPOSED CLEANOUT	PT	POINT OF TANGENCY

SECTION A-A
(N.T.S.)

BENCHMARKS:

1. "X" CUT FOUND ON THE NORTHWEST CORNER OF THE INTERSECTION OF FM 428 AND EDGEWOOD CREEK BOULEVARD.
   ELEVATION - 566.32 FT
2. 5/8-INCH IRON ROD FOUND ON THE NORTH SIDE OF A DRIVEWAY ON THE EAST RIGHT-OF-WAY OF FM 1385, APPROXIMATELY 2,710+/- FEET SOUTH OF THE INTERSECTION OF GALLATIN STREET AND FM 1385.
   ELEVATION - 554.61 FT

REVISION | DATE | NO.

STATE OF TEXAS
RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
10/29/2024

PRELIMINARY PAVING PLAN

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
801 East Campbell Road
Suite 650, Richardson, TX 75081
TEL: 214.744.4055
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
2800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=40'
DESIGN	CHECKED
BA	RAV

1.02

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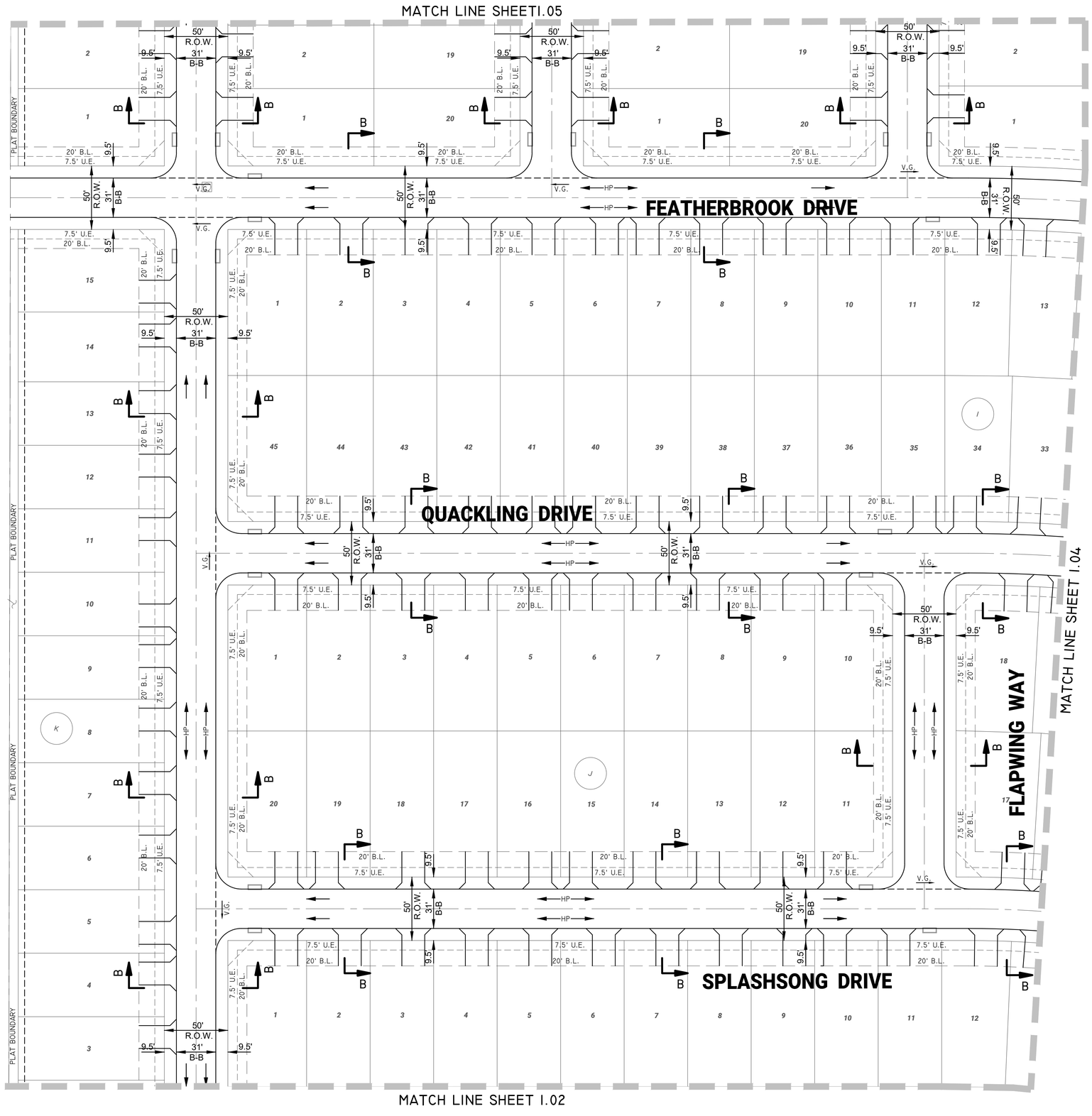

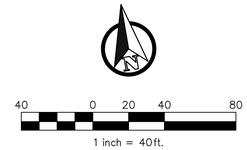

LEGEND

CONTRACTOR TO INSTALL LAYDOWN CURB AND BARRIER FREE RAMP. FOR DETAILS SEE PAVING DETAIL SHEET.

NOTES:

1. 4" CROWN FOR 31' B-B STREETS. SAWED LONGITUDINAL DUMMY JOINT
2. ALL RESIDENTIAL STREETS TO BE 6" REINFORCED CONCRETE PAVEMENT THICKNESS (4000 PSI PER NCTCOG ITEM 303.3.4.2-CLASS PI #3 BARS @ 24" OCEW).
3. ALL ARTERIAL AND MINOR/MAJOR COLLECTOR STREETS TO BE 8" REINFORCED CONCRETE PAVEMENT THICKNESS (4000 PSI PER NCTCOG ITEM 303.3.4.2-CLASS PI #4 BARS @ 18" OCEW).
4. RATE OF LIME\CEMENT APPLICATION TO BE DETERMINED BY LIME SERIES TEST (37 LBS/SQ YD PER GEOTECHNICAL CONSULTANT)
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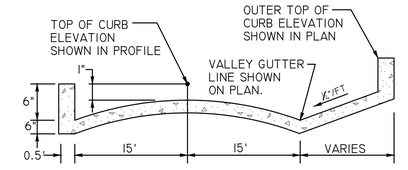
6. ALL CURB RETURNS ARE 20' RADIUS UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
8. SEE SHEET 1.08 FOR PAVING CROSS-SECTIONS AND DETAILS.
9. CONTRACTOR TO INSTALL LAYDOWN CURB AND BARRIER FREE RAMP. FOR DETAILS SEE CITY OF AUBREY STANDARD DETAILS.
10. SEE CITY OF AUBREY DETAILS FOR SIDEWALK DETAILS.

LEGEND

	ROW		BARRIER FREE RAMP
	BACK OF CURB		PROPOSED STORM INLET
	CENTERLINE		JUNCTION BOX
- - - -	VALLEY GUTTER	PICR	POINT OF INTERSECTING CURB RETURN
	UTILITY EASEMENT		
S	PROPOSED MANHOLE	PC	POINT OF CURVATURE
	PROPOSED CLEANOUT	PT	POINT OF TANGENCY



SECTION A-A
(N.T.S.)

BENCHMARKS:

1. "X" CUT FOUND ON THE NORTHWEST CORNER OF THE INTERSECTION OF FM 428 AND EDGEWOOD CREEK BOULEVARD.
   ELEVATION - 566.32 FT
2. 5/8-INCH IRON ROD FOUND ON THE NORTH SIDE OF A DRIVEWAY ON THE EAST RIGHT-OF-WAY OF FM 1385, APPROXIMATELY 2,710+/- FEET SOUTH OF THE INTERSECTION OF GALLATIN STREET AND FM 1385.
   ELEVATION - 554.61 FT

NO.	DATE	REVISION

STATE OF TEXAS
RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
10/29/2024

PRELIMINARY PAVING PLAN

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
801 East Campbell Road
Suite 650 Richardson, TX 75081
TEL: 214.346.6295 TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=40'
DESIGN	CHECKED
BA	RAV

1.03

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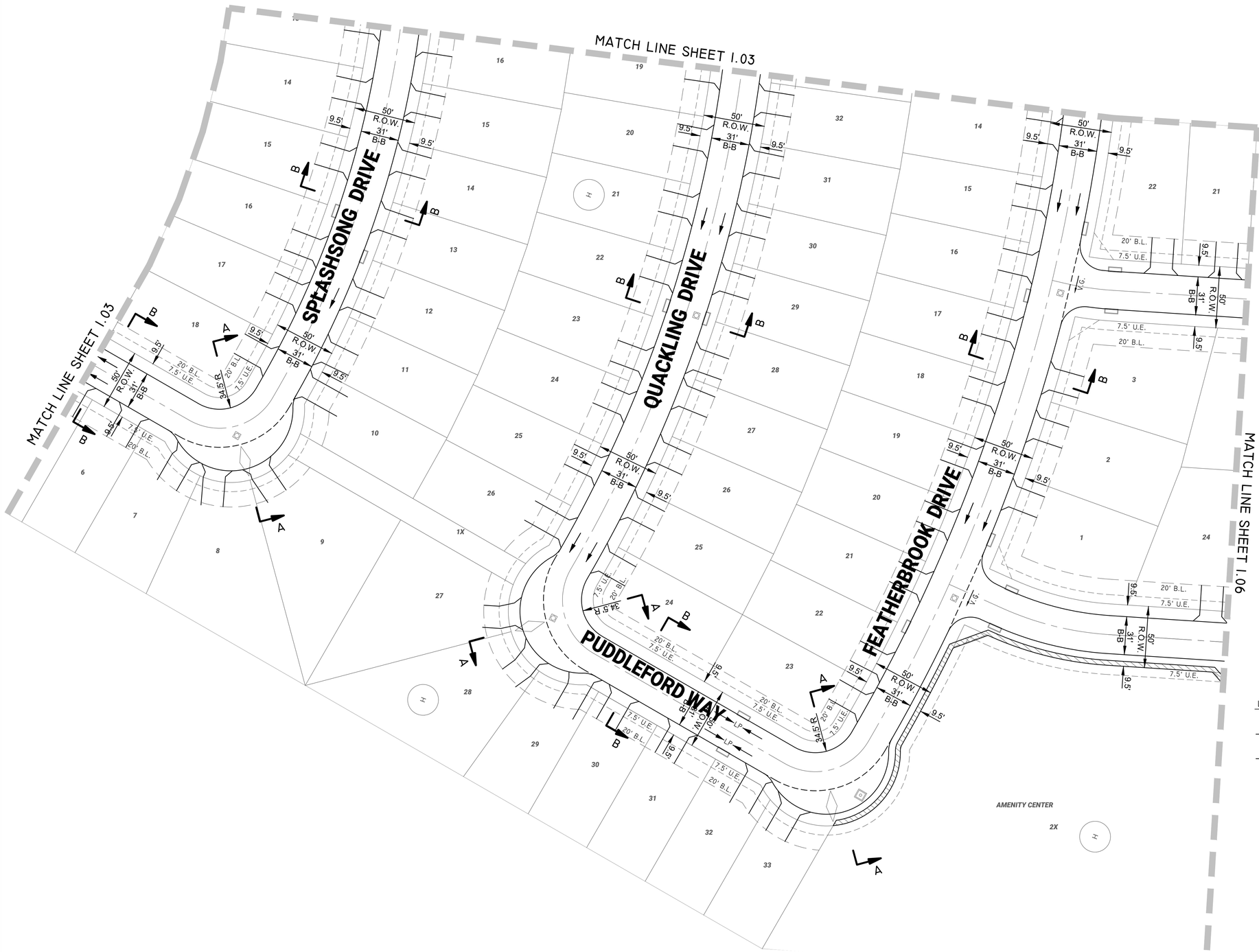

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1 inch = 40ft.

LEGEND

CONTRACTOR TO INSTALL LAYDOWN CURB AND BARRIER FREE RAMP. FOR DETAILS SEE PAVING DETAIL SHEET.

NOTES:

1. 4" CROWN FOR 31' B-B STREETS. SAWED LONGITUDINAL DUMMY JOINT
2. ALL RESIDENTIAL STREETS TO BE 6" REINFORCED CONCRETE PAVEMENT THICKNESS (4000 PSI PER NCTCOG ITEM 303.3.4.2-CLASS PI #3 BARS @ 24" OCEW).
3. ALL ARTERIAL AND MINOR/MAJOR COLLECTOR STREETS TO BE 8" REINFORCED CONCRETE PAVEMENT THICKNESS (4000 PSI PER NCTCOG ITEM 303.3.4.2-CLASS PI #4 BARS @ 18" OCEW).
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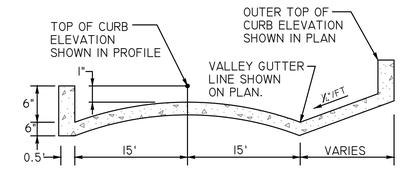
10. SEE CITY OF AUBREY DETAILS FOR SIDEWALK DETAILS.

LEGEND

	ROW		BARRIER FREE RAMP
	BACK OF CURB		PROPOSED STORM INLET
	CENTERLINE		JUNCTION BOX
	VALLEY GUTTER	PICR	POINT OF INTERSECTING CURB RETURN
	UTILITY EASEMENT		
	PROPOSED MANHOLE	PC	POINT OF CURVATURE
	PROPOSED CLEANOUT	PT	POINT OF TANGENCY



SECTION A-A

(N.T.S.)

BENCHMARKS:

1. "X" CUT FOUND ON THE NORTHWEST CORNER OF THE INTERSECTION OF FM 428 AND EDGEWOOD CREEK BOULEVARD.
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   ELEVATION - 554.61 FT

REVISION | DATE | NO.

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129439
LICENSED PROFESSIONAL ENGINEER
10/29/2024

PRELIMINARY PAVING PLAN

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
801 East Campbell Road
Suite 650, Richardson, TX 75081
TEL: 214.494.9505
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
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DESIGN	CHECKED
BA	RAV

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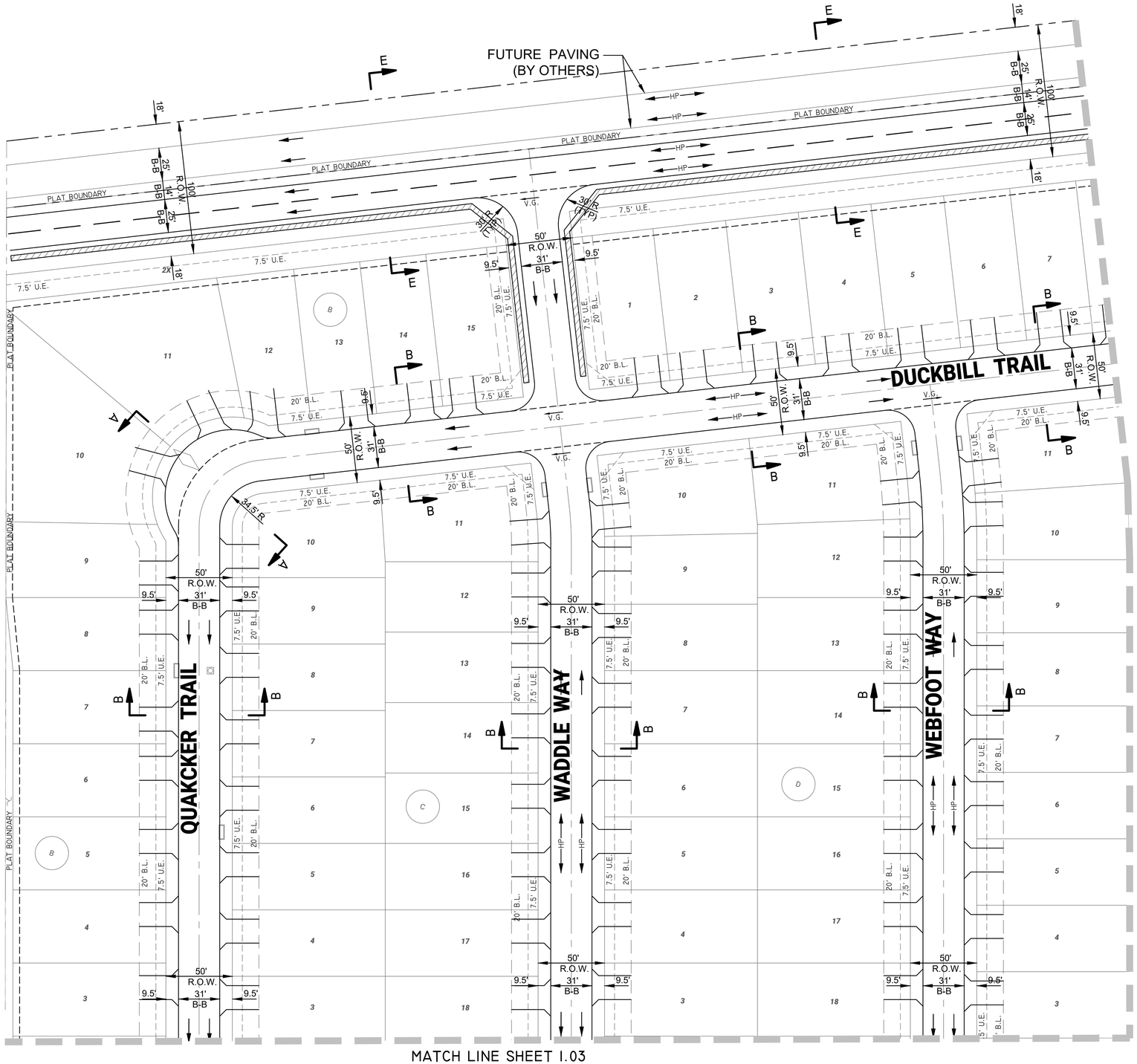

1 inch = 40ft.

LEGEND

CONTRACTOR TO INSTALL LAYDOWN CURB AND BARRIER FREE RAMP. FOR DETAILS SEE PAVING DETAIL SHEET.

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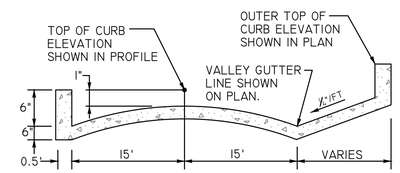
10. SEE CITY OF AUBREY DETAILS FOR SIDEWALK DETAILS.

LEGEND

ROW		BARRIER FREE RAMP	
BACK OF CURB		PROPOSED STORM INLET	
CENTERLINE		JUNCTION BOX	
VALLEY GUTTER	PICR	POINT OF INTERSECTING CURB RETURN	
UTILITY EASEMENT			
PROPOSED MANHOLE	PC	POINT OF CURVATURE	
PROPOSED CLEANOUT	PT	POINT OF TANGENCY	



SECTION A-A
(N.T.S.)

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   ELEVATION - 554.61 FT

NO.	DATE	REVISION

RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
10/29/2024

PRELIMINARY PAVING PLAN

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
801 East Campbell Road
Suite 650, Richardson, TX 75081
TEL: 214-484-2005 TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 800
FARMERS BRANCH, TX 75234

DATE	SCALE
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DESIGN	CHECKED
BA	RAV

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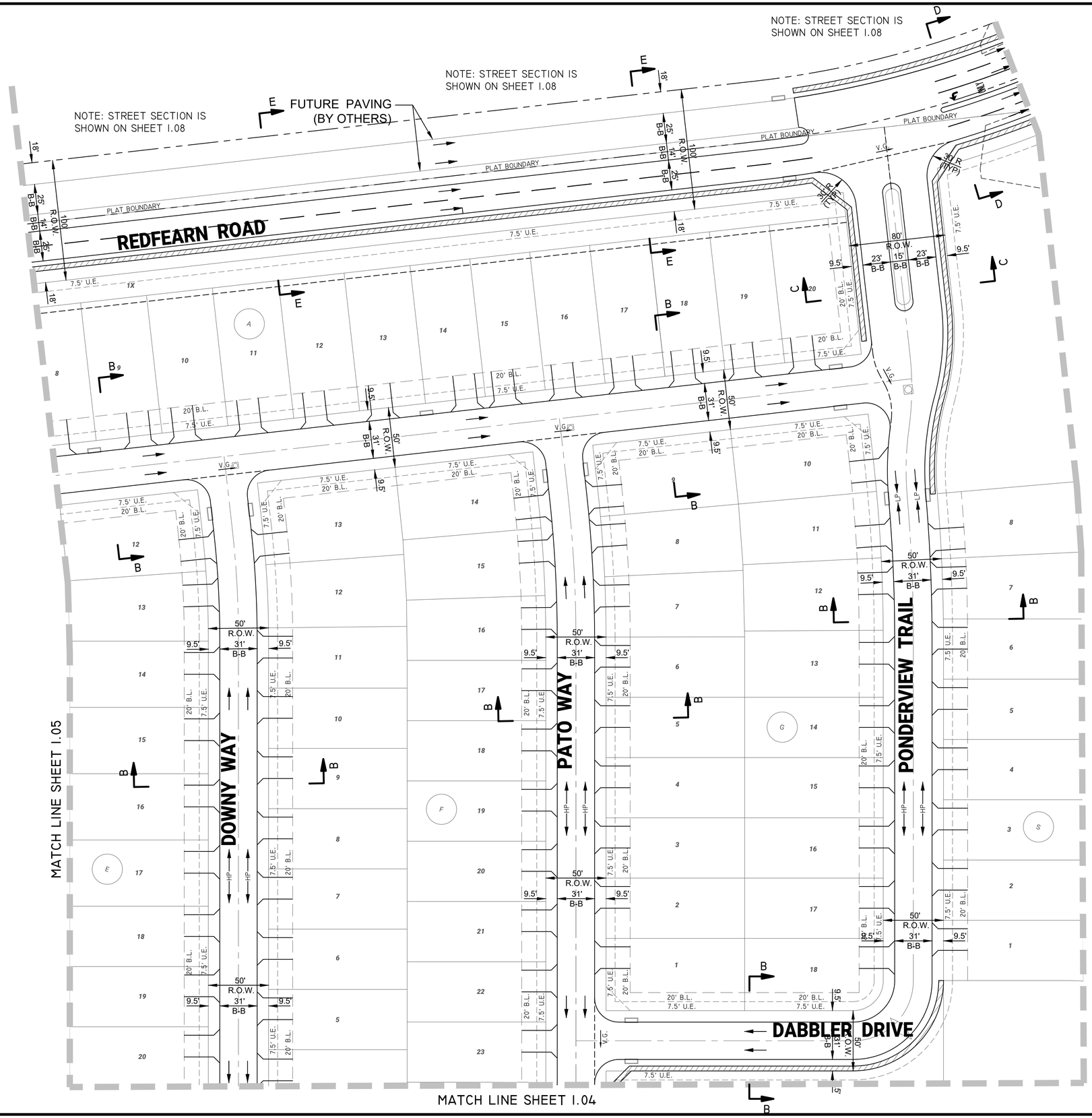

40 0 20 40 80

1 inch = 40ft.

LEGEND

CONTRACTOR TO INSTALL LAYDOWN CURB AND BARRIER FREE RAMP. FOR DETAILS SEE PAVING DETAIL SHEET.

NOTES:

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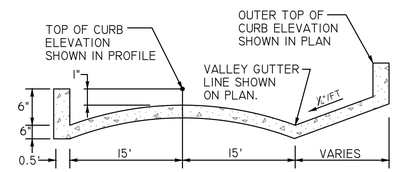
10. SEE CITY OF AUBREY DETAILS FOR SIDEWALK DETAILS.

LEGEND

ROW		BARRIER FREE RAMP	
BACK OF CURB		PROPOSED STORM INLET	
CENTERLINE		JUNCTION BOX	
VALLEY GUTTER	PICR	POINT OF INTERSECTING CURB RETURN	
UTILITY EASEMENT			
PROPOSED MANHOLE	PC	POINT OF CURVATURE	
PROPOSED CLEANOUT	PT	POINT OF TANGENCY	



SECTION A-A

(N.T.S.)

BENCHMARKS:

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   ELEVATION - 554.61 FT

NO.	DATE	REVISION

STATE OF TEXAS
RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
10/29/2024

PRELIMINARY PAVING PLAN

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
801 East Campbell Road
Suite 650, Richardson, TX 75081
Phone: 214.494.0700
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 800
FARMERS BRANCH, TX 75234

DATE	SCALE
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DESIGN	CHECKED
BA	RAV

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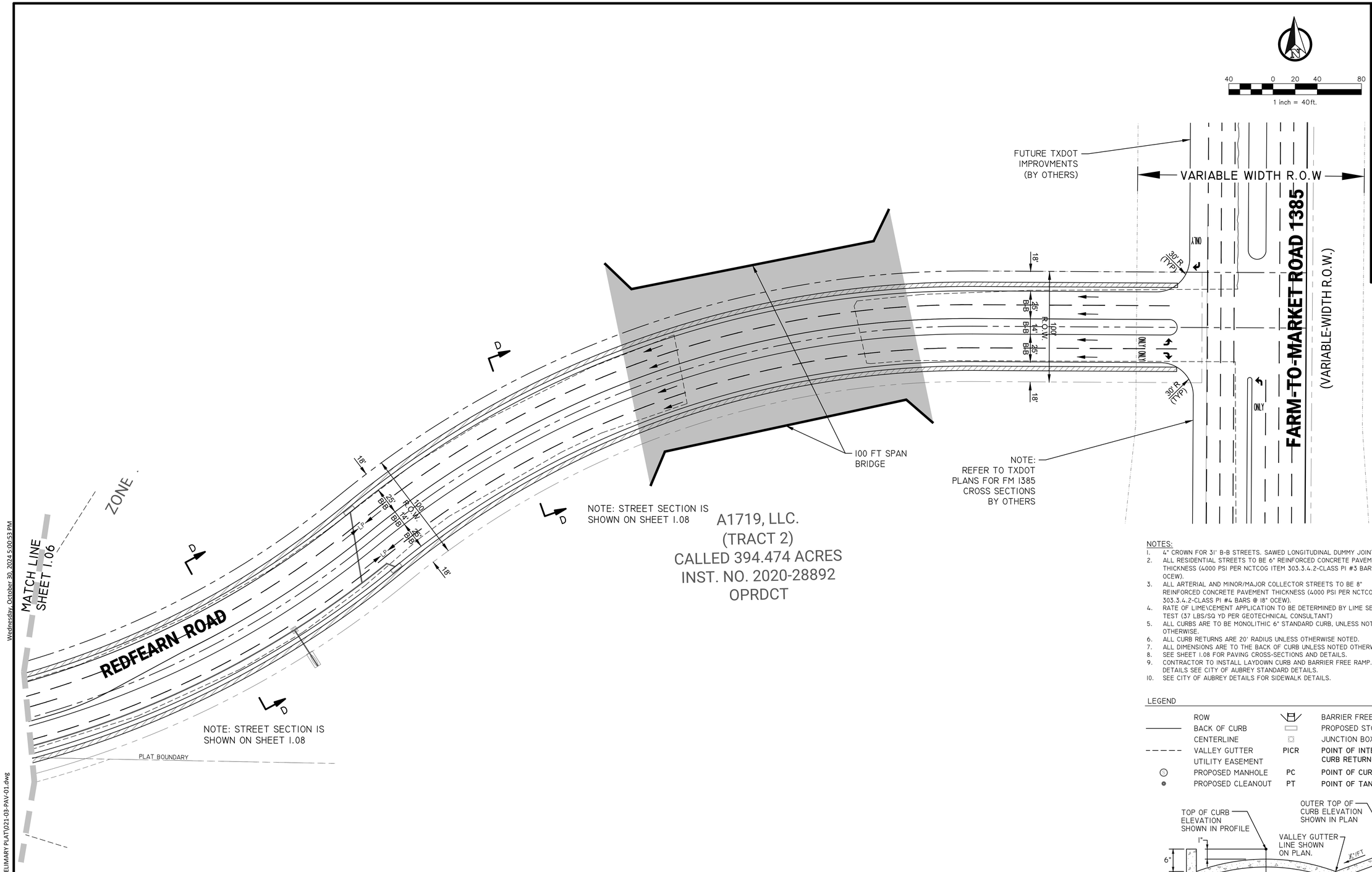

NOTES:

1. 4" CROWN FOR 31' B-B STREETS. SAWED LONGITUDINAL DUMMY JOINT
2. ALL RESIDENTIAL STREETS TO BE 6" REINFORCED CONCRETE PAVEMENT THICKNESS (4000 PSI PER NCTCOG ITEM 303.3.4.2-CLASS PI #3 BARS @ 24" OCEW).
3. ALL ARTERIAL AND MINOR/MAJOR COLLECTOR STREETS TO BE 8" REINFORCED CONCRETE PAVEMENT THICKNESS (4000 PSI PER NCTCOG ITEM 303.3.4.2-CLASS PI #4 BARS @ 18" OCEW).
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9. CONTRACTOR TO INSTALL LAYDOWN CURB AND BARRIER FREE RAMP. FOR DETAILS SEE CITY OF AUBREY STANDARD DETAILS.
10. SEE CITY OF AUBREY DETAILS FOR SIDEWALK DETAILS.

LEGEND

	ROW		BARRIER FREE RAMP
	BACK OF CURB		PROPOSED STORM INLET
	CENTERLINE		JUNCTION BOX
- - - - -	VALLEY GUTTER	PICR	POINT OF INTERSECTING CURB RETURN
	UTILITY EASEMENT		
	PROPOSED MANHOLE	PC	POINT OF CURVATURE
	PROPOSED CLEANOUT	PT	POINT OF TANGENCY

SECTION A-A
(N.T.S.)

LEGEND

CONTRACTOR TO INSTALL LAYDOWN CURB AND BARRIER FREE RAMP. FOR DETAILS SEE PAVING DETAIL SHEET.

BENCHMARKS:

1. "X" CUT FOUND ON THE NORTHWEST CORNER OF THE INTERSECTION OF FM 428 AND EDGEWOOD CREEK BOULEVARD. ELEVATION - 566.32 FT
2. 5/8-INCH IRON ROD FOUND ON THE NORTH SIDE OF A DRIVEWAY ON THE EAST RIGHT-OF-WAY OF FM 1385, APPROXIMATELY 2,710+/- FEET SOUTH OF THE INTERSECTION OF GALLATIN STREET AND FM 1385. ELEVATION - 554.61 FT

NO.	DATE	REVISION

RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
10/29/2024

PRELIMINARY PAVING PLAN

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
801 East Campbell Road
Suite 650, Richardson, TX 75081
TEL: 214.460.7355
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=40'
DESIGN	CHECKED
BA	RAV

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Wednesday, October 30, 2024 5:00:53 PM
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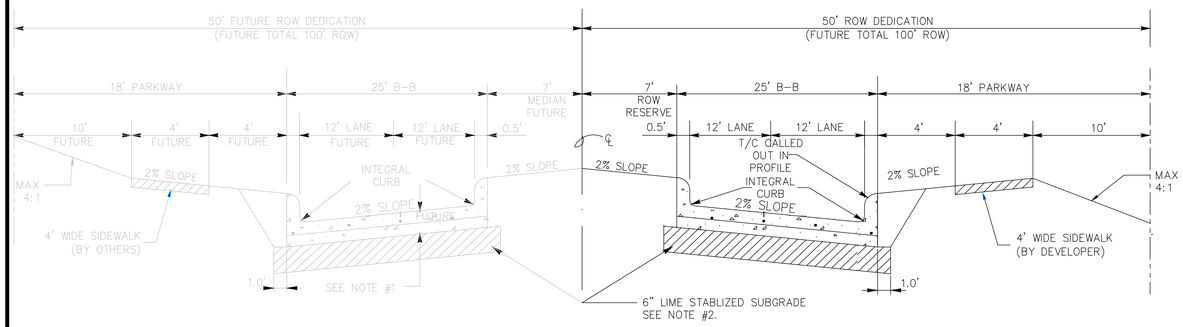
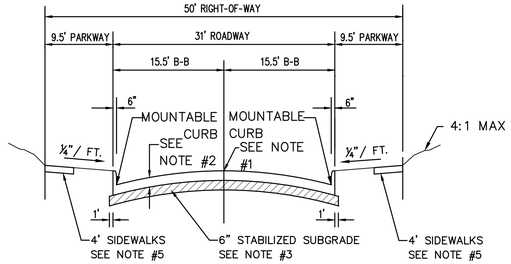


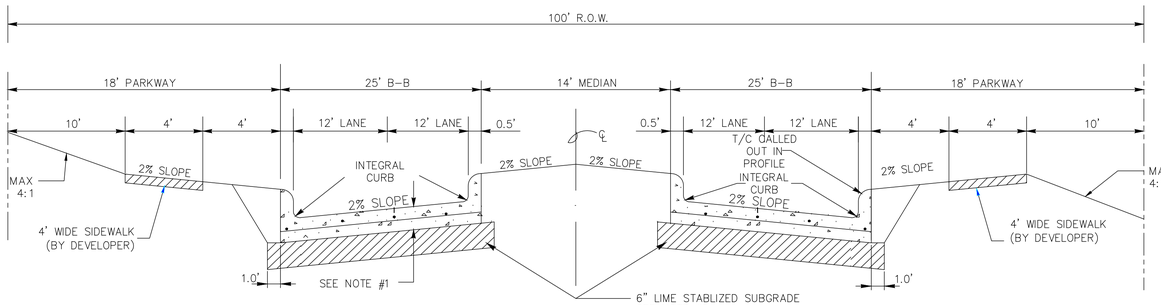
NOTES:
1. 8" REINF. CONC. PVMT. THICKNESS (4,000 PSI) #4 BARS @ 18" O.C.E.W.
2. RATE OF LIME APPLICATION TO BE DETERMINED BY LIME SERIES TEST (37 LBS/SQ YD PER GEOTECH RECOMMENDATION)
3. CONTRACTOR TO CUT STREET TO 5 FEET BEHIND BACK OF CURB @ SUBGRADE DEPTH.
4. 4" THICK REINF. CONC. SIDEWALK (3,500 PSI) WITH #3 BARS @ 18" O.C.E.W. 1 1 /2" SAND (MIN.) UNDER THE SIDEWALK. SUBGRADE (INCLUDING SAND) SHALL BE COMPACTED TO 95% DENSITY
5. 6" INTEGRAL CURB AND GUTTER

SECTION E–E
TYPICAL BOULEVARD STREET SECTION
(REDFEARN ROAD)
SCALE: NTS



NOTES:
1. 4" CROWN FOR 31' B–B STREET, SAWED LONGITUDINAL DUMMY JOINT
2. 6" REINF. CONC. PVMT. THICKNESS (4,000 PSI PER NCTCOG ITEM 303.3.4.2–CLASS P1) #3 BARS @ 24" OCEW
3. RATE OF LIME\CEMENT APPLICATION TO BE DETERMINED BY LIME SERIES TEST (37 LBS/SQ YD PER GEOTECHNICAL CONSULTANT)
4. CONTRACTOR TO CUT STREET TO 5 FEET BEHIND BACK OF CURB @ SUBGRADE DEPTH.
5. 4" THICK REINF. CONC. SIDEWALK (3,500 PSI) WITH #3 BARS @ 18" OCEW 1 1/2" SAND (MIN.) UNDER THE SIDEWALK. SUBGRADE (INCLUDING SAND) SHALL BE COMPACTED TO 95% DENSITY

SECTION B–B
TYPICAL 31' B–B RESIDENTIAL
STREET SECTION
SCALE: NTS



NOTES:
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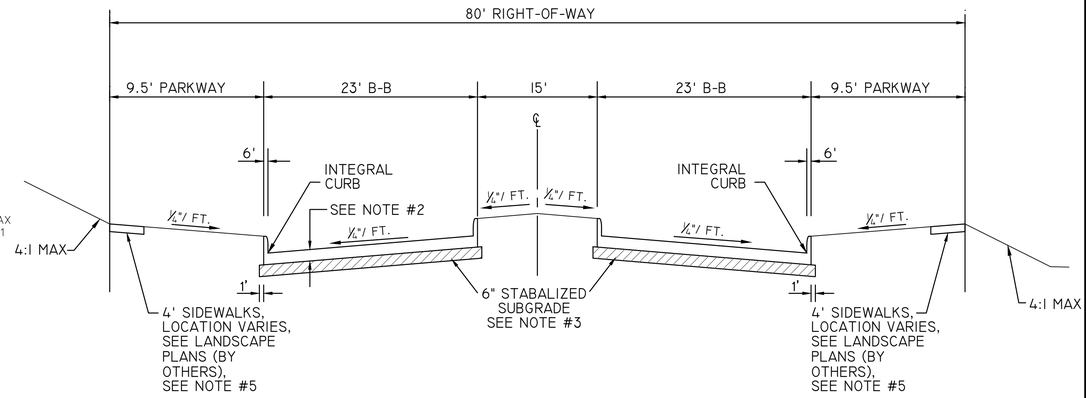
2. RATE OF LIME APPLICATION TO BE DETERMINED BY LIME SERIES TEST (37 LBS/SQ YD PER GEOTECH RECOMMENDATION)
3. CONTRACTOR TO CUT STREET TO 5 FEET BEHIND BACK OF CURB @ SUBGRADE DEPTH.
4. 4" THICK REINF. CONC. SIDEWALK (3,500 PSI) WITH #3 BARS @ 18" O.C.E.W. 1 1 /2" SAND (MIN.) UNDER THE SIDEWALK. SUBGRADE (INCLUDING SAND) SHALL BE COMPACTED TO 95% DENSITY
5. 6" INTEGRAL CURB AND GUTTER

SECTION D–D
TYPICAL BOULEVARD STREET SECTION
(REDFEARN ROAD)
SCALE: NTS



NOTES:
1. 5" CROWN FOR 23' B–B STREET WITH 15' RAISED MEDIAN
2. 6" REINF. CONC. PVMT. THICKNESS (4,000 PSI) #3 BARS @ 24" O.C.E.W.
3. RATE OF LIME APPLICATION TO BE DETERMINED BY LIME SERIES TEST (37 LBS/SQ YD PER GEOTECH RECOMMENDATION)
4. CONTRACTOR TO CUT STREET TO 5 FEET BEHIND BACK OF CURB @ SUBGRADE DEPTH.
5. 4" THICK REINF. CONC. SIDEWALK (3,500 PSI) WITH #3 BARS @ 18" O.C.E.W. 1 1 /2" SAND (MIN.) UNDER THE SIDEWALK. SUBGRADE (INCLUDING SAND) SHALL BE COMPACTED TO 95% DENSITY
6. 6" INTEGRAL CURB AND GUTTER

SECTION C–C
TYPICAL DIVIDED RESIDENTIAL ENTRANCE
STREET SECTION
SCALE: NTS

REVISION | DATE | NO.

STATE OF TEXAS
RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
10/29/2024

PAVING DETAILS

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING
801 East Campbell Road
Suite 650 Richardson, TX 75081
TEL: 214.696.4555
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	N.T.S.
DESIGN	CHECKED
BA	RAV

1.08

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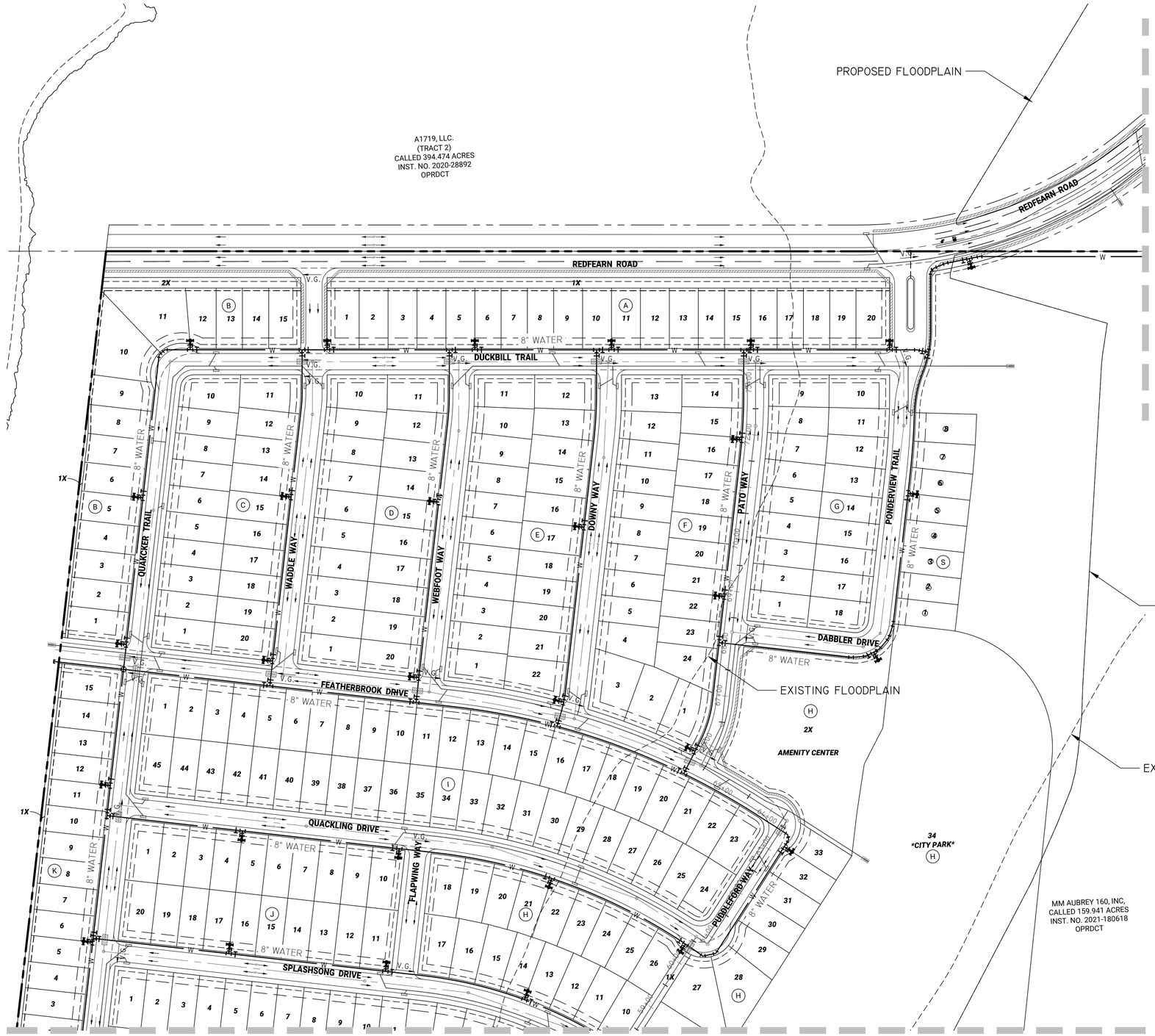
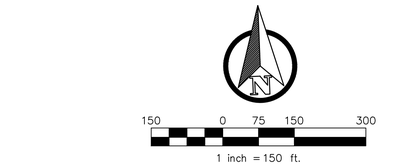
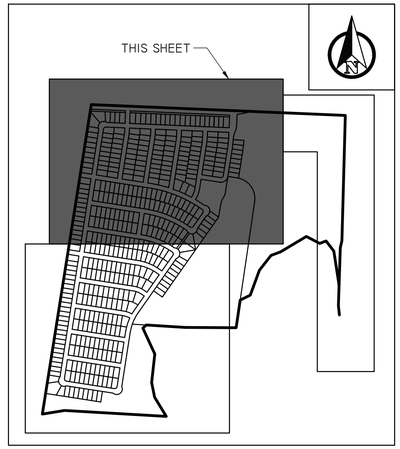
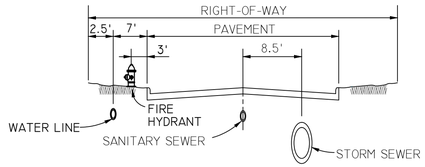






KEY MAP
N.T.S.



TYPICAL UTILITY LOCATION
(N.T.S.)

BENCHMARKS:

1. "X" CUT FOUND ON THE NORTHWEST CORNER OF THE INTERSECTION OF FM 428 AND EDGEWOOD CREEK BOULEVARD.
   ELEVATION - 566.32 FT
2. 5/8-INCH IRON ROD FOUND ON THE NORTH SIDE OF A DRIVEWAY ON THE EAST RIGHT-OF-WAY OF FM 1385, APPROXIMATELY 2,710+/- FEET SOUTH OF THE INTERSECTION OF GALLATIN STREET AND FM 1385.
   ELEVATION - 554.61 FT

REVISION | DATE | NO.

STATE OF TEXAS
RODNEY VELASQUEZ
129439
LICENSED
PROFESSIONAL ENGINEER
10/29/2024

PRELIMINARY WATER

SHEET 1 OF 3

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
801 East Campbell Road
Suite 650, Richardson, TX 75081
TEL: 214.440.4555
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=150'
DESIGN	CHECKED
BA	RAV

2.01

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MATCH LINE SHEET 2.01



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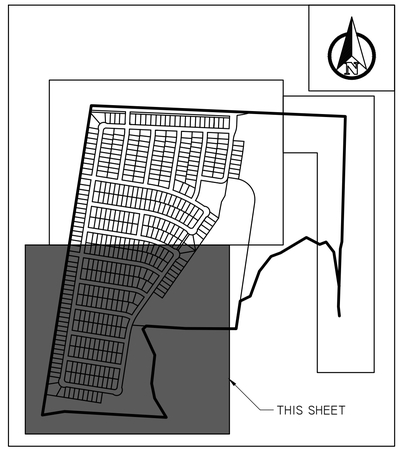
1 inch = 150 ft.



KEY MAP
N.T.S.

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REVISION | DATE | NO.

STATE OF TEXAS
RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
10/29/2024

PRELIMINARY WATER

SHEET 2 OF 3

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
801 East Campbell Road
Suite 650, Richardson, TX 75081
T: 214.464.9009
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
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DESIGN	CHECKED
BA	RAV

2.02

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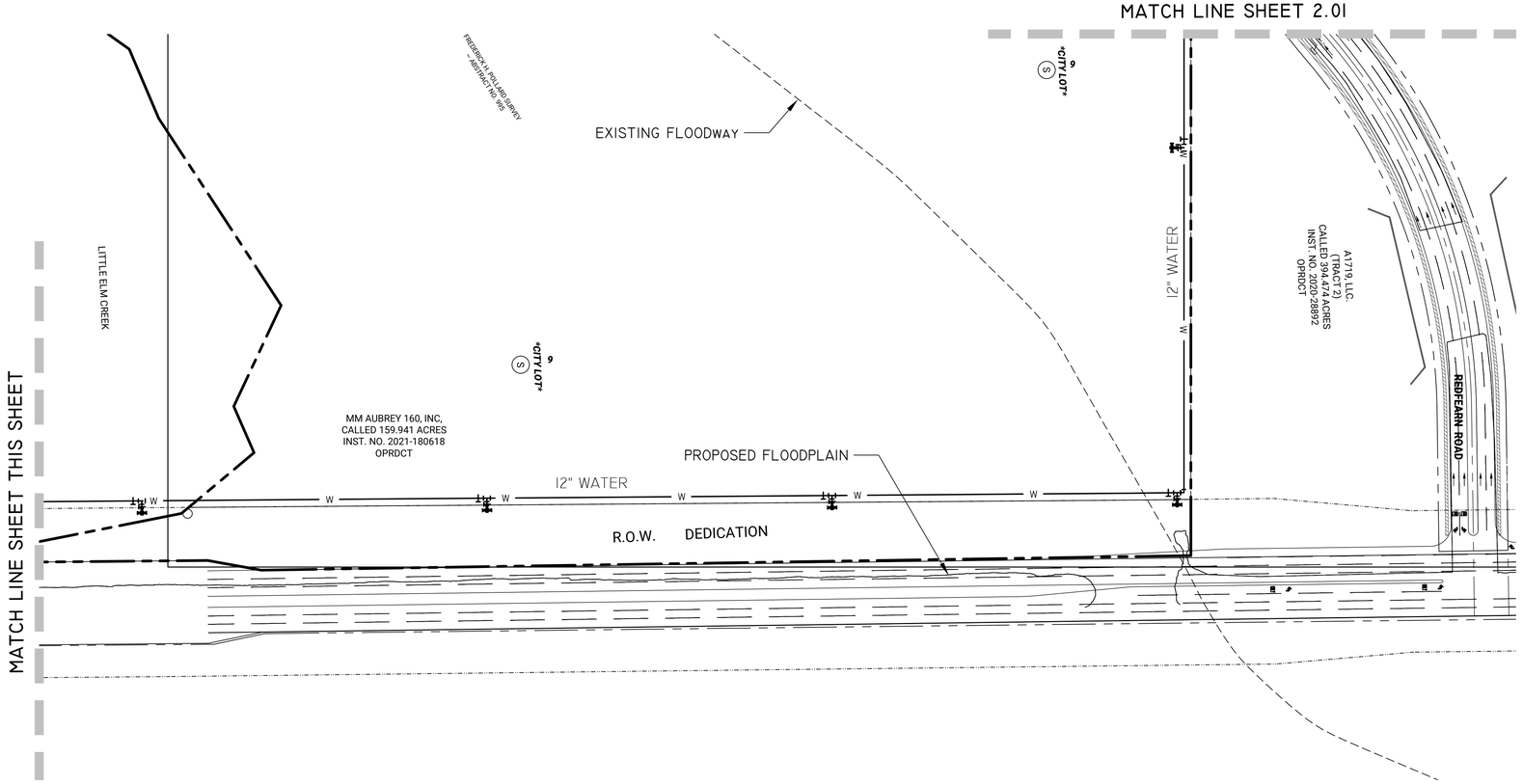

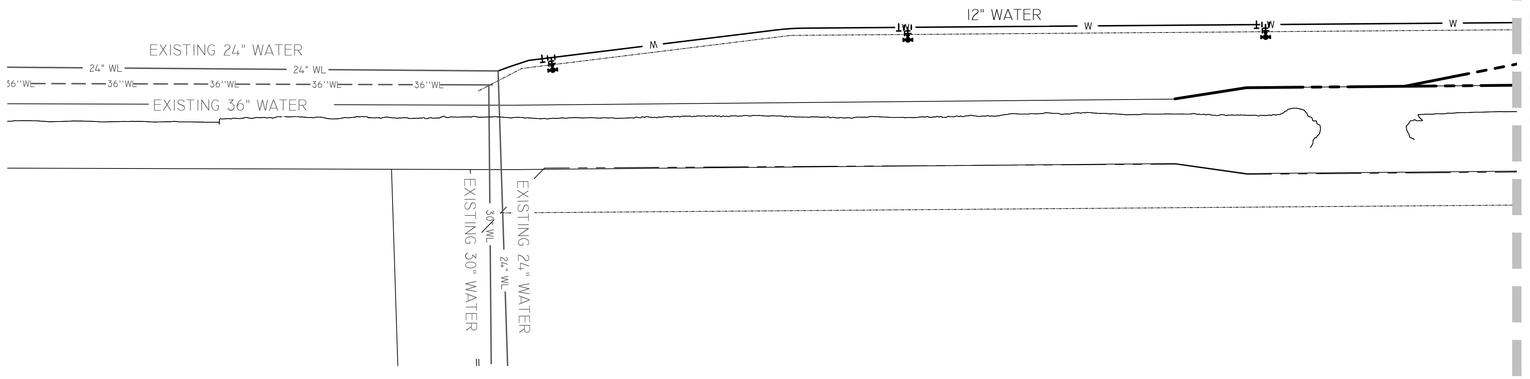

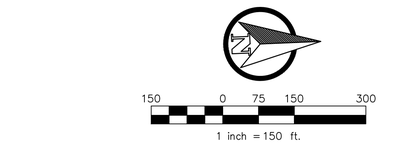

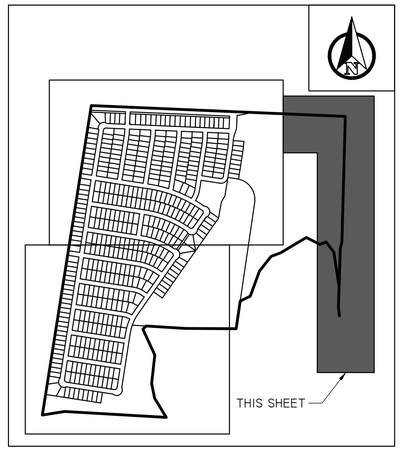

KEY MAP
N.T.S.

BENCHMARKS:

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NO.	DATE	REVISION

RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
10/29/2024

PRELIMINARY WATER

SHEET 3 OF 3

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
801 East Campbell Road
Suite 650 Richardson, TX 75081
TEL: 214-864-7075
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 800
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=150'
DESIGN	CHECKED
BA	RAV

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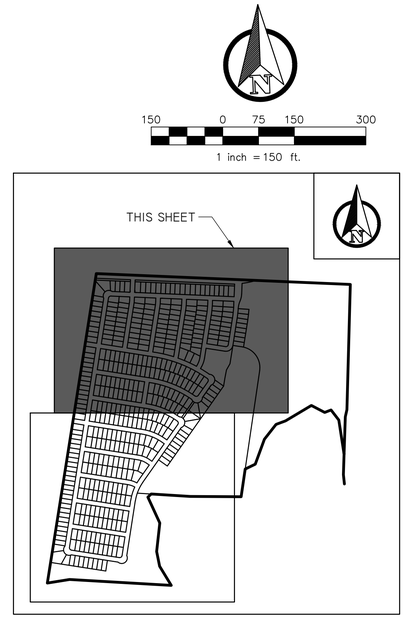

KEY MAP
N.T.S.

150 0 75 150 300
1 inch = 150 ft.

BENCHMARKS:

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REVISION | DATE | NO.

RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
10/29/2024

PRELIMINARY SANITARY SEWER

SHEET 1 OF 3

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
801 East Campbell Road
Suite 650, Richardson, TX 75081
TEL: 214.494.9090
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=150'
DESIGN	CHECKED
BA	RAV

3.01

Wednesday, October 30, 2024 4:39:31 PM
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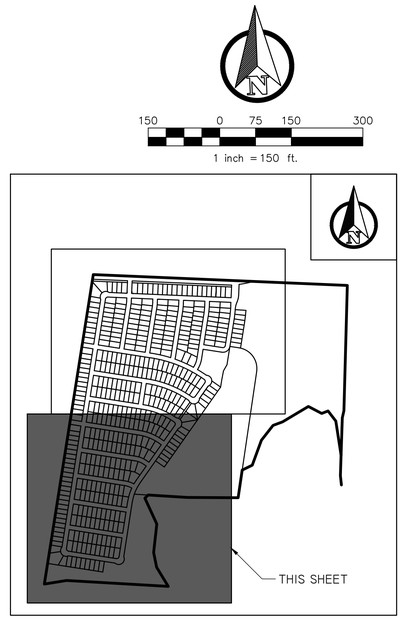
MATCH LINE SHEET 3.01



MATCH LINE SHEET 3.03



KEY MAP
N.T.S.

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NO.	DATE	REVISION

STATE OF TEXAS
RODNEY VELASQUEZ
129439
LICENSED
PROFESSIONAL ENGINEER
10/29/2024

PRELIMINARY SANITARY SEWER

SHEET 2 OF 3

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
801 East Campbell Road
Suite 650, Richardson, TX 75081
TEL No. 214.665.1855
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
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DESIGN	CHECKED
BA	RAV

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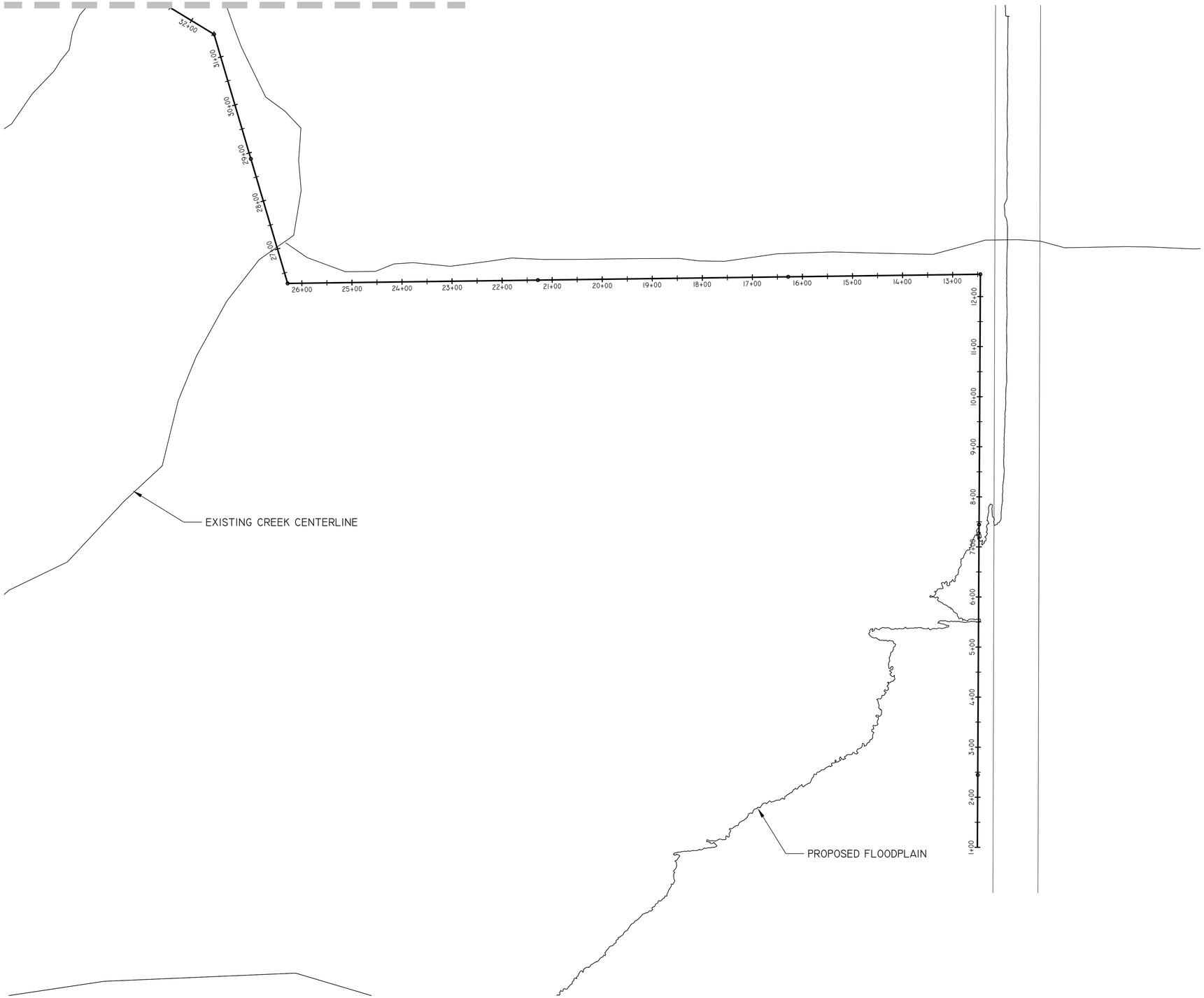
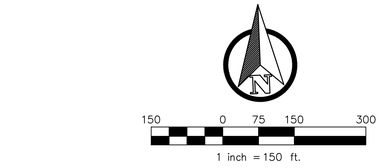
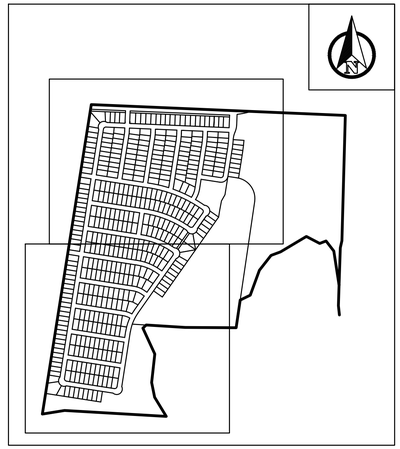
MATCH LINE SHEET 3.02







KEY MAP
N.T.S.

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REVISION | DATE | NO.

STATE OF TEXAS
RODNEY VELASQUEZ
129439
LICENSED
PROFESSIONAL ENGINEER
10/29/2024

PRELIMINARY SANITARY SEWER

SHEET 3 OF 3

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
801 East Campbell Road
Suite 650, Richardson, TX 75081
TEL: 214.460.7055
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

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DESIGN	CHECKED
BA	RAV

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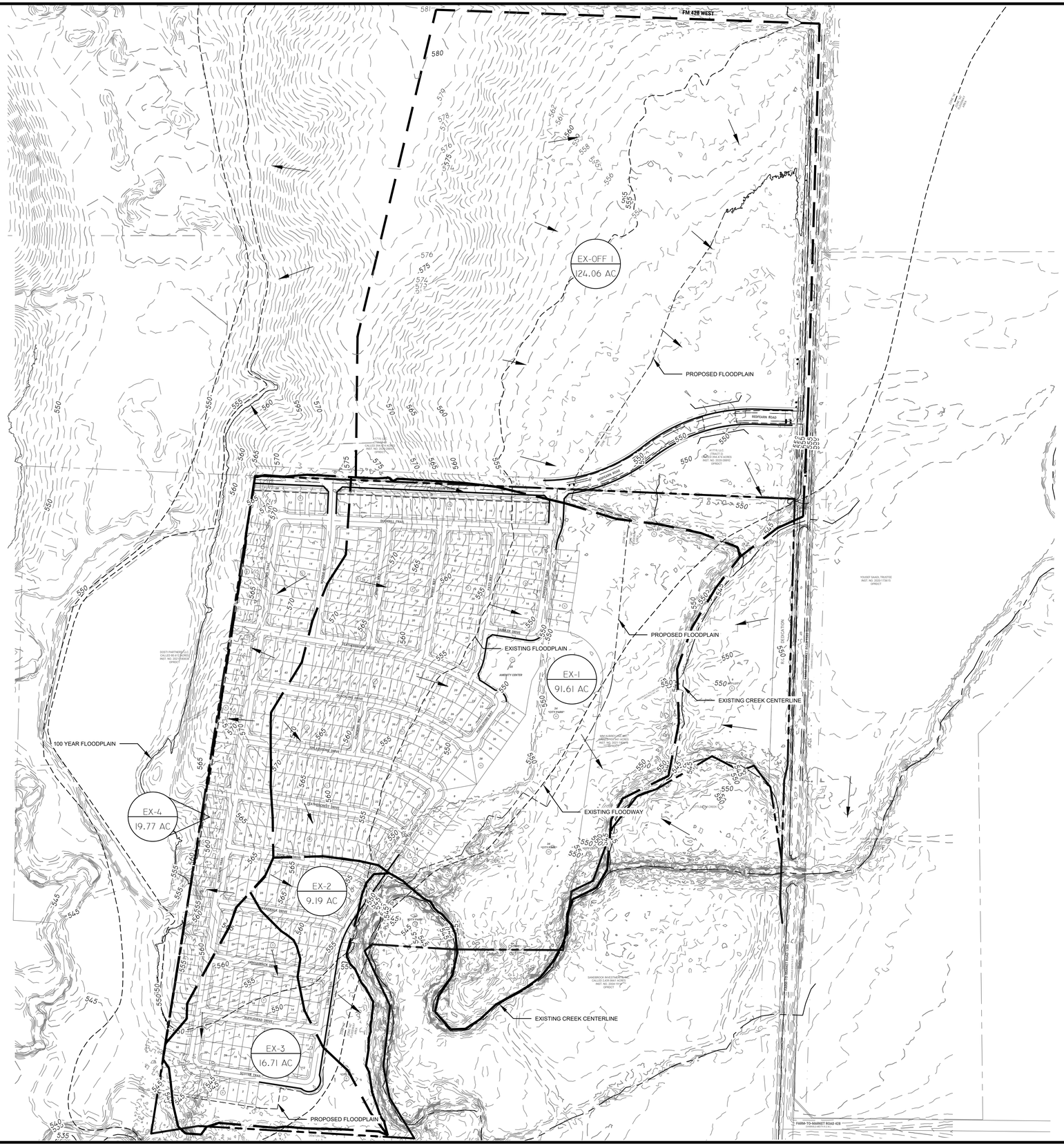

180 0 90 180 360

1 inch =180ft.

NOTE:

1. REFER TO THE DOWNSTREAM ASSESSMENT STUDY PROVIDED BY SOUTHLAND CONSULTING ENGINEERS; TITLED "DUCK POINT DOWNSTREAM ASSESSMENT, CITY OF AUBREY, TEXAS" DATED AUGUST, 2024" SIGNED AND SEALED BY TRENT FORD, PE, SUBMITTED TO THE CITY OF AUBREY FOR REVIEW AND APPROVAL.

Existing Drainage Area Runoff Table

AREA NAME		ACRES	Runoff, C	Time of Concentration (min)	Intensity (in/hr)	Q100 (cfs)	Comments
EX-OFF 1	5404132.07	124.06	0.3	20	7.18	267.40	DRAINS TO CREEK
EX-1	3990565.41	91.61	0.3	20	7.18	197.45	DRAINS TO CREEK
EX-2	400123.97	9.19	0.3	20	7.18	19.80	DRAINS TO CREEK
EX-3	727787.71	16.71	0.3	20	7.18	36.01	DRAINS TO CREEK
EX-4	861252.33	19.77	0.3	20	7.18	42.62	DRAINS TO POND

CAUTION!!!
EXISTING UTILITIES MAY BE PRESENT
CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY
THE LOCATION OF ALL EXISTING UTILITIES
PRIOR TO EXCAVATION
CALL - Texas811 Know what's below. Call before you dig.

NOTE:

REFER TO PLAT SHEETS FOR GENERAL NOTES.

BENCHMARKS:

1. "X" CUT FOUND ON THE NORTHWEST CORNER OF THE INTERSECTION OF FM 428 AND EDGEWOOD CREEK BOULEVARD.
   ELEVATION - 566.32 FT
2. 5/8-INCH IRON ROD FOUND ON THE NORTH SIDE OF A DRIVEWAY ON THE EAST RIGHT-OF-WAY OF FM 1385, APPROXIMATELY 2,710+/- FEET SOUTH OF THE INTERSECTION OF GALLATIN STREET AND FM 1385.
   ELEVATION - 554.61 FT

NO.	DATE	REVISION

RODNEY VELASQUEZ
129439
LICENSED
PROFESSIONAL ENGINEER
10/29/2024

DRAINAGE AREA MAP

PRE-DEVELOPMENT CONDITIONS

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
801 East Campbell Road
Suite 650, Richardson, TX 75081
Tel. 214.744.4769
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
2800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=180'
DESIGN	CHECKED
BA	RAV

4.01

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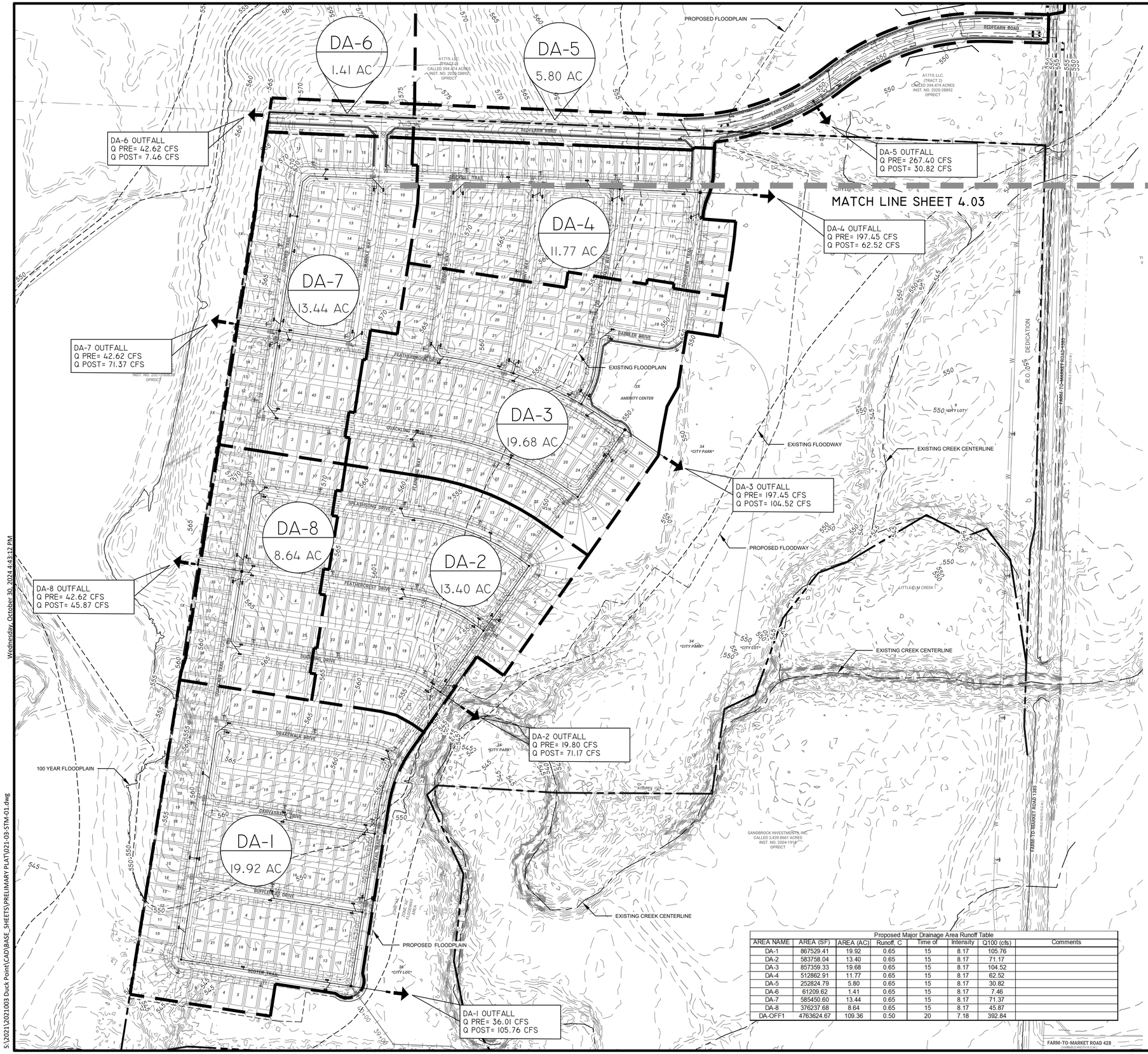

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CALL - Texas 811

NOTE:

REFER TO PLAT SHEETS FOR GENERAL NOTES.

Proposed Major Drainage Area Runoff Table

AREA NAME	AREA (SF)	AREA (AC)	Runoff, C	Time of	Intensity	Q100 (cfs)	Comments
DA-1	867529.41	19.92	0.65	15	8.17	105.76	
DA-2	583758.04	13.40	0.65	15	8.17	71.17	
DA-3	857359.33	19.68	0.65	15	8.17	104.52	
DA-4	512862.91	11.77	0.65	15	8.17	62.52	
DA-5	252824.79	5.80	0.65	15	8.17	30.82	
DA-6	61209.62	1.41	0.65	15	8.17	7.46	
DA-7	585450.60	13.44	0.65	15	8.17	71.37	
DA-8	376237.68	8.64	0.65	15	8.17	45.87	
DA-OFF1	4763624.67	109.36	0.50	20	7.18	392.84	

BENCHMARKS:

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STATE OF TEXAS
RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
10/29/2024

NO.	DATE	REVISION

DRAINAGE AREA MAP

POST-DEVELOPMENT CONDITIONS-MAJOR

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
801 East Campbell Road
Suite 650, Richardson, TX 75081
TEL: 469.464.0925
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=160'
DESIGN	CHECKED
BA	RAV

4.02

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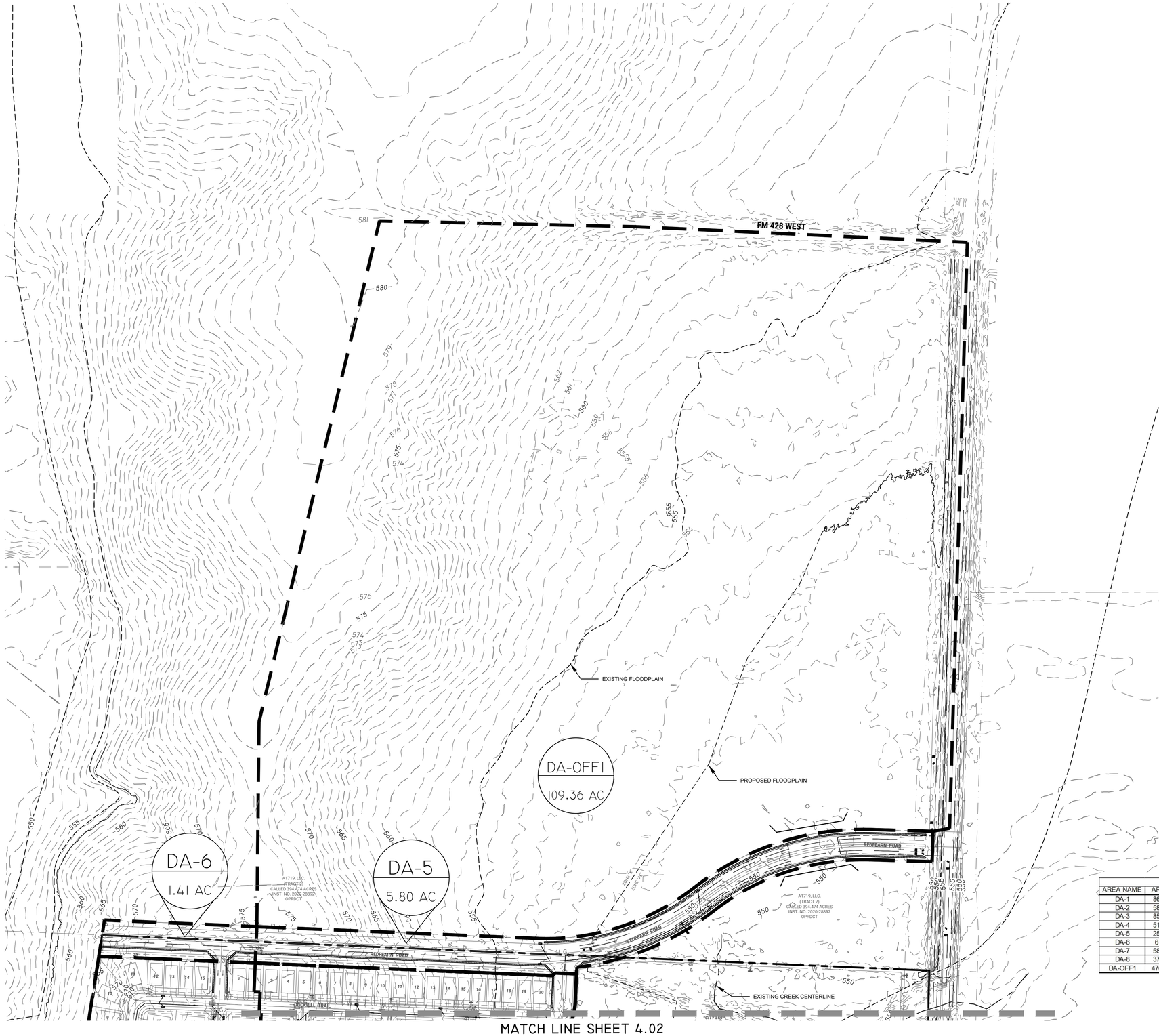

160 0 80 160 320

1 inch =160ft.

CAUTION!!!
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PRIOR TO EXCAVATION
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DA-4	512862.91	11.77	0.65	15	8.17	62.52	
DA-5	252824.79	5.80	0.65	15	8.17	30.82	
DA-6	61209.62	1.41	0.65	15	8.17	7.46	
DA-7	585450.60	13.44	0.65	15	8.17	71.37	
DA-8	376237.68	8.64	0.65	15	8.17	45.87	
DA-OFF1	4763624.67	109.36	0.50	20	7.18	392.84	

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NO.	DATE	REVISION

STATE OF TEXAS
RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
10/29/2024

DRAINAGE AREA MAP

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
801 East Campbell Road
Suite 650, Richardson, TX 75081
Tel No. 214-460-1955
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
2800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=160'
DESIGN	CHECKED
BA	RAV

4.03

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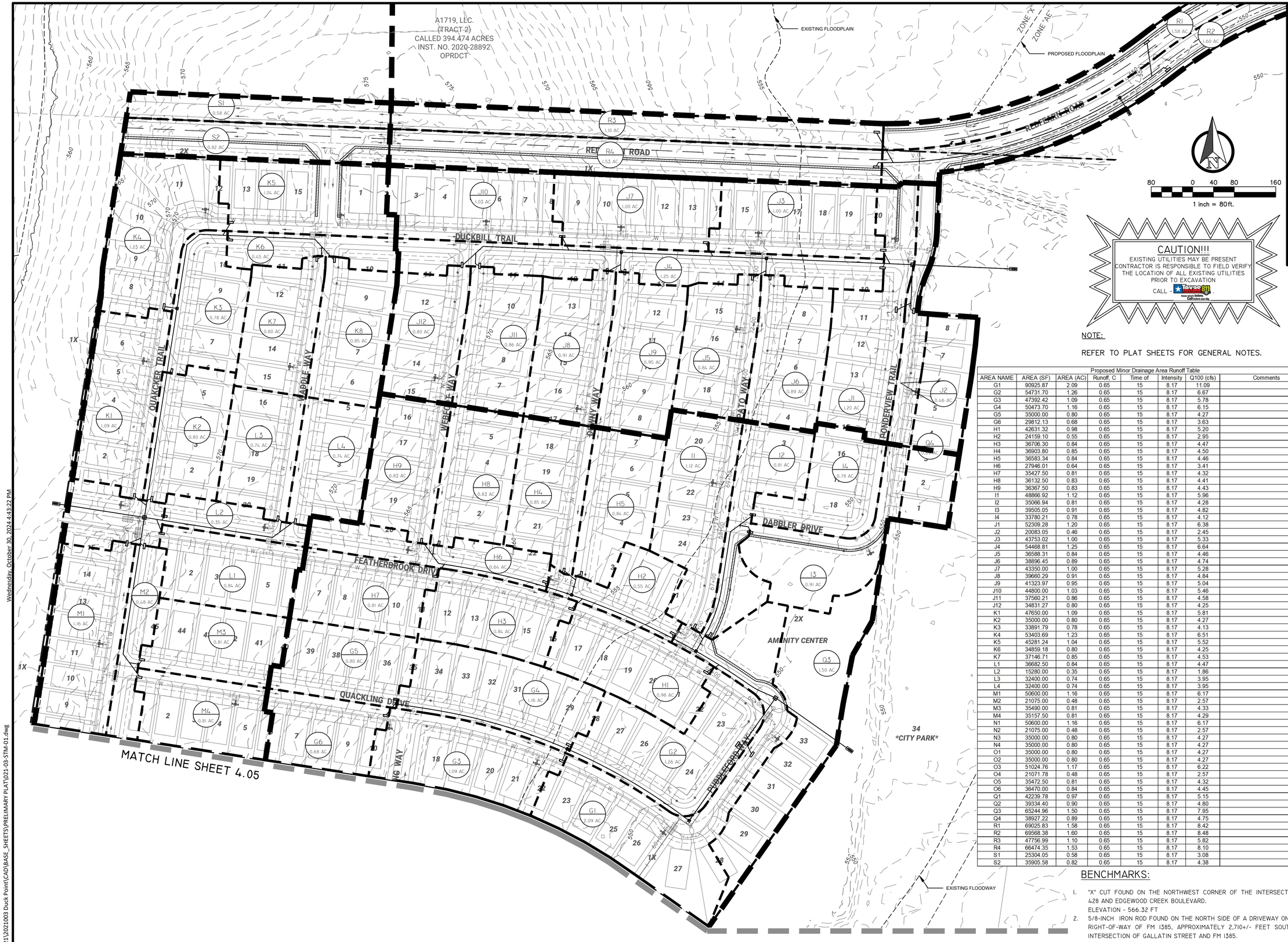
Wednesday, October 30, 2024 4:43:17 PM



CAUTION!!!
EXISTING UTILITIES MAY BE PRESENT
CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY
THE LOCATION OF ALL EXISTING UTILITIES
PRIOR TO EXCAVATION
CALL - Texas 811

NOTE:

REFER TO PLAT SHEETS FOR GENERAL NOTES.

Proposed Minor Drainage Area Runoff Table

AREA NAME	AREA (SF)	AREA (AC)	Runoff, C	Time of	Intensity	Q100 (cfs)	Comments
G1	90925.87	2.09	0.65	15	8.17	11.09	
G2	54731.70	1.26	0.65	15	8.17	6.67	
G3	47392.42	1.09	0.65	15	8.17	5.78	
G4	50473.70	1.16	0.65	15	8.17	6.15	
G5	35000.00	0.80	0.65	15	8.17	4.27	
G6	29812.13	0.68	0.65	15	8.17	3.63	
H1	42631.32	0.98	0.65	15	8.17	5.20	
H2	24159.10	0.55	0.65	15	8.17	2.95	
H3	36706.30	0.84	0.65	15	8.17	4.47	
H4	36903.80	0.85	0.65	15	8.17	4.50	
H5	36583.34	0.84	0.65	15	8.17	4.46	
H6	27946.01	0.64	0.65	15	8.17	3.41	
H7	35427.50	0.81	0.65	15	8.17	4.32	
H8	36132.50	0.83	0.65	15	8.17	4.41	
H9	36367.50	0.83	0.65	15	8.17	4.43	
I1	48866.92	1.12	0.65	15	8.17	5.96	
I2	35066.94	0.81	0.65	15	8.17	4.28	
I3	39505.05	0.91	0.65	15	8.17	4.82	
I4	33780.21	0.78	0.65	15	8.17	4.12	
J1	52309.28	1.20	0.65	15	8.17	6.38	
J2	20083.05	0.46	0.65	15	8.17	2.45	
J3	43753.02	1.00	0.65	15	8.17	5.33	
J4	54468.81	1.25	0.65	15	8.17	6.64	
J5	36588.31	0.84	0.65	15	8.17	4.46	
J6	38896.45	0.89	0.65	15	8.17	4.74	
J7	43350.00	1.00	0.65	15	8.17	5.28	
J8	39660.29	0.91	0.65	15	8.17	4.84	
J9	41323.97	0.95	0.65	15	8.17	5.04	
J10	44800.00	1.03	0.65	15	8.17	5.46	
J11	37560.21	0.86	0.65	15	8.17	4.58	
J12	34831.27	0.80	0.65	15	8.17	4.25	
K1	47650.00	1.09	0.65	15	8.17	5.81	
K2	35000.00	0.80	0.65	15	8.17	4.27	
K3	33891.79	0.78	0.65	15	8.17	4.13	
K4	53403.69	1.23	0.65	15	8.17	6.51	
K5	45281.24	1.04	0.65	15	8.17	5.52	
K6	34859.18	0.80	0.65	15	8.17	4.25	
K7	37146.71	0.85	0.65	15	8.17	4.53	
L1	36682.50	0.84	0.65	15	8.17	4.47	
L2	15280.00	0.35	0.65	15	8.17	1.86	
L3	32400.00	0.74	0.65	15	8.17	3.95	
L4	32400.00	0.74	0.65	15	8.17	3.95	
M1	50600.00	1.16	0.65	15	8.17	6.17	
M2	21075.00	0.48	0.65	15	8.17	2.57	
M3	35490.00	0.81	0.65	15	8.17	4.33	
M4	35157.50	0.81	0.65	15	8.17	4.29	
N1	50600.00	1.16	0.65	15	8.17	6.17	
N2	21075.00	0.48	0.65	15	8.17	2.57	
N3	35000.00	0.80	0.65	15	8.17	4.27	
N4	35000.00	0.80	0.65	15	8.17	4.27	
O1	35000.00	0.80	0.65	15	8.17	4.27	
O2	35000.00	0.80	0.65	15	8.17	4.27	
O3	51024.76	1.17	0.65	15	8.17	6.22	
O4	21071.78	0.48	0.65	15	8.17	2.57	
O5	35472.50	0.81	0.65	15	8.17	4.32	
O6	36470.00	0.84	0.65	15	8.17	4.45	
Q1	42239.78	0.97	0.65	15	8.17	5.15	
Q2	39334.40	0.90	0.65	15	8.17	4.80	
Q3	65244.96	1.50	0.65	15	8.17	7.95	
Q4	38927.22	0.89	0.65	15	8.17	4.75	
R1	69025.83	1.58	0.65	15	8.17	8.42	
R2	69568.38	1.60	0.65	15	8.17	8.48	
R3	47756.99	1.10	0.65	15	8.17	5.82	
R4	66474.35	1.53	0.65	15	8.17	8.10	
S1	25304.05	0.58	0.65	15	8.17	3.08	
S2	35905.58	0.82	0.65	15	8.17	4.38	

BENCHMARKS:

1. "X" CUT FOUND ON THE NORTHWEST CORNER OF THE INTERSECTION OF FM 428 AND EDGEWOOD CREEK BOULEVARD.
   ELEVATION - 566.32 FT
2. 5/8-INCH IRON ROD FOUND ON THE NORTH SIDE OF A DRIVEWAY ON THE EAST RIGHT-OF-WAY OF FM 1385, APPROXIMATELY 2,710+/- FEET SOUTH OF THE INTERSECTION OF GALLATIN STREET AND FM 1385.
   ELEVATION - 554.61 FT

REVISION | DATE | NO.

STATE OF TEXAS
RODNEY VELASQUEZ
129439
LICENSED
PROFESSIONAL ENGINEER
10/29/2024

DRAINAGE AREA MAP

PRE-DEVELOPMENT CONDITIONS-MINOR

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
801 East Campbell Road
Suite 650 Richardson, TX 75081
TEL: 214.295.6355
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=80'
DESIGN	CHECKED
BA	RAV

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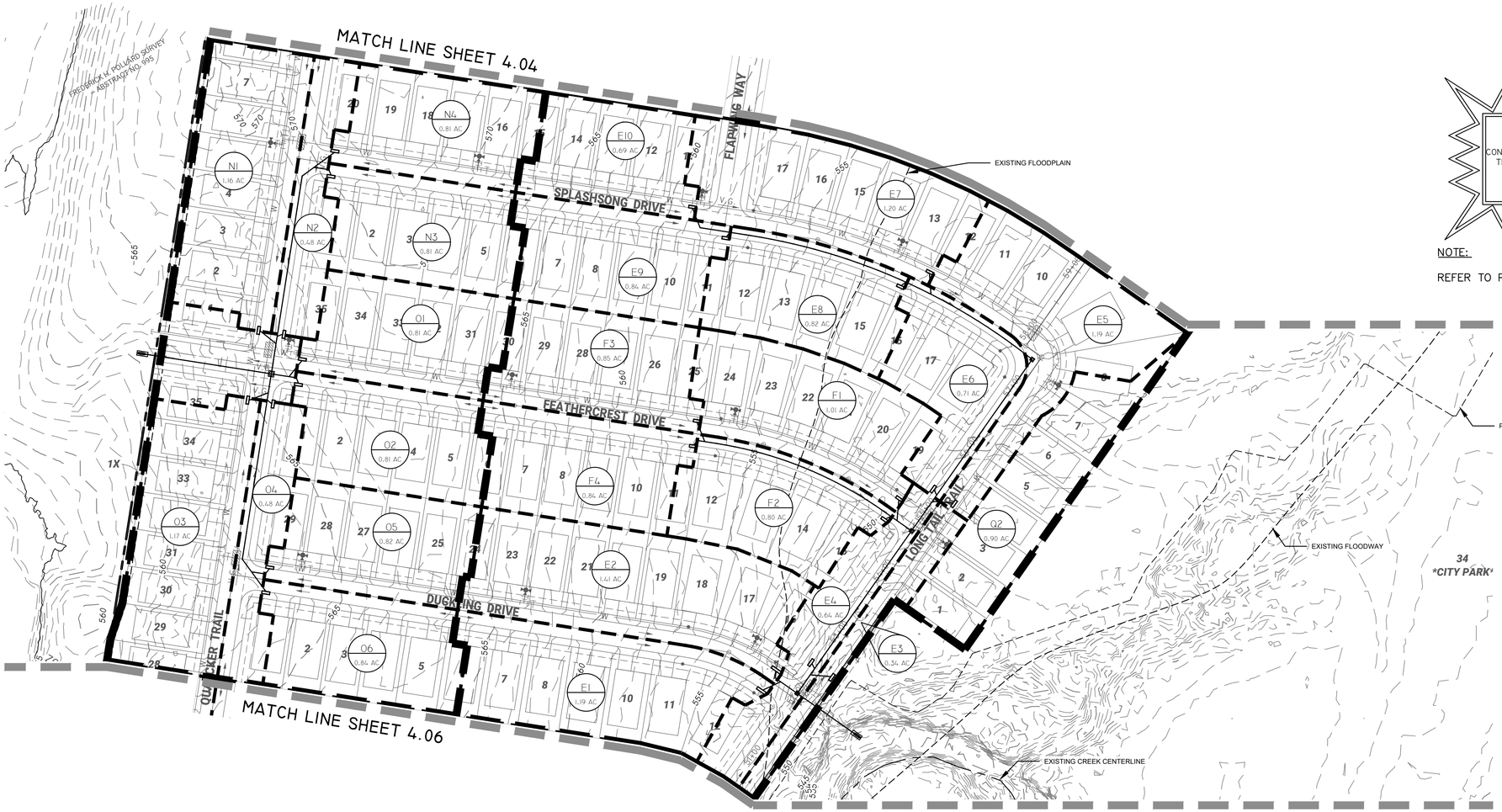

80 0 40 80 160

1 inch = 80ft.

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NOTE:

REFER TO PLAT SHEETS FOR GENERAL NOTES.

Proposed Minor Drainage Area Runoff Table

AREA NAME	AREA (SF)	AREA (AC)	Runoff, C	Time of	Intensity	Q100 (cfs)	Comments
E1	51859.18	1.19	0.65	15	8.17	6.32	
E2	61573.62	1.41	0.65	15	8.17	7.51	
E3	14725.31	0.34	0.65	15	8.17	1.80	
E4	27762.89	0.64	0.65	15	8.17	3.38	
E5	51694.79	1.19	0.65	15	8.17	6.30	
E6	30733.77	0.71	0.65	15	8.17	3.75	
E7	52235.66	1.20	0.65	15	8.17	6.37	
E8	35830.06	0.82	0.65	15	8.17	4.37	
E9	36845.00	0.85	0.65	15	8.17	4.49	
E10	29940.00	0.69	0.65	15	8.17	3.65	
F1	43871.54	1.01	0.65	15	8.17	5.35	
F2	34868.66	0.80	0.65	15	8.17	4.25	
F3	36881.25	0.85	0.65	15	8.17	4.50	
F4	36811.25	0.85	0.65	15	8.17	4.49	
N1	50600.00	1.16	0.65	15	8.17	6.17	
N2	21075.00	0.48	0.65	15	8.17	2.57	
N3	35000.00	0.80	0.65	15	8.17	4.27	
N4	35000.00	0.80	0.65	15	8.17	4.27	
O1	35000.00	0.80	0.65	15	8.17	4.27	
O2	35000.00	0.80	0.65	15	8.17	4.27	
O3	51024.76	1.17	0.65	15	8.17	6.22	
O4	21071.78	0.48	0.65	15	8.17	2.57	
O5	35472.50	0.81	0.65	15	8.17	4.32	
O6	36470.00	0.84	0.65	15	8.17	4.45	
Q1	42239.78	0.97	0.65	15	8.17	5.15	
Q2	39334.40	0.90	0.65	15	8.17	4.80	
Q3	65244.96	1.50	0.65	15	8.17	7.95	
Q4	38927.22	0.89	0.65	15	8.17	4.75	

BENCHMARKS:

1. "X" CUT FOUND ON THE NORTHWEST CORNER OF THE INTERSECTION OF FM 428 AND EDGEWOOD CREEK BOULEVARD.
   ELEVATION - 566.32 FT
2. 5/8-INCH IRON ROD FOUND ON THE NORTH SIDE OF A DRIVEWAY ON THE EAST RIGHT-OF-WAY OF FM 1385, APPROXIMATELY 2,710+/- FEET SOUTH OF THE INTERSECTION OF GALLATIN STREET AND FM 1385.
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NO.	DATE	REVISION

STATE OF TEXAS
RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
10/29/2024

DRAINAGE AREA MAP

PRE-DEVELOPMENT CONDITIONS-MINOR

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
801 East Campbell Road
Suite 650, Richardson, TX 75081
TEL: 214-460-7355
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=80'
DESIGN	CHECKED
BA	RAV

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Wednesday, October 30, 2024 4:43:27 PM

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NOTE:

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Proposed Minor Drainage Area Runoff Table

AREA NAME	AREA (SF)	AREA (AC)	Runoff, C	Time of	Intensity	Q100 (cfs)	Comments
A1	64496.44	1.48	0.65	15	8.17	7.86	
A2	65588.50	1.51	0.65	15	8.17	8.00	
A3	41828.50	0.96	0.65	15	8.17	5.10	
A4	37409.57	0.86	0.65	15	8.17	4.56	
A5	33918.22	0.78	0.65	15	8.17	4.14	
A6	44748.69	1.03	0.65	15	8.17	5.46	
A7	44785.69	1.03	0.65	15	8.17	5.46	
A8	35472.50	0.81	0.65	15	8.17	4.32	
A9	36470.00	0.84	0.65	15	8.17	4.45	
B1	15681.43	0.36	0.65	15	8.17	1.91	
B2	38470.14	0.88	0.65	15	8.17	4.69	
B3	37193.72	0.85	0.65	15	8.17	4.53	
B4	41934.18	0.96	0.65	15	8.17	5.11	
C1	36800.00	0.84	0.65	15	8.17	4.49	
C2	36800.00	0.84	0.65	15	8.17	4.49	
C3	35000.00	0.80	0.65	15	8.17	4.27	
C4	35000.00	0.80	0.65	15	8.17	4.27	
D1	36800.00	0.84	0.65	15	8.17	4.49	
D2	36800.00	0.84	0.65	15	8.17	4.49	
D3	35000.00	0.80	0.65	15	8.17	4.27	
D4	35000.00	0.80	0.65	15	8.17	4.27	
Q1	42239.78	0.97	0.65	15	8.17	5.15	

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LICENSED PROFESSIONAL ENGINEER
10/29/2024

DRAINAGE AREA MAP

PRE-DEVELOPMENT CONDITIONS-MINOR

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

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TEL: 214.494.9925
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CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 800
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=80'
DESIGN	CHECKED
BA	RAV

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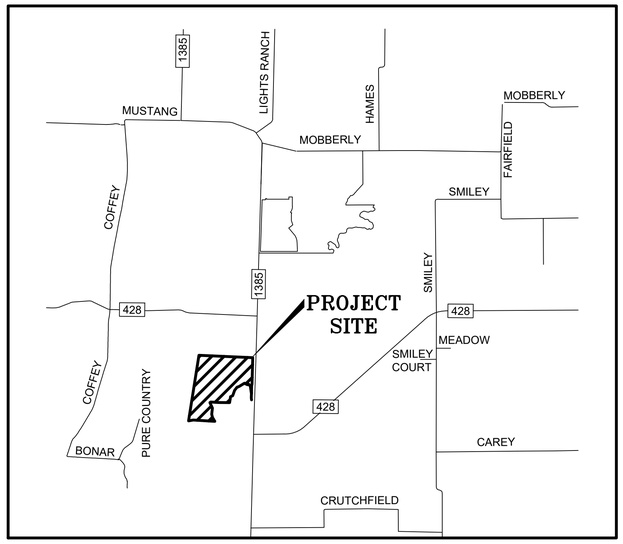
PRELIMINARY DEVELOPMENT PLANS
FOR
DUCK POINT DEVELOPMENT
CITY OF AUBREY ETJ
DENTON COUNTY, TEXAS

REVISION	DATE	NO.

DUCK POINT DEVELOPMENT



LOCATION MAP
N.T.S.

Sheet List Table	
Sheet Number	Sheet Title
0.00	COVER
0.01	PRELIMINARY PLAT
0.02	PRELIMINARY PLAT
0.03	PRELIMINARY PLAT
0.04	PRELIMINARY PLAT
0.05	PRELIMINARY PLAT
0.06	PRELIMINARY PLAT
1.00	PRELIMINARY KEY MAP PAVING
1.01	PRELIMINARY PAVING PLAN
1.02	PRELIMINARY PAVING PLAN
1.03	PRELIMINARY PAVING PLAN
1.04	PRELIMINARY PAVING PLAN
1.05	PRELIMINARY PAVING PLAN
1.06	PRELIMINARY PAVING PLAN
1.07	PRELIMINARY PAVING PLAN
1.08	PRELIMINARY PAVING DETAILS
2.01	PRELIMINARY WATER
2.02	PRELIMINARY WATER
2.03	PRELIMINARY WATER
3.01	PRELIMINARY SANITARY SEWER
3.02	PRELIMINARY SANITARY SEWER
3.03	PRELIMINARY SANITARY SEWER
4.01	DRAINAGE AREA MAP
4.02	DRAINAGE AREA MAP
4.03	DRAINAGE AREA MAP
4.04	DRAINAGE AREA MAP
4.05	DRAINAGE AREA MAP
4.06	DRAINAGE AREA MAP

BHC Second Review
10-23-2024

Second review of the Duck Point Preliminary Plat submittal. Our review is for general compliance with the City of Aubrey development requirements. It is based on the City's Code of Ordinances and Good Engineering Practice, and does not relieve the design engineer of their responsibilities as the Engineer of Record under the Texas Engineering Practice Act.

Resubmittal shall include previous review comments and the Engineer's responses to each comment, either on the marked up sheets or as a separate response letter.

Gary Hendricks, P.E., R.P.L.S.
James Jacobs, E.I.T

ENGINEER:

BARRAZA CONSULTING GROUP, LLC

801 East Campbell Road
Suite 650, Richardson, TX 75081
Tel. No. 214-484-7055
TBPELS Firm Lic. 20683

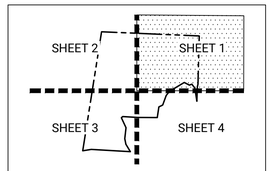
DEVELOPER:

CENTURION AMERICAN

CENTURION AMERICAN DEVELOPMENT GROUP
1800 VALLEY VIEW LANE, SUITE 300
DALLAS, TX 75234

STATE OF TEXAS
RODNEY VELASQUEZ
129439
LICENSED
PROFESSIONAL ENGINEER
10/14/2024

OCTOBER 2024



KEY MAP
(NOT TO SCALE)

NOTES:

1. WATER SERVICE AND SANITARY SEWER SERVICE TO BE PROVIDED BY MUSTANG SPECIAL UTILITY DISTRICT.
2. UTILITY PROVIDERS:

(A) ELECTRIC & GAS SERVICE: COSERV
7701 SOUTH STEMMONS
CORINTH, TEXAS 76210
1-800-274-4014

(B) TELEPHONE SERVICE: AT&T
2301 RIDGEVIEW DRIVE
PLANO, TEXAS 75025
(972) 569-3084

(C) WATER & SANITARY SEWER UTILITY SERVICE:
MUSTANG SPECIAL UTILITY DISTRICT
7985 FM 2931
AUBREY, TEXAS 76227
(904) 440-9561

3. SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
4. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE CITY OF AUBREY.
5. THE CITY OF AUBREY AND/OR DENTON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AUBREY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
6. ALL UTILITY EASEMENTS FOR FRANCHISE DRY UTILITIES SHOWN HEREON ARE HEREBY DEDICATED BY THIS PLAT FOR THE EXCLUSIVE USE OF THE FRANCHISE DRY UTILITIES UNLESS OTHERWISE NOTED.
7. LOTS ENDING WITH AN "X" ARE NON-RESIDENTIAL LOTS. OWNERSHIP AND MAINTENANCE OF "X" LOTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA). (LOT 1X BLOCK A, LOT 1X BLOCK B, LOTS 1X, 2X & 3X BLOCK H, LOT 1X BLOCK K, AND LOTS 1X, 2X BLOCK R).
8. FLOODPLAIN AND FLOODWAY AS DEPICTED (LOT 1X, BLOCK S) IS HEREBY DEDICATED TO THE CITY OF AUBREY.
9. MAINTENANCE OF WALL MAINTENANCE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA).
10. ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
11. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS.
12. THE CITY OF AUBREY AND/OR DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
13. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
14. **SUBJECT PROPERTY LIES WITHIN ZONE X (UN-SHADED AREA), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ZONE AE (SHADED) AND ZONE AE (FLOODWAY AREAS) (ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS, NUMBER 48121C0270G, REVISION DATE APRIL 18, 2011.
15. NO CONSTRUCTION WITHOUT WRITTEN APPROVAL FROM THE CITY OF AUBREY SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT; AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.
16. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 ~ NORTH CENTRAL ZONE NO. 4202 - NAD 83. (ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.999849393).

CURVE TABLE					
CURVE #	DELTA	RADIUS	CH. BEARING	CH. LENGTH	LENGTH
C1	150°50'04"	60.00	S50°35'12"W	116.13'	157.95
C2	083°33'29"	50.00	S50°40'03"W	66.63'	72.92
C3	006°26'31"	250.00	N05°40'03"E	28.09'	28.11
C4	006°26'31"	530.00	N05°40'03"E	59.56'	59.59
C5	006°26'31"	810.00	N05°40'03"E	91.02'	91.07
C6	006°26'31"	1090.00	N05°40'03"E	122.49'	122.55
C7	014°19'31"	250.00	N09°36'33"E	62.34'	62.51
C8	012°50'08"	250.00	N10°21'14"E	55.89'	56.01
C9	021°35'59"	210.00	N13°14'47"E	78.70'	79.17
C10	004°57'08"	1370.00	N06°24'45"E	118.38'	118.41
C11	090°00'00"	75.00	N53°53'19"E	106.07'	117.81
C12	090°00'00"	50.00	N53°53'19"E	70.71'	78.54
C13	020°29'18"	250.00	N19°07'58"E	88.92'	89.40
C14	009°32'19"	250.00	N13°39'28"E	41.57'	41.62
C15	157°07'04"	60.00	N09°52'02"W	117.62'	164.53
C16	089°44'36"	50.00	N09°44'14"W	70.55'	78.32
C17	157°06'38"	60.00	N80°07'56"E	117.61'	164.53
C18	090°17'50"	50.00	N80°16'59"E	70.89'	78.80
C19	157°07'12"	60.00	N09°52'06"W	117.62'	164.54
C20	089°33'15"	50.00	N09°38'34"W	70.44'	78.15
C21	026°14'45"	250.00	N67°59'19"W	113.52'	114.52
C22	018°49'23"	250.00	N71°42'00"W	81.76'	82.13
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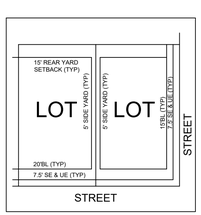
C27	026°14'45"	500.00	S22°00'41"W	227.04'	229.04

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N18°25'38"E	8.75'
L2	N62°17'19"W	31.14'



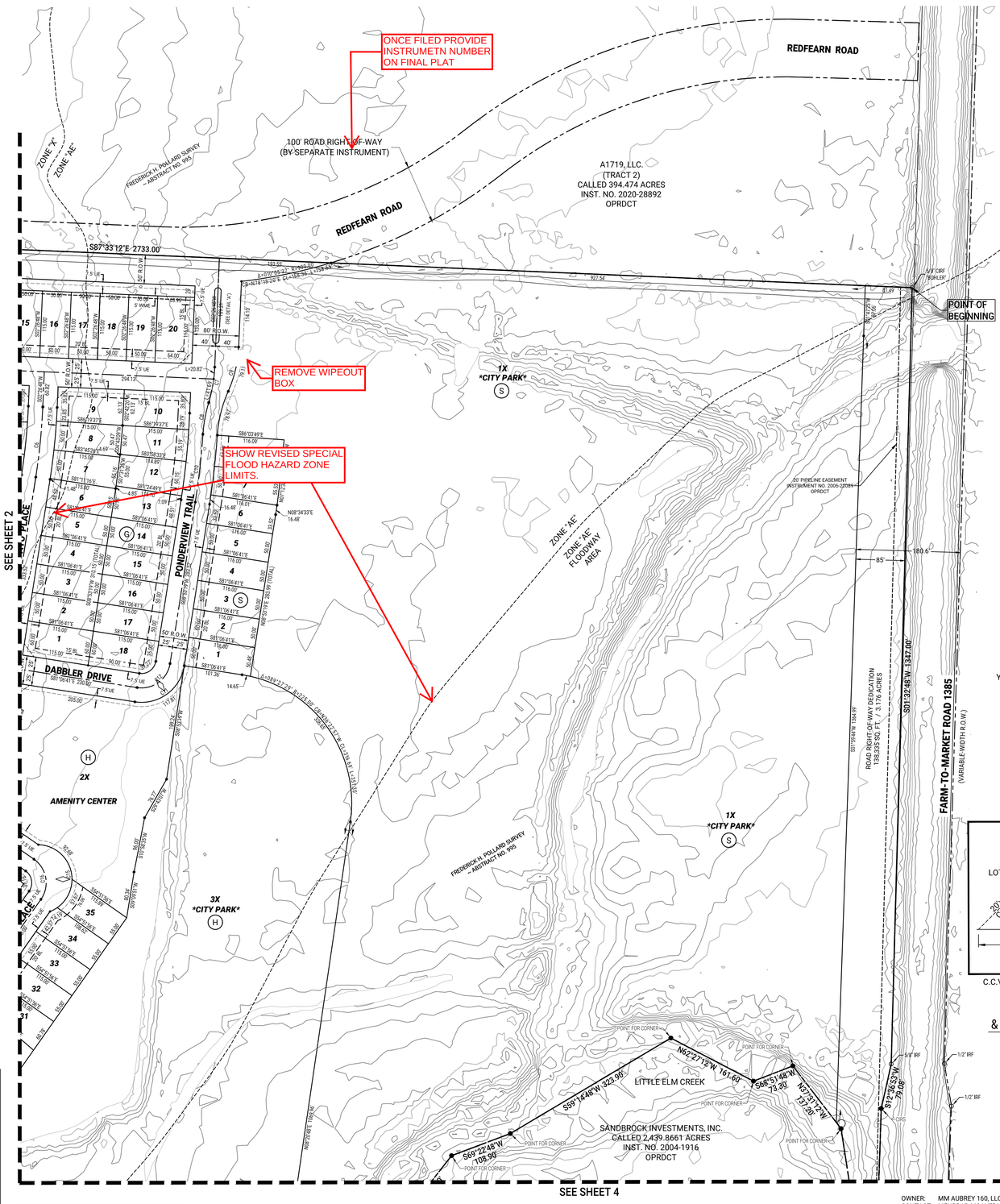
MINIMUM SETBACK EXHIBIT
(Not to Scale)

AREA TABLE		
TYPE	QUANTITY	AREA (ACRES)
RESIDENTIAL	452	65.103
OPEN SPACE	8	2.917
CITY PARK	3	66.507
RIGHT-OF-WAY	N/A	25.412
TOTAL	463	159.939

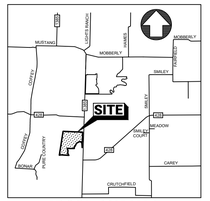
LOT INFORMATION

SF-A = 452 LOTS

MIN. LOT SIZE = 5,500 SQ FT

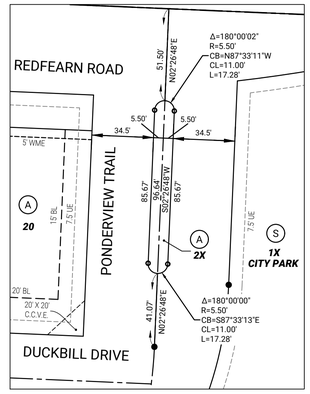


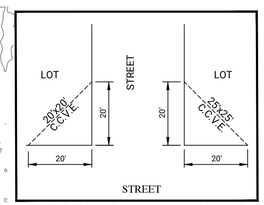




LOCATION MAP
(NOT TO SCALE)

DETAIL "A"
SCALE: 1"=40'





C.C.V.E = CORNER CLIP VISIBILITY EASEMENT

20'x20' CORNER CLIP
& VISIBILITY EASEMENT (TYP.)

N.T.S.

LINETYPE LEGEND:

- BOUNDARY LINE
- PROP. R.O.W. LINE
- PROP. LOT LINE
- PROP. ROAD CL
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LEGEND	
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CIRS ●	5/8" CAPPED IRON ROD STAMPED "BCG #10194538" SET
CIRF ○	CAPPED IRON ROD FOUND
ESMT	EASEMENT
LS	LANDSCAPE EASEMENT
DCEC	DENTON COUNTY ELECTRIC COOPERATIVE, INC.
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
VE	VISIBILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
LS&DE	LANDSCAPE & DRAINAGE EASEMENT
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RP	RADIUS POINT
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PRDCT	PUBLIC RECORDS, DENTON COUNTY, TEXAS
Ⓐ	SUBDIVISION BLOCK
◇	DENOTES STREET NAME CHANGE

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PRELIMINARY PLAT

DUCK POINT

159.939 ACRES
452 RESIDENTIAL LOTS
8 NON-RESIDENTIAL LOTS

LOTS 1X, 2X & 1-20, BLOCK A; LOTS 1X, & 1-15, BLOCK B; LOTS 1-20, BLOCK C; LOTS 1-20, BLOCK D; LOTS 1-22, BLOCK E; LOTS 1-24, BLOCK F; LOTS 1-18, BLOCK G; LOTS 1X, 2X, 3X (CITY PARK) & 1-35, BLOCK H; LOTS 1-45, BLOCK I; LOTS 1-20, BLOCK J; LOTS 1X & 1-15, BLOCK K; LOTS 1-35, BLOCK L; LOTS 1-29, BLOCK M; LOTS 1-23, BLOCK N; LOTS 1-22, BLOCK O; LOTS 1-22, BLOCK P; LOTS 1-22, BLOCK Q; LOTS 1X, 2X (CITY PARK) & 1-37, BLOCK R; LOTS 1X (CITY PARK) & 1-8, BLOCK S;

SITUATED IN
FREDRICK H. POLLARD SURVEY,
ABSTRACT NO. 995
CITY OF AUBREY,
DENTON COUNTY, TEXAS

OWNER: MM AUBREY 160, LLC
CONTACT: MEHRDAD MOAYEDI
1800 VALLEY VIEW LANE, STE. 300
FARMERS BRANCH, TX 75234
PHONE: (469)892-7200
EMAIL: jack@centurionamerican.com

RPLS OF RECORD: ADAM T. JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6664
AJohnson@Barraza-Group.com

BARRAZA CONSULTING GROUP, LLC
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055
PROJECT NO. 2021003
DATE OCTOBER 2024

TECH=BAS
SCALE 1"=100'

PAGE 1 OF 6

S:\2021\2021003 Duck Point\SURVEY\Plat Preliminary\DWG_021-003-PP.dwg 10/15/2024 3:19 PM —

NOTES:

1. WATER SERVICE AND SANITARY SEWER SERVICE TO BE PROVIDED BY MUSTANG SPECIAL UTILITY DISTRICT.

2. UTILITY PROVIDERS:

(A) ELECTRIC & GAS SERVICE: COSERV
7701 SOUTH STEMMONS
CORINTH, TEXAS 76210
1-800-274-4014

(B) TELEPHONE SERVICE: AT&T
2301 RIDGEVIEW DRIVE
PLANO, TEXAS 75025
(972) 569-3084

(C) WATER & SANITARY SEWER UTILITY SERVICE:
MUSTANG SPECIAL UTILITY DISTRICT
7985 FM 2931
AUBREY, TEXAS 76227
(904) 440-9561

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4. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE CITY OF AUBREY.

5. THE CITY OF AUBREY AND/OR DENTON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AUBREY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

6. ALL UTILITY EASEMENTS FOR FRANCHISE DRY UTILITIES SHOWN HEREON ARE HEREBY DEDICATED BY THIS PLAT FOR THE EXCLUSIVE USE OF THE FRANCHISE DRY UTILITIES UNLESS OTHERWISE NOTED.

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8. FLOODPLAIN AND FLOODWAY AS DEPICTED (LOT 1X, BLOCK S) IS HEREBY DEDICATED TO THE CITY OF AUBREY.

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13. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.

14. **SUBJECT PROPERTY LIES WITHIN ZONE X (UN-SHADED AREA), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ZONE AE (SHADED) AND ZONE AE (FLOODWAY AREAS) (ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS, NUMBER 48121C0270G, REVISION DATE APRIL 18, 2011.

15. NO CONSTRUCTION WITHOUT WRITTEN APPROVAL FROM THE CITY OF AUBREY SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT; AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.

16. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 ~ NORTH CENTRAL ZONE NO. 4202 - NAD 83. (ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.999849393).

CURVE TABLE					
CURVE #	DELTA	RADIUS	CH. BEARING	CH. LENGTH	LENGTH
C1	150°50'04"	60.00	S50°35'12"W	116.13'	157.95
C2	083°33'29"	50.00	S50°40'03"W	66.63'	72.92
C3	006°26'31"	250.00	N05°40'03"E	28.09'	28.11
C4	006°26'31"	530.00	N05°40'03"E	59.56'	59.59
C5	006°26'31"	810.00	N05°40'03"E	91.02'	91.07
C6	006°26'31"	1090.00	N05°40'03"E	122.49'	122.55
C7	014°19'31"	250.00	N09°36'33"E	62.34'	62.51
C8	012°50'08"	250.00	N10°21'14"E	55.89'	56.01
C9	021°35'59"	210.00	N13°14'47"E	78.70'	79.17
C10	004°57'08"	1370.00	N06°24'45"E	118.38'	118.41
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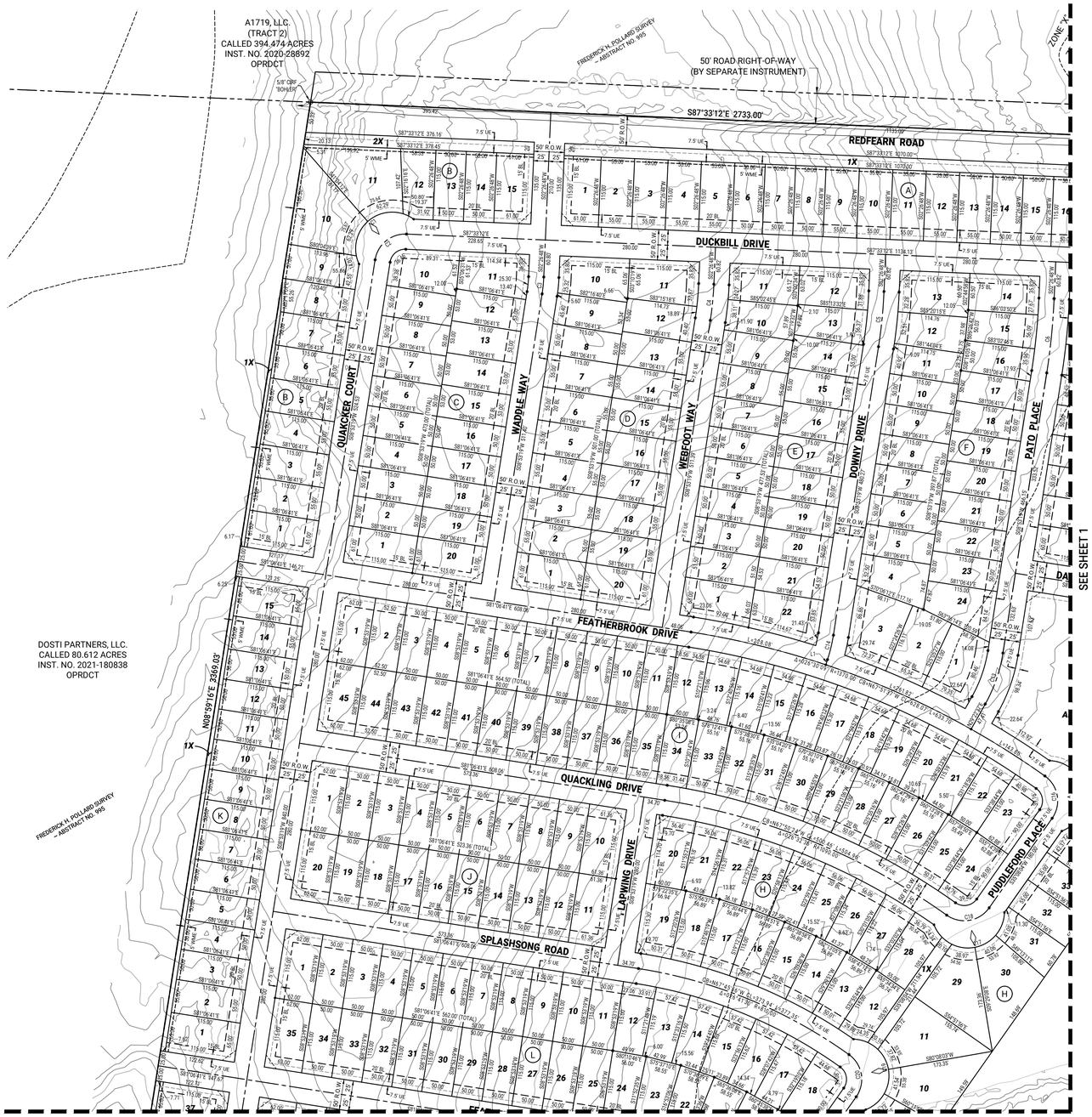
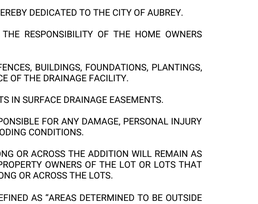
C27	026°14'45"	500.00	S22°00'41"W	227.04'	229.04

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N18°25'38"E	8.75'
L2	N62°17'19"W	31.14'





C.C. = CORNER CLIP
C.C.V.E = CORNER CLIP VISIBILITY EASEMENT

10'x10' VISIBILITY EASEMENT
& CORNER CLIP EASEMENT (TYP.)
N.T.S.

MINIMUM SETBACK
EXHIBIT
(Not to Scale)

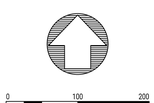
KEY MAP
(NOT TO SCALE)

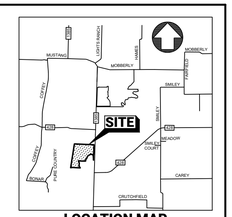
AREA TABLE		
TYPE	QUANTITY	AREA (ACRES)
RESIDENTIAL	452	65.103
OPEN SPACE	8	2.917
CITY PARK	3	66.507
RIGHT-OF-WAY	N/A	25.412
TOTAL	463	159.939

LOT INFORMATION

SF-6 = 452 LOTS

LOTS RANGE IN SIZE FROM
6,000 SQ FT TO 16,166 SQ FT





LOCATION MAP
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LEGEND	
IRF	IRON ROD FOUND
CIRS ●	5/8" CAPPED IRON ROD STAMPED "BCG #10194538" SET
CIRF ○	CAPPED IRON ROD FOUND
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LS	LANDSCAPE EASEMENT
DCEC	DENTON COUNTY ELECTRIC COOPERATIVE, INC.
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SITUATED IN THE
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ABSTRACT NO. 995
CITY OF AUBREY,
DENTON COUNTY, TEXAS

OWNER: MM AUBREY 160, LLC
CONTACT: MEHRDAD MOAYEDI
1800 VALLEY VIEW LANE, STE. 300
FARMERS BRANCH, TX 75234
PHONE: (469)892-7200
EMAIL: jack@centurionamerican.com

RPLS OF RECORD: ADAM T. JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6664
AJohnson@Barraza-Group.com

BARRAZA
CONSULTING GROUP, LLC

TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055
PROJECT NO. 2021003
DATE OCTOBER 2024

TECH=BAS
SCALE 1"=100'

S:\2021\2021003 Duck Point\SURVEY\Plat\Preliminary\DWG_021-003-PP.dwg 10/15/2024 3:19 PM —

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PLANO, TEXAS 75025
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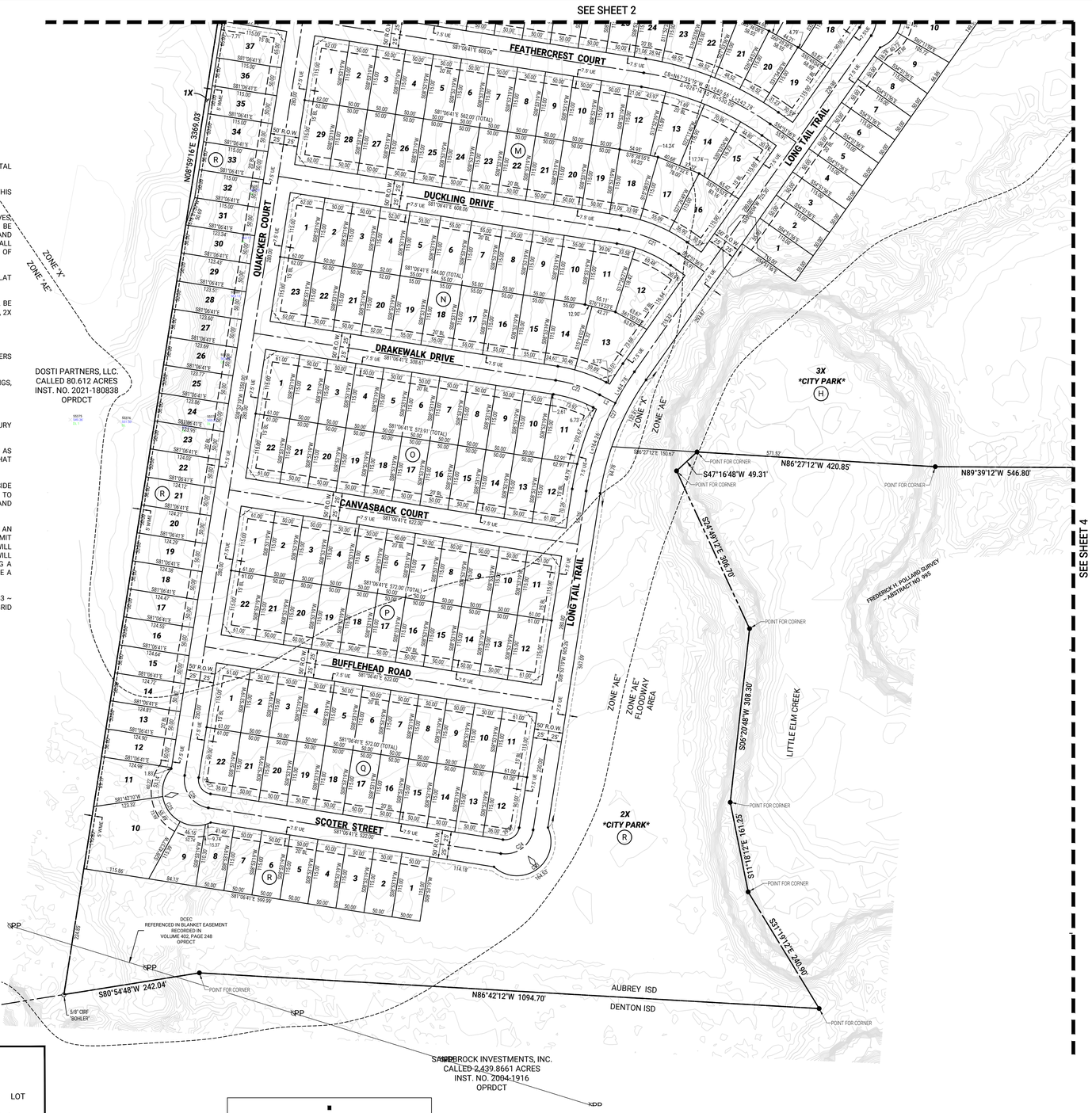
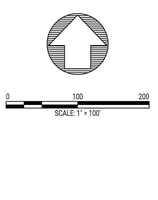
14. **SUBJECT PROPERTY LIES WITHIN ZONE X (UN-SHADED AREA), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ZONE AE (SHADED) AND ZONE AE (FLOODWAY AREAS) (ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS, NUMBER 48121C0270G, REVISION DATE APRIL 18, 2011.

15. NO CONSTRUCTION WITHOUT WRITTEN APPROVAL FROM THE CITY OF AUBREY SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT; AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.

16. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 ~ NORTH CENTRAL ZONE NO. 4202 - NAD 83. (ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.999849393).



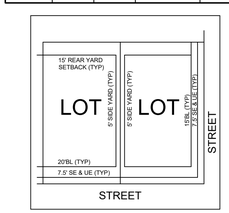


LOCATION MAP
(NOT TO SCALE)

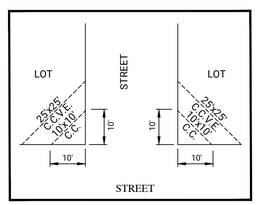
0 100 200
SCALE: 1" = 100'

CURVE TABLE					
CURVE #	DELTA	RADIUS	CH. BEARING	CH. LENGTH	LENGTH
C1	150°50'04"	60.00	S50°35'12"W	116.13'	157.95
C2	083°33'29"	50.00	S50°40'03"W	66.63'	72.92
C3	006°26'31"	250.00	N05°40'03"E	28.09'	28.11
C4	006°26'31"	530.00	N05°40'03"E	59.56'	59.59
C5	006°26'31"	810.00	N05°40'03"E	91.02'	91.07
C6	006°26'31"	1090.00	N05°40'03"E	122.49'	122.55
C7	014°19'31"	250.00	N09°36'33"E	62.34'	62.51
C8	012°50'08"	250.00	N10°21'14"E	55.89'	56.01
C9	021°35'59"	210.00	N13°14'47"E	78.70'	79.17
C10	004°57'08"	1370.00	N06°24'45"E	118.38'	118.41
C11	090°00'00"	75.00	N53°53'19"E	106.07'	117.81
C12	090°00'00"	50.00	N53°53'19"E	70.71'	78.54
C13	020°29'18"	250.00	N19°07'58"E	88.92'	89.40
C14	009°32'19"	250.00	N13°39'28"E	41.57'	41.62
C15	157°07'04"	60.00	N09°52'02"W	117.62'	164.53
C16	089°44'36"	50.00	N09°44'14"W	70.55'	78.32
C17	157°06'38"	60.00	N80°07'56"E	117.61'	164.53
C18	090°17'50"	50.00	N80°16'59"E	70.89'	78.80
C19	157°07'12"	60.00	N09°52'06"W	117.62'	164.54
C20	089°33'15"	50.00	N09°38'34"W	70.44'	78.15
C21	026°14'45"	250.00	N67°59'19"W	113.52'	114.52
C22	018°49'23"	250.00	N71°42'00"W	81.76'	82.13
C23	157°06'53"	60.00	N53°53'19"E	117.61'	164.53
C24	090°00'00"	50.00	N53°53'19"E	70.71'	78.54
C25	157°06'53"	60.00	S36°06'41"E	117.61'	164.53
C26	090°00'00"	50.00	S36°06'41"E	70.71'	78.54
C27	026°14'45"	500.00	S22°00'41"W	227.04'	229.04

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N18°25'38"E	8.75'
L2	N62°17'19"W	31.14'

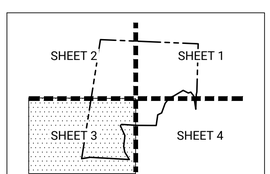


MINIMUM SETBACK EXHIBIT
(Not to Scale)



C.C. = CORNER CLIP
C.C.V.E = CORNER CLIP VISIBILITY EASEMENT

10'x10' VISIBILITY EASEMENT & CORNER CLIP EASEMENT (TYP.)
N.T.S.



KEY MAP
(NOT TO SCALE)

AREA TABLE		
TYPE	QUANTITY	AREA (ACRES)
RESIDENTIAL	452	65.103
OPEN SPACE	8	2.917
CITY PARK	3	66.507
RIGHT-OF-WAY	N/A	25.412
TOTAL	463	159.939

LOT INFORMATION

SF-6 = 452 LOTS

LOTS RANGE IN SIZE FROM 6,000 SQ FT TO 16,166 SQ FT

LEGEND	
IRF	IRON ROD FOUND
CIRS ●	5/8" CAPPED IRON ROD STAMPED "BCG #10194538" SET
CIRF ○	CAPPED IRON ROD FOUND
ESMT	EASEMENT
LS	LANDSCAPE EASEMENT
DCEC	DENTON COUNTY ELECTRIC COOPERATIVE, INC.
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
VE	VISIBILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
LS&DE	LANDSCAPE & DRAINAGE EASEMENT
BL	BUILDING LINE
RP	RADIUS POINT
HOA	HOME OWNERS ASSOCIATION
ROW	RIGHT-OF-WAY
VOL., PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
INST. NO.	INSTRUMENT NUMBER
OPRDCT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
PRDCT	PUBLIC RECORDS, DENTON COUNTY, TEXAS
(A)	SUBDIVISION BLOCK
◇	DENOTES STREET NAME CHANGE

LINETYPE LEGEND:

- BOUNDARY LINE
- PROP. R.O.W. LINE
- PROP. LOT LINE
- PROP. ROAD CL
- BUILDING LINE
- EASEMENT LINE
- ABSTRACT LINE

P R E L I M I N A R Y
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PRELIMINARY PLAT

DUCK POINT

159.939 ACRES
452 RESIDENTIAL LOTS
8 NON-RESIDENTIAL LOTS

LOTS 1X, 2X & 1-20, BLOCK A; LOTS 1X, & 1-15, BLOCK B; LOTS 1-20, BLOCK C; LOTS 1-20, BLOCK D; LOTS 1-22, BLOCK E; LOTS 1-24, BLOCK F; LOTS 1-18, BLOCK G; LOTS 1X, 2X, 3X (CITY PARK) & 1-35, BLOCK H; LOTS 1-45, BLOCK I; LOTS 1-20, BLOCK J; LOTS 1X & 1-15, BLOCK K; LOTS 1-35, BLOCK L; LOTS 1-29, BLOCK M; LOTS 1-23, BLOCK N; LOTS 1-22, BLOCK O; LOTS 1-22, BLOCK P; LOTS 1-22, BLOCK Q; LOTS 1X, 2X (CITY PARK) & 1-37, BLOCK R; LOTS 1X (CITY PARK) & 1-8, BLOCK S;
SITUATED IN THE
FREDRICK H. POLLARD SURVEY,
ABSTRACT NO. 995
CITY OF AUBREY,
DENTON COUNTY, TEXAS

OWNER: MM AUBREY 160, LLC
CONTACT: MEHRDAD MOAYEDI
1800 VALLEY VIEW LANE, STE. 300
FARMERS BRANCH, TX 75234
PHONE: (469)892-7200
EMAIL: jack@centurionamerican.com

RPLS OF RECORD: ADAM T. JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6664
AJohnson@Barraza-Group.com

BARRAZA CONSULTING GROUP, LLC
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055

PROJECT NO. 2021003
DATE OCTOBER 2024

TECH=BAS
SCALE 1"=100'

S:\2021\2021003 Duck Point\SURVEY\Plat\Preliminary\DWGS_021-003-PP.dwg 10/15/2024 3:19 PM —

NOTES:

1. WATER SERVICE AND SANITARY SEWER SERVICE TO BE PROVIDED BY MUSTANG SPECIAL UTILITY DISTRICT.

2. UTILITY PROVIDERS:

(A) ELECTRIC & GAS SERVICE: COSERV
7701 SOUTH STEMMONS
CORINTH, TEXAS 76210
1-800-274-4014

(B) TELEPHONE SERVICE: AT&T
2301 RIDGEVIEW DRIVE
PLANO, TEXAS 75025
(972) 569-3084

(C) WATER & SANITARY SEWER UTILITY SERVICE:
MUSTANG SPECIAL UTILITY DISTRICT
7985 FM 2931
AUBREY, TEXAS 76227
(904) 440-9561

3. SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.

4. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE CITY OF AUBREY.

5. THE CITY OF AUBREY AND/OR DENTON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AUBREY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

6. ALL UTILITY EASEMENTS FOR FRANCHISE DRY UTILITIES SHOWN HEREON ARE HEREBY DEDICATED BY THIS PLAT FOR THE EXCLUSIVE USE OF THE FRANCHISE DRY UTILITIES UNLESS OTHERWISE NOTED.

7. LOTS ENDING WITH AN "X" ARE NON-RESIDENTIAL LOTS. OWNERSHIP AND MAINTENANCE OF "X" LOTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA). (LOT 1X BLOCK A, LOT 1X BLOCK B, LOTS 1X, 2X & 3X BLOCK H, LOT 1X BLOCK K, AND LOTS 1X, 2X BLOCK R).

8. FLOODPLAIN AND FLOODWAY AS DEPICTED (LOT 1X, BLOCK S) IS HEREBY DEDICATED TO THE CITY OF AUBREY.

9. MAINTENANCE OF WALL MAINTENANCE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA).

10. ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

11. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS.

12. THE CITY OF AUBREY AND/OR DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.

13. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.

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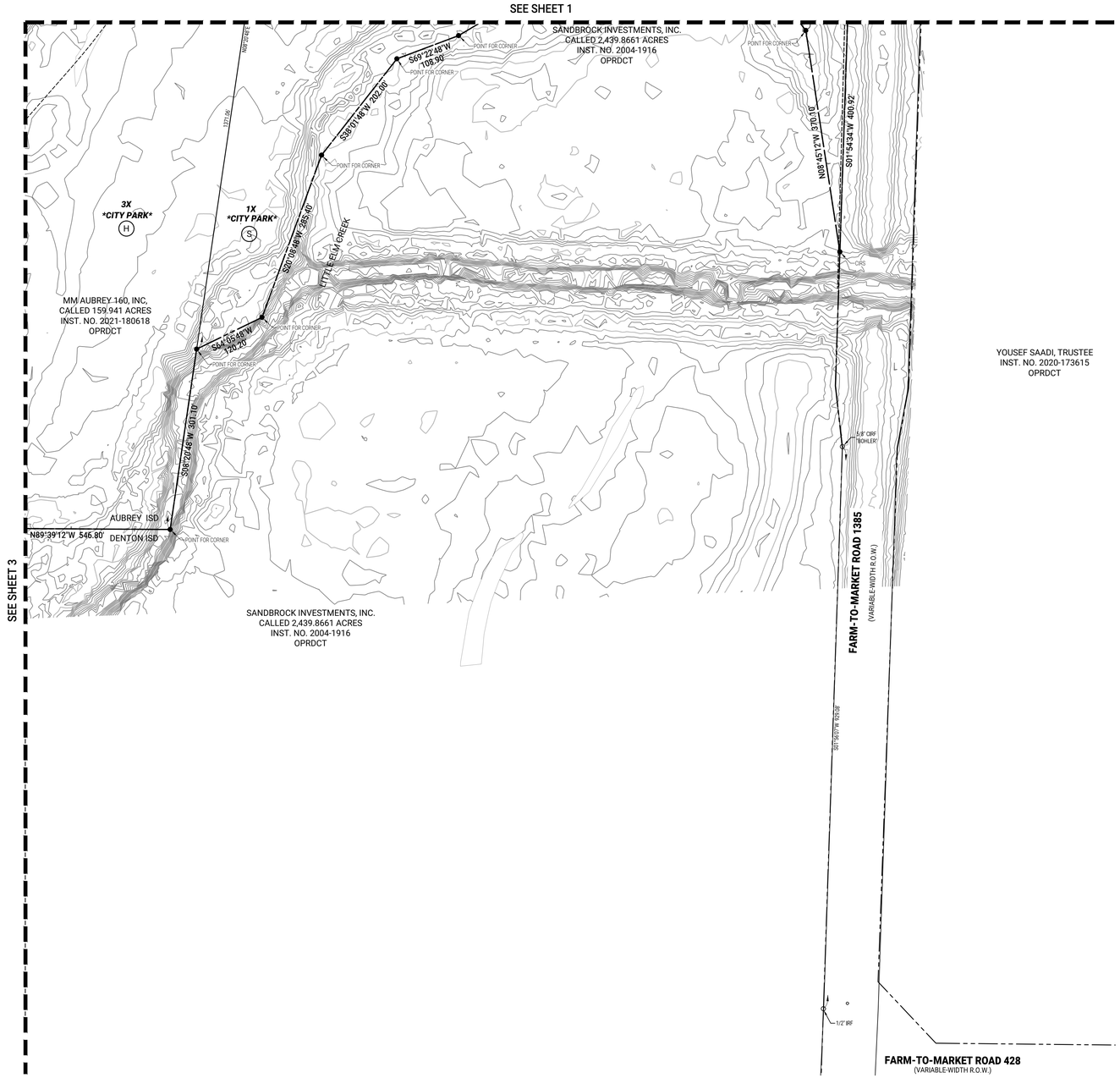



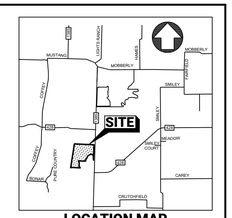

LOCATION MAP
(NOT TO SCALE)

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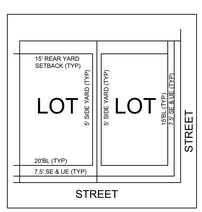

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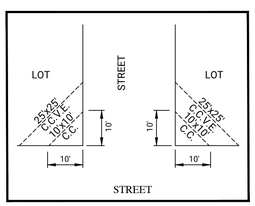
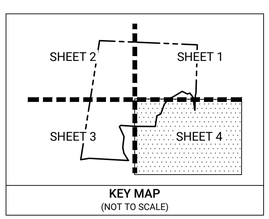


C.C. = CORNER CLIP
C.C.V.E = CORNER CLIP VISIBILITY EASEMENT

10'x10' VISIBILITY EASEMENT & CORNER CLIP EASEMENT (TYP.)
N.T.S.



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OWNER: MM AUBREY 160, LLC
CONTACT: MEHRDAD MOAYEDI
1800 VALLEY VIEW LANE, STE. 300
FARMERS BRANCH, TX 75234
PHONE: (469)892-7200
EMAIL: jack@centurionamerican.com

RPLS OF RECORD: ADAM T. JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6664
AJohnson@Barraza-Group.com

BARRAZA CONSULTING GROUP, LLC
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055

PROJECT NO. 2021003
DATE OCTOBER 2024

TECH=BAS
SCALE 1"=100'

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Block A - Lot Areas		
Lot	Area (AC)	Area (SF)
1	0.161	7,015
2	0.145	6,325
3	0.145	6,325
4	0.145	6,325
5	0.145	6,325
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.145	6,325
10	0.145	6,325
11	0.145	6,325
12	0.145	6,325
13	0.145	6,325
14	0.132	5,750
15	0.132	5,750
16	0.132	5,750
17	0.132	5,750
18	0.132	5,750
19	0.132	5,750
20	0.169	7,360

Block A - Lot Areas		
Lot	Area (AC)	Area (SF)
1X	0.491	21,400
2X	0.024	1,037

Block A Total Area	
Area (AC)	Area (SF)
3.340	145,487

Block B - Lot Areas		
Lot	Area (AC)	Area (SF)
1	0.161	7,015
2	0.145	6,325
3	0.145	6,325
4	0.145	6,325
5	0.145	6,325
6	0.145	6,325
7	0.145	6,325
8	0.149	6,473
9	0.154	6,693
10	0.297	12,945
11	0.296	12,877
12	0.140	6,085
13	0.132	5,750
14	0.132	5,750
15	0.161	7,015
1X	0.056	2,430
2X	0.173	7,546

Block B Total Area	
Area (AC)	Area (SF)
2.721	118,530

Block C - Lot Areas		
Lot	Area (AC)	Area (SF)
1	0.161	7,015
2	0.132	5,750
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.132	5,750
10	0.173	7,518
11	0.180	7,849
12	0.140	6,095
13	0.140	6,095
14	0.140	6,095
15	0.140	6,095
16	0.132	5,750
17	0.132	5,750
18	0.132	5,750
19	0.132	5,750
20	0.161	7,015

Block C Total Area	
Area (AC)	Area (SF)
2.819	122,778

Block D - Lot Areas		
Lot	Area (AC)	Area (SF)
1	0.161	7,015
2	0.145	6,325
3	0.145	6,325
4	0.145	6,325
5	0.145	6,325
6	0.145	6,325
7	0.145	6,325
8	0.132	5,750
9	0.138	6,000
10	0.175	7,623
11	0.184	7,994
12	0.151	6,570
13	0.145	6,325
14	0.145	6,325
15	0.145	6,325
16	0.145	6,325
17	0.145	6,325
18	0.145	6,325
19	0.145	6,325
20	0.161	7,015

Block D Total Area	
Area (AC)	Area (SF)
2.989	130,192

Block E - Lot Areas		
Lot	Area (AC)	Area (SF)
1	0.168	7,338
2	0.136	5,922
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.145	6,325
9	0.145	6,325
10	0.142	6,184
11	0.165	7,185
12	0.173	7,531
13	0.143	6,246
14	0.145	6,326
15	0.145	6,325
16	0.145	6,325
17	0.145	6,325
18	0.132	5,750
19	0.132	5,750
20	0.132	5,750

Block E - Lot Areas		
Lot	Area (AC)	Area (SF)
21	0.144	6,271
22	0.180	7,858

Block E Total Area	
Area (AC)	Area (SF)
3.179	138,488

Block F - Lot Areas		
Lot	Area (AC)	Area (SF)
1	0.207	9,009
2	0.181	7,900
3	0.223	9,726
4	0.168	7,324
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.132	5,750
10	0.132	5,750
11	0.134	5,818
12	0.148	6,441
13	0.185	8,078
14	0.164	7,136
15	0.140	6,113
16	0.137	5,981
17	0.132	5,750
18	0.132	5,750
19	0.132	5,750
20	0.132	5,750

Block F - Lot Areas		
Lot	Area (AC)	Area (SF)
21	0.132	5,750
22	0.132	5,750
23	0.132	5,750
24	0.174	7,591

Block F Total Area	
Area (AC)	Area (SF)
3.578	155,868

Block G - Lot Areas		
Lot	Area (AC)	Area (SF)
1	0.158	6,900
2	0.132	5,750
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,759
7	0.139	6,036
8	0.139	6,042
9	0.161	6,998
10	0.167	7,293
11	0.140	6,081
12	0.152	6,632
13	0.146	6,360
14	0.132	5,750
15	0.132	5,750
16	0.132	5,750
17	0.132	5,750
18	0.155	6,766

Block G Total Area	
Area (AC)	Area (SF)
2.545	110,866

Block H - Lot Areas		
Lot	Area (AC)	Area (SF)
1	0.145	6,325
2	0.132	5,750
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.156	6,795
10	0.255	11,095
11	0.258	11,224
12	0.141	6,139
13	0.141	6,131
14	0.141	6,131
15	0.141	6,131
16	0.141	6,131
17	0.141	6,131
18	0.141	6,131
19	0.167	7,285
20	0.167	7,265

Block H - Lot Areas		
Lot	Area (AC)	Area (SF)
21	0.140	6,113
22	0.140	6,112
23	0.140	6,112
24	0.140	6,112
25	0.140	6,112
26	0.140	6,113
27	0.140	6,114
28	0.148	6,458
29	0.260	11,323
30	0.251	10,931
31	0.139	6,057
32	0.145	6,325
33	0.146	6,325
34	0.144	6,281
35	0.136	5,920
1X	0.097	4,211
2X	1.888	82,230
3X	22.830	994,468

Block H Total Area	
Area (AC)	Area (SF)
30.224	1,316,567

Block I - Lot Areas		
Lot	Area (AC)	Area (SF)
1	0.164	7,130
2	0.139	6,038
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.132	5,750
10	0.132	5,750
11	0.132	5,750
12	0.136	5,926
13	0.138	6,030
14	0.138	6,030
15	0.138	6,029
16	0.138	6,029
17	0.138	6,029
18	0.138	6,029
19	0.138	6,029
20	0.138	6,029

Block I - Lot Areas		
Lot	Area (AC)	Area (SF)
21	0.138	6,030
22	0.138	6,030
23	0.167	7,277
24	0.159	6,917
25	0.139	6,072
26	0.139	6,036
27	0.139	6,036
28	0.139	6,036
29	0.139	6,036
30	0.139	6,036
31	0.139	6,036
32	0.139	6,036
33	0.139	6,036
34	0.136	5,929
35	0.132	5,750
36	0.132	5,750
37	0.132	5,750
38	0.132	5,750
39	0.132	5,750
40	0.132	5,750

Block I - Lot Areas		
Lot	Area (AC)	Area (SF)
41	0.132	5,750
42	0.132	5,750
43	0.132	5,750
44	0.139	6,038
45	0.164	7,130

Block I Total Area	
Area (AC)	Area (SF)
6.211	270,537

Block J - Lot Areas		
Lot	Area (AC)	Area (SF)
1	0.164	7,130
2	0.132	5,750
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.132	5,750
10	0.162	7,057
11	0.162	7,057
12	0.132	5,750
13	0.132	5,750
14	0.132	5,750
15	0.132	5,750
16	0.132	5,750
17	0.132	5,750
18	0.132	5,750
19	0.132	5,750
20	0.164	7,130

Block J Total Area	
Area (AC)	Area (SF)
2.763	120,374

Block K - Lot Areas		
Lot	Area (AC)	Area (SF)
1	0.172	7,475
2	0.145	6,325
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.132	5,750
10	0.132	5,750
11	0.132	5,750
12	0.132	5,750
13	0.132	5,750
14	0.145	6,325
15	0.172	7,475
1X	0.126	5,481

Block K Total Area	
Area (AC)	Area (SF)
2.211	96,331

Block L - Lot Areas		
Lot	Area (AC)	Area (SF)
1	0.164	7,130
2	0.132	5,750
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.132	5,750
10	0.132	5,750
11	0.132	5,750
12	0.139	6,051
13	0.141	6,141
14	0.141	6,139
15	0.141	6,139
16	0.141	6,140
17	0.141	6,142
18	0.173	7,553
19	0.172	7,495
20	0.141	6,132

Block L - Lot Areas		
Lot	Area (AC)	Area (SF)
21	0.141	6,132
22	0.141	6,132
23	0.141	6,132
24	0.140	6,081
25	0.132	5,750
26	0.132	5,750
27	0.132	5,750
28	0.132	5,750
29	0.132	5,750
30	0.132	5,750
31	0.132	5,750
32	0.132	5,750
33	0.132	5,750
34	0.132	5,750
35	0.164	7,130

Block L Total Area	
Area (AC)	Area (SF)
4.859	211,670

Block M - Lot Areas		
Lot	Area (AC)	Area (SF)
1	0.164	7,130
2	0.132	5,750
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.132	5,750
10	0.132	5,750
11	0.132	5,750
12	0.160	6,952
13	0.169	7,346
14	0.168	7,302
15	0.188	8,193
16	0.197	8,601
17	0.174	7,559
18	0.163	7,092
19	0.132	5,750
20	0.132	5,750

Block M - Lot Areas		
Lot	Area (AC)	Area (SF)
21	0.132	5,750
22	0.132	5,750
23	0.132	5,750
24	0.132	5,750
25	0.132	5,750
26	0.132	5,750
27	0.132	5,750
28	0.132	5,750
29	0.164	7,130

Block M Total Area	
Area (AC)	Area (SF)
4.185	182,305

Block N - Lot Areas		
Lot	Area (AC)	Area (SF)
1	0.164	7,130
2	0.132	5,750
3	0.132	5,750
4	0.137	5,980
5	0.145	6,325
6	0.145	6,325
7	0.145	6,325
8	0.145	6,325
9	0.145	6,325
10	0.145	6,325
11	0.172	7,489
12	0.224	9,773
13	0.230	10,031
14	0.163	7,092
15	0.145	6,325
16	0.145	6,325
17	0.145	6,325
18	0.145	6,325
19	0.145	6,325
20	0.137	5,980

Block N - Lot Areas		
Lot	Area (AC)	Area (SF)
21	0.132	5,750
22	0.132	5,750
23	0.164	7,130

Block N Total Area	
Area (AC)	Area (SF)
3.517	153,180

Block O - Lot Areas		
Lot	Area (AC)	Area (SF)
1	0.161	7,015
2	0.132	5,750
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.132	5,750
10	0.132	5,750
11	0.181	7,897
12	0.162	7,043
13	0.132	5,750
14	0.132	5,750
15	0.132	5,750
16	0.132	5,750
17	0.132	5,750
18	0.132	5,750
19	0.132	5,750
20	0.132	5,750

Block O - Lot Areas		
Lot	Area (AC)	Area (SF)
21	0.132	5,750
22	0.161	7,015

Block O Total Area	
Area (AC)	Area (SF)
3.041	132,471

Block P - Lot Areas		
Lot	Area (AC)	Area (SF)
1	0.161	7,015
2	0.132	5,750
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.132	5,750
10	0.132	5,750
11	0.161	7,015
12	0.161	7,015
13	0.132	5,750
14	0.132	5,750
15	0.132	5,750
16	0.132	5,750
17	0.132	5,750
18	0.132	5,750
19	0.132	5,750
20	0.132	5,750

Block P - Lot Areas		
Lot	Area (AC)	Area (SF)
21	0.132	5,750
22	0.161	7,015

Block P Total Area	
Area (AC)	Area (SF)
3.020	131,560

Block Q - Lot Areas		
Lot	Area (AC)	Area (SF)
1	0.161	7,015
2	0.132	5,750
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.132	5,750
10	0.132	5,750
11	0.161	7,015
12	0.158	6,881
13	0.132	5,750
14	0.132	5,750
15	0.132	5,750
16	0.132	5,750
17	0.132	5,750
18	0.132	5,750
19	0.132	5,750
20	0.132	5,750

Block Q - Lot Areas		
Lot	Area (AC)	Area (SF)
21	0.132	5,750
22	0.158	6,881

Block Q Total Area	
Area (AC)	Area (SF)
3.014	131,292

Block R - Lot Areas		
Lot	Area (AC)	Area (SF)
1	0.132	5,751
2	0.132	5,750
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,729
9	0.159	6,915
10	0.404	17,594
11	0.192	8,351
12	0.143	6,247
13	0.143	6,243
14	0.143	6,238
15	0.143	6,234
16	0.143	6,230
17	0.143	6,225
18	0.143	6,221
19	0.143	6,217
20	0.143	6,212

Block R - Lot Areas		
Lot	Area (AC)	Area (SF)
21	0.143	6,208
22	0.142	6,204
23	0.142	6,199
24	0.142	6,195
25	0.142	6,191
26	0.142	6,186
27	0.142	6,182
28	0.142	6,178
29	0.142	6,173
30	0.142	6,169
31	0.137	5,959
32	0.132	5,750
33	0.132	5,750
34	0.132	5,750
35	0.132	5,750
36	0.132	5,750
37	0.172	7,475
1X	0.062	2,720
2X	9.932	432,656

Block R Total Area	
Area (AC)	Area (SF)
15.481	674,354

Block S - Lot Areas		
Lot	Area (AC)	Area (SF)
1	0.133	5,802
2	0.133	5,800
3	0.133	5,800
4	0.133	5,800
5	0.133	5,800
6	0.133	5,800
7	0.140	6,112
8	0.150	6,527
1X	33.733	1,469,430

Block S Total Area	
Area (AC)	Area (SF)
34.830	1,517,179

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.

PRELIMINARY PLAT

DUCK POINT

159.939 ACRES
452 RESIDENTIAL LOTS
8 NON-RESIDENTIAL LOTS

LOTS 1X, 2X & 1-20, BLOCK A; LOTS 1X, & 1-15, BLOCK B; LOTS 1-20, BLOCK C; LOTS 1-20, BLOCK D; LOTS 1-22, BLOCK E; LOTS 1-24, BLOCK F; LOTS 1-18, BLOCK G; LOTS 1X, 2X, 3X (CITY PARK) & 1-35, BLOCK H; LOTS 1-45, BLOCK I; LOTS 1-20, BLOCK J; LOTS 1X & 1-15, BLOCK K; LOTS 1-35, BLOCK L; LOTS 1-29, BLOCK M; LOTS 1-23, BLOCK N; LOTS 1-22, BLOCK O; LOTS 1-22, BLOCK P; LOTS 1-22, BLOCK Q; LOTS 1X, 2X (CITY PARK) & 1-37, BLOCK R; LOTS 1X (CITY PARK) & 1-8, BLOCK S;

SITUATED IN THE
FREDRICK H. POLLARD SURVEY,
ABSTRACT NO. 995
CITY OF AUBREY,
DENTON COUNTY, TEXAS

OWNER: MM AUBREY 160, LLC
CONTACT: MEHRDAD MOAYEDI
1800 VALLEY VIEW LANE, STE. 300
FARMERS BRANCH, TX 75234
PHONE: (469)892-7200
EMAIL: jack@centurionamerican.com

RPLS OF RECORD: ADAM T. JOHNSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6664
AJohnson@Barraza-Group.com

BARRAZA CONSULTING GROUP, LLC
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055

PROJECT NO. 2021003
DATE OCTOBER 2024

TECH=BAS

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OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, MM Aubrey 160, LLC, is the owner of that certain tract of land situated in Denton County, Texas, being a part of the Frederick H. Pollard Survey, Abstract No. 995, being all of a called 159.941 acre tract of land described in a Deed to MM Aubrey 160 LLC., as recorded in Document No. 2021-180618, Official Public Records, Denton County, Texas (OPRDCT) and being more particularly described as follows:

BEGINNING at the northeast corner of said 159.939 acre tract and the southeast corner of a called 394.474 acre tract of land described in deed to A1719, LLC, recorded in Instrument No. 2020-28892 OPRDCT, also being located in the west right-of-way line of Farm-To-Market road No. 1385

THENCE along the east line of said 159.939 acre tract and the west line of Farm-To-Market Road No. 1385 (a variable width right-of-way), the following courses:

South 01 degrees 32 minutes 48 seconds West, a distance of 1,347.00 feet to a 5/8 inch iron rod found for corner;

South 12 degrees 36 minutes 53 seconds West, a distance of 79.08 feet to 5/8-inch iron rods with plastic cap stamped "BCG 10194538" set for corner;

South 01 degrees 54 minutes 34 seconds West, a distance of 400.92 feet to 5/8-inch iron rods with plastic cap stamped "BCG 10194538" set for the southeast corner of said 159.939 acre tract and the northeast corner of a called 2,439.8661 acre tract of land described in deed to Sandbrock Investments, Inc., as recorded in Document No. 2004-1916, OPRDCT;

THENCE along the south line of said 159.939 acre tract and the north line of said 2,439.8661 acre tract of land and meandering in or near the centerline of said Little Elm Creek, the following courses:

North 08 degrees 45 minutes 12 seconds West, a distance of 370.10 feet to a point for corner;

North 37 degrees 31 minutes 12 seconds West, a distance of 137.20 feet to a point for corner;

South 68 degrees 51 minutes 48 seconds West, a distance of 73.30 feet to a point for corner;

North 62 degrees 27 minutes 12 seconds West, a distance of 161.60 feet to a point for corner;

South 59 degrees 14 minutes 48 seconds West, a distance of 323.90 feet to a point for corner;

South 69 degrees 22 minutes 48 seconds West, a distance of 108.90 feet to a point for corner;

South 38 degrees 01 minutes 48 seconds West, a distance of 202.00 feet to a point for corner;

South 20 degrees 08 minutes 48 seconds West, a distance of 285.40 feet to a point for corner;

South 64 degrees 05 minutes 48 seconds West, a distance of 120.20 feet to a point for corner;

South 08 degrees 20 minutes 48 seconds West, a distance of 301.10 feet to a point for corner;

North 89 degrees 39 minutes 12 seconds West, a distance of 546.80 feet to a point for corner;

North 86 degrees 27 minutes 12 seconds West, a distance of 420.85 feet to a point for corner;

South 47 degrees 16 minutes 48 seconds West, a distance of 49.31 feet to a point for corner;

South 24 degrees 49 minutes 12 seconds East, a distance of 306.70 feet to a point for corner;

South 06 degrees 20 minutes 48 seconds West, a distance of 308.30 feet to a point for corner;

South 11 degrees 18 minutes 12 seconds East, a distance of 161.25 feet to a point for corner;

South 31 degrees 19 minutes 12 seconds East, a distance of 240.90 feet to a point for corner;

North 86 degrees 42 minutes 12 seconds West, a distance of 1,094.70 feet to a point for corner;

South 80 degrees 54 minutes 48 seconds West, a distance of 242.04 feet to a 5/8 inch iron with plastic cap stamped "BOHLER" found for corner, said point being the southeast corner of a called 80.612 acre tract described in deed to Dosti Partners, LLC, recorded in Instrument No. 2021-180838 OPRDCT and being the southwest corner of said 159.939 acre tract;

THENCE North 08 degrees 59 minutes 13 seconds East, with the common line of said 80.612 acre tract and 159.939 acre tract, a distance of 3369.03 feet to a 5/8 inch iron with plastic cap stamped "BOHLER" found for corner, said point being the northwest corner of said 159.939 acre tract

THENCE South 87 degrees 33 minutes 12 seconds East, a distance of 2,733.00 feet along the north line of said 159.939 acre tract of land and the south line of said 394.474 acre tract to the **POINT OF BEGINNING** and containing 159.939 acres of land.

THENCE South 87 degrees 33 minutes 12 seconds East, a distance of 2,733.00 feet along the north line of said 159.939 acre tract of land and the south line of said 394.474 acre tract to the **POINT OF BEGINNING** and containing 159.939 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, MM Aubrey 160, LLC, acting herein by and through its duly authorized officers, do hereby adopt this plat designating the hereinabove described property as **DUCK POINT**, an addition to Denton County, Texas, and do hereby dedicate to the City of Aubrey, in fee simple, the streets and public use areas shown hereon, and do hereby dedicate the easements shown hereon for the purposes indicated to the exclusive use forever of the City of Aubrey, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements on said plat. At the discretion of the City of Aubrey and subject to it's written approval, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the City of Aubrey use thereof. Any public utility given the right by the City of Aubrey to use said easements shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements. Any public utility shall at all times have the right of ingress and egress to and from and upon any said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone. I do hereby bind myself, my successors and assigns to forever warrant and defend all and singular the above described streets, easements and rights unto the City of Aubrey against every person whomsoever comes lawfully claiming or to claim the same or any part thereof. This property is located within the The City of Aubrey Extra-Territorial Jurisdiction. This plat approval is subject to all the platting ordinances, rules and regulations of City of Aubrey, Denton County, Texas.

WITNESS MY HAND THIS ___ DAY OF _____, 2024.

MM Aubrey 160, LLC,
a Texas limited liability company

By: MMM Ventures, LLC,
a Texas limited liability company
Its Manager

By: 2M Ventures, LLC,
a Delaware limited liability company
Its Manager

By: _____
Name: Mehrdad Moayedi
Its: Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MEHRDAD MOAYEDI, 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 ____ DAY OF _____, 2024.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES:_____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, ADAM T. JOHNSON, a registered professional land surveyor, do hereby certify that this plat was prepared and the field notes made a part hereof from an actual and accurate survey of the land and that the corner monuments shown hereon were found or properly placed under my personal supervision in accordance with Collin County, Texas subdivision regulations.

DATED THIS THE _____ DAY OF _____, 2024.

P R E L I M I N A R Y
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
ADAM T. JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6664

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for The State of Texas, on this day personally appeared ADAM T. JOHNSON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2024.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

APPROVED AND ACCEPTED:

_____
MAYOR
CITY OF AUBREY, TEXAS

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF AUBREY, TEXAS HEREBY CERTIFIES THAT THE FOREGOING PRELIMINARY PLAT OF DUCK POINT, AN ADDITION TO DENTON COUNTY, TEXAS, IS HEREBY APPROVED BY THE CITY OF AUBREY THIS ___ DAY OF _____, 2024, AND THE CITY OF AUBREY DOES HEREBY ACCEPT SAID PRELIMINARY PLAT, AND THAT THE CITY OF AUBREY FURTHER AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING THEIR NAME AS HEREIN ABOVE SUBSCRIBED.

ATTEST THIS ___ DAY OF _____, 2024.

_____
CITY SECRETARY
CITY OF AUBREY, TEXAS

CERTIFICATE OF PRELIMINARY PLAT APPROVED

This Final Plat was reviewed and approved by the City Council of the City of Aubrey, Texas the

_____ day of _____, 2024.

_____
Chris Rich, Mayor
City of Aubrey, Texas

DISTRICT APPROVAL

THE LAKES FRESH WATER SUPPLY DISTRICT:

_____ _____
CHAIRPERSON DATE

P R E L I M I N A R Y
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

PRELIMINARY PLAT

DUCK POINT

159.939 ACRES
452 RESIDENTIAL LOTS
8 NON-RESIDENTIAL LOTS
LOTS 1X, 2X & 1-20, BLOCK A; LOTS 1X, & 1-15, BLOCK B; LOTS 1-20, BLOCK C; LOTS 1-20, BLOCK D; LOTS 1-22, BLOCK E; LOTS 1-24, BLOCK F; LOTS 1-18, BLOCK G; LOTS 1X, 2X, 3X (CITY PARK) & 1-35, BLOCK H; LOTS 1-45, BLOCK I; LOTS 1-20, BLOCK J; LOTS 1X & 1-15, BLOCK K; LOTS 1-35, BLOCK L; LOTS 1-29, BLOCK M; LOTS 1-23, BLOCK N; LOTS 1-22, BLOCK O; LOTS 1-22, BLOCK P; LOTS 1-22, BLOCK Q; LOTS 1X, 2X (CITY PARK) & 1-37, BLOCK R; LOTS 1X (CITY PARK) & 1-8, BLOCK S;
SITUATED IN THE
FREDRICK H. POLLARD SURVEY, ABSTRACT NO. 995
CITY OF AUBREY,
DENTON COUNTY, TEXAS

OWNER: MM AUBREY 160, LLC
CONTACT: MEHRDAD MOAYEDI
1800 VALLEY VIEW LANE, STE. 300
FARMERS BRANCH, TX 75234
PHONE: (469)892-7200
EMAIL: jack@centurionamerican.com

RPLS OF RECORD: ADAM T. JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6664
AJohnson@Barraza-Group.com

BARRAZA CONSULTING GROUP, LLC
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055
PROJECT NO. 2021003
DATE OCTOBER 2024

TECH=BAS

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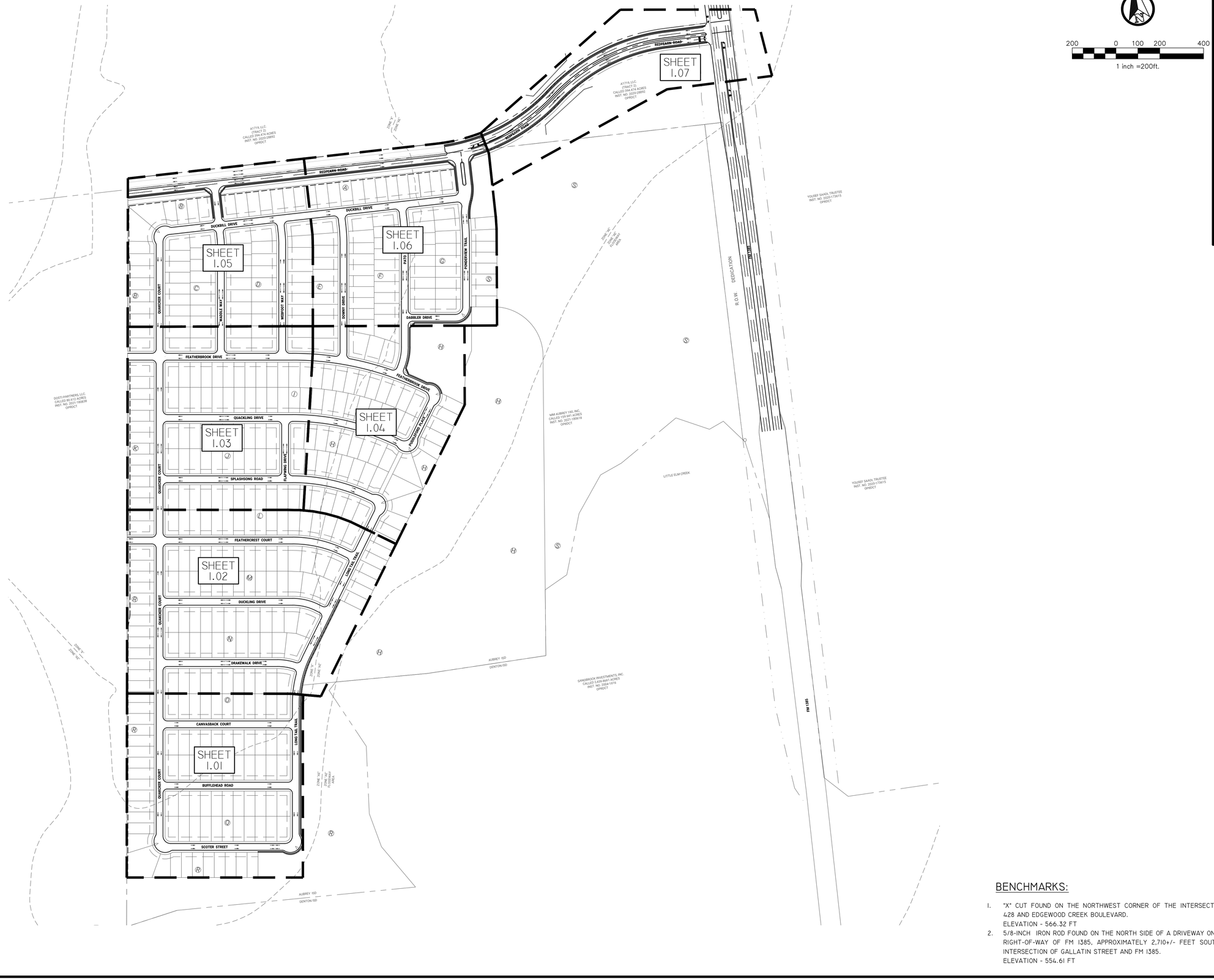

BENCHMARKS:

1. "X" CUT FOUND ON THE NORTHWEST CORNER OF THE INTERSECTION OF FM 428 AND EDGEWOOD CREEK BOULEVARD.
   ELEVATION - 566.32 FT
2. 5/8-INCH IRON ROD FOUND ON THE NORTH SIDE OF A DRIVEWAY ON THE EAST RIGHT-OF-WAY OF FM 1385, APPROXIMATELY 2,710+/- FEET SOUTH OF THE INTERSECTION OF GALLATIN STREET AND FM 1385.
   ELEVATION - 554.61 FT

NO.	DATE	REVISION

STATE OF TEXAS
RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
10/14/2024

PRELIMINARY PAVING PLAN

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING
801 East Campbell Road
Suite 650, Richardson, TX 75081
TEL: 214.346.2705
TBPE Firm Llc. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 800
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=200'
DESIGN	CHECKED
BA	RAV

1.01

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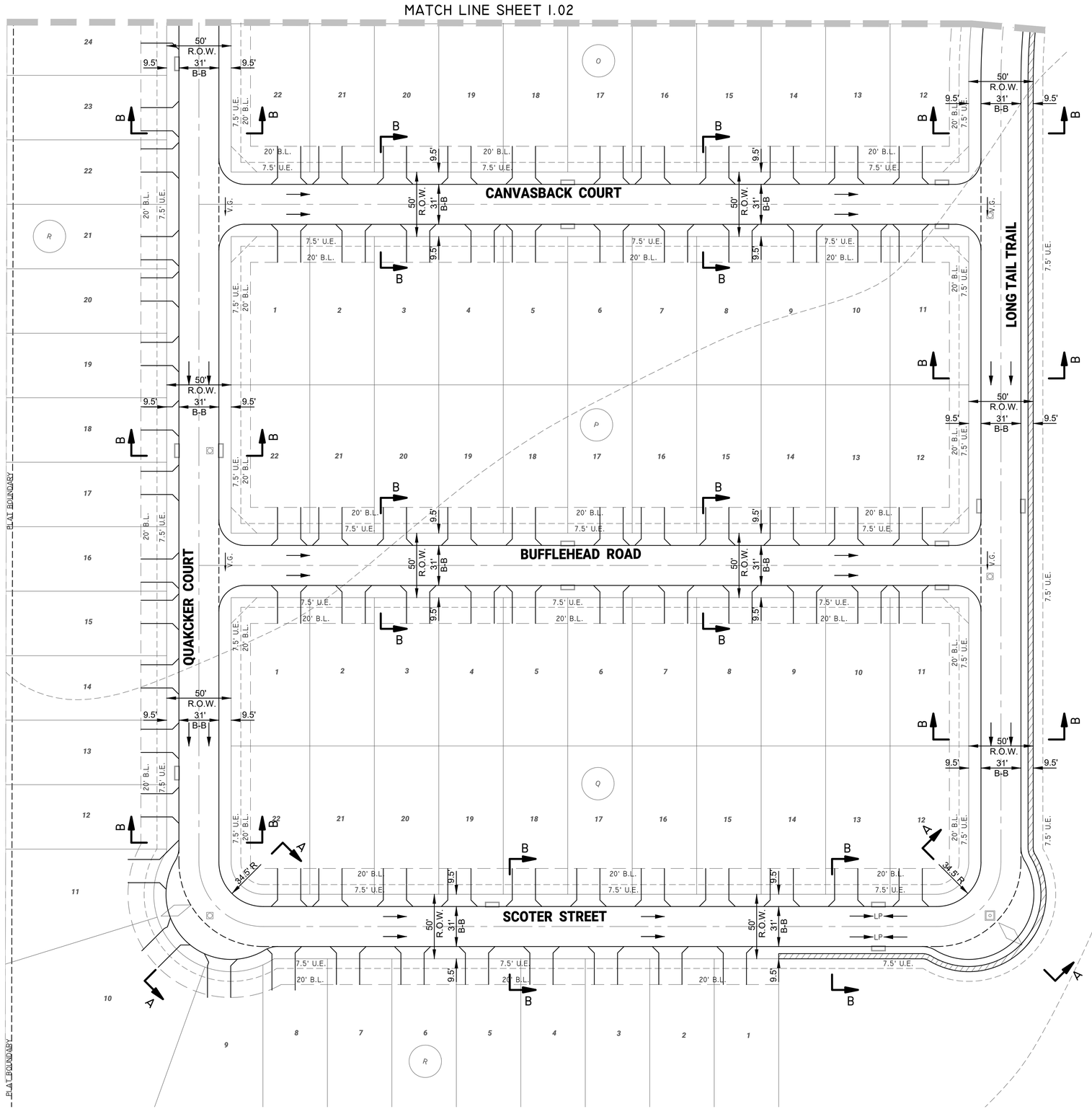
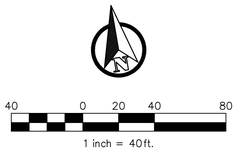




LEGEND

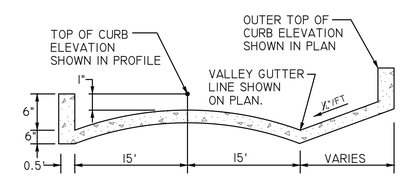
	ROW		BARRIER FREE RAMP
	BACK OF CURB		PROPOSED STORM INLET
	CENTERLINE		JUNCTION BOX
	VALLEY GUTTER	PICR	POINT OF INTERSECTING CURB RETURN
	UTILITY EASEMENT		
	PROPOSED MANHOLE	PC	POINT OF CURVATURE
	PROPOSED CLEANOUT	PT	POINT OF TANGENCY

LEGEND

CONTRACTOR TO INSTALL LAYDOWN CURB AND BARRIER FREE RAMP. FOR DETAILS SEE PAVING DETAIL SHEET.

NOTES:

1. 4" CROWN FOR 31' B-B STREETS. SAWED LONGITUDINAL DUMMY JOINT
2. ALL RESIDENTIAL STREETS TO BE 6" REINFORCED CONCRETE PAVEMENT THICKNESS (4000 PSI PER NCTCOG ITEM 303.3.4.2-CLASS PI #3 BARS @ 24" OCEW).
3. ALL ARTERIAL AND MINOR/MAJOR COLLECTOR STREETS TO BE 8" REINFORCED CONCRETE PAVEMENT THICKNESS (4000 PSI PER NCTCOG ITEM 303.3.4.2-CLASS PI #4 BARS @ 18" OCEW).
4. RATE OF LIME\CEMENT APPLICATION TO BE DETERMINED BY LIME SERIES TEST (37 LBS/SQ YD PER GEOTECHNICAL CONSULTANT)
5. ALL CURBS ARE TO BE MONOLITHIC 6" STANDARD CURB, UNLESS NOTED OTHERWISE.
6. ALL CURB RETURNS ARE 20' RADIUS UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
8. SEE SHEET 1.08 FOR PAVING CROSS-SECTIONS AND DETAILS.
9. CONTRACTOR TO INSTALL LAYDOWN CURB AND BARRIER FREE RAMP. FOR DETAILS SEE CITY OF AUBREY STANDARD DETAILS.
10. SEE CITY OF AUBREY DETAILS FOR SIDEWALK DETAILS.



SECTION A-A
(N.T.S.)

BENCHMARKS:

1. "X" CUT FOUND ON THE NORTHWEST CORNER OF THE INTERSECTION OF FM 428 AND EDGEWOOD CREEK BOULEVARD.
   ELEVATION - 566.32 FT
2. 5/8-INCH IRON ROD FOUND ON THE NORTH SIDE OF A DRIVEWAY ON THE EAST RIGHT-OF-WAY OF FM 1385, APPROXIMATELY 2,710+/- FEET SOUTH OF THE INTERSECTION OF GALLATIN STREET AND FM 1385.
   ELEVATION - 554.61 FT

REVISION | DATE | NO.

RODNEY VELASQUEZ 129439 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS
10/14/2024

PRELIMINARY PAVING PLAN

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING
801 East Campbell Road Suite 650, Richardson, TX 75081 Ph: 214-494-9090 TBPE Firm Llc. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 800
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=40'
DESIGN	CHECKED
BA	RAV

1.01

Wednesday, October 16, 2024 10:12:32 AM
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MATCH LINE SHEET 1.03

MATCH LINE SHEET 1.01

FEATHERCREST COURT

DUCKLING DRIVE

DRAKEWALK DRIVE

QUAKCKER COURT

LONG TAIL TRAIL

ZONE "X"

ZONE "AE"

PLAT BOUNDARY

50' R.O.W. 31' B-B

20' B.L. 7.5' U.E. 9.5'

V.G.

HP

LP

1 inch = 40ft.

LEGEND

CONTRACTOR TO INSTALL LAYDOWN CURB AND BARRIER FREE RAMP. FOR DETAILS SEE PAVING DETAIL SHEET.

NOTES:

1. 4" CROWN FOR 31' B-B STREETS. SAWED LONGITUDINAL DUMMY JOINT
2. ALL RESIDENTIAL STREETS TO BE 6" REINFORCED CONCRETE PAVEMENT THICKNESS (4000 PSI PER NCTCOG ITEM 303.3.4.2-CLASS PI #3 BARS @ 24" OCEW).
3. ALL ARTERIAL AND MINOR/MAJOR COLLECTOR STREETS TO BE 8" REINFORCED CONCRETE PAVEMENT THICKNESS (4000 PSI PER NCTCOG ITEM 303.3.4.2-CLASS PI #4 BARS @ 18" OCEW).
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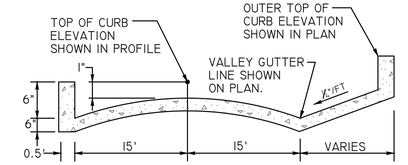
5. ALL CURBS ARE TO BE MONOLITHIC 6" STANDARD CURB, UNLESS NOTED OTHERWISE.
6. ALL CURB RETURNS ARE 20' RADIUS UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
8. SEE SHEET 1.08 FOR PAVING CROSS-SECTIONS AND DETAILS.
9. CONTRACTOR TO INSTALL LAYDOWN CURB AND BARRIER FREE RAMP. FOR DETAILS SEE CITY OF AUBREY STANDARD DETAILS.
10. SEE CITY OF AUBREY DETAILS FOR SIDEWALK DETAILS.

LEGEND

ROW		BARRIER FREE RAMP	
BACK OF CURB		PROPOSED STORM INLET	
CENTERLINE		JUNCTION BOX	
VALLEY GUTTER	PICR	POINT OF INTERSECTING CURB RETURN	
UTILITY EASEMENT			
PROPOSED MANHOLE	PC	POINT OF CURVATURE	
PROPOSED CLEANOUT	PT	POINT OF TANGENCY	



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801 East Campbell Road
Suite 650 Richardson, TX 75081
TEL: 214.346.6565
TBPE Firm LIC. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=40'
DESIGN	CHECKED
BA	RAV

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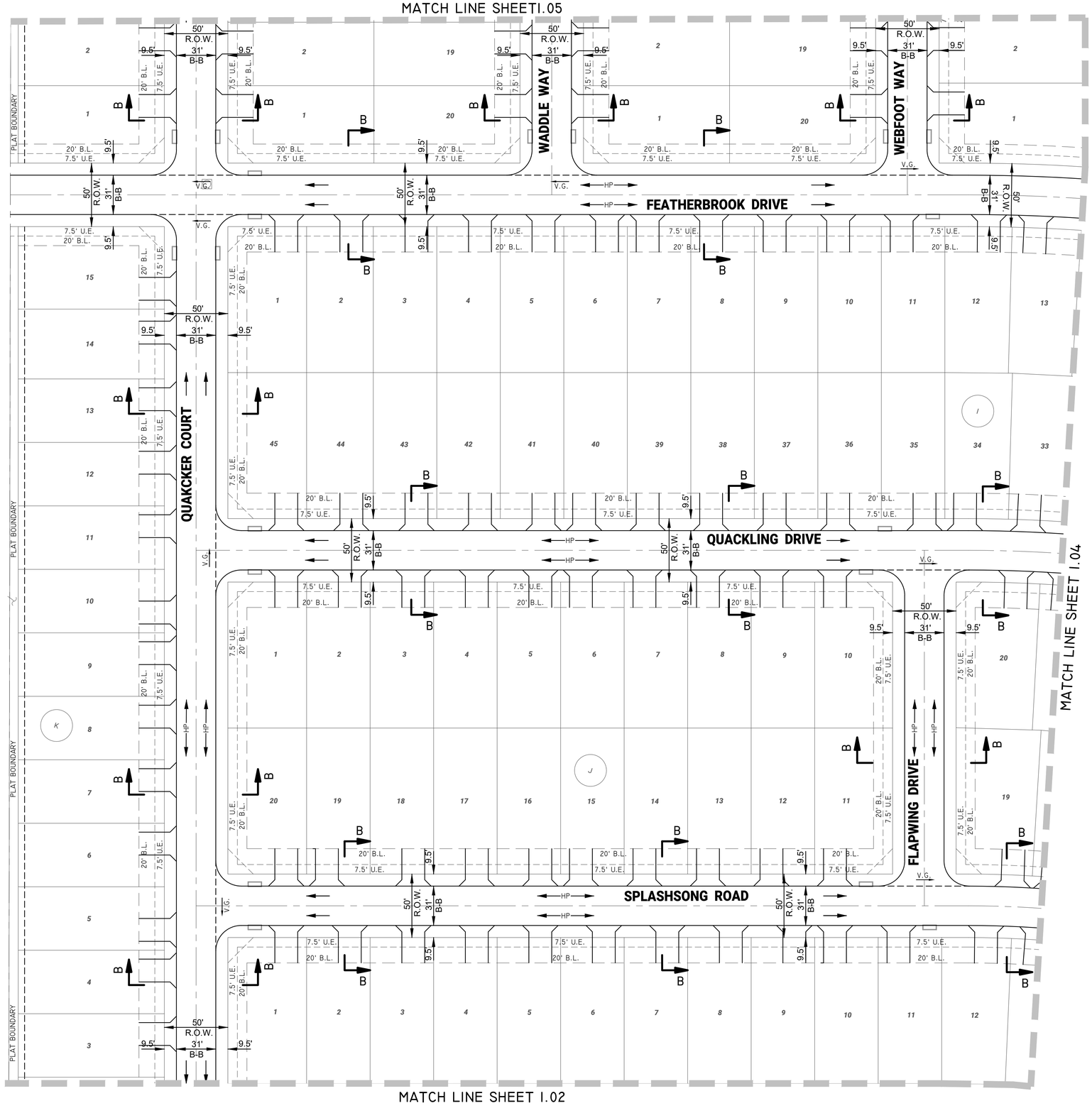



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NOTES:

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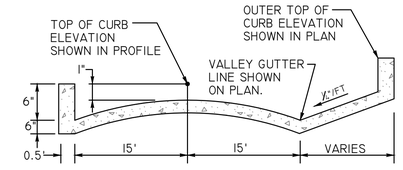
LEGEND

	ROW		BARRIER FREE RAMP
	BACK OF CURB		PROPOSED STORM INLET
	CENTERLINE		JUNCTION BOX
- - - - -	VALLEY GUTTER	PICR	POINT OF INTERSECTING CURB RETURN
	UTILITY EASEMENT		
	PROPOSED MANHOLE	PC	POINT OF CURVATURE
	PROPOSED CLEANOUT	PT	POINT OF TANGENCY



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STATE OF TEXAS
RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
10/14/2024

PRELIMINARY PAVING PLAN

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING
801 East Campbell Road
Suite 650 Richardson, TX 75081
TEL: 214.346.6295
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
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DESIGN	CHECKED
BA	RAV

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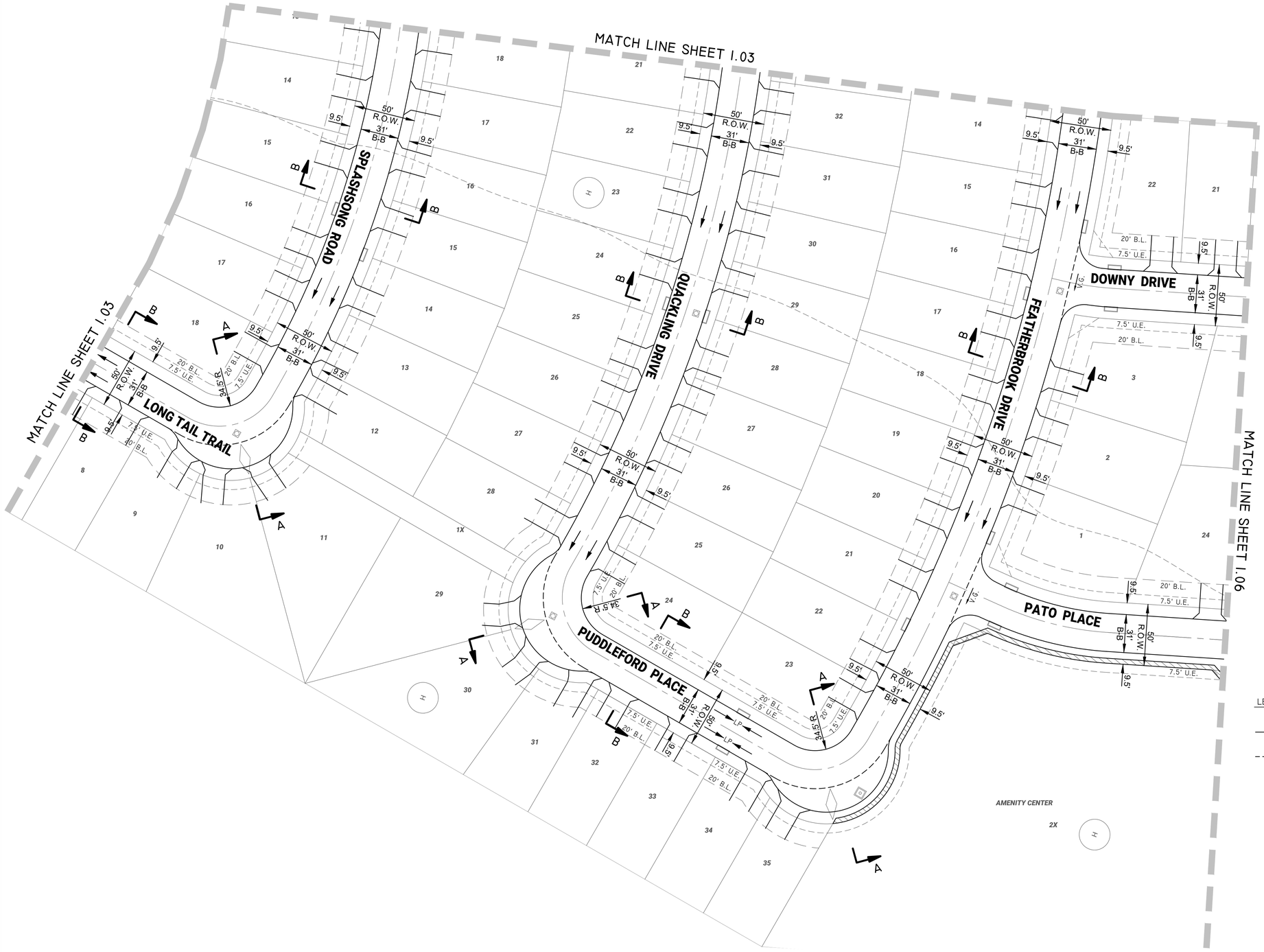
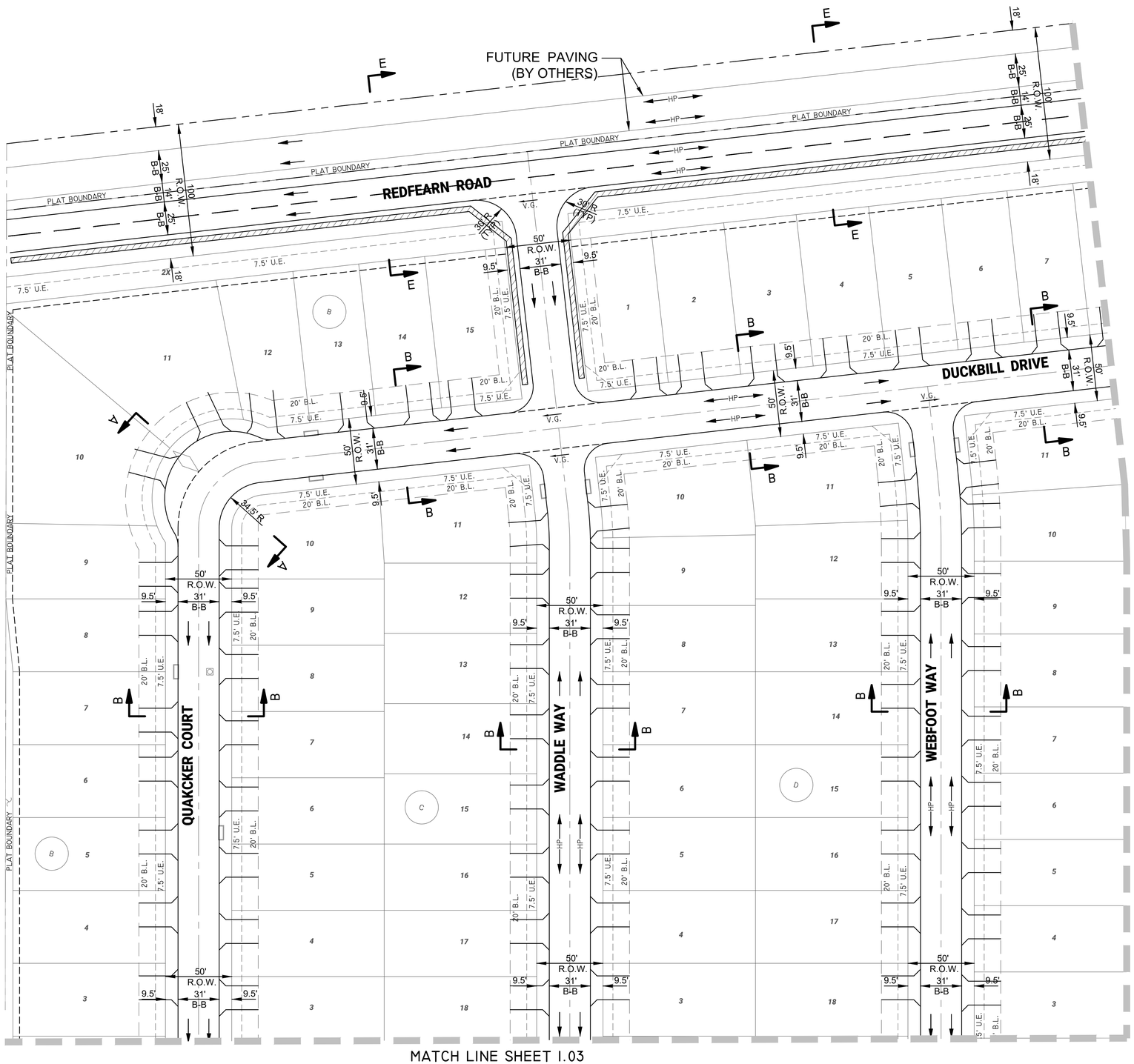
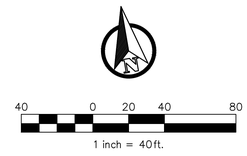

MATCH LINE SHEET 1.03
MATCH LINE SHEET 1.03
MATCH LINE SHEET 1.06
SPLASHSONG ROAD
QUACKLING DRIVE
FEATHERBROOK DRIVE
DOWNY DRIVE
LONG TAIL TRAIL
PUDDLEFORD PLACE
PATO PLACE
AMENITY CENTER
50' R.O.W.
31' B-B
9.5'
20' B.L.
7.5' U.E.
L=94.51'
L=34.91'
L=94.51'
L=34.91'
L=94.51'
L=34.91'





LEGEND

CONTRACTOR TO INSTALL LAYDOWN CURB AND BARRIER FREE RAMP. FOR DETAILS SEE PAVING DETAIL SHEET.

NOTES:

1. 4" CROWN FOR 31' B-B STREETS. SAWED LONGITUDINAL DUMMY JOINT
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3. ALL ARTERIAL AND MINOR/MAJOR COLLECTOR STREETS TO BE 8" REINFORCED CONCRETE PAVEMENT THICKNESS (4000 PSI PER NCTCOG ITEM 303.3.4.2-CLASS PI #4 BARS @ 18" OCEW).
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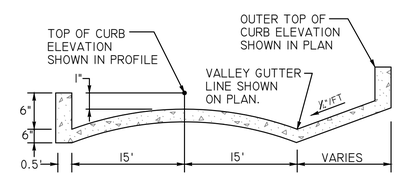
5. ALL CURBS ARE TO BE MONOLITHIC 6" STANDARD CURB, UNLESS NOTED OTHERWISE.
6. ALL CURB RETURNS ARE 20' RADIUS UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
8. SEE SHEET 1.08 FOR PAVING CROSS-SECTIONS AND DETAILS.
9. CONTRACTOR TO INSTALL LAYDOWN CURB AND BARRIER FREE RAMP. FOR DETAILS SEE CITY OF AUBREY STANDARD DETAILS.
10. SEE CITY OF AUBREY DETAILS FOR SIDEWALK DETAILS.

LEGEND

ROW		BARRIER FREE RAMP	
BACK OF CURB		PROPOSED STORM INLET	
CENTERLINE		JUNCTION BOX	
VALLEY GUTTER	PICR	POINT OF INTERSECTING CURB RETURN	
UTILITY EASEMENT			
PROPOSED MANHOLE	PC	POINT OF CURVATURE	
PROPOSED CLEANOUT	PT	POINT OF TANGENCY	



SECTION A-A
(N.T.S.)

BENCHMARKS:

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NO.	DATE	REVISION

STATE OF TEXAS
RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
10/14/2024

PRELIMINARY

PAVING PLAN

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
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801 East Campbell Road
Suite 650, Richardson, TX 75081
TEL: 214-446-0705
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 800
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=40'
DESIGN	CHECKED
BA	RAV

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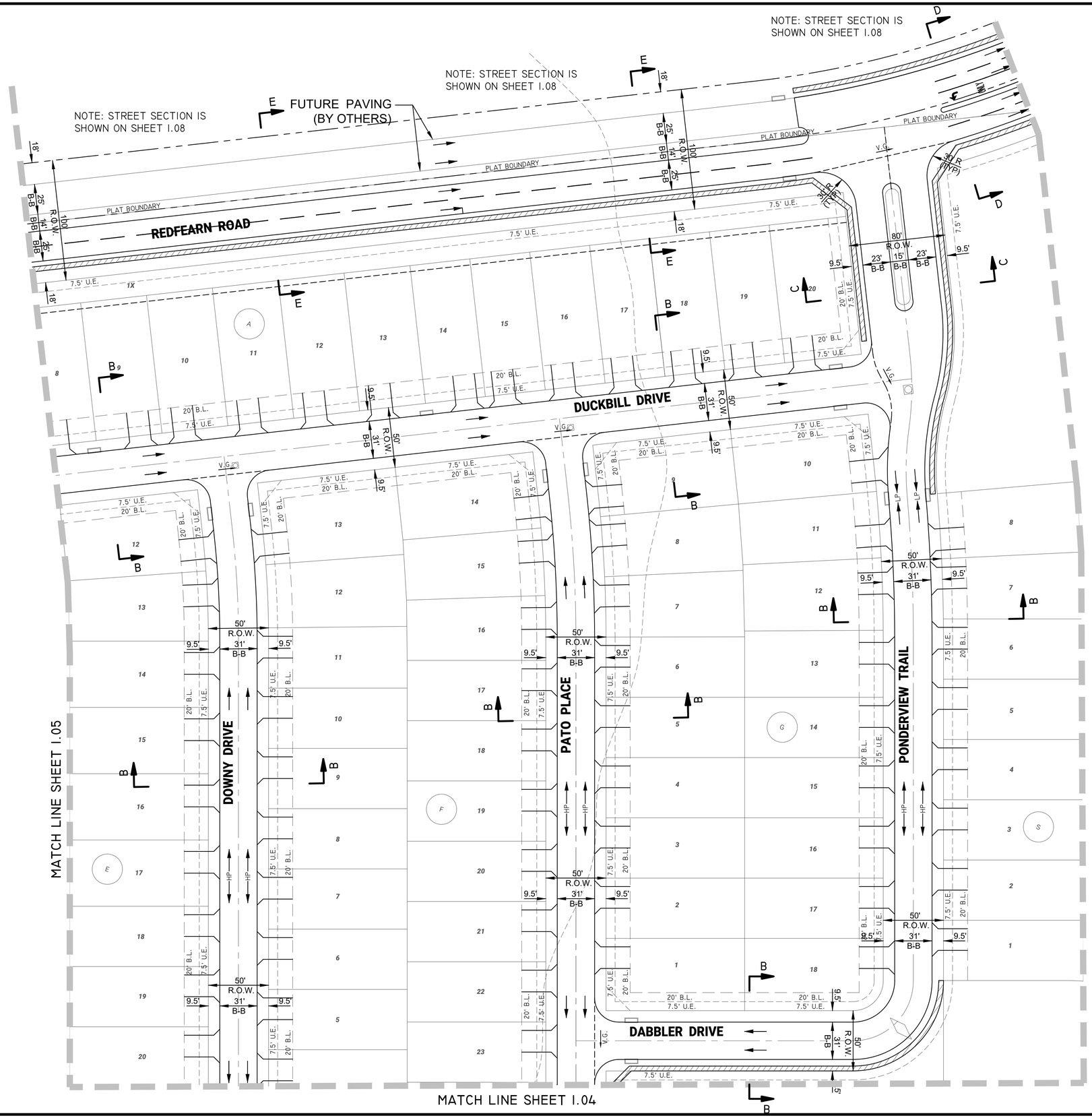

40 0 20 40 80

1 inch = 40ft.

LEGEND

CONTRACTOR TO INSTALL LAYDOWN CURB AND BARRIER FREE RAMP. FOR DETAILS SEE PAVING DETAIL SHEET.

NOTES:

1. 4" CROWN FOR 31' B-B STREETS. SAWED LONGITUDINAL DUMMY JOINT
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4. RATE OF LIMECEMENT APPLICATION TO BE DETERMINED BY LIME SERIES TEST (37 LBS/SQ YD PER GEOTECHNICAL CONSULTANT)
5. ALL CURBS ARE TO BE MONOLITHIC 6" STANDARD CURB, UNLESS NOTED OTHERWISE.
6. ALL CURB RETURNS ARE 20' RADIUS UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
8. SEE SHEET 1.08 FOR PAVING CROSS-SECTIONS AND DETAILS.
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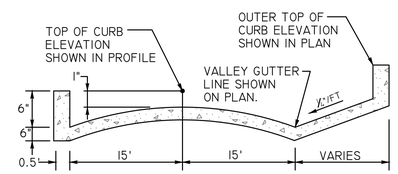
10. SEE CITY OF AUBREY DETAILS FOR SIDEWALK DETAILS.

LEGEND

ROW		BARRIER FREE RAMP	
BACK OF CURB		PROPOSED STORM INLET	
CENTERLINE		JUNCTION BOX	
VALLEY GUTTER	PICR	POINT OF INTERSECTING CURB RETURN	
UTILITY EASEMENT			
PROPOSED MANHOLE	PC	POINT OF CURVATURE	
PROPOSED CLEANOUT	PT	POINT OF TANGENCY	



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TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 800
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=40'
DESIGN	CHECKED
BA	RAV

1.06

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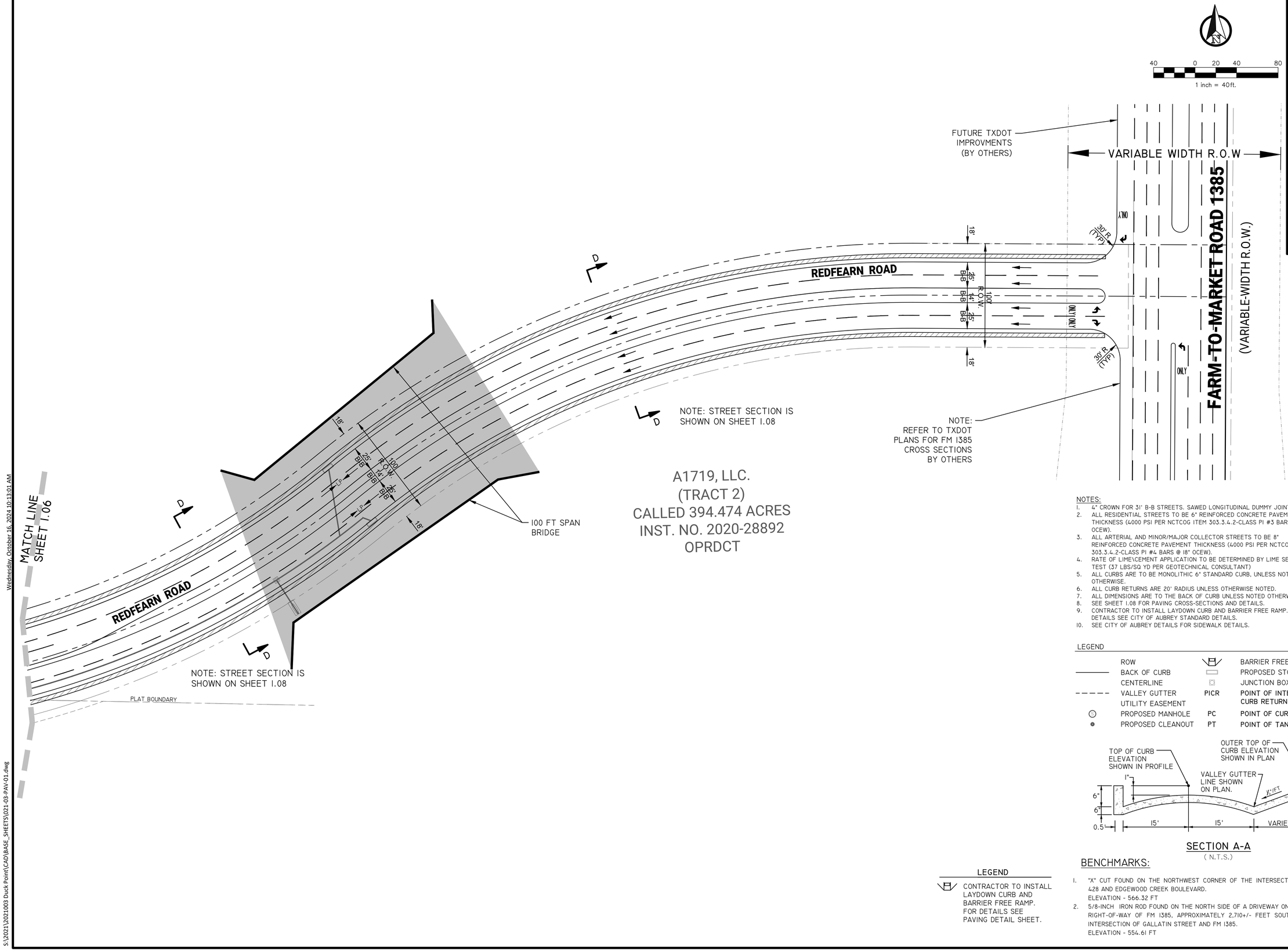

NOTES:

1. 4" CROWN FOR 31' B-B STREETS. SAWED LONGITUDINAL DUMMY JOINT
2. ALL RESIDENTIAL STREETS TO BE 6" REINFORCED CONCRETE PAVEMENT THICKNESS (4000 PSI PER NCTCOG ITEM 303.3.4.2-CLASS PI #3 BARS @ 24" OCEW).
3. ALL ARTERIAL AND MINOR/MAJOR COLLECTOR STREETS TO BE 8" REINFORCED CONCRETE PAVEMENT THICKNESS (4000 PSI PER NCTCOG ITEM 303.3.4.2-CLASS PI #4 BARS @ 18" OCEW).
4. RATE OF LIME\CEMENT APPLICATION TO BE DETERMINED BY LIME SERIES TEST (37 LBS/SQ YD PER GEOTECHNICAL CONSULTANT)
5. ALL CURBS ARE TO BE MONOLITHIC 6" STANDARD CURB, UNLESS NOTED OTHERWISE.
6. ALL CURB RETURNS ARE 20' RADIUS UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
8. SEE SHEET 1.08 FOR PAVING CROSS-SECTIONS AND DETAILS.
9. CONTRACTOR TO INSTALL LAYDOWN CURB AND BARRIER FREE RAMP. FOR DETAILS SEE CITY OF AUBREY STANDARD DETAILS.
10. SEE CITY OF AUBREY DETAILS FOR SIDEWALK DETAILS.

LEGEND

	ROW		BARRIER FREE RAMP
	BACK OF CURB		PROPOSED STORM INLET
	CENTERLINE		JUNCTION BOX
- - - - -	VALLEY GUTTER	PICR	POINT OF INTERSECTING CURB RETURN
	UTILITY EASEMENT		
	PROPOSED MANHOLE	PC	POINT OF CURVATURE
	PROPOSED CLEANOUT	PT	POINT OF TANGENCY

SECTION A-A
(N.T.S.)

LEGEND

CONTRACTOR TO INSTALL LAYDOWN CURB AND BARRIER FREE RAMP. FOR DETAILS SEE PAVING DETAIL SHEET.

BENCHMARKS:

1. "X" CUT FOUND ON THE NORTHWEST CORNER OF THE INTERSECTION OF FM 428 AND EDGEWOOD CREEK BOULEVARD. ELEVATION - 566.32 FT
2. 5/8-INCH IRON ROD FOUND ON THE NORTH SIDE OF A DRIVEWAY ON THE EAST RIGHT-OF-WAY OF FM 1385, APPROXIMATELY 2,710+/- FEET SOUTH OF THE INTERSECTION OF GALLATIN STREET AND FM 1385. ELEVATION - 554.61 FT

NO.	DATE	REVISION

STATE OF TEXAS
RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
10/14/2024

PRELIMINARY PAVING PLAN

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING
801 East Campbell Road
Suite 650, Richardson, TX 75081
TEL: 214.696.7755
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=40'
DESIGN	CHECKED
BA	RAV

1.07

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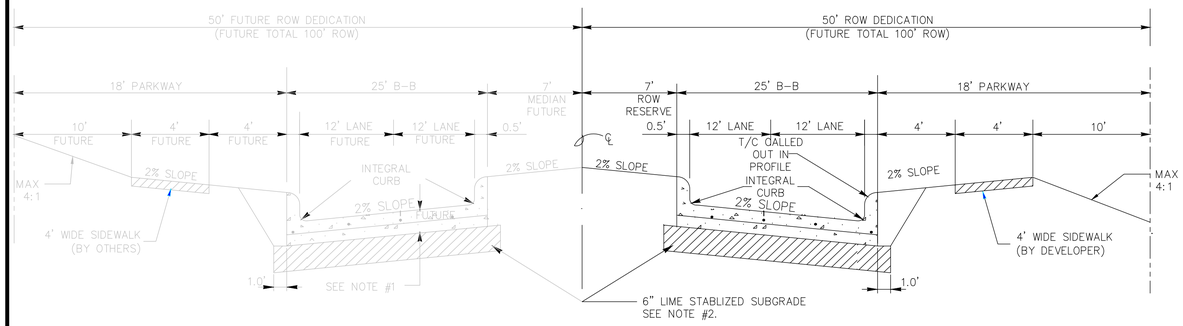
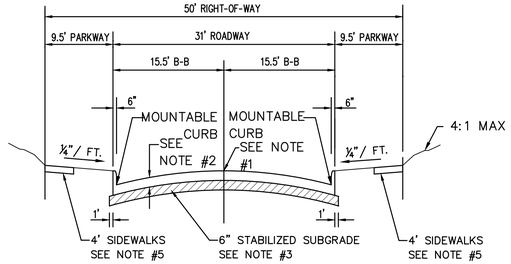


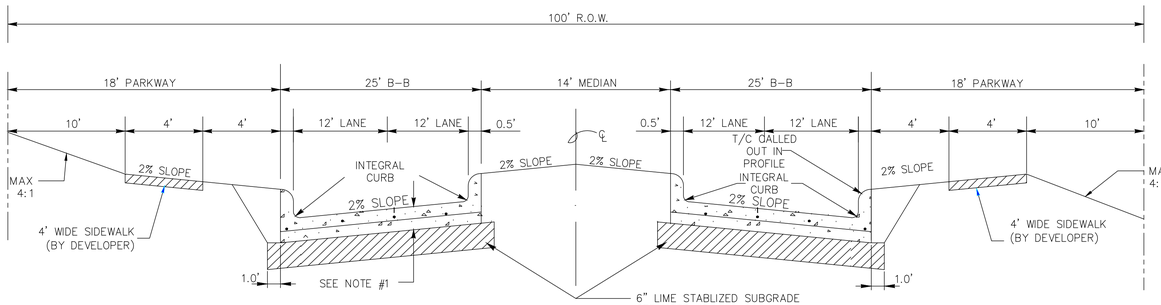
NOTES:
1. 8" REINF. CONC. PVMT. THICKNESS (4,000 PSI) #4 BARS @ 18" O.C.E.W.
2. RATE OF LIME APPLICATION TO BE DETERMINED BY LIME SERIES TEST (37 LBS/SQ YD PER GEOTECH RECOMMENDATION)
3. CONTRACTOR TO CUT STREET TO 5 FEET BEHIND BACK OF CURB @ SUBGRADE DEPTH.
4. 4" THICK REINF. CONC. SIDEWALK (3,500 PSI) WITH #3 BARS @ 18" O.C.E.W. 1 1 /2" SAND (MIN.) UNDER THE SIDEWALK. SUBGRADE (INCLUDING SAND) SHALL BE COMPACTED TO 95% DENSITY
5. 6" INTEGRAL CURB AND GUTTER

SECTION E–E
TYPICAL BOULEVARD STREET SECTION
(REDFEARN ROAD)
SCALE: NTS



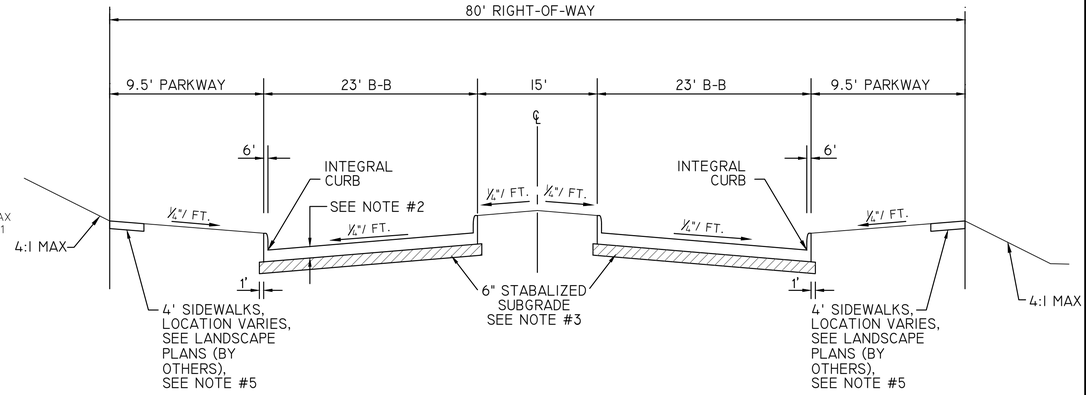
NOTES:
1. 4" CROWN FOR 31' B–B STREET, SAWED LONGITUDINAL DUMMY JOINT
2. 6" REINF. CONC. PVMT. THICKNESS (4,000 PSI PER NCTCOG ITEM 303.3.4.2–CLASS P1) #3 BARS @ 24" OCEW
3. RATE OF LIME\CEMENT APPLICATION TO BE DETERMINED BY LIME SERIES TEST (37 LBS/SQ YD PER GEOTECHNICAL CONSULTANT)
4. CONTRACTOR TO CUT STREET TO 5 FEET BEHIND BACK OF CURB @ SUBGRADE DEPTH.
5. 4" THICK REINF. CONC. SIDEWALK (3,500 PSI) WITH #3 BARS @ 18" OCEW 1 1/2" SAND (MIN.) UNDER THE SIDEWALK. SUBGRADE (INCLUDING SAND) SHALL BE COMPACTED TO 95% DENSITY

SECTION B–B
TYPICAL 31' B–B RESIDENTIAL
STREET SECTION
SCALE: NTS



NOTES:
1. 8" REINF. CONC. PVMT. THICKNESS (4,000 PSI) #4 BARS @ 18" O.C.E.W.
2. RATE OF LIME APPLICATION TO BE DETERMINED BY LIME SERIES TEST (37 LBS/SQ YD PER GEOTECH RECOMMENDATION)
3. CONTRACTOR TO CUT STREET TO 5 FEET BEHIND BACK OF CURB @ SUBGRADE DEPTH.
4. 4" THICK REINF. CONC. SIDEWALK (3,500 PSI) WITH #3 BARS @ 18" O.C.E.W. 1 1 /2" SAND (MIN.) UNDER THE SIDEWALK. SUBGRADE (INCLUDING SAND) SHALL BE COMPACTED TO 95% DENSITY
5. 6" INTEGRAL CURB AND GUTTER

SECTION D–D
TYPICAL BOULEVARD STREET SECTION
(REDFEARN ROAD)
SCALE: NTS



NOTES:
1. 5" CROWN FOR 23' B–B STREET WITH 15' RAISED MEDIAN
2. 6" REINF. CONC. PVMT. THICKNESS (4,000 PSI) #3 BARS @ 24" O.C.E.W.
3. RATE OF LIME APPLICATION TO BE DETERMINED BY LIME SERIES TEST (37 LBS/SQ YD PER GEOTECH RECOMMENDATION)
4. CONTRACTOR TO CUT STREET TO 5 FEET BEHIND BACK OF CURB @ SUBGRADE DEPTH.
5. 4" THICK REINF. CONC. SIDEWALK (3,500 PSI) WITH #3 BARS @ 18" O.C.E.W. 1 1 /2" SAND (MIN.) UNDER THE SIDEWALK. SUBGRADE (INCLUDING SAND) SHALL BE COMPACTED TO 95% DENSITY
6. 6" INTEGRAL CURB AND GUTTER

SECTION C–C
TYPICAL DIVIDED RESIDENTIAL ENTRANCE
STREET SECTION
SCALE: NTS

REVISION | DATE | NO.

STATE OF TEXAS
RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
10/14/2024

PAVING DETAILS

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING
801 East Campbell Road
Suite 650 Richardson, TX 75081
TEL: 214.440.0505
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	N.T.S.
DESIGN	CHECKED
BA	RAV

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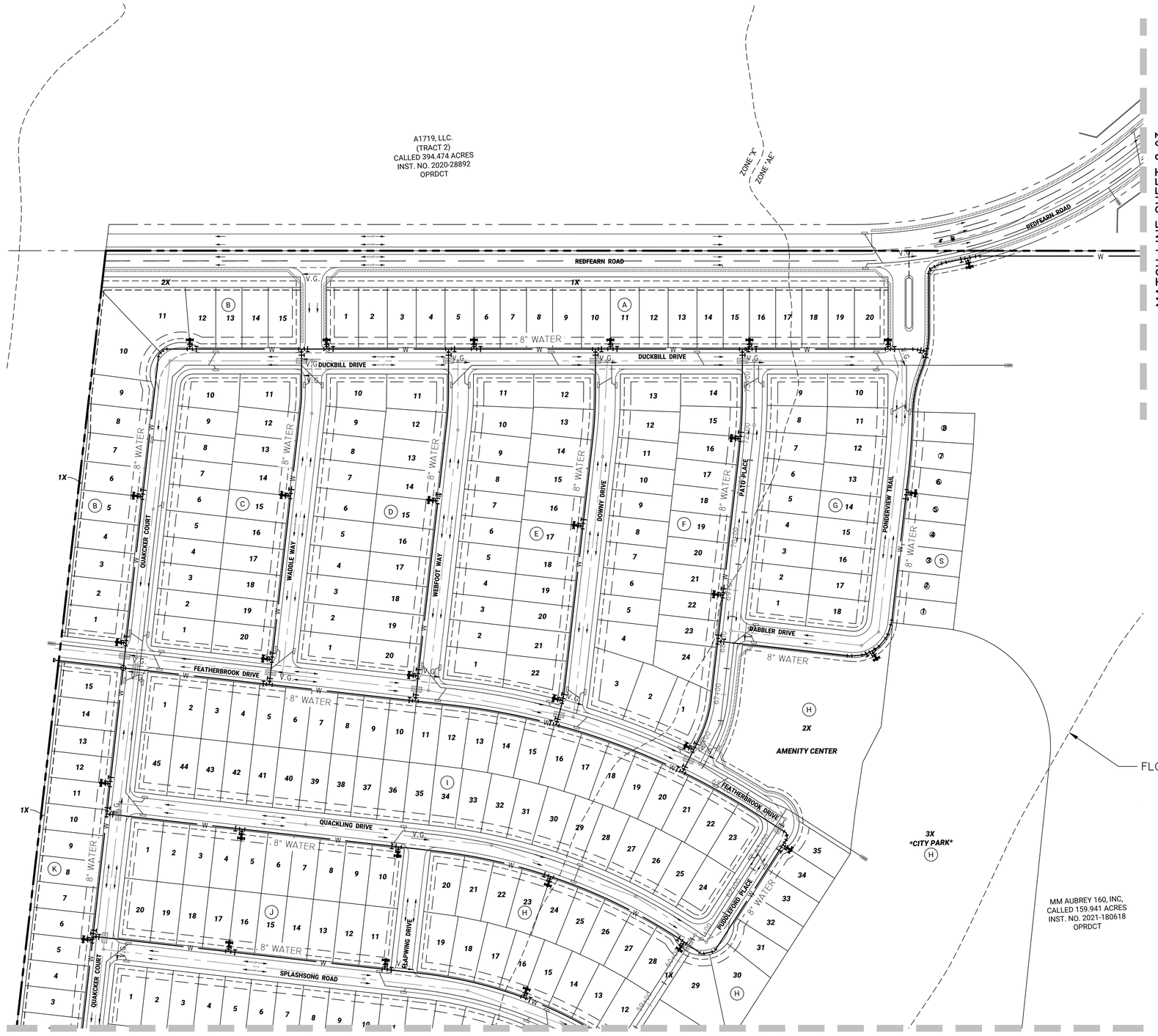
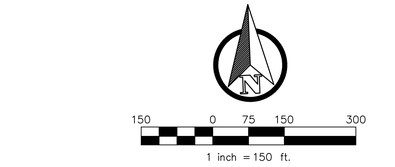
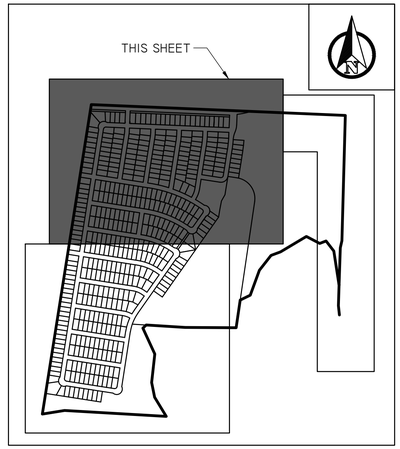
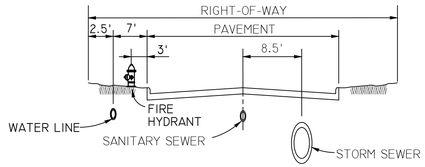






KEY MAP
N.T.S.



TYPICAL UTILITY LOCATION
(N.T.S.)

BENCHMARKS:

1. "X" CUT FOUND ON THE NORTHWEST CORNER OF THE INTERSECTION OF FM 428 AND EDGEWOOD CREEK BOULEVARD.
   ELEVATION - 566.32 FT
2. 5/8-INCH IRON ROD FOUND ON THE NORTH SIDE OF A DRIVEWAY ON THE EAST RIGHT-OF-WAY OF FM 1385, APPROXIMATELY 2,710+/- FEET SOUTH OF THE INTERSECTION OF GALLATIN STREET AND FM 1385.
   ELEVATION - 554.61 FT

NO.	DATE	REVISION

STATE OF TEXAS
RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
10/14/2024

PRELIMINARY WATER

SHEET 1 OF 3

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
CIVIL • PLANNING • ENGINEERING • SURVEYING
801 East Campbell Road
Suite 650, Richardson, TX 75081
P: 214.491.4505
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
2800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=150'
DESIGN	CHECKED
BA	RAV

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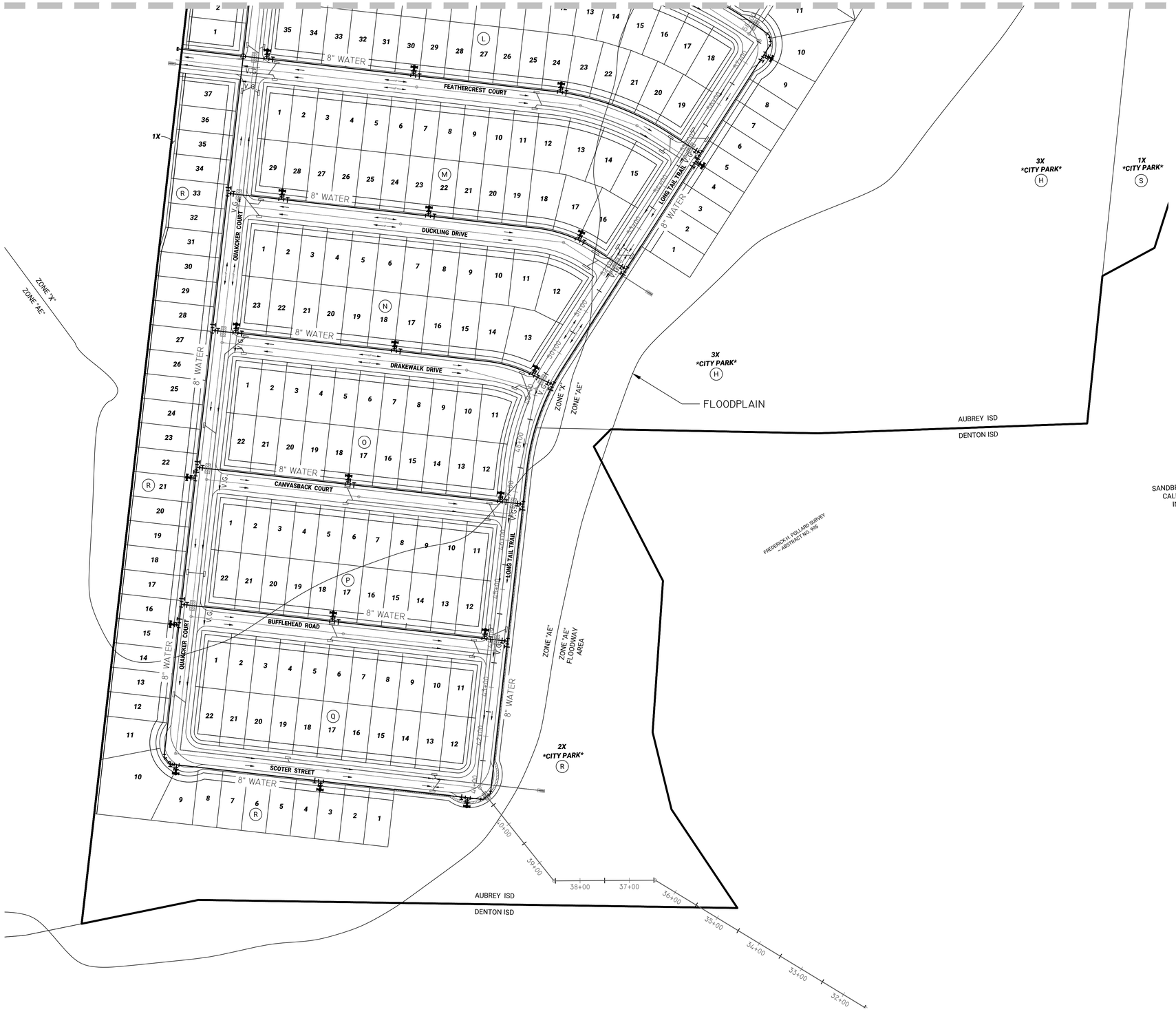
MATCH LINE SHEET 2.01



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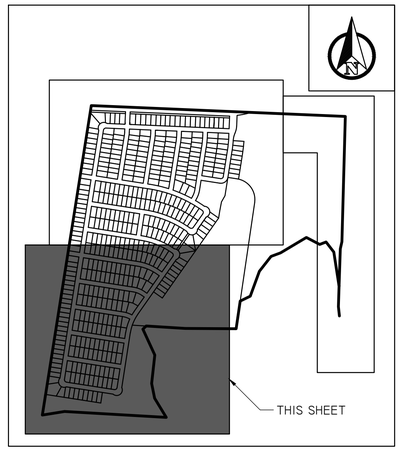

KEY MAP
N.T.S.

BENCHMARKS:

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   ELEVATION - 554.61 FT

REVISION | DATE | NO.

STATE OF TEXAS
RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
10/14/2024

PRELIMINARY WATER

SHEET 2 OF 3

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING
801 East Campbell Road
Suite 650, Richardson, TX 75081
Tel. No. 214-464-9006
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=150'
DESIGN	CHECKED
BA	RAV

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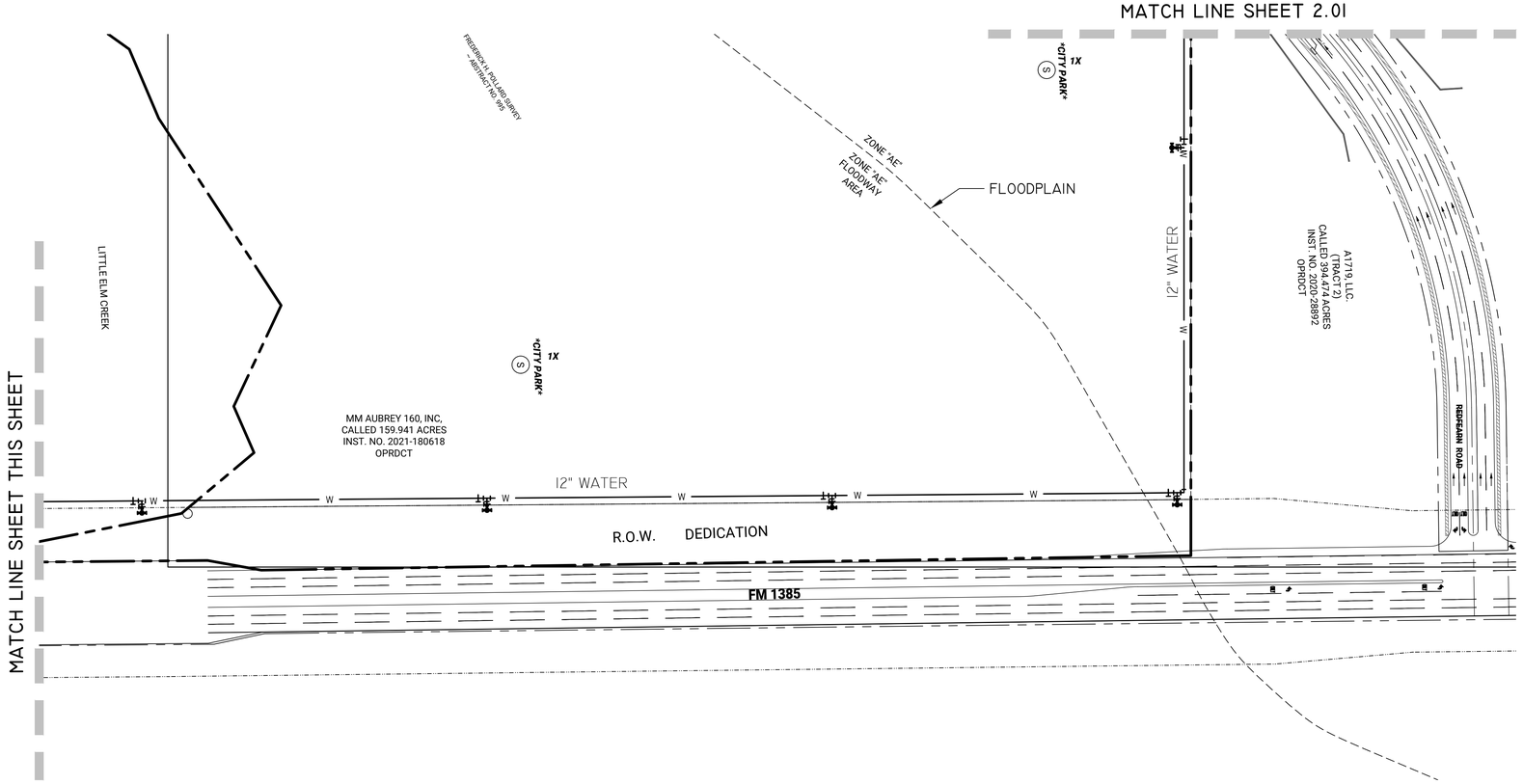

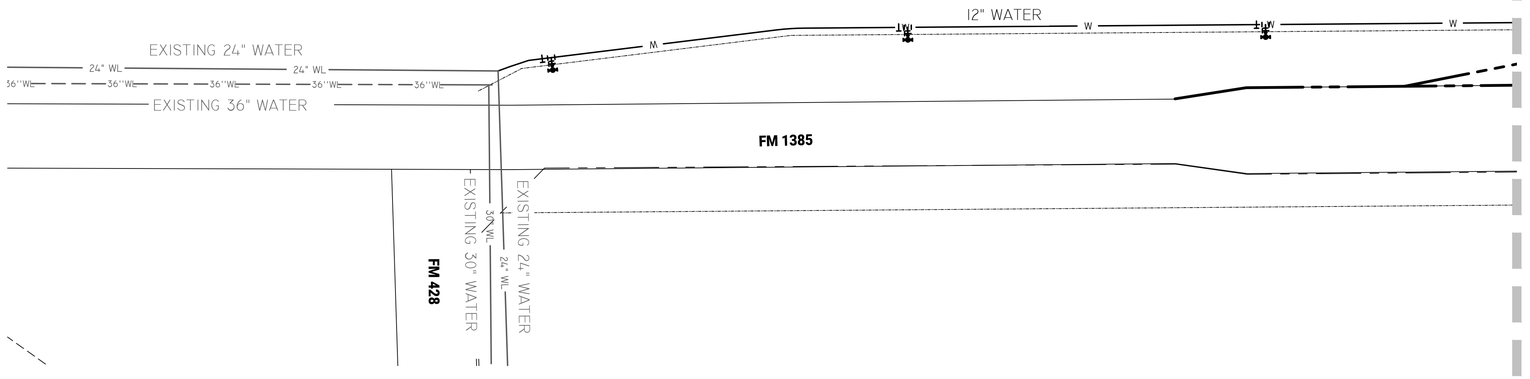

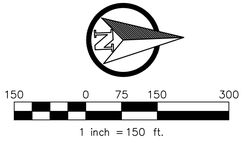

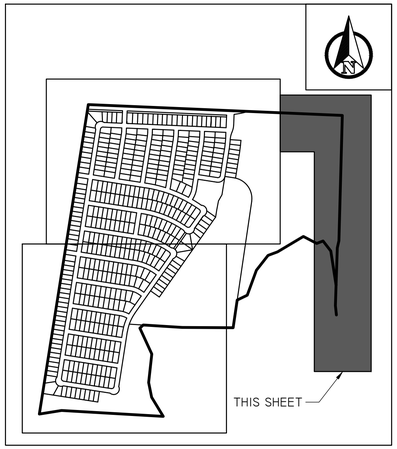

KEY MAP
N.T.S.

BENCHMARKS:

1. "X" CUT FOUND ON THE NORTHWEST CORNER OF THE INTERSECTION OF FM 428 AND EDGEWOOD CREEK BOULEVARD.
   ELEVATION - 566.32 FT
2. 5/8-INCH IRON ROD FOUND ON THE NORTH SIDE OF A DRIVEWAY ON THE EAST RIGHT-OF-WAY OF FM 1385, APPROXIMATELY 2,710+/- FEET SOUTH OF THE INTERSECTION OF GALLATIN STREET AND FM 1385.
   ELEVATION - 554.61 FT

NO.	DATE	REVISION

RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
10/14/2024

PRELIMINARY WATER

SHEET 3 OF 3

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING
801 East Campbell Road
Suite 650 Richardson, TX 75081
TEL: 214.464.7705
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 800
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=150'
DESIGN	CHECKED
BA	RAV

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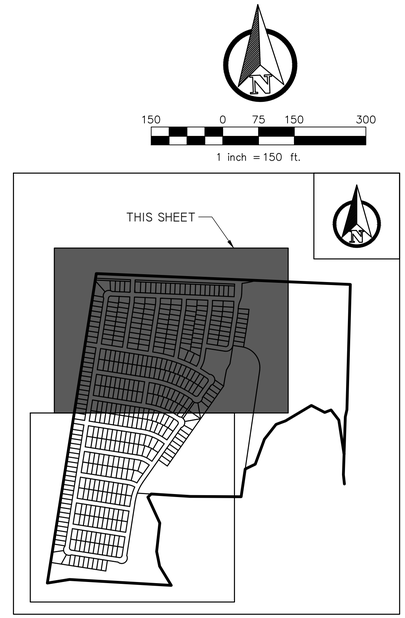

KEY MAP
N.T.S.

150 0 75 150 300
1 inch = 150 ft.

BENCHMARKS:

1. "X" CUT FOUND ON THE NORTHWEST CORNER OF THE INTERSECTION OF FM 428 AND EDGEWOOD CREEK BOULEVARD.
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   ELEVATION - 554.61 FT

REVISION | DATE | NO.

STATE OF TEXAS
RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
10/14/2024

PRELIMINARY SANITARY SEWER

SHEET 1 OF 3

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING
801 East Campbell Road
Suite 650, Richardson, TX 75081
TEL: 214-346-7055
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 800
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=150'
DESIGN	CHECKED
BA	RAV

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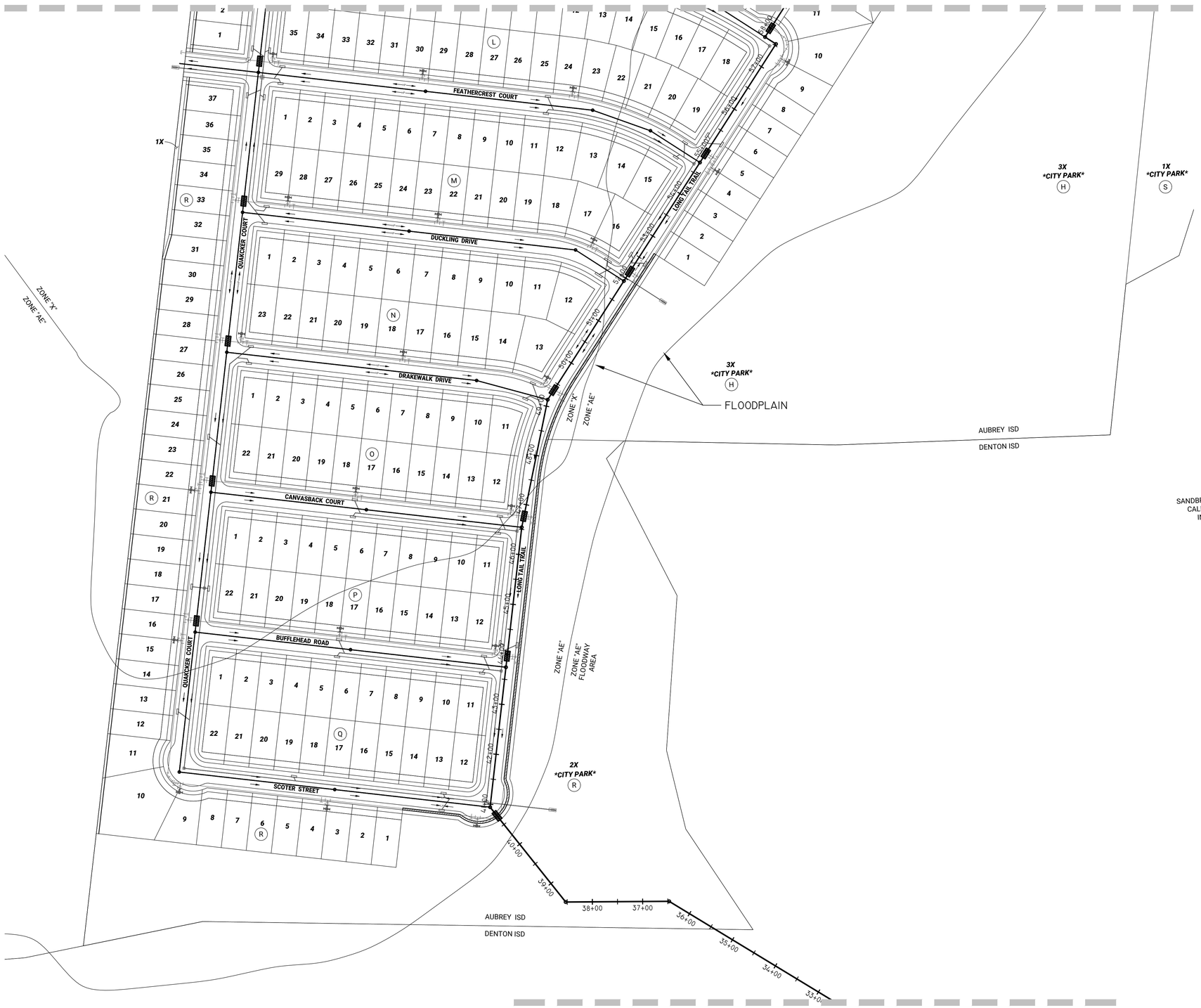

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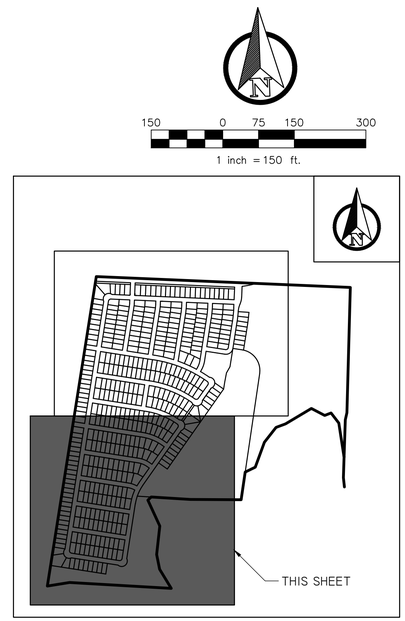

KEY MAP
N.T.S.

150 0 75 150 300
1 inch = 150 ft.

BENCHMARKS:

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   ELEVATION - 554.61 FT

REVISION | DATE | NO.

STATE OF TEXAS
RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
10/14/2024

PRELIMINARY SANITARY SEWER

SHEET 2 OF 3

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING
801 East Campbell Road
Suite 650, Richardson, TX 75081
T.B.P.E. No. 21464-0105
T.B.P.E. Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=150'
DESIGN	CHECKED
BA	RAV

3.02

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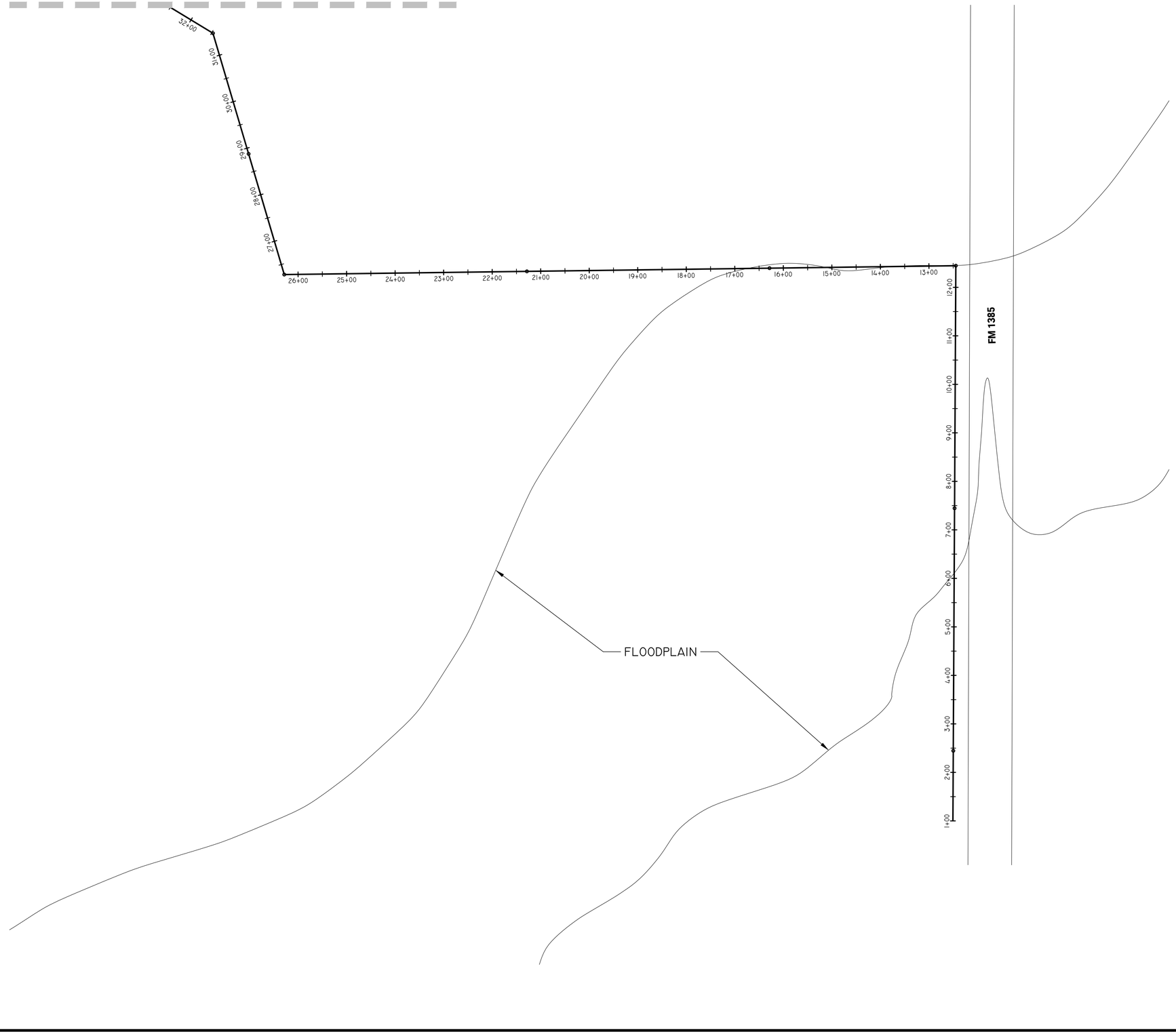



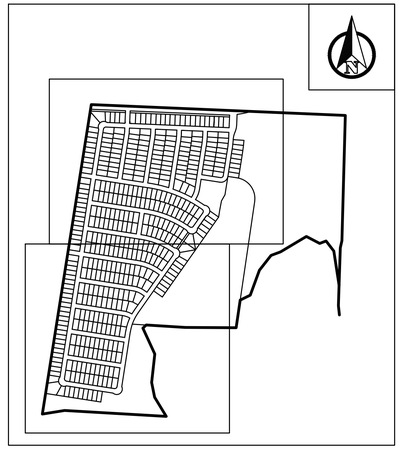

KEY MAP
N.T.S.

BENCHMARKS:

1. "X" CUT FOUND ON THE NORTHWEST CORNER OF THE INTERSECTION OF FM 428 AND EDGEWOOD CREEK BOULEVARD.
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   ELEVATION - 554.61 FT

REVISION	DATE	NO.

STATE OF TEXAS
RODNEY VELASQUEZ
129439
LICENSED
PROFESSIONAL ENGINEER
10/14/2024

PRELIMINARY SANITARY SEWER

SHEET 3 OF 3

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING
801 East Campbell Road
Suite 650, Richardson, TX 75081
TBPE Firm No. F-14661
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
2800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=150'
DESIGN	CHECKED
BA	RAV

3.03

Wednesday, October 16, 2024 10:36:29 AM

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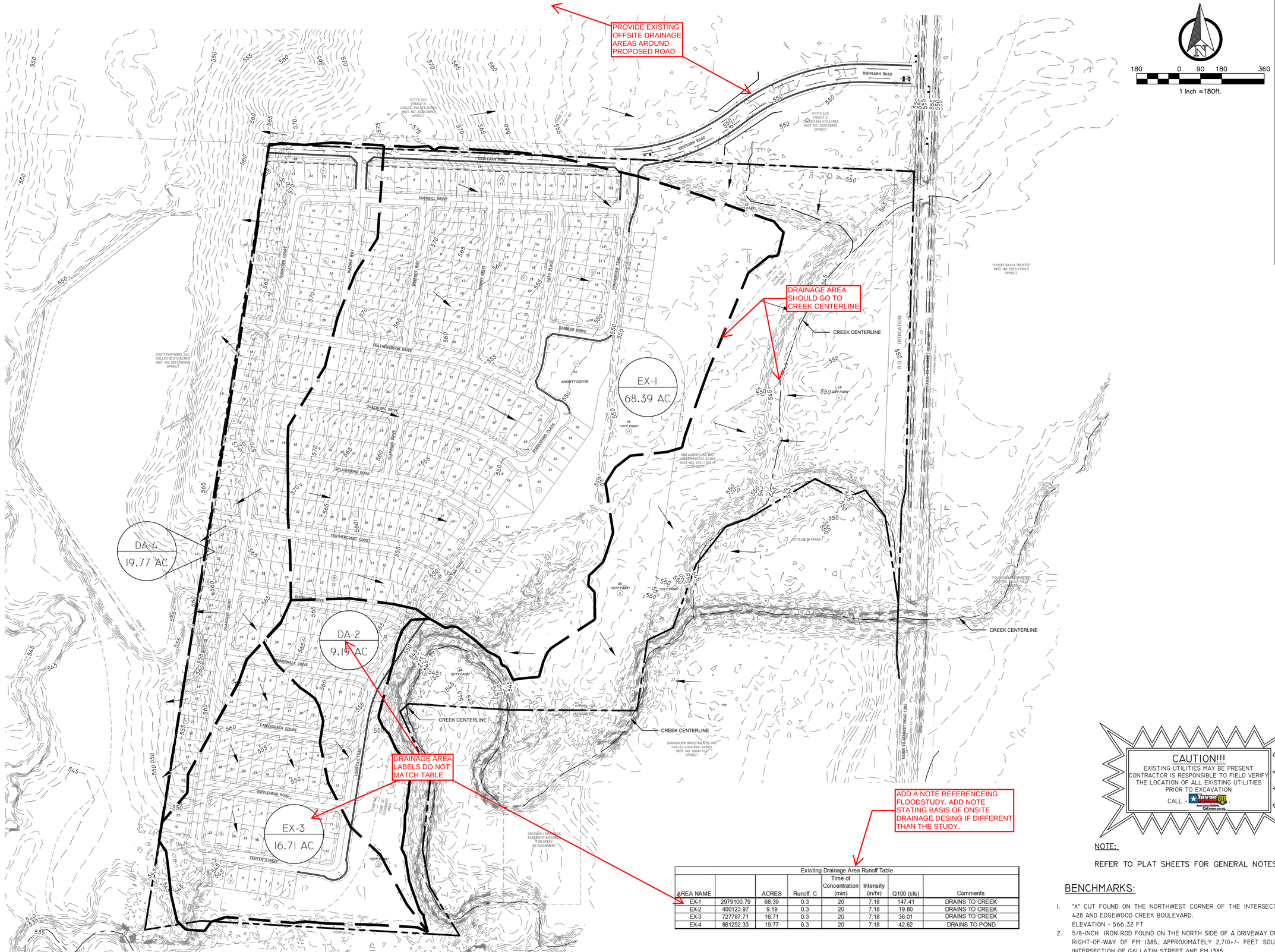


Existing Drainage Area Runoff Table							
AREA NAME		ACRES	Runoff, C	Time of Concentration (min)	Intensity (in/hr)	Q100 (cfs)	Comments
EX-1	2979100.79	68.39	0.3	20	7.18	147.41	DRAINS TO CREEK
EX-2	400123.97	9.19	0.3	20	7.18	19.80	DRAINS TO CREEK
EX-3	727787.71	16.71	0.3	20	7.18	36.01	DRAINS TO CREEK
EX-4	861252.33	19.77	0.3	20	7.18	42.62	DRAINS TO POND

CAUTION!!!
EXISTING UTILITIES MAY BE PRESENT.
CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO EXCAVATION.
CALL - Texas811 Know what's below. Call before you dig.

NOTE:

REFER TO PLAT SHEETS FOR GENERAL NOTES.

BENCHMARKS:

1. "X" CUT FOUND ON THE NORTHWEST CORNER OF THE INTERSECTION OF FM 428 AND EDGEWOOD CREEK BOULEVARD.
   ELEVATION - 566.32 FT
2. 5/8-INCH IRON ROD FOUND ON THE NORTH SIDE OF A DRIVEWAY ON THE EAST RIGHT-OF-WAY OF FM 1385, APPROXIMATELY 2,710+/- FEET SOUTH OF THE INTERSECTION OF GALLATIN STREET AND FM 1385.
   ELEVATION - 554.61 FT

NO.	DATE	REVISION

RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
10/14/2024

DRAINAGE AREA MAP

PRE-DEVELOPMENT CONDITIONS

DUCK POINT DEVELOPMENT

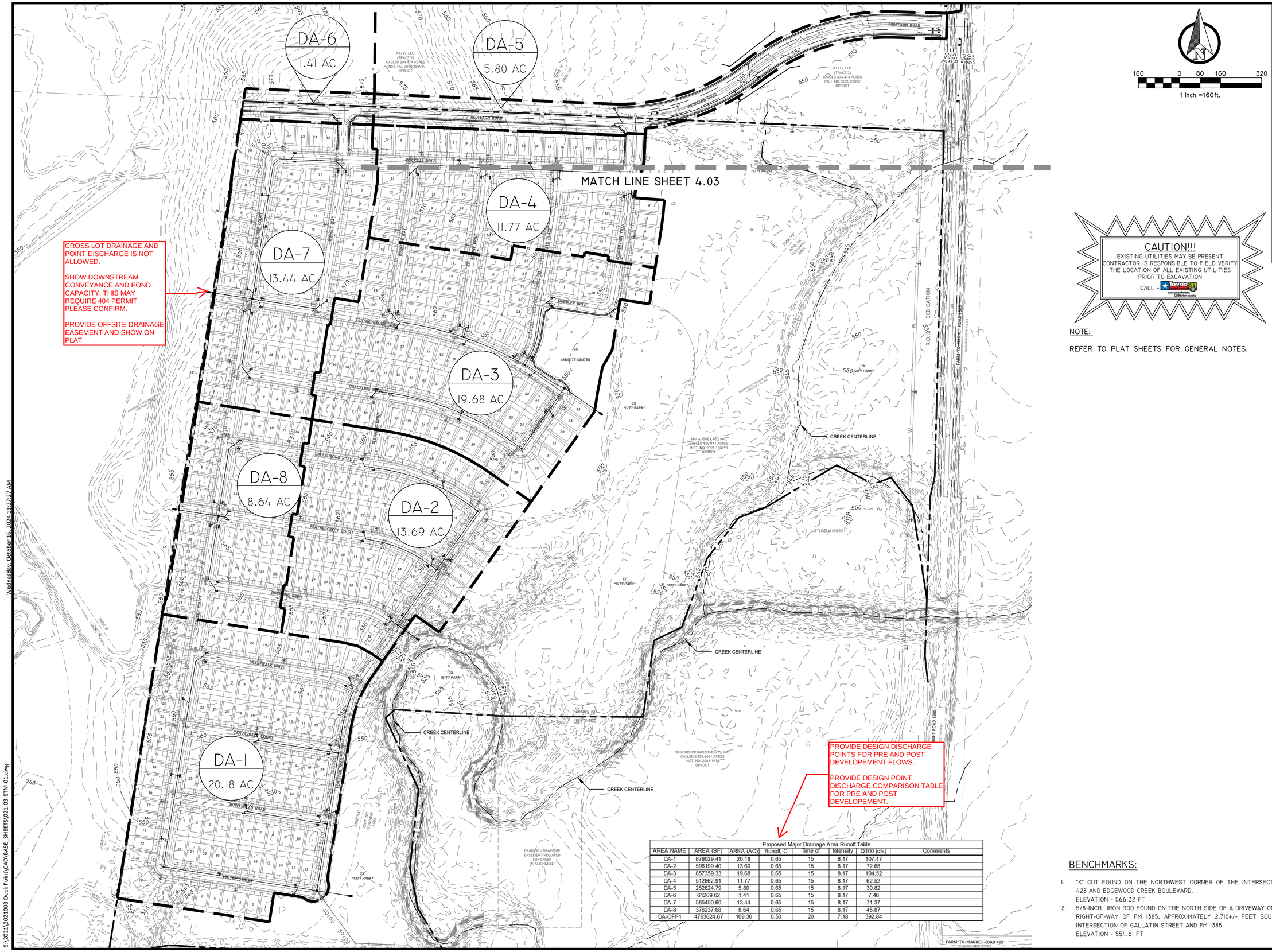
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING
801 East Campbell Road
Suite 650, Richardson, TX 75081
TEL: 214.460.7355
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
2800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=180'
DESIGN	CHECKED
BA	RAV

4.01



CROSS LOT DRAINAGE AND POINT DISCHARGE IS NOT ALLOWED.

SHOW DOWNSTREAM CONVEYANCE AND POND CAPACITY. THIS MAY REQUIRE 404 PERMIT PLEASE CONFIRM.

PROVIDE OFFSITE DRAINAGE EASEMENT AND SHOW ON PLAT

PROVIDE DESIGN DISCHARGE POINTS FOR PRE AND POST DEVELOPEMENT FLOWS.

PROVIDE DESIGN POINT DISCHARGE COMPARISON TABLE FOR PRE AND POST DEVELOPEMENT.

160 0 80 160 320

1 inch =160ft.

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NOTE:

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Proposed Major Drainage Area Runoff Table

AREA NAME	AREA (SF)	AREA (AC)	Runoff, C	Time of	Intensity	Q100 (cfs)	Comments
DA-1	879029.41	20.18	0.65	15	8.17	107.17	
DA-2	596199.40	13.69	0.65	15	8.17	72.68	
DA-3	857359.33	19.68	0.65	15	8.17	104.52	
DA-4	512862.91	11.77	0.65	15	8.17	62.52	
DA-5	252824.79	5.80	0.65	15	8.17	30.82	
DA-6	61209.62	1.41	0.65	15	8.17	7.46	
DA-7	585450.60	13.44	0.65	15	8.17	71.37	
DA-8	376237.68	8.64	0.65	15	8.17	45.87	
DA-OFF1	4763624.67	109.36	0.50	20	7.18	392.84	

BENCHMARKS:

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   ELEVATION - 554.61 FT

REVISION | DATE | NO.

STATE OF TEXAS
RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
10/14/2024

DRAINAGE AREA MAP

POST-DEVELOPMENT CONDITIONS-MAJOR

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING
801 East Campbell Road
Suite 650, Richardson, TX 75081
TEL: 214-346-6200
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=160'
DESIGN	CHECKED
BA	RAV

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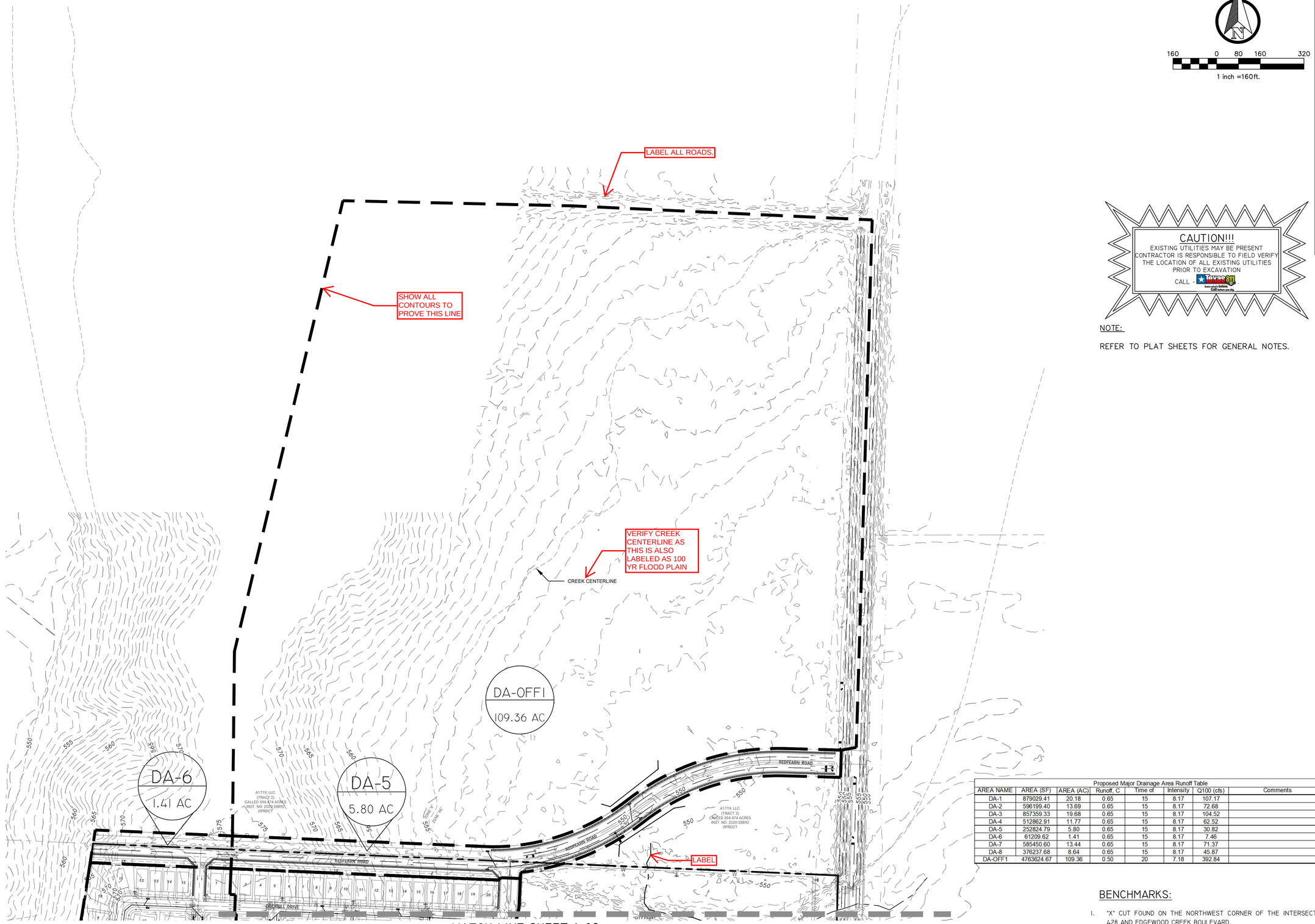

160 0 80 160 320

1 inch =160ft.

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PRIOR TO EXCAVATION
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DA-2	596199.40	13.69	0.65	15	8.17	72.68	
DA-3	857359.33	19.68	0.65	15	8.17	104.52	
DA-4	512862.91	11.77	0.65	15	8.17	62.52	
DA-5	252824.79	5.80	0.65	15	8.17	30.82	
DA-6	61209.62	1.41	0.65	15	8.17	7.46	
DA-7	585450.60	13.44	0.65	15	8.17	71.37	
DA-8	376237.68	8.64	0.65	15	8.17	45.87	
DA-OFF1	4763624.67	109.36	0.50	20	7.18	392.84	

BENCHMARKS:

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   ELEVATION - 554.61 FT

REVISION | DATE | NO.

STATE OF TEXAS
RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
10/14/2024

DRAINAGE AREA MAP

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING
801 East Campbell Road
Suite 650, Richardson, TX 75081
Tel. 214-544-0093
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=160'
DESIGN	CHECKED
BA	RAV

4.03

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CALL - Texas 811

NOTE:

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Proposed Minor Drainage Area Runoff Table

AREA NAME	AREA (SF)	AREA (AC)	Runoff, C	Time of	Intensity	Q100 (cfs)	Comments
G1	90925.87	2.09	0.65	15	8.17	11.09	
G2	54731.70	1.26	0.65	15	8.17	6.67	
G3	47392.42	1.09	0.65	15	8.17	5.78	
G4	50473.70	1.16	0.65	15	8.17	6.15	
G5	35000.00	0.80	0.65	15	8.17	4.27	
G6	29812.13	0.68	0.65	15	8.17	3.63	
H1	42631.32	0.98	0.65	15	8.17	5.20	
H2	24159.10	0.55	0.65	15	8.17	2.95	
H3	36706.30	0.84	0.65	15	8.17	4.47	
H4	36903.80	0.85	0.65	15	8.17	4.50	
H5	36583.34	0.84	0.65	15	8.17	4.46	
H6	27946.01	0.64	0.65	15	8.17	3.41	
H7	35427.50	0.81	0.65	15	8.17	4.32	
H8	36132.50	0.83	0.65	15	8.17	4.41	
H9	36367.50	0.83	0.65	15	8.17	4.43	
I1	48866.92	1.12	0.65	15	8.17	5.96	
I2	35066.94	0.81	0.65	15	8.17	4.28	
I3	39505.05	0.91	0.65	15	8.17	4.82	
I4	33780.21	0.78	0.65	15	8.17	4.12	
J1	52309.28	1.20	0.65	15	8.17	6.38	
J2	20083.05	0.46	0.65	15	8.17	2.45	
J3	43753.02	1.00	0.65	15	8.17	5.33	
J4	54468.81	1.25	0.65	15	8.17	6.64	
J5	36588.31	0.84	0.65	15	8.17	4.46	
J6	38896.45	0.89	0.65	15	8.17	4.74	
J7	43350.00	1.00	0.65	15	8.17	5.28	
J8	39660.29	0.91	0.65	15	8.17	4.84	
J9	41323.97	0.95	0.65	15	8.17	5.04	
J10	44800.00	1.03	0.65	15	8.17	5.46	
J11	37560.21	0.86	0.65	15	8.17	4.58	
J12	34831.27	0.80	0.65	15	8.17	4.25	
K1	47650.00	1.09	0.65	15	8.17	5.81	
K2	35000.00	0.80	0.65	15	8.17	4.27	
K3	33891.79	0.78	0.65	15	8.17	4.13	
K4	53403.69	1.23	0.65	15	8.17	6.51	
K5	45281.24	1.04	0.65	15	8.17	5.52	
K6	34859.18	0.80	0.65	15	8.17	4.25	
K7	37146.71	0.85	0.65	15	8.17	4.53	
L1	36682.50	0.84	0.65	15	8.17	4.47	
L2	15280.00	0.35	0.65	15	8.17	1.86	
L3	32400.00	0.74	0.65	15	8.17	3.95	
L4	32400.00	0.74	0.65	15	8.17	3.95	
M1	50600.00	1.16	0.65	15	8.17	6.17	
M2	21075.00	0.48	0.65	15	8.17	2.57	
M3	35490.00	0.81	0.65	15	8.17	4.33	
M4	35157.50	0.81	0.65	15	8.17	4.29	
N1	50600.00	1.16	0.65	15	8.17	6.17	
N2	21075.00	0.48	0.65	15	8.17	2.57	
N3	35000.00	0.80	0.65	15	8.17	4.27	
N4	35000.00	0.80	0.65	15	8.17	4.27	
O1	35000.00	0.80	0.65	15	8.17	4.27	
O2	35000.00	0.80	0.65	15	8.17	4.27	
O3	51024.76	1.17	0.65	15	8.17	6.22	
O4	21071.78	0.48	0.65	15	8.17	2.57	
O5	35472.50	0.81	0.65	15	8.17	4.32	
O6	36470.00	0.84	0.65	15	8.17	4.45	
Q1	51739.78	1.19	0.65	15	8.17	6.31	
Q2	49226.18	1.13	0.65	15	8.17	6.00	
Q3	65244.96	1.50	0.65	15	8.17	7.95	
Q4	38927.22	0.89	0.65	15	8.17	4.75	
R1	69025.83	1.58	0.65	15	8.17	8.42	
R2	69568.38	1.60	0.65	15	8.17	8.48	
R3	47756.99	1.10	0.65	15	8.17	5.82	
R4	66474.35	1.53	0.65	15	8.17	8.10	
S1	25304.05	0.58	0.65	15	8.17	3.08	
S2	35905.58	0.82	0.65	15	8.17	4.38	

BENCHMARKS:

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   ELEVATION - 566.32 FT
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   ELEVATION - 554.61 FT

NO.	DATE	REVISION

STATE OF TEXAS
RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
10/14/2024

DRAINAGE AREA MAP

PRE-DEVELOPMENT CONDITIONS-MINOR

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING
801 East Campbell Road
Suite 650, Richardson, TX 75081
214.544.0096 Fax: 214.544.0096
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3809 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=80'
DESIGN	CHECKED
BA	RAV

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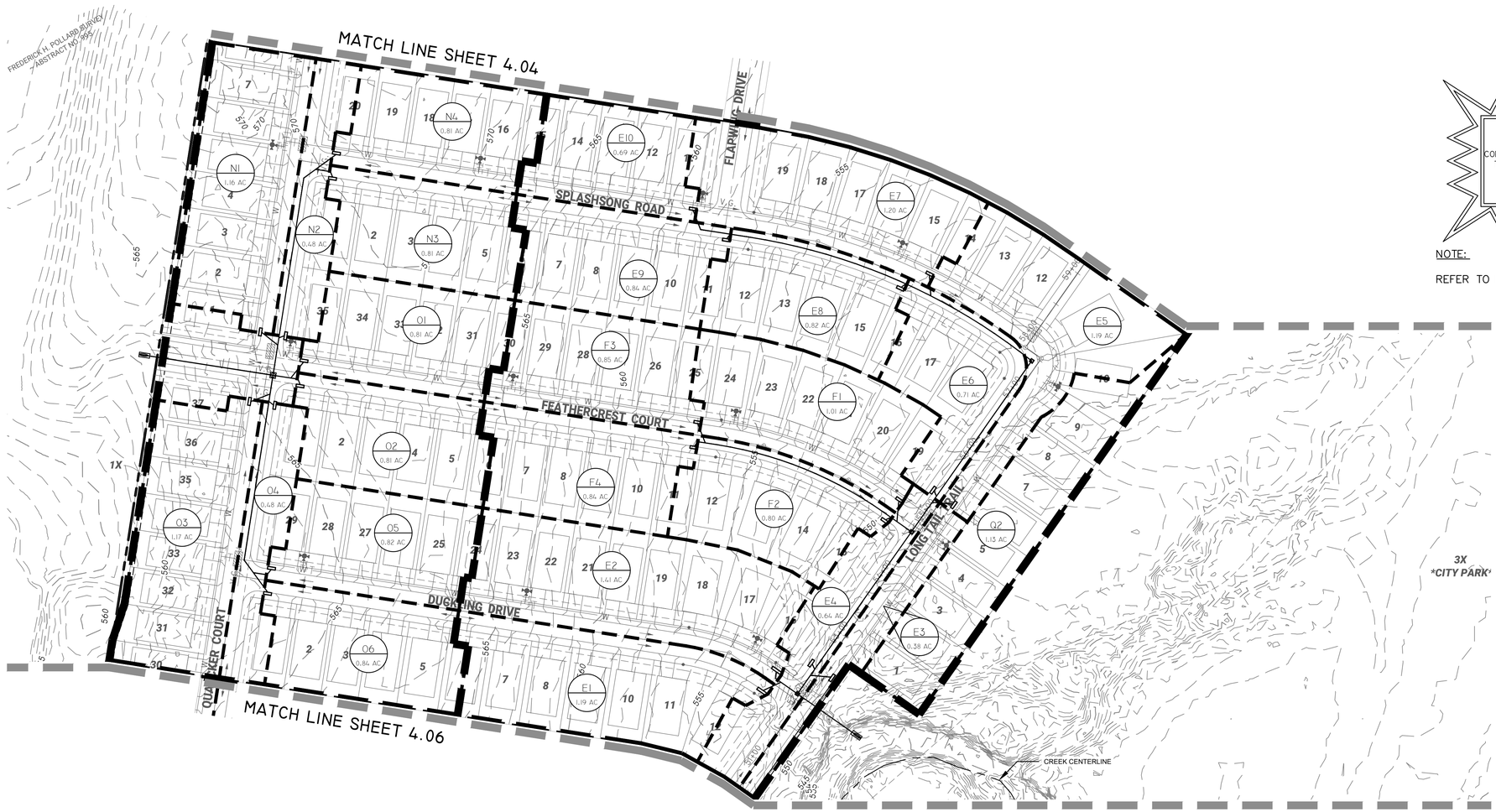

80 0 40 80 160

1 inch = 80ft.

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Proposed Minor Drainage Area Runoff Table

AREA NAME	AREA (SF)	AREA (AC)	Runoff, C	Time of	Intensity	Q100 (cfs)	Comments
E1	51859.18	1.19	0.65	15	8.17	6.32	
E2	61573.62	1.41	0.65	15	8.17	7.51	
E3	16604.34	0.38	0.65	15	8.17	2.02	
E4	27762.89	0.64	0.65	15	8.17	3.38	
E5	51694.79	1.19	0.65	15	8.17	6.30	
E6	30733.77	0.71	0.65	15	8.17	3.75	
E7	52235.66	1.20	0.65	15	8.17	6.37	
E8	35830.06	0.82	0.65	15	8.17	4.37	
E9	36845.00	0.85	0.65	15	8.17	4.49	
E10	29940.00	0.69	0.65	15	8.17	3.65	
F1	43871.54	1.01	0.65	15	8.17	5.35	
F2	34868.66	0.80	0.65	15	8.17	4.25	
F3	36881.25	0.85	0.65	15	8.17	4.50	
F4	36811.25	0.85	0.65	15	8.17	4.49	
N1	50600.00	1.16	0.65	15	8.17	6.17	
N2	21075.00	0.48	0.65	15	8.17	2.57	
N3	35000.00	0.80	0.65	15	8.17	4.27	
N4	35000.00	0.80	0.65	15	8.17	4.27	
O1	35000.00	0.80	0.65	15	8.17	4.27	
O2	35000.00	0.80	0.65	15	8.17	4.27	
O3	51024.76	1.17	0.65	15	8.17	6.22	
O4	21071.78	0.48	0.65	15	8.17	2.57	
O5	35472.50	0.81	0.65	15	8.17	4.32	
O6	36470.00	0.84	0.65	15	8.17	4.45	
Q1	51739.78	1.19	0.65	15	8.17	6.31	
Q2	49226.18	1.13	0.65	15	8.17	6.00	
Q3	65244.96	1.50	0.65	15	8.17	7.95	
Q4	38927.22	0.89	0.65	15	8.17	4.75	

BENCHMARKS:

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NO.	DATE	REVISION

STATE OF TEXAS
RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
10/14/2024

DRAINAGE AREA MAP

PRE-DEVELOPMENT CONDITIONS-MINOR

DUCK POINT DEVELOPMENT

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801 East Campbell Road
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CENTURION AMERICAN DEVELOPMENT
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=80'
DESIGN	CHECKED
BA	RAV

4.05

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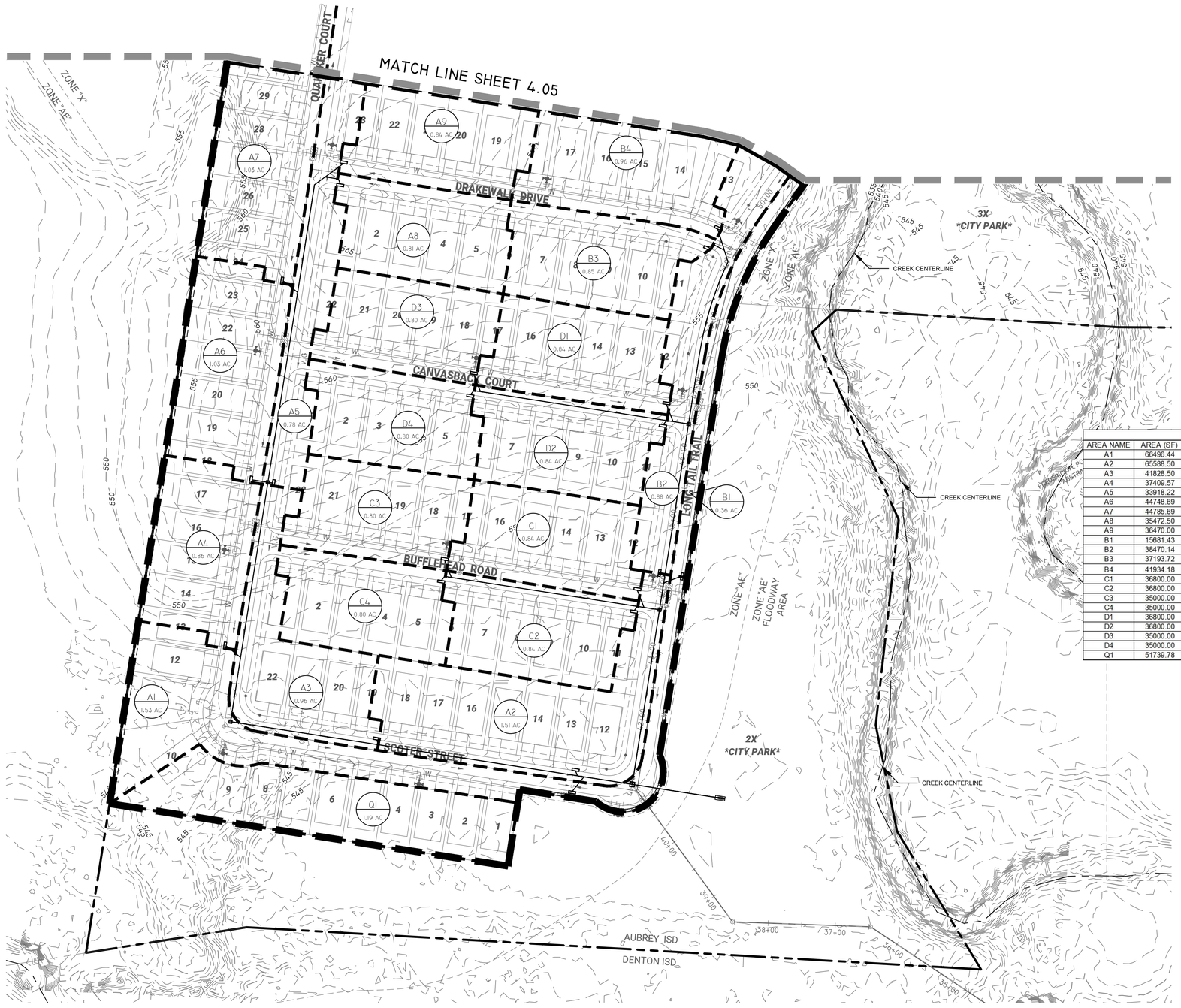
Wednesday, October 16, 2024 11:29:47 AM



80 0 40 80 160

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AREA NAME	AREA (SF)	AREA (AC)	Runoff, C	Time of	Intensity	Q100 (cfs)	Comments
A1	66496.44	1.53	0.65	15	8.17	8.11	
A2	65588.50	1.51	0.65	15	8.17	8.00	
A3	41828.50	0.96	0.65	15	8.17	5.10	
A4	37409.57	0.86	0.65	15	8.17	4.56	
A5	33918.22	0.78	0.65	15	8.17	4.14	
A6	44748.69	1.03	0.65	15	8.17	5.46	
A7	44785.69	1.03	0.65	15	8.17	5.46	
A8	35472.50	0.81	0.65	15	8.17	4.32	
A9	36470.00	0.84	0.65	15	8.17	4.45	
B1	15681.43	0.36	0.65	15	8.17	1.91	
B2	38470.14	0.88	0.65	15	8.17	4.69	
B3	37193.72	0.85	0.65	15	8.17	4.53	
B4	41934.18	0.96	0.65	15	8.17	5.11	
C1	36800.00	0.84	0.65	15	8.17	4.49	
C2	36800.00	0.84	0.65	15	8.17	4.49	
C3	35000.00	0.80	0.65	15	8.17	4.27	
C4	35000.00	0.80	0.65	15	8.17	4.27	
D1	36800.00	0.84	0.65	15	8.17	4.49	
D2	36800.00	0.84	0.65	15	8.17	4.49	
D3	35000.00	0.80	0.65	15	8.17	4.27	
D4	35000.00	0.80	0.65	15	8.17	4.27	
Q1	51739.78	1.19	0.65	15	8.17	6.31	

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STATE OF TEXAS
RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
10/14/2024

DRAINAGE AREA MAP

PRE-DEVELOPMENT CONDITIONS-MINOR

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

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Suite 650 Richardson, TX 75081
TEL: 214.346.6255
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CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=80'
DESIGN	CHECKED
BA	RAV

4.06

Wednesday October 16, 2024 11:30:49 AM
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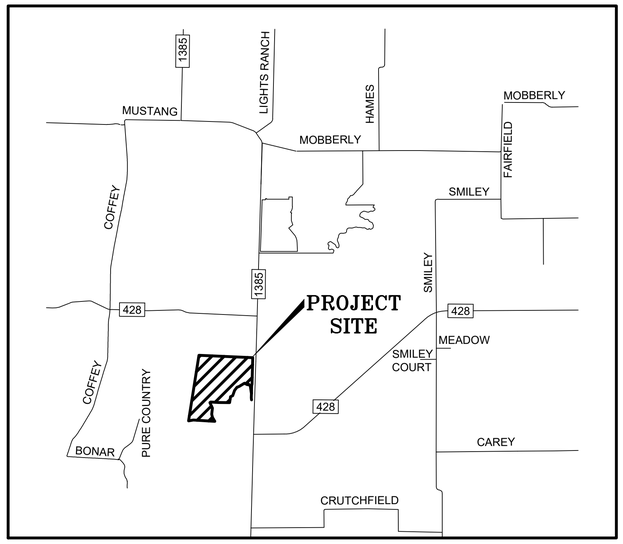
PRELIMINARY DEVELOPMENT PLANS
FOR
DUCK POINT DEVELOPMENT
CITY OF AUBREY ETJ
DENTON COUNTY, TEXAS

REVISION	DATE	NO.

DUCK POINT DEVELOPMENT



LOCATION MAP
N.T.S.

Sheet List Table	
Sheet Number	Sheet Title
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0.02	PRELIMINARY PLAT
0.03	PRELIMINARY PLAT
0.04	PRELIMINARY PLAT
0.05	PRELIMINARY PLAT
0.06	PRELIMINARY PLAT
1.00	PRELIMINARY KEY MAP PAVING
1.01	PRELIMINARY PAVING PLAN
1.02	PRELIMINARY PAVING PLAN
1.03	PRELIMINARY PAVING PLAN
1.04	PRELIMINARY PAVING PLAN
1.05	PRELIMINARY PAVING PLAN
1.06	PRELIMINARY PAVING PLAN
1.07	PRELIMINARY PAVING PLAN
1.08	PRELIMINARY PAVING DETAILS
2.01	PRELIMINARY WATER
2.02	PRELIMINARY WATER
2.03	PRELIMINARY WATER
3.01	PRELIMINARY SANITARY SEWER
3.02	PRELIMINARY SANITARY SEWER
3.03	PRELIMINARY SANITARY SEWER
4.01	DRAINAGE AREA MAP
4.02	DRAINAGE AREA MAP
4.03	DRAINAGE AREA MAP
4.04	DRAINAGE AREA MAP
4.05	DRAINAGE AREA MAP
4.06	DRAINAGE AREA MAP

BHC Third Review
11-05-2024

Third review of the Duck Point Preliminary Plat submittal. Our review is for general compliance with the City of Aubrey development requirements. It is based on the City's Code of Ordinances and Good Engineering Practice, and does not relieve the design engineer of their responsibilities as the Engineer of Record under the Texas Engineering Practice Act.

Resubmittal shall include previous review comments and the Engineer's responses to each comment, either on the marked up sheets or as a separate response letter.

Gary Hendricks, P.E., R.P.L.S.
James Jacobs, E.I.T



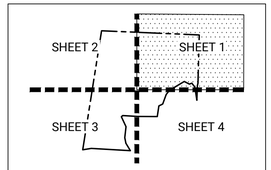
ENGINEER:

BARRAZA CONSULTING GROUP, LLC
801 EAST CAMPBELL ROAD
SUITE 650, RICHARDSON, TX 75081
TEL. NO. 214-484-7055
TBPELS FIRM LIC. 20683

DEVELOPER:

CENTURION AMERICAN
CENTURION AMERICAN DEVELOPMENT GROUP
1800 VALLEY VIEW LANE, SUITE 300
DALLAS, TX 75234

OCTOBER 2024



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CORINTH, TEXAS 76210
1-800-274-4014

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PLANO, TEXAS 75025
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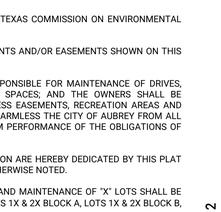


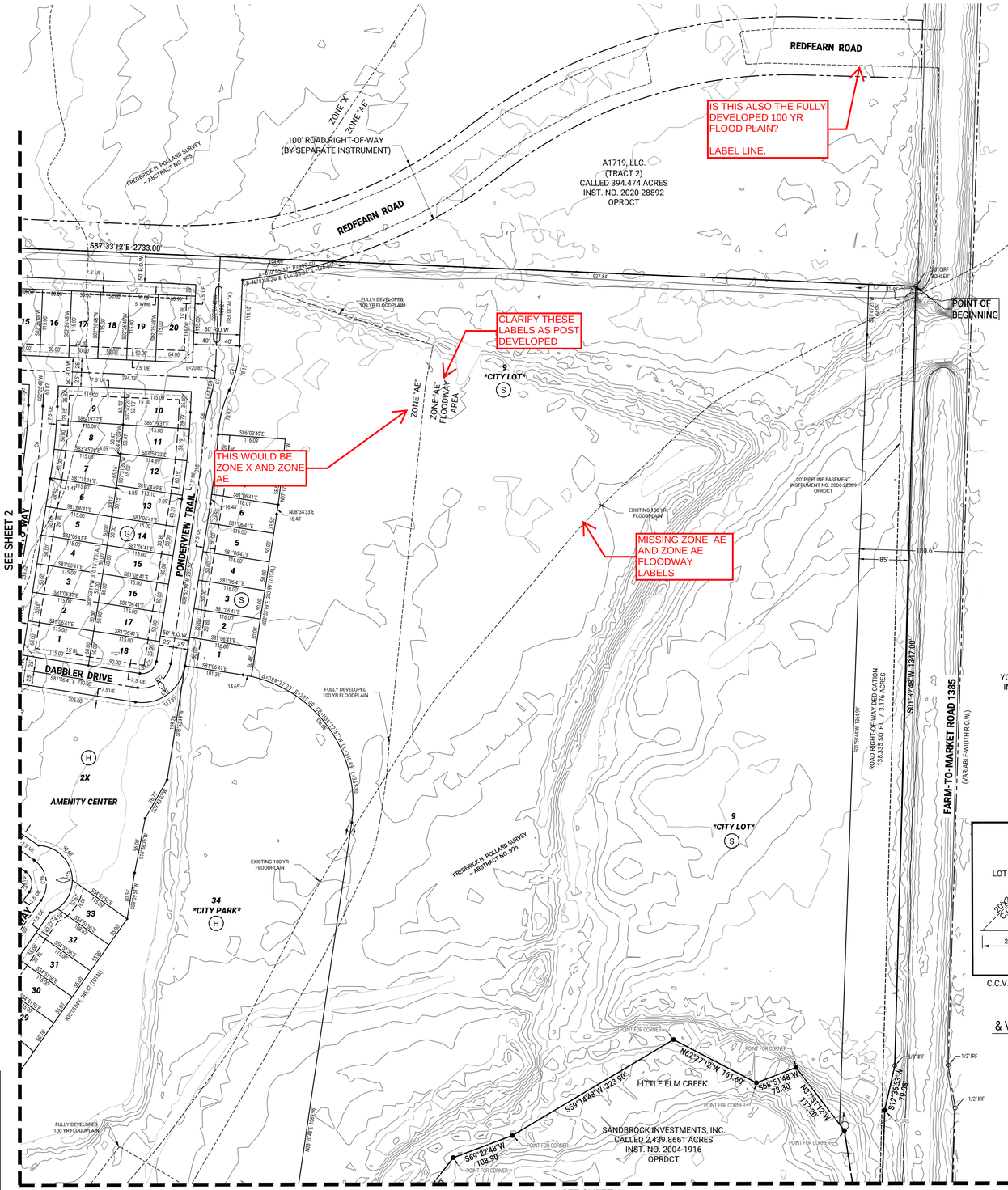
MINIMUM SETBACK EXHIBIT
(Not to Scale)

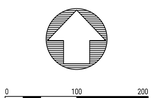
AREA TABLE		
TYPE	QUANTITY	AREA (ACRES)
RESIDENTIAL	448	64.562
OPEN SPACE	8	2.917
CITY LOTS	2	43.941
CITY PARK	1	23.107
RIGHT-OF-WAY	N/A	25.412
TOTAL	459	159.939

LOT INFORMATION

PD SF TYPE A = 448 LOTS

MIN. LOT SIZE = 5,500 SQ FT

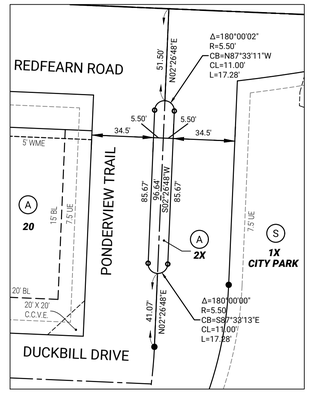






LOCATION MAP
(NOT TO SCALE)

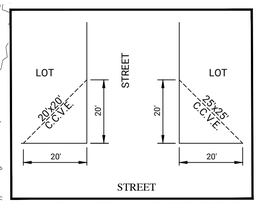
DETAIL "A"
SCALE: 1"=40'



LINETYPE LEGEND:

- BOUNDARY LINE
- PROP. R.O.W. LINE
- PROP. LOT LINE
- PROP. ROAD CL
- BUILDING LINE
- EASEMENT LINE
- ABSTRACT LINE

LEGEND	
IRF	IRON ROD FOUND
CIRS ●	5/8" CAPPED IRON ROD STAMPED "BCG #10194538" SET
CIRF ○	CAPPED IRON ROD FOUND
ESMT	EASEMENT
LS	LANDSCAPE EASEMENT
DCEC	DENTON COUNTY ELECTRIC COOPERATIVE, INC.
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
VE	VISIBILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
LS&DE	LANDSCAPE & DRAINAGE EASEMENT
BL	BUILDING LINE
RP	RADIUS POINT
HOA	HOME OWNERS ASSOCIATION
ROW	RIGHT-OF-WAY
VOL., PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
INST. NO.	INSTRUMENT NUMBER
OPRDCT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
PRDCT	PUBLIC RECORDS, DENTON COUNTY, TEXAS
Ⓐ	SUBDIVISION BLOCK
◇	DENOTES STREET NAME CHANGE



C.C.V.E = CORNER CLIP VISIBILITY EASEMENT

20'x20' CORNER CLIP & VISIBILITY EASEMENT (TYP.)
N.T.S.

P R E L I M I N A R Y
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

PRELIMINARY PLAT

DUCK POINT

159.939 ACRES
448 RESIDENTIAL LOTS
8 NON-RESIDENTIAL LOTS
1 CITY PARK
2 CITY LOTS

LOTS 1X, 2X & 1-20, BLOCK A; LOTS 1X, 2X & 1-15, BLOCK B; LOTS 1-20, BLOCK C; LOTS 1-20, BLOCK D; LOTS 1-22, BLOCK E; LOTS 1-24, BLOCK F; LOTS 1-18, BLOCK G; LOTS 1X, 2X,1-33 & 34 (CITY PARK), BLOCK H; LOTS 1-45, BLOCK I; LOTS 1-20, BLOCK J; LOTS 1X & 1-15, BLOCK K; LOTS 1-35, BLOCK L; LOTS 1-29, BLOCK M; LOTS 1-23, BLOCK N; LOTS 1-22, BLOCK O; LOTS 1-22, BLOCK P; LOTS 1-22, BLOCK Q; LOTS 1X,1-35 & 36 (CITY LOT), BLOCK R; LOTS 1-8 & 9 (CITY LOT), BLOCK S;
SITUATED IN THE
FREDRICK H. POLLARD SURVEY,
ABSTRACT NO. 995
CITY OF AUBREY,
DENTON COUNTY, TEXAS

OWNER: MM AUBREY 160, LLC
CONTACT: MEHRDAD MOAYEDI
1800 VALLEY VIEW LANE, STE. 300
FARMERS BRANCH, TX 75234
PHONE: (469)892-7200
EMAIL: jack@centurionamerican.com

RPLS OF RECORD: ADAM T. JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6664
AJohnson@Barraza-Group.com

BARRAZA CONSULTING GROUP, LLC
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055
PROJECT NO. 2021003
DATE OCTOBER 2024

TECH=BAS
SCALE 1"=100'

S:\2021\2021003 Duck Point\SURVEY\Plat\Preliminary\DWG_021-003-PP.dwg 10/30/2024 3:33 PM

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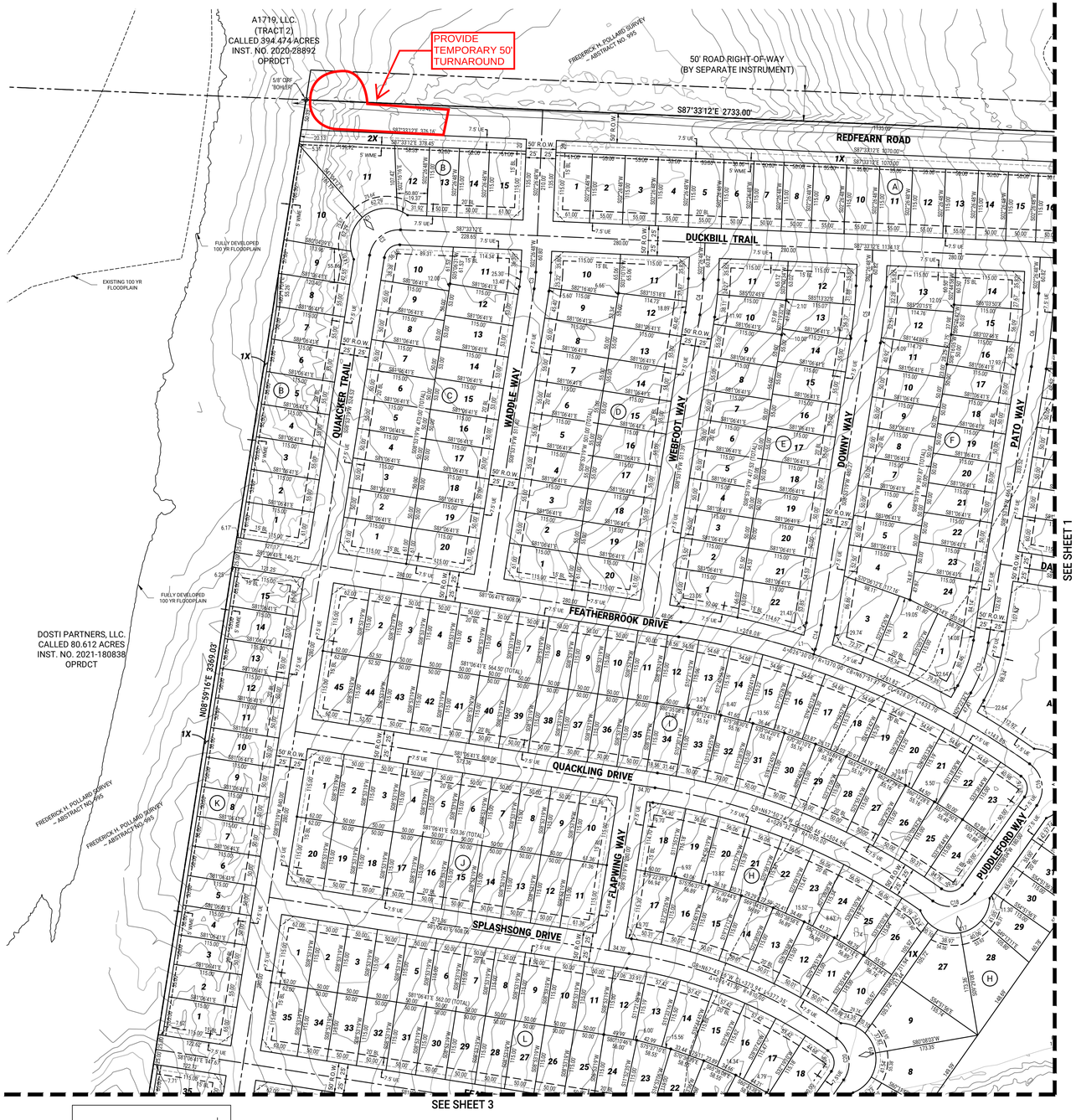
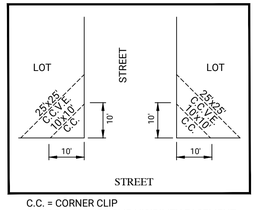
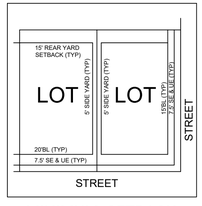




C.C. = CORNER CLIP
C.C.V.E = CORNER CLIP VISIBILITY EASEMENT

10'x10' VISIBILITY EASEMENT
& CORNER CLIP EASEMENT (TYP.)
N.T.S.



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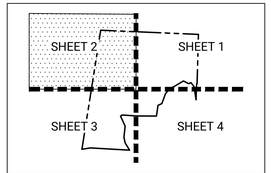

KEY MAP
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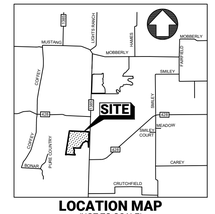
AREA TABLE		
TYPE	QUANTITY	AREA (ACRES)
RESIDENTIAL	448	64.562
OPEN SPACE	8	2.917
CITY LOTS	2	43.941
CITY PARK	1	23.107
RIGHT-OF-WAY	N/A	25.412
TOTAL	459	159.939

LOT INFORMATION

PD SF TYPE A = 448 LOTS

MIN. LOT SIZE = 5,500 SQ FT





LOCATION MAP
(NOT TO SCALE)

LINETYPE LEGEND:

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- PROP. LOT LINE
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LEGEND	
IRF	IRON ROD FOUND
CIRS ●	5/8" CAPPED IRON ROD STAMPED "BCG #10194538" SET
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LS	LANDSCAPE EASEMENT
DCEC	DENTON COUNTY ELECTRIC COOPERATIVE, INC.
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VE	VISIBILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
WLE	WATER LINE EASEMENT
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Ⓐ	SUBDIVISION BLOCK
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PRELIMINARY PLAT

DUCK POINT

159.939 ACRES
448 RESIDENTIAL LOTS
8 NON-RESIDENTIAL LOTS
1 CITY PARK
2 CITY LOTS

LOTS 1X, 2X & 1-20, BLOCK A; LOTS 1X, 2X & 1-15, BLOCK B; LOTS 1-20, BLOCK C; LOTS 1-20, BLOCK D; LOTS 1-22, BLOCK E; LOTS 1-24, BLOCK F; LOTS 1-18, BLOCK G; LOTS 1X, 2X,1-33 & 34 (CITY PARK), BLOCK H; LOTS 1-45, BLOCK I; LOTS 1-20, BLOCK J; LOTS 1X & 1-15, BLOCK K; LOTS 1-35, BLOCK L; LOTS 1-29, BLOCK M; LOTS 1-23, BLOCK N; LOTS 1-22, BLOCK O; LOTS 1-22, BLOCK P; LOTS 1-22, BLOCK Q; LOTS 1X,1-35 & 36 (CITY LOT), BLOCK R; LOTS 1-8 & 9 (CITY LOT), BLOCK S;
SITUATED IN THE
FREDRICK H. POLLARD SURVEY,
ABSTRACT NO. 995
CITY OF AUBREY,
DENTON COUNTY, TEXAS

OWNER: MM AUBREY 160, LLC
CONTACT: MEHRDAD MOAYEDI
1800 VALLEY VIEW LANE, STE. 300
FARMERS BRANCH, TX 75234
PHONE: (469)892-7200
EMAIL: jack@centurionamerican.com

RPLS OF RECORD: ADAM T. JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6664
AJohnson@Barraza-Group.com

BARRAZA CONSULTING GROUP, LLC
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055

PROJECT NO. 2021003
DATE OCTOBER 2024

TECH=BAS
SCALE 1"=100'

S:\2021\2021003 Duck Point\SURVEY\Plat\Preliminary\DWG_021 003 PP.dwg 10/30/2024 3:33 PM —

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7701 SOUTH STEMMONS
CORINTH, TEXAS 76210
1-800-274-4014

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(C) WATER & SANITARY SEWER UTILITY SERVICE:
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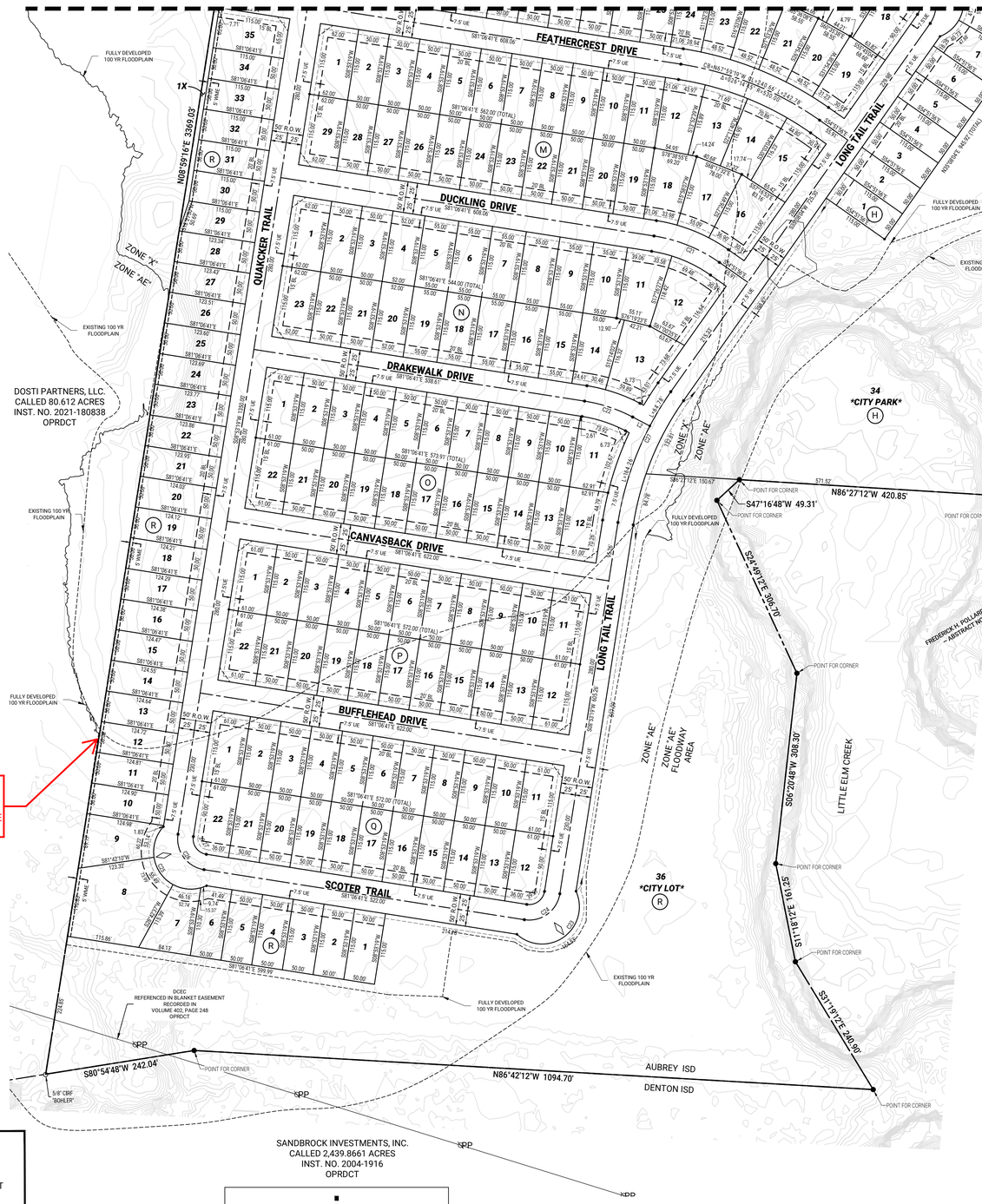
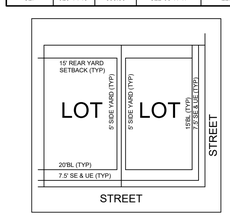
CURVE TABLE					
CURVE #	DELTA	RADIUS	CH. BEARING	CH. LENGTH	LENGTH
C1	150°50'04"	60.00	S50°35'12"W	116.13'	157.95
C2	083°33'29"	50.00	S50°40'03"W	66.63'	72.92
C3	006°26'31"	250.00	N05°40'03"E	28.09'	28.11
C4	006°26'31"	530.00	N05°40'03"E	59.56'	59.59
C5	006°26'31"	810.00	N05°40'03"E	91.02'	91.07
C6	006°26'31"	1090.00	N05°40'03"E	122.49'	122.55
C7	014°19'31"	250.00	N09°36'33"E	62.34'	62.51
C8	012°50'08"	250.00	N10°21'14"E	55.89'	56.01
C9	021°35'59"	210.00	N13°14'47"E	78.70'	79.17
C10	004°57'08"	1370.00	N06°24'45"E	118.38'	118.41
C11	090°00'00"	75.00	N53°53'19"E	106.07'	117.81
C12	090°00'00"	50.00	N53°53'19"E	70.71'	78.54
C13	020°29'18"	250.00	N19°07'58"E	88.92'	89.40
C14	009°32'19"	250.00	N13°39'28"E	41.57'	41.62
C15	157°07'04"	60.00	N09°52'02"W	117.62'	164.53
C16	089°44'36"	50.00	N09°44'14"W	70.55'	78.32
C17	157°06'38"	60.00	N80°07'56"E	117.61'	164.53
C18	090°17'50"	50.00	N80°16'59"E	70.89'	78.80
C19	157°07'12"	60.00	N09°52'06"W	117.62'	164.54
C20	089°33'15"	50.00	N09°38'34"W	70.44'	78.15
C21	026°14'45"	250.00	N67°59'19"W	113.52'	114.52
C22	018°49'23"	250.00	N71°42'00"W	81.76'	82.13
C23	157°06'53"	60.00	N53°53'19"E	117.61'	164.53
C24	090°00'00"	50.00	N53°53'19"E	70.71'	78.54
C25	157°06'53"	60.00	S36°06'41"E	117.61'	164.53
C26	090°00'00"	50.00	S36°06'41"E	70.71'	78.54
C27	026°14'45"	500.00	S22°00'41"W	227.04'	229.04

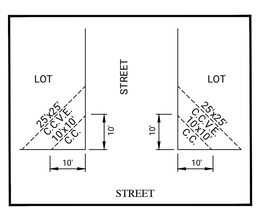
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N18°25'38"E	8.75'
L2	N62°17'19"W	31.14'

IT IS UNCLEAR WHERE THE FULLY DEVELOPED 100 YR FLOODPLAIN IS. REVISE THICKNESS/LINE TYPE FOR CLARITY.



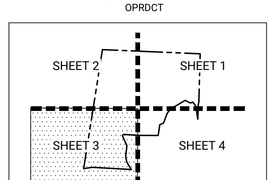


MINIMUM SETBACK EXHIBIT
(Not to Scale)



C.C. = CORNER CLIP
C.C.V.E = CORNER CLIP VISIBILITY EASEMENT

10'x10' VISIBILITY EASEMENT & CORNER CLIP EASEMENT (TYP.)
N.T.S.



KEY MAP
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AREA TABLE		
TYPE	QUANTITY	AREA (ACRES)
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CITY LOTS	2	43.941
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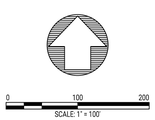
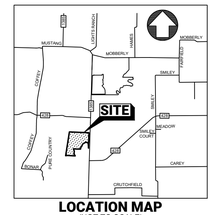
TOTAL	459	159.939

LOT INFORMATION

PD SF TYPE A = 448 LOTS

MIN. LOT SIZE = 5,500 SQ FT





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FREDRICK H. POLLARD SURVEY,
ABSTRACT NO. 995
CITY OF AUBREY,
DENTON COUNTY, TEXAS

OWNER: MM AUBREY 160, LLC
CONTACT: MEHRDAD MOAYEDI
1800 VALLEY VIEW LANE, STE. 300
FARMERS BRANCH, TX 75234
PHONE: (469)892-7200
EMAIL: jack@centurionamerican.com

RPLS OF RECORD: ADAM T. JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6664
AJohnson@Barraza-Group.com

BARRAZA CONSULTING GROUP, LLC
TBPLS FIRM REG. NO. 10194538
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RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055

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S:\2021\2021003 Duck Point\SURVEY\Plat\Preliminary\DWGS_021-003-PP.dwg 10/30/2024 3:33 PM —

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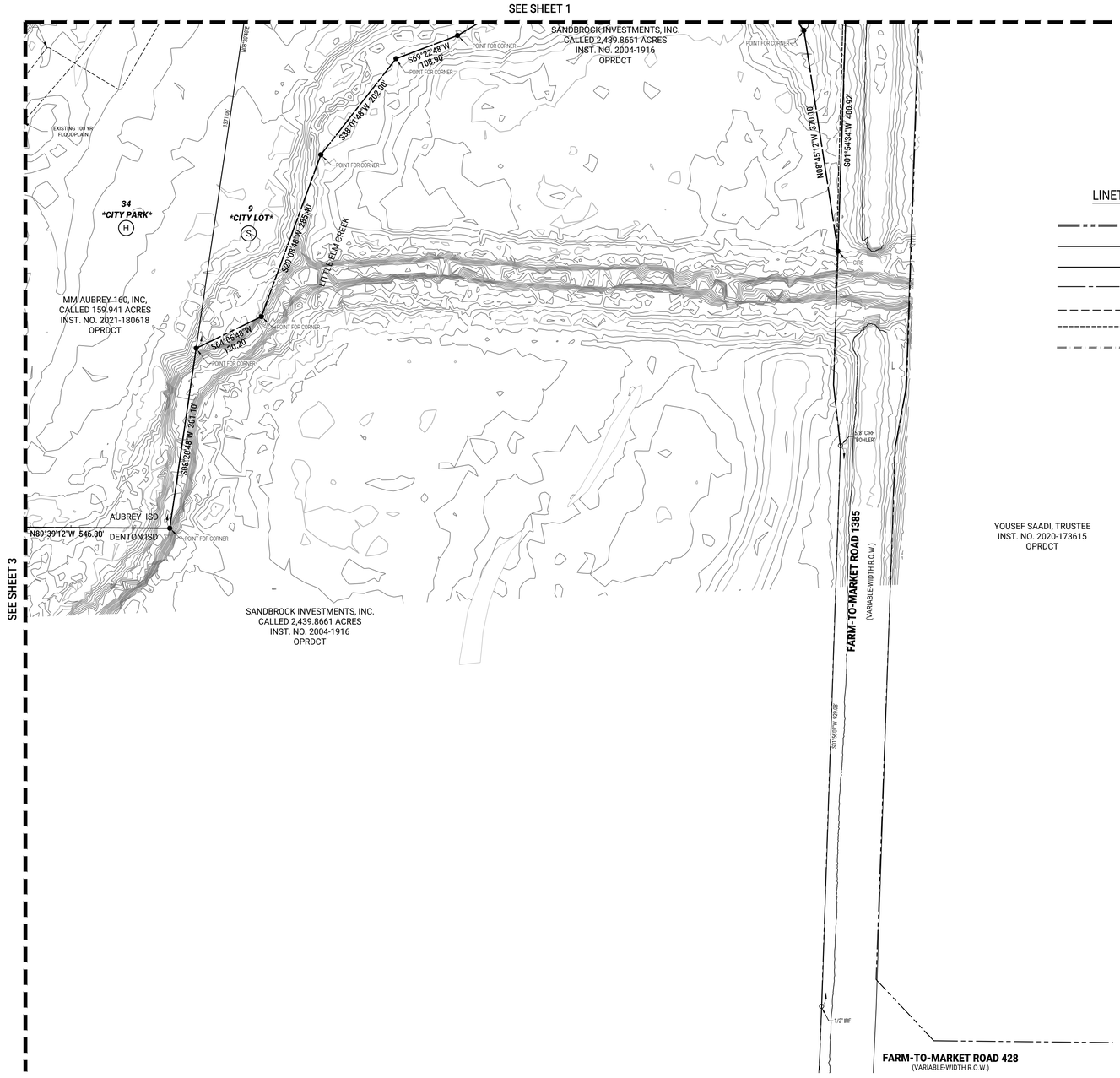



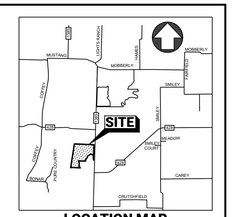

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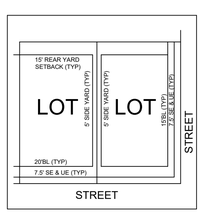
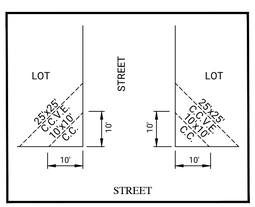
◇	DENOTES STREET NAME CHANGE

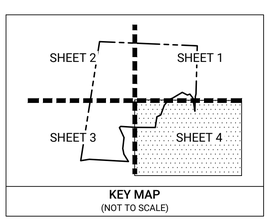


MINIMUM SETBACK EXHIBIT
(Not to Scale)



C.C. = CORNER CLIP
C.C.V.E = CORNER CLIP VISIBILITY EASEMENT

10'x10' VISIBILITY EASEMENT & CORNER CLIP EASEMENT (TYP.)
N.T.S.



KEY MAP
(NOT TO SCALE)

AREA TABLE		
TYPE	QUANTITY	AREA (ACRES)
RESIDENTIAL	448	64.562
OPEN SPACE	8	2.917
CITY LOTS	2	43.941
CITY PARK	1	23.107
RIGHT-OF-WAY	N/A	25.412
TOTAL	459	159.939

LOT INFORMATION

PD SF TYPE A = 448 LOTS

MIN. LOT SIZE = 5,500 SQ FT

P R E L I M I N A R Y
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

PRELIMINARY PLAT

DUCK POINT

159.939 ACRES
448 RESIDENTIAL LOTS
8 NON-RESIDENTIAL LOTS
1 CITY PARK
2 CITY LOTS

LOTS 1X, 2X & 1-20, BLOCK A; LOTS 1X, 2X & 1-15, BLOCK B; LOTS 1-20, BLOCK C; LOTS 1-20, BLOCK D; LOTS 1-22, BLOCK E; LOTS 1-24, BLOCK F; LOTS 1-18, BLOCK G; LOTS 1X, 2X,1-33 & 34 (CITY PARK), BLOCK H; LOTS 1-45, BLOCK I; LOTS 1-20, BLOCK J; LOTS 1X & 1-15, BLOCK K; LOTS 1-35, BLOCK L; LOTS 1-29, BLOCK M; LOTS 1-23, BLOCK N; LOTS 1-22, BLOCK O; LOTS 1-22, BLOCK P; LOTS 1-22, BLOCK Q; LOTS 1X,1-35 & 36 (CITY LOT), BLOCK R; LOTS 1-8 & 9 (CITY LOT), BLOCK S;
SITUATED IN THE
FREDRICK H. POLLARD SURVEY,
ABSTRACT NO. 995
CITY OF AUBREY,
DENTON COUNTY, TEXAS

OWNER: MM AUBREY 160, LLC
CONTACT: MEHRDAD MOAYEDI
1800 VALLEY VIEW LANE, STE. 300
FARMERS BRANCH, TX 75234
PHONE: (469)892-7200
EMAIL: jack@centurionamerican.com

RPLS OF RECORD: ADAM T. JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6664
AJohnson@Barraza-Group.com

BARRAZA CONSULTING GROUP, LLC
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055

PROJECT NO. 2021003
DATE OCTOBER 2024

TECH=BAS
SCALE 1"=100'

S:\2021\2021003 Duck Point\SURVEY\Plat\Preliminary\DWG_021-003-PP.dwg 10/28/2024 3:33 PM —

Block A - Lot Areas		
Lot	Area (AC)	Area (SF)
1	0.161	7,015
2	0.145	6,325
3	0.145	6,325
4	0.145	6,325
5	0.145	6,325
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.145	6,325
10	0.145	6,325
11	0.145	6,325
12	0.145	6,325
13	0.145	6,325
14	0.132	5,750
15	0.132	5,750
16	0.132	5,750
17	0.132	5,750
18	0.132	5,750
19	0.132	5,750
20	0.169	7,360

Block A - Lot Areas		
Lot	Area (AC)	Area (SF)
1X	0.491	21,400
2X	0.024	1,037

Block A Total Area	
Area (AC)	Area (SF)
3.340	145,487

Block B - Lot Areas		
Lot	Area (AC)	Area (SF)
1	0.161	7,015
2	0.145	6,325
3	0.145	6,325
4	0.145	6,325
5	0.145	6,325
6	0.145	6,325
7	0.145	6,325
8	0.149	6,473
9	0.154	6,693
10	0.297	12,945
11	0.296	12,877
12	0.140	6,085
13	0.132	5,750
14	0.132	5,750
15	0.161	7,015
1X	0.056	2,430
2X	0.173	7,546

Block B Total Area	
Area (AC)	Area (SF)
2.721	118,530

Block C - Lot Areas		
Lot	Area (AC)	Area (SF)
1	0.161	7,015
2	0.132	5,750
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.132	5,750
10	0.173	7,518
11	0.180	7,849
12	0.140	6,095
13	0.140	6,095
14	0.140	6,095
15	0.140	6,095
16	0.132	5,750
17	0.132	5,750
18	0.132	5,750
19	0.132	5,750
20	0.161	7,015

Block C Total Area	
Area (AC)	Area (SF)
2.819	122,778

Block D - Lot Areas		
Lot	Area (AC)	Area (SF)
1	0.161	7,015
2	0.145	6,325
3	0.145	6,325
4	0.145	6,325
5	0.145	6,325
6	0.145	6,325
7	0.145	6,325
8	0.132	5,750
9	0.138	6,000
10	0.175	7,623
11	0.184	7,994
12	0.151	6,570
13	0.145	6,325
14	0.145	6,325
15	0.145	6,325
16	0.145	6,325
17	0.145	6,325
18	0.145	6,325
19	0.145	6,325
20	0.161	7,015

Block D Total Area	
Area (AC)	Area (SF)
2.989	130,192

Block E - Lot Areas		
Lot	Area (AC)	Area (SF)
1	0.168	7,338
2	0.136	5,922
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.145	6,325
9	0.145	6,325
10	0.142	6,184
11	0.165	7,185
12	0.173	7,531
13	0.143	6,246
14	0.145	6,326
15	0.145	6,325
16	0.145	6,325
17	0.145	6,325
18	0.132	5,750
19	0.132	5,750
20	0.132	5,750

Block E - Lot Areas		
Lot	Area (AC)	Area (SF)
21	0.144	6,271
22	0.180	7,858

Block E Total Area	
Area (AC)	Area (SF)
3.179	138,488

Block F - Lot Areas		
Lot	Area (AC)	Area (SF)
1	0.207	9,009
2	0.181	7,900
3	0.223	9,726
4	0.168	7,324
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.132	5,750
10	0.132	5,750
11	0.134	5,818
12	0.148	6,441
13	0.185	8,078
14	0.164	7,136
15	0.140	6,113
16	0.137	5,981
17	0.132	5,750
18	0.132	5,750
19	0.132	5,750
20	0.132	5,750

Block F - Lot Areas		
Lot	Area (AC)	Area (SF)
21	0.132	5,750
22	0.132	5,750
23	0.132	5,750
24	0.174	7,591

Block F Total Area	
Area (AC)	Area (SF)
3.578	155,868

Block G - Lot Areas		
Lot	Area (AC)	Area (SF)
1	0.158	6,900
2	0.132	5,750
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,759
7	0.139	6,036
8	0.139	6,042
9	0.161	6,998
10	0.167	7,293
11	0.140	6,081
12	0.152	6,632
13	0.146	6,360
14	0.132	5,750
15	0.132	5,750
16	0.132	5,750
17	0.132	5,750
18	0.155	6,766

Block G Total Area	
Area (AC)	Area (SF)
2.545	110,866

Block H - Lot Areas		
Lot	Area (AC)	Area (SF)
1	0.132	5,750
2	0.132	5,750
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.156	6,795
8	0.255	11,095
9	0.258	11,224
10	0.141	6,139
11	0.141	6,131
12	0.141	6,131
13	0.141	6,131
14	0.141	6,131
15	0.141	6,131
16	0.141	6,131
17	0.167	7,285
18	0.167	7,265
19	0.140	6,113
20	0.140	6,112

Block H - Lot Areas		
Lot	Area (AC)	Area (SF)
21	0.140	6,112
22	0.140	6,112
23	0.140	6,112
24	0.140	6,113
25	0.140	6,114
26	0.148	6,458
27	0.260	11,323
28	0.251	10,931
29	0.139	6,057
30	0.145	6,325
31	0.145	6,325
32	0.144	6,281
33	0.136	5,920
34	23.107	1,006,543
1X	0.097	4,211
2X	1.888	82,230

Block H Total Area	
Area (AC)	Area (SF)
30.224	1,316,567

Block I - Lot Areas		
Lot	Area (AC)	Area (SF)
1	0.164	7,130
2	0.139	6,038
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.132	5,750
10	0.132	5,750
11	0.132	5,750
12	0.136	5,926
13	0.138	6,030
14	0.138	6,030
15	0.138	6,029
16	0.138	6,029
17	0.138	6,029
18	0.138	6,029
19	0.138	6,029
20	0.138	6,029

Block I - Lot Areas		
Lot	Area (AC)	Area (SF)
21	0.138	6,030
22	0.138	6,030
23	0.167	7,277
24	0.159	6,917
25	0.139	6,072
26	0.139	6,036
27	0.139	6,036
28	0.139	6,036
29	0.139	6,036
30	0.139	6,036
31	0.139	6,036
32	0.139	6,036
33	0.139	6,036
34	0.136	5,929
35	0.132	5,750
36	0.132	5,750
37	0.132	5,750
38	0.132	5,750
39	0.132	5,750
40	0.132	5,750

Block I - Lot Areas		
Lot	Area (AC)	Area (SF)
41	0.132	5,750
42	0.132	5,750
43	0.132	5,750
44	0.139	6,038
45	0.164	7,130

Block I Total Area	
Area (AC)	Area (SF)
6.211	270,537

Block J - Lot Areas		
Lot	Area (AC)	Area (SF)
1	0.164	7,130
2	0.132	5,750
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.132	5,750
10	0.162	7,057
11	0.162	7,057
12	0.132	5,750
13	0.132	5,750
14	0.132	5,750
15	0.132	5,750
16	0.132	5,750
17	0.132	5,750
18	0.132	5,750
19	0.132	5,750
20	0.164	7,130

Block J Total Area	
Area (AC)	Area (SF)
2.763	120,374

Block K - Lot Areas		
Lot	Area (AC)	Area (SF)
1	0.172	7,475
2	0.145	6,325
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.132	5,750
10	0.132	5,750
11	0.132	5,750
12	0.132	5,750
13	0.132	5,750
14	0.145	6,325
15	0.172	7,475
1X	0.126	5,481

Block K Total Area	
Area (AC)	Area (SF)
2.211	96,331

Block L - Lot Areas		
Lot	Area (AC)	Area (SF)
1	0.164	7,130
2	0.132	5,750
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.132	5,750
10	0.132	5,750
11	0.132	5,750
12	0.139	6,051
13	0.141	6,141
14	0.141	6,139
15	0.141	6,139
16	0.141	6,140
17	0.141	6,142
18	0.173	7,553
19	0.172	7,495
20	0.141	6,132

Block L - Lot Areas		
Lot	Area (AC)	Area (SF)
21	0.141	6,132
22	0.141	6,132
23	0.141	6,132
24	0.140	6,081
25	0.132	5,750
26	0.132	5,750
27	0.132	5,750
28	0.132	5,750
29	0.132	5,750
30	0.132	5,750
31	0.132	5,750
32	0.132	5,750
33	0.132	5,750
34	0.132	5,750
35	0.164	7,130

Block L Total Area	
Area (AC)	Area (SF)
4.859	211,670

Block M - Lot Areas		
Lot	Area (AC)	Area (SF)
1	0.164	7,130
2	0.132	5,750
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.132	5,750
10	0.132	5,750
11	0.132	5,750
12	0.160	6,952
13	0.169	7,346
14	0.168	7,302
15	0.188	8,193
16	0.197	8,601
17	0.174	7,559
18	0.163	7,092
19	0.132	5,750
20	0.132	5,750

Block M - Lot Areas		
Lot	Area (AC)	Area (SF)
21	0.132	5,750
22	0.132	5,750
23	0.132	5,750
24	0.132	5,750
25	0.132	5,750
26	0.132	5,750
27	0.132	5,750
28	0.132	5,750
29	0.164	7,130

Block M Total Area	
Area (AC)	Area (SF)
4.185	182,305

Block N - Lot Areas		
Lot	Area (AC)	Area (SF)
1	0.164	7,130
2	0.132	5,750
3	0.132	5,750
4	0.137	5,980
5	0.145	6,325
6	0.145	6,325
7	0.145	6,325
8	0.145	6,325
9	0.145	6,325
10	0.145	6,325
11	0.172	7,489
12	0.224	9,773
13	0.230	10,031
14	0.163	7,092
15	0.145	6,325
16	0.145	6,325
17	0.145	6,325
18	0.145	6,325
19	0.145	6,325
20	0.137	5,980

Block N - Lot Areas		
Lot	Area (AC)	Area (SF)
21	0.132	5,750
22	0.132	5,750
23	0.164	7,130

Block N Total Area	
Area (AC)	Area (SF)
3.517	153,180

Block O - Lot Areas		
Lot	Area (AC)	Area (SF)
1	0.161	7,015
2	0.132	5,750
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.132	5,750
10	0.132	5,750
11	0.181	7,897
12	0.162	7,043
13	0.132	5,750
14	0.132	5,750
15	0.132	5,750
16	0.132	5,750
17	0.132	5,750
18	0.132	5,750
19	0.132	5,750
20	0.132	5,750

Block O - Lot Areas		
Lot	Area (AC)	Area (SF)
21	0.132	5,750
22	0.161	7,015

Block O Total Area	
Area (AC)	Area (SF)
3.041	132,471

Block P - Lot Areas		
Lot	Area (AC)	Area (SF)
1	0.161	7,015
2	0.132	5,750
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.132	5,750
10	0.132	5,750
11	0.161	7,015
12	0.161	7,015
13	0.132	5,750
14	0.132	5,750
15	0.132	5,750
16	0.132	5,750
17	0.132	5,750
18	0.132	5,750
19	0.132	5,750
20	0.132	5,750

Block P - Lot Areas		
Lot	Area (AC)	Area (SF)
21	0.132	5,750
22	0.161	7,015

Block P Total Area	
Area (AC)	Area (SF)
3.020	131,560

Block Q - Lot Areas		
Lot	Area (AC)	Area (SF)
1	0.161	7,015
2	0.132	5,750
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.132	5,750
10	0.132	5,750
11	0.161	7,015
12	0.158	6,881
13	0.132	5,750
14	0.132	5,750
15	0.132	5,750
16	0.132	5,750
17	0.132	5,750
18	0.132	5,750
19	0.132	5,750
20	0.132	5,750

Block Q - Lot Areas		
Lot	Area (AC)	Area (SF)
21	0.132	5,750
22	0.158	6,881

Block Q Total Area	
Area (AC)	Area (SF)
3.014	131,292

Block R - Lot Areas		
Lot	Area (AC)	Area (SF)
1	0.132	5,750
2	0.132	5,750
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,729
7	0.159	6,915
8	0.404	17,594
9	0.192	8,351
10	0.143	6,247
11	0.143	6,243
12	0.143	6,238
13	0.143	6,234
14	0.143	6,230
15	0.143	6,225
16	0.143	6,221
17	0.143	6,217
18	0.143	6,212
19	0.143	6,208
20	0.142	6,204

Block R - Lot Areas		
Lot	Area (AC)	Area (SF)
21	0.142	6,199
22	0.142	6,195
23	0.142	6,191
24	0.142	6,186
25	0.142	6,182
26	0.142	6,178
27	0.142	6,173
28	0.142	6,169
29	0.137	5,959
30	0.132	5,750
31	0.132	5,750
32	0.132	5,750
33	0.132	5,750
34	0.132	5,750
35	0.172	7,475
36	10.196	444,157
1X	0.062	2,720

Block R Total Area	
Area (AC)	Area (SF)
15.481	674,354

Block S - Lot Areas		
Lot	Area (AC)	Area (SF)
1	0.133	5,802
2	0.133	5,800
3	0.133	5,800
4	0.133	5,800
5	0.133	5,800
6	0.133	5,800
7	0.140	6,112
8	0.150	6,527
9	33.733	1,469,430

Block S Total Area	
Area (AC)	Area (SF)
34.830	1,517,179

P R E L I M I N A R Y
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PRELIMINARY PLAT

DUCK POINT

159.939 ACRES
448 RESIDENTIAL LOTS
8 NON-RESIDENTIAL LOTS
1 CITY PARK
2 CITY LOTS

LOTS 1X, 2X & 1-20, BLOCK A; LOTS 1X, 2X & 1-15, BLOCK B; LOTS 1-20, BLOCK C; LOTS 1-20, BLOCK D; LOTS 1-22, BLOCK E; LOTS 1-24, BLOCK F; LOTS 1-18, BLOCK G; LOTS 1X, 2X,1-33 & 34 (CITY PARK), BLOCK H; LOTS 1-45, BLOCK I; LOTS 1-20, BLOCK J; LOTS 1X & 1-15, BLOCK K; LOTS 1-35, BLOCK L; LOTS 1-29, BLOCK M; LOTS 1-23, BLOCK N; LOTS 1-22, BLOCK O; LOTS 1-22, BLOCK P; LOTS 1-22, BLOCK Q; LOTS 1X,1-35 & 36 (CITY LOT), BLOCK R; LOTS 1-8 & 9 (CITY LOT), BLOCK S;
SITUATED IN THE
FREDRICK H. POLLARD SURVEY,
ABSTRACT NO. 995
CITY OF AUBREY,
DENTON COUNTY, TEXAS

OWNER: MM AUBREY 160, LLC
CONTACT: MEHRDAD MOAYEDI
1800 VALLEY VIEW LANE, STE. 300
FARMERS BRANCH, TX 75234
PHONE: (469)892-7200
EMAIL: jack@centurionamerican.com

RPLS OF RECORD: ADAM T. JOHNSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6664
AJohnson@Barraza-Group.com

BARRAZA CONSULTING GROUP, LLC
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055

PROJECT NO. 2021003
DATE OCTOBER 2024

TECH=BAS

S:\2021\2021003 Duck Point\SURVEY\Plat\Preliminary\DWG_021-003-PP-dwg 10/09/2024 3:33 PM —

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, MM Aubrey 160, LLC, is the owner of that certain tract of land situated in Denton County, Texas, being a part of the Frederick H. Pollard Survey, Abstract No. 995, being all of a called 159.941 acre tract of land described in a Deed to MM Aubrey 160 LLC., as recorded in Document No. 2021-180618, Official Public Records, Denton County, Texas (OPRDCT) and being more particularly described as follows:

BEGINNING at the northeast corner of said 159.939 acre tract and the southeast corner of a called 394.474 acre tract of land described in deed to A1719, LLC, recorded in Instrument No. 2020-28892 OPRDCT, also being located in the west right-of-way line of Farm-To-Market road No. 1385

THENCE along the east line of said 159.939 acre tract and the west line of Farm-To-Market Road No. 1385 (a variable width right-of-way), the following courses:

South 01 degrees 32 minutes 48 seconds West, a distance of 1,347.00 feet to a 5/8 inch iron rod found for corner;

South 12 degrees 36 minutes 53 seconds West, a distance of 79.08 feet to 5/8-inch iron rods with plastic cap stamped "BCG 10194538" set for corner;

South 01 degrees 54 minutes 34 seconds West, a distance of 400.92 feet to 5/8-inch iron rods with plastic cap stamped "BCG 10194538" set for the southeast corner of said 159.939 acre tract and the northeast corner of a called 2,439.8661 acre tract of land described in deed to Sandbrock Investments, Inc., as recorded in Document No. 2004-1916, OPRDCT;

THENCE along the south line of said 159.939 acre tract and the north line of said 2,439.8661 acre tract of land and meandering in or near the centerline of said Little Elm Creek, the following courses:

North 08 degrees 45 minutes 12 seconds West, a distance of 370.10 feet to a point for corner;

North 37 degrees 31 minutes 12 seconds West, a distance of 137.20 feet to a point for corner;

South 68 degrees 51 minutes 48 seconds West, a distance of 73.30 feet to a point for corner;

North 62 degrees 27 minutes 12 seconds West, a distance of 161.60 feet to a point for corner;

South 59 degrees 14 minutes 48 seconds West, a distance of 323.90 feet to a point for corner;

South 69 degrees 22 minutes 48 seconds West, a distance of 108.90 feet to a point for corner;

South 38 degrees 01 minutes 48 seconds West, a distance of 202.00 feet to a point for corner;

South 20 degrees 08 minutes 48 seconds West, a distance of 285.40 feet to a point for corner;

South 64 degrees 05 minutes 48 seconds West, a distance of 120.20 feet to a point for corner;

South 08 degrees 20 minutes 48 seconds West, a distance of 301.10 feet to a point for corner;

North 89 degrees 39 minutes 12 seconds West, a distance of 546.80 feet to a point for corner;

North 86 degrees 27 minutes 12 seconds West, a distance of 420.85 feet to a point for corner;

South 47 degrees 16 minutes 48 seconds West, a distance of 49.31 feet to a point for corner;

South 24 degrees 49 minutes 12 seconds East, a distance of 306.70 feet to a point for corner;

South 06 degrees 20 minutes 48 seconds West, a distance of 308.30 feet to a point for corner;

South 11 degrees 18 minutes 12 seconds East, a distance of 161.25 feet to a point for corner;

South 31 degrees 19 minutes 12 seconds East, a distance of 240.90 feet to a point for corner;

North 86 degrees 42 minutes 12 seconds West, a distance of 1,094.70 feet to a point for corner;

South 80 degrees 54 minutes 48 seconds West, a distance of 242.04 feet to a 5/8 inch iron with plastic cap stamped "BOHLER" found for corner, said point being the southeast corner of a called 80.612 acre tract described in deed to Dosti Partners, LLC, recorded in Instrument No. 2021-180838 OPRDCT and being the southwest corner of said 159.939 acre tract;

THENCE North 08 degrees 59 minutes 13 seconds East, with the common line of said 80.612 acre tract and 159.939 acre tract, a distance of 3369.03 feet to a 5/8 inch iron with plastic cap stamped "BOHLER" found for corner, said point being the northwest corner of said 159.939 acre tract

THENCE South 87 degrees 33 minutes 12 seconds East, a distance of 2,733.00 feet along the north line of said 159.939 acre tract of land and the south line of said 394.474 acre tract to the **POINT OF BEGINNING** and containing 159.939 acres of land.

THENCE South 87 degrees 33 minutes 12 seconds East, a distance of 2,733.00 feet along the north line of said 159.939 acre tract of land and the south line of said 394.474 acre tract to the **POINT OF BEGINNING** and containing 159.939 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, ADAM T. JOHNSON, a registered professional land surveyor, do hereby certify that this plat was prepared and the field notes made a part hereof from an actual and accurate survey of the land and that the corner monuments shown hereon were found or properly placed under my personal supervision in accordance with Collin County, Texas subdivision regulations.

DATED THIS THE _____ DAY OF _____, 2024.

P R E L I M I N A R Y
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
ADAM T. JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6664

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for The State of Texas, on this day personally appeared ADAM T. JOHNSON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2024.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

APPROVED AND ACCEPTED:

_____
MAYOR
CITY OF AUBREY, TEXAS

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF AUBREY, TEXAS HEREBY CERTIFIES THAT THE FOREGOING PRELIMINARY PLAT OF DUCK POINT, AN ADDITION TO DENTON COUNTY, TEXAS, IS HEREBY APPROVED BY THE CITY OF AUBREY THIS ___ DAY OF _____, 2024, AND THE CITY OF AUBREY DOES HEREBY ACCEPT SAID PRELIMINARY PLAT, AND THAT THE CITY OF AUBREY FURTHER AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING THEIR NAME AS HEREIN ABOVE SUBSCRIBED.

ATTEST THIS ___ DAY OF _____, 2024.

_____
CITY SECRETARY
CITY OF AUBREY, TEXAS

CERTIFICATE OF PRELIMINARY PLAT APPROVED

This Preliminary Plat was reviewed and approved by the City Council of the City of Aubrey, Texas the

_____ day of _____, 2024.

_____
Chris Rich, Mayor
City of Aubrey, Texas

P R E L I M I N A R Y
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

DISTRICT APPROVAL

THE LAKES FRESH WATER SUPPLY DISTRICT:

_____ _____
CHAIRPERSON DATE

PRELIMINARY PLAT
DUCK POINT

159.939 ACRES
448 RESIDENTIAL LOTS
8 NON-RESIDENTIAL LOTS
1 CITY PARK
2 CITY LOTS

LOTS 1X, 2X & 1-20, BLOCK A; LOTS 1X, 2X & 1-15, BLOCK B; LOTS 1-20, BLOCK C; LOTS 1-20, BLOCK D; LOTS 1-22, BLOCK E; LOTS 1-24, BLOCK F; LOTS 1-18, BLOCK G; LOTS 1X, 2X,1-33 & 34 (CITY PARK), BLOCK H; LOTS 1-45, BLOCK I; LOTS 1-20, BLOCK J; LOTS 1X & 1-15, BLOCK K; LOTS 1-35, BLOCK L; LOTS 1-29, BLOCK M; LOTS 1-23, BLOCK N; LOTS 1-22, BLOCK O; LOTS 1-22, BLOCK P; LOTS 1-22, BLOCK Q; LOTS 1X,1-35 & 36 (CITY LOT), BLOCK R; LOTS 1-8 & 9 (CITY LOT), BLOCK S;

SITUATED IN THE
FREDRICK H. POLLARD SURVEY,
ABSTRACT NO. 995
CITY OF AUBREY,
DENTON COUNTY, TEXAS

OWNER: MM AUBREY 160, LLC
CONTACT: MEHRDAD MOAYEDI
1800 VALLEY VIEW LANE, STE. 300
FARMERS BRANCH, TX 75234
PHONE: (469)892-7200
EMAIL: jack@centurionamerican.com

RPLS OF RECORD: ADAM T. JOHNSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6664
AJohnson@Barraza-Group.com

BARRAZA CONSULTING GROUP, LLC
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055
PROJECT NO. 2021003
DATE OCTOBER 2024

TECH=BAS

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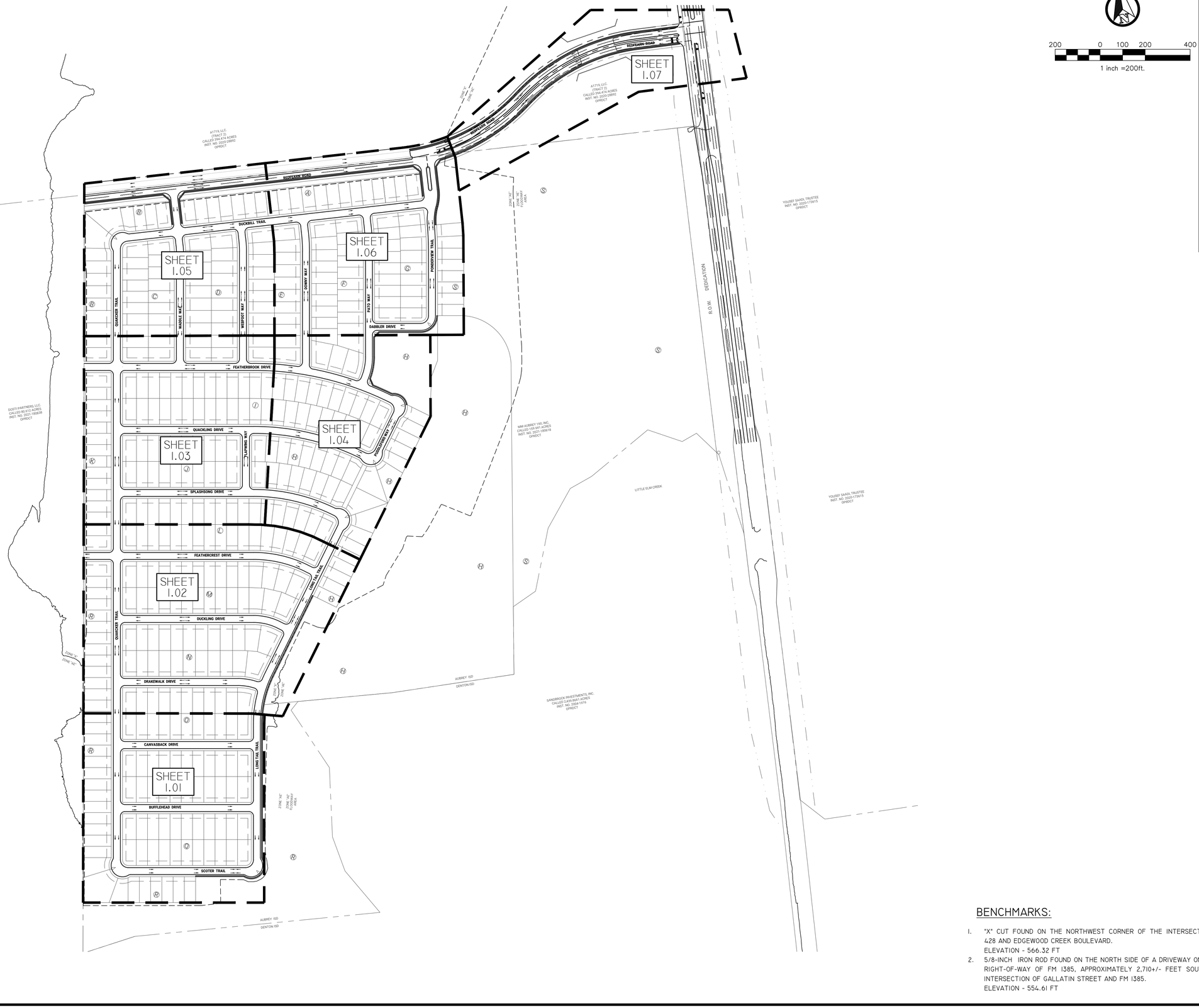

BENCHMARKS:

1. "X" CUT FOUND ON THE NORTHWEST CORNER OF THE INTERSECTION OF FM 428 AND EDGEWOOD CREEK BOULEVARD.
   ELEVATION - 566.32 FT
2. 5/8-INCH IRON ROD FOUND ON THE NORTH SIDE OF A DRIVEWAY ON THE EAST RIGHT-OF-WAY OF FM 1385, APPROXIMATELY 2,710+/- FEET SOUTH OF THE INTERSECTION OF GALLATIN STREET AND FM 1385.
   ELEVATION - 554.61 FT

NO.	DATE	REVISION

RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
10/29/2024

PRELIMINARY PAVING PLAN

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
801 East Campbell Road
Suite 650, Richardson, TX 75081
TEL: 214.544.7000
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=200'
DESIGN	CHECKED
BA	RAV

1.01

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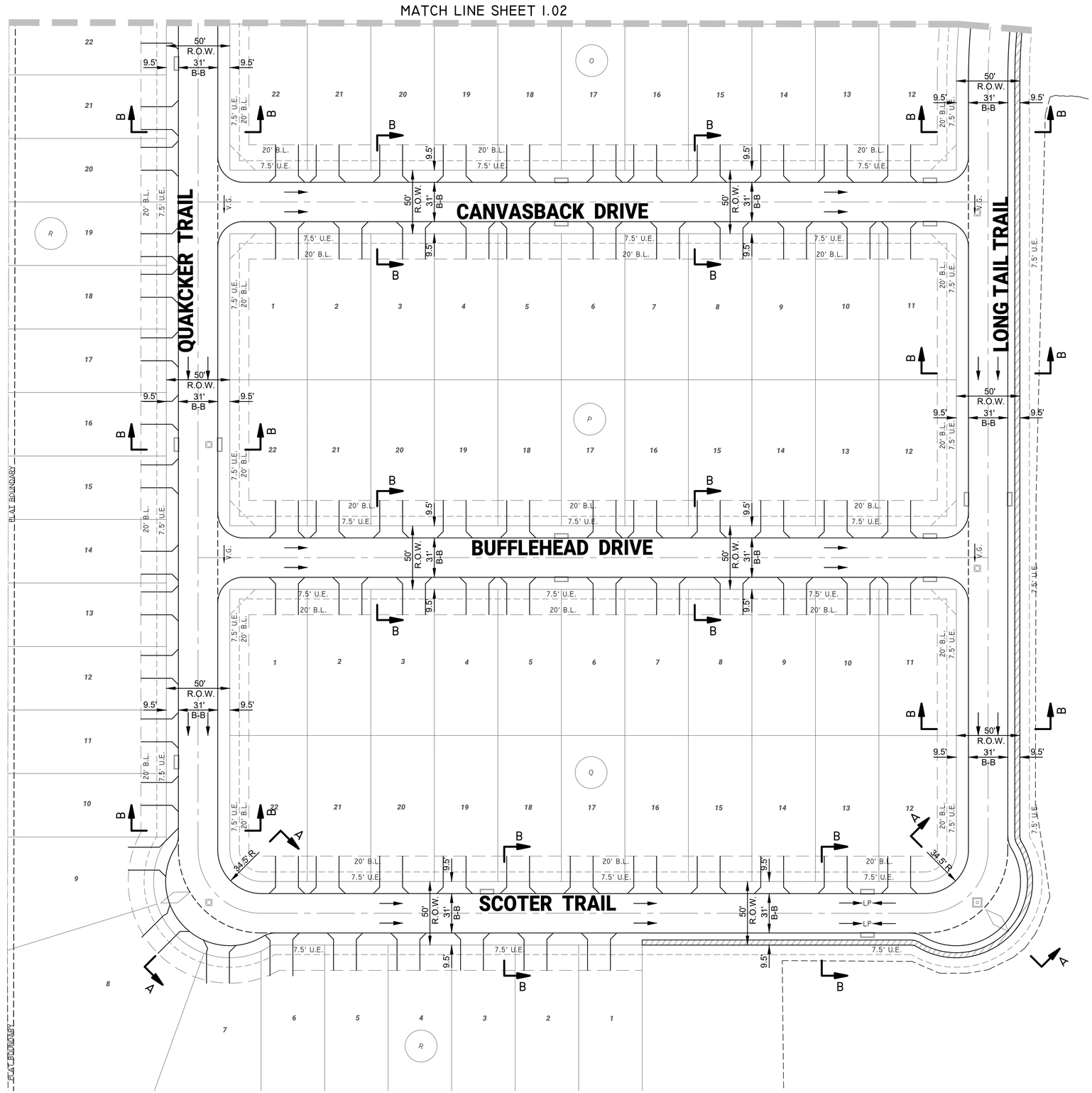
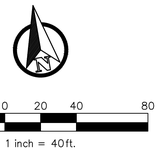




LEGEND

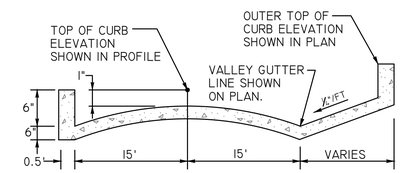
	ROW		BARRIER FREE RAMP
	BACK OF CURB		PROPOSED STORM INLET
	CENTERLINE		JUNCTION BOX
	VALLEY GUTTER	PICR	POINT OF INTERSECTING CURB RETURN
	UTILITY EASEMENT		
	PROPOSED MANHOLE	PC	POINT OF CURVATURE
	PROPOSED CLEANOUT	PT	POINT OF TANGENCY

LEGEND

CONTRACTOR TO INSTALL LAYDOWN CURB AND BARRIER FREE RAMP. FOR DETAILS SEE PAVING DETAIL SHEET.

NOTES:

1. 4" CROWN FOR 31' B-B STREETS. SAWED LONGITUDINAL DUMMY JOINT
2. ALL RESIDENTIAL STREETS TO BE 6" REINFORCED CONCRETE PAVEMENT THICKNESS (4000 PSI PER NCTCOG ITEM 303.3.4.2-CLASS PI #3 BARS @ 24" OCEW).
3. ALL ARTERIAL AND MINOR/MAJOR COLLECTOR STREETS TO BE 8" REINFORCED CONCRETE PAVEMENT THICKNESS (4000 PSI PER NCTCOG ITEM 303.3.4.2-CLASS PI #4 BARS @ 18" OCEW).
4. RATE OF LIME\CEMENT APPLICATION TO BE DETERMINED BY LIME SERIES TEST (37 LBS/SQ YD PER GEOTECHNICAL CONSULTANT)
5. ALL CURBS ARE TO BE MONOLITHIC 6" STANDARD CURB, UNLESS NOTED OTHERWISE.
6. ALL CURB RETURNS ARE 20' RADIUS UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
8. SEE SHEET 1.08 FOR PAVING CROSS-SECTIONS AND DETAILS.
9. CONTRACTOR TO INSTALL LAYDOWN CURB AND BARRIER FREE RAMP. FOR DETAILS SEE CITY OF AUBREY STANDARD DETAILS.
10. SEE CITY OF AUBREY DETAILS FOR SIDEWALK DETAILS.



SECTION A-A
(N.T.S.)

BENCHMARKS:

1. "X" CUT FOUND ON THE NORTHWEST CORNER OF THE INTERSECTION OF FM 428 AND EDGEWOOD CREEK BOULEVARD.
   ELEVATION - 566.32 FT
2. 5/8-INCH IRON ROD FOUND ON THE NORTH SIDE OF A DRIVEWAY ON THE EAST RIGHT-OF-WAY OF FM 1385, APPROXIMATELY 2,710+/- FEET SOUTH OF THE INTERSECTION OF GALLATIN STREET AND FM 1385.
   ELEVATION - 554.61 FT

NO.	DATE	REVISION

RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
10/29/2024

PRELIMINARY PAVING PLAN

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
801 East Campbell Road
Suite 650, Richardson, TX 75081
TEL: 214-446-0005
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 800
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=40'
DESIGN	CHECKED
BA	RAV

1.01

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Wednesday, October 30, 2024 5:00:25 PM

MATCH LINE SHEET 1.03

MATCH LINE SHEET 1.01

FEATHERCREST DRIVE

DUCKLING DRIVE

DRAKEWALK DRIVE

QUAKCKER TRAIL

LONG TAIL TRAIL

PLAT BOUNDARY

ZONE "X"

ZONE "AE"

40 0 20 40 80

1 inch = 40ft.

LEGEND

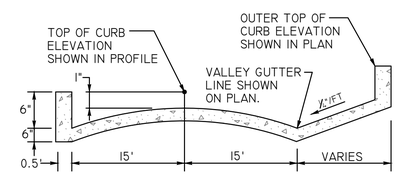
CONTRACTOR TO INSTALL LAYDOWN CURB AND BARRIER FREE RAMP. FOR DETAILS SEE PAVING DETAIL SHEET.

NOTES:

1. 4" CROWN FOR 31' B-B STREETS. SAWED LONGITUDINAL DUMMY JOINT
2. ALL RESIDENTIAL STREETS TO BE 6" REINFORCED CONCRETE PAVEMENT THICKNESS (4000 PSI PER NCTCOG ITEM 303.3.4.2-CLASS PI #3 BARS @ 24" OCEW).
3. ALL ARTERIAL AND MINOR/MAJOR COLLECTOR STREETS TO BE 8" REINFORCED CONCRETE PAVEMENT THICKNESS (4000 PSI PER NCTCOG ITEM 303.3.4.2-CLASS PI #4 BARS @ 18" OCEW).
4. RATE OF LIME\CEMENT APPLICATION TO BE DETERMINED BY LIME SERIES TEST (37 LBS/SQ YD PER GEOTECHNICAL CONSULTANT)
5. ALL CURBS ARE TO BE MONOLITHIC 6" STANDARD CURB, UNLESS NOTED OTHERWISE.
6. ALL CURB RETURNS ARE 20' RADIUS UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
8. SEE SHEET 1.08 FOR PAVING CROSS-SECTIONS AND DETAILS.
9. CONTRACTOR TO INSTALL LAYDOWN CURB AND BARRIER FREE RAMP. FOR DETAILS SEE CITY OF AUBREY STANDARD DETAILS.
10. SEE CITY OF AUBREY DETAILS FOR SIDEWALK DETAILS.

LEGEND

	ROW		BARRIER FREE RAMP
	BACK OF CURB		PROPOSED STORM INLET
	CENTERLINE		JUNCTION BOX
	VALLEY GUTTER	PICR	POINT OF INTERSECTING CURB RETURN
	UTILITY EASEMENT		
	PROPOSED MANHOLE	PC	POINT OF CURVATURE
	PROPOSED CLEANOUT	PT	POINT OF TANGENCY



SECTION A-A

(N.T.S.)

BENCHMARKS:

1. "X" CUT FOUND ON THE NORTHWEST CORNER OF THE INTERSECTION OF FM 428 AND EDGEWOOD CREEK BOULEVARD.
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   ELEVATION - 554.61 FT

REVISION | DATE | NO.

STATE OF TEXAS
RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
10/29/2024

PRELIMINARY PAVING PLAN

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
801 East Campbell Road
Suite 650, Richardson, TX 75081
TEL: 214.744.7055
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
2800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=40'
DESIGN	CHECKED
BA	RAV

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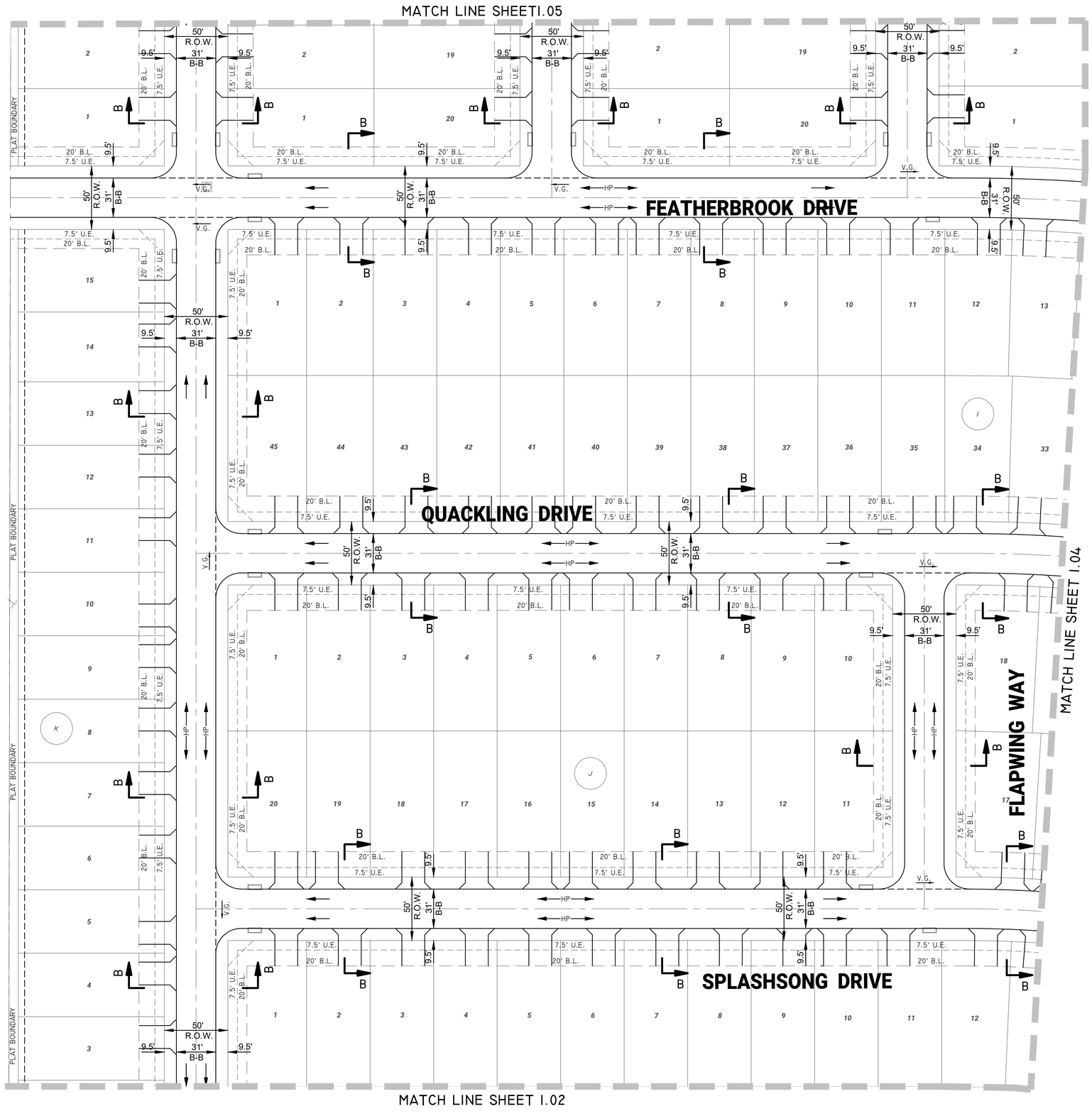
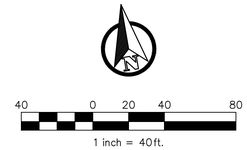




LEGEND

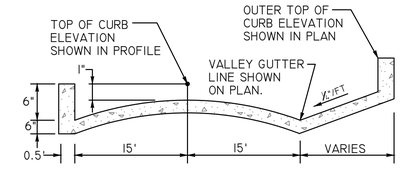
CONTRACTOR TO INSTALL LAYDOWN CURB AND BARRIER FREE RAMP. FOR DETAILS SEE PAVING DETAIL SHEET.

NOTES:

1. 4" CROWN FOR 31' B-B STREETS. SAWED LONGITUDINAL DUMMY JOINT
2. ALL RESIDENTIAL STREETS TO BE 6" REINFORCED CONCRETE PAVEMENT THICKNESS (4000 PSI PER NCTCOG ITEM 303.3.4.2-CLASS PI #3 BARS @ 24" OCEW).
3. ALL ARTERIAL AND MINOR/MAJOR COLLECTOR STREETS TO BE 8" REINFORCED CONCRETE PAVEMENT THICKNESS (4000 PSI PER NCTCOG ITEM 303.3.4.2-CLASS PI #4 BARS @ 18" OCEW).
4. RATE OF LIME\CEMENT APPLICATION TO BE DETERMINED BY LIME SERIES TEST (37 LBS/SQ YD PER GEOTECHNICAL CONSULTANT)
5. ALL CURBS ARE TO BE MONOLITHIC 6" STANDARD CURB, UNLESS NOTED OTHERWISE.
6. ALL CURB RETURNS ARE 20' RADIUS UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
8. SEE SHEET 1.08 FOR PAVING CROSS-SECTIONS AND DETAILS.
9. CONTRACTOR TO INSTALL LAYDOWN CURB AND BARRIER FREE RAMP. FOR DETAILS SEE CITY OF AUBREY STANDARD DETAILS.
10. SEE CITY OF AUBREY DETAILS FOR SIDEWALK DETAILS.

LEGEND

	ROW		BARRIER FREE RAMP
	BACK OF CURB		PROPOSED STORM INLET
	CENTERLINE		JUNCTION BOX
- - - -	VALLEY GUTTER	PICR	POINT OF INTERSECTING CURB RETURN
	UTILITY EASEMENT		
S	PROPOSED MANHOLE	PC	POINT OF CURVATURE
	PROPOSED CLEANOUT	PT	POINT OF TANGENCY



SECTION A-A
(N.T.S.)

BENCHMARKS:

1. "X" CUT FOUND ON THE NORTHWEST CORNER OF THE INTERSECTION OF FM 428 AND EDGEWOOD CREEK BOULEVARD.
   ELEVATION - 566.32 FT
2. 5/8-INCH IRON ROD FOUND ON THE NORTH SIDE OF A DRIVEWAY ON THE EAST RIGHT-OF-WAY OF FM 1385, APPROXIMATELY 2,710+/- FEET SOUTH OF THE INTERSECTION OF GALLATIN STREET AND FM 1385.
   ELEVATION - 554.61 FT

NO.	DATE	REVISION

STATE OF TEXAS
RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
10/29/2024

PRELIMINARY PAVING PLAN

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
801 East Campbell Road
Suite 650 Richardson, TX 75081
TEL: 214.346.6255 TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=40'
DESIGN	CHECKED
BA	RAV

1.03

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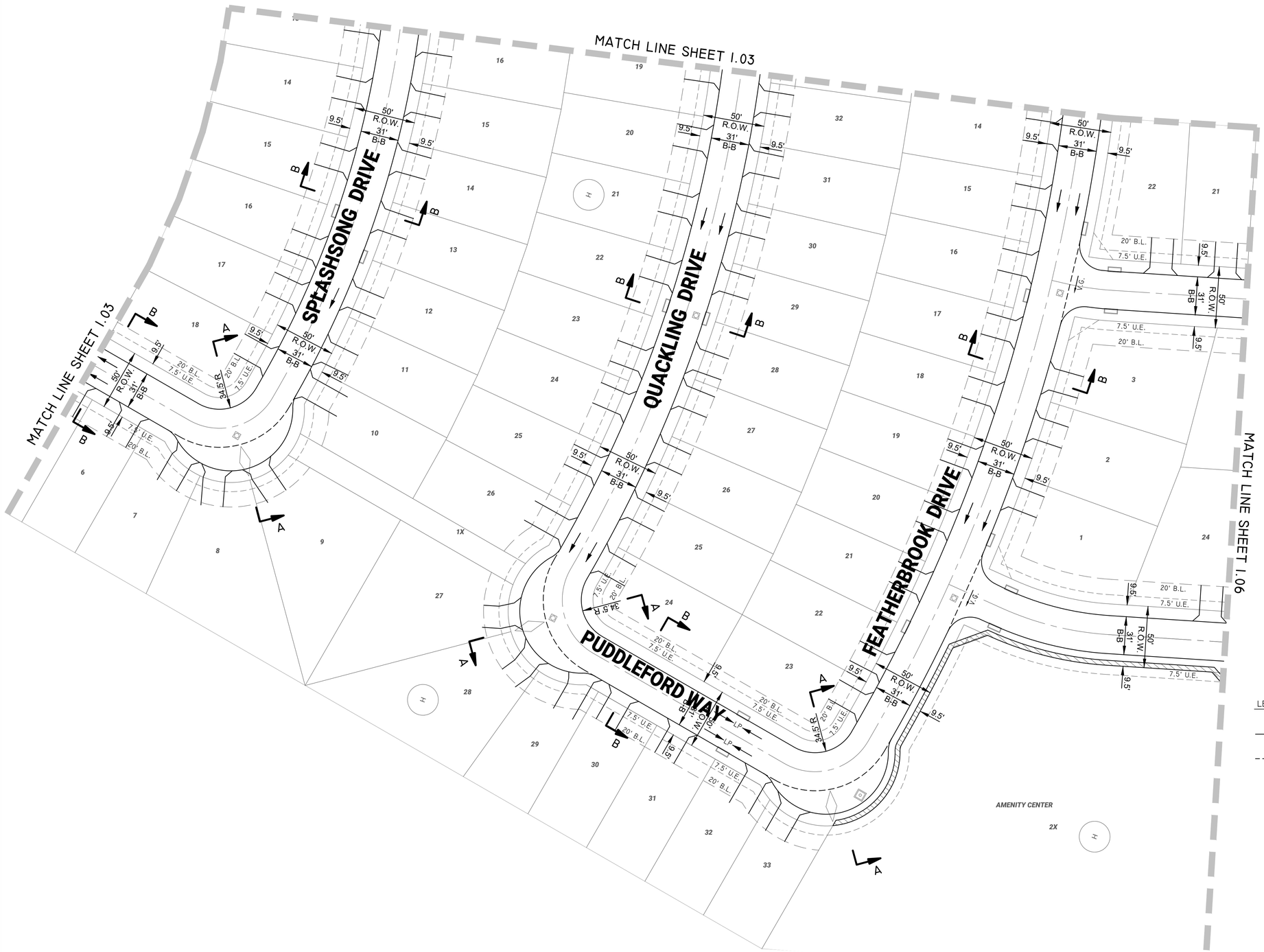

40 0 20 40 80

1 inch = 40ft.

LEGEND

CONTRACTOR TO INSTALL LAYDOWN CURB AND BARRIER FREE RAMP. FOR DETAILS SEE PAVING DETAIL SHEET.

NOTES:

1. 4" CROWN FOR 31' B-B STREETS. SAWED LONGITUDINAL DUMMY JOINT
2. ALL RESIDENTIAL STREETS TO BE 6" REINFORCED CONCRETE PAVEMENT THICKNESS (4000 PSI PER NCTCOG ITEM 303.3.4.2-CLASS PI #3 BARS @ 24" OCEW).
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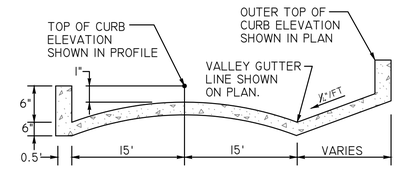
4. RATE OF LIME\CEMENT APPLICATION TO BE DETERMINED BY LIME SERIES TEST (37 LBS/SQ YD PER GEOTECHNICAL CONSULTANT)
5. ALL CURBS ARE TO BE MONOLITHIC 6" STANDARD CURB, UNLESS NOTED OTHERWISE.
6. ALL CURB RETURNS ARE 20' RADIUS UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
8. SEE SHEET 1.08 FOR PAVING CROSS-SECTIONS AND DETAILS.
9. CONTRACTOR TO INSTALL LAYDOWN CURB AND BARRIER FREE RAMP. FOR DETAILS SEE CITY OF AUBREY STANDARD DETAILS.
10. SEE CITY OF AUBREY DETAILS FOR SIDEWALK DETAILS.

LEGEND

	ROW		BARRIER FREE RAMP
	BACK OF CURB		PROPOSED STORM INLET
	CENTERLINE		JUNCTION BOX
	VALLEY GUTTER	PICR	POINT OF INTERSECTING CURB RETURN
	UTILITY EASEMENT		
	PROPOSED MANHOLE	PC	POINT OF CURVATURE
	PROPOSED CLEANOUT	PT	POINT OF TANGENCY



SECTION A-A

(N.T.S.)

BENCHMARKS:

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   ELEVATION - 554.61 FT

NO.	DATE	REVISION

RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
10/29/2024

PRELIMINARY PAVING PLAN

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
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TEL: 214.494.9505
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=40'
DESIGN	CHECKED
BA	RAV

1.04

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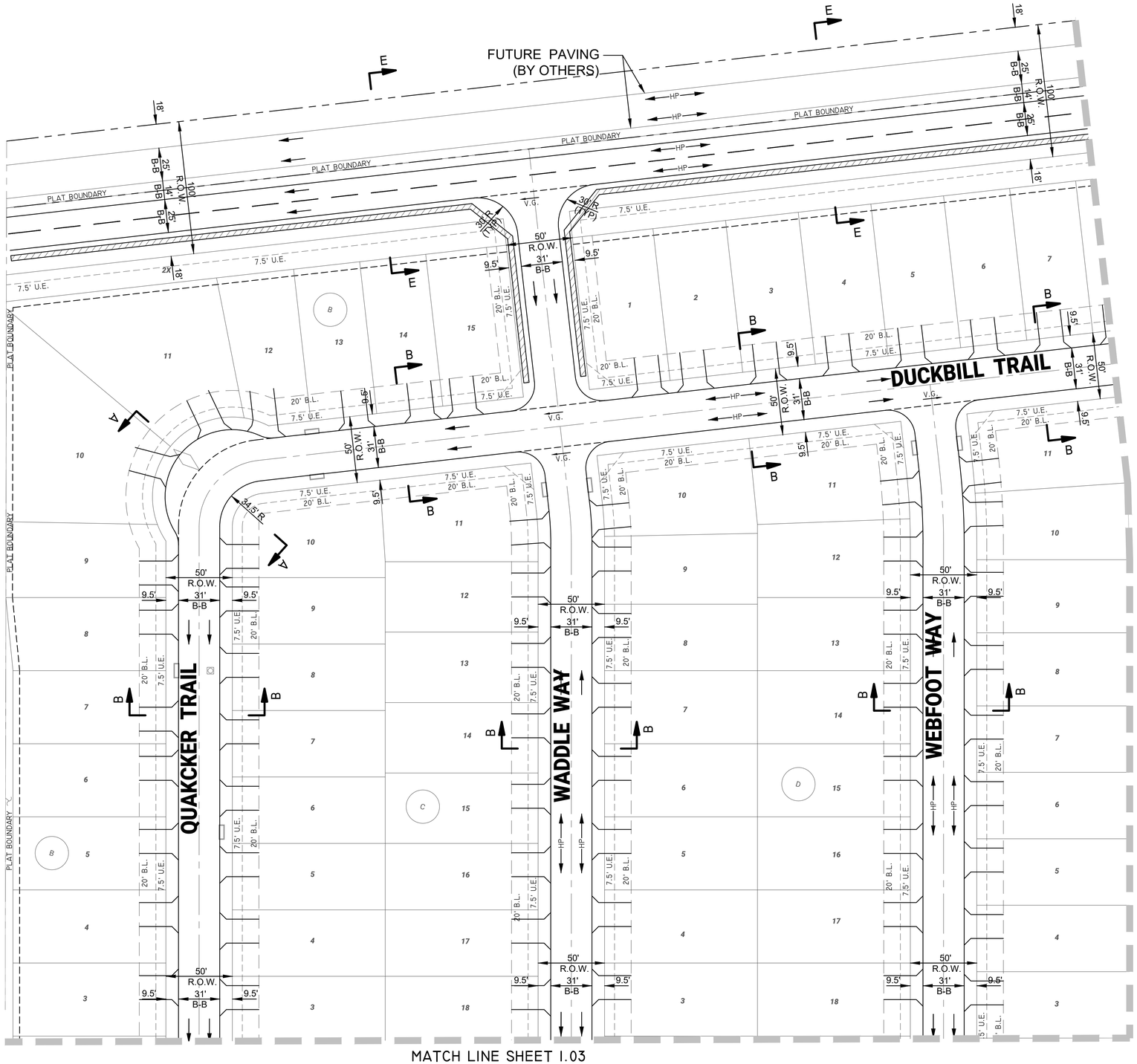

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1 inch = 40ft.

LEGEND

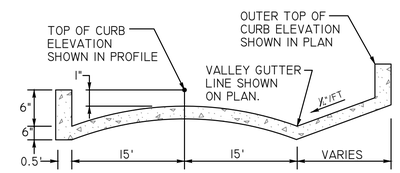
CONTRACTOR TO INSTALL LAYDOWN CURB AND BARRIER FREE RAMP. FOR DETAILS SEE PAVING DETAIL SHEET.

NOTES:

1. 4" CROWN FOR 31' B-B STREETS. SAWED LONGITUDINAL DUMMY JOINT
2. ALL RESIDENTIAL STREETS TO BE 6" REINFORCED CONCRETE PAVEMENT THICKNESS (4000 PSI PER NCTCOG ITEM 303.3.4.2-CLASS PI #3 BARS @ 24" OCEW).
3. ALL ARTERIAL AND MINOR/MAJOR COLLECTOR STREETS TO BE 8" REINFORCED CONCRETE PAVEMENT THICKNESS (4000 PSI PER NCTCOG ITEM 303.3.4.2-CLASS PI #4 BARS @ 18" OCEW).
4. RATE OF LIME\CEMENT APPLICATION TO BE DETERMINED BY LIME SERIES TEST (37 LBS/SQ YD PER GEOTECHNICAL CONSULTANT)
5. ALL CURBS ARE TO BE MONOLITHIC 6" STANDARD CURB, UNLESS NOTED OTHERWISE.
6. ALL CURB RETURNS ARE 20' RADIUS UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
8. SEE SHEET 1.08 FOR PAVING CROSS-SECTIONS AND DETAILS.
9. CONTRACTOR TO INSTALL LAYDOWN CURB AND BARRIER FREE RAMP. FOR DETAILS SEE CITY OF AUBREY STANDARD DETAILS.
10. SEE CITY OF AUBREY DETAILS FOR SIDEWALK DETAILS.

LEGEND

ROW		BARRIER FREE RAMP	
BACK OF CURB		PROPOSED STORM INLET	
CENTERLINE		JUNCTION BOX	
VALLEY GUTTER	PICR	POINT OF INTERSECTING CURB RETURN	
UTILITY EASEMENT			
PROPOSED MANHOLE	PC	POINT OF CURVATURE	
PROPOSED CLEANOUT	PT	POINT OF TANGENCY	



SECTION A-A

(N.T.S.)

BENCHMARKS:

1. "X" CUT FOUND ON THE NORTHWEST CORNER OF THE INTERSECTION OF FM 428 AND EDGEWOOD CREEK BOULEVARD.
   ELEVATION - 566.32 FT
2. 5/8-INCH IRON ROD FOUND ON THE NORTH SIDE OF A DRIVEWAY ON THE EAST RIGHT-OF-WAY OF FM 1385, APPROXIMATELY 2,710+/- FEET SOUTH OF THE INTERSECTION OF GALLATIN STREET AND FM 1385.
   ELEVATION - 554.61 FT

NO.	DATE	REVISION

STATE OF TEXAS
RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
10/29/2024

PRELIMINARY

PRELIMINARY PAVING PLAN

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
801 East Campbell Road
Suite 650, Richardson, TX 75081
TEL: 214-484-2005 TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 800
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=40'
DESIGN	CHECKED
BA	RAV

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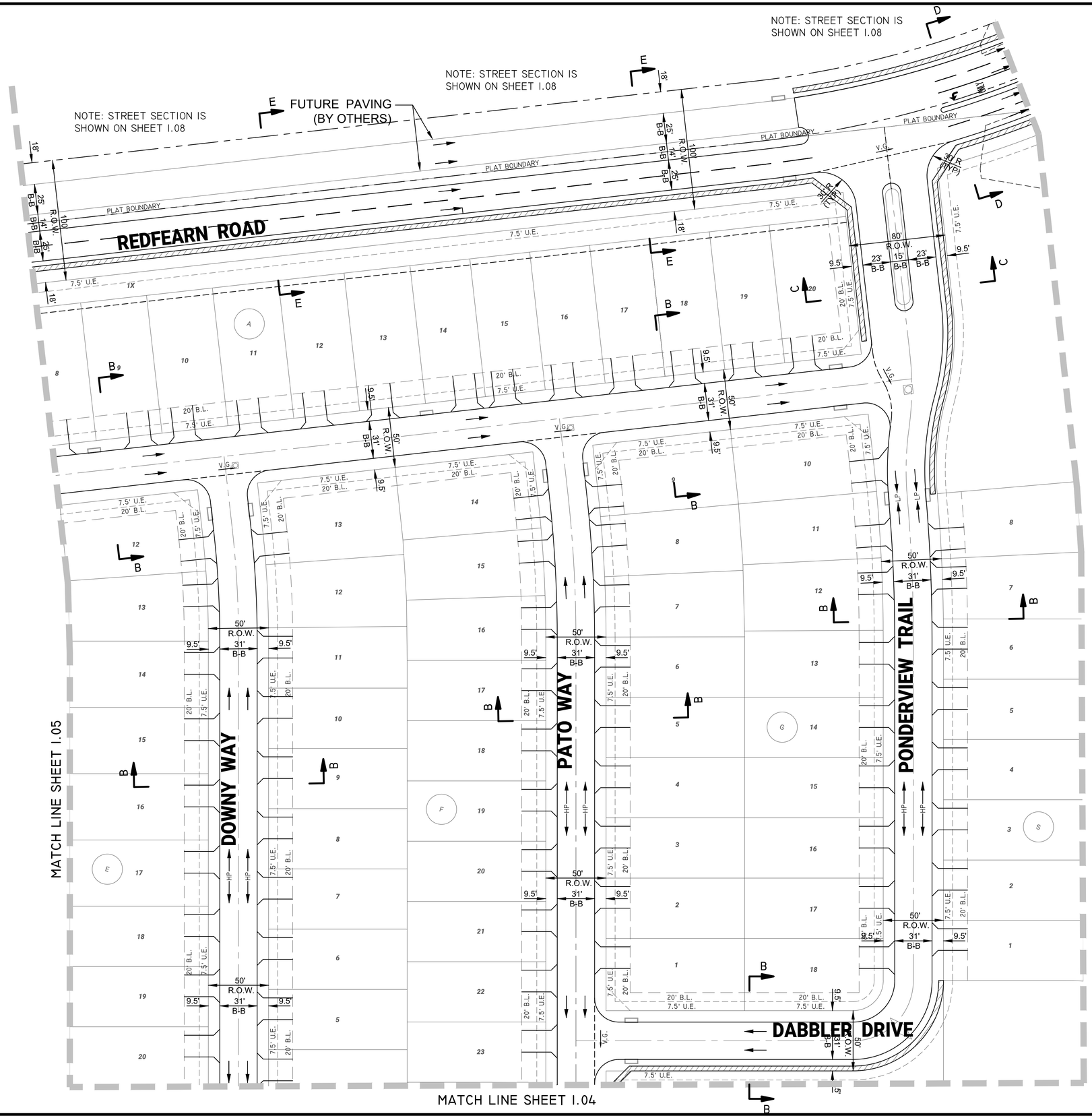


40 0 20 40 80

1 inch = 40ft.

LEGEND

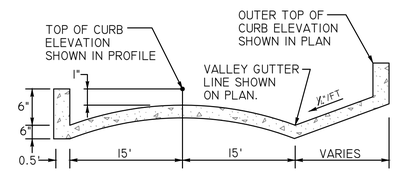
CONTRACTOR TO INSTALL LAYDOWN CURB AND BARRIER FREE RAMP. FOR DETAILS SEE PAVING DETAIL SHEET.

NOTES:

1. 4" CROWN FOR 31' B-B STREETS. SAWED LONGITUDINAL DUMMY JOINT
2. ALL RESIDENTIAL STREETS TO BE 6" REINFORCED CONCRETE PAVEMENT THICKNESS (4000 PSI PER NCTCOG ITEM 303.3.4.2-CLASS PI #3 BARS @ 24" OCEW).
3. ALL ARTERIAL AND MINOR/MAJOR COLLECTOR STREETS TO BE 8" REINFORCED CONCRETE PAVEMENT THICKNESS (4000 PSI PER NCTCOG ITEM 303.3.4.2-CLASS PI #4 BARS @ 18" OCEW).
4. RATE OF LIME/CEMENT APPLICATION TO BE DETERMINED BY LIME SERIES TEST (37 LBS/SQ YD PER GEOTECHNICAL CONSULTANT)
5. ALL CURBS ARE TO BE MONOLITHIC 6" STANDARD CURB, UNLESS NOTED OTHERWISE.
6. ALL CURB RETURNS ARE 20' RADIUS UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
8. SEE SHEET 1.08 FOR PAVING CROSS-SECTIONS AND DETAILS.
9. CONTRACTOR TO INSTALL LAYDOWN CURB AND BARRIER FREE RAMP. FOR DETAILS SEE CITY OF AUBREY STANDARD DETAILS.
10. SEE CITY OF AUBREY DETAILS FOR SIDEWALK DETAILS.

LEGEND

ROW		BARRIER FREE RAMP	
BACK OF CURB		PROPOSED STORM INLET	
CENTERLINE		JUNCTION BOX	
VALLEY GUTTER	PICR	POINT OF INTERSECTING CURB RETURN	
UTILITY EASEMENT			
PROPOSED MANHOLE	PC	POINT OF CURVATURE	
PROPOSED CLEANOUT	PT	POINT OF TANGENCY	



SECTION A-A

(N.T.S.)

BENCHMARKS:

1. "X" CUT FOUND ON THE NORTHWEST CORNER OF THE INTERSECTION OF FM 428 AND EDGEWOOD CREEK BOULEVARD.
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   ELEVATION - 554.61 FT

NO.	DATE	REVISION

STATE OF TEXAS
RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
10/29/2024

PRELIMINARY PAVING PLAN

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
801 East Campbell Road
Suite 650, Richardson, TX 75081
Tel: 214-494-0702
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 800
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=40'
DESIGN	CHECKED
BA	RAV

1.06

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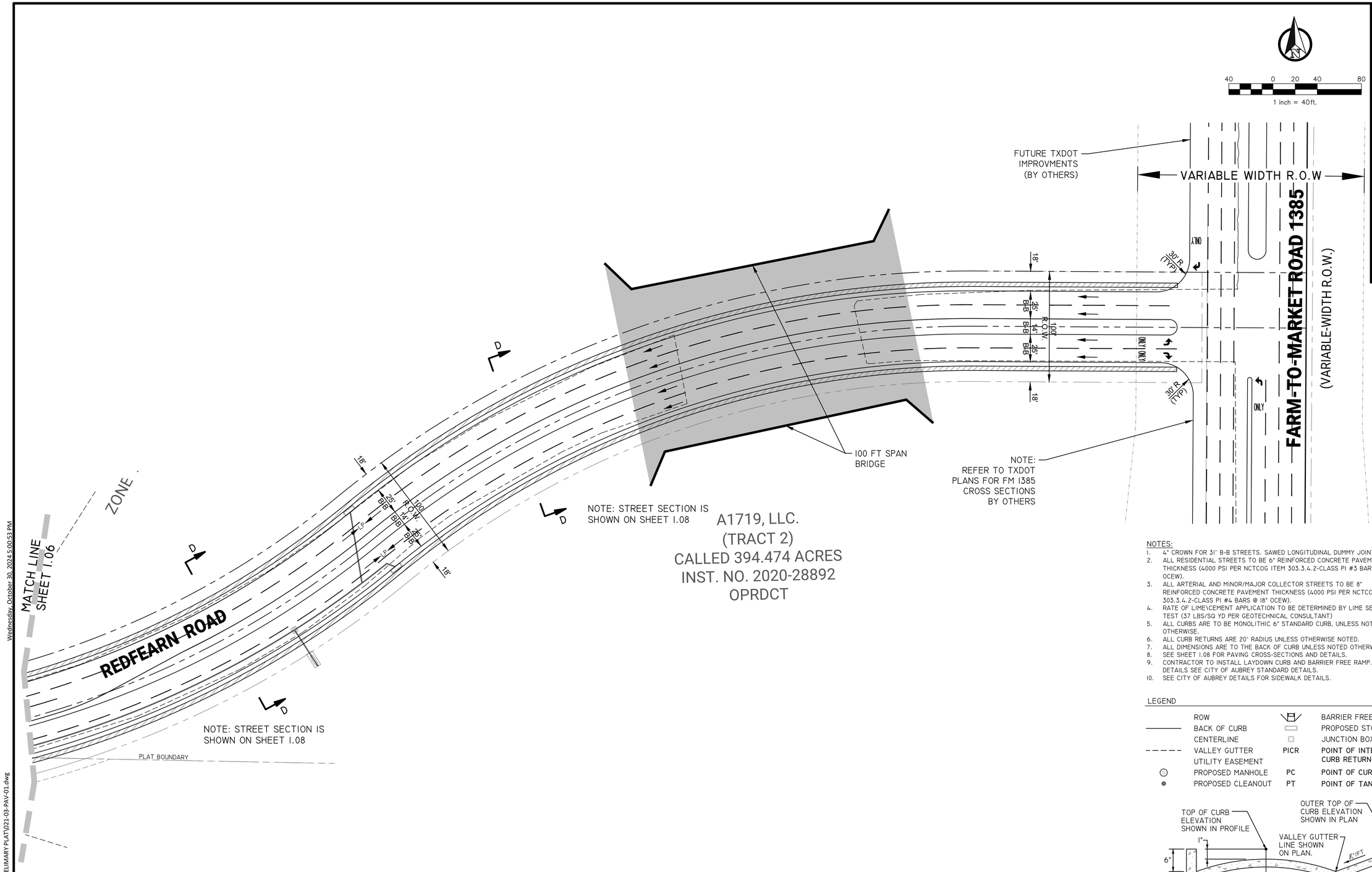

NOTES:

1. 4" CROWN FOR 31' B-B STREETS. SAWED LONGITUDINAL DUMMY JOINT
2. ALL RESIDENTIAL STREETS TO BE 6" REINFORCED CONCRETE PAVEMENT THICKNESS (4000 PSI PER NCTCOG ITEM 303.3.4.2-CLASS PI #3 BARS @ 24" OCEW).
3. ALL ARTERIAL AND MINOR/MAJOR COLLECTOR STREETS TO BE 8" REINFORCED CONCRETE PAVEMENT THICKNESS (4000 PSI PER NCTCOG ITEM 303.3.4.2-CLASS PI #4 BARS @ 18" OCEW).
4. RATE OF LIME\CEMENT APPLICATION TO BE DETERMINED BY LIME SERIES TEST (37 LBS/SQ YD PER GEOTECHNICAL CONSULTANT)
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9. CONTRACTOR TO INSTALL LAYDOWN CURB AND BARRIER FREE RAMP. FOR DETAILS SEE CITY OF AUBREY STANDARD DETAILS.
10. SEE CITY OF AUBREY DETAILS FOR SIDEWALK DETAILS.

LEGEND

	ROW		BARRIER FREE RAMP
	BACK OF CURB		PROPOSED STORM INLET
	CENTERLINE		JUNCTION BOX
- - - - -	VALLEY GUTTER	PICR	POINT OF INTERSECTING CURB RETURN
	UTILITY EASEMENT		
	PROPOSED MANHOLE	PC	POINT OF CURVATURE
	PROPOSED CLEANOUT	PT	POINT OF TANGENCY

SECTION A-A
(N.T.S.)

LEGEND

CONTRACTOR TO INSTALL LAYDOWN CURB AND BARRIER FREE RAMP. FOR DETAILS SEE PAVING DETAIL SHEET.

BENCHMARKS:

1. "X" CUT FOUND ON THE NORTHWEST CORNER OF THE INTERSECTION OF FM 428 AND EDGEWOOD CREEK BOULEVARD.
   ELEVATION - 566.32 FT
2. 5/8-INCH IRON ROD FOUND ON THE NORTH SIDE OF A DRIVEWAY ON THE EAST RIGHT-OF-WAY OF FM 1385, APPROXIMATELY 2,710+/- FEET SOUTH OF THE INTERSECTION OF GALLATIN STREET AND FM 1385.
   ELEVATION - 554.61 FT

NO.	DATE	REVISION

RODNEY VELASQUEZ
129439
LICENSED
PROFESSIONAL ENGINEER
10/29/2024

PRELIMINARY PAVING PLAN

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
801 East Campbell Road
Suite 650, Richardson, TX 75081
TEL: 214.460.7355
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=40'
DESIGN	CHECKED
BA	RAV

1.07

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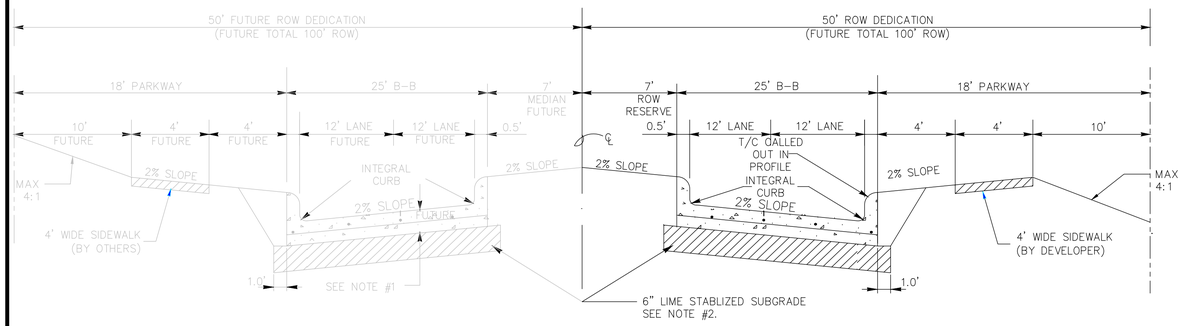
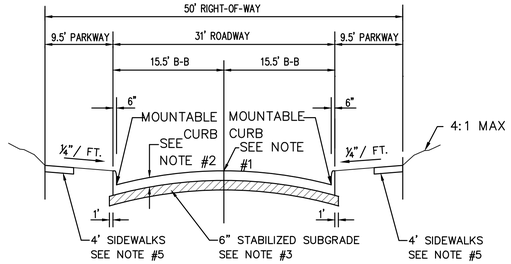


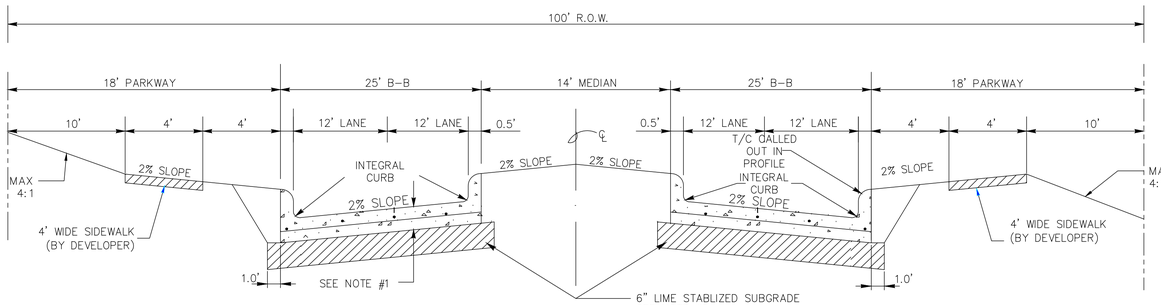
NOTES:
1. 8" REINF. CONC. PVMT. THICKNESS (4,000 PSI) #4 BARS @ 18" O.C.E.W.
2. RATE OF LIME APPLICATION TO BE DETERMINED BY LIME SERIES TEST (37 LBS/SQ YD PER GEOTECH RECOMMENDATION)
3. CONTRACTOR TO CUT STREET TO 5 FEET BEHIND BACK OF CURB @ SUBGRADE DEPTH.
4. 4" THICK REINF. CONC. SIDEWALK (3,500 PSI) WITH #3 BARS @ 18" O.C.E.W. 1 1 /2" SAND (MIN.) UNDER THE SIDEWALK. SUBGRADE (INCLUDING SAND) SHALL BE COMPACTED TO 95% DENSITY
5. 6" INTEGRAL CURB AND GUTTER

SECTION E–E
TYPICAL BOULEVARD STREET SECTION
(REDFEARN ROAD)
SCALE: NTS



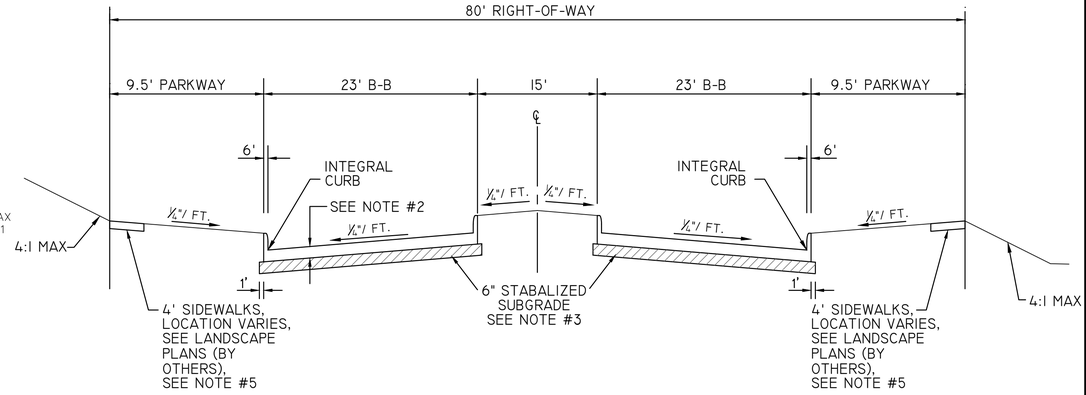
NOTES:
1. 4" CROWN FOR 31' B–B STREET, SAWED LONGITUDINAL DUMMY JOINT
2. 6" REINF. CONC. PVMT. THICKNESS (4,000 PSI PER NCTCOG ITEM 303.3.4.2–CLASS P1) #3 BARS @ 24" OCEW
3. RATE OF LIME\CEMENT APPLICATION TO BE DETERMINED BY LIME SERIES TEST (37 LBS/SQ YD PER GEOTECHNICAL CONSULTANT)
4. CONTRACTOR TO CUT STREET TO 5 FEET BEHIND BACK OF CURB @ SUBGRADE DEPTH.
5. 4" THICK REINF. CONC. SIDEWALK (3,500 PSI) WITH #3 BARS @ 18" OCEW 1 1/2" SAND (MIN.) UNDER THE SIDEWALK. SUBGRADE (INCLUDING SAND) SHALL BE COMPACTED TO 95% DENSITY

SECTION B–B
TYPICAL 31' B–B RESIDENTIAL
STREET SECTION
SCALE: NTS



NOTES:
1. 8" REINF. CONC. PVMT. THICKNESS (4,000 PSI) #4 BARS @ 18" O.C.E.W.
2. RATE OF LIME APPLICATION TO BE DETERMINED BY LIME SERIES TEST (37 LBS/SQ YD PER GEOTECH RECOMMENDATION)
3. CONTRACTOR TO CUT STREET TO 5 FEET BEHIND BACK OF CURB @ SUBGRADE DEPTH.
4. 4" THICK REINF. CONC. SIDEWALK (3,500 PSI) WITH #3 BARS @ 18" O.C.E.W. 1 1 /2" SAND (MIN.) UNDER THE SIDEWALK. SUBGRADE (INCLUDING SAND) SHALL BE COMPACTED TO 95% DENSITY
5. 6" INTEGRAL CURB AND GUTTER

SECTION D–D
TYPICAL BOULEVARD STREET SECTION
(REDFEARN ROAD)
SCALE: NTS



NOTES:
1. 5" CROWN FOR 23' B–B STREET WITH 15' RAISED MEDIAN
2. 6" REINF. CONC. PVMT. THICKNESS (4,000 PSI) #3 BARS @ 24" O.C.E.W.
3. RATE OF LIME APPLICATION TO BE DETERMINED BY LIME SERIES TEST (37 LBS/SQ YD PER GEOTECH RECOMMENDATION)
4. CONTRACTOR TO CUT STREET TO 5 FEET BEHIND BACK OF CURB @ SUBGRADE DEPTH.
5. 4" THICK REINF. CONC. SIDEWALK (3,500 PSI) WITH #3 BARS @ 18" O.C.E.W. 1 1 /2" SAND (MIN.) UNDER THE SIDEWALK. SUBGRADE (INCLUDING SAND) SHALL BE COMPACTED TO 95% DENSITY
6. 6" INTEGRAL CURB AND GUTTER

SECTION C–C
TYPICAL DIVIDED RESIDENTIAL ENTRANCE
STREET SECTION
SCALE: NTS

REVISION | DATE | NO.

STATE OF TEXAS
RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
10/29/2024

PAVING DETAILS

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING
801 East Campbell Road
Suite 650 Richardson, TX 75081
TEL: 214.440.4555
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	N.T.S.
DESIGN	CHECKED
BA	RAV

1.08

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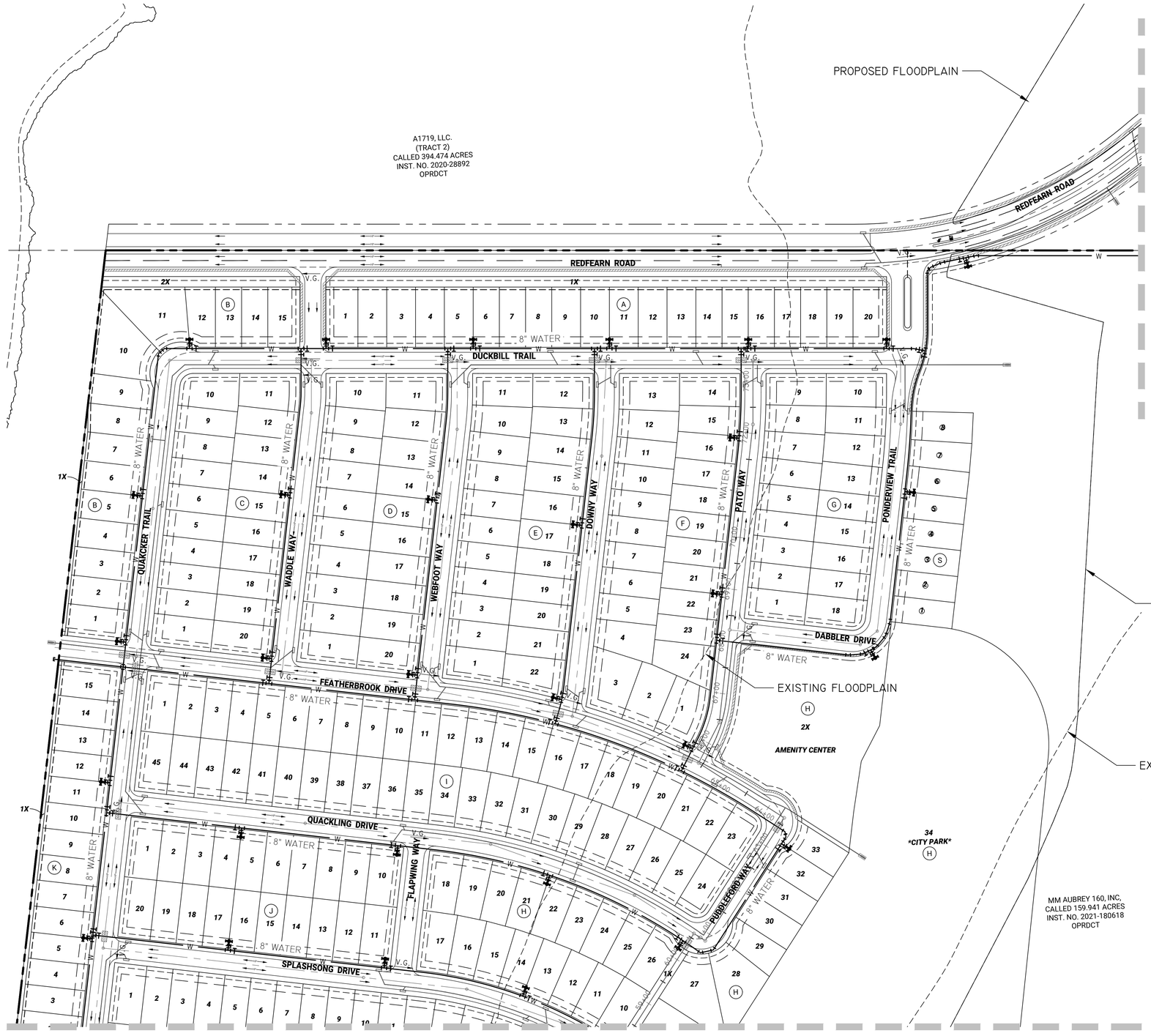

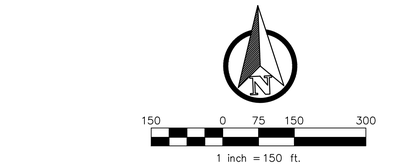

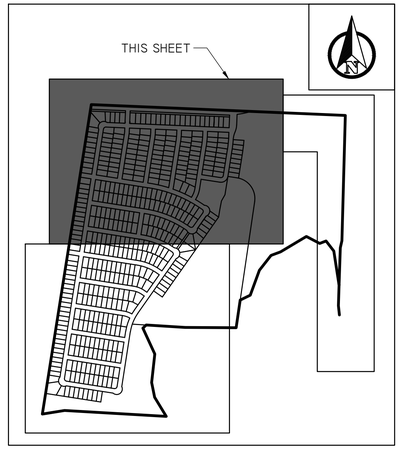

KEY MAP
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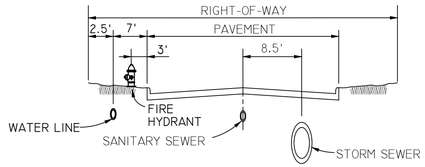

TYPICAL UTILITY LOCATION
(N.T.S.)

BENCHMARKS:

1. "X" CUT FOUND ON THE NORTHWEST CORNER OF THE INTERSECTION OF FM 428 AND EDGEWOOD CREEK BOULEVARD.
   ELEVATION - 566.32 FT
2. 5/8-INCH IRON ROD FOUND ON THE NORTH SIDE OF A DRIVEWAY ON THE EAST RIGHT-OF-WAY OF FM 1385, APPROXIMATELY 2,710+/- FEET SOUTH OF THE INTERSECTION OF GALLATIN STREET AND FM 1385.
   ELEVATION - 554.61 FT

NO.	DATE	REVISION

STATE OF TEXAS
RODNEY VELASQUEZ
129439
LICENSED
PROFESSIONAL ENGINEER
10/29/2024

PRELIMINARY WATER

SHEET 1 OF 3

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
801 East Campbell Road
Suite 650, Richardson, TX 75081
TEL: 214.440.4555
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=150'
DESIGN	CHECKED
BA	RAV

2.01

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MATCH LINE SHEET 2.01



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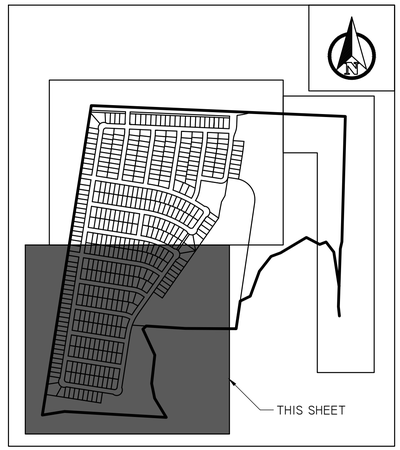
1 inch = 150 ft.



KEY MAP
N.T.S.

BENCHMARKS:

1. "X" CUT FOUND ON THE NORTHWEST CORNER OF THE INTERSECTION OF FM 428 AND EDGEWOOD CREEK BOULEVARD.
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   ELEVATION - 554.61 FT

REVISION | DATE | NO.

STATE OF TEXAS
RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
10/29/2024

PRELIMINARY WATER

SHEET 2 OF 3

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
801 East Campbell Road
Suite 650, Richardson, TX 75081
T.B.P.E. No. 21464 T.B.P.L.S. No. 10194305
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=150'
DESIGN	CHECKED
BA	RAV

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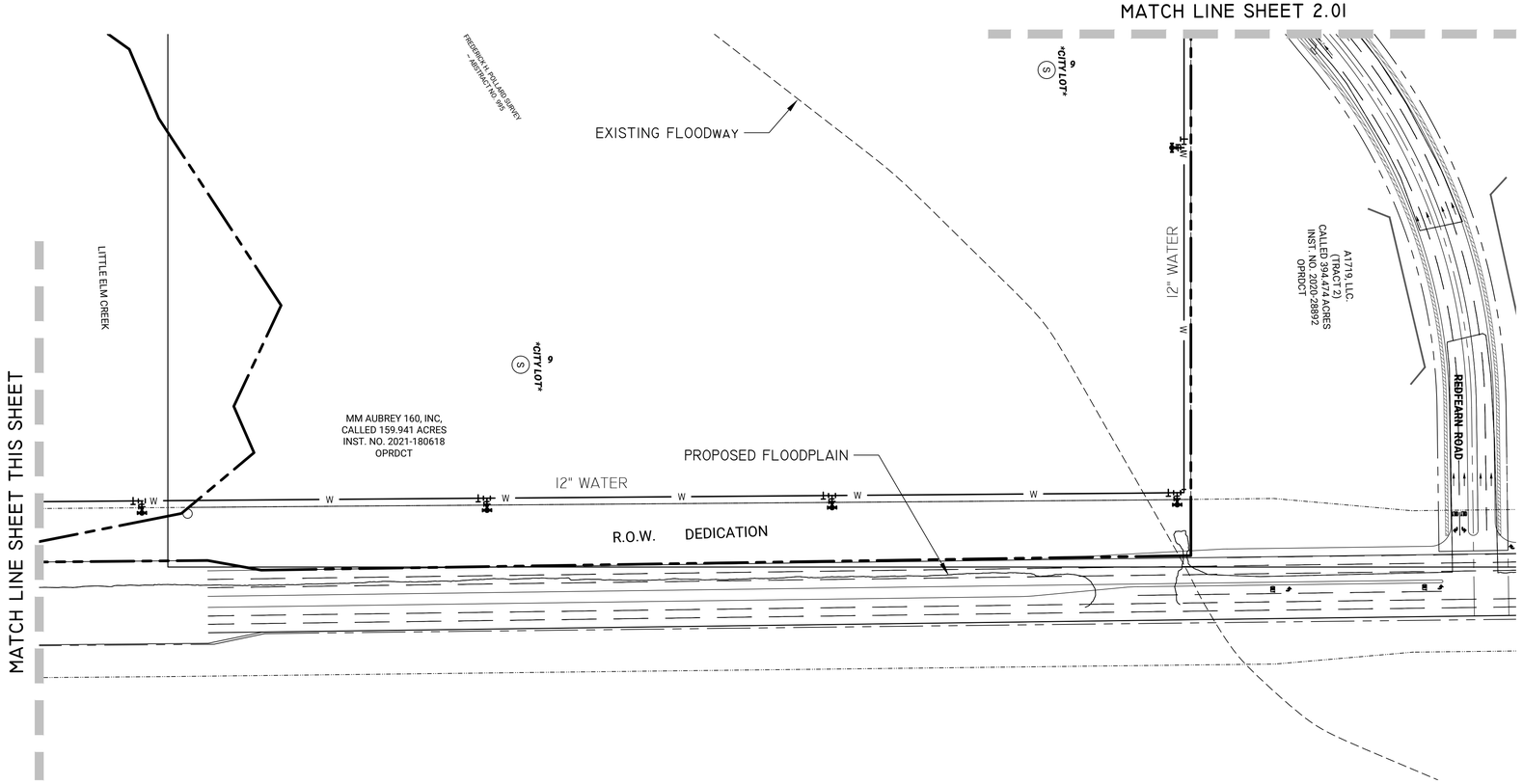

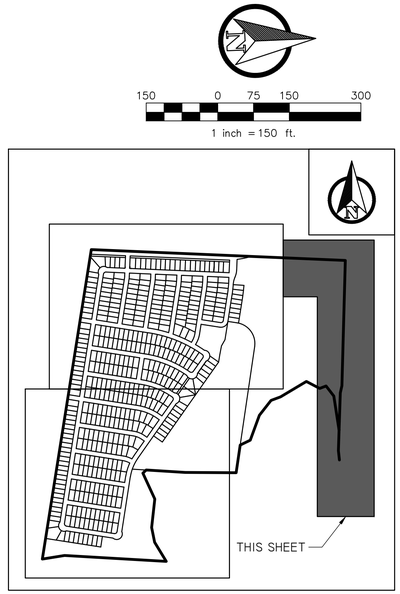

KEY MAP
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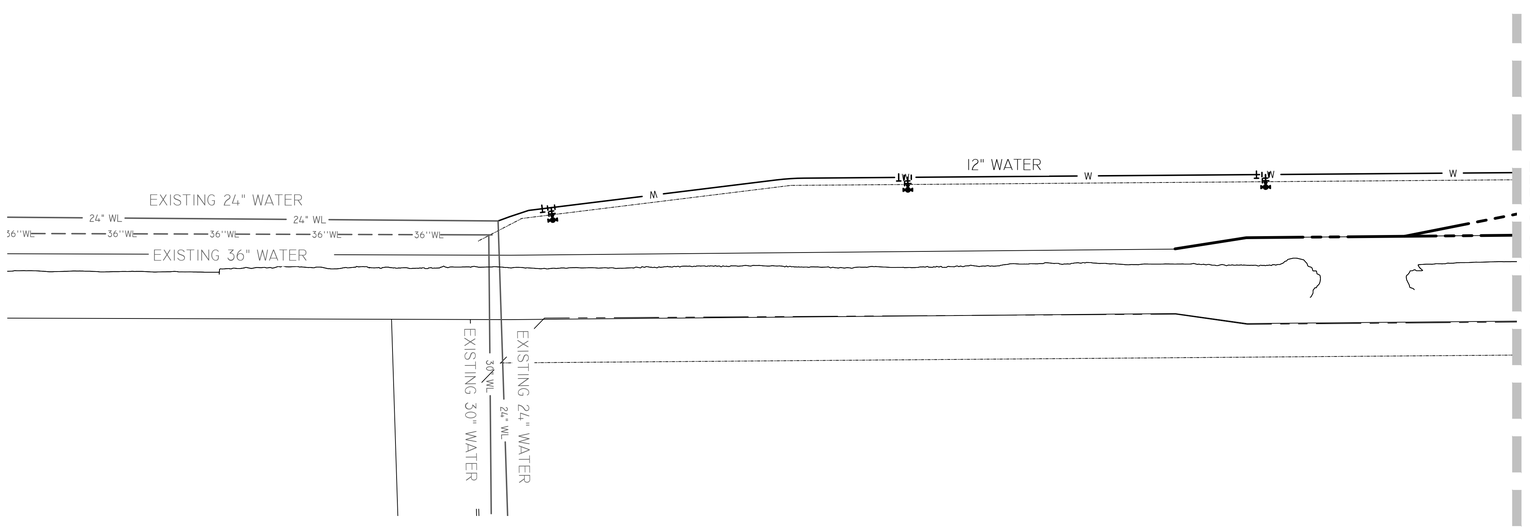

BENCHMARKS:

1. "X" CUT FOUND ON THE NORTHWEST CORNER OF THE INTERSECTION OF FM 428 AND EDGEWOOD CREEK BOULEVARD.
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   ELEVATION - 554.61 FT

NO.	DATE	REVISION

RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
10/29/2024

PRELIMINARY WATER

SHEET 3 OF 3

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
801 East Campbell Road
Suite 650 Richardson, TX 75081
TEL: 214-464-7575
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 800
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=150'
DESIGN	CHECKED
BA	RAV

2.03

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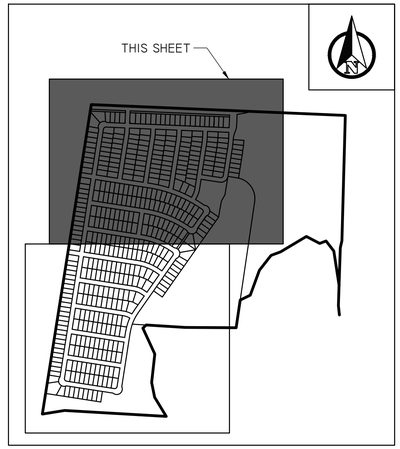
150 0 75 150 300

1 inch = 150 ft.



KEY MAP
N.T.S.

BENCHMARKS:

1. "X" CUT FOUND ON THE NORTHWEST CORNER OF THE INTERSECTION OF FM 428 AND EDGEWOOD CREEK BOULEVARD.
   ELEVATION - 566.32 FT
2. 5/8-INCH IRON ROD FOUND ON THE NORTH SIDE OF A DRIVEWAY ON THE EAST RIGHT-OF-WAY OF FM 1385, APPROXIMATELY 2,710+/- FEET SOUTH OF THE INTERSECTION OF GALLATIN STREET AND FM 1385.
   ELEVATION - 554.61 FT

REVISION | DATE | NO.

RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
10/29/2024

PRELIMINARY SANITARY SEWER

SHEET 1 OF 3

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
801 East Campbell Road
Suite 650, Richardson, TX 75081
TEL: 214.494.9090
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=150'
DESIGN	CHECKED
BA	RAV

3.01

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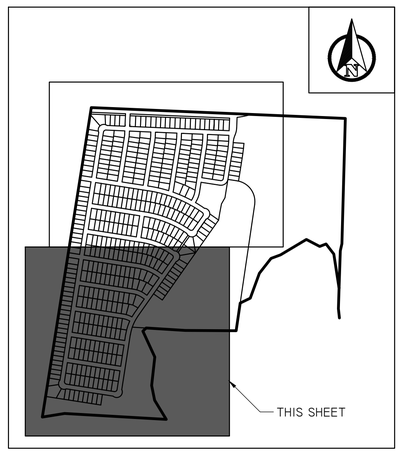
MATCH LINE SHEET 3.01



MATCH LINE SHEET 3.03

150 0 75 150 300

1 inch = 150 ft.



KEY MAP
N.T.S.

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   ELEVATION - 554.61 FT

REVISION | DATE | NO.

STATE OF TEXAS
RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
10/29/2024

PRELIMINARY SANITARY SEWER

SHEET 2 OF 3

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
801 East Campbell Road
Suite 650, Richardson, TX 75081
T: (214) 744-4085
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=150'
DESIGN	CHECKED
BA	RAV

3.02

Wednesday, October 30, 2024 4:39:36 PM

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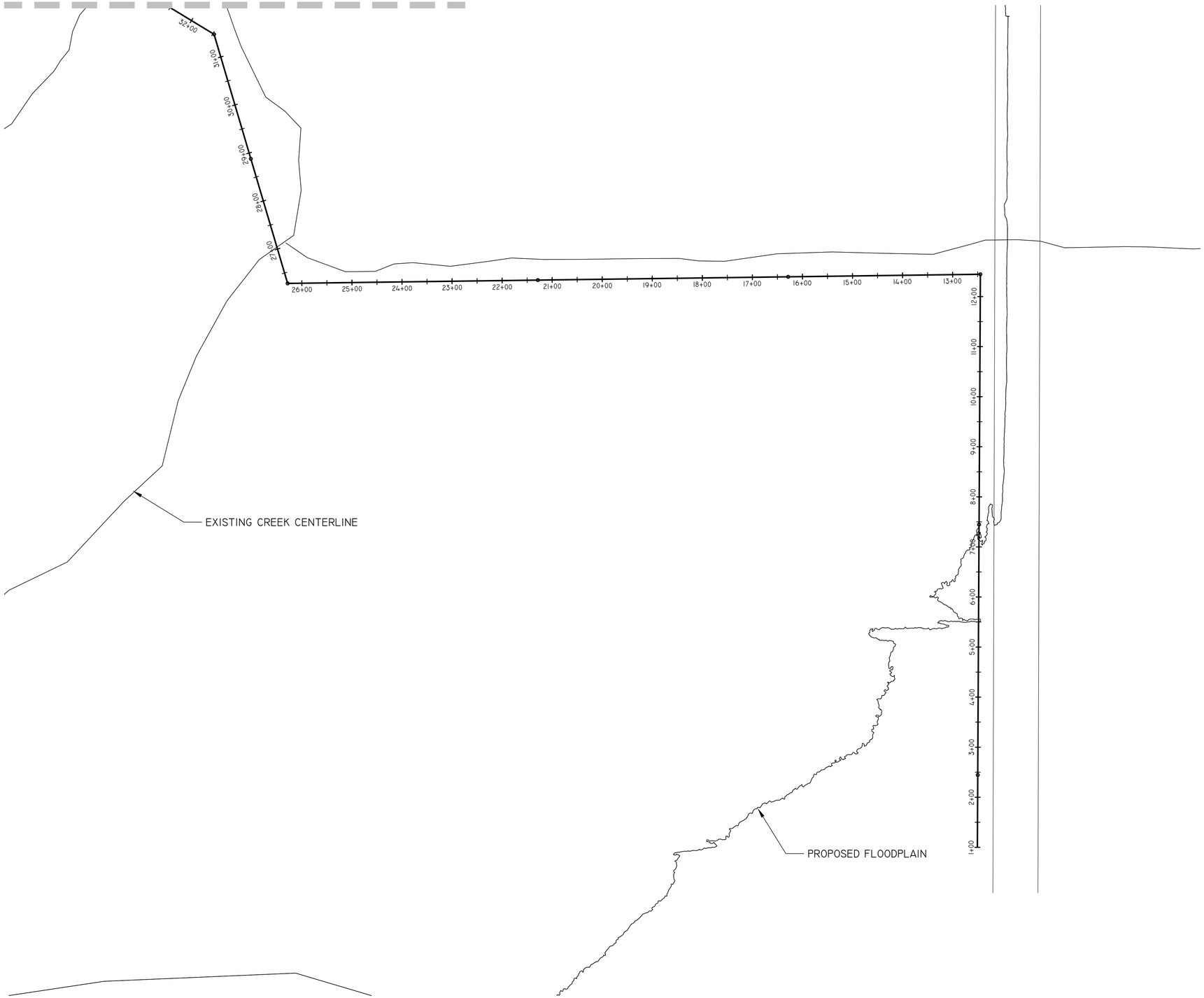
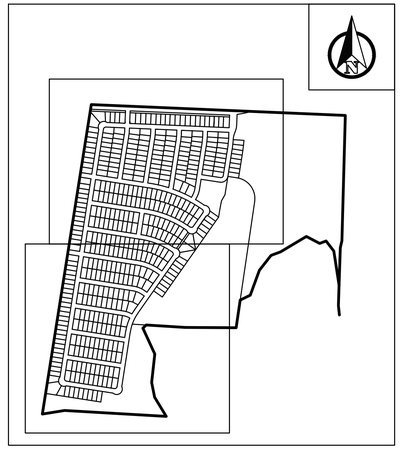
MATCH LINE SHEET 3.02



150 0 75 150 300

1 inch = 150 ft.



KEY MAP
N.T.S.

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   ELEVATION - 554.61 FT

REVISION | DATE | NO.

RODNEY VELASQUEZ
129439
LICENSED
PROFESSIONAL ENGINEER
STATE OF TEXAS
10/29/2024

PRELIMINARY SANITARY SEWER

SHEET 3 OF 3

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
801 East Campbell Road
Suite 650, Richardson, TX 75081
TEL: 214.460.7055
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=150'
DESIGN	CHECKED
BA	RAV

3.03

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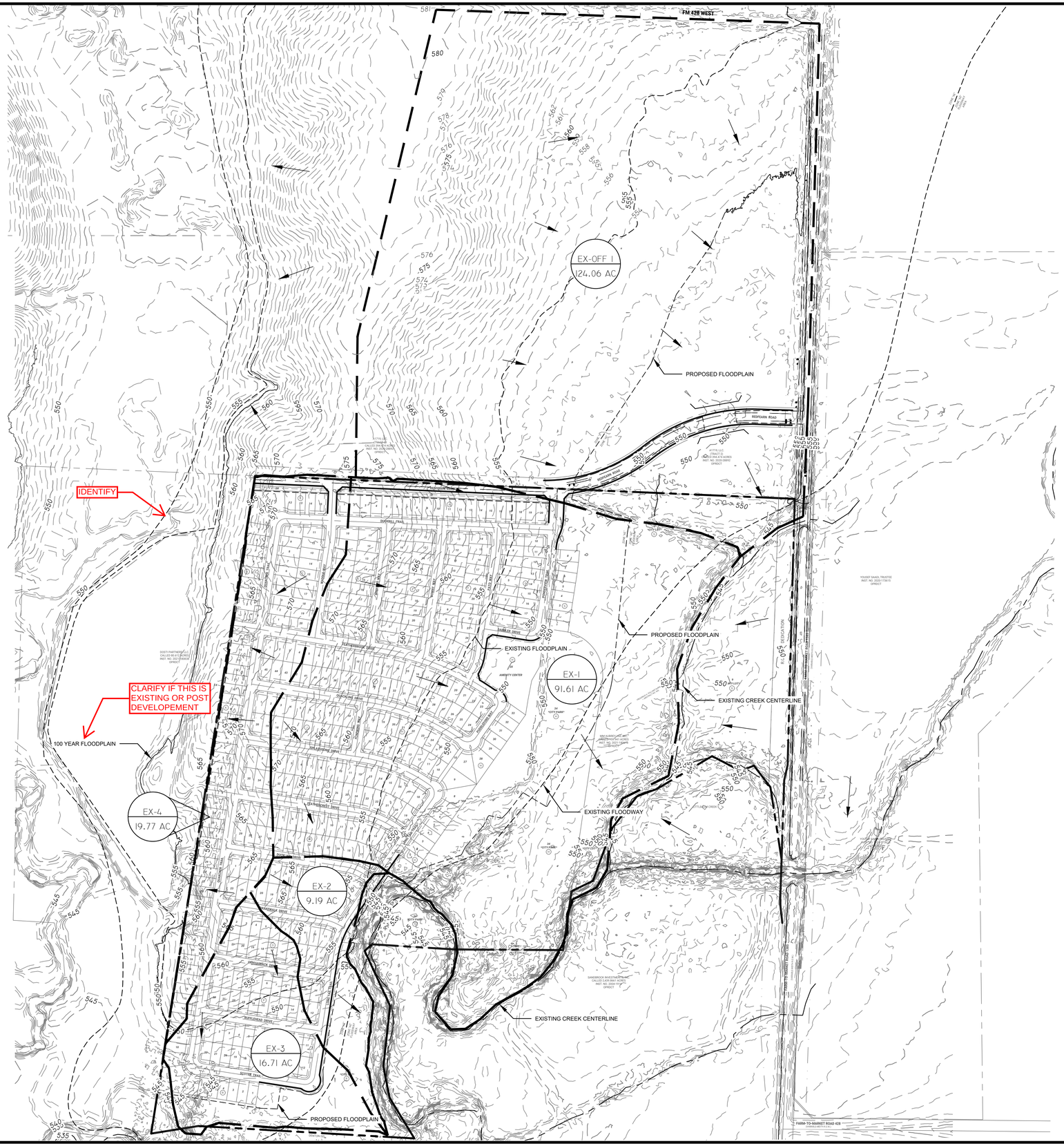

180 0 90 180 360

1 inch =180ft.

NOTE:

1. REFER TO THE DOWNSTREAM ASSESSMENT STUDY PROVIDED BY SOUTHLAND CONSULTING ENGINEERS; TITLED "DUCK POINT DOWNSTREAM ASSESSMENT, CITY OF AUBREY, TEXAS" DATED AUGUST, 2024" SIGNED AND SEALED BY TRENT FORD, PE, SUBMITTED TO THE CITY OF AUBREY FOR REVIEW AND APPROVAL.

Existing Drainage Area Runoff Table

AREA NAME		ACRES	Runoff, C	Time of Concentration (min)	Intensity (in/hr)	Q100 (cfs)	Comments
EX-OFF 1	5404132.07	124.06	0.3	20	7.18	267.40	DRAINS TO CREEK
EX-1	3990565.41	91.61	0.3	20	7.18	197.45	DRAINS TO CREEK
EX-2	400123.97	9.19	0.3	20	7.18	19.80	DRAINS TO CREEK
EX-3	727787.71	16.71	0.3	20	7.18	36.01	DRAINS TO CREEK
EX-4	861252.33	19.77	0.3	20	7.18	42.62	DRAINS TO POND

CAUTION!!!
EXISTING UTILITIES MAY BE PRESENT
CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY
THE LOCATION OF ALL EXISTING UTILITIES
PRIOR TO EXCAVATION
CALL - Texas811 Know what's below. Call before you dig.

NOTE:

REFER TO PLAT SHEETS FOR GENERAL NOTES.

BENCHMARKS:

1. "X" CUT FOUND ON THE NORTHWEST CORNER OF THE INTERSECTION OF FM 428 AND EDGEWOOD CREEK BOULEVARD.
   ELEVATION - 566.32 FT
2. 5/8-INCH IRON ROD FOUND ON THE NORTH SIDE OF A DRIVEWAY ON THE EAST RIGHT-OF-WAY OF FM 1385, APPROXIMATELY 2,710+/- FEET SOUTH OF THE INTERSECTION OF GALLATIN STREET AND FM 1385.
   ELEVATION - 554.61 FT

NO.	DATE	REVISION

RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
10/29/2024

DRAINAGE AREA MAP

PRE-DEVELOPMENT CONDITIONS

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
801 East Campbell Road
Suite 650, Richardson, TX 75081
Tel. 214.494.1055
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
2800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=180'
DESIGN	CHECKED
BA	RAV

4.01

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DA-6
1.41 AC

DA-5
5.80 AC

DA-4
11.77 AC

DA-7
13.44 AC

DA-3
19.68 AC

DA-8
8.64 AC

DA-2
13.40 AC

DA-1
19.92 AC

PROPOSED FLOODPLAIN

REDFEARN ROAD

DA-6 OUTFALL
Q PRE= 42.62 CFS
Q POST= 7.46 CFS

DA-5 OUTFALL
Q PRE= 267.40 CFS
Q POST= 30.82 CFS

MATCH LINE SHEET 4.03

DA-4 OUTFALL
Q PRE= 197.45 CFS
Q POST= 62.52 CFS

PROVIDE WRITTEN APPROVAL LETTER TO THE CITY FROM THE ADJACENT PROPERTY OWNER ALLOWING POINT DISCHARGE INTO THEIR PROPERTY.

DA-7 OUTFALL
Q PRE= 42.62 CFS
Q POST= 71.37 CFS

EXISTING FLOODPLAIN

EXISTING FLOODWAY

EXISTING CREEK CENTERLINE

DA-3 OUTFALL
Q PRE= 197.45 CFS
Q POST= 104.52 CFS

PROPOSED FLOODWAY

DA-8 OUTFALL
Q PRE= 42.62 CFS
Q POST= 45.87 CFS

DA-2 OUTFALL
Q PRE= 19.80 CFS
Q POST= 71.17 CFS

100 YEAR FLOODPLAIN

DA-1 OUTFALL
Q PRE= 36.01 CFS
Q POST= 105.76 CFS

ADD THIS RESPONSE TO FACE OF DRAINAGE AREA MAP

FOR THE WESTERN SIDE BETWEEN DUCK POINT AND MUSTANG CREEK, THE ADJACENT DEVELOPER HAS REQUESTED TO DESIGN THIS PHASE ALONGSIDE WITH DUCK POINT. THEY WILL ALLOW SINGLE POINT DISCHARGE TO GO ON TO THEIR SITE. ONCE WE GET INTO THE FULL CIVIL DESIGN, WE WILL HAVE THE EASEMENTS DRAFTED UP AND EXECUTED PRIOR TO PLAN APPROVAL. THE DSA SUBMITTED INCLUDES MUSTANG CREEK. FROM OUR REVIEW THE FLOODPLAIN FILLS UP AND ALMOST OVER TOPS INTO THE LAKE. DURING THE CIVIL DESIGN, WE CAN PROVIDE SOME INFORMATION ON THE LAKE FOR YOUR REVIEW.

CROSS LOT DRAINAGE AND POINT DISCHARGE IS NOT ALLOWED.

SHOW DOWNSTREAM CONVEYANCE AND POND CAPACITY. THIS MAY REQUIRE 404 PERMIT PLEASE CONFIRM.

PROVIDE OFFSITE DRAINAGE EASEMENT AND SHOW ON PLAT

160 0 80 160 320
1 inch =160ft.

CAUTION!!!
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CALL - Texas 811

NOTE:

REFER TO PLAT SHEETS FOR GENERAL NOTES.

Proposed Major Drainage Area Runoff Table

AREA NAME	AREA (SF)	AREA (AC)	Runoff, C	Time of	Intensity	Q100 (cfs)
DA-1	867529.41	19.92	0.65	15	8.17	105.76
DA-2	583758.04	13.40	0.65	15	8.17	71.17
DA-3	857359.33	19.68	0.65	15	8.17	104.52
DA-4	512862.91	11.77	0.65	15	8.17	62.52
DA-5	252824.79	5.80	0.65	15	8.17	30.82
DA-6	61209.62	1.41	0.65	15	8.17	7.46
DA-7	585450.60	13.44	0.65	15	8.17	71.37
DA-8	376237.68	8.64	0.65	15	8.17	45.87
DA-OFF1	4763624.67	109.36	0.50	20	7.18	392.84

OF FM

ELEVATION - 568.32 FT

2. 5/8-INCH IRON ROD FOUND ON THE NORTH SIDE OF A DRIVEWAY ON THE EAST RIGHT-OF-WAY OF FM 1385, APPROXIMATELY 2,710+/- FEET SOUTH OF THE INTERSECTION OF GALLATIN STREET AND FM 1385.
ELEVATION - 554.61 FT

REVISION | DATE | NO.

STATE OF TEXAS
RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
10/29/2024

DRAINAGE AREA MAP

POST-DEVELOPMENT CONDITIONS-MAJOR

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
801 East Campbell Road
Suite 650, Richardson, TX 75081
(214) 838-0025 TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 800
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=160'
DESIGN	CHECKED
BA	RAV

4.02

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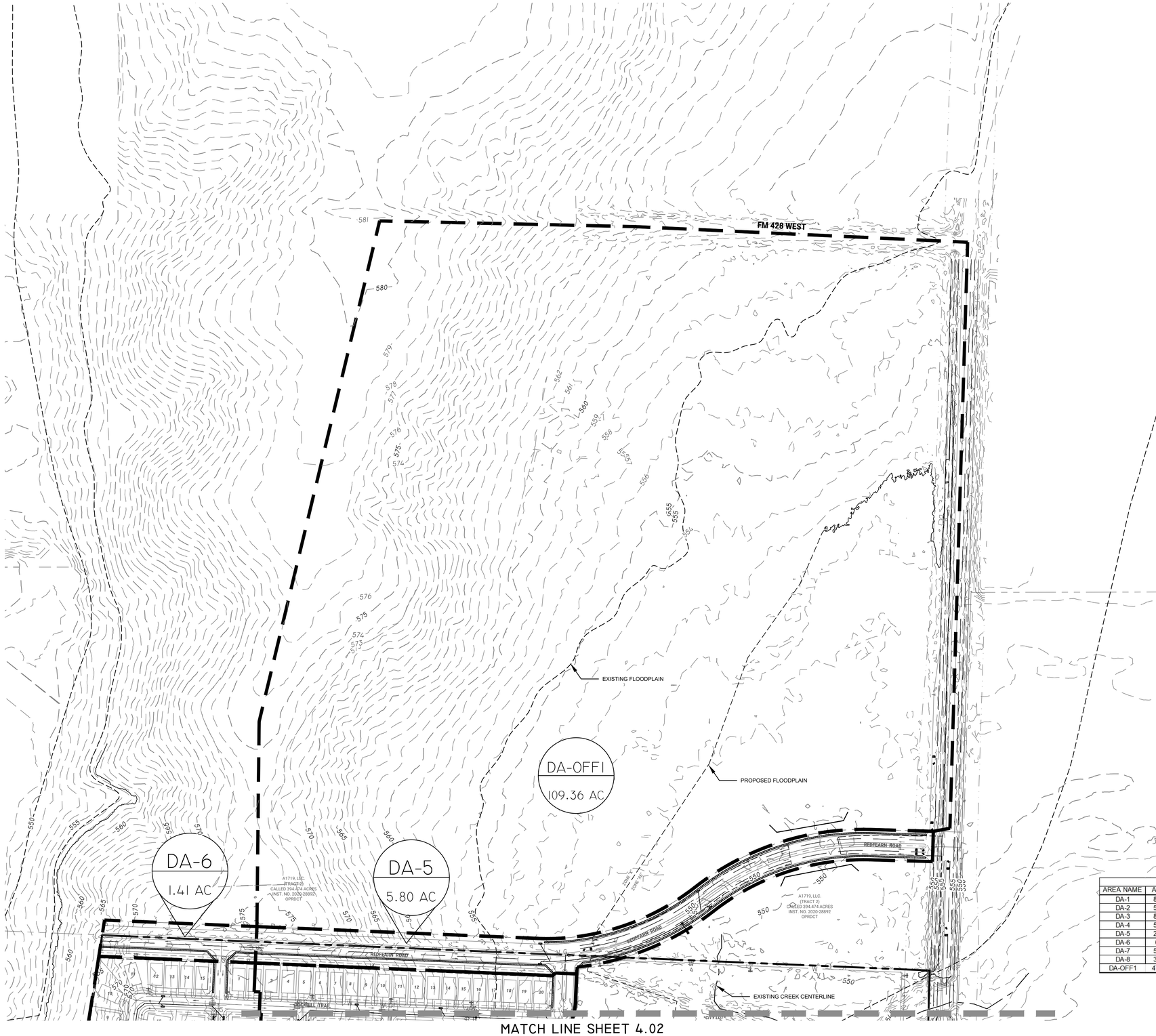

160 0 80 160 320

1 inch =160ft.

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DA-2	583758.04	13.40	0.65	15	8.17	71.17	
DA-3	857359.33	19.68	0.65	15	8.17	104.52	
DA-4	512862.91	11.77	0.65	15	8.17	62.52	
DA-5	252824.79	5.80	0.65	15	8.17	30.82	
DA-6	61209.62	1.41	0.65	15	8.17	7.46	
DA-7	585450.60	13.44	0.65	15	8.17	71.37	
DA-8	376237.68	8.64	0.65	15	8.17	45.87	
DA-OFF1	4763624.67	109.36	0.50	20	7.18	392.84	

BENCHMARKS:

1. "X" CUT FOUND ON THE NORTHWEST CORNER OF THE INTERSECTION OF FM 428 AND EDGEWOOD CREEK BOULEVARD.
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2. 5/8-INCH IRON ROD FOUND ON THE NORTH SIDE OF A DRIVEWAY ON THE EAST RIGHT-OF-WAY OF FM 1385, APPROXIMATELY 2,710+/- FEET SOUTH OF THE INTERSECTION OF GALLATIN STREET AND FM 1385.
   ELEVATION - 554.61 FT

NO.	DATE	REVISION

STATE OF TEXAS
RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
10/29/2024

DRAINAGE AREA MAP

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
801 East Campbell Road
Suite 650, Richardson, TX 75081
Texas Firm No. 14645-00
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
2800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=160'
DESIGN	CHECKED
BA	RAV

4.03

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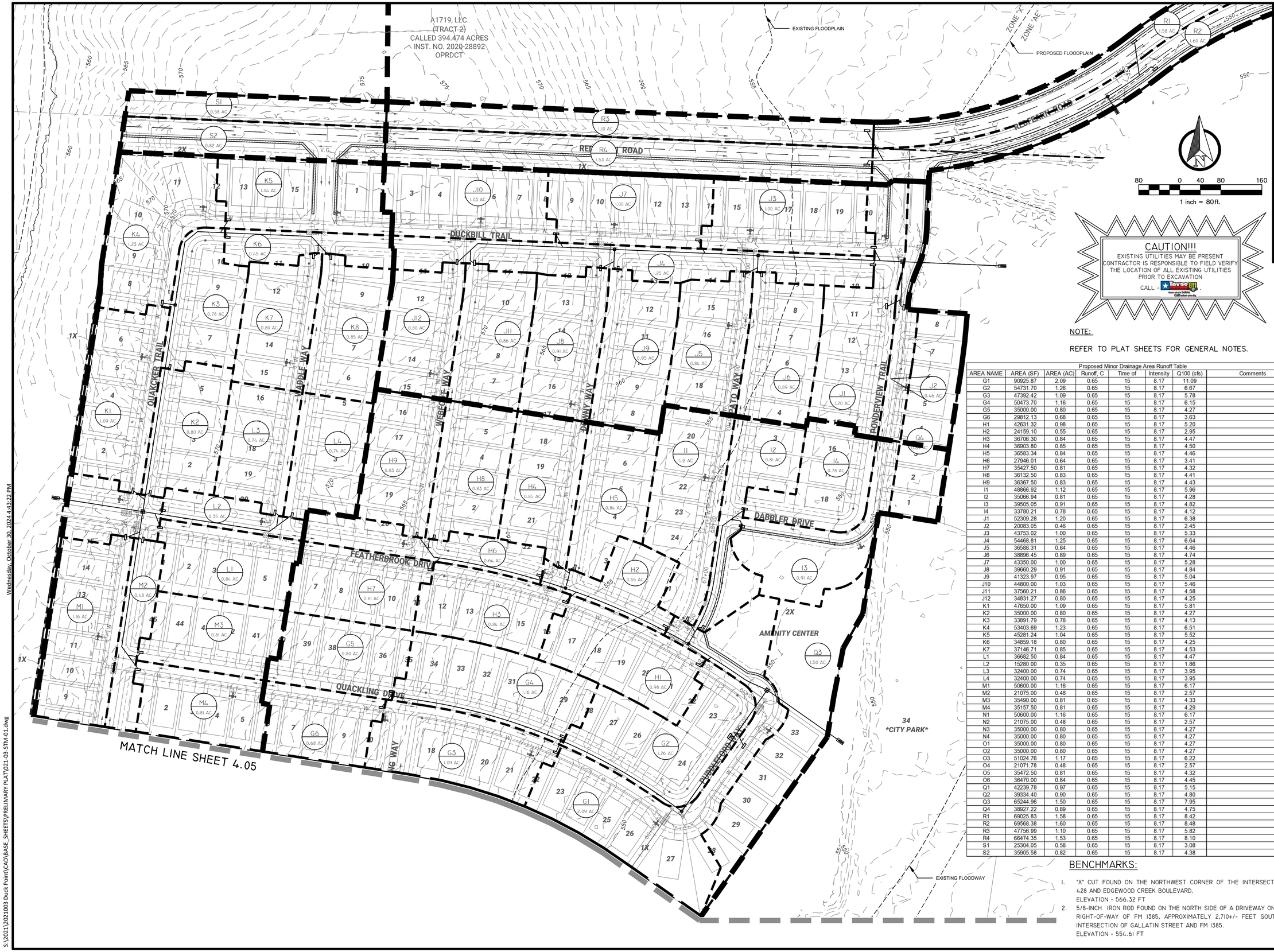

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PRIOR TO EXCAVATION
CALL - Texas 811

NOTE:

REFER TO PLAT SHEETS FOR GENERAL NOTES.

Proposed Minor Drainage Area Runoff Table

AREA NAME	AREA (SF)	AREA (AC)	Runoff, C	Time of	Intensity	Q100 (cfs)	Comments
G1	90925.87	2.09	0.65	15	8.17	11.09	
G2	54731.70	1.26	0.65	15	8.17	6.67	
G3	47392.42	1.09	0.65	15	8.17	5.78	
G4	50473.70	1.16	0.65	15	8.17	6.15	
G5	35000.00	0.80	0.65	15	8.17	4.27	
G6	29812.13	0.68	0.65	15	8.17	3.63	
H1	42631.32	0.98	0.65	15	8.17	5.20	
H2	24159.10	0.55	0.65	15	8.17	2.95	
H3	36706.30	0.84	0.65	15	8.17	4.47	
H4	36903.80	0.85	0.65	15	8.17	4.50	
H5	36583.34	0.84	0.65	15	8.17	4.46	
H6	27946.01	0.64	0.65	15	8.17	3.41	
H7	35427.50	0.81	0.65	15	8.17	4.32	
H8	36132.50	0.83	0.65	15	8.17	4.41	
H9	36367.50	0.83	0.65	15	8.17	4.43	
I1	48866.92	1.12	0.65	15	8.17	5.96	
I2	35066.94	0.81	0.65	15	8.17	4.28	
I3	39505.05	0.91	0.65	15	8.17	4.82	
I4	33780.21	0.78	0.65	15	8.17	4.12	
J1	52309.28	1.20	0.65	15	8.17	6.38	
J2	20083.05	0.46	0.65	15	8.17	2.45	
J3	43753.02	1.00	0.65	15	8.17	5.33	
J4	54468.81	1.25	0.65	15	8.17	6.64	
J5	36588.31	0.84	0.65	15	8.17	4.46	
J6	38896.45	0.89	0.65	15	8.17	4.74	
J7	43350.00	1.00	0.65	15	8.17	5.28	
J8	39660.29	0.91	0.65	15	8.17	4.84	
J9	41323.97	0.95	0.65	15	8.17	5.04	
J10	44800.00	1.03	0.65	15	8.17	5.46	
J11	37560.21	0.86	0.65	15	8.17	4.58	
J12	34831.27	0.80	0.65	15	8.17	4.25	
K1	47650.00	1.09	0.65	15	8.17	5.81	
K2	35000.00	0.80	0.65	15	8.17	4.27	
K3	33891.79	0.78	0.65	15	8.17	4.13	
K4	53403.69	1.23	0.65	15	8.17	6.51	
K5	45281.24	1.04	0.65	15	8.17	5.52	
K6	34859.18	0.80	0.65	15	8.17	4.25	
K7	37146.71	0.85	0.65	15	8.17	4.53	
L1	36682.50	0.84	0.65	15	8.17	4.47	
L2	15280.00	0.35	0.65	15	8.17	1.86	
L3	32400.00	0.74	0.65	15	8.17	3.95	
L4	32400.00	0.74	0.65	15	8.17	3.95	
M1	50600.00	1.16	0.65	15	8.17	6.17	
M2	21075.00	0.48	0.65	15	8.17	2.57	
M3	35490.00	0.81	0.65	15	8.17	4.33	
M4	35157.50	0.81	0.65	15	8.17	4.29	
N1	50600.00	1.16	0.65	15	8.17	6.17	
N2	21075.00	0.48	0.65	15	8.17	2.57	
N3	35000.00	0.80	0.65	15	8.17	4.27	
N4	35000.00	0.80	0.65	15	8.17	4.27	
O1	35000.00	0.80	0.65	15	8.17	4.27	
O2	35000.00	0.80	0.65	15	8.17	4.27	
O3	51024.76	1.17	0.65	15	8.17	6.22	
O4	21071.78	0.48	0.65	15	8.17	2.57	
O5	35472.50	0.81	0.65	15	8.17	4.32	
O6	36470.00	0.84	0.65	15	8.17	4.45	
Q1	42239.78	0.97	0.65	15	8.17	5.15	
Q2	39334.40	0.90	0.65	15	8.17	4.80	
Q3	65244.96	1.50	0.65	15	8.17	7.95	
Q4	38927.22	0.89	0.65	15	8.17	4.75	
R1	69025.83	1.58	0.65	15	8.17	8.42	
R2	69568.38	1.60	0.65	15	8.17	8.48	
R3	47756.99	1.10	0.65	15	8.17	5.82	
R4	66474.35	1.53	0.65	15	8.17	8.10	
S1	25304.05	0.58	0.65	15	8.17	3.08	
S2	35905.58	0.82	0.65	15	8.17	4.38	

BENCHMARKS:

1. "X" CUT FOUND ON THE NORTHWEST CORNER OF THE INTERSECTION OF FM 428 AND EDGEWOOD CREEK BOULEVARD.
   ELEVATION - 566.32 FT
2. 5/8-INCH IRON ROD FOUND ON THE NORTH SIDE OF A DRIVEWAY ON THE EAST RIGHT-OF-WAY OF FM 1385, APPROXIMATELY 2,710+/- FEET SOUTH OF THE INTERSECTION OF GALLATIN STREET AND FM 1385.
   ELEVATION - 554.61 FT

REVISION | DATE | NO.

STATE OF TEXAS
RODNEY VELASQUEZ
129439
LICENSED
PROFESSIONAL ENGINEER
10/29/2024

DRAINAGE AREA MAP

PRE-DEVELOPMENT CONDITIONS-MINOR

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
801 East Campbell Road
Suite 650 Richardson, TX 75081
T: 214.295.6355
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=80'
DESIGN	CHECKED
BA	RAV

4.04

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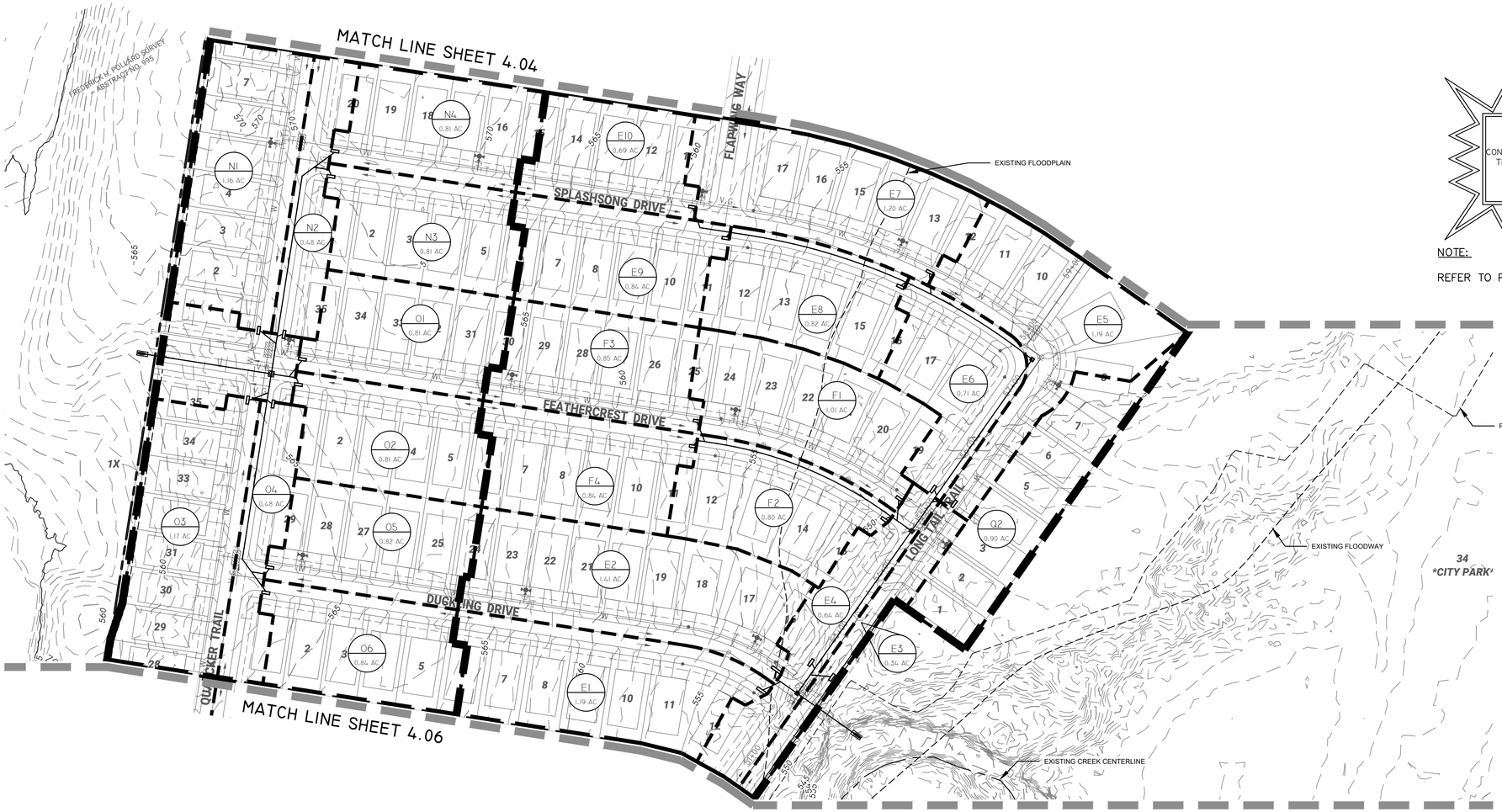

80 0 40 80 160

1 inch = 80ft.

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PRIOR TO EXCAVATION
CALL - Texas 811

NOTE:

REFER TO PLAT SHEETS FOR GENERAL NOTES.

Proposed Minor Drainage Area Runoff Table

AREA NAME	AREA (SF)	AREA (AC)	Runoff, C	Time of	Intensity	Q100 (cfs)	Comments
E1	51859.18	1.19	0.65	15	8.17	6.32	
E2	61573.62	1.41	0.65	15	8.17	7.51	
E3	14725.31	0.34	0.65	15	8.17	1.80	
E4	27762.89	0.64	0.65	15	8.17	3.38	
E5	51694.79	1.19	0.65	15	8.17	6.30	
E6	30733.77	0.71	0.65	15	8.17	3.75	
E7	52235.66	1.20	0.65	15	8.17	6.37	
E8	35830.06	0.82	0.65	15	8.17	4.37	
E9	36845.00	0.85	0.65	15	8.17	4.49	
E10	29940.00	0.69	0.65	15	8.17	3.65	
F1	43871.54	1.01	0.65	15	8.17	5.35	
F2	34868.66	0.80	0.65	15	8.17	4.25	
F3	36881.25	0.85	0.65	15	8.17	4.50	
F4	36811.25	0.85	0.65	15	8.17	4.49	
N1	50600.00	1.16	0.65	15	8.17	6.17	
N2	21075.00	0.48	0.65	15	8.17	2.57	
N3	35000.00	0.80	0.65	15	8.17	4.27	
N4	35000.00	0.80	0.65	15	8.17	4.27	
O1	35000.00	0.80	0.65	15	8.17	4.27	
O2	35000.00	0.80	0.65	15	8.17	4.27	
O3	51024.76	1.17	0.65	15	8.17	6.22	
O4	21071.78	0.48	0.65	15	8.17	2.57	
O5	35472.50	0.81	0.65	15	8.17	4.32	
O6	36470.00	0.84	0.65	15	8.17	4.45	
Q1	42239.78	0.97	0.65	15	8.17	5.15	
Q2	39334.40	0.90	0.65	15	8.17	4.80	
Q3	65244.96	1.50	0.65	15	8.17	7.95	
Q4	38927.22	0.89	0.65	15	8.17	4.75	

BENCHMARKS:

1. "X" CUT FOUND ON THE NORTHWEST CORNER OF THE INTERSECTION OF FM 428 AND EDGEWOOD CREEK BOULEVARD.
   ELEVATION - 566.32 FT
2. 5/8-INCH IRON ROD FOUND ON THE NORTH SIDE OF A DRIVEWAY ON THE EAST RIGHT-OF-WAY OF FM 1385, APPROXIMATELY 2,710+/- FEET SOUTH OF THE INTERSECTION OF GALLATIN STREET AND FM 1385.
   ELEVATION - 554.61 FT

NO.	DATE	REVISION

STATE OF TEXAS
RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
10/29/2024

DRAINAGE AREA MAP

PRE-DEVELOPMENT CONDITIONS-MINOR

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
801 East Campbell Road
Suite 650, Richardson, TX 75081
Tel: 214.460.7355
TBPE Firm Lic. 20683

CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=80'
DESIGN	CHECKED
BA	RAV

4.05

Wednesday, October 30, 2024 4:43:27 PM

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80 0 40 80 160

1 inch = 80ft.

CAUTION!!!
EXISTING UTILITIES MAY BE PRESENT
CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY
THE LOCATION OF ALL EXISTING UTILITIES
PRIOR TO EXCAVATION
CALL - Texas 811

NOTE:

REFER TO PLAT SHEETS FOR GENERAL NOTES.

Proposed Minor Drainage Area Runoff Table

AREA NAME	AREA (SF)	AREA (AC)	Runoff, C	Time of	Intensity	Q100 (cfs)	Comments
A1	64496.44	1.48	0.65	15	8.17	7.86	
A2	65588.50	1.51	0.65	15	8.17	8.00	
A3	41828.50	0.96	0.65	15	8.17	5.10	
A4	37409.57	0.86	0.65	15	8.17	4.56	
A5	33918.22	0.78	0.65	15	8.17	4.14	
A6	44748.69	1.03	0.65	15	8.17	5.46	
A7	44785.69	1.03	0.65	15	8.17	5.46	
A8	35472.50	0.81	0.65	15	8.17	4.32	
A9	36470.00	0.84	0.65	15	8.17	4.45	
B1	15681.43	0.36	0.65	15	8.17	1.91	
B2	38470.14	0.88	0.65	15	8.17	4.69	
B3	37193.72	0.85	0.65	15	8.17	4.53	
B4	41934.18	0.96	0.65	15	8.17	5.11	
C1	36800.00	0.84	0.65	15	8.17	4.49	
C2	36800.00	0.84	0.65	15	8.17	4.49	
C3	35000.00	0.80	0.65	15	8.17	4.27	
C4	35000.00	0.80	0.65	15	8.17	4.27	
D1	36800.00	0.84	0.65	15	8.17	4.49	
D2	36800.00	0.84	0.65	15	8.17	4.49	
D3	35000.00	0.80	0.65	15	8.17	4.27	
D4	35000.00	0.80	0.65	15	8.17	4.27	
Q1	42239.78	0.97	0.65	15	8.17	5.15	

BENCHMARKS:

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   ELEVATION - 566.32 FT
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   ELEVATION - 554.61 FT

REVISION | DATE | NO.

STATE OF TEXAS
RODNEY VELASQUEZ
129439
LICENSED PROFESSIONAL ENGINEER
10/29/2024

DRAINAGE AREA MAP

PRE-DEVELOPMENT CONDITIONS-MINOR

DUCK POINT DEVELOPMENT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
801 East Campbell Road
Suite 650 Richardson, TX 75081
TEL: 214.466.1195
TBPE Firm Lic. 20683

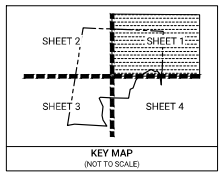
CENTURION AMERICAN DEVELOPMENT
3800 VALLEY VIEW LANE, SUITE 800
FARMERS BRANCH, TX 75234

DATE	SCALE
10/15/2024	1"=80'
DESIGN	CHECKED
BA	RAV

4.06

S:\2021\2021003 Duck Point\CAD\BASE_SHEETS\PRELIMARY PLAT\021-03-STM-01.dwg

Wednesday, October 30, 2024 4:43:32 PM



KEY MAP
(NOT TO SCALE)

NOTES:

1. WATER SERVICE AND SANITARY SEWER SERVICE TO BE PROVIDED BY MUSTANG SPECIAL UTILITY DISTRICT.
2. UTILITY PROVIDERS:

(A) ELECTRIC & GAS SERVICE: COSERV
7701 SOUTH STEMMONS
CORINTH, TEXAS 76210
1-800-274-4014

(B) TELEPHONE SERVICE: AT&T
2301 RIDGEVIEW DRIVE
PLANO, TEXAS 75025
(972) 569-3084

(C) WATER & SANITARY SEWER UTILITY SERVICE:
MUSTANG SPECIAL UTILITY DISTRICT
7985 FM 2931
AUBREY, TEXAS 76227
(904) 440-9561

3. SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
4. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE CITY OF AUBREY.
5. THE CITY OF AUBREY AND/OR DENTON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AUBREY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
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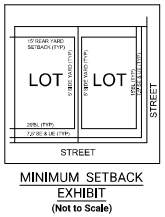
8. FLOODPLAIN AND FLOODWAY AS DEPICTED (LOT 1X, BLOCK S) IS HEREBY DEDICATED TO THE CITY OF AUBREY.
9. MAINTENANCE OF WALL MAINTENANCE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA).
10. ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
11. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS.
12. THE CITY OF AUBREY AND/OR DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
13. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
14. **SUBJECT PROPERTY LIES WITHIN ZONE X (UN-SHADED AREA), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ZONE AE (SHADED) AND ZONE AE (FLOODWAY AREAS) (ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS, NUMBER 48121C0270G, REVISION DATE APRIL 18, 2011.
15. NO CONSTRUCTION WITHOUT WRITTEN APPROVAL FROM THE CITY OF AUBREY SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT; AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.
16. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 – NORTH CENTRAL ZONE NO. 4202 - NAD 83. (ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.999849393).

CURVE TABLE

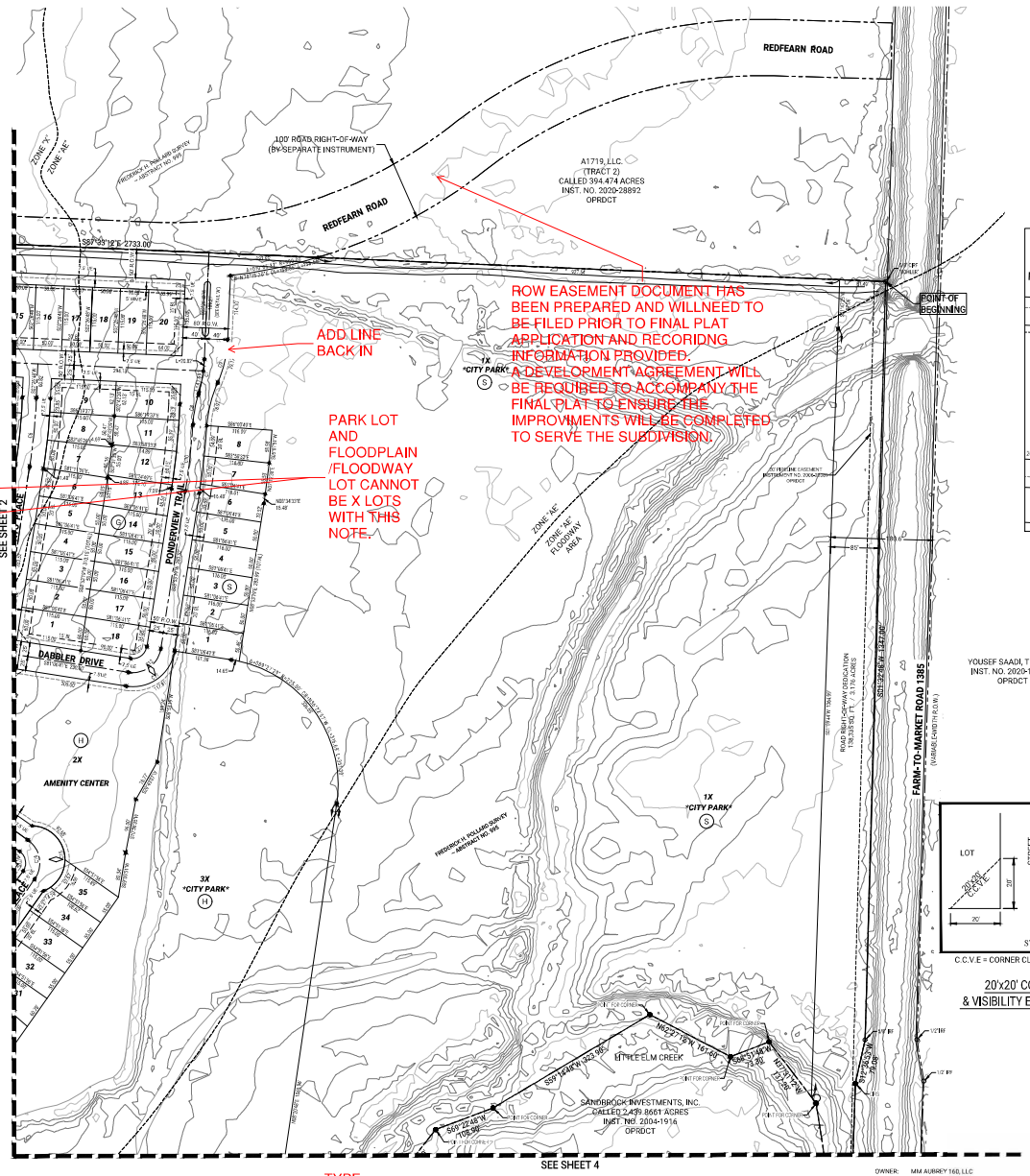
CURVE #	DELTA	RADIUS	CH. BEARING	CH. LENGTH	LENGTH
C1	159°58'04"	60.00	S50°35'12"W	116.13	167.55
C2	089°33'29"	50.00	S52°40'03"W	66.53	77.92
C3	006°26'31"	250.00	N05°40'03"E	28.07	28.11
C4	006°26'31"	530.00	N05°40'03"E	59.56	59.59
C5	006°26'31"	910.00	N05°40'03"E	102.27	102.32
C6	006°26'31"	1090.00	N05°40'03"E	122.49	122.55
C7	014°19'31"	250.00	N09°36'33"E	62.34	62.51
C8	012°59'08"	250.00	N10°21'14"E	56.89	56.91
C9	053°13'59"	210.00	N13°14'47"E	78.70	79.17
C10	094°53'08"	1370.00	N06°24'45"E	118.38	118.43
C11	090°00'00"	75.00	N53°33'19"E	106.67	117.81
C12	090°00'00"	50.00	N53°33'19"E	70.71	78.54
C13	023°29'18"	250.00	N19°07'58"E	98.92	99.90
C14	009°33'51"	250.00	N13°39'28"E	41.67	41.72
C15	157°07'04"	60.00	N09°52'02"W	117.67	164.53
C16	089°44'36"	50.00	N09°44'14"W	70.55	78.32
C17	157°05'38"	60.00	N80°07'56"E	117.61	164.53
C18	090°17'57"	50.00	N80°16'59"E	70.89	79.80
C19	157°07'17"	60.00	N09°52'06"W	117.62	164.54
C20	089°33'51"	50.00	N09°39'54"W	70.64	78.15
C21	026°14'43"	250.00	N67°59'19"W	113.52	114.52
C22	018°49'23"	250.00	N71°42'00"W	81.70	82.13
C23	157°05'53"	60.00	N52°33'19"E	117.61	164.53
C24	090°00'00"	50.00	N53°33'19"E	70.71	78.54
C25	157°05'53"	60.00	S36°26'41"E	117.61	164.53
C26	090°00'00"	50.00	S36°26'41"E	70.71	78.54
C27	025°14'43"	500.00	S22°10'41"W	217.04	220.34

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N16°25'36"E	8.75
L2	N62°17'19"W	31.14



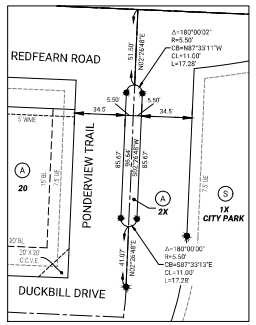
MINIMUM SETBACK EXHIBIT
(Not to Scale)

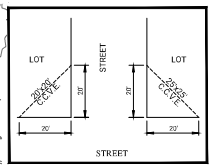


AREA TABLE

TYPE	QUANTITY	AREA (ACRES)
RESIDENTIAL	452	65.103
OPEN SPACE	9	2.917
CITY PARK	3	66.507
PRE-ROW/ROW	N/A	25.412
TOTAL	463	159.939

TYPE
LOT INFORMATION
SF-R = 452 LOTS
MIN. LOT SIZE = 5,500 SQ FT





C.C.V.E = CORNER CLIP VISIBILITY EASEMENT

20'x20' CORNER CLIP & VISIBILITY EASEMENT (TYP.)
N.T.S.



LOCATION MAP
(NOT TO SCALE)

LEGEND

IRF	IRON ROD FOUND
CIRS	5/8" CAPPED IRON ROD STAMPED "RPLS #7014438" SET
CIRF	CAPPED IRON ROD FOUND
EASMT	EASEMENT
LS	LANDSCAPE EASEMENT
DCEC	DENTON COUNTY ELECTRIC COOPERATIVE, INC.
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
VE	VISIBILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
LSSDE	LANDSCAPE & DRAINAGE EASEMENT
BL	BUILDING LINE
RP	RADIUS POINT
HOA	HOME OWNERS ASSOCIATION
ROW	RIGHT-OF-WAY
VOL., PG	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
INST. NO.	INSTRUMENT NUMBER
OPRDCT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
PRDCT	PUBLIC RECORDS, DENTON COUNTY, TEXAS
A	SUBDIVISION BLOCK
	DENOTES STREET NAME CHANGE

LINETYPE LEGEND:

- BOUNDARY LINE
- PROP. R.O.W. LINE
- PROP. LOT LINE
- PROP. ROAD CL
- BUILDING LINE
- EASEMENT LINE
- ABSTRACT LINE

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

PRELIMINARY PLAT

DUCK POINT

159.939 ACRES
452 RESIDENTIAL LOTS
8 NON-RESIDENTIAL LOTS

LOTS 1X, 2X & 1-20, BLOCK A; LOTS 1X, & 1-15, BLOCK B; LOTS 1-20, BLOCK C; LOTS 1-20, BLOCK D; LOTS 1-22, BLOCK E; LOTS 1-24, BLOCK F; LOTS 1-18, BLOCK G; LOTS 1X, 2X, 3X (CITY PARK) & 1-35, BLOCK H; LOTS 1-45, BLOCK I; LOTS 1-20, BLOCK J; LOTS 1X & 1-15, BLOCK K; LOTS 1-35, BLOCK L; LOTS 1-29, BLOCK M; LOTS 1-23, BLOCK N; LOTS 1-22, BLOCK O; LOTS 1-22, BLOCK P; LOTS 1-22, BLOCK Q; LOTS 1X, 2X (CITY PARK) & 1-37, BLOCK R; LOTS 1X (CITY PARK) & 1-8, BLOCK S;

SITUATED IN THE
FREDRICK H. POLLARD SURVEY,
ABSTRACT NO. 995
CITY OF AUBREY,
DENTON COUNTY, TEXAS

OWNER: MM AUBREY 160, LLC
CONTACT: MICHRAD MOAYEDI
1800 VALLEY VIEW LANE, STE. 300
FARMERS BRANCH, TX 75234
PHONE: (469)892-7200
EMAIL: jack@certusfunamerican.com
RPLS OF RECORD: ADAM T. JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6664
AJohnson@Barraza-Group.com

BARRAZA CONSULTING GROUP, LLC
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055
PROJECT NO. 2021003
DATE OCTOBER 2024

TECH=BAS
SCALE 1"=100'

PAGE 1 OF 6

S:\2021\2021003\Civil Plans\SUBDIV\Plat\Preliminary\DWG_(2024)\DP1.dwg, 10/15/2024 3:19 PM

This is ±370 feet of dead end roadway without a turn around.

EDIT TO CLARIFY X LOTS ARE HOA LOTS IN NOTES AND TITLE BLOCK.

LOT 3X CITY PARK IS NOT OWNED AND MAINTAINENED BY HOA. REMOVE X DESIGNATION.

LOT 1X IS FLOODPLAIN AND FLOODWAY LOT. REMOVE X DESIGNATION.

REPEAT COMMENT HAVE STREET NAMES BEEN SUBMITTED AND APPROVED?

LOT 3X IS ONLY CITY PARK LOT. THE OTHER LOTS NEED TO BE CALLED CITY LOTS. REMOVE X DESIGNATION.

LOTS THERE IS NOT AN SF-6 CATEOGREY LABEL THIS AS: "PD SF TYPE A"

RESONSE AND EMAIL DATED 10/1 FROM LW, STATE 450. ARE THESE THE 2 LOTS IN BLOCK B THAT ARE NOT X LOTS? PLEASE REVISE

5,500 PD ALLOWS 5,500 AND NOT ALL LOTS ARE A MINIMUM OF 6,000

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2. UTILITY PROVIDERS:

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7701 SOUTH STEMMONS
CORINTH, TEXAS 76210
1-800-274-4014

(B) TELEPHONE SERVICE: AT&T
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PLANO, TEXAS 75025
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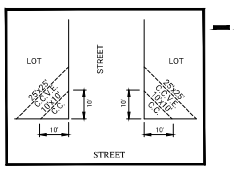
13. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
14. **SUBJECT PROPERTY LIES WITHIN ZONE X (UN-SHADED AREA), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ZONE AE (SHADED) AND ZONE AE (FLOODWAY AREAS) (ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS, NUMBER 48121C0270D, REVISION DATE APRIL 18, 2011.
15. NO CONSTRUCTION WITHOUT WRITTEN APPROVAL FROM THE CITY OF AUBREY SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT; AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.
16. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 – NORTH CENTRAL ZONE NO. 4202 - NAD 83. (ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.999849393).

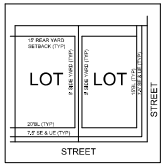
CURVE TABLE					
CURVE #	DELTA	RADIUS	CH. BEARING	CH. LENGTH	LENGTH
C1	150°50'04"	60.00	S90°35'12"W	116.13	157.95
C2	089°38'29"	50.00	S59°40'09"W	66.63	72.92
C3	006°56'31"	250.00	N00°40'02"E	28.09	28.11
C4	006°56'31"	530.00	N00°40'02"E	59.59	59.59
C5	006°26'31"	810.00	N00°40'02"E	91.02	91.07
C6	006°26'31"	1090.00	N00°40'02"E	122.49	122.55
C7	014°19'31"	250.00	N09°36'35"E	62.34	62.51
C8	012°50'08"	250.00	N19°21'14"E	55.89	56.01
C9	021°55'39"	190.00	N13°14'47"E	76.72	76.12
C10	004°57'08"	1370.00	N06°26'45"E	118.38	118.41
C11	090°00'00"	75.00	N53°53'31"E	106.07	117.81
C12	090°00'00"	50.00	N53°53'31"E	70.71	78.54
C13	038°59'18"	150.00	N19°07'52"E	88.92	89.40
C14	009°52'19"	150.00	N13°29'39"E	41.57	41.62
C15	157°07'04"	60.00	N29°52'02"W	117.62	164.53
C16	089°44'39"	50.00	N39°44'14"W	70.55	78.32
C17	157°06'38"	60.00	N80°10'58"E	117.61	164.53
C18	090°17'58"	50.00	N50°16'59"E	70.69	78.80
C19	157°07'12"	60.00	N29°57'06"W	117.62	164.54
C20	089°33'15"	50.00	N29°38'34"W	70.44	78.15
C21	026°14'43"	250.00	N67°59'19"W	113.52	114.52
C22	016°49'23"	250.00	N71°42'00"W	81.79	82.13
C23	157°06'53"	60.00	N53°53'31"E	117.61	164.53
C24	090°00'00"	50.00	N53°53'31"E	70.71	78.54
C25	157°06'53"	60.00	S36°06'41"E	117.61	164.53
C26	090°00'00"	50.00	S36°06'41"E	70.71	78.54
C27	026°14'43"	530.00	S22°00'41"W	227.04	229.64

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N18°23'28"E	8.75'
L2	N27°17'19"W	31.14'

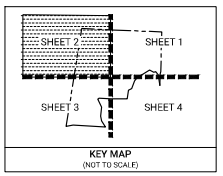


C.C. = CORNER CLIP
C.C.V.E = CORNER CLIP VISIBILITY EASEMENT

10'x10' VISIBILITY EASEMENT & CORNER CLIP EASEMENT (TYP.)
N.T.S.



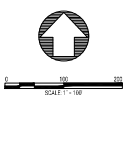
MINIMUM SETBACK EXHIBIT
(Not to Scale)



KEY MAP
(NOT TO SCALE)

AREA TABLE		
TYPE	QUANTITY	AREA (ACRES)
RESIDENTIAL	452	93.159
OPEN SPACE	8	2.917
CITY PARK	3	66.807
RIGHT-OF-WAY	N/A	25.412
TOTAL	463	159.939

LOT INFORMATION
SF-6 = 452 LOTS
LOTS RANGE IN SIZE FROM 6,000 SQ FT TO 16,166 SQ FT



LOCATION MAP
(NOT TO SCALE)

LEGEND

IRF	IRON ROD FOUND
CIRS	5/8" CAPPED IRON ROD STAMPED "BGS #7019453B" SET
CIRF	CAPPED IRON ROD FOUND
ESMT	EASEMENT
LS	LANDSCAPE EASEMENT
DCEC	DENTON COUNTY ELECTRIC COOPERATIVE, INC.
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
VE	VISIBILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
LSSDE	LANDSCAPE & DRAINAGE EASEMENT
BL	BUILDING LINE
RP	RADIUS POINT
HOA	HOME OWNERS ASSOCIATION
ROW	RIGHT-OF-WAY
VOL., PG	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
INST. NO.	INSTRUMENT NUMBER
OPRDCT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
PRDCT	PUBLIC RECORDS, DENTON COUNTY, TEXAS
A	SUBDIVISION BLOCK
<>	DENOTES STREET NAME CHANGE

LINETYPE LEGEND:

- BOUNDARY LINE
- PROP. R.O.W. LINE
- PROP. LOT LINE
- PROP. ROAD CL
- BUILDING LINE
- EASEMENT LINE
- ABSTRACT LINE

PRELIMINARY
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PRELIMINARY PLAT

DUCK POINT

159.939 ACRES
452 RESIDENTIAL LOTS
8 NON-RESIDENTIAL LOTS

LOTS 1X, 2X & 1-20, BLOCK A; LOTS 1X, & 1-15, BLOCK B; LOTS 1-20, BLOCK C; LOTS 1-20, BLOCK D; LOTS 1-22, BLOCK E; LOTS 1-24, BLOCK F; LOTS 1-18, BLOCK G; LOTS 1X, 2X, 3X (CITY PARK) & 1-35, BLOCK H; LOTS 1-45, BLOCK I; LOTS 1-20, BLOCK J; LOTS 1X & 1-15, BLOCK K; LOTS 1-35, BLOCK L; LOTS 1-29, BLOCK M; LOTS 1-23, BLOCK N; LOTS 1-22, BLOCK O; LOTS 1-22, BLOCK P; LOTS 1-22, BLOCK Q; LOTS 1X, 2X (CITY PARK) & 1-37, BLOCK R; LOTS 1X (CITY PARK) & 1-8, BLOCK S;
SITUATED IN THE
FREDRICK H. POLLARD SURVEY,
ABSTRACT NO. 995
CITY OF AUBREY,
DENTON COUNTY, TEXAS

OWNER: MM AUBREY 160, LLC
CONTACT: MEHRDAD MOAYEDI
1800 VALLEY VIEW LANE, STE. 300
FARMERS BRANCH, TX 75234
PHONE: (469)895-2300
EMAIL: jack@communionamerican.com

RPLS OF RECORD: ADAM T. JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6664
A.Johnson@Barraza-Group.com

BARRAZA CONSULTING GROUP, LLC
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055

PROJECT NO. 2021003
DATE OCTOBER 2024

TECH=BAS
SCALE 1"=100'

S:\2021\2021003\Civil Plans\SUBDIVISION\Plat\Preliminary\DWG_GDT-HOLDAT.dwg, 10/15/2024 3:19 PM —

NOTES:

1. WATER SERVICE AND SANITARY SEWER SERVICE TO BE PROVIDED BY MUSTANG SPECIAL UTILITY DISTRICT.
2. UTILITY PROVIDERS:

(A) ELECTRIC & GAS SERVICE: COSERV
7701 SOUTH STEMMONS
CORINTH, TEXAS 76210
1-800-274-4014

(B) TELEPHONE SERVICE: AT&T
2301 RIDGEVIEW DRIVE
PLANO, TEXAS 75025
(972) 569-3084

(C) WATER & SANITARY SEWER UTILITY SERVICE:
MUSTANG SPECIAL UTILITY DISTRICT
7985 FM 2931
AUBREY, TEXAS 76227
(904) 440-9561

3. SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
4. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE CITY OF AUBREY.
5. THE CITY OF AUBREY AND/OR DENTON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AUBREY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
6. ALL UTILITY EASEMENTS FOR FRANCHISE DRY UTILITIES SHOWN HEREON ARE HEREBY DEDICATED BY THIS PLAT FOR THE EXCLUSIVE USE OF THE FRANCHISE DRY UTILITIES UNLESS OTHERWISE NOTED.
7. LOTS ENDING WITH AN "X" ARE NON-RESIDENTIAL LOTS. OWNERSHIP AND MAINTENANCE OF "X" LOTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA). (LOT 1X BLOCK A, LOT 1X BLOCK B, LOTS 1X, 2X & 3X BLOCK H, LOT 1X BLOCK K, AND LOTS 1X, 2X BLOCK R).
8. FLOODPLAIN AND FLOODWAY AS DEPICTED (LOT 1X, BLOCK S) IS HEREBY DEDICATED TO THE CITY OF AUBREY.
9. MAINTENANCE OF WALL MAINTENANCE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA).
10. ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
11. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS.
12. THE CITY OF AUBREY AND/OR DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
13. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
14. **SUBJECT PROPERTY LIES WITHIN ZONE X (UNSHADED AREA), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ZONE AE (SHADED) AND ZONE AE (FLOODWAY AREAS) (ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS, NUMBER 48121C0270G, REVISION DATE APRIL 18, 2011.
15. NO CONSTRUCTION WITHOUT WRITTEN APPROVAL FROM THE CITY OF AUBREY SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.
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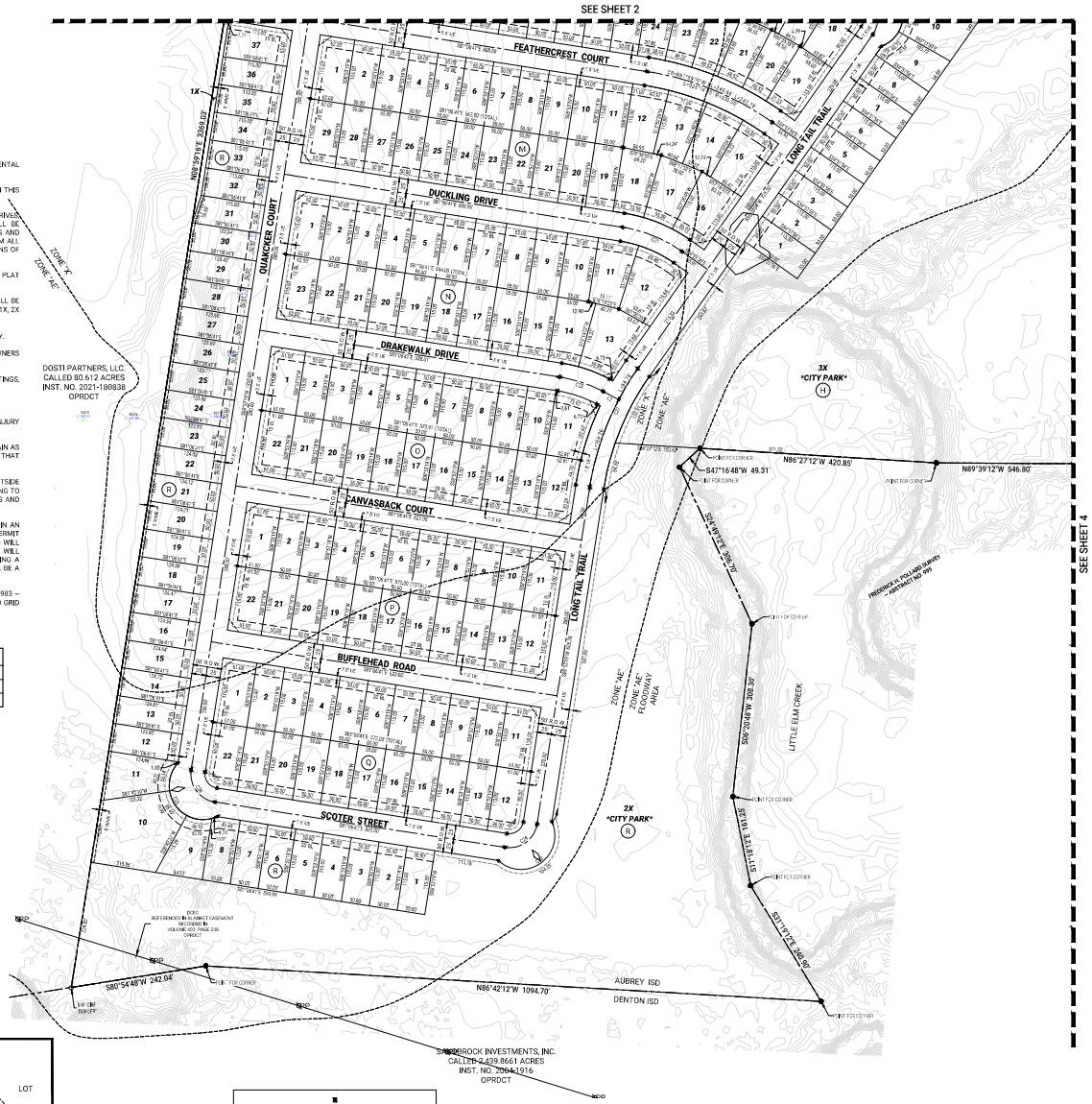

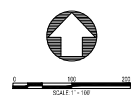

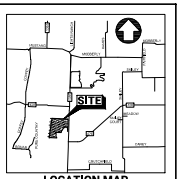

LOCATION MAP
(NOT TO SCALE)

LEGEND	
IRF	IRON ROD FOUND
CIRS	5/8" CAPPED IRON ROD STAMPED "RGS #1319453R" SET
CIRF	CAPPED IRON ROD FOUND
EASMT	EASEMENT
LS	LANDSCAPE EASEMENT
DCEC	DENTON COUNTY ELECTRIC COOPERATIVE, INC.
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
VE	VISIBILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
LSSDE	LANDSCAPE & DRAINAGE EASEMENT
BL	BUILDING LINE
RP	RADIUS POINT
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(A)	SUBDIVISION BLOCK
<>	DENOTES STREET NAME CHANGE

LINETYPE LEGEND:

- BOUNDARY LINE
- PROP. R.O.W. LINE
- PROP. LOT LINE
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- ABSTRACT LINE

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PRELIMINARY PLAT

DUCK POINT

159.939 ACRES
452 RESIDENTIAL LOTS
8 NON-RESIDENTIAL LOTS

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SITUATED IN THE
FREDRICK H. POLLARD SURVEY,
ABSTRACT NO. 995
CITY OF AUBREY,
DENTON COUNTY, TEXAS

CURVE TABLE					
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C6	009°26'31"	1093.00	N05°40'03"E	122.49'	122.55
C7	014°19'31"	250.00	N09°36'33"E	62.34'	62.51
C8	012°57'08"	250.00	N10°23'14"E	55.89'	56.01
C9	021°35'09"	210.00	N13°14'47"E	78.72'	79.17
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C27	026°14'45"	500.00	S22°59'48"W	227.04'	229.04

LINE TABLE		
LINE #	BEARING	DISTANCE
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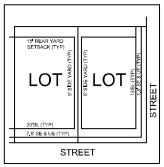

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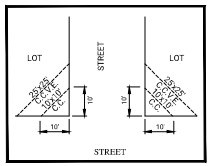
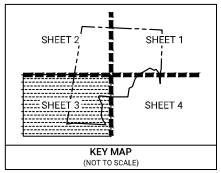


C.C. = CORNER CLIP
C.C.V.E = CORNER CLIP VISIBILITY EASEMENT

10'x10' VISIBILITY EASEMENT & CORNER CLIP EASEMENT (TYP.)
N.T.S.



KEY MAP
(NOT TO SCALE)

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OPEN SPACE	8	2.312
CITY PARK	3	65.507
RIGHT-OF-WAY	N/A	25.472
TOTAL	463	159.939

LOT INFORMATION

SF-6 = 452 LOTS

LOTS RANGE IN SIZE FROM 6,000 SQ FT TO 16,166 SQ FT

OWNER: MM AUBREY 160, LLC
CONTACT: MEHROAD MOAYEDI
1800 VALLEY VIEW LANE, STE. 300
FARMERS BRANCH, TX 75234
PHONE: (469)892-7700
EMAIL: jack@centurionamerican.com

RPLS OF RECORD: ADAM T. JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6664
AJohnson@Barraza-Group.com

BARRAZA CONSULTING GROUP, LLC
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055

PROJECT NO. 2021003
DATE OCTOBER 2024

TECH=BAS
SCALE 1"=100'

S:\2021\2021003\Civil Prelim\SURVEY\Plat\Preliminary\DWG_QST-HOOKP.dwg, 10/15/2024 3:19 PM

NOTES:

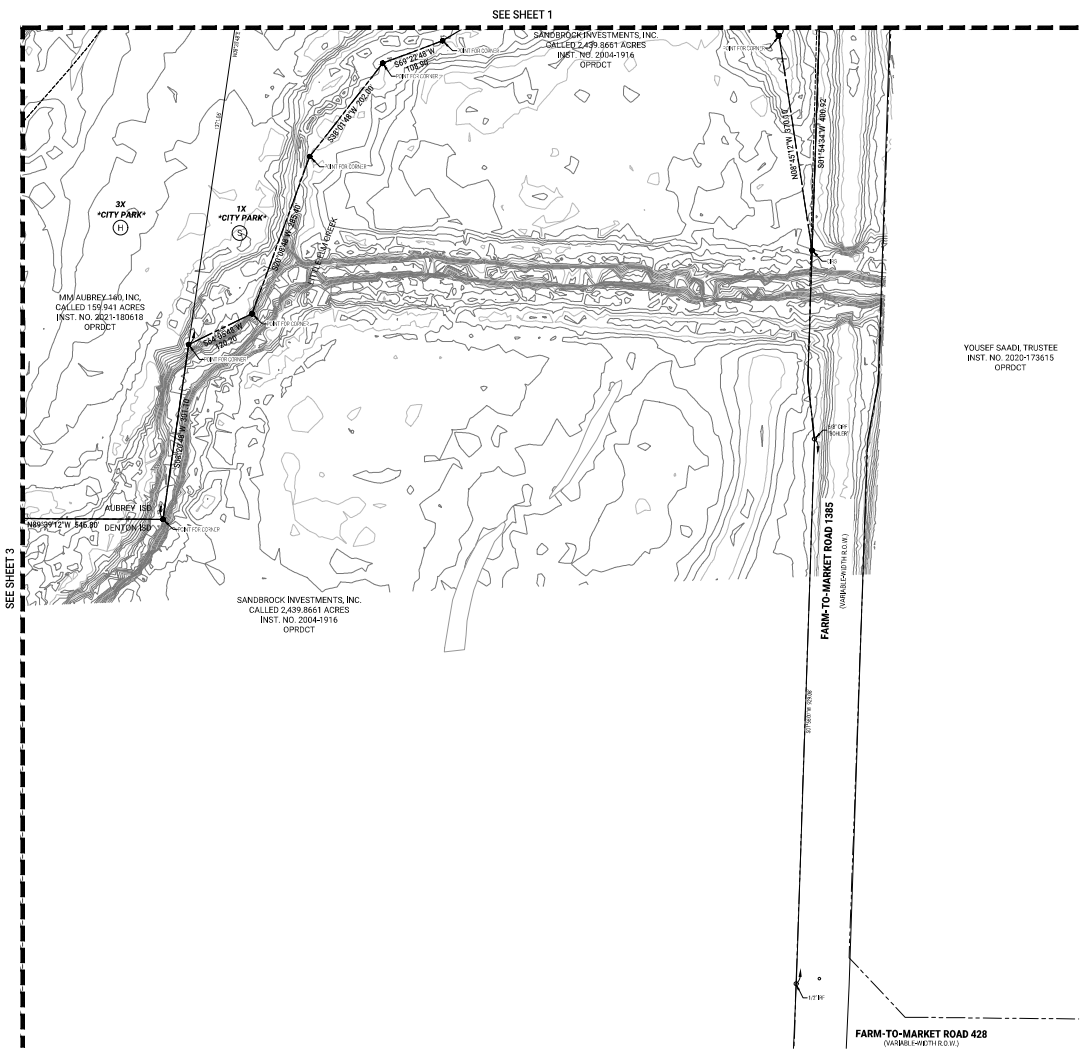
1. WATER SERVICE AND SANITARY SEWER SERVICE TO BE PROVIDED BY MUSTANG SPECIAL UTILITY DISTRICT.
2. UTILITY PROVIDERS:

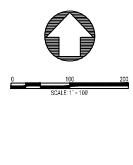
(A) ELECTRIC & GAS SERVICE: COSERV
7701 SOUTH STEMMONS
CORINTH, TEXAS 76210
1-800-274-4014

(B) TELEPHONE SERVICE: AT&T
2301 RIDGEVIEW DRIVE
PLANO, TEXAS 75025
(972) 569-3084

(C) WATER & SANITARY SEWER UTILITY SERVICE:
MUSTANG SPECIAL UTILITY DISTRICT
7985 FM 2931
AUBREY, TEXAS 76227
(904) 440-1961

3. SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
4. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE CITY OF AUBREY.
5. THE CITY OF AUBREY AND/OR DENTON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AUBREY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
6. ALL UTILITY EASEMENTS FOR FRANCHISE DRY UTILITIES SHOWN HEREON ARE HEREBY DEDICATED BY THIS PLAT FOR THE EXCLUSIVE USE OF THE FRANCHISE DRY UTILITIES UNLESS OTHERWISE NOTED.
7. LOTS ENDING WITH AN "X" ARE NON-RESIDENTIAL LOTS. OWNERSHIP AND MAINTENANCE OF "X" LOTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA). (LOT 1X BLOCK A, LOT 1X BLOCK B, LOTS 1X, 2X & 3X BLOCK H, LOT 1X BLOCK K, AND LOTS 1X, 2X BLOCK R).
8. FLOODPLAIN AND FLOODWAY AS DEPICTED (LOT 1X, BLOCK S) IS HEREBY DEDICATED TO THE CITY OF AUBREY.
9. MAINTENANCE OF WALL MAINTENANCE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA).
10. ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
11. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS.
12. THE CITY OF AUBREY AND/OR DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
13. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
14. **SUBJECT PROPERTY LIES WITHIN ZONE X (UN-SHADED AREA), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ZONE AE (SHADED) AND ZONE AE (FLOODWAY AREAS) (ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS, NUMBER 48121C0270G, REVISION DATE APRIL 18, 2011.
15. NO CONSTRUCTION WITHOUT WRITTEN APPROVAL FROM THE CITY OF AUBREY SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.
16. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 – NORTH CENTRAL ZONE NO. 4202 - NAD 83. (ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.999849393).





LOCATION MAP
(NOT TO SCALE)

LEGEND		
IRF		IRON ROD FOUND
CIRS	●	5/8" CAPPED IRON ROD STAMPED "BGS #11314538" SET
CIRF	○	CAPPED IRON ROD FOUND
ESMT		EASEMENT
LS		LANDSCAPE EASEMENT
DCEC		DENTON COUNTY ELECTRIC COOPERATIVE, INC.
UE		UTILITY EASEMENT
DE		DRAINAGE EASEMENT
VE		VISIBILITY EASEMENT
WME		WALL MAINTENANCE EASEMENT
WLE		WATER LINE EASEMENT
SSE		SANITARY SEWER EASEMENT
LSSDE		LANDSCAPE & DRAINAGE EASEMENT
BL		BUILDING LINE
RP		RADIUS POINT
HOA		HOME OWNERS ASSOCIATION
ROW		RIGHT-OF-WAY
VOL., PG.		VOLUME, PAGE
DOC. NO.		DOCUMENT NUMBER
INST. NO.		INSTRUMENT NUMBER
OPRDCT		OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
DRDCT		DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT		PLAT RECORDS, DENTON COUNTY, TEXAS
PRDCT		PUBLIC RECORDS, DENTON COUNTY, TEXAS
Ⓐ		SUBDIVISION BLOCK
◇		DENOTES STREET NAME CHANGE

LINETYPE LEGEND:

- BOUNDARY LINE
- PROP. R.O.W. LINE
- PROP. LOT LINE
- PROP. ROAD CL
- BUILDING LINE
- EASEMENT LINE
- ABSTRACT LINE

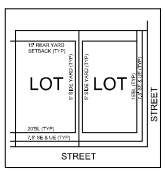
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

PRELIMINARY PLAT

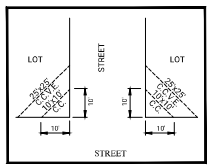
DUCK POINT

159.939 ACRES
452 RESIDENTIAL LOTS
8 NON-RESIDENTIAL LOTS

LOTS 1X, 2X & 1-20, BLOCK A; LOTS 1X, & 1-15, BLOCK B; LOTS 1-20, BLOCK C; LOTS 1-20, BLOCK D; LOTS 1-22, BLOCK E; LOTS 1-24, BLOCK F; LOTS 1-18, BLOCK G; LOTS 1X, 2X, 3X (CITY PARK) & 1-35, BLOCK H; LOTS 1-45, BLOCK I; LOTS 1-20, BLOCK J; LOTS 1X & 1-15, BLOCK K; LOTS 1-35, BLOCK L; LOTS 1-29, BLOCK M; LOTS 1-23, BLOCK N; LOTS 1-22, BLOCK O; LOTS 1-22, BLOCK P; LOTS 1-22, BLOCK Q; LOTS 1X, 2X (CITY PARK) & 1-37, BLOCK R; LOTS 1X (CITY PARK) & 1-8, BLOCK S;
SITUATED IN THE
FREDRICK H. POLLARD SURVEY,
ABSTRACT NO. 995
CITY OF AUBREY,
DENTON COUNTY, TEXAS

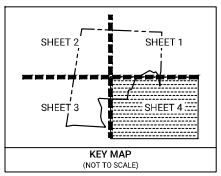


MINIMUM SETBACK EXHIBIT
(Not to Scale)



C.C. = CORNER CLIP
C.C.V.E = CORNER CLIP VISIBILITY EASEMENT

10'x10' VISIBILITY EASEMENT & CORNER CLIP EASEMENT (TYP.)
N.T.S.



KEY MAP
(NOT TO SCALE)

AREA TABLE		
TYPE	QUANTITY	AREA (ACRES)
RESIDENTIAL	452	65.103
OPEN SPACE	8	2.917
CITY PARK	3	14.937
RIGHT-OF-WAY	N/A	25.412
TOTAL	463	159.939

LOT INFORMATION

SF-6 = 452 LOTS

LOTS RANGE IN SIZE FROM 6,000 SQ FT TO 16,166 SQ FT

OWNER: MM AUBREY 160, LLC
CONTACT: MEHRDAD MOAYEDI
1800 VALLEY VIEW LANE, STE. 300
FARMERS BRANCH, TX 75234
PHONE: (469)952-7200
EMAIL: jack@centurionamerican.com

RPLS OF RECORD: ADAM T. JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6664
AJohnson@BarrazaGroup.com

BARRAZA CONSULTING GROUP, LLC
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055

PROJECT NO. 2021003
DATE OCTOBER 2024

TECH=BAS
SCALE 1"=100'

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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.

PRELIMINARY PLAT
DUCK POINT
159.939 ACRES
452 RESIDENTIAL LOTS
8 NON-RESIDENTIAL LOTS

LOTS 1X, 2X & 1-20, BLOCK A; LOTS 1X, & 1-15, BLOCK B; LOTS 1-20, BLOCK C; LOTS 1-20, BLOCK D; LOTS 1-22, BLOCK E; LOTS 1-24, BLOCK F; LOTS 1-18, BLOCK G; LOTS 1X, 2X, 3X (CITY PARK) & 1-35, BLOCK H; LOTS 1-45, BLOCK I; LOTS 1-20, BLOCK J; LOTS 1X & 1-15, BLOCK K; LOTS 1-35, BLOCK L; LOTS 1-29, BLOCK M; LOTS 1-23, BLOCK N; LOTS 1-22, BLOCK O; LOTS 1-22, BLOCK P; LOTS 1-22, BLOCK Q; LOTS 1X, 2X (CITY PARK) & 1-37, BLOCK R; LOTS 1X (CITY PARK) & 1-8, BLOCK S;
SITUATED IN THE
FREDRICK H. POLLARD SURVEY,
ABSTRACT NO. 995
CITY OF AUBREY,
DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
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EMAIL: jack@centurionamerican.com

RPLS OF RECORD: ADAM T. JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6664
AJohnson@Barraza-Group.com

TECH=BAS

Block A - Lot Areas

Lot	Area (AC)	Area (SF)
1	0.161	7,015
2	0.145	6,325
3	0.145	6,325
4	0.145	6,325
5	0.145	6,325
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.145	6,325
10	0.145	6,325
11	0.145	6,325
12	0.145	6,325
13	0.145	6,325
14	0.132	5,750
15	0.132	5,750
16	0.132	5,750
17	0.132	5,750
18	0.132	5,750
19	0.132	5,750
20	0.169	7,360

Block A - Lot Areas

Lot	Area (AC)	Area (SF)
1X	0.491	21,400
2X	0.024	1,037

Block A Total Area

Area (AC)	Area (SF)
3.340	145,487

Block B - Lot Areas

Lot	Area (AC)	Area (SF)
1	0.161	7,015
2	0.145	6,325
3	0.145	6,325
4	0.145	6,325
5	0.145	6,325
6	0.145	6,325
7	0.145	6,325
8	0.149	6,473
9	0.154	6,693
10	0.297	12,945
11	0.296	12,877
12	0.140	6,085
13	0.132	5,750
14	0.132	5,750
15	0.161	7,015
1X	0.056	2,430
2X	0.173	7,546

Block B Total Area

Area (AC)	Area (SF)
2.721	118,530

Block C - Lot Areas

Lot	Area (AC)	Area (SF)
1	0.161	7,015
2	0.132	5,750
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.132	5,750
10	0.173	7,518
11	0.180	7,849
12	0.140	6,095
13	0.140	6,095
14	0.140	6,095
15	0.140	6,095
16	0.132	5,750
17	0.132	5,750
18	0.132	5,750
19	0.132	5,750
20	0.161	7,015

Block C Total Area

Area (AC)	Area (SF)
2.819	122,778

Block D - Lot Areas

Lot	Area (AC)	Area (SF)
1	0.161	7,015
2	0.145	6,325
3	0.145	6,325
4	0.145	6,325
5	0.145	6,325
6	0.145	6,325
7	0.145	6,325
8	0.132	5,750
9	0.138	6,000
10	0.175	7,623
11	0.184	7,994
12	0.151	6,570
13	0.145	6,325
14	0.145	6,325
15	0.145	6,325
16	0.145	6,325
17	0.145	6,325
18	0.145	6,325
19	0.145	6,325
20	0.161	7,015

Block D Total Area

Area (AC)	Area (SF)
2.989	130,192

Block E - Lot Areas

Lot	Area (AC)	Area (SF)
1	0.168	7,338
2	0.136	5,922
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.145	6,325
9	0.145	6,325
10	0.142	6,184
11	0.165	7,185
12	0.173	7,531
13	0.143	6,246
14	0.145	6,326
15	0.145	6,325
16	0.145	6,325
17	0.145	6,325
18	0.132	5,750
19	0.132	5,750
20	0.132	5,750

Block E - Lot Areas

Lot	Area (AC)	Area (SF)
21	0.144	6,271
22	0.180	7,858

Block E Total Area

Area (AC)	Area (SF)
3.179	138,488

Block F - Lot Areas

Lot	Area (AC)	Area (SF)
1	0.207	9,009
2	0.181	7,900
3	0.223	9,726
4	0.168	7,324
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.132	5,750
10	0.132	5,750
11	0.134	5,818
12	0.148	6,441
13	0.185	8,078
14	0.164	7,136
15	0.140	6,113
16	0.137	5,981
17	0.132	5,750
18	0.132	5,750
19	0.132	5,750
20	0.132	5,750

Block F - Lot Areas

Lot	Area (AC)	Area (SF)
21	0.132	5,750
22	0.132	5,750
23	0.132	5,750
24	0.174	7,591

Block F Total Area

Area (AC)	Area (SF)
3.578	155,868

Block G - Lot Areas

Lot	Area (AC)	Area (SF)
1	0.158	6,900
2	0.132	5,750
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,759
7	0.139	6,036
8	0.139	6,042
9	0.161	6,998
10	0.167	7,293
11	0.140	6,081
12	0.152	6,632
13	0.146	6,360
14	0.132	5,750
15	0.132	5,750
16	0.132	5,750
17	0.132	5,750
18	0.155	6,766

Block G Total Area

Area (AC)	Area (SF)
2.545	110,866

Block H - Lot Areas

Lot	Area (AC)	Area (SF)
1	0.145	6,325
2	0.132	5,750
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.156	6,795
10	0.255	11,095
11	0.258	11,224
12	0.141	6,139
13	0.141	6,131
14	0.141	6,131
15	0.141	6,131
16	0.141	6,131
17	0.141	6,131
18	0.141	6,131
19	0.167	7,285
20	0.167	7,265

Block H - Lot Areas

Lot	Area (AC)	Area (SF)
21	0.140	6,113
22	0.140	6,112
23	0.140	6,112
24	0.140	6,112
25	0.140	6,112
26	0.140	6,113
27	0.140	6,114
28	0.148	6,458
29	0.260	11,323
30	0.251	10,931
31	0.139	6,057
32	0.145	6,325
33	0.145	6,325
34	0.144	6,281
35	0.136	5,920
1X	0.097	4,211
2X	1.888	82,230
3X	22.830	994,468

Block H Total Area

Area (AC)	Area (SF)
30.224	1,316,567

Block I - Lot Areas

Lot	Area (AC)	Area (SF)
1	0.164	7,130
2	0.139	6,038
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.132	5,750
10	0.132	5,750
11	0.132	5,750
12	0.136	5,926
13	0.138	6,030
14	0.138	6,030
15	0.138	6,029
16	0.138	6,029
17	0.138	6,029
18	0.138	6,029
19	0.138	6,029
20	0.138	6,029

Block I - Lot Areas

Lot	Area (AC)	Area (SF)
21	0.138	6,030
22	0.138	6,030
23	0.167	7,277
24	0.159	6,917
25	0.139	6,072
26	0.139	6,036
27	0.139	6,036
28	0.139	6,036
29	0.139	6,036
30	0.139	6,036
31	0.139	6,036
32	0.139	6,036
33	0.139	6,036
34	0.136	5,929
35	0.132	5,750
36	0.132	5,750
37	0.132	5,750
38	0.132	5,750
39	0.132	5,750
40	0.132	5,750

Block I - Lot Areas

Lot	Area (AC)	Area (SF)
41	0.132	5,750
42	0.132	5,750
43	0.132	5,750
44	0.139	6,038
45	0.164	7,130

Block I Total Area

Area (AC)	Area (SF)
6.211	270,537

Block J - Lot Areas

Lot	Area (AC)	Area (SF)
1	0.164	7,130
2	0.132	5,750
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.132	5,750
10	0.162	7,057
11	0.162	7,057
12	0.132	5,750
13	0.132	5,750
14	0.132	5,750
15	0.132	5,750
16	0.132	5,750
17	0.132	5,750
18	0.132	5,750
19	0.132	5,750
20	0.164	7,130

Block J Total Area

Area (AC)	Area (SF)
2.763	120,374

Block K - Lot Areas

Lot	Area (AC)	Area (SF)
1	0.172	7,475
2	0.145	6,325
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.132	5,750
10	0.132	5,750
11	0.132	5,750
12	0.132	5,750
13	0.132	5,750
14	0.145	6,325
15	0.172	7,475
1X	0.126	5,481

Block K Total Area

Area (AC)	Area (SF)
2.211	96,331

Block L - Lot Areas

Lot	Area (AC)	Area (SF)
1	0.164	7,130
2	0.132	5,750
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.132	5,750
10	0.132	5,750
11	0.132	5,750
12	0.139	6,051
13	0.141	6,141
14	0.141	6,139
15	0.141	6,139
16	0.141	6,140
17	0.141	6,142
18	0.173	7,553
19	0.172	7,495
20	0.141	6,132

Block L - Lot Areas

Lot	Area (AC)	Area (SF)
21	0.141	6,132
22	0.141	6,132
23	0.141	6,132
24	0.140	6,081
25	0.132	5,750
26	0.132	5,750
27	0.132	5,750
28	0.132	5,750
29	0.132	5,750
30	0.132	5,750
31	0.132	5,750
32	0.132	5,750
33	0.132	5,750
34	0.132	5,750
35	0.164	7,130

Block L Total Area

Area (AC)	Area (SF)
4.859	211,670

Block M - Lot Areas

Lot	Area (AC)	Area (SF)
1	0.164	7,130
2	0.132	5,750
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.132	5,750
10	0.132	5,750
11	0.132	5,750
12	0.160	6,952
13	0.169	7,346
14	0.168	7,302
15	0.188	8,193
16	0.197	8,601
17	0.174	7,559
18	0.163	7,092
19	0.132	5,750
20	0.132	5,750

Block M - Lot Areas

Lot	Area (AC)	Area (SF)
21	0.132	5,750
22	0.132	5,750
23	0.132	5,750
24	0.132	5,750
25	0.132	5,750
26	0.132	5,750
27	0.132	5,750
28	0.132	5,750
29	0.164	7,130

Block M Total Area

Area (AC)	Area (SF)
4.185	182,305

Block N - Lot Areas

Lot	Area (AC)	Area (SF)
1	0.164	7,130
2	0.132	5,750
3	0.132	5,750
4	0.137	5,980
5	0.145	6,325
6	0.145	6,325
7	0.145	6,325
8	0.145	6,325
9	0.145	6,325
10	0.145	6,325
11	0.172	7,489
12	0.224	9,773
13	0.230	10,031
14	0.163	7,092
15	0.145	6,325
16	0.145	6,325
17	0.145	6,325
18	0.145	6,325
19	0.145	6,325
20	0.137	5,980

Block N - Lot Areas

Lot	Area (AC)	Area (SF)
21	0.132	5,750
22	0.132	5,750
23	0.164	7,130

Block N Total Area

Area (AC)	Area (SF)
3.517	153,180

Block O - Lot Areas

Lot	Area (AC)	Area (SF)
1	0.161	7,015
2	0.132	5,750
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.132	5,750
10	0.132	5,750
11	0.181	7,897
12	0.162	7,043
13	0.132	5,750
14	0.132	5,750
15	0.132	5,750
16	0.132	5,750
17	0.132	5,750
18	0.132	5,750
19	0.132	5,750
20	0.132	5,750

Block O - Lot Areas

Lot	Area (AC)	Area (SF)
21	0.132	5,750
22	0.161	7,015

Block O Total Area

Area (AC)	Area (SF)
3.041	132,471

Block P - Lot Areas

Lot	Area (AC)	Area (SF)
1	0.161	7,015
2	0.132	5,750
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.132	5,750
10	0.132	5,750
11	0.161	7,015
12	0.161	7,015
13	0.132	5,750
14	0.132	5,750
15	0.132	5,750
16	0.132	5,750
17	0.132	5,750
18	0.132	5,750
19	0.132	5,750
20	0.132	5,750

Block P - Lot Areas

Lot	Area (AC)	Area (SF)
21	0.132	5,750
22	0.161	7,015

Block P Total Area

Area (AC)	Area (SF)
3.020	131,560

Block Q - Lot Areas

Lot	Area (AC)	Area (SF)
1	0.161	7,015
2	0.132	5,750
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,750
9	0.132	5,750
10	0.132	5,750
11	0.161	7,015
12	0.158	6,881
13	0.132	5,750
14	0.132	5,750
15	0.132	5,750
16	0.132	5,750
17	0.132	5,750
18	0.132	5,750
19	0.132	5,750
20	0.132	5,750

Block Q - Lot Areas

Lot	Area (AC)	Area (SF)
21	0.132	5,750
22	0.158	6,881

Block Q Total Area

Area (AC)	Area (SF)
3.014	131,292

Block R - Lot Areas

Lot	Area (AC)	Area (SF)
1	0.132	5,751
2	0.132	5,750
3	0.132	5,750
4	0.132	5,750
5	0.132	5,750
6	0.132	5,750
7	0.132	5,750
8	0.132	5,729
9	0.159	6,915
10	0.404	17,594
11	0.192	8,351
12	0.143	6,247
13	0.143	6,243
14	0.143	6,238
15	0.143	6,234
16	0.143	6,230
17	0.143	6,225
18	0.143	6,221
19	0.143	6,217
20	0.143	6,212

Block R - Lot Areas

Lot	Area (AC)	Area (SF)
21	0.143	6,208
22	0.142	6,204
23	0.142	6,199
24	0.142	6,195
25	0.142	6,191
26	0.142	6,186
27	0.142	6,182
28	0.142	6,178
29	0.142	6,173
30	0.142	6,169
31	0.137	5,959
32	0.132	5,750
33	0.132	5,750
34	0.132	5,750
35	0.132	5,750
36	0.132	5,750
37	0.172	7,475
1X	0.062	2,720
2X	9.932	432,656

Block R Total Area

Area (AC)	Area (SF)
15.481	674,354

Block S - Lot Areas

Lot	Area (AC)	Area (SF)
1	0.133	5,802
2	0.133	5,800
3	0.133	5,800
4	0.133	5,800
5	0.133	5,800
6	0.133	5,800
7	0.140	6,112
8	0.150	6,527
1X	33.733	1,469,430

Block S Total Area

Area (AC)	Area (SF)
34.830	1,517,179

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OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, MM Aubrey 160, LLC, is the owner of that certain tract of land situated in Denton County, Texas, being a part of the Frederick H. Pollard Survey, Abstract No. 995, being all of a called 159.941 acre tract of land described in a Deed to MM Aubrey 160 LLC., as recorded in Document No. 2021-180618, Official Public Records, Denton County, Texas (OPRDCT) and being more particularly described as follows:

BEGINNING at the northeast corner of said 159.939 acre tract and the southeast corner of a called 394.474 acre tract of land described in deed to A1719, LLC, recorded in Instrument No. 2020-28892 OPRDCT, also being located in the west right-of-way line of Farm-To-Market road No. 1385

THENCE along the east line of said 159.939 acre tract and the west line of Farm-To-Market Road No. 1385 (a variable width right-of-way), the following courses:

South 01 degrees 32 minutes 48 seconds West, a distance of 1,347.00 feet to a 5/8 inch iron rod found for corner;

South 12 degrees 36 minutes 53 seconds West, a distance of 79.08 feet to 5/8-inch iron rods with plastic cap stamped "BCG 10194538" set for corner;

South 01 degrees 54 minutes 34 seconds West, a distance of 400.92 feet to 5/8-inch iron rods with plastic cap stamped "BCG 10194538" set for the southeast corner of said 159.939 acre tract and the northeast corner of a called 2,439.8661 acre tract of land described in deed to Sandbrock Investments, Inc., as recorded in Document No. 2004-1916, OPRDCT;

THENCE along the south line of said 159.939 acre tract and the north line of said 2,439.8661 acre tract of land and meandering in or near the centerline of said Little Elm Creek, the following courses:

North 08 degrees 45 minutes 12 seconds West, a distance of 370.10 feet to a point for corner;
North 37 degrees 31 minutes 12 seconds West, a distance of 137.20 feet to a point for corner;
South 68 degrees 51 minutes 48 seconds West, a distance of 73.30 feet to a point for corner;
North 62 degrees 27 minutes 12 seconds West, a distance of 161.60 feet to a point for corner;
South 59 degrees 14 minutes 48 seconds West, a distance of 323.90 feet to a point for corner;
South 69 degrees 22 minutes 48 seconds West, a distance of 108.90 feet to a point for corner;
South 38 degrees 01 minutes 48 seconds West, a distance of 202.00 feet to a point for corner;
South 20 degrees 08 minutes 48 seconds West, a distance of 285.40 feet to a point for corner;
South 64 degrees 05 minutes 48 seconds West, a distance of 120.20 feet to a point for corner;
South 08 degrees 20 minutes 48 seconds West, a distance of 301.10 feet to a point for corner;
North 89 degrees 39 minutes 12 seconds West, a distance of 546.80 feet to a point for corner;
North 86 degrees 27 minutes 12 seconds West, a distance of 420.85 feet to a point for corner;
South 47 degrees 16 minutes 48 seconds West, a distance of 49.31 feet to a point for corner;
South 24 degrees 49 minutes 12 seconds East, a distance of 306.70 feet to a point for corner;
South 06 degrees 20 minutes 48 seconds West, a distance of 308.30 feet to a point for corner;
South 11 degrees 18 minutes 12 seconds East, a distance of 161.25 feet to a point for corner;
South 31 degrees 19 minutes 12 seconds East, a distance of 240.90 feet to a point for corner;
North 86 degrees 42 minutes 12 seconds West, a distance of 1,094.70 feet to a point for corner;

South 80 degrees 54 minutes 48 seconds West, a distance of 242.04 feet to a 5/8 inch iron with plastic cap stamped "BOHLER" found for corner, said point being the southeast corner of a called 80.612 acre tract described in deed to Dosti Partners, LLC, recorded in Instrument No. 2021-180838 OPRDCT and being the southwest corner of said 159.939 acre tract;

THENCE North 08 degrees 59 minutes 13 seconds East, with the common line of said 80.612 acre tract and 159.939 acre tract, a distance of 3369.03 feet to a 5/8 inch iron with plastic cap stamped "BOHLER" found for corner, said point being the northwest corner of said 159.939 acre tract

THENCE South 87 degrees 33 minutes 12 seconds East, a distance of 2,733.00 feet along the north line of said 159.939 acre tract of land and the south line of said 394.474 acre tract to the **POINT OF BEGINNING** and containing 159.939 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, MM Aubrey 160, LLC, acting herein by and through its duly authorized officers, do hereby adopt this plat designating the hereinabove described property as **DUCK POINT**, an addition to Denton County, Texas, and do hereby dedicate to the City of Aubrey, in fee simple, the streets and public use areas shown hereon, and do hereby dedicate the easements shown hereon for the purposes indicated to the exclusive use forever of the City of Aubrey, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements on said plat. At the discretion of the City of Aubrey and subject to it's written approval, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the City of Aubrey use thereof. Any public utility given the right by the City of Aubrey to use said easements shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements. Any public utility shall at all times have the right of ingress and egress to and from and upon any said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone. I do hereby bind myself, my successors and assigns to forever warrant and defend all and singular the above described streets, easements and rights unto the City of Aubrey against every person whomsoever comes lawfully claiming or to claim the same or any part thereof. This property is located within the The City of Aubrey Extra-Territorial Jurisdiction. This plat approval is subject to all the platting ordinances, rules and regulations of City of Aubrey, Denton County, Texas.

WITNESS MY HAND THIS ___ DAY OF __________ 2024.

MM Aubrey 160, LLC,
a Texas limited liability company

By: MMM Ventures, LLC,
a Texas limited liability company
Its Manager

By: 2M Ventures, LLC,
a Delaware limited liability company
Its Manager

By: ________________
Name: Mehrdad Moayedi
Its: Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MEHRDAD MOAYEDI, 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 ___ DAY OF __________ 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES:____________

OWNERS CERTIFICATE NOT REQUIRED ON PRELIINARY PLAT.
https://ecode360.com/40430673

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, ADAM T. JOHNSON, a registered professional land surveyor, do hereby certify that this plat was prepared and the field notes made a part hereof from an actual and accurate survey of the land and that the corner monuments shown hereon were found or properly placed under my personal supervision in accordance with Collin County, Texas subdivision regulations.

DATED THIS THE _____ DAY OF ________________, 2024.

P R E L I M I N A R Y
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

ADAM T. JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6664

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for The State of Texas, on this day personally appeared ADAM T. JOHNSON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF ___________ 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: ____________

APPROVED AND ACCEPTED:

MAYOR
CITY OF AUBREY, TEXAS

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF AUBREY, TEXAS HEREBY CERTIFIES THAT THE FOREGOING PRELIMINARY PLAT OF DUCK POINT, AN ADDITION TO DENTON COUNTY, TEXAS, IS HEREBY APPROVED BY THE CITY OF AUBREY THIS __ DAY OF ______, 2024, AND THE CITY OF AUBREY DOES HEREBY ACCEPT SAID PRELIMINARY PLAT, AND THAT THE CITY OF AUBREY FURTHER AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING THEIR NAME AS HEREIN ABOVE SUBSCRIBED.

ATTEST THIS __ DAY OF ______, 2024.

CITY SECRETARY
CITY OF AUBREY, TEXAS

PRELIMINARY

CERTIFICATE OF PRELIMINARY PLAT APPROVED

This Final Plat was reviewed and approved by the City Council of the City of Aubrey, Texas the

_____ day of __________ 2024.

Chris Rich, Mayor
City of Aubrey, Texas

DISTRICT APPROVAL

THE LAKES FRESH WATER SUPPLY DISTRICT:

CHAIRPERSON DATE

P R E L I M I N A R Y
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

PRELIMINARY PLAT
DUCK POINT
159.939 ACRES
452 RESIDENTIAL LOTS
8 NON-RESIDENTIAL LOTS
LOTS 1X, 2X & 1-20, BLOCK A; LOTS 1X, & 1-15, BLOCK B; LOTS 1-20, BLOCK C; LOTS 1-20, BLOCK D; LOTS 1-22, BLOCK E; LOTS 1-24, BLOCK F; LOTS 1-18, BLOCK G; LOTS 1X, 2X, 3X (CITY PARK) & 1-35, BLOCK H; LOTS 1-45, BLOCK I; LOTS 1-20, BLOCK J; LOTS 1X & 1-15, BLOCK K; LOTS 1-35, BLOCK L; LOTS 1-29, BLOCK M; LOTS 1-23, BLOCK N; LOTS 1-22, BLOCK O; LOTS 1-22, BLOCK P; LOTS 1-22, BLOCK Q; LOTS 1X, 2X (CITY PARK) & 1-37, BLOCK R; LOTS 1X (CITY PARK) & 1-8, BLOCK S;
SITUATED IN THE
FREDRICK H. POLLARD SURVEY,
ABSTRACT NO. 995
CITY OF AUBREY,
DENTON COUNTY, TEXAS

OWNER: MM AUBREY 160, LLC
CONTACT: MEHRDAD MOAYEDI
1800 VALLEY VIEW LANE, STE. 300
FARMERS BRANCH, TX 75234
PHONE: (469)892-7200
EMAIL: jack@centurionamerican.com
RPLS OF RECORD: ADAM T. JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6664
AJohnson@Barraza-Group.com

BARRAZA CONSULTING GROUP, LLC
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055
PROJECT NO. 2021003
DATE OCTOBER 2024

TECH=BAS

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CITY OF AUBREY

ORDINANCE NUMBER 862-24

AN ORDINANCE OF THE CITY OF AUBREY, TEXAS, AMENDING EXHIBIT 14A, "ZONING ORDINANCE," IN CHAPTER 14, "ZONING" OF THE CODE OF ORDINANCES OF THE CITY OF AUBREY, TEXAS, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY TO CHANGE THE ZONING FROM UNZONED TO PLANNED DEVELOPMENT DISTRICT WITH A BASE ZONING DISTRICT OF SF-75 - SINGLE FAMILY RESIDENTIAL USES ("PD-862-24") AS THE ZONING CLASSIFICATION FOR APPROXIMATELY 159.941 ACRES OF LAND, GENERALLY LOCATED WEST OF FM 1385 AND SOUTH OF FM 428, BEING SITUATED IN THE FREDERICK H. POLLARD SURVEY, ABSTRACT NO. 995, CITY OF AUBREY, DENTON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AND DEPICTED IN EXHIBIT "A"; PROVIDING DEVELOPMENT REQUIREMENTS, ATTACHED HERETO AS EXHIBIT "B"; PROVIDING A CONCEPT PLAN, OPEN SPACE PLAN, AND A SCREENING PLAN ATTACHED HERETO AS EXHIBIT "C"; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENT; PROVIDING FOR AMENDING OFFICIAL ZONING MAP; PROVIDING FOR A MAXIMUM PENALTY OF TWO THOUSAND DOLLARS ($2,000.00), FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY OR PART OF A DAY DURING ON OR WHICH A VIOLATION OCCURS OR CONTINUES; PROVIDING A CUMULATIVE REPEALER/SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City of Aubrey, Texas (hereinafter referred to as "City") is a Home Rule Municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the City Council of the City (the "City Council"), is authorized and empowered by law, in accordance with Chapter 211 of the Texas Local Government Code, to adopt zoning regulations governing the use of land within the City; and

WHEREAS, the City Council adopted Exhibit 14A in Chapter 14 of its Code of Ordinances, the same being the Comprehensive Zoning Ordinance of the City, which governs the use and development of land in the City (the "Zoning Ordinance"); and

WHEREAS, the property owners own a 159.941-acre tract of land, generally located west of FM 1385 and south of FM 428, and situated in the Frederick H. Pollard Survey, Abstract No. 995, legally described and depicted in **Exhibit A**, attached hereto and incorporated herein (the "Property"); and

WHEREAS, approximately 159.941 acres of the Property was recently annexed into the City boundaries and is currently unzoned; and

WHEREAS, the City received a request from the property owner to change the zoning the Property to Planned Development District with single family residential and commercial uses ("PD-862-24"); and

WHEREAS, the Development Regulations as set forth in **Exhibit B** and the "Concept Plan, Open Space Plan and Screening Plan", as set forth in **Exhibit C,** each of which are attached hereto and incorporated herein, define the land uses and establish the required standards for the development of the Property; and

WHEREAS, after public notices were given in compliance with Texas law and public hearings were conducted, and after considering the information submitted at those public hearings and all other relevant information and materials, the Planning and Zoning Commission of the City (the "Planning and Zoning Commission") has recommended to the City Council to approve establishing the zoning classification on the Property and to amend the official zoning map of the City (the "Zoning Map") to reflect the Planned Development District; and

WHEREAS, after complying with all legal notices, requirements, and conditions, a public hearing was held before the City Council at which it considered comments from the public, the recommendation of the Planning and Zoning Commission and, among other things, the character of the land and its suitability for particular uses, and compatibility with surrounding uses, with a view of encouraging the most appropriate use of land in the City, and the City Council does hereby find that the requested zoning accomplishes such objectives; and

WHEREAS, the Zoning Ordinance incorporates design standards and building materials standards that are differentially applicable to residential structures and non-residential buildings; and

WHEREAS, such standards substantially further the preservation of property values and the promotion of economic development within the City; and

WHEREAS, such standards also establish the character of community development and embody architecturally and, in some contexts, culturally significant features of continuing duration; and

WHEREAS, the Zoning Ordinance also provides for planned development districts, which enable departures from traditional zoning district standards in recognition of the unique character of a development project; and

WHEREAS, the City's policy in creating a planned development district is to incorporate and enhance to the fullest extent feasible the design and building materials standards that are integral to the City's zoning regulations in all planned development districts; and

WHEREAS, the City Council finds and determines that the incorporation of such standards lends long-term viability to the planned development project; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS:

SECTION 1. INCORPORATION OF PREMISES. It is hereby officially determined that the findings and recitations contained above in the preamble of this Ordinance are true and correct and are incorporated herein by reference.

SECTION 2. ZONING AMENDMENT. The Zoning Ordinance of the City is amended to change the zoning of the Property from unzoned to Planned Development District with SF75 - Single Family Residential District ("PD-862-24") as the zoning classification, subject to the following regulations, which exhibits are incorporated as if fully set forth herein, and all applicable City ordinances and regulations governing, except as may be modified by this Ordinance:

Exhibit B: Development Regulations

Exhibit C: Concept Plan, Open Space Plan, and Screening Plan

SECTION 3. ZONING MAP. The official zoning map of the City shall be amended to reflect the change in zoning for the Property as described herein.

SECTION 4. COMPLIANCE REQUIRED. The Property shall be used and developed only in the manner and for the purposes provided for in this Ordinance and the Zoning Ordinance of the City, as amended.

SECTION 5. PENALTY. Any person who violates of any provision this Ordinance, upon conviction, shall be deemed guilty of a misdemeanor and shall be fined a sum not to exceed two thousand dollars ($2,000.00) for each offense, and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

SECTION 6. CUMULATIVE REPEALER/SAVINGS. This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim, or lawsuit, which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 7. SEVERABILITY. If any section, subsection, clause, phrase or provision of this Ordinance, or any application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or any application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION 8. PUBLICATION OF THE CAPTION HEREOF AND EFFECTIVE DATE. This Ordinance shall be in full force and effective from and after its passage and upon the posting and/or publication, if required by law, of its caption and the City Secretary is hereby directed to implement such posting and/or publication.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS ON THIS 25TH DAY OF JULY, 2024.

APPROVED:

Chris Rich, Mayor

ATTEST:

Jenny Hicks, City Secretary

CITY OF AUBREY OFFICIAL SEAL AUBREY, TEXAS

APPROVED AS TO FORM:

Patricia A. Adams
City Attorney

EXHIBIT A
PROPERTY LEGAL DESCRIPTION

BEING a tract of land situated in Denton County, Texas, being a part of the Frederick H. Pollard Survey, Abstract No. 995, being part of a called 240.59 acre tract of land described in a Special Warranty Deed (SWD) to Pickens Lake LLC., as recorded in Document No. 2016-78692, Official Public Records, Denton County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

COMMENCING at a one-half inch iron rod with yellow plastic cap found in the east line of a called 2,439.8661 acre tract of land described in a SWD to Sandbrock Investments, INC., as recorded in Document No. 2004-1916, O.P.R.D.C.T., said capped iron rod being in the west line of Farm to Market (F.M.) 1385 (a variable width right-of-way);

THENCE North 06 degrees 25 minutes 21 seconds West, a distance of 100.79 feet along the east line of said 2,439.8661 acre tract of land and the west line of F.M. 1385 to a point for corner;

THENCE North 01 degrees 54 minutes 45 seconds East, a distance of 221.30 feet to one-half inch iron rod with yellow plastic cap stamped "Bohler Eng." (herein after called capped iron rod) set for the POINT OF BEGINNING, from which a one-half inch iron rod found bears North 71 degrees 24 minutes 28 seconds East a distance of 17.72 feet;

THENCE along the south line of said 240.59 acre tract of land, the north line of said 2,439.8661 acre tract of land and meandering in or near the centerline of said Little Elm Creek, the following courses and distances:

North 08 degrees 45 minutes 15 seconds West, a distance of 370.10 feet to a point for corner;

North 37 degrees 31 minutes 15 seconds West, a distance of 137.20 feet to a point for corner;

South 68 degrees 51 minutes 45 seconds West, a distance of 73.30 feet to a point for corner;

North 62 degrees 27 minutes 15 seconds West, a distance of 161.60 feet to a point for corner;

South 59 degrees 14 minutes 45 seconds West, a distance of 323.90 feet to a point for corner;

South 69 degrees 22 minutes 45 seconds West, a distance of 108.90 feet to a point for corner;

South 38 degrees 01 minutes 45 seconds West, a distance of 202.00 feet to a point for corner;

South 20 degrees 08 minutes 45 seconds West, a distance of 285.40 feet to a point for corner;

South 64 degrees 05 minutes 45 seconds West, a distance of 120.20 feet to a point for corner;

South 08 degrees 20 minutes 45 seconds West, a distance of 301.10 feet to a point for corner;

North 89 degrees 39 minutes 15 seconds West, a distance of 546.80 feet to a point for corner;

North 86 degrees 27 minutes 15 seconds West, a distance of 420.85 feet to a point for corner;

South 47 degrees 16 minutes 45 seconds West, a distance of 49.31 feet to a point for corner;

South 24 degrees 49 minutes 15 seconds East, a distance of 306.70 feet to a point for corner;

South 06 degrees 20 minutes 45 seconds West, a distance of 308.30 feet to a point for corner;

South 11 degrees 18 minutes 15 seconds East, a distance of 161.25 feet to a point for corner;

South 31 degrees 19 minutes 15 seconds East, a distance of 240.90 feet to a point for corner;

North 86 degrees 42 minutes 15 seconds West, a distance of 1,094.70 feet to a point for corner;

South 80 degrees 54 minutes 45 seconds West, a distance of 242.04 feet to a point for corner;

THENCE North 08 degrees 59 minutes 13 seconds East, a distance of 3,369.03 feet to a capped iron rod set in the north line of said 240.59 acre tract of land, said iron rod being in the south line of a called 394.474 acre tract of land described as Tract 2 in a SWD to A1719, LLC, as recorded in Document No. 2020-28892, O.P.R.D.C.T., from which a one-half inch iron rod found at the northwest corner of said 240.59 acre tract of land bears North 87 degrees 33 minutes 15 seconds West, a distance of 1,166.20 feet;

THENCE South 87 degrees 33 minutes 15 seconds East, a distance of 2,733.00 feet along the north line of said 240.59 acre tract of land and the south line of said 394.474 acre tract of land to a capped iron rod set at the northeast corner of said 240.59 acre tract of land, said iron rod being the southeast corner of said 394.474 acre tract of land and said iron rod being in the west line of F.M. 1385;

THENCE along the east line of said 240.59 acre tract of land and the west line of F.M. 1385, the following courses and distances:

South 01 degrees 32 minutes 45 seconds West, a distance of 1,347.00 feet to a capped iron rod set for corner:

South 12 degrees 36 minutes 50 seconds West, a distance of 79.08 feet to a capped iron rod set for corner;

South 01 degrees 54 minutes 45 seconds West, a distance of 401.00 feet to the **POINT OF BEGINNING** and containing 6,967,038 square feet or 159.941 acres tract of land.

EXHIBIT A
PROPERTY DEPICTION

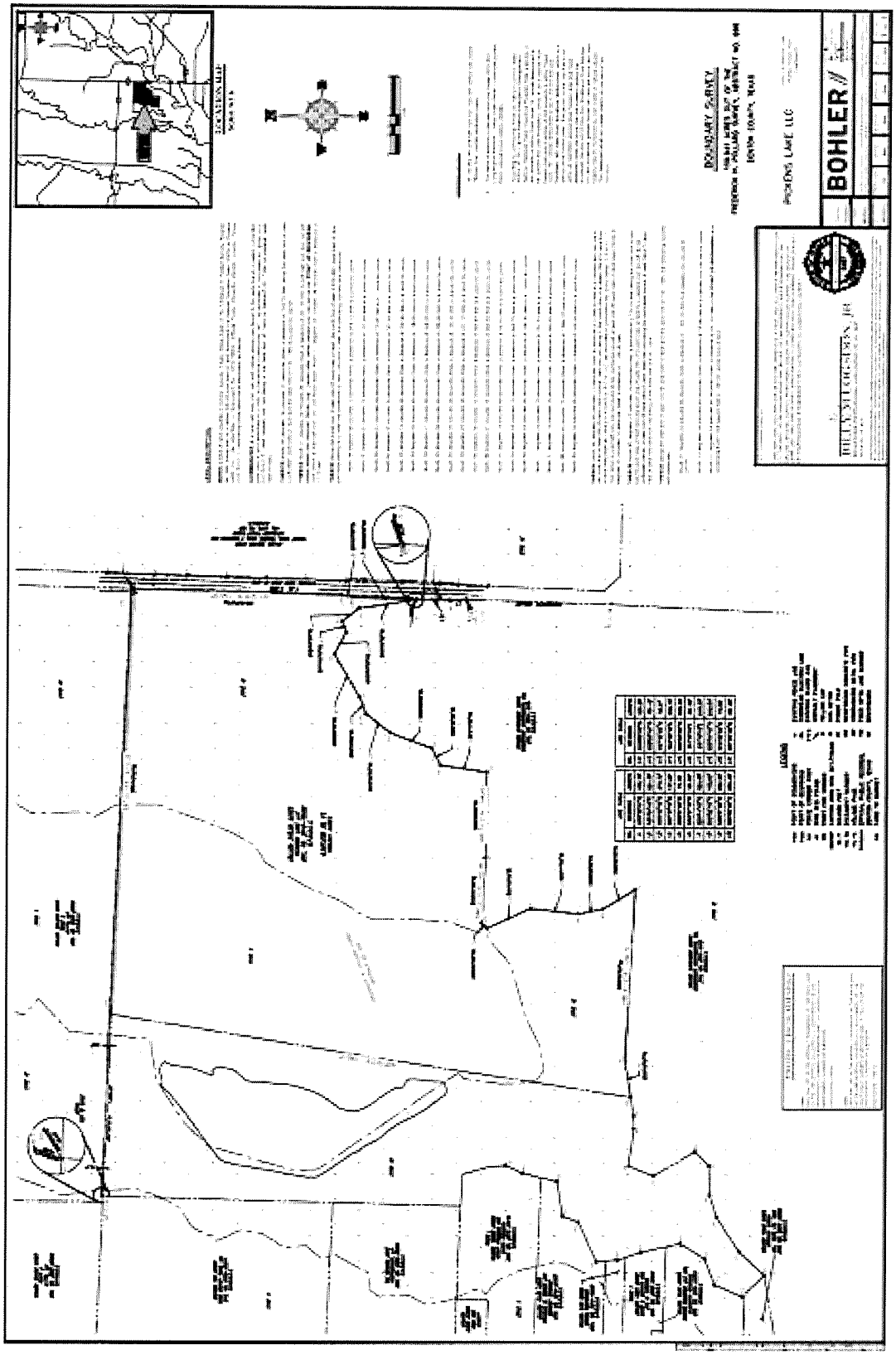


EXHIBIT B
DEVELOPMENT REGULATIONS

The proposed land uses will be those outlined in the SF75 – Single Family Residential Zoning District and provide for the following additional permitted uses:

1. Model homes (inclusive of early permits)
2. Temporary sales offices
3. Temporary construction offices
4. Temporary asphalt batch plants
5. Temporary concrete batch plants
6. Temporary construction yards
7. Temporary concrete washouts (only when properly constructed and maintained)

The proposed area regulations for the residential lots (Single Family Type A) are as follows:

Regulation	Single Family Type A
Maximum height (feet)	45
Side yard width (feet)	5
Rear yard (feet)	15
Front yard (feet)	20
Lot area (square feet)	5,500
Minimum lot width (feet)*	50
Minimum lot depth (feet)	110
Minimum structure size (square	1,200
Maximum lot coverage	53%

*Minimum lot width to be measured along the building line

MASONRY REQUIREMENTS

Exterior Wall Masonry. All exterior walls, excluding doors, windows, and window units, shall be compromised of at least forty percent (40%) masonry product. Masonry products shall include stone, brick, cultured stone, and cementitious materials such as Hardy Plank, and stucco. Hardy Plank material shall be limited to fifty percent (50%) of any exterior wall. Siding can be used in limited quantities for upper gable areas that would create a "brick-on-wood" condition; this provision is not intended to reduce the essential 100% masonry requirement for the front wall areas and for homes located where facing, siding, or backing to collectors, major road, open spaces, and amenity centers.

SUPPLEMENTARY DISTRICT REGULATIONS

(A) *Park land and open space.* This development shall conform to the City of Aubrey Code of Ordinances, Chapter 10, Subdivision Regulation, Exhibit 10A, Subdivision Ordinance, Article 4, Public Parks and Open Spaces, Section 5, Park Land and Public Facility Dedication, and provide a minimum of twenty-three (23) acres (of which the City Park is

included in that minimum amount) to be used as open space, which may include, but is not limited to, passive uses including floodplain, to meet all open space requirements. Reference Exhibit C.

i. The park lands and open space shall be planned in a manner to be an amenity to the development by maintaining the existing natural features as much as possible, including existing trees and waterways. The general location and size shall conform to the Concept Plan.
ii. Private park lands and open space shall be maintained by a private association.
iii. A public improvement district may fund the cost of maintenance of private park lands and open space.

(B) *City Park.* Developer agrees to construct, upon the City Park property, a parking lot suitable for fifteen (15) cars, a five foot (5') walking trail with benches, a shade structure, and two (2) sports fields (the "City Park Improvements"). Reference Exhibit C.

(C) *Park Development Fee/Fund.* A park development fee will be assessed at a rate of $2,500.00 per dwelling unit for single-family residences. All funds collected in accordance with this section will be deposited in the City of Aubrey's Park Development Trust Fund and used solely for the purchase or leasing of park land and the development and maintenance of same. All budget appropriations from the said Fund will be reviewed and approved by the City Council as part of the annual budget approval process.

(D) *Floodplain dedication.* Developer will dedicate to the City, at no cost to the City, within twenty-four (24) months following the recording of a final plat of the Property, any floodplain and floodway as depicted on such final plat for which Developer has not initiated reclamation efforts. For the avoidance of doubt, Developer shall not be required to dedicate any floodplain or floodway that Developer has initiated reclamation efforts, provided, in the event such reclamation efforts are unsuccessful, Developer will, within a reasonable time following Developer's determination that such reclamation efforts are impossible or impractical, dedicate such floodplain or floodway. Any floodplain or floodway dedications shall be considered Common Open Space.

(E) *Tree mitigation.* A tree preservation plan shall not be required for this development.

(F) *Property Owners or Homeowners Associations.* Establishment of HOA shall conform to Chapter 10 Subdivision Regulation, Exhibit 10A, Subdivision Ordinance, Article 4 – Public Sites and Open Spaces, Section 4, Property Owners or Homeowners Associations of the City of Aubrey Code of Ordinances.

(G) *Accessory Buildings.* No accessory building/structure shall be erected or placed within five (5) feet from any side or rear lot line.

(H) *Garages.* Shall be a minimum of 400 square feet and may contain metal/carriage style doors.

(I) *Screening.* For single-family homes adjacent to the Redfearn Road (100 foot right-of-way, Minor Arterial) thoroughfare, the developer shall provide (at his/her expense) a minimum six (6) foot tall masonry screening wall in a ten (10) foot HOA landscape lot. A five (5) foot wall maintenance easement shall be provided along the residential lots common property boundary with the masonry screening wall. A minimum six (6) foot masonry screening wall, with a five (5) foot wall maintenance easement on the residential lots, shall be provided by the developer along the western property boundary through the southernmost residential lot. A minimum six-foot tall wrought iron fence shall be provided for home backing to open

space. Specific locations and types shall adhere to the Screening Plan set forth in Exhibit C. All other fences shall be wood, builder fences.

SUBDIVISION STANDARDS

(A) *Approach Streets and Access.* All Subdivisions must have at least two points of vehicular access and must be connected via improved Streets (Streets that meet the City Standards) to the City's improved Thoroughfare and Street system by one or more Approach Streets of such dimensions and improved to such standards as required herein. All residential Subdivisions shall provide no less than one entrance for each 100 lots including stubs for future development and in no case shall have more than 200 lots for each connection to an existing Street.

(B) *Maximum and Minimum Length of Block or Street Segments.* The maximum length of any block or Street segment, including a looped Street, shall be 1,000 feet and the minimum length of any block or Street segment shall be 400 feet, as measured along the Street centerline and between the point(s) of intersection with other through Streets. A cul-de-sac or dead-end street shall not be considered a through street. The Block Length is not measured along the side of a block that does not include the front of any lot.

EXHIBIT C
CONCEPT PLAN



EXHIBIT C
OPEN SPACE PLAN

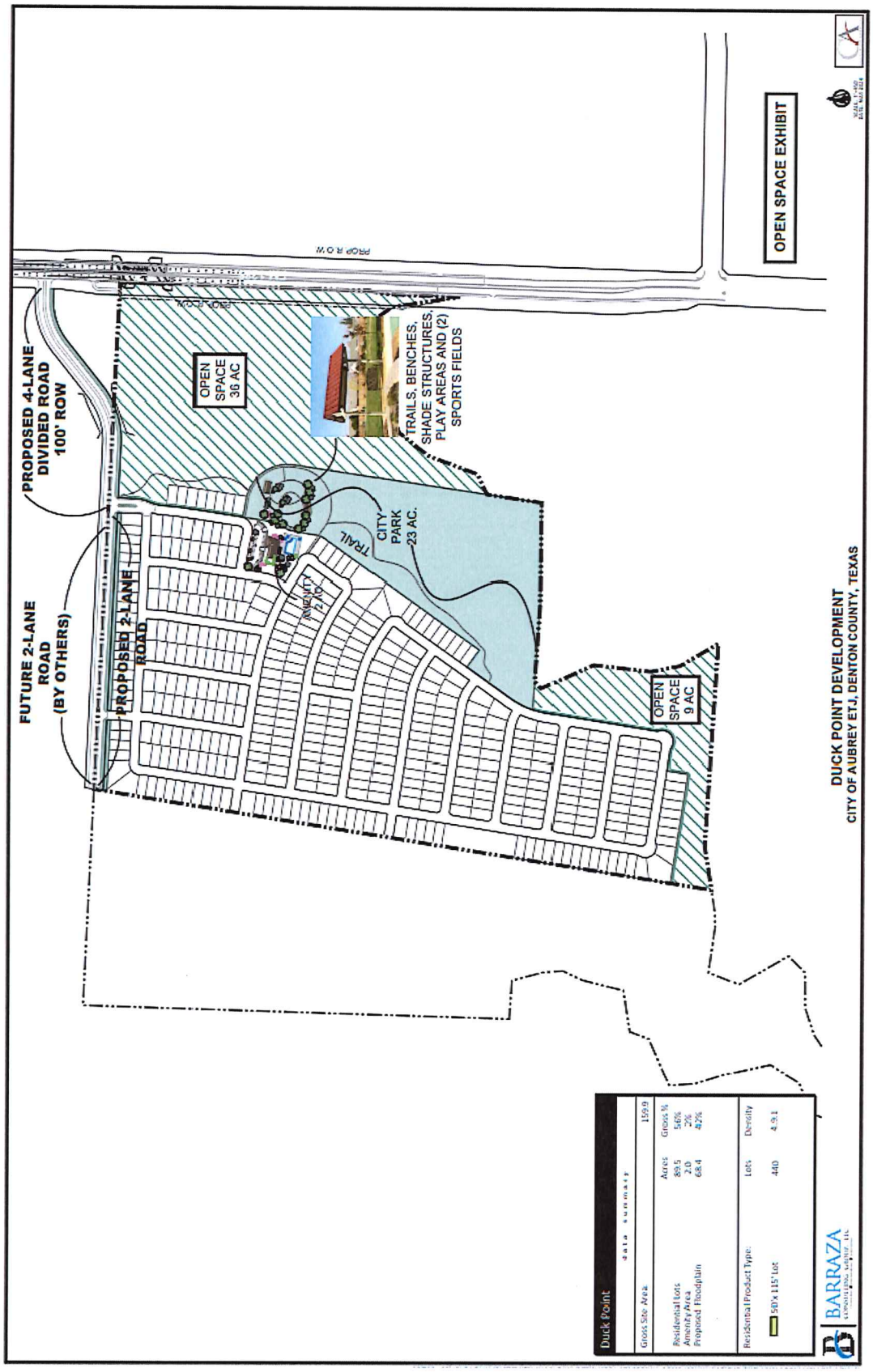
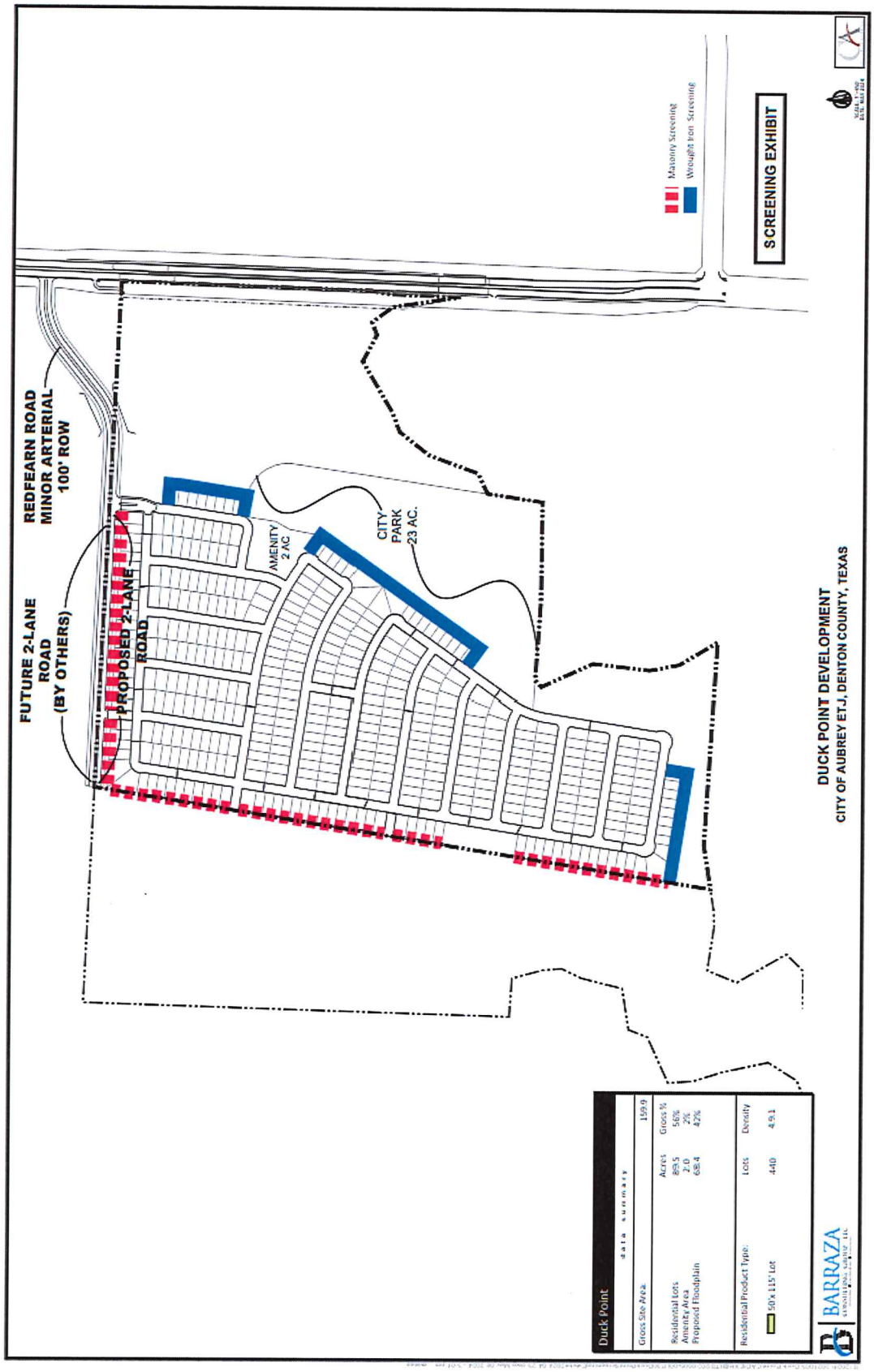


EXHIBIT C
SCREENING PLAN



VG-19-2024-61388

Denton County
Juli Luke
County Clerk

Instrument Number: 61388

Real Property Recordings

AGREEMENT

Recorded On: June 11, 2024 11:06 AM

Number of Pages: 73

" Examined and Charged as Follows: "

Total Recording: $313.00

********** **THIS PAGE IS PART OF THE INSTRUMENT** **********
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number:	61388
Receipt Number:	20240611000174
Recorded Date/Time:	June 11, 2024 11:06 AM
User:	Jessica S
Station:	Station 9

Record and Return To:

JENNIFER HICKS

STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

DUCK POINT
DEVELOPMENT AGREEMENT

BETWEEN
MM AUBREY 160, LLC
and its assigns

AND

THE CITY OF AUBREY, TEXAS

May 23, 2024

DUCK POINT DEVELOPMENT AGREEMENT

This Duck Point Development Agreement (this "Agreement") is executed among **MM Aubrey 160, LLC**, a Texas limited liability company and its permitted assigns (collectively, the "Developer") and the **City of Aubrey, Texas,** a home rule municipality (the "City") to be effective on the Effective Date (as defined below).

RECITALS

WHEREAS, certain terms used in these recitals are defined in Article I; and

WHEREAS, Developer and the City are sometimes individually referred to as a "Party" and collectively as the "Parties"; and

WHEREAS, the City is a home-rule municipality of the State of Texas located within Denton County (the "County"); and

WHEREAS, the Developer is the owner and master developer of approximately 160 acres of real property located in the extraterritorial jurisdiction of the City (the "Property"), which Property is more particularly described by metes and bounds and depicted on **Exhibit A, the "Metes and Bounds Description and Depiction of the Property"** attached hereto; and

WHEREAS, the Parties intend for this Agreement to take effect on the date this Agreement is executed by all Parties (the "Effective Date"); and

WHEREAS, the Developer does not intend to take any action to request or cause the removal of the Property from the City's ETJ and Developer intends to cause the Property to be voluntarily annexed into the City's corporate limits; and

WHEREAS, the Developer plans to develop the Property as a single family residential development, upon the execution of this Agreement and subsequent issuance of PID Bonds (hereinafter defined) for the payment of certain costs for the construction and acquisition of certain public improvements and certain other associated costs to benefit the Property, and for the repayment to Developer for certain costs advanced for the construction and acquisition of certain public improvements to benefit the Property as set forth in this Agreement and as determined by future PID related agreements; and

WHEREAS, it is intended that an approximate 23 acre tract parcel of land, as depicted on the Concept Plan, be utilized as a city park (the "City Park") and shall be dedicated by Developer to the City at no cost to the City within twenty-four (24) months following the recording of a final plat of the Property; and

WHEREAS, it is intended that in addition to the City Park, Developer will dedicate to the City, at no cost to the City, within twenty-four (24) months following the recording of a final plat of the Property, any floodplain and floodway as depicted on such final plat for which Developer has not initiated reclamation efforts; and

WHEREAS, water, sewer, drainage, roadway, and other public infrastructure is not currently available to serve the Parties' intended development of the Property; and

WHEREAS, the Developer desires and intends to design, construct, install, and/or make financial contributions to certain on-site and/or off-site public improvements to serve the development of the Property ("Authorized Improvements"), which **"Authorized Improvements and Estimated Costs"** are generally identified in **Exhibit B** and are intended by the Developer to be the same as those described in the Service and Assessment Plan; and

WHEREAS, the Developer intends for the design, construction, and installation of the Authorized Improvements to occur in a single phase, and for such Authorized Improvements to be acquired by the City; except for those Water and Sewer Authorized Improvements which shall be acquired by Mustang SUD, for use and maintenance, subject to the approval of the plans and inspection of the Authorized Improvements in accordance with this Agreement and the City Regulations (and the Mustang SUD Regulations for Water and Sewer Authorized Improvements (the "Mustang SUD Regulations"); and

WHEREAS, the Developer estimates that the cost of the Authorized Improvements will be Forty Million and 00/100 Dollars ($40,000,000.00) and proposes that amount as the maximum amount that Developer will seek to finance and for which Developer will seek reimbursement from the PID; and

WHEREAS, in consideration of the Developer's agreements contained herein to annex the Property and to develop the Property to accomplish the high-quality development of the Property envisioned by the Parties and to provide financing for the Authorized Improvements, the City intends to consider creation of a public improvement district in accordance with Chapter 372 of the Texas Local Government Code, as amended (the "PID Act"), and to consider creation of a TIRZ in accordance with Chapter 311 of the Texas Tax Code, as amended (the "TIRZ Act"), for the Property proposed to be developed; and

WHEREAS, in consideration of the Developer's agreements contained herein, the City shall consider adoption of a PID to provide alternative financing arrangements that will enable the Developer to do the following in accordance with the procedures and requirements of the PID Act: (i) fund a specified portion of the costs of the Authorized Improvements using the proceeds of PID Bonds; and (ii) obtain reimbursement for a specified portion of the costs of the Authorized Improvements, the source of which reimbursement will be installment payments from Assessments within the Property, provided that such reimbursements shall be subordinate to the payment of PID Bonds and Administrative Expenses; and

WHEREAS, the City, subject to the consent and approval of the City Council, and in accordance with the PID Act, will: (i) consider and act upon the creation of a PID encompassing the Property, in accordance with the PID Act; (ii) consider adoption of a Service and Assessment Plan; (iii) consider adoption of an Assessment Ordinance (to pay for a specified portion of the Budgeted Cost of the Authorized Improvements which are estimated to encompass the costs described in **Exhibit B** and the costs associated with the administration of the PID and issuance of the PID Bonds; and (iv) consider the issuance of PID Bonds up to a total maximum of Forty Million and 00/100 Dollars ($40,000,000.00), in one or more series, and enter into a reimbursement agreement for the purpose

of reimbursing a specified portion of the costs of the Authorized Improvements and related costs (including Administrative Expenses) and paying issuance costs and the cost of funding all reserves, accounts, and funds required by the applicable Bond Ordinance (including a capitalized interest account, a debt service reserve fund, and the project fund); and

WHEREAS, prior to the sale of the first PID Bond issue: (i) the City Council shall have approved and adopted the PID Resolution, a Service and Assessment Plan, and an Assessment Ordinance (collectively, the "PID Documents"); (ii) the City shall have reviewed and approved the **"Home Buyer Disclosure Program"** in substantially the same form as attached as **Exhibit E** hereto; (iii) owners of the Property constituting all of the acreage in the PID shall have executed a "**Landowner Agreement"** in substantially the same form as attached as **Exhibit F** hereto; and (iv) the Developer shall have delivered a fully executed copy of the Landowner Agreement(s) to the City; and

WHEREAS, prior to, or contemporaneously with, the authorization of the first PID Bond issue, the Parties intend that the City Council consider approval of a TIRZ Ordinance and to create a TIRZ to be coterminous with the boundaries of the PID; and

WHEREAS, the Developer proposes that the Authorized Improvements and certain other improvements also qualify as projects under the TIRZ Act; and

WHEREAS, as soon as is practicable and prior to the sale of the first PID Bond issue, and in consideration of the Developer's agreements contained herein, the Parties shall negotiate the final form of the TIRZ project and finance plan, and the City shall consider approval of the following: (i) an ordinance creating the TIRZ; and (ii) an ordinance approving the final TIRZ Project and Finance Plan required by the TIRZ Act consistent with the terms of this Agreement; and

WHEREAS, in consideration of the Developer's agreements contained herein, (including annexation of the Property into the city limits as desired by the county, the construction of approximately 450 homes that are expected to add more than One Hundred Eighty Seven Million and 00/100 Dollars ($187,000,000.00) to the City's tax base), the City intends to exercise its powers under the TIF Act to create a TIRZ coterminous with the boundaries of the PID in accordance with the terms of this Agreement; and

WHEREAS, all of the City's Administrative Expenses associated with the PID will be funded by the annual levy of Assessments on the Property within the PID in accordance with the PID Act and the SAP, and the City will not be responsible for payment of such costs; and

WHEREAS, all of the City's Administrative Expenses associated with the TIRZ will be paid in accordance with the TIRZ Act and the TIRZ Project and Finance Plan, and the City will not be responsible for payment of such costs; and

WHEREAS, the Parties intend that the Property be developed as a single family residential development, including open space, and other public and private amenities (the "Project") that will benefit and serve the present and future citizens of the City, including the creation of substantial future tax base for the City; and

WHEREAS, the Property shall be developed pursuant to (i) an agreed upon concept plan ("Concept Plan"), attached hereto as **Exhibit C**, and (ii) the Development Regulations, attached hereto as **Exhibit D**.

WHEREAS, the Property is currently in the extra-territorial jurisdiction of the municipality as authorized by Section 212.172, Texas Local Government Code; and

WHEREAS, Mustang Special Utility District ("Mustang") holds the certificates of convenience and necessity (the "CCNs") to provide retail water and wastewater service to the Property, and the Parties intend that the retail water and sewer service to the Property will be provided by Mustang SUD; and

WHEREAS, the Parties intend that upon approval and execution of this Agreement, the Property shall be annexed by the City into the City limits. An annexation petition shall be submitted by Developer to the City within thirty (30) days after the Effective Date of this Agreement in order to allow the City to annex the Property into its city limits; and

WHEREAS, contemporaneously with the annexation of the Property into the City's corporate limits, the City intends to consider zoning the Property as a planned development district (the "**Planned Development District**") and the Parties acknowledge that the Property may be developed and used in accordance with this Agreement as provided by State law; and

WHEREAS, the City recognizes that the construction and installation of the Authorized Improvements will: (i) bring a positive impact to the City; (ii) promote state and local economic development; (iii) stimulate business and commercial activity in the municipality; (iv) promote the development and diversification of the economy of the state; (v) promote the development and expansion of commerce in the state; and (vi) eliminate some unemployment or underemployment in the state.

NOW THEREFORE, for and in consideration of the mutual covenants of the Parties set forth in this Agreement, and for other good and valuable consideration the receipt and adequacy of which are acknowledged and agreed by the Parties, the Parties agree as follows:

ARTICLE I
DEFINITIONS

Unless the context requires otherwise, the following terms shall have the meanings hereinafter set forth:

Administrative Expenses shall include, without limitation, expenses incurred by the City in the establishment, administration, and operation of the PID and the TIRZ, including, but not limited to, the costs of (i) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, (ii) creating and organizing the PID and TIRZ and preparing the Assessment Rolls, (iii) computing, levying, collecting and transmitting the Assessments or the installments thereof, (iv) maintaining the record of installments, payments and reallocations and/or cancellations of the Assessments, (v) investing or depositing the Assessments or other monies, (vi) complying with the PID Act, and (vii) administering the construction of the Authorized Improvements.

Affiliate(s) means any other person directly controlling, or directly controlled by, or under direct common control with the Developer. As used in this definition, the term "control," "controlling" or "controlled by" shall mean the possession, directly, of the power either to (a) vote fifty percent (50%) or more of the securities or interests having ordinary voting power for the election of directors (or other comparable controlling body) of the Developer, or (b) direct or cause the direction of management or policies of the Developer, whether through the ownership of voting securities or interests, by contract or otherwise, excluding in each case, any lender of the Developer or any affiliate of such lender.

Agreement means this Duck Point Development Agreement.

Assessment means a special assessment levied by the City within the PID pursuant to Chapter 372, Texas Local Government Code, pursuant to an Assessment Ordinance, to pay for a specific portion of the Budgeted Cost, which shall be Authorized Improvement Costs.

Assessment Ordinance means an ordinance adopted by the City Council which levies Assessments on the Property within the PID in accordance with the PID Act to pay for a specified portion of the costs of certain Authorized Improvements and interest thereon set forth in the Service and Assessment Plan as well as the costs associated with the issuance of the PID Bonds that provide a special benefit to the Property.

Assessment Roll(s) means the Assessment Roll(s) attached to the Service and Assessment Plan or any other Assessment Roll in an amendment or supplement to the Service and Assessment Plan or in an annual update to the Service and Assessment Plan, showing the total amount of the Assessment against each parcel assessed under the Service and Assessment Plan related to the Authorized Improvements.

Authorized Improvements means those on-site and off-site public improvements, including, water, sewer, drainage, and roadway infrastructure and public improvements, needed to serve and fully develop the Property and to be constructed by the Developer or caused to be constructed by the Developer, including but not limited to the improvements listed in **Exhibit B** and as fully described in the SAP, and as authorized by Section 372.003 of the PID Act.

Authorized Improvement Costs means the actual costs of design, engineering, construction, acquisition, and inspection costs of the Authorized Improvements, and all costs related in any manner to the Authorized Improvements.

Bond Indenture or **Indenture** means a trust indenture by and between the issuer of PID Bonds and a trustee bank under which PID Bonds are issued and funds disbursed.

Bond Ordinance means an ordinance adopted by the City Council that authorizes and approves the issuance and sale of PID Bonds.

Budgeted Cost means, with respect to any given Authorized Improvement, the estimated cost of such improvement as set forth in **Exhibit B**.

Certification for Payment Form means a certificate which shall be submitted to the City no more frequently than monthly for work completed on any of the Authorized Improvements, in substantially the same form as **Exhibit G** attached hereto.

City means the City of Aubrey, Texas, a home-rule municipality located in Denton County, Texas.

City Code means the Code of Ordinances, City of Aubrey, Texas.

City Council means the City Council of the City.

City Manager means the current or acting City Manager of the City, or a person designated to act on behalf of that individual if the designation is in writing and signed by the current or acting City Manager.

City Regulations mean City Code provisions, ordinances, design standards, uniform and international building and construction codes, and regulations duly adopted by the City which may be amended from time to time, and including a zoning ordinance for the Planned Development District adopted by the City, and the Development Regulations attached hereto as **Exhibit D** and subject to the provisions of Section 10.1.

Concept Plan means the Concept Plan attached hereto as **Exhibit C** and shall not mean the Concept Plan that is required for Planned Development District zoning.

Cost Overruns means actual Authorized Improvement Costs that are in excess of the Budgeted Costs set forth in the Service and Assessment Plan, as described in Subsection 7.3.

Cost Underruns means actual Authorized Improvement Costs that are less than the Budgeted Costs set forth in the Service and Assessment Plan, as described in Subsection 7.3.

Developer means MM Aubrey 160, LLC, a Texas limited liability company, and their successors and assigns, responsible for developing the Project and causing the Property to be developed in accordance with this Agreement.

Development means the new development on the Property constructed in accordance with this Agreement and which constitutes the Project.

Effective Date means the date upon which the last of all of the Parties have approved and duly executed this Agreement.

End Buyer means any Developer, developer, homebuilder, tenant, user, or owner of a Fully Developed and Improved Lot.

Force Majeure means any act that (i) materially and adversely affects the affected Party's ability to perform the relevant obligations under this Agreement or delays such affected Party's ability to do so, (ii) is beyond the reasonable control of the affected Party, (iii) is not due to the affected Party's fault or negligence and (iv) could not be avoided, by the Party who suffers it, by the exercise of commercially reasonable efforts. "Force Majeure" shall include: (a) natural phenomena, such as storms, floods, lightning and earthquakes; (b) wars, civil disturbances, revolts,

insurrections, terrorism, sabotage and threats of sabotage or terrorism; (c) transportation disasters, whether by ocean, rail, land or air; (d) strikes or other labor disputes that are not due to the breach of any labor agreement by the affected Party; (e) fires; (f) epidemics or pandemics; (g) governmental shutdowns; (h) actions or omissions of a governmental authority (including the actions of the City in its capacity as a governmental authority) that were not voluntarily induced or promoted by the affected Party, or brought about by the breach of its obligations under this Agreement or any applicable law or failure to comply with City Regulations; (i) changes in market condition; and (j) any strike or labor dispute involving the employees of the Developer or any Affiliate of the Developer, other than industry or nationwide strikes or labor disputes.

Fully Developed and Improved Lot means any lot in the Property, regardless of proposed use, intended to be served by the Authorized Improvements, and/or other public improvements, and for which a final plat has been approved by the City and recorded in the Real Property Records of Denton County, Texas.

Home Buyer Disclosure Program means the disclosure program, administered by the PID Administrator as set forth in a document in substantially the same form as **Exhibit E** that establishes a mechanism to disclose to each End Buyer the terms and conditions under which their lot is burdened by the PID.

Landowner(s) means the Developer and any additional owners of property within the PID.

Landowner Agreement means an agreement by and between the City and a Landowner consenting to the form and terms of the PID Documents in a form substantially similar to **Exhibit F** attached hereto.

Mustang SUD means the Mustang Special Utility District, which will own and operate the water and sewer Authorized Improvements that will serve the Property.

Notice means any notice required or contemplated by this Agreement (or otherwise given in connection with this Agreement) given in writing as provided in this Agreement.

Parcel(s) means any parcel of land located within a PID or TIRZ identified by either a tax map identification number assigned by the Denton Appraisal District for real property tax purposes or by lot and block number in a final subdivision plat recorded in the Real Property Records of Denton County.

Park Development Fee means the fee required by Section 5 of Article 4 of Chapter 10A, Subdivision Ordinance of the City in the amount set forth in Section 5.3 of this Agreement.

PID means a public improvement district to be considered for creation by the City for the benefit of the Property pursuant to Chapter 372, Texas Local Government Code, to be known as the Duck Point Public Improvement District.

PID Act means Chapter 372, Texas Local Government Code, as amended.

PID Administrator means a company, entity, employee, or designee of the City, who is experienced in public improvement districts and assessment administration and who shall have the

responsibilities provided in the Service and Assessment Plan or any other agreement or document approved by the City related to the duties and responsibilities for the administration of the PID.

PID Bonds means special assessment revenue bonds issued by the City through the PID.

PID Bond Proceeds means the funds generated from the sale of the PID Bonds.

PID Resolution means the resolution adopted by the Council creating a PID pursuant to Section 372.010 of the PID Act and approving the advisability of the Authorized Improvements.

Professional Services Agreement means an agreement between Developer and City obligating the Developer to deposit funds for City to utilize to pay the costs of professional services contracted for by City related to the Development, including without limitation costs of all third party professionals and consultants retained by the City, for the creation of the TIRZ, and the creation of the PID, including Administrative Expenses, in accordance with this Agreement and City's standard development processes and regulations.

Project Fund(s) means the interest-bearing construction fund account(s) as set forth in the applicable Bond Indenture.

Property means the real property described by metes and bounds and depicted on **Exhibit A**.

Real Property Records of Denton County means the official land recordings of the Denton County Clerk's Office.

Reimbursement Agreement means an agreement between the City and the Developer in which Developer agrees to fund certain costs of the Authorized Improvements and the City agrees to reimburse Developer out of PID Bonds or Assessments for a portion of such costs of the Authorized Improvements funded by Developer with interest with the proceeds of Assessments as permitted by the PID Act.

Service and Assessment Plan or SAP means a PID Service and Assessment Plan adopted by the City Council, as may be updated, supplemented, and amended annually, if needed, by the City Council pursuant to the PID Act for the purpose of assessing allocated costs against property located within the boundaries of the PID having terms, provisions and findings approved by the City, as required by this Agreement.

Subdivision Regulations or **Subdivision Ordinance** means Chapter 10, Subdivision Regulation, Exhibit 10A, Subdivision Ordinance, as amended from time to time.

TIRZ means a Tax Increment Reinvestment Zone encompassing the Property created by the City, subject to the consent and approval of the City Council, pursuant to the TIRZ Act.

TIRZ Act means Chapter 311, Texas Tax Code, as amended.

TIRZ Fund(s) means the fund(s) set up by the City in order to receive the TIRZ funds in accordance with this Agreement and the TIRZ Documents.

TIRZ Documents means, as it relates to the Property, the TIRZ Project and Finance Plan, and the TIRZ Ordinance, as may be amended.

TIRZ Ordinance means a City ordinance creating the TIRZ pursuant to the TIRZ Act, and any subsequent ordinances effectuating amendments thereto.

TIRZ Project and Finance Plan means the project and finance plan for the TIRZ approved in accordance with the TIRZ Act.

TIRZ Projects means those projects, including the Authorized Improvements, as estimated in **Exhibit B**, to be undertaken by the PID as well as the TIRZ and included within the final approved TIRZ Project and Finance Plan.

Water and Sewer Authorized Improvements means those public improvements, as shown on **Exhibit C-1**, which will serve and benefit the Property and be acquired by Mustang SUD.

ARTICLE II
DUCK POINT DEVELOPMENT

2.1 Scope of Agreement. This Agreement contemplates a plan for development of the Property in accordance with the City Regulations, except as same may be modified by this Agreement, together with future actions by the Parties, that if approved, will establish provisions for the apportionment, levying, and collection of Assessments on the Property within the PID, the construction of the Authorized Improvements, reimbursement, acquisition, ownership and maintenance of the Authorized Improvements, the issuance of PID Bonds for the financing of the Authorized Improvements benefitting the Property within the PID, the creation of the TIRZ for the Property, and the use of TIRZ funds.

2.2 Development Overview – Duck Point Development.

(a) The Developer will undertake or cause the undertaking of the design, development, and construction of the Development, including the Authorized Improvements and any other public improvements. The Development consists of residential elements and amenities to support the residential elements, as generally shown on the Concept Plan attached as **Exhibit C** hereto, which is subject to modifications in accordance with Section 10.7 of this Agreement.

(b) Subject to the terms and conditions set forth in this Agreement, the Developer shall plan, design, construct, and complete or cause the planning, designing, construction and completion of the Water and Sewer Authorized Improvements to Mustang SUD's standards and specifications and subject to Mustang SUD's approval as provided herein and in accordance with Mustang SUD's Regulations, and all other Authorized Improvements to the City's standards and specifications and subject to the City's approval as provided herein and in accordance with City Regulations, and the Development Regulations as set forth in **Exhibit D** attached hereto.

(c) Upon completion and acceptance of the Water and Sewer Authorized Improvements, or any portion thereof, by Mustang SUD, it shall own, operate and maintain such Water and Sewer Authorized Improvements. Upon completion and acceptance of all other

Authorized Improvements, the City shall own, operate and maintain those Authorized Improvements.

ARTICLE III
PUBLIC IMPROVEMENT DISTRICT

3.1 Creation and Levy of Assessments. The Developer will submit to the City a petition to create the Duck Point Public Improvement District (the "PID") in accordance with the terms of this Agreement. The City shall initiate and consider for approval all necessary documents and ordinances required under the PID Act, to create the PID, to levy the Assessments on property within the PID, and to prepare and consider for approval the Service and Assessment Plan providing for the levy of the Assessments on the property within the PID. Promptly following preparation and approval of a preliminary Service and Assessment Plan for the PID acceptable to the Developer and the City and subject to City Council making findings that the Authorized Improvements confer a special benefit on the property within the PID, the City Council shall consider an Assessment Ordinance. The Developer shall develop the Property consistent with the terms of this Agreement and any approved PID. The Assessments shall be levied prior to the City or Mustang SUD's, as applicable, acceptance of the Authorized Improvements, subject to the City Council's discretion. At the time of such levy, the City intends to enter into a Reimbursement Agreement with the Developer or approve the issuance of PID Bonds. The City's apportionment and levy of Assessments shall be made in accordance with the PID Act.

3.2 Acceptance of Assessments and Recordation of Covenants Running with the Land. Concurrently with the levy of the Assessment(s), the Landowners shall approve and accept in writing the levy of the Assessment(s) on all land owned by the Landowners and shall approve and accept in writing the Home Buyer Disclosure Program in substantially the same form as attached as **Exhibit E** hereto and shall cause to be recorded against the Property covenants running with the land that will bind any and all current and successor Developers and owners of the Property to: (i) pay the Assessments, with applicable interest and penalties thereon, as and when due and payable hereunder and that the purchasers of such land take their title subject to and expressly assume the terms and provisions of such Assessments and the liens created thereby; and (ii) comply with the Home Buyer Disclosure Program.

3.3 PID Assessment Amount. A maximum overlapping tax rate equivalent for Parcels within the PID shall not exceed $3.09 per $100 assessed value, after applying the TIRZ credit as detailed in the Service and Assessment Plan, when including all taxing entities at the time of the assessment of the Property based upon the estimated average home value as defined in the Service and Assessment Plan approved by the City Council.

ARTICLE IV
AUTHORIZED IMPROVEMENTS

4.1 Authorized Improvements. The Authorized Improvements and Estimated Costs set forth in **Exhibit B** are subject to change and shall be updated consistent with the Service and Assessment Plan, the PID Act, the TIRZ Project and Finance Plan, and the TIRZ Act. The Authorized Improvements shall be identified and included on each approved final plat(s) for the Property as each final plat of the Property is approved by the City. The Developer may be required

to provide an updated **Exhibit B** with each final plat application, consistent with the PID/TIRZ requirements and this Agreement. Upon approval by the City Council of an updated **Exhibit B** with each final plat application, or update or amendment to the Service and Assessment Plan, this Agreement shall be deemed amended to include such approved updated **Exhibit B**. The Authorized Improvement Costs and the timetable for installation of the Authorized Improvements will be reviewed in accordance with the PID/TIRZ requirements and in accordance with the City Regulations and the Development Regulations as set forth in **Exhibit D** attached hereto.

4.2 Construction, Ownership, and Transfer of Authorized Improvements.

(a) Construction Plans. The Developer shall prepare, or cause to be prepared, plans and specifications for each of the Authorized Improvements, excluding the Water and Sewer Authorized Improvements, and have them submitted to the City for approval in accordance with the City Regulations.

(b) Construction Plans for Water and Sewer Infrastructure. The Developer shall prepare, or cause to be prepared, plans and specifications for each of the Water and Sewer Authorized Improvements and have them submitted to Mustang SUD for approval. Developer shall provide copies of such plans and specifications to the City as a courtesy, but shall not be required to obtain the City's consent or approval of such plans or specifications.

(c) Contract Award. The contracts for construction of Authorized Improvements shall be let in the name of the Developer. Developer's engineers shall prepare, or cause the preparation of, and provide all contract specifications and necessary related documents for the Authorized Improvements. The Developer shall administer the contracts. The Budgeted Costs, which are estimated on **Exhibit B**, shall be paid from the proceeds of PID Bonds, if the PID is approved, in accordance with the Bond Indenture, and/or reimbursed by the collected Assessments pursuant to the terms of a Reimbursement Agreement through the Certification for Payment Form process where the Developer or the Developer's assignee will submit invoices for payment.

(d) Construction Standards and Inspection. The Authorized Improvements will be installed within the public right-of-way or in easements granted without cost to the City, or Mustang SUD, as applicable. The Authorized Improvements shall be constructed and inspected in accordance with applicable state law, City Regulations and all others applicable development requirements, including those imposed by the City and any other governing body or entity with jurisdiction over the Authorized Improvements.

(e) Competitive Bidding. This Agreement and construction of the Authorized Improvements, including, without limitation, the TIRZ Projects, are anticipated to be exempt from competitive bidding pursuant to Section 252.022(a)(9) of the Texas Local Government Code based upon current cost estimates. However, in the event that the actual costs for the Authorized Improvements do not meet the parameters for exemption from the competitive bid requirement, then alternative delivery methods may be used by the City as allowed by law.

(f) Ownership. All of the Authorized Improvements shall be owned by the City, except for the Water and Sewer Authorized Improvements, which shall be owned by Mustang SUD, upon acceptance of them by the City or Mustang SUD, as applicable, using procedures established by

the City Regulations, Mustang SUD Regulations and/or this Agreement, respectively. The Developer agrees to take any action reasonably required by the City or Mustang SUD where applicable to transfer or otherwise dedicate or ensure the dedication of easements for the Authorized Improvements and the Water and Sewer Authorized Improvements to the City or Mustang SUD, respectively and to the public.

(g) Authorized Improvements Constructed on the Property. If an Authorized Improvement is to be constructed upon land owned by the City, the City agrees to grant to the Developer a temporary easement to enter upon such land for purposes related to construction (and maintenance pending acquisition and acceptance) of the Authorized Improvement. If an Authorized Improvement is on land owned by the Developer, the Developer shall dedicate easements by plat or shall execute and deliver to the City such access and maintenance easements as the City may reasonably require in recordable form, and the Developer hereby grants to the City a permanent access and maintenance easement, as evidenced on the final plat of the Property, to enter upon such land for purposes related to inspection and maintenance of the Authorized Improvement. The grant of the permanent easement shall not relieve the Developer of any obligation to grant the City title to property and/or easements related to the Authorized Improvement as required by the City Regulations or this Agreement or in the City's reasonable judgment to be granted to provide for convenient access to and routine and emergency maintenance of such Authorized Improvement. The provisions for inspection and acceptance of such Authorized Improvements shall be in accordance with the City Regulations except as modified by this Agreement.

4.3 Operation and Maintenance of Authorized Improvements.

(a) Upon inspection, approval, and acceptance of the Water and Sewer Authorized Improvements or any portion thereof, Mustang SUD shall own, maintain and operate the accepted Water and Sewer Authorized Improvements and provide water and sewer service to the Property.

(b) Upon inspection, approval, and acceptance of the Authorized Improvements or any portion thereof, excluding the Water and Sewer Authorized Improvements dedicated to and owned by Mustang, the City shall own, maintain and operate such accepted Authorized Improvements. The City acknowledges that improvements to FM 1385 to be constructed by TxDoT may not be completed prior to the completion of the Development. The City agrees that the City will not delay inspection, approval, or acceptance of the Authorized Improvements due to lack of completion of TxDoT's improvements to FM 1385.

(c) The Developer shall construct or cause to be constructed and the HOA, as applicable, shall maintain, repair, replace, and operate, the open spaces, as depicted in the "**Open Space Plan**" in **Exhibit C-3**, attached hereto and made part hereof, common areas, right-of-way irrigation systems, right-of-way landscaping, screening walls, as depicted in the "**Screening Plan**" in **Exhibit C-4**, attached hereto and made part hereof, an amenity center, and any other common improvements or appurtenances not maintained and operated by the City.

ARTICLE V
ADDITIONAL DEVELOPER AND CITY OBLIGATIONS

5.1 Mandatory Homeowners' Association. The Developer will create a mandatory homeowners' association ("HOA") over residential portions of the Property, which HOA, in accordance with City Regulations and through its covenants, conditions and restrictions filed in the Real Property Records of Denton County or its by-laws, shall be required to assure compliance with this Agreement, and shall be required to remain solvent and assess and collect from owners annual fees in an amount calculated to operate and maintain the open spaces, common areas, detention ponds, screening walls, detention areas, and other related improvements or appurtenances that are not required to be dedicated or maintained and operated by the City within the residential portion of the Property. Common residential areas, including but not limited to all landscaped entrances to the residential portions of the Property, and all other improvements not maintained by the City shall be maintained solely by the HOA. Developer shall enforce or cause to be enforced covenants, conditions and restrictions on the Property; failure of Developer to take all necessary action to enforce or cause the enforcement of the covenants, conditions and restrictions shall be a breach of this Agreement. This obligation of Developer shall terminate on the earlier of the date that HOA control passes from the Developer or the termination of this Agreement.

5.2 Retail Water and Sewer Service to the Property. Mustang SUD will provide retail water and sewer service to the Property.

5.3 City Park Dedication/Fees. Floodplain/Floodway Dedication.

(a) The Developer shall, at its sole cost and expense, dedicate and convey the City Park to the City by special warranty deed free and clear of all liens, subject to City Council action approving the acceptance of the City Park. Such dedication shall occur within twenty-four (24) months following the recording of a final plat of the Property, and acceptance of dedication of City Park shall satisfy Developer's obligation to dedicate land for park purposes for this Property. Developer agrees to construct, upon the City Park property, a parking lot providing sufficient area to accommodate fifteen (15) standard parking spots meeting all requirements of City Regulations, an eight foot (8') walking trail with benches, a shade structure, and two (2) sports fields (the "City Park Improvements"). The City agrees to grant any and all temporary and permanent easements necessary to construct the City Park Improvements.

(b) In consideration of Developer's dedication of the City Park, and the City Park Improvements, the City agrees to reduce the Park Development Fees applicable to the Property by Two Thousand and 00/100 Dollars, so that the Park Development Fee shall be **Two Thousand Five Hundred and 00/100 Dollars ($2,500.00)** for each platted residential lot, which shall be deposited into the Park Development Trust Fund in accordance with Section 5, "Park Land and Public Facility Dedication" of the City's Subdivision Regulations and may be used by the City in its sole discretion for development and maintenance of new or existing parks located within the City that are open to the public for use, or for the purchase or leasing of parkland. The Park Development Fee shall be paid by an applicant for a building permit of a structure, at the time of permit issuance.

(c) In addition to the City Park, conditioned upon City's acceptance, Developer will dedicate to the City, at no cost to the City, within twenty-four (24) months following the recording of a final plat of the Property, any floodplain and floodway as depicted on such final plat for which Developer has not initiated reclamation efforts. For the avoidance of doubt, Developer shall not be required to dedicate any floodplain and floodway that Developer has initiated reclamation efforts, provided, in the event such reclamation efforts are unsuccessful, Developer will, within a reasonable time following Developer's determination that such reclamation efforts are impossible or impractical, dedicate such floodplain or floodway.

5.4 Roadway Improvements. The City shall be responsible for the acquisition of the property to be utilized as an entry way and access road for the Property (the "Entry Way Road"), as depicted on the Roadway Improvements Exhibit, attached hereto as **Exhibit C-2**, and incorporated herein for all purposes. Developer agrees to tender payment to the City for the reasonable costs for such acquisition, which shall be agreed upon by Developer and the City prior to the City's acquisition of the property necessary for construction of the Entry Way Road. Developer will, at no cost to City (but in a manner that would permit reimbursement of the cost through the PID), construct the Entry Way Road as a four-lane divided roadway from FM 1385 to the first residential street, as depicted on the Concept Plan. Developer shall be responsible for the construction of two lanes of the Entry Way Road beginning at the first residential street and concluding at the end of the residential portion of the Property, as depicted on the Roadway Improvements Exhibit. To the extent required and allowed by law, prior to commencement of any work on the Roadway Improvements, the City will review its capital improvement plan for purposes of determining eligibility for updates to such capital improvement plan which include the Entry Way Road in order to allow Developer to be reimbursed for such costs associated therewith. Developer and the City acknowledge and agree that Developer shall have no obligation to construct any other offsite roadway improvements. The City and Developer acknowledge and agree that the Entry Way Road is essential to the Development, and beneficial to the City as public use. The Entry Way Road is, or is anticipated to be, a portion of the City's master thoroughfare plan.

5.5 Amenity Center. Developer shall construct, and the HOA shall accept and operate, an amenity center to serve the Development (the "Amenity Center"). The Amenity Center shall be completed within eighteen (18) months following the recording of a final plat of the Property. Provided, any failure of the Developer to satisfy this requirement shall not prohibit the issuance of building permits, but the City shall be permitted to seek any other relief as outlined in this Agreement.

ARTICLE VI
PID BONDS

6.1 PID Bonds.

The City shall consider issuing PID Bonds, in one or more series, solely for the purposes of financing the costs of the Authorized Improvements and related costs (excluding Administrative Expenses) and paying issuance costs, Administrative Expenses, and the cost of funding all reserves, accounts, and funds required by the applicable Bond Ordinance (including a capitalized interest account, if any, a debt service reserve fund, and the Project Fund). The Developer has

determined and hereby agrees that the maximum aggregate principal amount of PID Bonds will not exceed **Forty Million and 00/100 Dollars ($40,000,000.00).** The City staff will, from time to time, submit to the City Council agenda items to approve the issuance of PID Bonds by the City (in one issue or in a series of issues over the years as set out in any PID approved by the City) in an amount up to, but not to exceed, the maximum aggregate principal PID Bond amount of Forty Million and 00/100 Dollars ($40,000,000.00). Notwithstanding the foregoing, the City's obligation to approve the issuance of PID Bonds is at the sole discretion of the City and is subject to the City's review and confirmation that the Assessments are reasonable relative to the market as determined by the City Council and that Developer is in compliance with all of its obligations under the terms of this Agreement. The following terms shall apply to PID Bond Issuances:

(a) Each series of PID Bonds shall be issued with the terms deemed appropriate by the City Council at the time of issuance, if at all.

(b) The following conditions must be satisfied prior to the City's consideration of the sale of PID Bonds:

(i) The Developer shall have requested, in writing, the issuance of PID Bonds;

(ii) The Developer shall have submitted to the City all requested and required preliminary information necessary to evaluate a PID Bond issuance for each Phase and to accomplish the levy of Assessments and the issuance of PID Bonds, which production shall be deemed satisfied upon the submission of the following:

(A) Total acreage of residential property, commercial property, open space, multi-family property, non-developable property within the Phase for which Assessments are to be levied;

(B) Engineers' opinion of probable costs (dated within the last 3 months prior to submission) for all improvements within the Phase for which Assessments are to be levied;

(C) Any required Traffic Impact Analysis improvements within the Phase for which Assessments are to be levied;

(D) Break out of total offsite costs to serve the Phase for which Assessments are to be levied;

(E) Break out of total oversizing costs of improvements within the Phase for which Assessments are to be levied;

(F) Breakout of phased costs for all phases versus major improvement cost within the applicable PID;

(G) Assumptions for number of residential lots

1. Total number of lots by type;

2. Total estimated value per lot;

3. Total estimated value of final home value;

4. The values provided in 1-3 above based on phasing plan/absorption schedule

(H) Map of Property

(I) Proposed Concept Plan

1. With construction phasing identified by map and cost

2. Location of any open space maintained by HOA

3. Total acreage of open space maintained by HOA

4. Map/locations of improvements to be financed by the applicable PID

5. Onsite improvements by Phase

6. Offsite improvements by Phase

(J) Final private costs (not including the public improvement costs) to reach completed lots (i.e., final lot benching, stabilization, etc.)

(K) Any other information determined necessary by City's Bond Counsel to evaluate PID Bond issuance.

Provided, however, the City and Developer acknowledge and agree that such preliminary information may be modified, and Developer shall not be exclusively bound by the preliminary information provided under this Section.

(iii) The maximum aggregate par amount of the PID Bonds to be issued by the City shall not exceed $40,000,000.

(iv) The Developer or its Affiliates, or another entity that has purchased a portion of the Property for development, shall own all property within each Phase of the PID prior to the levy of Assessments for such PID Phase or have otherwise complied with Section 6.4 "Transfer of Property" herein. The City shall not levy Assessments without a Landowner Agreement from each property owner within the area to be assessed by the City.

(v) No Event of Default by the Developer has occurred or no event has occurred which but for notice, the lapse of time or both, would constitute an Event of Default by the Developer pursuant to this Agreement, except that if an Event of Default has occurred and has been cured by the Developer, it shall not prevent the issuance of PID Bonds by the City;

(vi) The PID Bonds must be marketable by a reputable Underwriter to a reputable purchaser at a reasonable rate of interest as determined by the City's financial advisor.

(vii) PID bonds may not be issued through a third-party conduit and all PID bond issues must be approved by the Texas Attorney General;

(viii) The Developer shall have agreed to the reasonable continuing disclosure requirements required by the Underwriter or by the purchasers of the PID Bonds and shall be current in all past continuing disclosure obligations.

6.2 Developer Cash Contribution. At closing on any series of PID Bonds intended to fund construction of Authorized Improvements, if the PID Bond Proceeds are not sufficient to pay the Authorized Improvement Costs for the Phase to which such PID Bond Proceeds relate, the Developer shall be required to provide the cash in the amount of the difference between the Authorized Improvement Costs for each PID Phase and the amount of PID Bond Proceeds available for such PID Phase and minus any approved Developer expenditures of Authorized Improvement Costs for such PID Phase as confirmed and approved by the City or its PID administrator (the "Deficit") as illustrated below:

Total Amount of Authorized Improvement Costs of the PID Phase being financed by Bond Proceeds
- PID Bond Proceeds deposited to Project Fund
- Verified and approved Developer expenditures of Authorized Improvement Costs for the PID Phase
= Total amount of Deficit

For the Deficit, the Developer, must deposit cash in the amount of Deficit to a designated account under the applicable Indenture from which funds may be drawn to pay the Authorized Improvement Costs for such Phase; The determination of the amount of the Deficit shall be estimated prior to pricing of each series of PID Bonds and shall be finalized within five (5) days of pricing of each series of PID Bonds. Any required cash deposit shall be provided at closing of the applicable series of PID Bonds.

6.3 Apportionment and Levy of Assessments. In order to be reimbursed from Assessments, a Reimbursement Agreement must be entered into prior to the acceptance of the Authorized Improvements. The City's apportionment and levy of Assessments shall be made in accordance with the PID Act.

Concurrently with the levy of the Assessments on each PID Phase, the Developer and its Affiliates shall execute and deliver a Landowner Agreement in the form attached as **Exhibit F** for all land owned or controlled by Developer or its Affiliates, or otherwise evidence consent to the creation of the and the levy of Assessments therein and shall record evidence and notice of the Assessments in the real property records of Denton County. The City shall not levy Assessments on property within the PID without an executed Landowner Agreement from each landowner within the PID whose property is being assessed.

6.4 Transfer of Property. Notwithstanding anything to the contrary contained herein, no sale of property within a Phase of the PID in which Assessments are to be levied, shall occur prior to the City's levy of Assessments in such Phase of the PID unless the Developer provides the City with an executed Landowner Agreement executed by such purchaser with respect to the purchased property prior to the levy of the Assessments. In addition, evidence of any transfer of property in the PID prior to the levy of Assessments on such property shall be provided to the City prior to the levy of Assessments on such property. The City shall require consent of each of the owners of Assessed Property in the PID to the levy of Assessments on each property and to the creation of the PID prior to Assessments being levied on such owner's property, which shall be satisfied by the execution of the Landowner Agreement. The Developer understands and acknowledges that evidence of land transfer, the execution of the Landowner Agreement, appraisal district certificate and property record recording will be required from each Assessed Property Owner in order to levy the Assessments. The Developer shall provide all reasonably necessary documentation to the City with respect to any land transfers.

6.5 Non-Bank Qualified Debt.

(a) In any calendar year in which PID Bonds are issued, the Developer agrees to pay the City additional costs occurring solely from the difference in interest cost ("Additional Costs") the City may incur in the issuance of City obligations (the "City Obligations") as described in this Section if the City Obligations are deemed not to qualify for the designation of "qualified tax-exempt obligations" ("QTEO") as defined in section 265(b)(3) of the Internal Revenue Code of 1986, as amended, as a result of the issuance of PID Bonds by the City in any given year. The City agrees to deposit all funds for the payment of such Additional Costs received under this Section into a segregated account of the City, and such funds shall remain separate and apart from all other funds and accounts of the City until December 31 of the calendar year in which the PID Bonds are issued, at which time the City is authorized to utilize such funds for any purpose permitted by law. Additionally, the City will provide the Developer on an annual basis no later than December 15th each year the projected amount of City Obligations to be issued in the upcoming year based on its annual budget process.

(b) In the event the City issues PID Bonds prior to the issuance of City Obligations, the City, with assistance from its Financial Advisor, shall calculate the estimated Additional Costs based on the market conditions as they exist approximately forty-five (45) days prior using independent third party public pricing information to the date of the pricing of the PID Bonds (the "Estimated Additional Costs"), the City shall provide a written invoice to the Developer, and the Developer shall have 10 days to review and provide input on the calculation to the City. The Developer shall pay such Estimated Additional Costs to the City on or before the earlier of (i) ten (10) business days after the date of the City's invoice or (ii) fifteen (15) business days prior to pricing the PID Bonds. The City shall not be required to price or sell any issue of PID Bonds until the Developer has paid to the City the Estimated Additional Costs related to the PID Bonds then being issued. The Estimated Additional Costs are an estimate of the increased cost to the City to issue its City Obligations as non-QTEO. Upon the City's approval of the City Obligations, the City's Financial Advisor shall calculate the actual Additional Costs to the City of issuing its City Obligations as non-QTEO (the "Actual Increased Costs"). The City will, within five (5) business days of the issuance of the City Obligations, notify the Developer of the Actual Increased Costs. In the event the Actual Increased Costs are less than the Estimated Additional Costs, the City will refund to the Developer

the difference between the Actual Increased Costs and the Estimated Additional Costs within ten (10) business days of the date of the City's Notice to the Developer of the Actual Increased Costs. If the Actual Increased Costs are more than the Estimated Additional Costs, the Developer will pay to the City the difference between the Actual Increased Costs and the Estimated Additional Costs within ten (10) business days of the date of the City's Notice to the Developer of the Actual Increased Costs. If the Developer does not pay the City the difference between the Actual Increased Costs and the Estimated Additional Costs within ten (10) business days of the date of the City's Notice to the Developer of the Actual Increased Costs, the Developer shall not be paid any reimbursement amounts under any Reimbursement Agreement(s) related to the PID or the Project until such payment is made in full.

(c) In the event the City issues City Obligations prior to the issuance of PID Bonds, the City's Financial Advisor shall calculate the estimated Additional Costs based on the market conditions as they exist approximately forty-five (45) days prior to the date of the pricing using independent third party public pricing information of the City Obligations (the "Estimated Additional City Obligation Costs"), the City shall provide a written invoice to the Developer, and the Developer shall have 10 days to review and provide input on the calculation to the City. The Developer shall pay such Estimated Additional City Obligation Costs to the City at least fifteen (15) days prior to pricing the City Obligations. If the Developer has not paid the Estimated Additional City Obligation Costs to the City by the required time, the City, at its option, may elect to designate such City Obligations as QTEO, and the City shall not be required to issue any PID Bonds in such calendar year. The Estimated Additional City Obligation Costs are an estimate of the increased cost to the City to issue its City Obligations as non-QTEO. Upon the City's approval of the City Obligations, the City's Financial Advisor shall calculate the actual Additional Costs to the City of issuing its City Obligations as non-QTEO (the "Actual Increased City Obligation Costs"). The City will, within five (5) business days of the issuance of the City Obligations, notify the Developer of the Actual Increased City Obligation Costs. In the event the Actual Increased City Obligation Costs are less than the Estimated Additional City Obligation Costs, the City will refund to the Developer the difference between the Actual Increased City Obligation Costs and the Estimated Additional City Obligation Costs within ten (10) business days of the date of the City's Notice to the Developer of the Actual Increased City Obligation Costs. If the Actual Increased City Obligation Costs are more than the Estimated Additional City Obligation Costs, the Developer will pay to the City the difference between the Actual Increased City Obligation Costs and the Estimated Additional City Obligation Costs within ten (10) business days of the date of the City's Notice to the Developer of the Actual Increased City Obligation Costs. If the Developer does not pay the City the difference between the Actual Increased City Obligation Costs and the Estimated Additional City Obligation Costs within ten (10) business days of the date of the City's Notice to the Developer of the Actual Increased City Obligation Costs, the Developer shall not be paid any reimbursement amounts under any Reimbursement Agreement(s) related to the PID or the Project until such payment is made in full.

(d) To the extent any developer(s) or the Developer(s) (including the Developer, as applicable) has (have) paid Additional Costs for any particular calendar year, any such Additional Costs paid subsequently by a developer or Developer(s) (including the Developer, as applicable) to the City applicable to the same calendar year shall be reimbursed by the City to the developer(s) or Developer(s) (including the Developer, as applicable) as necessary so as to put all developers and the Developer so paying for the same calendar year in the proportion set forth in subsection (e), below, said reimbursement to be made by the City within ten (10) business days after its

receipt of such subsequent payments of such Additional Costs.

(e) The City shall charge Additional Costs attributable to any other developer or the Developer on whose behalf the City has issued debt in the same manner as described in this Section 6.2, and the Developer shall only be liable for its portion of the Additional Costs under this provision, and if any Additional Costs in excess of the Developer's portion had already been paid to the City under this provision, then such excess of Additional Costs shall be reimbursed to the Developer. The portion owed by the Developer shall be determined by dividing the total bond proceeds from any debt issued on behalf of the Developer in such calendar year by the total bond proceeds from any debt issued by the City.

ARTICLE VII
PAYMENT OF AUTHORIZED IMPROVEMENTS

7.1 Overall Requirements. The City shall not be obligated to provide funds for any Authorized Improvements or other public improvements except from the proceeds of the PID Bonds or from Assessments pursuant to a Reimbursement Agreement. The City makes no warranty, either express or implied, that the proceeds of the PID Bonds available for reimbursement of the costs of the Authorized Improvements or other public improvements will be sufficient for the construction or acquisition of all of the Authorized Improvements or other public improvements. Any costs of the Authorized Improvements or other public improvements in excess of the available PID Bond Proceeds or Assessments pursuant to a Reimbursement Agreement, shall not be paid or reimbursed by the City. The Developer acknowledges and agrees that any lack of availability of monies in the Project Fund established under the Indenture to reimburse the costs of the Authorized Improvements shall in no way diminish any obligation of the Developer with respect to the construction of or contributions for the Authorized Improvements or other public improvements required by this Agreement, or any other agreement to which the Developer is a party, or any governmental approval to which the Developer or Property is subject.

7.2 Improvement Account of the Project Fund. On the date of issuance of any PID Bonds, the City shall establish an improvement account of the Project Fund in accordance with the applicable Bond Indenture. Any improvement account of the Project Fund shall be maintained as provided in the Bond Indenture and shall not be commingled with any other funds of the City. Any improvement account of the Project Fund shall be administered and controlled (including signatory authority) by the City, or the trustee bank for the PID Bonds, and funds in the improvement account of the Project Fund shall be deposited and disbursed in accordance with the terms of the Bond Indenture. In the event of any conflict between the terms of this Agreement and the terms of the Bond Indenture relative to deposit and/or disbursement, the terms of the Bond Indenture shall control.

7.3 Cost Overrun. In advance of the Developer letting a contract for the Authorized Improvements, the City shall confirm that the cost for construction of such Authorized Improvements is generally consistent with the Budgeted Costs provided on **Exhibit B,** as amended from time to time pursuant to this Agreement. If the total cost of an Authorized Improvements (or segment or section thereof) exceeds the Budgeted Cost for such Authorized Improvement (or segment or section thereof) (a "Cost Overrun"), the Developer shall be solely responsible for the

remainder of the Authorized Improvements Costs (or segment or section thereof), except as provided for in Section 7.4 below.

7.4 Cost Underrun. If, at the time the City has, with respect to applicable Authorized Improvement, accepted the respective Authorized Improvement (or segment or section thereof) and upon payment or reimbursement for such Authorized Improvement, there are Cost Underruns, any remaining Budgeted Cost(s) may be available to pay Cost Overruns on any other Authorized Improvement. The elimination of a category of Authorized Improvements as set forth in the Service and Assessment Plan will require an amendment to the SAP. Prior to the completion of all of the Authorized Improvements within an improvement category, but after the construction contracts commence (and are provided to the City/PID Administrator), Budgeted Costs as listed in the applicable SAP, if in excess of the contract amounts for the same category of Authorized Improvements in the construction contracts, will be available to fund Cost Overruns and applied to other Authorized Improvement categories. If, upon completion of the Authorized Improvements in any improvement category, there are funds still remaining in any improvement categories, those funds can then be used to reimburse the Developer for any qualifying costs of the Authorized Improvements that have not been previously paid.

7.5 Prioritization of Payments and Remainder of Funds in the Improvement Account of the Project Fund. Authorized Improvement costs shall be paid first from PID Bond proceeds, and then from any Developer deposit maintained. If funds remain in the improvement account of the Project Fund created under the Bond Indenture after the completion of all Authorized Improvements and, excluding any Developer deposit, the payment of all Authorized Improvement Costs as provided for in the Bond Indenture, then such funds thereafter shall be the exclusive property of the City and shall be used by the City as provided for in the Service and Assessment Plan, the Bond Indenture, or any other applicable use to the Property as provided by law. If any Developer deposit funds are remaining after completion of all Authorized Improvements and payment of all Authorized Improvement Costs as provided for in the Bond Indentures and SAP, then such funds shall be returned to the Developer.

7.6 Payment Process for Authorized Improvements.

(a) The City shall authorize reimbursement of the Authorized Improvement Costs from PID Bond proceeds and/or Reimbursement Agreement. The Developer shall submit a Certification for Payment Form to the City (no more frequently than monthly) for Authorized Improvement Costs including a completed segment, section or portion of an Authorized Improvement, as approved by the City. The Certification for Payment Form shall be in substantially similar form as set forth in **Exhibit G**, as may be modified by the Bond Indenture and/or a Reimbursement Agreement, if applicable. The City shall review the sufficiency of each Certification for Payment Form (each, a "Payment Certificate") with respect to compliance withthis Agreement, compliance with City Regulations, and compliance with the SAP. The City shall review each Payment Certificate within eight (8) business days of receipt thereof and upon approval, certify the Payment Certificate pursuant to the provisions of the Bond Indenture or Reimbursement Agreement, if applicable, and payment shall be made to the Developer or its designee pursuant to the terms of the Bond Indenture or Reimbursement Agreement, if applicable, provided that funds are available under the Bond Indenture or Reimbursement Agreement. If a Payment Certificate is approved only in part, the City shall specify the extent to which the Payment Certificate is approved and payment

for such partially approved Payment Certificate shall be made to the Developer pursuant to the terms of the Bond Indenture or Reimbursement Agreement, as applicable, provided that funds are available under the Bond Indenture or Reimbursement Agreement.

(b) If the City requires additional documentation, timely disapproves or questions the correctness or authenticity of the Payment Certificate, the City shall deliver a detailed Notice to the Developer within eight (8) business days of receipt thereof, then payment with respect to disputed portion(s) of the Payment Certificate shall not be made until the Developer and the City have jointly settled such dispute or additional information has been provided to the City's reasonable satisfaction.

(c) The City shall reimburse the lesser of: (i) the Budgeted Costs as set forth in **Exhibit B** and the SAP, and (ii) the Authorized Improvement Costs, from funds available pursuant to the Bond Indenture or a Reimbursement Agreement, as applicable.

(d) Developer shall be liable for all costs of PID creation and Developer shall pay all City expenses related to the creation of the PID, including Administrative Expenses, pursuant to the Professional Services Agreement executed by Developer. Upon creation of a PID, all such costs of PID creation are eligible for reimbursement to Developer, in accordance with the PID Act. Reimbursement to the Developer, and to the City if not paid pursuant to the Professional Services Agreement, for Administrative Expenses relating to the creation of the PID, the levy of Assessments and issuance of PID Bonds may be distributed at closing of the PID Bonds pursuant to a Closing Disbursement Request, in the form attached as **Exhibit H**.

ARTICLE VIII
TIRZ

8.1 Tax Increment Reinvestment Zone. Prior to the issuance of the first series of PID Bonds, the City shall, according to its sole legislative discretion, exercise its powers under the TIF Act in order to consider, and in City's discretion to create a TIRZ encompassing the Property and intends to consider the dedication of forty-eight percent (48%) of the City's tax increment collected by the City for Property within the TIRZ, based on the City's tax rate each year, which funds will be used to off-set or pay a portion of any Assessments levied on the Property within the TIRZ for the costs of Authorized Improvements and qualify as projects under the TIF Act.

8.2 TIRZ Priority. In accordance with the TIRZ Project and Finance Plan, the TIRZ Fund shall first pay for the City's costs in administering the TIRZ, then pay for Authorized Improvements by off-setting or paying the portion, as set forth in the TIRZ Project and Finance Plan, of any Assessments levied on the Property for the Authorized Improvements and qualify as projects under the TIF Act for a period consistent with the term of any PID Bonds issued by the City and/or the term of any Reimbursement Agreement approved by the City. Deposits of money into the TIRZ Fund shall continue until the earlier of (i) the payment of all PID Bonds, or (ii) the expiration of the TIRZ. Upon the refunding of any series of PID Bonds, any reduction in assessments for such PID Bonds shall mean a dollar-for-dollar reduction in TIRZ credit allowed to such PID Bonds.

8.3 TIRZ Fund. In accordance with the TIRZ Project and Finance Plan, the City's collected revenue from its tax increment obtained from the Property shall be placed into a TIRZ

Fund. It is anticipated that the monies in the TIRZ Fund shall be distributed in accordance with the TIRZ Project and Finance Plan to pay the City's Administrative Expenses and to lower the Assessments on an annual basis. Amounts in the TIRZ Fund shall not be comingled with City funds.

ARTICLE IX
ANNEXATION

9.1 Annexation.

(a) Within thirty (30) days of the Effective Date of this Agreement, the Developer agrees to submit a voluntary annexation petition for the Property.

(b) The Developer agrees to execute and supply any and all instruments and/or other documentation necessary for the City to annex the Property into the City's corporate limits pursuant to the terms of this Agreement. This Agreement constitutes the service plan agreement for providing City services to the Property.

(c) If at any time after the Effective Date it is determined that any portion of the Property that is owned by the Developer, or the Developer's successors and assigns, is not within the City's extraterritorial jurisdiction, then the Developer, or the Developer's successors and assigns, shall petition the City to include such portion of the Property within the City's extraterritorial jurisdiction and then voluntarily petition for annexation of that portion of the Property into the City's corporate limits.

(D) THE DEVELOPER IS NOT REQUIRED TO ENTER INTO THIS AGREEMENT. THE ANNEXATION PROCEDURES DESCRIBED IN PLAIN LANGUAGE IN THIS AGREEMENT REQUIRE THE DEVELOPER'S CONSENT. THE PARTIES ACKNOWLEDGE AND AGREE THAT THIS AGREEMENT SHALL SATISFY THE WRITTEN DISCLOSURE REQUIREMENTS UNDER SECTION 212.172(B-1) OF THE TEXAS LOCAL GOVERNMENT CODE.

ARTICLE X
DEVELOPMENT

10.1 Full Compliance with City Regulations. The City and Developer acknowledge and agree that except as expressly waived, modified or abated by this Agreement, all of the City Regulations in effect on the Effective Date of this Agreement, shall apply to any and all development activity undertaken on the Property (or any portion of the Property) in connection with the Development, in accordance with Chapter 212 of the Texas Local Government Code. The Property shall be developed as a single-family residential development to be zoned as a Planned Development District pursuant to City Regulations and this Agreement contemporaneously upon annexation of the Property into the City's corporate limits. Provided that in the event of any conflict between the City Regulations and this Agreement, including the Development Regulations, this Agreement and the Development Regulations shall control, subject to the Planned Development District ordinance adopted pursuant to City Regulations.

10.2 Development in Compliance with Concept Plan. Development and use of the Property, including, without limitation, the construction, installation, maintenance, repair, and replacement of all improvements and facilities of any kind whatsoever on and within the Property, shall be in compliance with the Concept Plan attached as **Exhibit C** and the Development Regulations attached as **Exhibit D**, respectively, and applicable City Regulations at the time of the Effective Date, except when those regulations conflict with the Development Regulations. The City waives, relinquishes, and releases any right it might have under a current or future City Regulation or state law to amend the Development Regulations attached hereto as **Exhibit D** after the Effective Date.

10.3 Vested Rights. This Agreement shall constitute a "permit" under Chapter 245 of the Texas Local Government Code that is deemed filed with the City on the Effective Date.

10.4 Property Acquisition. The Parties acknowledge that the Developer may be required to acquire certain off-site property rights and interests to allow certain Authorized Improvements to be constructed to serve the Property (with the exception of the Entry Way Road, which shall be acquired by the City pursuant to Section 5.4 of this Agreement). Developer shall use commercially reasonable efforts to obtain all third-party rights-of-way, consents, or easements, if any, needed to construct the off-site improvements. If, however, Developer is unable to obtain such third-party rights-of-way, consents, or easements within 90 days of commencing reasonable and continuous efforts to obtain the needed rights-of-way, consents, or easements, then, as a condition to requiring the Developer to construct off-site improvements, the City, in its sole discretion, may take reasonable steps to secure same through the use of the City's power of eminent domain. If the City takes such eminent domain action, the Developer shall fund all reasonable and necessary legal proceeding/litigation costs, compensation awards by courts or negotiated amounts for the condemned property interest, attorneys' fees, appraiser and expert witness fees, interest, court costs, mediation fees, deposition costs, copy charges, courier fees, postage and taxable court costs (collectively, "Eminent Domain Fees") paid or incurred by the City in the exercise of its eminent domain powers that for any reason are not funded by the proceeds of PID Bonds, if PID Bonds are issued, or Assessments and shall escrow with a mutually agreed upon escrow agent the City's reasonably estimated Eminent Domain Fees both in advance of the initiations of each eminent domain proceeding and as funds are needed by the City. If the escrow fund remains appropriately funded in accordance with this Agreement and in accordance with the City's discretionary governmental powers, the City will use all reasonable efforts to expedite such condemnation procedures so that the Authorized Improvements can be constructed as soon as reasonably practicable. If the Eminent Domain Fees exceed the amount of funds escrowed in accordance with this paragraph, Developer shall deposit additional funds as requested by the City into the escrow account within 10 days after written Notice from the City. Any unused escrow funds will be refunded to Developer within 30 days after any condemnation award or settlement becomes final and non-appealable. Nothing in this subsection is intended to constitute a delegation of the police powers or governmental authority of the City, and the City reserves the right, at all times, to control its proceedings in eminent domain.

To the extent Eminent Domain Fees are paid by the Developer, the Developer may seek reimbursement of any or all eligible Eminent Domain Fees from PID Bonds, or if PID Bonds are not issued, Assessments.

10.5 Zoning of the Property. Currently, the Property is located in the extraterritorial jurisdiction of the City. The Parties agree that the Concept Plan attached hereto as **Exhibit C**, the Development Regulations attached hereto as **Exhibit D**, together with the City Regulations, and the applicable provisions of this Agreement memorialize the plan for development of the Property as of the Effective Date. The City shall consider rezoning the Property as a new PDD - Planned Development District, contemporaneously upon annexation of the Property into the City's corporate limits, consistent with the Concept Plan attached hereto as **Exhibit C**, the Development Regulations attached hereto as **Exhibit D**, and the applicable provisions of this Agreement. Through this Agreement, the Developer expressly consents and agrees to the zoning of the Property consistent with and as contemplated by this Section. The City will require the Developer to submit a formal zoning application to proceed with zoning the Property as contemplated by this Section.

10.6 Conflicts. In the event of any conflict between this Agreement and any City Regulations, this Agreement, including any exhibit or attachment, shall control. Provided however, that in the event that the Bond Indenture contains requirements that differ from this Agreement (other than the terms specifically agreed to in this Agreement including the payment processes), then the Bond Indenture, shall control. In the event of a conflict between the Agreement and any exhibits to this Agreement the text of the Agreement controls over the Exhibits. Provided, in the event an Exhibit is deemed amended pursuant to the terms of this Agreement, the applicable text of the Agreement relating or outlining such Exhibit shall be deemed amended as well. In the event of a conflict between the Concept Plan and the Development Regulations attached as **Exhibit D**, the Development Regulations shall control. The City waives, relinquishes, and releases any right it might have under a current or future City Regulation or state law to amend the Development Regulations attached hereto as **Exhibit D** after the Effective Date; provided however, notwithstanding the foregoing, that City's adoption of Planned Development District regulations as part of the new PDD - Planned Development District referenced in Section 10.5 shall not be deemed an amendment to the Development Regulations in violation of this Section.

10.7 Concept Plan. The City's approval of the Concept Plan herein constitutes the acknowledgement that the Development is consistent with the City's Comprehensive Plan, as amended. Such approval does not constitute the City's agreement that any specific portion of the Development depicted within **Exhibit C** conforms to the City Regulations, as same may be modified by this Agreement.

With the exception of a Minor Modification, as defined herein, the Developer must submit any proposed change to the Concept Plan to the City for approval. If the change is not a Minor Modification, then approval of such change is considered a major modification ("Major Modification"). All requests for Major Modifications shall be considered by the City Council in its sole legislative discretion.

Any Minor Modification of the Concept Plan or amendment approved by the City to the Concept Plan, shall be considered an amendment to this Agreement and shall replace the attached Concept Plan and become part of this Agreement. Developer is responsible for providing City updated copies of any modified or amended Concept Plan. Any subsequent development application for approval of a site plan or final plat, that differs from the terms of this Agreement if approved by the City or considered a Minor Modification and approved by the City Manager, shall

automatically amend this Agreement. Minor modifications shall include the following, shall apply only to the Concept Plan (collectively "Minor Modifications"), and shall be subject to the approval of the City Manager in his sole discretion:

(a) any adjustments of equal to or less than (i) 10% of the total lots included on the Concept Plan, or (ii) 100 feet to the location or configuration of roadways, sidewalks, utilities, parking areas, buildings, landscape features, (including plants and trees) ponds and any other improvements depicted on any Concept Plan, provided if the addition or removal of roadways are necessary for the construction of additional lots, or the removal of lots, as outlined in subsection (i) such addition or deletion of roadways shall be deemed a Minor Modification; and

(b) any modification approved in a plat approved by the City including but not limited to (i) changes to the lot size or configuration; (ii) adjustments to the number of lots in the overall Development; (iii) changes to a local street width, length or alignment; (iv) changes to utility or access easements; (v) changes to street layouts, in any phase; or (vi) adjustments to the amount of open space, buffers, and drainage not less than five percent (5%) of the gross site acreage.

ARTICLE XI
DEVELOPMENT PROCESS AND CHARGES

11.1 Development Fees. Developer agrees to construct any portion of the Property as shown on the Concept Plan attached hereto as **Exhibit C** and to pay all relevant Development Fees, as listed in the City's Municipal Code, excluding impact fees, which are waived in Section 11.4 below. The fee schedule applicable to the Property shall be uniformly applicable to all development within the corporate limits of the City.

11.2 Inspection Fees. Development of the Property shall be subject to the payment to the City of inspection fees as amended and uniformly adopted throughout the City (the "Inspection Fees"), according to the fee schedule adopted by the City Council on the Effective Date.

11.3 Park Development, Credit for Parkland Dedication, and Timing of Payment of Park Development Fees. In consideration of the dedication of the City Park, and construction of the City Park Improvements, the City shall not require additional dedications of land or payment of any fees (except as the Park Development Fee specifically provided in Section 5.3) for the purpose of any parkland dedication requirements, tree mitigation requirements or open space requirement in place on the Effective Date or any date thereafter. In addition to items that the City Regulations give credit in lieu of park land dedication, for purposes of this Agreement, open space, homeowner association common areas, shall be deemed sufficient dedication to the City, and no parkland, open space, or similar fees shall be owed by the Developer.

11.4 Waiver of Impact Fees. Except as otherwise provided herein, all impact fees associated with the Development due and owing at the time of building permit issuance from time to time pursuant to City Regulations, shall be waived. The City waives, relinquishes, and releases any right it might have under current City Regulation or state law to assess, levy, or collect impact fees in connection with the development of the Property. The Developer shall be responsible for the construction of all Authorized Improvements, to the extent such Authorized Improvements are necessitated by and attributable to the development of the Property.

11.5 **INDEMNIFICATION AND HOLD HARMLESS. THE DEVELOPER AND ITS SUCCESSORS AND ASSIGNS SHALL RELEASE, DEFEND, INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICIALS, EMPLOYEES, OFFICERS, REPRESENTATIVES AND AGENTS (EACH AN "INDEMNIFIED PARTY"), FROM AND AGAINST ALL ACTIONS, DAMAGES, CLAIMS, LOSSES OR EXPENSE OF EVERY TYPE AND DESCRIPTION TO WHICH THEY MAY BE SUBJECTED OR PUT: (I) BY REASON OF, OR RESULTING FROM THE BREACH OF ANY PROVISION OF THIS AGREEMENT BY THE DEVELOPER; (II) THE NEGLIGENT DESIGN, ENGINEERING AND/OR CONSTRUCTION BY THE DEVELOPER OR ANY ARCHITECT, ENGINEER OR CONTRACTOR HIRED BY THE DEVELOPER OF ANY OF THE AUTHORIZED IMPROVEMENTS ACQUIRED FROM THE DEVELOPER HEREUNDER; (III) THE DEVELOPER'S NONPAYMENT UNDER CONTRACTS BETWEEN THE DEVELOPER AND ITS CONSULTANTS, ENGINEERS, ADVISORS, CONTRACTORS, SUB-CONTRACTORS AND SUPPLIERS IN THE PROVISION AND/OR CONSTRUCTION OF THE AUTHORIZED IMPROVEMENTS; (IV) ANY CLAIMS (INCLUDING DEATH) OF PERSONS EMPLOYED BY THE DEVELOPER OR ITS AGENTS TO CONSTRUCT THE AUTHORIZED IMPROVEMENTS; OR (V) ANY CLAIMS (INCLUDING DEATH) AND SUITS OF THIRD PARTIES, INCLUDING BUT NOT LIMITED TO DEVELOPER'S RESPECTIVE PARTNERS, OFFICERS, DIRECTORS, EMPLOYEES, REPRESENTATIVES, AGENTS, SUCCESSORS, ASSIGNEES, VENDORS, GRANTEES, AND/OR TRUSTEES, REGARDING OR RELATED TO THE AUTHORIZED IMPROVEMENTS OR ANY AGREEMENT OR RESPONSIBILITY REGARDING THE AUTHORIZED IMPROVEMENTS, INCLUDING CLAIMS AND CAUSES OF ACTION WHICH MAY ARISE OUT OF THE PARTIAL NEGLIGENCE OF AN INDEMNIFIED PARTY (THE "CLAIMS"). NOTWITHSTANDING THE FOREGOING, NO INDEMNIFICATION IS GIVEN HEREUNDER FOR ANY ACTION, DAMAGE, CLAIM, LOSS OR EXPENSE DETERMINED BY A COURT OF COMPETENT JURISDICTION TO BE DIRECTLY ATTRIBUTABLE TO THE WILLFUL MISCONDUCT OR SOLE NEGLIGENCE OF ANY INDEMNIFIED PARTY. DEVELOPER IS EXPRESSLY REQUIRED TO DEFEND CITY AGAINST ALL SUCH CLAIMS, AND CITY IS REQUIRED TO REASONABLY COOPERATE AND ASSIST DEVELOPER IN PROVIDING SUCH DEFENSE.**

IN ITS REASONABLE DISCRETION, CITY SHALL HAVE THE RIGHT TO APPROVE OR SELECT DEFENSE COUNSEL TO BE RETAINED BY DEVELOPER IN FULFILLING ITS OBLIGATIONS HEREUNDER TO DEFEND AND INDEMNIFY THE INDEMNIFIED PARTIES, UNLESS SUCH RIGHT IS EXPRESSLY WAIVED BY CITY IN WRITING. THE INDEMNIFIED PARTIES RESERVE THE RIGHT TO PROVIDE A PORTION OR ALL OF THEIR/ITS OWN DEFENSE, AT THEIR/ITS SOLE COST; HOWEVER, INDEMNIFIED PARTIES ARE UNDER NO OBLIGATION TO DO SO. ANY SUCH ACTION BY AN INDEMNIFIED PARTY IS NOT TO BE CONSTRUED AS A WAIVER OF DEVELOPER'S OBLIGATION TO DEFEND INDEMNIFIED PARTIES OR AS A WAIVER OF DEVELOPER'S OBLIGATION TO INDEMNIFY INDEMNIFIED PARTIES PURSUANT TO THIS AGREEMENT. DEVELOPER SHALL RETAIN CITY-APPROVED DEFENSE COUNSEL WITHIN SEVEN BUSINESS DAYS OF WRITTEN NOTICE FROM AN INDEMNIFIED PARTY THAT IT IS INVOKING ITS RIGHT TO INDEMNIFICATION UNDER THIS AGREEMENT. IF DEVELOPER FAILS TO

RETAIN COUNSEL WITHIN SUCH TIME PERIOD, INDEMNIFIED PARTIES SHALL HAVE THE RIGHT TO RETAIN DEFENSE COUNSEL ON THEIR OWN BEHALF, AND DEVELOPER SHALL BE JOINTLY AND SEVERALLY LIABLE FOR ALL REASONABLE COSTS INCURRED BY INDEMNIFIED PARTIES.

THIS SECTION 11.5 SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

THE PARTIES AGREE AND STIPULATE THAT THIS INDEMNIFICATION COMPLIES WITH THE CONSPICUOUSNESS REQUIREMENT AND THE EXPRESS NEGLIGENCE TEST, AND IS VALID AND ENFORCEABLE AGAINST THE DEVELOPER.

11.7 **DEVELOPER'S ACKNOWLEDGEMENT OF THE CITY'S COMPLIANCE WITH FEDERAL AND STATE CONSTITUTIONS, STATUTES AND CASE LAW AND FEDERAL, STATE AND LOCAL ORDINANCES, RULES AND REGULATIONS/ DEVELOPERS' WAIVER AND RELEASE OF CLAIMS FOR OBLIGATIONS IMPOSED BY THIS AGREEMENT.**

(A) THE DEVELOPER ACKNOWLEDGES AND AGREES THAT:

(I) THE PUBLIC INFRASTRUCTURE TO BE CONSTRUCTED UNDER THIS AGREEMENT, AND THE FEES TO BE IMPOSED BY THE CITY PURSUANT TO THIS AGREEMENT, REGARDING THE PROPERTY, IN WHOLE OR IN PART, DO NOT CONSTITUTE A:

(a) TAKING UNDER THE TEXAS OR UNITED STATES CONSTITUTION;

(b) VIOLATION OF THE TEXAS LOCAL GOVERNMENT CODE, AS IT EXISTS OR MAY BE AMENDED; AND/OR

(c) NUISANCE.

(II) ASSUMING NO DEFAULTS UNDER THIS AGREEMENT, THE AMOUNT OF THE DEVELOPER'S FINANCIAL AND INFRASTRUCTURE CONTRIBUTION FOR THE PUBLIC INFRASTRUCTURE IS ROUGHLY PROPORTIONAL TO THE DEMAND THAT THE DEVELOPER'S ANTICIPATED IMPROVEMENTS AND DEVELOPER'S DEVELOPMENT PLACES ON THE CITY'S INFRASTRUCTURE.

(III) ASSUMING NO DEFAULTS UNDER THIS AGREEMENT, THE DEVELOPER HEREBY AGREES AND ACKNOWLEDGES, WITHOUT WAIVING CLAIMS RELATED SOLELY TO EXACTIONS NOT CONTEMPLATED BY THIS AGREEMENT, THAT: (A) ANY PROPERTY WHICH IT CONVEYS TO THE CITY OR ACQUIRES FOR THE CITY PURSUANT TO THIS AGREEMENT IS ROUGHLY PROPORTIONAL TO THE BENEFIT RECEIVED BY THE DEVELOPER FOR SUCH LAND, AND THE DEVELOPER HEREBY WAIVES ANY CLAIM THEREFOR THAT IT MAY HAVE; AND (B) ALL PREREQUISITES TO SUCH DETERMINATION OF

ROUGH PROPORTIONALITY HAVE BEEN MET, AND ANY VALUE RECEIVED BY THE CITY RELATIVE TO SAID CONVEYANCE IS RELATED BOTH IN NATURE AND EXTENT TO THE IMPACT OF THE DEVELOPMENT OF THE PROPERTY ON THE CITY'S INFRASTRUCTURE. ASSUMING NO DEFAULTS UNDER THIS AGREEMENT, THE DEVELOPER FURTHER AGREES TO WAIVE AND RELEASE ALL CLAIMS IT MAY HAVE AGAINST THE CITY UNDER THIS AGREEMENT RELATED TO ANY AND ALL: (A) CLAIMS OR CAUSES OF ACTION BASED ON ILLEGAL OR EXCESSIVE EXACTIONS; AND (B) ROUGH PROPORTIONALITY AND INDIVIDUAL DETERMINATION REQUIREMENTS MANDATED BY THE UNITED STATES SUPREME COURT IN *DOLAN V. CITY OF TIGARD*, 512 U.S. 374 (1994), AND ITS PROGENY, AS WELL AS ANY OTHER REQUIREMENTS OF A NEXUS BETWEEN DEVELOPMENT CONDITIONS AND THE PROJECTED IMPACT OF THE PUBLIC INFRASTRUCTURE.

(B) THIS SECTION 11.6 SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

11.8 Inspections and Permitting. The City shall have a right to inspect, as authorized or required by City Regulations, the construction of all structures, Authorized Improvements, and any public improvements necessary to support the proposed development within the Property, including drainage, streets, park facilities, electrical, and streetlights and signs, but excluding the Water and Sewer Authorized Improvements. The Developer shall pay fees in accordance with City's ordinances and similar to other like developments. The City's inspections shall not release the Developer from its responsibility to construct, or ensure the construction of, adequate Authorized Improvements and infrastructure in accordance with approved engineering plans, construction plans, approved final plat(s), and other approved plans related to development of the Property. The City shall be the beneficiary of the required two-year maintenance bond the Developer shall provide for all Authorized Improvements, except for Water and Sewer Authorized Improvements which shall be subject to Mustang SUD Regulations. Except as otherwise provided in this Agreement, if the City, or Mustang SUD, as applicable, finds that such improvements have been completed in accordance with the final plats and specifications approved by the City, or Mustang SUD, as applicable (or any modifications thereof approved by the City), and in accordance with all other applicable laws and City Regulations, the City, or Mustang SUD, as applicable shall accept the same whereupon ownership of such improvements shall be transferred to the City, or Mustang SUD, as applicable, and be operated and maintained by the City, or Mustang SUD, as applicable, at its sole expense other than those improvements that the HOA is obligated to maintain as set forth in **Article V** of this Agreement located on the Property which may be owned by the City but shall be maintained by the HOA.

11.9 Temporary Street Closures. To the extent reasonably requested by the Developer in connection with the construction of the Authorized Improvements, pursuant to applicable City Regulations and the Home Rule Charter, the City shall consider the approval and issuance to the Developer all necessary permits to authorize temporary closures of, and shall grant and issue to the Developer all necessary permits to make cuts or other perforations in, demolish and excavate all or portions of any street, alley or other public right-of-way that is under reasonable control of the City and that is contained in whole or in part within the Property or that abuts any portion of

the Property; provided however, all such actions are subject to the City's obligations to preserve and protect public health, safety, and welfare, and Developer shall pay all applicable permit and other fees due City.

11.10 Joint Cooperation. During the planning, design, development and construction of the private improvements and the Authorized Improvements on the Property, the Parties agree to cooperate and coordinate with each other, and to assign appropriate, qualified personnel to this Development. The City will make reasonable efforts to accommodate urgent or emergency requests during construction. In order to facilitate a timely review process, the Developer shall cause the architect, engineer and other design professionals to attend City meetings if requested by the City.

ARTICLE XII
TERM

The term of this Agreement shall be for a period of forty (40) years after the Effective Date, or the date on which the TIRZ is dissolved or terminates, or termination pursuant to an Event of Default, whichever comes first (the "Initial Term").

ARTICLE XIII
EVENTS OF DEFAULT; REMEDIES

13.1 Events of Default. Each of the following shall is an "Event of Default" by Developer under this Agreement:

(a) The Developer fails to pay to the City any monetary sum hereby required of it as and when the same shall become due and payable and fails to cure such default within twenty (20) business days after the date on which Notice thereof is given by the City to the Developer, as provided in this Agreement. The Developer shall fail in any material respect to maintain any of the insurance or bonds required by this Agreement or City Regulations; provided, however, that if a contractor fails to maintain any of the insurance or bonds required by this Agreement, the Developer shall have thirty (30) calendar days to cure following the date of Notice by City.

(b) The Developer fails to comply in any material respect with any term, provision or covenant of this Agreement (other than the payment of money to the City), and shall not cure such failure within ninety (90) calendar days after Notice thereof is given by the City to the Developer;

(c) The Developer fails to comply in any material respect with any term, provision or covenant of this Agreement (other than the payment of money to the City), and shall not cure such failure within ninety (90) calendar days after Notice thereof is given by the City to the Developer;

(d) The Developer files or causes to be filed a voluntary proceeding under present or future bankruptcy, insolvency, or other laws respecting debtors, rights;

(e) The Developer consents to an involuntary proceeding under present or future bankruptcy, insolvency, or other laws respecting debtor's rights;

(f) An order for relief is entered against Developer or the appointment of a receiver, trustee, or custodian for all or a substantial part of the Property or assets of Developer in any involuntary proceeding, and the continuation of such order, judgment or decree unstayed for any period of ninety (90) consecutive days;

(g) The Developer or any Affiliate fails to pay Impositions, and/or Assessments on Property owned by the Developer and/or any Affiliates within the PID if such failure is not cured within thirty (30) calendar days after written notice by the City; or

(h) Any material representation or warranty confirmed or made in this Agreement by the Developer is untrue in any material respect as of the Effective Date, and Developer does not cure or correct such untrue material representation or warranty within ninety (90) calendar days after Notice thereof is given by the City to the Developer.

13.2. Notice and Cure. No Party shall be in default under this Agreement until Notice of the alleged failure of such Party to perform has been given in writing (which Notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time to be determined based on the nature of the alleged failure, but in no event more than thirty (30) days (or any longer time period to the extent expressly stated in this Agreement as relates to a specific failure to perform) after written Notice of the alleged failure has been given except as relates to a type of default for which a different time period is expressly set forth in this Agreement). Notwithstanding the foregoing, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the Notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured. Notwithstanding the foregoing, however, a Party shall be in default of its obligation to make any payment required under this Agreement if such payment is not made within twenty (20) business days after it is due.

13.3 Remedies. As compensation for the other party's default, an aggrieved Party is limited to seeking specific performance, or other equitable relief available at law, of the other party's obligations under this Agreement. NOTWITHSTANDING THE FOREGOING, HOWEVER, NO DEFAULT UNDER THIS AGREEMENT SHALL ENTITLE THE AGGRIEVED PARTY TO TERMINATE THIS AGREEMENT OR PREVENT THE DEVELOPER OR THE CITY FROM RECEIVING ANY REIMBURSEMENTS OR PAYMENTS DUE AND OWED TO THE DEVELOPER OR THE CITY UNDER THIS AGREEMENT, ANY REIMBURSEMENT AGREEMENT, OR ANY TIRZ AGREEMENT.

ARTICLE XIV
ASSIGNMENT AND ENCUMBRANCE

14.1 Assignment. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the Parties. No assignment by the Developer shall release the Developer from any liability that resulted from an act or omission by Developer that occurred prior to the effective date of the assignment unless the City approves the release in writing. The Developer and any Assignee have the right (from time to time) to assign this Agreement to a non-Affiliate, non-related entity, in whole or in part, and including any obligation, right, title, or interest of the Developer under this Agreement to any person or entity (an "Assignee") with City's written

consent, which consent the City shall not unreasonably withhold. The Developer and any Assignee have the right (from time to time) to assign this Agreement to an Affiliate or related entity, in whole or in part, and including any obligation, right, title, or interest of the Developer under this Agreement without City consent, but with notice to the City. The Developer shall maintain written records of all assignments made by the Developer to Assignees, including a copy of each executed assignment and, upon written request from any Party or Assignee, shall provide a copy of such records to the requesting person or entity, and this obligation shall survive the assigning Party's sale, assignment, transfer, or other conveyance of any interest in this Agreement or the Property. With the exception of Developer's right to obtain Estoppel Certificates from the City, as outlined in Section 15.2 of this Agreement, the City shall not be required to make any representations with respect to any assignment by Developer.

Any receivables due under this Agreement, any construction funding agreement, any Reimbursement Agreement (pursuant to Section 372.023(d-1) of the Texas Local Government Code), or any TIRZ agreement may be sold, transferred, or assigned by Developer to any person, including without limitation, to a trustee in connection with a trust indenture, without the consent of, but upon written Notice to the City in accordance with Section 16.2 of this Agreement and as allowed. The Developer may also collaterally assign the PID and or TIRZ receivables as collateral for any development loan, and the Developer may execute such documents and contracts as necessary to effectuate such loans or financings, without the consent, but with Notice, to the City. Notwithstanding the above, City shall not be required to make partial payments to more than two (2) parties as a result of a single assignment. With the exception of Developer's right to obtain Estoppel Certificates from the City, as outlined in Section 15.2 of this Agreement, the City shall not be required to execute any consent or make any representations with respect to such assignments.

14.2 Assignment by the City. The City shall not assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of the City under this Agreement, without the prior written approval of the Developer. Provided however, that this language does not apply to any real property interest which the City may have within the Development.

14.3 Encumbrance by Developer and Assignees. The Developer and Assignees have the right, from time to time, to collaterally assign, pledge, grant a lien or security interest in, or otherwise encumber any of their respective rights, title, or interest under this Agreement for the benefit of (a) their respective lenders without the consent of, but with prompt written Notice to, the City, and (b) to any person or entity with the City Manager's prior written consent (which consent shall not be unreasonably withheld, conditioned, or delayed). If the City Manager fails to provide the Developer or Assignee with a reasonable written objection to a collateral assignment request within thirty (30) days of receiving such request, Developer shall send a second notice to City, and if City Manager fails to provide the Developer or Assignee with a reasonable written objection to a collateral assignment request within thirty (30) days of receiving such second notice then the collateral assignment shall be submitted to the City Council for consideration.. The collateral assignment, pledge, grant of lien or security interest, or other encumbrance shall not, however, obligate any lender to perform any obligations or incur any liability under this Agreement unless the lender agrees in writing to perform such obligations or incur such liability. Provided the City has been given a copy of the documents creating the lender's interest, including Notice information for the lender, then that lender shall have the right, but not the obligation, to cure any

default under this Agreement and shall be given a reasonable time, but no more than 180 days, to do so in addition to the cure periods otherwise provided to the defaulting Party by this Agreement; and the City agrees to accept a cure, not to be unreasonably withheld, offered by the lender as if offered by the defaulting Party. A lender is not a party to this Agreement unless this Agreement is amended, with the consent of the lender, to add the lender as a Party. Notwithstanding the foregoing, however, this Agreement shall continue to bind the Property and shall survive any transfer, conveyance, or assignment occasioned by the exercise of foreclosure or other rights by a lender, whether judicial or non-judicial. Any purchaser from or successor Developer through a lender of any portion of the Property shall be bound by this Agreement and shall not be entitled to the rights and benefits of this Agreement with respect to the acquired portion of the Property until all defaults under this Agreement with respect to the acquired portion of the Property have been cured.

With the exception of Developer's right to obtain Estoppel Certificates from the City, as outlined in Section 15.2 of this Agreement, the City shall not be required to execute any consent or make any representations with respect any assignment pursuant to this Section. The City shall not be required to acknowledge the receipt of any assignment by the Developer; however, to the extent the City does acknowledge receipt of any assignment pursuant to this Section, such acknowledgment does not evidence the City's agreement, acceptance, or acknowledgment of the content of the assignment documents or any rights accruing thereunder; it is solely an acknowledgment of receipt of the Notice.

14.4 Encumbrance by City. The City shall not collaterally assign, pledge, grant a lien or security interest in, or otherwise encumber any of its rights, title, or interest under this Agreement without the Developer's prior written consent. Provided however, that this section shall not apply to any real property interests which the City may have in the Development.

14.5 Assignees as Parties. An Assignee authorized in accordance with this Agreement and for which Notice of assignment has been provided in accordance with this Agreement shall be considered a "Party" for the purposes of this Agreement. Any person or entity upon becoming an owner of land or upon obtaining an ownership interest (but not including End Buyer) in any part of the Property shall have all of the obligations of the Developer as set forth in this Agreement and all related documents to the extent of said ownership or ownership interest. From and after such assignment, the City agrees to look solely to the Assignee for the performance of all obligations assigned to the Assignee and agrees that Developer shall be released from subsequently performing the assigned obligations and from any liability that results from the Assignee's failure to perform the assigned obligations.

14.6 No Third-Party Beneficiaries. Subject to Section 14.1 of this Agreement, this Agreement only inures to the benefit of, and may only be enforced by, the Parties. No other person or entity shall have any right, title, or interest under this Agreement or otherwise be deemed to be a third-party beneficiary of this Agreement.

14.7 Notice of Assignment. Subject to Section 14.1 of this Agreement, the following requirements shall apply in the event that the Developer sells, assigns, transfers, or otherwise conveys the Property, or any part thereof (other than to an End-Buyer of a Fully Developed and Improved Lot), and/or any of its rights or benefits under this Agreement:

(a) within 30 days after the effective date of any such sale, assignment, transfer, or other conveyance, the Developer must provide written Notice of same to the City;

(b) the Notice must describe the extent to which any rights or benefits under this Agreement have been sold, assigned, transferred, or otherwise conveyed;

(c) the Notice must state the name, mailing address, and telephone contact information of the person(s) acquiring any rights or benefits as a result of any such sale, assignment, transfer, or other conveyance; and

(d) the Notice must be signed by a duly authorized person representing the Developer and a duly authorized representative of the person or entity that will acquire any rights or benefits as a result of the sale, assignment transfer or other conveyance.

ARTICLE XV
RECORDATION AND ESTOPPEL CERTIFICATES

15.1 Binding Obligations. This Agreement and all amendments hereto and authorized assignments hereof shall be recorded in the deed records of Denton County. This Agreement binds and constitutes a covenant running with the Property. Upon the Effective Date, this Agreement shall be binding upon the Parties and their successors and assigns permitted by this Agreement and forms a part of any other requirements for development within the Property. This Agreement, when recorded, shall be binding upon the Parties and their successors and assigns as permitted by this Agreement and upon the Property; however, this Agreement shall not be binding upon, and shall not constitute any encumbrance to title as to, any End-Buyer of a Fully Developed and Improved Lot except for land use and development regulations, including the City Regulations, that apply to such lots.

15.2 Estoppel Certificates. From time to time upon written request of the Developer or any future Developer, and upon the payment of a $100.00 fee to the City, the City Manager, or his/her designee will, in his official capacity and to his reasonable knowledge and belief, execute a written estoppel certificate identifying any obligations of any Developer under this Agreement that are in default. The City agrees to use its best efforts to provide such estoppel certificate within ten (10) days of receipt of request from the Developer or any future Developer.

ARTICLE XVI
ADDITIONAL PROVISIONS

16.1 Recitals. The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this Agreement; (c) are legislative findings of the City Council of the City; and (d) reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

16.2 Notices. Any Notice, submittal, payment or instrument required or permitted by this Agreement to be given or delivered to any party shall be deemed to have been received when personally delivered or 72 hours following deposit of the same in any United States Post Office, registered or certified mail, postage prepaid, addressed as follows:

To the City:	Attn: Charles Kreidler, City Manager City of Aubrey 107 S Main Street Aubrey, Texas 76227
With a copy to:	Attn: Patricia Adams, City Attorney Messer Fort, PLLC 6371 Preston Road, Suite 200 Frisco, Texas 75034
To the Developer:	Attn: Matthew Dawson MM Aubrey 160, LLC 1800 Valley View Lane, Suite 300 Farmers Branch, Texas 75234
With a copy to:	Attn: Travis Boghetich Texas Real Estate Law 1800 Valley View Lane, Suite 360 Farmers Branch, Texas 75234

Any party may change its address or addresses for delivery of Notice by delivering written Notice of such change of address to the other party.

16.3 Interpretation. The Parties acknowledge that each has been actively involved in negotiating this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting Party will not apply to interpreting this Agreement. In the event of any dispute over the meaning or application of any provision of this Agreement, the provision will be interpreted fairly and reasonably and neither more strongly for nor against any Party, regardless of which Party originally drafted the provision.

16.4 Time. In this Agreement, time is of the essence and compliance with the times for performance herein is required.

16.5 Entire Agreement. This Agreement embodies the entire Agreement between the Parties and cannot be varied or terminated except as set forth in this Agreement, or by written agreement of the City and the Developer expressly amending the terms of this Agreement.

16.6 Severability. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable for any reason, then: (a) such unenforceable provision shall be deleted from this Agreement; (b) the unenforceable provision shall, to the extent possible and upon mutual agreement of the parties, be rewritten to be enforceable and to give effect to the

intent of the Parties; and (c) the remainder of this Agreement shall remain in full force and effect and shall be interpreted to give effect to the intent of the Parties.

16.7 Applicable Law; Venue. This Agreement is entered into pursuant to and is to be construed and enforced in accordance with, the laws of the State of Texas, and all obligations of the Parties are performable in Denton County. Exclusive venue for any action to enforce or construe this Agreement shall be in the Denton County District Court or the applicable federal court.

16.8 Non-Waiver. Any failure by a Party to insist upon strict performance by the other Party of any material provision of this Agreement shall not be deemed a waiver thereof, and the Party shall have the right at any time thereafter to insist upon strict performance of any and all provisions of this Agreement. No provision of this Agreement may be waived except by writing signed by the Party waiving such provision. Any waiver shall be limited to the specific purposes for which it is given. No waiver by any Party of any term or condition of this Agreement shall be deemed or construed to be a waiver of any other term or condition or subsequent waiver of the same term or condition.

16.9 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

16.10 Authority and Enforceability. The City represents and warrants that this Agreement has been approved by official action by the City Council of the City in accordance with all applicable public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act) and that the individual executing this Agreement on behalf of the City has been duly authorized to do so. The Developer represents and warrants that this Agreement has been approved by appropriate action of the Developer, and that the individual executing this Agreement on behalf of the Developer has been duly authorized to do so. Each Party respectively acknowledges and agrees that this Agreement is binding upon such Party and is enforceable against such Party, in accordance with its terms and conditions and to the extent provided by law.

16.11 Further Documents. The Parties agree that at any time after execution of this Agreement, they will, upon request of another Party, execute and deliver such further documents and do such further acts and things as the other Party may reasonably request in order to effectuate the terms of this Agreement. This provision shall not be construed as limiting or otherwise hindering the legislative discretion of the City Council seated at the time that this Agreement is executed or any future City Council.

16.12 Exhibits. The following Exhibits are attached to this Agreement and are incorporated herein for all purposes:

Exhibit A	Metes and Bounds Description and Depiction of the Property
Exhibit B	Authorized Improvements and Estimated Costs
Exhibit C	Concept Plan
Exhibit C-1	Water and Wastewater Improvements
Exhibit C-2	Roadway Improvements
Exhibit C-3	Open Space Plan

Exhibit C-4	Screening Plan
Exhibit D	Development Regulations
Exhibit E	Home Buyer Disclosure Program
Exhibit F	Landowner Agreement
Exhibit G	Certification for Payment Form
Exhibit H	Closing Disbursement Request

16.13 Home Buyer Disclosures. The Developer shall comply with the Home Buyer Disclosure Program and shall record this Agreement in the real property records of Denton County, which notifies Developers of Property of the obligations set forth in the Home Buyer Disclosure Program.

16.14 Governmental Powers; Waivers of Immunity. By its execution of this Agreement, the City does not waive or surrender any of its respective governmental powers, immunities, or rights except as provided in this section. The Parties acknowledge that the City waives its sovereign immunity as to suit solely for the purpose of adjudicating a claim under this Agreement.

16.15 Force Majeure. Each Party shall use good faith, due diligence and reasonable care in the performance of its respective obligations under this Agreement, and time shall be of the essence in such performance; however, in the event a Party is unable, due to Force Majeure, to perform its obligations under this Agreement, then the obligations affected by the Force Majeure shall be temporarily suspended. Within fifteen (15) business days after the occurrence of a Force Majeure, the Party claiming the right to temporarily suspend its performance, shall give Notice to all the Parties, including a detailed explanation of the Force Majeure and a description of the action that will be taken to remedy the Force Majeure and resume full performance at the earliest possible time.

16.16 Amendments. This Agreement cannot be modified, amended, or otherwise varied, except in writing signed by the City and Developer expressly amending the terms of this Agreement.

16.17 Consideration. This Agreement is executed by the Parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is hereby acknowledged.

16.18 Relationship of Parties. Nothing contained in this Agreement shall be deemed or construed by the Parties hereto or by any third party to create the relationship of principal and agent, or of partnership, joint venture or any association whatsoever between any one or more of the Parties, it being expressly understood and agreed that no provision contained in this Agreement nor any act or acts of the Parties hereto shall be deemed to create any relationship between the Parties other than the relationship of independent parties contracting with each other solely for the purpose of effecting the provisions of this Agreement.

16.19 Captions. The descriptive captions of this Agreement are for convenience of reference only and shall in no way define, describe, limit, expand or affect the scope, terms, conditions, or intent of this Agreement.

16.20 Number and Gender. Whenever used herein, unless the context otherwise provides, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all other genders.

16.21 Gift to Public Servant. The Developer shall not, and shall use commercially reasonable efforts to cause its contractors and agents to not, offer, or agree to confer any benefit upon a City employee or official that the City employee or official is prohibited by law from accepting. For purposes of this section, "benefit" means anything reasonably regarded as pecuniary gain or pecuniary advantage, including benefit to any other person in whose welfare the beneficiary has a direct or substantial interest, but does not include a contribution or expenditure made and reported in accordance with law. Notwithstanding any other legal remedies, the City may require the Developer to remove any employee or contractor of the Developer from performance responsibilities under this Agreement who has violated the restrictions of this section or any similar state or federal law.

16.22 Statutory Verifications. The Developer makes the following representation and verifications to enable the City to comply with Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Agreement. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Developer within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification prior to the expiration or earlier termination of this Agreement shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Agreement, notwithstanding anything in this Agreement to the contrary.

(a) Not a Sanctioned Company. The Developer represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Developer and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

(b) No Boycott of Israel. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Agreement. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

(c) No Discrimination Against Firearm Entities. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification, "discriminate against a

firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

(d) No Boycott of Energy Companies. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

16.26 Form 1295. Submitted herewith is a completed Form 1295 in connection with the Developer's participation in the execution of this Agreement generated by the Texas Ethics Commission's (the "TEC") electronic filing application in accordance with the provisions of Section 2252.908 of the Texas Government Code and the rules promulgated by the TEC (the "Form 1295"). The City hereby confirms receipt of the Form 1295 from the Developer, and the City agrees to acknowledge such form with the TEC through its electronic filing application not later than the 30th day after the receipt of such form. The Developer and the City understand and agree that, with the exception of information identifying the City and the contract identification number, neither the City nor its consultants are responsible for the information contained in the Form 1295; that the information contained in the Form 1295 has been provided solely by the Developer; and, neither the City nor its consultants have verified such information.

16.27 Verification Regarding Undocumented Workers. In accordance with Chapter 2264 of the Texas Government Code, each of the Developer Parties represents and certifies that it does not and will not knowingly employ any undocumented worker on the Property who is not lawfully admitted for permanent residence to the United States or authorized under law to be employed in the United States. If, after receiving any public subsidy from the City under this Agreement, a Developer Party is convicted of a violation under 8 U.S.C. § 1324a(f), the Developer Party shall repay to the City an amount equal to all grant payments or other public subsidies provided to the Developer Party under this Agreement and any other funds received by the Developer Party from the City under this Agreement plus interest, at the rate of four percent (4%), not later than the 120th day after the date the public agency, state or local taxing jurisdiction notifies the Developer Party of the violation.

[Signatures to Follow]

Executed by the Developer, the District and the City to be effective on the Effective Date.

ATTEST:

Name: Jenny Hicks
Title: City Secretary

CITY OF AUBREY, TEXAS

By: _____
Name: Chris Rich
Title: Mayor

Date: May 23, 2024

CITY OF AUBREY OFFICIAL SEAL AUBREY, TEXAS

APPROVED AS TO FORM

Patricia Adams, City Attorney

STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me on the 23rd day of May, 2024 by Chris Rich, Mayor of the City of Aubrey, Texas, a home rule municipality, on behalf of such home rule municipality.

Notary Public, State of Texas

JENNIFER HICKS
Notary Public, State of Texas
Comm. Expires 07-05-2028
Notary ID 129043943

DEVELOPER:

MM Aubrey 160, LLC
a Texas limited liability company

By: MMM Ventures, LLC,
a Texas limited liability company
Its Manager

By: 2M Ventures, LLC,
a Delaware limited liability company
Its Manager

By: _____
Name: Mehrdad Moayedi
Its: Manager

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 4th day of June, 2024 by Mehrdad Moayedi, Manager of 2M Ventures, LLC, as Manager of MMM Ventures, LLC, as Manager of MM Aubrey 160, LLC, a Texas limited liability company on behalf of said company.

_____
Notary Public, State of Texas

MATTHEW DAWSON
Notary ID #133843590
My Commission Expires
July 5, 2026

EXHIBIT A
Metes and Bounds Description and Depiction of the Property

LEGAL DESCRIPTION

BEING a tract of land situated in Denton County, Texas, being a part of the Frederick H. Pollard Survey, Abstract No. 995, being part of a called 240.59 acre tract of land described in a Special Warranty Deed (SWD) to Pickens Lake LLC., as recorded in Document No. 2016-78692, Official Public Records, Denton County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

COMMENCING at a one-half inch iron rod with yellow plastic cap found in the east line of a called 2,439.8661 acre tract of land described in a SWD to Sandbrock Investments, INC., as recorded in Document No. 2004-1916, O.P.R.D.C.T., said capped iron rod being in the west line of Farm to Market (F.M.) 1385 (a variable width right-of-way);

THENCE North 06 degrees 25 minutes 21 seconds West, a distance of 100.79 feet along the east line of said 2,439.8661 acre tract of land and the west line of F.M. 1385 to a point for corner;

THENCE North 01 degrees 54 minutes 45 seconds East, a distance of 221.30 feet to one-half inch iron rod with yellow plastic cap stamped "Bohler Eng." (herein after called capped iron rod) set for the POINT OF BEGINNING, from which a one-half inch iron rod found bears North 71 degrees 24 minutes 28 seconds East a distance of 17.72 feet;

THENCE along the south line of said 240.59 acre tract of land, the north line of said 2,439.8661 acre tract of land and meandering in or near the centerline of said Little Elm Creek, the following courses and distances:

North 08 degrees 45 minutes 15 seconds West, a distance of 370.10 feet to a point for corner;

North 37 degrees 31 minutes 15 seconds West, a distance of 137.20 feet to a point for corner;

South 68 degrees 51 minutes 45 seconds West, a distance of 73.30 feet to a point for corner;

North 62 degrees 27 minutes 15 seconds West, a distance of 161.60 feet to a point for corner;

South 59 degrees 14 minutes 45 seconds West, a distance of 323.90 feet to a point for corner;

South 69 degrees 22 minutes 45 seconds West, a distance of 108.90 feet to a point for corner;

South 38 degrees 01 minutes 45 seconds West, a distance of 202.00 feet to a point for corner;

South 20 degrees 08 minutes 45 seconds West, a distance of 285.40 feet to a point for corner;

South 64 degrees 05 minutes 45 seconds West, a distance of 120.20 feet to a point for corner;

South 08 degrees 20 minutes 45 seconds West, a distance of 301.10 feet to a point for corner;

North 89 degrees 39 minutes 15 seconds West, a distance of 546.80 feet to a point for corner;

North 86 degrees 27 minutes 15 seconds West, a distance of 420.85 feet to a point for corner;

South 47 degrees 16 minutes 45 seconds West, a distance of 49.31 feet to a point for corner;

South 24 degrees 49 minutes 15 seconds East, a distance of 306.70 feet to a point for corner;

South 06 degrees 20 minutes 45 seconds West, a distance of 308.30 feet to a point for corner;

South 11 degrees 18 minutes 15 seconds East, a distance of 161.25 feet to a point for corner;

South 31 degrees 19 minutes 15 seconds East, a distance of 240.90 feet to a point for corner;

North 86 degrees 42 minutes 15 seconds West, a distance of 1,094.70 feet to a point for corner;

South 80 degrees 54 minutes 45 seconds West, a distance of 242.04 feet to a point for corner;

THENCE North 08 degrees 59 minutes 13 seconds East, a distance of 3,369.03 feet to a capped iron rod set in the north line of said 240.59 acre tract of land, said iron rod being in the south line of a called 394.474 acre tract of land described as Tract 2 in a SWD to A1719, LLC, as recorded in Document No. 2020-28892, O.P.R.D.C.T., from which a one-half inch iron rod found at the northwest corner of said 240.59 acre tract of land bears North 87 degrees 33 minutes 15 seconds West, a distance of 1,166.20 feet;

THENCE South 87 degrees 33 minutes 15 seconds East, a distance of 2,733.00 feet along the north line of said 240.59 acre tract of land and the south line of said 394.474 acre tract of land to a capped iron rod set at the northeast corner of said 240.59 acre tract of land, said iron rod being the southeast corner of said 394.474 acre tract of land and said iron rod being in the west line of F.M. 1385;

THENCE along the east line of said 240.59 acre tract of land and the west line of F.M. 1385, the following courses and distances:

South 01 degrees 32 minutes 45 seconds West, a distance of 1,347.00 feet to a capped iron rod set for corner:

South 12 degrees 36 minutes 50 seconds West, a distance of 79.08 feet to a capped iron rod set for corner;

South 01 degrees 54 minutes 45 seconds West, a distance of 401.00 feet to the **POINT OF BEGINNING** and containing 6,967,038 square feet or 159.941 acres tract of land.

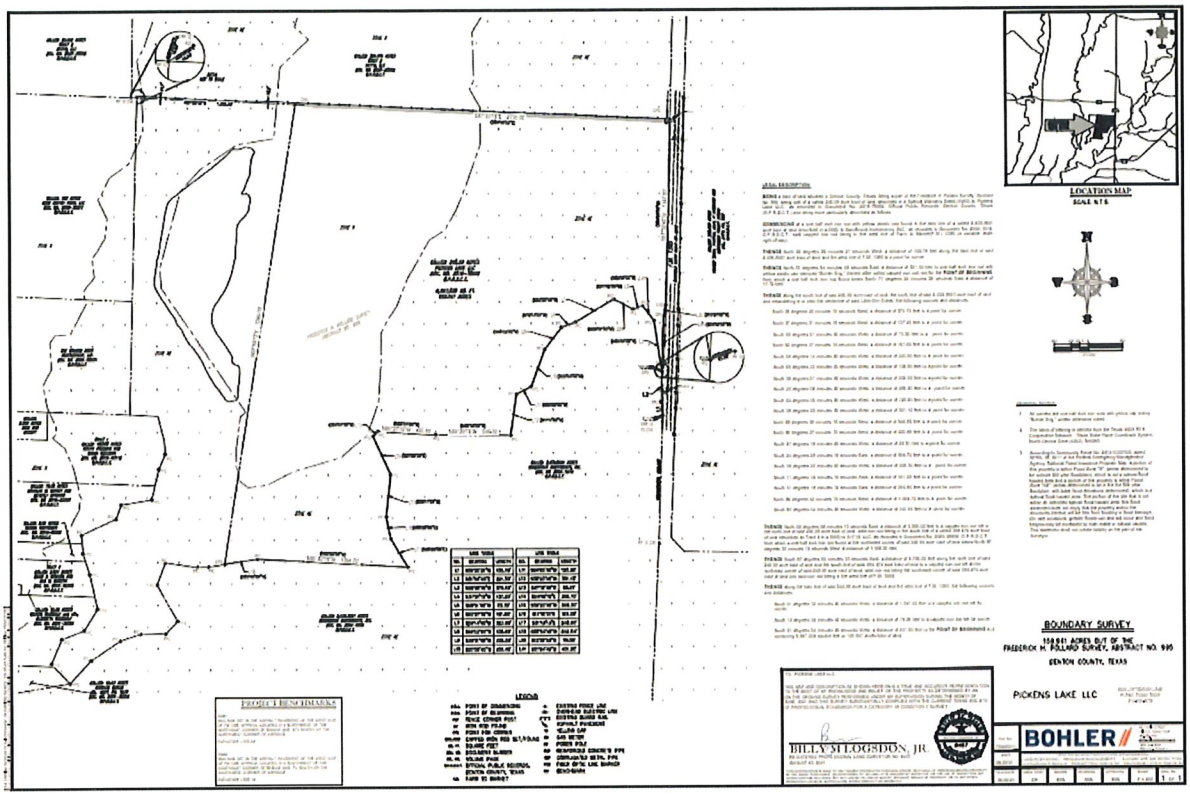

LOCATION MAP
SCALE: N.T.S.
BOUNDARY SURVEY
150.841 ACRES OUT OF THE
FREDERICK H. POLLARD SURVEY, ABSTRACT NO. 995
DENTON COUNTY, TEXAS
PICKENS LAKE LLC
BILLY M. LOGSDON, JR.
BOHLER

EXHIBIT B
Authorized Improvements

COMMUNITY NAME: DUCK POINT (All 1 Phase)
PHASES: Overall Development
CITY or TOWN: City of Aubrey ETJ

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING

GROSS ACREAGE:
NET ACREAGE:
TOTAL LOTS:
TOTAL DENSITY:
LANDPLAN:
CREATED BY:
REVIEWED BY:
CREATED:
REVISED:

Direct Phase Costs	Lot Count		TOTAL 440	Notes
1 Grading & Site Preparation		$	1,227,098	No MC or Poly
2 Water System		$	2,408,461	
3 Sanitary Sewer System		$	2,363,922	
4 Drainage System		$	2,200,000	
5 Street Improvements		$	4,267,134	
6 Turn Lane Improvements		$	-	
7 Trails		$	-	
8 Soft Costs		$	2,379,661	
9 District Formation		$	668,082	
10 Contingency 10%		$	1,551,436	
	Total	$	17,065,795	
	Cost per Lot	$	38,786	

Private Costs	Lot Count		TOTAL 440	Notes
1 Grading & Site Preparation		$	1,122,000	MC & Poly
2 Retaining Walls		$	862,840	
3 Dry Utilities		$	1,422,500	
4 Amenity Center		$	2,000,000	
5 Screening, Landscaping, & Irrigation		$	-	
6 Entry Monuments		$	-	
7 Soft Costs		$	422,400	
8 Contingency 10%		$	582,974	
	Total	$	6,412,714	
	Cost per Lot	$	14,574	

Major Improvements Costs	Lot Count		TOTAL 440	Notes
1 Grading Improvements		$	501,838	LOMR
2 Water System		$	880,870	
3 Sanitary Sewer System		$	657,688	
4 Street Improvements		$	2,884,742	
5 Turn Lane Improvements		$	350,000	
6 Screening, Landscaping, & Irrigation		$	1,005,590	
7 Common Area Amenities		$	59,000	
8 District Formation		$	332,867	
9 Soft Costs		$	1,718,101	
10 Contingency 10%		$	839,069	
	Total	$	9,229,764	
	Cost per Lot	$	20,977	
TOTALS		*$*	***32,708,273***	
per lot		*$*	***74,337***	

40' Lots	0
50' Lots	440
60' Lots	0
Total Lots	***440***

** See next sheet for notes

THIS OPINION OF PROBABLE COST WAS PREPARED BASED ON BEST AVAILABLE INFORMATION AND SHOULD BE USED FOR PROJECT EVALUATION OI BARRAZA CONSULTING GROUP, LLC. SHOULD PREPARE THE PROJECT DESIGN AND QUANTITY TAKE-OFFS BEFORE FINANCIAL OBLIGATIONS ARE MAI

EXHIBIT C
Concept Plan

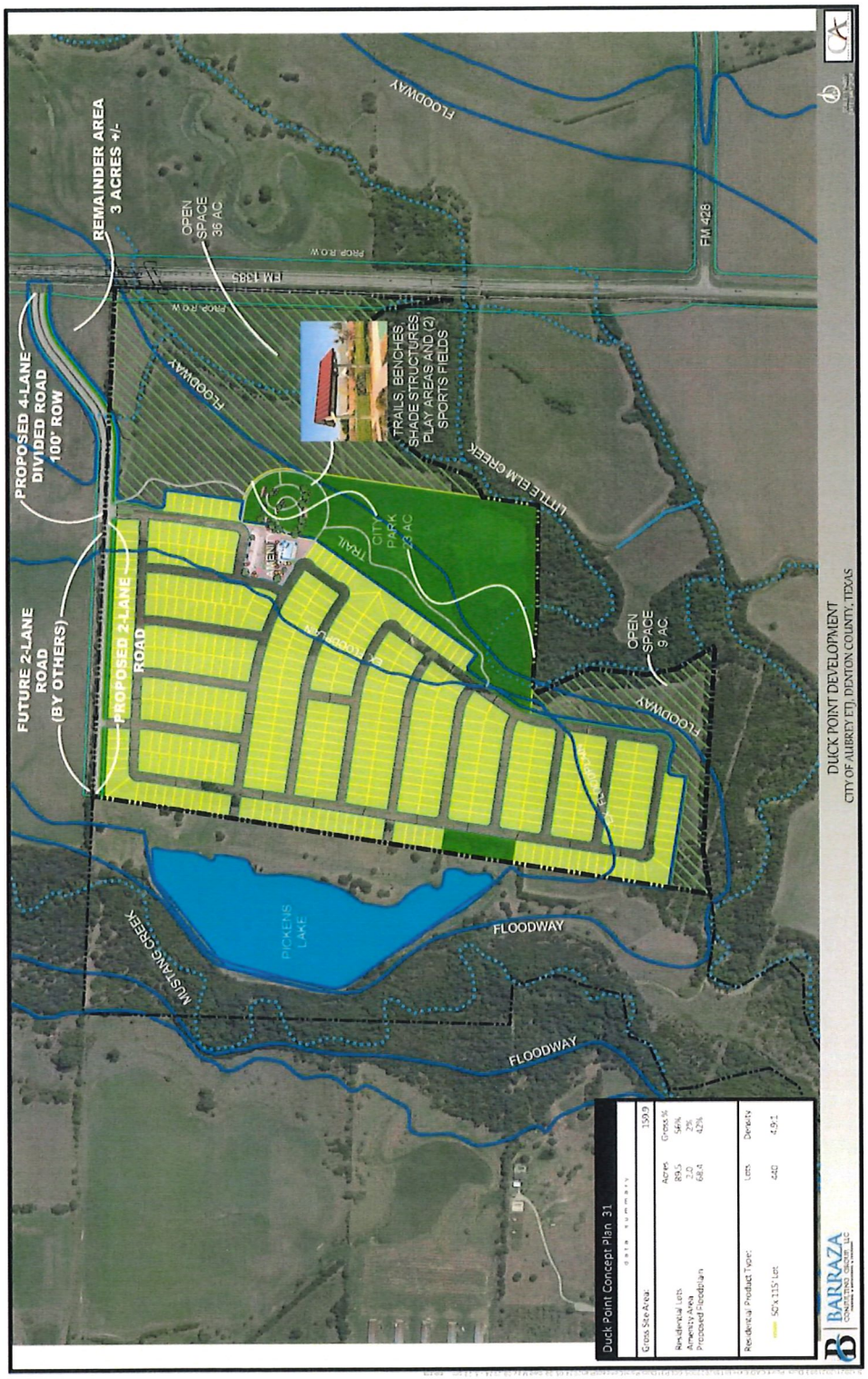


EXHIBIT C-1
Water and Wastewater Improvements

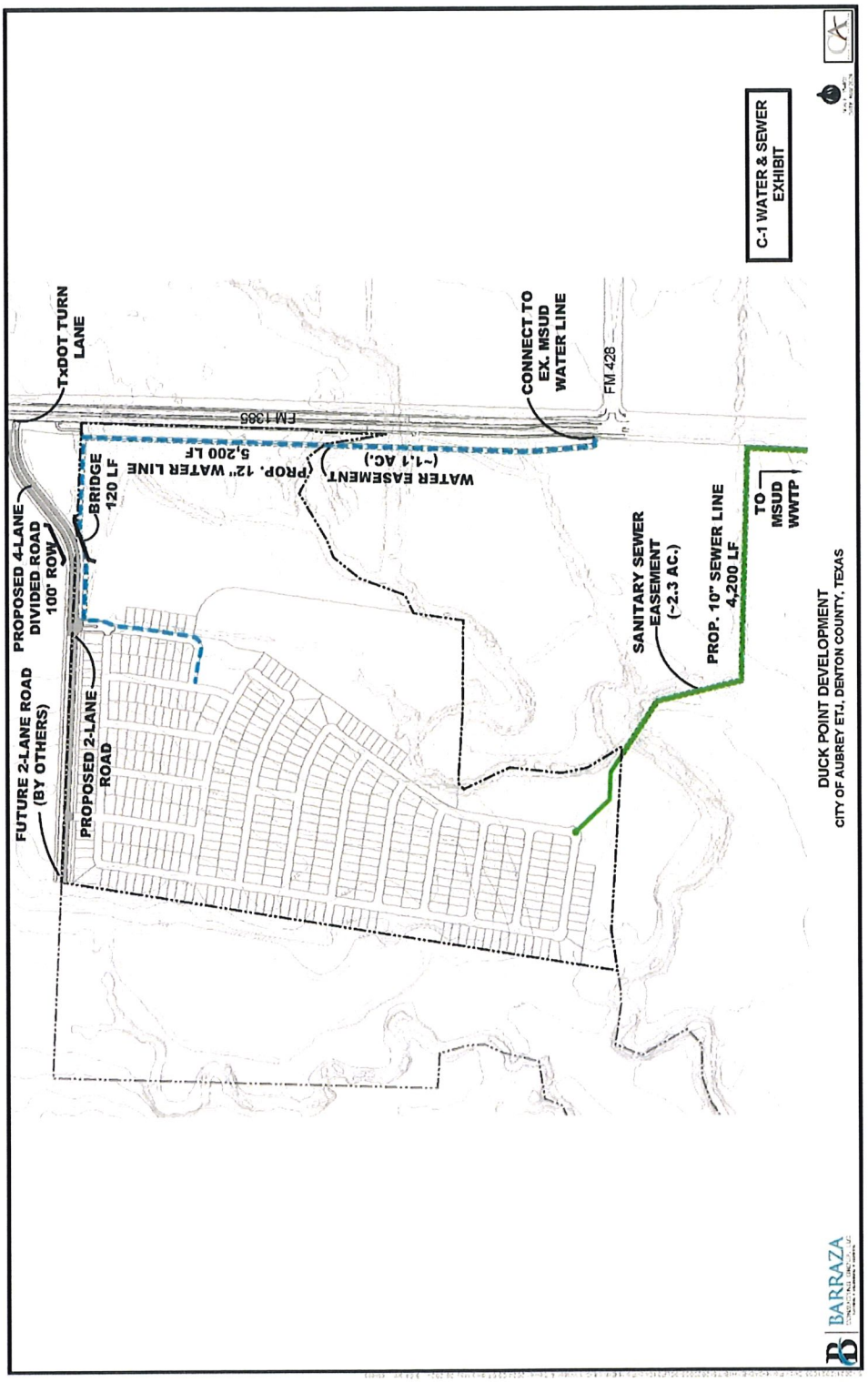


EXHIBIT C-2
Roadway Improvements

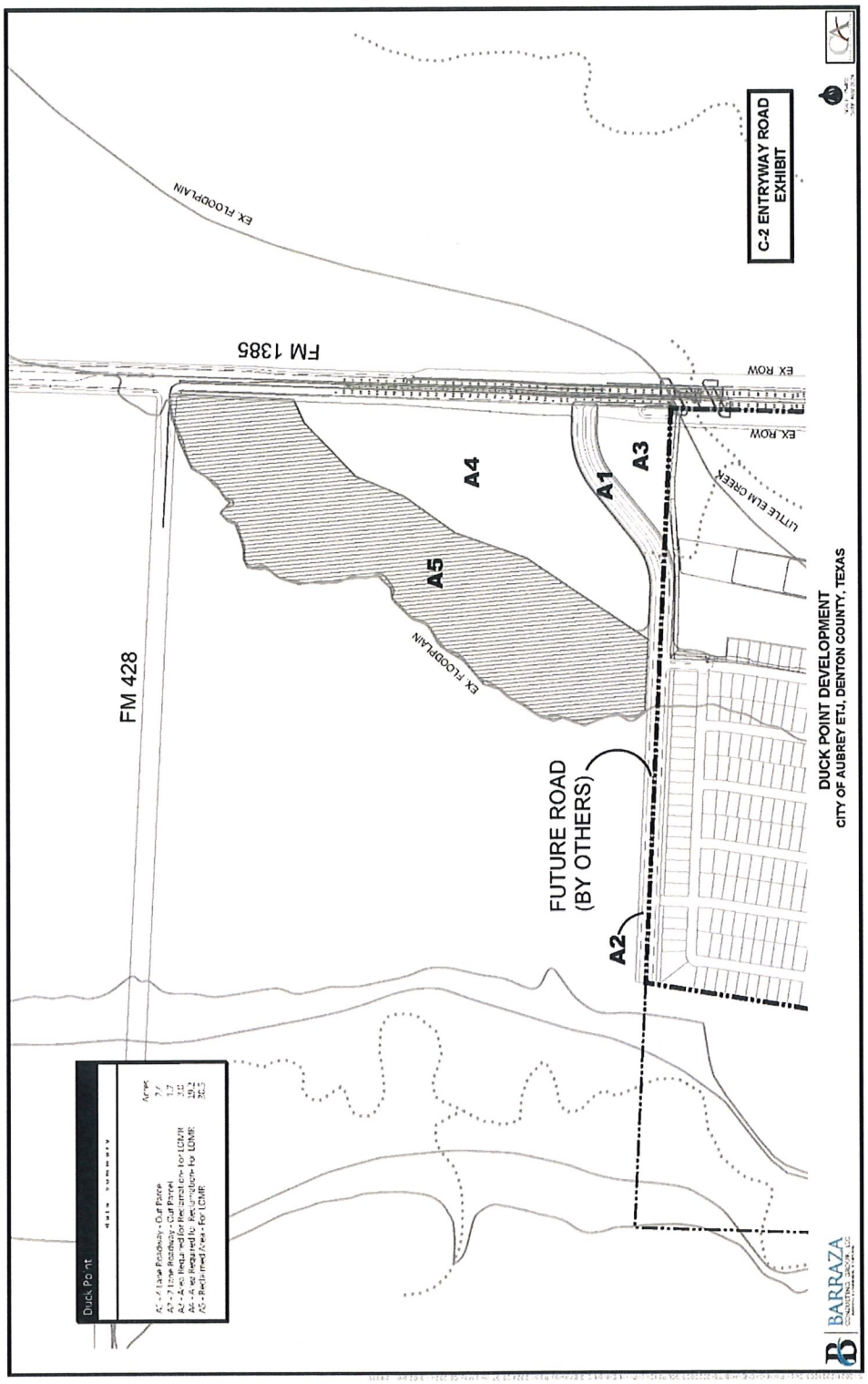


EXHIBIT C-3
Open Space Plan

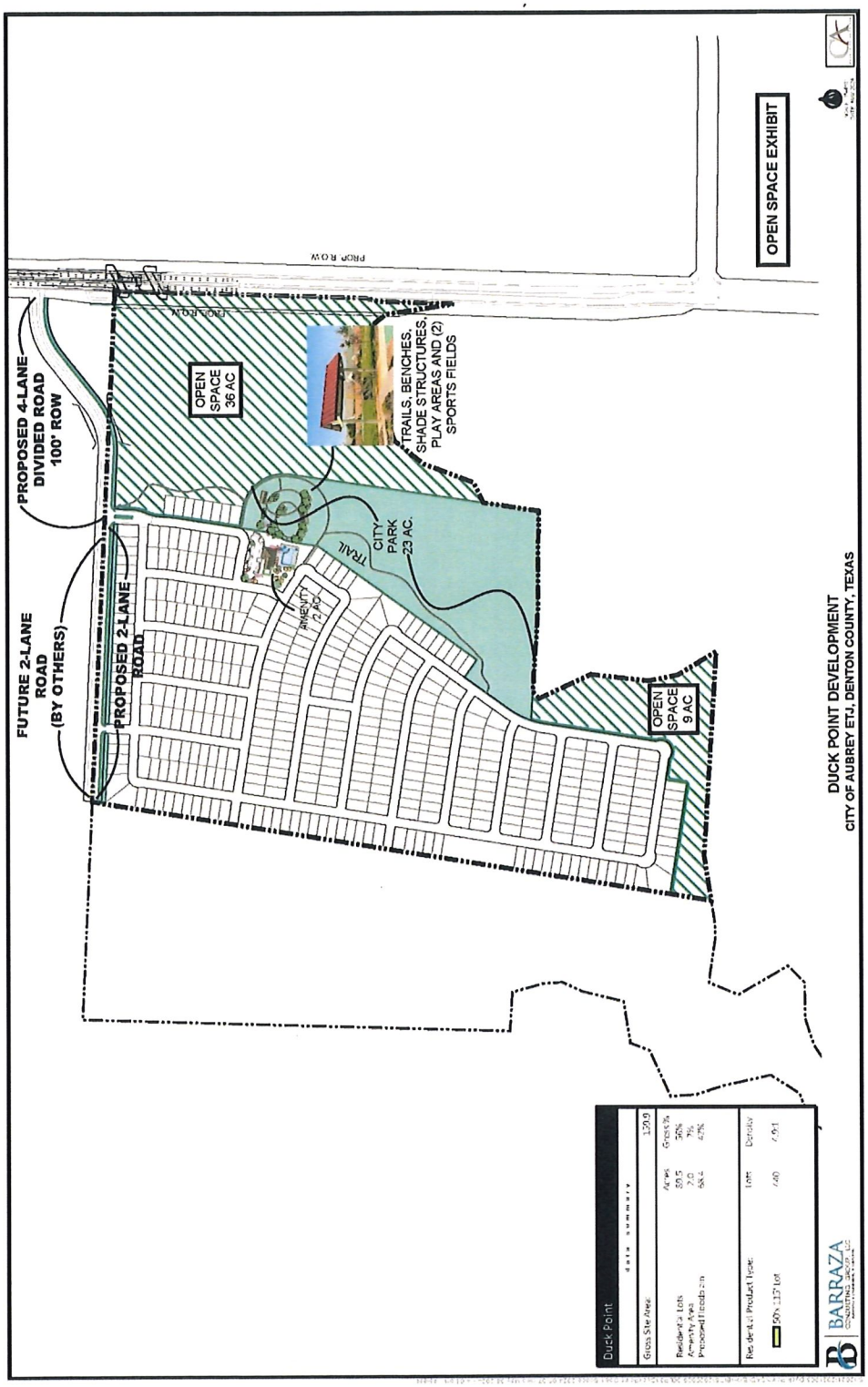


EXHIBIT C-4
Screening Plan

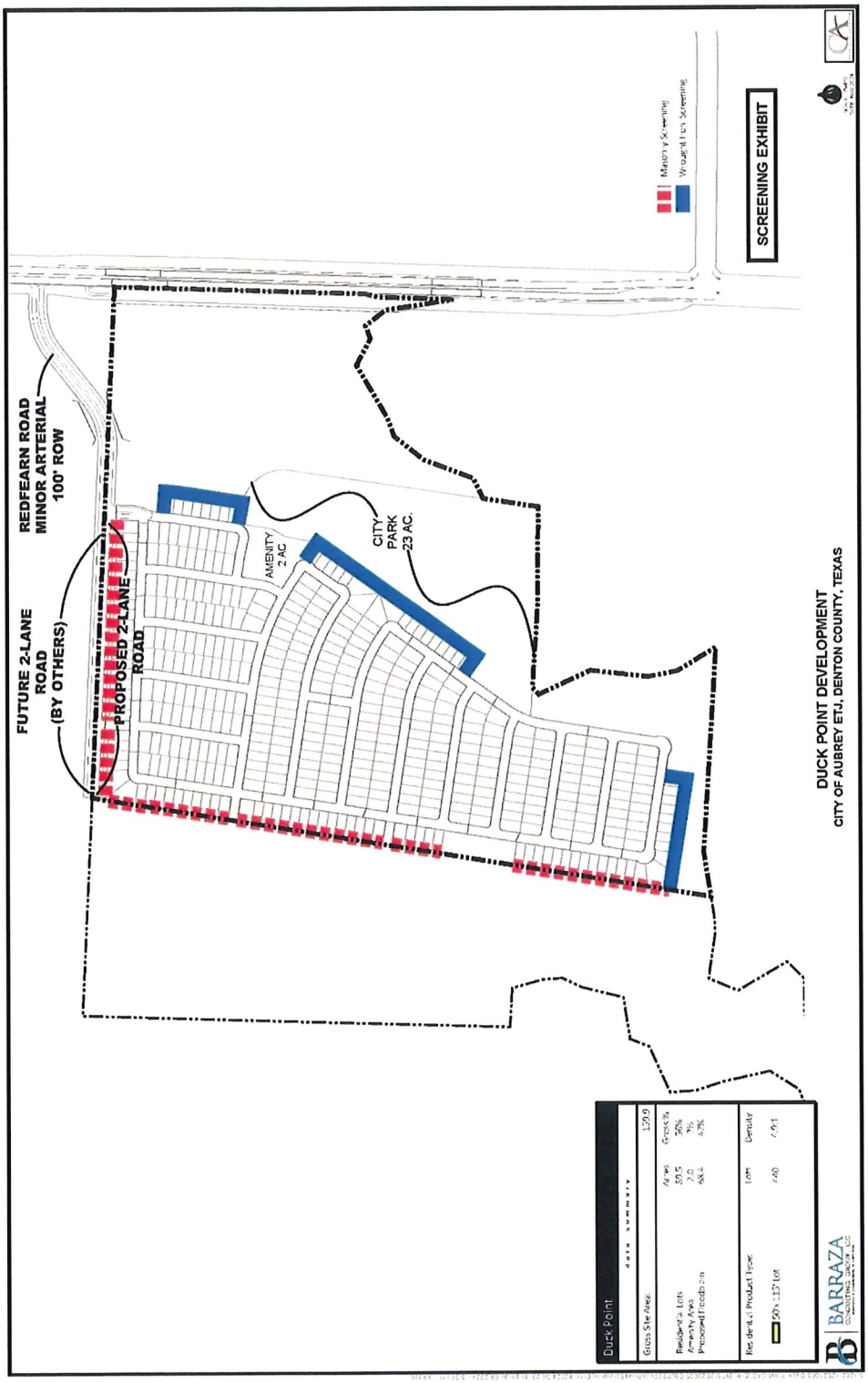


EXHIBIT D
Development Regulations

SECTION 1 BASE DISTRICT

(A) *Single-Family District:* The base zoning district for all single-family development so identified on the concept plan, shown as Exhibit C of the Duck Point Development Agreement (the "Concept Plan") shall be the SF75 Single-Family Residential 7,500 Square Feet District, as modified herein.

SECTION 2 SINGLE-FAMILY TYPE A

(A) *General purpose and description.* This district provides a slightly higher density single-family housing district in the city. Development in the Single-Family Type A district is limited primarily to single-family dwellings and certain community and recreational facilities to serve residents of the district.

(B) *Permitted Uses.* Lot Type Single-Family Type A shall comply with those uses listed for the SF75 district in the Aubrey Code of Ordinances Chapter 14, Zoning, Exhibit 14A, Zoning Ordinance, Section 12, SF75 – SINGLE-FAMILY RESIDENTIAL 7,500 SQUARE FEET.

i. In addition to those uses listed above, the following uses are permitted by right:
   1. Model homes (inclusive of early permits)
   2. Temporary sales offices
   3. Temporary construction offices
   4. Temporary asphalt batch plants
   5. Temporary concrete batch plants
   6. Temporary construction yards
   7. Temporary Concrete washouts (only when properly constructed and maintained)

(C) *Area, yard, height, and lot coverage requirements*

	Single Family Type A
Maximum height (feet)	45
Side yard width (feet)	5
Rear yard (feet)	15
Front yard (feet)	20
Lot area (square feet)	5,500

Minimum lot width (feet)*	50
Minimum lot depth (feet)	110
Minimum structure size (square feet)	1,200
Maximum lot coverage (%)	53%
Maximum number of residential lots	450 lots

***Minimum lot width to be measured along the building line**

SECTION 3 MASONRY REQUIREMENTS

(A) *Exterior Wall Masonry.* All exterior walls, excluding doors, windows, and window units, shall be compromised of at least forty percent (40%) masonry product. Masonry products shall include stone, brick, cultured stone, and cementitious materials such as Hardy Plank, and stucco. Hardy Plank material shall be limited to fifty percent (50%) of any exterior wall. Siding can be used in limited quantities for upper gable areas that would create a "brick-on-wood" condition; this provision is not intended to reduce the essential 100% masonry requirement for the front wall areas and for homes located where facing, siding, or backing to collectors, major road, open spaces, and amenity centers.

SECTION 4 SUPPLEMENTARY DISTRICT REGULATIONS

(A) *Park land and open space.* This development shall conform to the City of Aubrey Code of Ordinances, Chapter 10, Subdivision Regulation, Exhibit 10A, Subdivision Ordinance, Article 4, PUBLIC SITES AND OPEN SPACES, Section 5, Park Land and Public Facility Dedication, and provide a minimum of twenty-three (23) acres (of which the City Park is included in that minimum amount) to be used as open space, which may include, but is not limited to, passive uses including floodplain and floodway, to meet all open space requirements

i. The park lands and open space shall be planned in a manner to be an amenity to the development by maintaining the existing natural features as much as possible, including existing trees and waterways. The general location and size shall conform to the Concept Plan.
ii. Private park lands and open space shall be maintained by a private association.
iii. A public improvement district may fund the cost of maintenance of private park lands and open space.

(B) *City Park.* Developer agrees to construct, upon the City Park property, a parking lot providing sufficient area to accommodate fifteen (15) standard parking spots meeting all

requirements of City Regulations, an eight foot (8') walking trail with benches, a shade structure, and two (2) sports fields.

(C) *Park Development Fee/Fund.* A park development fee will be assessed at a rate of $2,500.00 per dwelling unit for single-family residences. All funds collected in accordance with this section will be deposited in the City of Aubrey's Park Development Trust Fund and used solely for the purchase or leasing of park land and the development and maintenance of same. All budget appropriations from the said Fund will be reviewed and approved by the City Council as part of the annual budget approval process.

(D) *Floodplain dedication.* Developer will dedicate to the City, subject to City's approval and at no cost to the City, within twenty-four (24) months following the recording of a final plat of the Property, any floodplain and floodway as depicted on such final plat for which Developer has not initiated reclamation efforts. For the avoidance of doubt, Developer shall not be required to dedicate any floodplain or floodway that Developer has initiated reclamation efforts, provided, in the event such reclamation efforts are unsuccessful, Developer will, within a reasonable time following Developer's determination that such reclamation efforts are impossible or impractical, subject to City's approval, dedicate such floodplain or floodway.

(E) *Tree mitigation.* A tree preservation plan shall not be required for this development.

(F) *Land disturbance.* An early clearing and grading permit is required by the City and can be applied for once grading plans have been submitted and approved by the City Engineer.

(G) *Property Owners or Homeowners Associations.* Establishment of HOA shall conform to Chapter 10 Subdivision Regulation, Exhibit 10A, Subdivision Ordinance, Article 4 PUBLIC SITES AND OPEN SPACES, Section 4, Property Owners or Homeowners Associations of the City of Aubrey Code of Ordinances.

(H) *Accessory Buildings.* No accessory building/structure shall be erected or placed within five (5) feet from any side or rear lot line. No carports shall be permitted.

(I) *Garages.* Shall be a minimum of 400 square feet and may contain metal/carriage style doors.

(J) *Screening.* For single-family homes adjacent to the Redfearn Road (100 foot right-of-way, Minor Arterial) thoroughfare, the developer shall provide (at his/her expense) a minimum six (6) foot tall masonry screening wall in a ten (10) foot HOA landscape lot. A five (5) foot wall maintenance easement shall be provided along the residential lots common property boundary with the masonry screening wall. A minimum six (6) foot masonry screening wall, with a five (5) foot wall maintenance easement on the residential lots, shall be provided by the developer along the western property boundary through the southernmost residential lot. A minimum six-foot tall wrought iron fence shall be provided

for home backing to open space. Specific locations and types shall adhere to the Screening Exhibit. All other fences shall be wood, builder fences.

SECTION 5 TECHNICAL CONSTRUCTION STANDARDS AND SPECIFICATIONS

(A) *Streets.* The construction, arrangement, character, extent, width, grade and location of all streets shall conform to the City of Aubrey Code of Ordinances Chapter 10, Subdivision Regulation, Exhibit 10A Subdivision Ordinance, Article 3, SUBDIVISION DESIGN STANDARDS, Section 1, Streets and Aubrey's Technical Construction Standards and Specification (TCSS) Manual as amended, except as otherwise provided for in this document.

(B) *Approach Streets and Access.* All Subdivisions must have at least two points of vehicular access, and must be connected via improved Streets (Streets that meet the City Standards) to the City's improved Thoroughfare and Street system by one or more Approach Streets of such dimensions and improved to such standards as required herein. All residential Subdivisions shall provide no less than one entrance for each 100 lots including stubs for future development and in no case shall have more than 200 lots for each connection to an existing Street.

(C) Maximum and Minimum Length of Block or Street Segments. The maximum length of any block or Street segment, including a looped Street, shall be 1,000 feet and the minimum length of any block or Street segment shall be 400 feet, as measured along the Street centerline and between the point(s) of intersection with other through Streets. A Cul-De-Sac or Dead-End Street shall not be considered a through street. The Block Length is not measured along the side of a block that does not include the front of any Lot.

(D) *Street Lights.* Street light locations and installations shall be coordinated by the Subdivider with the power company and the City. Street lighting shall conform to the latest edition of the Illuminating Engineering Society Handbook. Street lights shall be as manufactured by Kim Standards or a comparable street light approved by the Director of Public Works. Street lights shall be installed a maximum distance of 600 feet apart, at intersections, and at the ends of Cul-de-sacs. The Subdivider shall pay for the electricity used by the Street lights until building permits are issued for 80% of the lots, after which time the City shall pay for the cost of electricity used.

(E) *Street Names and Signs.* Shall conform to the City of Aubrey Code of Ordinances, Chapter 10 Subdivision Regulation, Exhibit 10A Subdivision Ordinance, Article 5, IMPROVEMENTS REQUIRED PRIOR TO ACCEPTANCE OF SUBDIVISION, Section 4, Street Names and Signs and Aubrey's Technical Construction Standards and Specification (TCSS) Manual as amended, except as otherwise provided in this document.

(F) *Storm Drainage.* Stormwater collection and conveyance systems shall conform to the City of Aubrey Code of Ordinances Chapter 10, Subdivision Regulation, Exhibit 10A

Subdivision Ordinance, Article 3, SUBDIVISION DESIGN STANDARDS, Section 11, Storm Water Collection and Conveyance Systems and Aubrey's Technical Construction Standards and Specification (TCSS) Manual as amended, except as otherwise provided in this document.

(G) *Detention.* Stormwater detention shall conform to the City of Aubrey's Technical Construction Standards and Specification (TCSS) Manual as adopted at time of recordation of this document and the City of Aubrey Code of Ordinances, Chapter 10, Subdivision Regulation, Exhibit 10A Subdivision Ordinance, Article 3, SUBDIVISION DESIGN STANDARDS, Section 11, Storm Water Collection and Conveyance Systems.

(H) *Solid Waste.* The City shall provide solid waste management services to the Property.

(I) *Retaining Wall Requirements,* Construction Regulations, and Design Criteria. Use of retaining walls shall be minimized in the development. All retaining walls shall conform to the City of Aubrey Code of Ordinances, Chapter 10 Subdivision Regulation, Exhibit 10A Subdivision Ordinance, Article 5, IMPROVEMENTS REQUIRED PRIOR TO ACCEPTANCE OF SUBDIVISION, Section 6, Retaining Wall Requirements, Construction Regulations, and Design Criteria.

EXHIBIT E

HOME BUYER DISCLOSURE PROGRAM

The PID Administrator for the Duck Point Public Improvement District (the "PID") shall facilitate notice to prospective homebuyers in accordance with the following minimum requirements:

1. Record notice of the PID in the appropriate land records for the Property.

2. Require homebuilders to attach the Recorded Notice of the Authorization and Establishment of the PID and the final Assessment Roll for such Assessed Parcel (or if the Assessment Roll is not available for such Assessed Parcel, then a schedule showing the maximum 30-year payment for such Assessed Parcel) in an addendum to each residential homebuyer's contract on brightly colored paper.

3. Collect a copy of the addendum signed by each buyer from homebuilders and provide to the City.

4. Require signage indicating that the Property for sale is located in a special assessment district and require that such signage be located in conspicuous places in all model homes.

5. Prepare and provide to homebuilders an overview of the existence and effect of the PID for those homebuilders to include in each sales packet of information that it provides to prospective homebuyers.

6. Notify homebuilders who estimate monthly ownership costs of the requirement that they must include special assessments in estimated Property taxes.

7. Notify Settlement Companies through the homebuilders that they are required to include special taxes on HUD 1 forms and include in total estimated taxes for the purpose of setting up tax escrows.

8. Include notice of the PID in the homeowner association documents in conspicuous bold font.

9. The City will include announcements of the PID on the City's web site.

The Developer and the PID Administrator shall regularly monitor the implementation of this disclosure program and shall take appropriate action to require these notices to be provided when one of them discovers that any requirement is not being complied with.

EXHIBIT F

LANDOWNER AGREEMENT

CONSENT AND AGREEMENT OF LANDOWNER

[TO BE EXECUTED PRIOR TO THE LEVY OF ASSESSMENTS FOR EACH SERIES OF BONDS WITH EACH PHASE]

This Consent and Agreement of Landowner is issued by MM Aubrey 160, LLC, a Texas limited liability company as the landowner (the "Landowner") who holds record title to all property located within the Duck Point Public Improvement District (the "PID") created by the City of Aubrey pursuant to a petition of Landowner. Capitalized terms used herein and not otherwise defined shall have the meaning given to such terms in the City's ordinance levying assessments on property within the PID, dated _____, 2024, including the Service and Assessment Plan and Assessment Rolls attached thereto (the "Assessment Ordinance").

Landowner(s) hereby declare and confirm that they collectively hold record title to all property in the PID which are subject to the Assessment Ordinances, as set forth on **Exhibit A,** attached hereto and incorporated herein. Landowner(s) hereby consent to the Covenants, Conditions and Restrictions set forth in **Exhibit B** attached hereto and incorporated herein. Further, Landowner(s) hereby ratify, declare, consent to, affirm, agree to and confirm each of the following:

1. The creation and boundaries of the PID, the boundaries of each Assessed Property, and the Authorized Improvements for which the Assessments are being made, as set forth in the Service and Assessment Plan.

2. The determinations and findings as to benefits by the City in the Assessment Ordinance and the Service and Assessment Plan.

3. The Assessment Ordinance and the Service and Assessment Plan and Assessment Roll.

4. The right, power and authority of the City Council to adopt the Assessment Ordinances and the Service and Assessment Plans and Assessment Roll;

5. Each Assessment levied on each Assessed Property as shown in the Service and Assessment Plan (including interest and Administrative Expenses as identified in the Service and Assessment Plan and as updated from time to time as set forth in the Service and Assessment Plan).

6. The Authorized Improvements specially benefit the Assessed Property in an amount in excess of the Assessment levied on each Assessed Property, as such Assessments are shown on the Assessment Roll.

7. Each Assessment is final, conclusive and binding upon such Landowner, regardless of whether such Landowner may be required to pay Assessments under certain circumstances pursuant to the Service and Assessment Plan.

8. The then-current owner of each Assessed Property shall pay the Assessment levied on the Assessed Property owned by it when due and in the amount required by and stated in the Service and Assessment Plan and the Assessment Ordinance.

9. Delinquent installments of the Assessment shall incur and accrue interest, penalties, and attorney's fees as provided in the PID Act.

10. The "Annual Installments" of the Assessments may be adjusted, decreased and extended in accordance with the Service and Assessment Plan, and the then-current owner of each Assessed Property shall be obligated to pay its revised amounts of the Annual Installments, when due, and without the necessity of further action, assessments or reassessments by the City.

11. As of the date hereof, all notices required to be provided to Landowner under the PID Act have been received and to the extent of any defect in such notice, Landowner hereby waives any notice requirements and consents to all actions taken by the City with respect to the creation of the PID and the levy of the Assessments.

12. That the resolution creating the PID, the Ordinance levying the Assessments the Service and Assessment Plan and a Notice of Creation of Special Assessment District and Imposition of Special Assessment to be provided by the City, shall be filed in the records of the County Clerk of Denton County, with copies of the recorded documents delivered to the City promptly after receipt thereof by the recording party, as a lien and encumbrance against the Assessed Property. Provided, Landowner, by acknowledging such items will be recorded and become a lien and encumbrance, is not committing to be responsible for the recording of such items or the delivery of such items to the City.

13. Each Assessed Property owned by the Landowner identified in the Service and Assessment Plan and Assessment Roll are wholly within the boundaries of the PID.

14. There are no Parcels owned by the Landowner within the boundaries of the PID that are not identified in the Service and Assessment Plan and the Assessment Roll.

15. Each Parcel owned by the Landowner identified in the Service and Assessment Plan and Assessment Roll against which no Assessment has been levied was Non-Benefited Property as of the date of this Consent and Agreement of Landowner.

IN WITNESS WHEREOF, the undersigned has caused this Consent of Landowner to be executed as of _____, 2024.

MM Aubrey 160, LLC,
a Texas limited liability company

By: MMM Ventures, LLC,
a Texas limited liability company
Its Manager

By: 2M Ventures, LLC,
a Delaware limited liability company
Its Manager

By: _____
Name: Mehrdad Moayedi
Its: Manager

Date: _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on the _____ day of _____, 2024 by Mehrdad Moayedi, Manager of 2M Ventures, LLC, as Manager of MMM Ventures, LLC, as Manager of MM Aubrey, LLC, a Texas limited liability company on behalf of said company.

_____
Notary Public, State of Texas

EXHIBIT A TO LANDOWNER AGREEMENT

METES AND BOUNDS DESCRIPTION OF LANDOWNER'S PARCEL

EXHIBIT B TO LANDOWNER AGREEMENT

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

This **DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS** (as it may be amended from time to time, this "Declaration") is made as of _____ by _____ a Texas _____ (the "Landowner").

RECITALS:

A. The Landowner holds record title to that portion of the real property located in Denton County, Texas, which is described in the attached **Exhibit I** (the "Landowner's Parcel").

B. The City Council of the City of Aubrey, Texas (the "City Council") upon a petition requesting the establishment of a public improvement district covering the property within the District to be known as the Duck Point Public Improvement District (the "District") by the then record owners taxable real property representing more than fifty percent (50%) of the appraised value of the real property liable for assessment (as determined by the most recent certified appraisal roll for Denton County) in the area requested to be included in the District and the record owners of taxable real property that constitute more than fifty percent (50 %) of all of the area of all taxable real property that are liable for assessment within the area requested to be included in the District, created such District, in accordance with the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "PID Act").

C. The City Council has adopted an assessment ordinance to levy assessments for certain public improvements (including all exhibits and attachments thereto, the "Assessment Ordinance") and the Service and Assessment Plan included as an exhibit to the Assessment Ordinance (as amended from time to time, the "Service and Assessment Plan"), and has levied the assessments (the "Assessments") on property in the District.

D. The statutory notification required by Texas Property Code, Section 5.014, as amended, to be provided by the seller of residential property that is located in a public improvement district established under Chapter 372 of the Texas Local Government Code, as amended, to the purchaser, is incorporated into this Declaration.

DECLARATIONS:

NOW, THEREFORE, the Landowner hereby declares that the Landowner's Parcel is and shall be subject to, and hereby imposes on the Landowner's Parcel, the following covenants, conditions and restrictions:

1. Acceptance and Approval of Assessments and Lien on Property:

(a) Landowner accepts each Assessment levied on the Landowner's Parcel owned by such Landowner.

(b) The Assessment (including any reassessment, the expense of collection, and reasonable attorney's fees, if incurred) is (a) a first and prior lien (the "Assessment Lien") against the property assessed, superior to all other liens or claims except for liens or claims for state, county, school district or municipality ad valorem property taxes whether now or hereafter payable, and (b) a personal liability of and charge against the owners of the property to the extent of their ownership regardless of whether the owners are named. The Assessment Lien is effective from the date of the Assessment Ordinance until the Assessments are paid and may be enforced by the City in the same manner as an ad valorem property tax levied against real property that may be enforced by the City. The owner of any assessed property may pay, at any time, the entire Assessment levied against any such property. Foreclosure of an ad valorem property tax lien on property within the District will not extinguish the Assessment or any unpaid but not yet due Annual Installments of the Assessment, and will not accelerate the due date for any unpaid and not yet due Annual Installments of the Assessment.

It is the clear intention of all parties to this Declaration, that the Assessments, including any Annual Installments of the Assessments (as such Annual Installments may be adjusted, decreased or extended), are covenants that run with the Landowner's Parcel and specifically binds the Landowner, its successors and assigns.

In the event of delinquency in the payment of any Annual Installment of the Assessment, the City is empowered to order institution of an action in district court to foreclose the related Assessment Lien, to enforce personal liability against the owner of the real property for the Assessment, or both. In such action the real property subject to the delinquent Assessment may be sold at judicial foreclosure sale for the amount of such delinquent property taxes and Assessment, plus penalties, interest and costs of collection.

2. Landowner or any subsequent owner of the Landowner's Parcel waives:

(a) any and all defects, irregularities, illegalities or deficiencies in the proceedings establishing the District and levying and collecting the Assessments or the annual installments of the Assessments;

(b) any and all notices and time periods provided by the PID Act including, but not limited to, notice of the establishment of the District and notice of public hearings regarding the levy of Assessments by the City Council concerning the Assessments;

(c) any and all defects, irregularities, illegalities or deficiencies in, or in the adoption of, the Assessment Ordinance by the City Council;

(d) any and all actions and defenses against the adoption or amendment of the Service and Assessment Plan, the City's finding of a 'special benefit' pursuant to the PID Act and the Service and Assessment Plan, and the levy of the Assessments; and

(e) any right to object to the legality of any of the Assessments or the Service and Assessment Plan or to any of the previous proceedings connected therewith which occurred prior to, or upon, the City Council's levy of the Assessments.

3. **Amendments:** This Declaration may be terminated or amended only by a document duly executed and acknowledged by the then-current owner(s) of the Landowner's Parcel and the City. No such termination or amendment shall be effective until a written instrument setting forth the terms thereof has been executed by the parties by whom approval is required as set forth above and recorded in the Real Property Records of Denton County, Texas.

4. **Third Party Beneficiary:** The City is a third party beneficiary to this Declaration and may enforce the terms hereof.

5. **Notice to Subsequent Purchasers:** Upon the sale of a dwelling unit within the District, the purchaser of such property shall be provided a written notice as required by Section 5.014 of the Texas Property Code, as amended.

EXECUTED by the undersigned on the date set forth below to be effective as of the date first above written.

LANDOWNER:

MM Aubrey 160, LLC,
a Texas limited liability company

By: MMM Ventures, LLC,
a Texas limited liability company
Its Manager

By: 2M Ventures, LLC,
a Delaware limited liability company
Its Manager

By: _____
Name: Mehrdad Moayedi
Its: Manager

Date: _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on the _____ day of _____, 2024 by Mehrdad Moayedi, Manager of 2M Ventures, LLC, as Manager of MMM Ventures, LLC, as Manager of MM Aubrey, LLC, a Texas limited liability company on behalf of said company.

_____
Notary Public, State of Texas

EXHIBIT G

CERTIFICATION FOR PAYMENT FORM

PAYMENT CERTIFICATE NO. _____ ("PAYMENT CERTIFICATE")

Reference is made to that certain Indenture of Trust by and between the City and the Trustee dated as of _____ (the "Indenture") relating to the "City of Aubrey, Texas, Special Assessment Revenue Bonds, Series 2024 (Duck Point Public Improvement District Project)" (the "Bonds"). Unless otherwise defined, any capitalized terms used herein shall have the meaning ascribed to them in the Indenture. MM Aubrey 160, LLC, a Texas limited liability company (the "Developer") requests payment to the Developer (or to the person designated by the Developer) from the Authorized Improvement Account of the Project Fund from _____, N.A., (the "Trustee"), in the amount of _____ ($_____) for labor, materials, fees, and/or other general costs related to the creation, acquisition, or construction of certain Authorized Improvements providing a special benefit to property within the Duck Point Public Improvement District.

In connection with the above referenced payment, the Developer represents and warrants to the City as follows:

1. The undersigned is a duly authorized officer of the Developer, is qualified to execute this Payment Certificate on behalf of the Developer and is knowledgeable as to the matters set forth herein.

2. The itemized payment requested for the below referenced Authorized Improvement(s) has not been the subject of any prior payment request submitted for the same work to the City or, if previously requested, no disbursement was made with respect thereto.

3. The itemized amounts listed for the Authorized Improvement(s) below is a true and accurate representation of the Actual Costs associated with the creation, acquisition, or construction of said Authorized Improvement(s); and such costs: (i) are in compliance with the Development Agreement; and (ii) are consistent with and within the cost identified for such Authorized Improvements as set forth in the Service and Assessment Plan.

4. The Developer is in compliance with the terms and provisions of the Development Agreement, the Indenture, and the Service and Assessment Plan.

5. The Developer has timely paid all ad valorem taxes and Annual Installments of Assessments it owes or an entity the Developer controls owes, located in the Duck Point Public Improvement District and has no outstanding delinquencies for such Assessments.

6. All conditions set forth in the Indenture for the payment hereby requested have been satisfied.

7. The work with respect to the Authorized Improvement(s) referenced below (or its completed segment) has been completed and the City has inspected such Authorized Improvement(s) or completed segment.

8. The Developer agrees to cooperate with the City in conducting its review of the requested payment, and agrees to provide additional information and documentation as is reasonably necessary for the City to complete said review.

Payments requested are as follows:

Payee / Description of Authorized Improvement	Total Cost Authorized Improvement	Budgeted Cost of Authorized Improvement	Amount requested be paid from the Authorized Improvement Account

Attached hereto, are receipts, purchase orders, Change Orders, and similar instruments which support and validate the above requested payments. Also attached hereto are "all bills paid" affidavits or "conditional all bills paid" affidavits, as applicable, and supporting documentation in the standard form for City construction projects.

Pursuant to the Development Agreement, after receiving this payment request, the City is authorized to inspect the Authorized Improvement (or completed, section or portion thereof segment) and confirm that said work has been completed in accordance with City approved plans and all applicable governmental laws, rules, City Regulations as defined in the Development Agreement.

Payments requested hereunder shall be made as directed below:

a. X amount to Person or Account Y for Z goods or services.
b. Payment instructions

I hereby declare that the above representations and warranties are true and correct.

MM Aubrey 160, LLC,
a Texas limited liability company

By: MMM Ventures, LLC,
a Texas limited liability company
Its Manager

By: 2M Ventures, LLC,
a Delaware limited liability company
Its Manager

By: _____
Name: Mehrdad Moayedi
Its: Manager

Date:_____

APPROVAL OF REQUEST BY CITY

The City is in receipt of the attached Certificate for Payment, acknowledges the Certificate for Payment, and finds the Certificate for Payment to be in order. After reviewing the Certificate for Payment, the City approves the Certificate for Payment and authorizes and directs payment of the amounts set forth below by Trustee from the Authorized Improvement Account of the Project Fund to the Developer or other person designated by the Developer as listed and directed on such Certificate for Payment. The City's approval of the Certificate for Payment shall not have the effect of estopping or preventing the City from asserting claims under the Development Agreement, the Reimbursement Agreement, the Indenture, the Service and Assessment Plan, or any other agreement between the parties or that there is a defect in the Authorized Improvements.

Amount of Payment Certificate Request	Amount to be Paid by Trustee from Authorized Improvement Account
$_____	$_____

CITY OF AUBREY, TEXAS

By: _____
Name: _____
Title: _____
Date: _____

EXHIBIT H

CLOSING DISBURSEMENT REQUEST

The undersigned is an agent for _____ , (the "Developer") and requests payment from:

[the Cost of Issuance Account of the Project Fund] [the Improvement Account of the Project Fund] from_____, (the "Trustee") in the amount of _____DOLLARS ($_____) for costs incurred in the establishment, administration, and operation of the Duck Point Public Improvement District (the "District"), as follows:

Closing Costs Description	Cost	PID Allocated Cost
TOTAL		

In connection to the above referenced payments, the Developer represents and warrants to the City as follows:

1. The undersigned is a duly authorized officer of the Developer, is qualified to execute this Closing Disbursement Request on behalf of the Developer and is knowledgeable as to the matters set forth herein.

2. The payment requested for the above referenced establishment, administration, and operation of the District at the time of the delivery of the PID Bonds has not been the subject of any prior payment request submitted to the City.

3. The amount listed for the below itemized costs is a true and accurate representation of the Authorized Improvement Costs incurred by Developer with the establishment of the District at the time of the delivery of the PID Bonds, and such costs are in compliance with and within the costs as set forth in the Service and Assessment Plan.

4. The Developer is in compliance with the terms and provisions of the Development Agreement, the Bond Indenture, and the Service and Assessment Plan.

5. All conditions set forth in the Bond Indenture for the payment hereby requested have been satisfied.

6. The Developer agrees to cooperate with the City in conducting its review of the requested payment and agrees to provide additional information and documentation as is reasonably necessary for the City to complete said review.

Payments requested hereunder shall be made as directed below:

a. X amount to Person or Account Y for Z goods or services.

b. Payment instructions

I hereby declare that the above representations and warranties are true and correct.

By: _____

Date:_____

APPROVAL OF REQUEST BY CITY

The City is in receipt of the attached Closing Disbursement Request, acknowledges the Closing Disbursement Request, and finds the Closing Disbursement Request to be in order. After reviewing the Closing Disbursement Request, the City approves the Closing Disbursement Request to the extent set forth below and authorizes and directs payment by Trustee in such amounts and from the accounts listed below, to the Developer or other person designated by the Developer herein.

CITY OF AUBREY, TEXAS

By: _____
Name: _____
Title: _____
Date: _____

City Council Meeting
Staff Report
November 20, 2024

Agenda Item
Consideration and action on a Site Plan Application for a pole sign for Prator Addition, Block A, Lot 3, City of Aubrey, Denton County, Texas. (*Mr. Green's Car Wash*)

Staff Contact
Helen-Eve Beadle, Planner
heleneve@heplanningdesign.com
469-360-6618

Summary
Owner/Applicant: CGW Group, LLC/Steve Coomes
Existing Zoning: C-Commercial District

The pole sign for Mr. Green's Car Wash was removed with TXDOT's acquisition of right-of-way for roadway expansion of US Hwy. 377. The applicant has submitted an application for a new pole sign on the property through the Site Plan application process.

Pole signs are prohibited in the Sign Regulations of the City of Aubrey Zoning Ordinance. However, the City Council may permit a Class 5 Pole Sign when the applicant demonstrates certain conditions are met. The application submitted categorizes this sign through Option 1 and the conditions are outlined below.
Option 1:
Along U.S. Highway 377 frontage, the Planning and Zoning Commission, in conjunction with the review of a Site Plan application, may recommend to the City Council allow a Class 5 Pole Sign to be erected, with the following requirements:

- The proposed Pole Sign would not interfere with the use of existing Pole Signs;
- The proposed Pole Sign would be the only Pole Sign erected on the site;
- The proposed Pole Sign is greater than 100-feet from existing Pole Signs;
- The proposed Pole Sign would not constitute a danger to public health or safety;
- and, the proposed Pole would otherwise be allowed in the applicable zoning classification/district under Article III of this Code.

Option 2 is not applicable in this case because the finished floor elevation of the main building is not four (4) feet lower than the main travel lanes of US 377.

Proposed Site Plan for a Pole Sign Application:

Requirement	**ROW Width**	**Proposed Sign**
	100-250 foot ROW (US 377)	Complies
Max. Copy Area (SF per side)	80 Square Feet	67 Square Feet
Setback from adjacent property line	15 Feet	±31 Feet to north property line ±65 Feet to south property line
Maximum Height	24 Feet	20 Feet

The proposed sign includes a 3-foot masonry wainscot (masonry along base of structure) similar to the car wash building. The last pole sign that was reviewed by the Planning & Zoning Commission and City Council was approved with the masonry product matching the main structure covering the pole up to the bottom of the lower sign cabinet. Staff is recommending consistency with the previous pole sign approval and requiring the masonry product to the bottom of the lower sign cabinet. The applicant has agreed to relocate or replace the existing tree that is in the location of the proposed sign.

Should the Planning & Zoning Commission recommend the pole sign to City Council for approval, staff is proposing the following conditions:

1. The masonry product matching the materials on the main structure shall cover the pole base up to the bottom of the lower sign cabinet; and
2. The existing tree that is in the location of the proposed sign shall be relocated or replaced on site.

Additionally, the Planning & Zoning Commission and City Council may require additional conditions in granting the permit for a pole sign.

Attachments:

1. Sign Elevations and Specifications
2. Site Plan for Pole Sign
3. Mr. Green's Car Wash Original Sign Conditions

Recommendation:
The Planning and Zoning Commission will consider the Site Plan application for a pole sign at their November 14, 2024 meeting and the recommendation will be presented at the City Council meeting.

The City Council may:

1. Approve the Site Plan for a pole sign subject to the conditions outlined in this report;
2. Approve Site Plan for a pole sign subject to additional conditions; or
3. Deny the Site Plan for a pole sign.

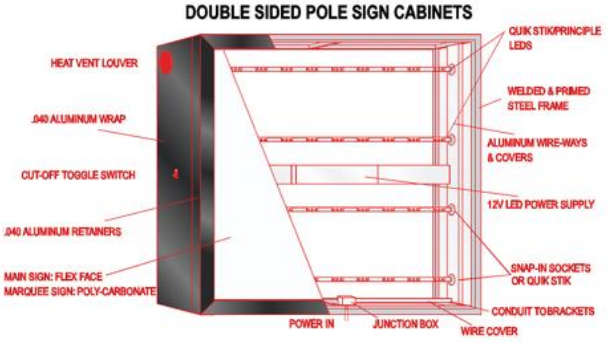
Financial Summary
NA

Staff Recommended Action
Approve with Conditions

Staff Recommended Motion
Motion to approve the site plan with conditions as presented



TOP ID COPY = 49 SQ FT.
BOTTOM COPY = 18 SQ FT.
TOTAL COPY AREA = 67 SQ FT.



(1) REQUIRED

SCOPE OF WORK:
MANUFACTURE AND INSTALL (1) NEW D/F ILLUMINATED POLE SIGN.

TOP CABINET:
- ALL ALUM. CONSTRUCTION WITH WHITE FLEX FACES WITH ORACAL TRANSL. VINYL OVERLAYS.
- CABINET & RETAINERS PAINTED BLACK.
- 6500K WHITE 12V LED QUICK STICK ILLUMINATION W/ PWR SUPPLIES

BOTTOM CABINET:
- ALL ALUM. CONSTRUCTION WITH 1/8" WHITE ACRYLIC FACES WITH MATTE BLACK VINYL OVERLAYS.
- CABINET & RETAINERS PAINTED BLACK.
- 6500K WHITE 12V LED QUICK STICK ILLUMINATION W/ PWR SUPPLIES

FOUNDATION:
*** DETAILS TO BE CONFIRMED**
- SCHEDULE 40 STEEL POLE.
  * OPTIONAL POLE COVER.
  * OPTIONAL STONE BASE

COLORS:
- BLACK/ORACAL MATTE BLACK
- 7328 WHITE PLEX / WHITE FLEX FACE
- ORACAL 011 PALE BROWN
- ORACAL 053 LIGHT BLUE
- ORACAL 062 LIGHT GREEN/
- SW RWS8-00002 Powder Coat

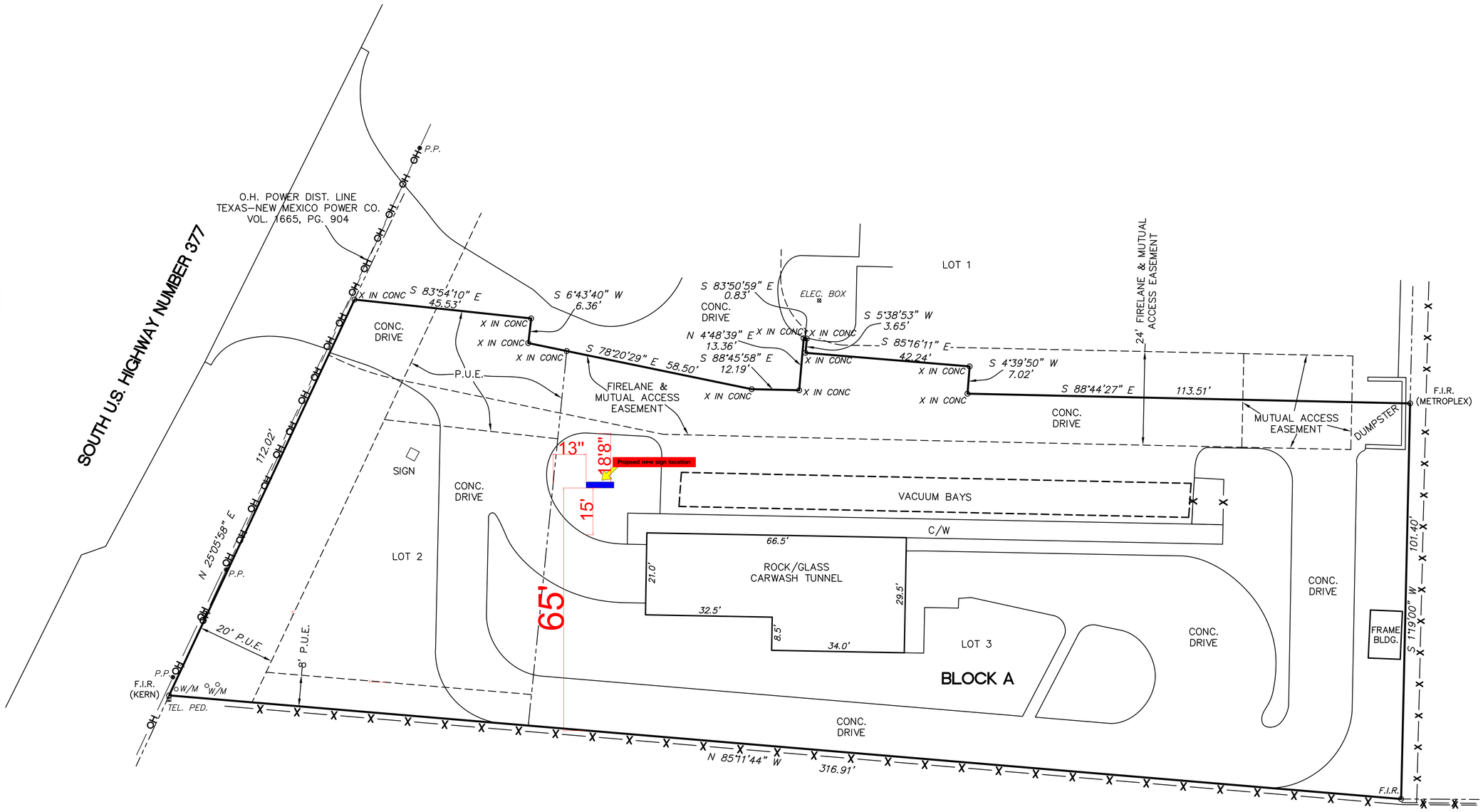
ELECTRICAL NOTES
Sign Company DOES NOT provide primary electrical to sign.
Power to the sign must be done by a licensed electrical contractor or licensed electrician.
Each sign must have: **1.** A minimum of one dedicated 120V 20A circuit
2. Junction box installed within 6 feet of sign
3. Three wires: Line, Ground, Neutral

1 pylon sign relocation

SIGN EXCLUSIVE
INDEPENDENT FROM OTHERS
16580 US 380, Suite 703
Krum,TX. 7624
940-783-0721
FUI 98902 TDLR# 19154

JOB DESCRIPTION	pylon sign	DATE	BY	REV
COMPANY OR JOB NAME	schyler signs	08/22/24	AP	
CUSTOMER CONTACT	Erik			
ADDRESS				
PHONE				
EMAIL				
JOB#	230			
SALESMAN	AARON PRACHT			

PAGE 1



THE FOLLOWING EASEMENTS AFFECT SUBJECT, BUT NO PHYSICAL EVIDENCE FOUND IN FIELD:
COMMUNITY PUBLIC SERVICE VOL. 867, PG. 426
COMMUNITY PUBLIC SERVICE VOL. 1046, PG. 550

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.

Being Lots 2 and 3, in Block A, of PRATOR ADDITION, an Addition to the City of Aubrey, Denton County, Texas, according to the Plat thereof recorded in Document Number 2010-39, Plat Records, Denton County, Texas.
(Commonly known as 707 SOUTH U.S. HIGHWAY NUMBER 377)

The plat hereon is a true and accurate representation of the property as determined by survey made on the ground, the lines and dimensions of said property as being indicated on the Plat. The size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of property except as shown, set back from the property lines is as shown, and the nearest street or road is shown. There are no visible encroachments, visible protrusions or apparent easements, except as shown on the Plat. I further certify that no portion of subject property lies within a special flood hazard area according to The FLOOD INSURANCE RATE MAP for Denton County and Incorporated Areas, Map Number 48121CO265G, Dated April 18, 2011. (Subject property lies in Zone X)

STATE OF TEXAS REGISTERED JERALD YENSAN 4561 PROFESSIONAL LAND SURVEYOR

Jerald D. Yensan, Professional Land Surveyor
Texas R.P.L.S. No. 4561

B.L. = BUILDING LINE	CATV = CABLE TV BOX
CC/P = COVERED PATIO/PORCH	C/D = CONCRETE DRIVE
C/O = SANITARY SEWER CLEANOUT	C/P = CONCRETE PATIO/PORCH
C/W = CONCRETE SIDEWALK	D.E. = DRAINAGE EASEMENT
E.B. = ELECTRIC BOX	F.H. = FIRE HYDRANT
F.I.R. = FOUND IRON ROD	FOC = FIBER OPTIC CABLE
GLM = GAS LINE MARKER	L.P. = LIGHT POLE
P.P. = POWER POLE	S.I.R = SET CAPPED 1/2" RPLS 4561 IRON ROD
S.P. = SERVICE POLE	SSMH = SANITARY SEWER MANHOLE
STM MH=STORM SEWER MANHOLE	TEL. PED. = TELEPHONE BOX
W/D = WOOD DECK	W/M = WATER METER
W/V = WATER VALVE	U.E. = UTILITY EASEMENT
FENCE —X—	OVERHEAD POWER LINE —OH—

LANDMARK SURVEYORS, LLC.
TX FIRM REGISTRATION NO. 10098600
4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784

DRAWN BY: BTH
SCALE: 1"=20'
STEWART TITLE G.F. 360229
DATE: 11 OCTOBER, 2022 JOB NO: 785-045-22


GREEN'S
CAR WASH
FREE
VACUUMS
Google

City Council Meeting
Staff Report
November 20, 2024

Agenda Item
Consideration and action on the Final Plat of Sandbrock Ranch, Phase 13, containing 282 residential lots, 9 common area lots, and 1 amenity center within 82.756 acres out of the Frederick Pollard Survey, Abstract No. 995 and William Lumpkin Survey, Abstract No. 730 within the City of Aubrey ETJ, Denton County, Texas and authorize staff to file the plat. (*Horizon / Deer Creek Development Corp. and The Denton County Municipal Utility District No. 6*)

Staff Contact
Cate Ball, Planner
cball@plummer.com
817-806-1700

Summary
Owner: Horizon / Deer Creek Development Corporation
Engineer: Brittany Crenshaw / JBI Partners, Inc.
Location: South of Spring Hill Rd / FM 428; north of US 380; east of FM 2931; & west of FM 1385
Zoning: None
Future Land Use Plan: The property is located in the City's ETJ and has an approved Development Agreement for single-family residential uses. Estate Neighborhood and Floodplain & Open Space
Current Use: Undeveloped land. Under development for single-family use.

Analysis: The applicant has provided all required final plat application information. The layout of the final plat is consistent with the previously approved preliminary plat. Lot widths, depths, and areas are also consistent with the requirements of the development agreement approved by City Council in 2004. The final plat encompass 82.756 acres and creates 282 SF lots, 9 common area lots, and 1 amenity center lot.

The property will be served by: Mustang SUD; AT&T, and CoServ. Staff has received approved construction plans signed by Mustang SUD, and reviewed by the City Engineer. All infrastructure has been installed and accepted by the District.

Financial Summary
NA

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to approve the Final Plat.

October 10, 2024

Horizon/Deer Creek
Development Corp.
5760 Legacy Dr, Ste B3-388
Plano, TX 75024

RE: Acceptance of Sandbrock Phase 13

Mustang Special Utility District ("Mustang") has completed the review and inspection of **Sandbrock Phase 13** infrastructure consisting of water and sewer (collectively, Infrastructure").

The District will now provide retail water and sewer service to 282 residential lots, 9 open space lots and 1 amenity center lot in **Sandbrock Phase 13** per District service policies. All other water and sewer infrastructure not related to 282 residential lots, 9 open space lots and 1 amenity center lot in **Sandbrock Phase 13** will not be accepted until post franchise utility installation, final air test, inspection has been completed, all punch list items are complete; maintenance bond, affidavit of all bills paid and digital as-builts are collected, and approval by the District Inspector has been performed.

My Regards,

Ken Skillman Digitally signed by Ken Skillman
DN: C=US, E=kskillman@mustangwater.com, O=Mustang Special Utility District, CN=Ken Skillman
Date: 2024.10.11 15:06:55-05'00'

Ken Skillman
District Engineer
Mustang Special Utility District

CC: Emily Simon, Development Services Manager

Denton County
Juli Luke
County Clerk

Instrument Number: 78621

ERecordings-RP

RESTRICTIONS

Recorded On: July 24, 2024 08:42 AM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: $45.00

********** **THIS PAGE IS PART OF THE INSTRUMENT** **********
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number:	78621
Receipt Number:	20240724000067
Recorded Date/Time:	July 24, 2024 08:42 AM
User:	Jennifer K
Station:	Station 38

Record and Return To:

eRecording Partners

STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

SUPPLEMENTAL DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
SANDBROCK RANCH
(PHASE 13)

771100 4652IN

STATE OF TEXAS §
§ **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF DENTON §

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SANDBROCK RANCH (PHASE 13) (this "**Supplemental Declaration**") is made on the date hereinafter set forth by **HORIZON/DEER CREEK DEVELOPMENT CORP.**, a Texas corporation (hereinafter referred to as the "**Declarant**").

W I T N E S S E T H:

WHEREAS, Declarant recorded an instrument entitled "Declaration of Covenants, Conditions and Restrictions for Sandbrock Ranch" on or about May 8, 2018, as Instrument No. 52038 of the Real Property Records of Denton County, Texas, as amended and supplemented (the "**Declaration**"); and

WHEREAS, Article XIV, Section 14.1 of the Declaration authorizes the Declarant, until December 31, 2036, to annex property located within a one (1) mile radius of the property described on Exhibit "A" to the Declaration to the Declaration to the terms, covenants, conditions, easements and restrictions of the Declaration; and

WHEREAS, Article XIV, Section 14.4 of the Declaration authorizes the Declarant to subject property submitted to the Declaration by annexation to additional covenants or easements to be set forth in a Supplemental Declaration filed either concurrently with or after the annexation; and

WHEREAS, the Declarant is the owner of the property described on **Exhibit "A"** attached hereto and incorporated herein by reference (the "**Annexed Property**"), such Annexed Property being located within a one (1) mile radius of the property described on Exhibit "A" to the Declaration; and

WHEREAS, the Declarant desires to annex the Annexed Property into the Association and to subject such property to the terms and conditions of the Declaration and this Supplemental Declaration; and

WHEREAS, the Declarant desires to subject Phase 13 to additional covenants relating to the operation and maintenance of the Phase 13 Open Spaces (Common Area) as set forth on **Exhibit "B"** attached hereto and incorporated herein for all purposes; and

NOW, THEREFORE, pursuant to the powers retained by Declarant under the Declaration, the Declarant hereby subjects the property described in **Exhibit "A"** hereof to the provisions of the Declaration and to the additional covenants set forth in **Exhibit "B"** in this Supplemental Declaration. The Annexed Property shall be sold, transferred, used, conveyed, occupied and mortgaged or otherwise encumbered pursuant to the provisions of the Declaration and this Supplemental Declaration, which shall run with the title to such Annexed Property and shall be binding upon all persons having any right, title or any interest in the Annexed Property, their respective heirs, legal representatives, successors, successors-in-title and assigns.

IN WITNESS WHEREOF, the Declarant has executed this Supplemental Declaration on the 8th day of July, 2024.

DECLARANT: **HORIZON/DEER CREEK DEVELOPMENT CORP.**, a Texas corporation

By: Rodger Sanders
Rodger Sanders, President

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF DENTON §

BEFORE ME, a Notary Public in and for the State of Texas, duly authorized to take acknowledgments, personally appeared **Rodger Sanders**, President of **HORIZON/DEER CREEK DEVELOPMENT CORP.**, a Texas corporation, and acknowledged that he executed the foregoing document on behalf of said company.

SUBSCRIBED AND SWORN TO BEFORE ME on this 23rd day of July, 2024.

Sherry Malone
Notary Public in and for
the State of Texas
My Commission Expires: _____

AFTER RECORDING RETURN TO:
Riddle & Williams, P.C.
3811 Turtle Creek Blvd., Suite 500
Dallas, Texas 75219

SHERRY MALONE
Notary Public, State of Texas
Comm. Expires 05-25-2028
Notary ID 3612086

EXHIBIT "A"

ANNEXED PROPERTY (Phase 13)

LEGAL DESCRIPTION

LEGAL DESCRIPTION

BEING a tract of land located in Denton County, Texas and being a part of the William Lumpkin Survey, Abstract Number 730, being a part of that called 71.162 acre tract of land (Tract 2) described in deed to Horizon/Deer Creek Development Corp. recorded in County Clerk's Document Number 2020-147908, Real Property Records Denton County, Texas, and being further described as follows:

COMMENCING at a one-half inch iron rod with a yellow cap stamped "JBI" found for corner, said point being the west corner of Sandbrock Ranch, Phase 12, an addition to Denton County, Texas recorded in County Clerk's Document Number 2023-396, Plat Records Denton County, Texas;

THENCE,

Thence, North 49degrees 38minutes 35seconds East for a distance of 238.11 feet to a point on a line.
Thence, South 00degrees 00minutes 00seconds West for a distance of 225.07 feet to a point on a line.
Thence, South 49degrees 44minutes 33seconds West for a distance of 270.11 feet to a point on a line.
Thence North 05degrees 44minutes 39seconds East a distance of 246.67 feet to the POINT OF BEGINNING and containing 43,560 square feet or 1.000 acre of land.

BASIS OF BEARING is derived from the Texas State Plane Coordinate System, North Central Zone (4202), NAD83, based on G.P.S. observations.

EXHIBIT "B"

OPERATION AND MAINTENANCE STANDARDS (Phase 13 Common Areas)

SANDBROCK RANCH PHASE 13 AUBREY, TEXAS

Block F, Lot 47X; Block G, Lot 43X; Block H, Lot 23X; Block K, Lot 24X; Block L, Lot 26X; Block M, Lot 29 X;

- Concrete sidewalk through open spaces. Sidewalk should be cleaned of debris and ensure sheds water.
    - Trees
        - Trim trees 1 time per year to remove broken, damaged or crossing branches
        - Not stripping of lower branches or cutting back of top branches is permitted. All tree shall be kept in a natural, unhedged form.
    - Lawn
        - Regular mowing on a weekly basis, spring through fall
        - Fertilization and weed control on an as needed basis
        - Immediately re-seed bare spots if any develop
    - Giant Bermuda Grass & Weeping Love Grass
        - Mowing on a tri-weekly basis, spring through fall to allow grass to reach 6"-8" height.
        - Weeping Love Grass – no mowing.
        - Allow grass to seed out once a year to help against drought, foot traffic and weeds.
        - Fertilization and weed control on an as needed basis
        - Immediately re-seed bare spots if any develop

Block J, Lot 1X

- Concrete sidewalk parallel to curb line at entrance. Sidewalk should be cleaned of debris and ensure sheds water.
- Concrete trail that runs through the open space.
- Benches for patrons installed along the walks.
- Trees
    - Trim trees 1 time per year to remove broken, damaged or crossing branches
    - Not stripping of lower branches or cutting back of top branches is permitted. All trees shall be kept in a natural, unhedged form.
- Lawn
    - Regular mowing on a weekly basis, spring through fall
    - Fertilization and weed control on an as needed basis
    - Immediately re-seed bare spots if any develop
- Perennials, Shrubs and Groundcovers
    - All areas shall be weed free using pre and post-emergent herbicides or hand pulling
    - Shrubs and Perennials shall be pruned to remove broken, damaged or crossing branches. No hedging should occur, plants shall be kept in a natural form in keeping with the community aesthetics.
    - -Mulch shall be maintained to the original 3" depth. Contractor to add mulch as necessary.
- Giant Bermuda Grass & Weeping Love Grass
    - Mowing on a tri-weekly basis, spring through fall to allow grass to reach 6"-8" height.
    - Weeping Love Grass – no mowing.
    - Allow grass to seed out once a year to help against drought, foot traffic and weeds.
    - Fertilization and weed control on an as needed basis
    - Immediately re-seed bare spots if any develop

Block A, Lot 31X; Block E, Lot 42X;

- Concrete sidewalk parallel to all curb lines.
- Concrete trail that runs through the open space and behind lots. Trail should be cleaned of debris and ensure sheds water.
- Trees
    - Trim trees 1 time per year to remove broken, damaged or crossing branches
    - Not stripping of lower branches or cutting back of top branches is permitted. All tree shall be kept in a natural, unhedged form.
- Lawn
    - Regular mowing on a weekly basis, spring through fall
    - Fertilization and weed control on an as needed basis
    - Immediately re-seed bare spots if any develop
- Perennials, Shrubs and Groundcovers
    - All areas shall be weed free using pre and post-emergent herbicides or hand pulling
    - Shrubs and Perennials shall be pruned to remove broken, damaged or crossing branches. No hedging should occur, plants shall be kept in a natural form in keeping with the community aesthetics.
    - Mulch shall be maintained to the original 3" depth. Contractor to add mulch as necessary.
- Giant Bermuda Grass & Weeping Love Grass
    - Mowing on a tri-weekly basis, spring through fall to allow grass to reach 6"-8" height.
    - Weeping Love Grass – no mowing.
    - Allow grass to seed out once a year to help against drought, foot traffic and weeds.
    - Fertilization and weed control on an as needed basis
    - Immediately re-seed bare spots if any develop

October 17, 2024

Mr. Rod Sanders
Horizon/Deer Creek Development Corp.
5760 Legacy Drive, Suite B3-388
Plano, Texas 75024

RE: Sandbrock Ranch, Phase 13, Denton County MUD No. 6
City of Aubrey ETJ, Denton County, Texas
As-Built Pad Elevations
JBI Project No. ROS020

Dear Rod,

This letter is to inform you that pad center elevation checks performed by JBI Partners Inc. for Sandbrock Ranch, Phase 13 on September 25, 2024, October 8, 2024, October 15, 2024, and October 16, 2024, are within the 0.3'± tolerance of the proposed grades shown on the civil engineering plans for record drawings. JBI Partners, Inc. does not imply any warranty of the conditions of the pads after October 16, 2024. Changes in field conditions arising from, but not limited to weather, construction, landscaping, utilities, etc., are beyond the control of JBI Partners, Inc., and we assume no liability for lot conditions beyond this date. This letter is provided at your request for your use.

If you have any questions regarding this information, please contact me at (972) 738-7281.

Regards,

Brittany Day Crenshaw, PE
JBI Partners, Inc.

October 9, 2024

Mr. Rod Sanders
Horizon/Deer Creek Development Corp.
5760 Legacy Drive, Suite B3-388
Plano, Texas 75024

RE: Sandbrock Ranch, Phase 13, Denton County MUD No. 6
City of Aubrey ETJ, Denton County, Texas
MUD Street Acceptance
JBI Project No. ROS020

Dear Rod,

This letter is to verify that the concrete streets with curb and gutter, except for the Amenity Center parking lot, in Sandbrock Ranch, Phase 13, located in Denton County MUD No. 6 have been installed in substantial compliance with the applicable requirements of the District. The final inspection by the District occurred on October 4, 2024, at which time a punch list of items was created. The District has received verification from the construction manager that all punch list items have been completed. The contractor has provided a 2-year maintenance bond, after which time the streets will be accepted for maintenance by the District.

The Sandbrock Ranch Phase 13 Amenity Center parking lot concrete curb and gutter acceptance will be provided under a separate letter.

If you have any questions regarding this information, please contact me at (972) 738-7281.

Regards,

Brittany Crenshaw, PE
JBI Partners, Inc

October 7, 2024

Mr. Rod Sanders
Horizon/Deer Creek Development Corp.
5760 Legacy Drive, Suite B3-388
Plano, Texas 75024

RE: Sandbrock Ranch, Phase 13, Denton County MUD No. 6
City of Aubrey ETJ, Denton County, Texas
Retaining Walls
JBI Project No. ROS020

Dear Rod,

This letter is to inform you the retaining walls reflected on the Grading Plans of Sandbrock Ranch, Phase 13 have been completed in substantial compliance. Based on my conversations with the construction manager, and my own field observations, the retaining walls were constructed in accordance with the plans and specifications and at the direction of the construction manager. This letter is provided at your request for your use.

If you have any questions regarding this information, please contact me at (972) 738-7281.

Regards,

Brittany Day Crenshaw, PE
JBI Partners, Inc.

October 9, 2024

Mr. Rod Sanders
Horizon/Deer Creek Development Corp.
5760 Legacy Drive, Suite B3-388
Plano, Texas 75024

RE: Sandbrock Ranch, Phase 13, Denton County MUD No. 6
City of Aubrey ETJ, Denton County, Texas
MUD Storm Drainage Acceptance
JBI Project No. ROS020

Dear Rod,

This letter is to verify that the storm drain facilities in Sandbrock Ranch, Phase 13, located in Denton County MUD No. 6 have been installed in substantial compliance with the applicable requirements of the District. The final inspection by the District occurred on October 4, 2024. The contractor has provided a 2-year maintenance bond, after which time the storm drainage facilities will be accepted for maintenance by the District.

If you have any questions regarding this information, please contact me at (972) 738-7281.

Regards,

Brittany Crenshaw, PE
JBI Partners, Inc.

MAINTENANCE BOND

BOND NO. 602-207221-5

KNOW ALL MEN BY THESE PRESENTS:

That we Blue Star Utilities, LLC Principal, and United States Fire Insurance Company as Surety, are held and firmly bound unto Horizon/Deer Creek Development Corp. on behalf of Denton County Municipal District No. 6 as Obligee in the sum of One Hundred Sixty-five Thousand One Hundred Sixty-five & 20/100 ($165,165.20) for which sum, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally by these presents.

WHEREAS, on the 1st day of May, 2023, Principal entered into a contract with the Obligee for:

Sandbrock Ranch Phase 13 - Storm Drain - Aubrey, Texas

Which contract is by reference made a part of hereof and is hereafter referred to as the Contract.

NOW THEREFORE, the condition of this obligation is such, that if the Contractor shall make good any defect in material or construction that shall appear within Two (2) year(s) from the date of the substantial completion, (10/4/2024) this shall be null and void and otherwise remain in full force and effect.

Signed, sealed and dated this 30th day of September, 2024.

Witness

Blue Star Utilities, LLC

BY: _____
Principal

Witness, Liam Hackett

United States Fire Insurance Company

BY: _____
Sean McCauley, Jr., Attorney-In-Fact

POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY

11393

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Sean McCauley, Jr., Sarah Timmons, Ashlyn Simchik, Jarrod Yost, Sam Duckett, Bridget Truxillo, Liam Hackett, Sterling Ward

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties: **Unlimited**

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

(a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;
(b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 9th day of September, 2024.

UNITED STATES FIRE INSURANCE COMPANY

Matthew E. Lubin, President

State of New Jersey}
County of Morris }

On this 9th day of September, 2024, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

MELISSA H. D'ALESSIO
NOTARY PUBLIC OF NEW JERSEY
Commission # 50125833
My Commission Expires 4/7/2025

Melissa H. D'Alessio (Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 30th day of September 20 24

UNITED STATES FIRE INSURANCE COMPANY

Michael C. Fay, Senior Vice President

Texas Department of Insurance

Certificate No. 13510

Company No. 08-095866

Certificate of Authority

THIS IS TO CERTIFY THAT

UNITED STATES FIRE INSURANCE COMPANY

WILMINGTON, DELAWARE

has complied with the laws of the State of Texas applicable thereto and is hereby authorized to transact the business of

Fire; Allied Coverages; Hail-growing crops only; Rain; Inland Marine; Ocean Marine; Aircraft--Liability & Physical Damage; Accident; Health; Workers' Compensation & Employers' Liability; Employers' Liability; Automobile--Liability & Physical Damage; Liability other than Automobile; Fidelity & Surety; Glass; Burglary & Theft; Forgery; Boiler & Machinery; Credit; Livestock and Reinsurance on all lines authorized to be written on a direct basis

insurance within the state of Texas. This Certificate of Authority shall be in full force and effect until it is revoked, canceled or suspended according to law.

IN TESTIMONY WHEREOF, witness my hand and seal of office at Austin, Texas, this

31st day of December A.D. 2003

JOSE MONTEMAYOR
COMMISSIONER OF INSURANCE

BY Godwin Ohaechesi

Godwin Ohaechesi, Director
Company Licensing & Registration

CRUM & FORSTER

TEXAS COMPLAINT NOTICE
AVISO DE QUEJA DE TEXAS

IMPORTANT NOTICE

To obtain Information or make a complaint:

You may call Crum & Forster's toll-free number for information or to make a complaint at:

1-888-890-1500

You may write to Crum & Forster at:

Crum & Forster
305 Madison Avenue
Morristown, NJ 07962

Web: www.cfins.com
E-mail: info@cfins.com

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance:

PO Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007

Web: www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.tx.gov

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim you should contact the agent first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY: This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener información o para presentar una queja:

Usted puede llamar al número de teléfono gratuito de Crum & Forster's para obtener información o para presentar una queja al:

1-888-890-1500

Usted también puede escribir a Crum & Forster:

Crum & Forster
305 Madison Avenue
Morristown, NJ 07962

Sitio web: www.cfins.com
E-mail: info@cfins.com

Usted puede comunicarse con el Departamento de Seguros de Texas para obtener información sobre compañías, coberturas, derechos, o quejas al:

1-800-252-3439

Usted puede escribir al Departamento de Seguros de Texas a:

P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007

Sitio web: www.tdi.texas.gov
E-mail: ConsumerProtection@ tdi.tx.gov

DISPUTAS POR PRIMAS DE SEGUROS O RECLAMACIONES:

Si tiene una disputa relacionada con su prima de seguro o con una reclamación, usted debe comunicarse con el agente primero. Si la disputa no es resuelta, usted puede comunicarse con el Departamento de Seguros de Texas.

ADJUNTE ESTE AVISO A SU PÓLIZA: Este aviso es solamente para propósitos informativos y no se convierte en parte o en condición del documento adjunto.

Merchants Bonding Company (Mutual)

P.O. Box 14498 Des Moines, IA 50306-3498

MAINTENANCE BOND

Bond No. TXC615110

KNOW ALL MEN BY THESE PRESENTS, That we, **Midkiff Holdings, LLC dba GM Construction TX, P.O. Box 851 Prosper, TX 75078** (hereinafter called the "Principal") as Principal, and the, **Merchants Bonding Company (Mutual)** a corporation duly organized under the laws of the State of **Iowa** and duly licensed to transact business in the **State of Texas** (hereinafter called the **"Surety"**), as Surety are held and firmly bound unto **Denton County Municipal Utility District No. 6** (hereinafter called the **"Obligee"**), in the sum of **Three Hundred Twenty-seven Thousand Six Hundred Ninety-nine & 19/100** (**$327,699.19**) for the payment of which are well and truly to be made, we, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

Signed and sealed this **October 15, 2024**

THE CONDITION OF THIS OBLIGATION is such, that WHEREAS, the said Principal has heretofore entered into a contract date of **4/25/2023** for **Sandbrock Ranch, Phase 13 - Paving Improvements**

WHEREAS, the obligee has requested that said work be guaranteed against failure because of defective workmanship or material, performed or furnished by said principal for a full period of **TWO (2)** year(s) from the date of final acceptance of the entire project, normal wear and tear expected.

NOW THEREFORE, if the said Principal shall indemnify and save harmless the obligee against loss or damage occasioned directly by the failure of said materials or workmanship, then this obligation to be void, otherwise to remain in full force and effect. It is understood, however, that this bond shall not include loss or damage by failure of workmanship or materials due to hurricane, cyclone, tornado, earthquake, volcanic eruption or any similar disturbance of nature, nor military, naval or usurped power, insurrection, riot or civil commotion, nor any act of God.

It is further understood and agreed that the total liability of the surety under this bond shall in no event exceed the sum of **Three Hundred Twenty-seven Thousand Six Hundred Ninety-nine & 19/100 ($327,699.19)** Dollars.

No right of action shall accrue upon or by reason of this obligation, to or for the use or benefit of any person firm or corporation, other than the obligee herein named.

Midkiff Holdings, LLC dba GM Construction TX

Principal

Glenn Midkiff, President

Merchants Bonding Company (Mutual)

Surety

By: **Debra Lee Moon**, Attorney-in-Fact

MERCHANTS BONDING COMPANY™

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Allyson W Dean; Ana Owens; Andrea Rose Crawford; Andrew Gareth Addison; Betty J Reeh; Bryan Kelly Moore; Colin E Conly; Debra Lee Moon; Elizabeth Ortiz; Emily Allison Mikeska; Faith Ann Hilty; John R Ward; Michael Donald Hendrickson; Michael Wiggins; Michele Marie Ellsworth; Monica Ruby Veazey; Patrick Thomas Coyle; Sandra Lee Roney; Thomas Douglas Moore; Troy Russell Key

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and April 27, 2024 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015 and amended on April 27, 2024.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and aut hority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 29th day of July , 2024 .

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

By Larry Taylor

President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 29th day of July 2024 , before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

NOTARIAL SEAL IOWA

Penni Miller
Commission Number 787952
My Commission Expires
January 20, 2027

(Expiration of notary's commission does not invalidate this instrument)

Notary Public

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 15th day of October , 2024 .

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

Secretary

POA 0018 (6/24)

MERCHANTS BONDING COMPANY

MERCHANTS BONDING COMPANY P.O. BOX 14498 DES MOINES, IA 50306-3498
PHONE: (800) 678-8171 FAX: (515) 243-3854

Have a complaint or need help?

If you have a problem with a claim or your premium, call your insurance company or HMO first. If you can't work out the issue, the Texas Department of Insurance may be able to help.

Even if you file a complaint with the Texas Department of Insurance, you should also file a complaint or appeal through your insurance company or HMO. If you don't, you may lose your right to appeal.

To get information or file a complaint with your insurance company or HMO:

Merchants Bonding Company
Call: Compliance Officer at (800) 671-8171
Toll-free: (800) 671-8171
Email: regulatory@merchantsbonding.com
Mail: P.O. Box 14498, Des Moines, Iowa 50306-3498

The Texas Department of Insurance
To get help with an insurance question or file a complaint with the state:
Call with a question: 1-800-252-3439
File a complaint: www.tdi.texas.gov
Email: ConsumerProtection@tdi.texas.gov
Mail: Consumer Protection, MC: CO-CP, Texas Department of Insurance,
PO Box 12030, Austin, TX 78711-2030

¿Tiene una queja o necesita ayuda?

Si tiene un problema con una reclamación o con su prima de seguro, llame primero a su compañía de seguros o HMO. Si no puede resolver el problema, es posible que el Departamento de Seguros de Texas (Texas Department of Insurance, por su nombre en inglés) pueda ayudar.

Aun si usted presenta una queja ante el Departamento de Seguros de Texas, también debe presentar una queja a través del proceso de quejas o de apelaciones de su compañía de seguros o HMO. Si no lo hace, podría perder su derecho para apelar.

Para obtener información o para presentar una queja ante su compañía de seguros o HMO: Merchants Bonding Company

Llame a: Compliance Officer al (800) 671-8171

Teléfono gratuito: (800) 678-8171

Correo electrónico: regulatory@merchantsbonding.com

Dirección postal: P.O. Box 14498 , Des Moines, Iowa, 50306-3498

El Departamento de Seguros de Texas

Para obtener ayuda con una pregunta relacionada con los seguros o para presentar una queja ante el estado:

Llame con sus preguntas al: 1-800-252-3439

Presente una queja en: www.tdi.texas.gov

Correo electrónico: ConsumerProtection@tdi.texas.gov

Dirección postal: Consumer Protection, MC: CO-CP, Texas Department of Insurance, PO Box 12030, Austin, TX 78711-2030

CONSENT OF SURETY COMPANY TO FINAL PAYMENT

AIA DOCUMENT G707

OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
SURETY ☐
OTHER

Bond No. TXC615110

PROJECT: (name, address) **Sandbrock Ranch, Phase 13 - Paving Improvements**

TO (Owner) [**Horizon/Deer Creek Development Corp on behalf of Denton County M.U.D. No. 6**
5760 Legacy Drive, Suite B3-388
Plano, TX 75024]

ARCHITECT'S PROJECT NO:

CONTRACT FOR:

CONTRACT DATE:

CONTRACTOR: **Midkiff Holdings, LLC dba GM Construction TX**
P.O. Box 851
Prosper, TX 75078

In accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the (here insert name and address of Surety Company)

Merchants Bonding Company (Mutual)
P.O. Box 14498
Des Moines, IA 50306-3498
, SURETY COMPANY,

on bond of (here insert name and address of Contractor)

Midkiff Holdings, LLC dba GM Construction TX
P.O. Box 851
Prosper, TX 75078
, CONTRACTOR,

hereby approves of the final payment to the Contractors, and agrees that final payment to the Contractor shall not relieve the Surety Company of any of its obligations to (here insert name and address of Owner)

Horizon/Deer Creek Development Corp on behalf of
Denton County M.U.D. No. 6
5760 Legacy Drive, Suite B3-388
,OWNER,

as set forth in the said Surety Company's bond.

IN WITNESS WHEREOF,
the Surety Company has hereunto set its hand this **15th** day of **October** **2024**

Merchants Bonding Company (Mutual)
Surety Company

Signature of Authorized Representative

Attest: _____
(Seal):

Debra Lee Moon **Attorney-In-Fact**
Title

NOTE: This form is to be used as a companion document to AIA DOCUMENT G706, CONTRACTOR'S AFFIDAVIT OF PAYMENT OF DEBTS AND CLAIMS, Current Edition

AIA DOCUMENT G707 • CONSENT OF SURETY COMPANY TO FINAL PAYMENT • APRIL 1970 EDITION • AIA®
© 1970 • THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 New York Ave., NW, WASHINGTON, D.C. 20006
ONE PAGE

MERCHANTS BONDING COMPANY℠

POWER OF ATTORNEY

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Allyson W Dean; Ana Owens; Andrea Rose Crawford; Andrew Gareth Addison; Betty J Reeh; Bryan Kelly Moore; Colin E Conly; Debra Lee Moon; Elizabeth Ortiz; Emily Allison Mikeska; Faith Ann Hilty; John R Ward; Michael Donald Hendrickson; Michael Wiggins; Michele Marie Ellsworth; Monica Ruby Veazey; Patrick Thomas Coyle; Sandra Lee Roney; Thomas Douglas Moore; Troy Russell Key

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and April 27, 2024 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015 and amended on April 27, 2024.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and aut hority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 29th day of July , 2024 .

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

By Larry Taylor

President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 29th day of July 2024 , before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

NOTARIAL SEAL IOWA

Penni Miller
Commission Number 787952
My Commission Expires
January 20, 2027

Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

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MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

Secretary

POA 0018 (6/24)

MERCHANTS BONDING COMPANY™
MERCHANTS BONDING COMPANY P.O. BOX 14498 DES MOINES, IA 50306-3498
PHONE: (800) 678-8171 FAX: (515) 243-3854

Have a complaint or need help?

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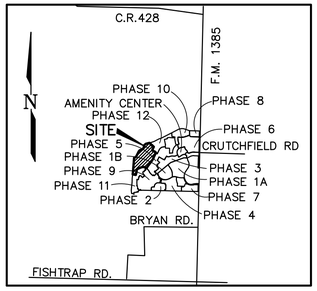
Correo electrónico: ConsumerProtection@tdi.texas.gov

Dirección postal: Consumer Protection, MC: CO-CP, Texas Department of Insurance, PO Box 12030, Austin, TX 78711-2030

CONSTRUCTION PLANS
FOR
SANDBROCK RANCH, PHASE 13
DENTON COUNTY MUD NO.6
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS



LOCATION MAP
(NOT TO SCALE)

SANDBROCK RANCH, PHASE 13
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GN–3	GENERAL NOTES – TCEQ
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2.05	GRADING PLAN – SHEET 5
2.06	GRADING PLAN – SHEET 6
2.07	GRADING PLAN – SHEET 7
2.08	GRADING PLAN – SHEET 8
2.09	GRADING PLAN – SHEET 9
2.10	GRADING PLAN – SHEET 10
2.11	GRADING PLAN – SHEET 11
2.12	GRADING PLAN – SHEET 12
2.13	GRADING PLAN – SHEET 13
2.14	GRADING PLAN – SHEET 14
2.15	GRADING PLAN – SHEET 15
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5.10	STORM SEWER PLAN & PROFILE – STM–C [STA. START–8+50]
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6.01	WATER PLAN – SHEET 1
6.02	WATER PLAN – SHEET 2
6.03	WATER PLAN – SHEET 3
6.04	WATER PLAN – SHEET 4
6.05	WATER PROFILE – WTR–1 [STA. START–13+50]
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7.01	SANITARY SEWER PLAN – SHEET 1
7.02	SANITARY SEWER PLAN – SHEET 2
7.03	SANITARY SEWER PLAN – SHEET 3
7.04	SANITARY SEWER PLAN – SHEET 4
7.05	SANITARY SEWER PROFILE – SS–1 [STA. START–21+50]
7.06	SANITARY SEWER PROFILE – SS–1 [STA. 21+50–END] & SS–2
7.07	SANITARY SEWER PROFILE – SS–3 & SS–4 [STA. START–7+50]
7.08	SANITARY SEWER PROFILE – SS–4 [STA. 7+50–END] & SS–5
7.09	SANITARY SEWER PROFILE – SS–6 & SS–7
7.10	SANITARY SEWER PROFILE – SS–8 [STA. START–12+50]
7.11	SANITARY SEWER PROFILE – SS–8 [STA. 12+50–END] & SS–9 & SS–10
8.01	SIGNAGE & LIGHTING PLAN – SHEET 1
8.02	SIGNAGE & LIGHTING PLAN – SHEET 2
9.01	SIDEWALK PLAN – SHEET 1
9.02	SIDEWALK PLAN – SHEET 2
DET.	CONSTRUCTION DETAILS

TCEQ Log Number (Water): P–06082022–055
Approval Date: 8/8/2022
TCEQ Log Number (Wastewater): 0622/017
Approval Date: 06/07/2022

APPROVAL
CBoyd 13 Feb 2023
MUSTANG S.U.D. DATE
ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN ACCEPTING THESE PLANS, MUSTANG SPECIAL UTILITY DISTRICT MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

Denton County Municipal Utility District No. 6

These plans have been reviewed and accepted by Denton County Municipal Utility District No. 6. By approving these plans, the district does not assume any liability for engineering design nor does approval release the design engineer from liability for correction errors or omissions in the design both during and after construction.

By: JPPR
JBI Partners, Inc.
Date: 2/21/2023

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw
The seal appearing on this document was authorized by Brittany Day Crenshaw, P.E. 131924. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.
1.16.2023

RECORD DRAWINGS
THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. JBI PARTNERS, INC., HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION. UNLESS OTHERWISE NOTED ON THESE DOCUMENTS. JBI PARTNERS, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS.
JBI PARTNERS, INC.
BY: Brittany Crenshaw
DATE: 10/9/2025

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5760 LEGACY DRIVE, SUITE B3–388
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ENGINEER/SURVEYOR:
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TBPE No. F–438; TBPLS No. 10076000

JBI PARTNERS, INC – PROJECT # ROS020

SANDBROCK RANCH, PHASE 13

MSUD GENERAL NOTES

1. All construction shall be in accordance with the standard specifications of Mustang Special Utility District, which has also adopted the latest edition of the "Standard Specifications For Public Works Construction - North Central Texas" herein referred to as "NCTCOG" specifications. Copies may be obtained from the North Central Texas Council of Governments, 616 Six Flags Drive, Suite 200, Arlington, Texas 76011.
2. Where specified name brands are indicated, products of equal or better may be considered for approval upon submittal of all supporting data to the MSUD Engineer for review.
3. The contractor shall provide for temporary 3" Cold Mix Asphaltic Concrete as per NCTCOG Item 302.3 to be placed over all vehicular traveled areas until the final repairs/improvements are made.
4. All newly installed pipes and fittings must conform to American National Standards Institute/National Sanitation Foundation (ANSI/NSF) Standard 61 and must be certified by an organization accredited by ANSI.
5. The existence and locations of all underground utilities shown on the drawings were obtained from available records and are approximate. Neither the owner nor the engineer assumes any responsibility for utilities not shown or not in the location shown. The contractor shall determine the depth and location of existing underground utilities prior to trenching and shall be required to take any precautionary measures to protect all lines shown and/or any other underground utilities not of record or not shown on the plans.
6. Any contractor/subcontractor performing work on this project shall familiarize himself with the site and shall be solely responsible for any damage to existing facilities resulting directly or indirectly from operations. Said existing improvements shall include but not be limited to berms, ditches, fences, plants, irrigation. Any removal or damage to existing improvements shall be replaced or repaired by the contractor at his expense and shall be approved by the engineer.
7. Contractor shall shore all trenches and conduct all construction and operations in accordance with Occupation Safety and Health Administration (OSHA) requirements.
8. All construction and materials shall comply with Mustang SUD specifications. Any construction and/or materials not covered in Mustang SUD specifications shall be in accordance with NCTCOG specifications or the AWWA.
9. It shall be the contractor's responsibility to provide adequate record drawings to the engineer/Mustang SUD immediately after construction.
10. It shall be contractor's responsibilities to verify location, elevation and dimensions of adjacent and/or conflicting utilities in advance of construction in order that adjustments can be made to provide adequate clearance, if required. The contractor shall preserve and protect public utilities at all times during construction. Any damage to utilities resulting from the contractor's operation shall be restored at his expense. The engineer shall be notified when proposed facility's grades conflict with existing utility's grades.
11. All materials for water and wastewater shall be domestic. Any exceptions made will be at Mustang's or the Engineer's discretion.

MSUD WATER NOTES:

GENERAL:

1. All water lines and appurtenances shall be constructed in accordance with TCEQ requirements Chapter 290.
2. All water lines shall be designed, manufactured, and installed in accordance with current Mustang SUD water standards details.
3. All pipes and appurtenances shall conform to American National Standards Institute/National Sanitation Foundation (ANSI/NSF) Standard 61 and must be certified by ANSI.
4. All pipes and appurtenances shall be installed in accordance with manufacturer's instruction.
5. Contractor to provide a curve in waterline to avoid storm drain inlets at all locations.
6. Franchise Utility Note: Other utilities such as gas, electric, telephone, cable, etc. shall not be installed in the same trench as water service lines.

PIPE:

7. All PVC water pipe shall be BLUE in color for potable and PURPLE in color for non-potable.
8. All PVC pipe shall be installed with metallic detector tape.
9. Water mains up to and including 12" diameter shall be AWWA C900-16 DR18 (Pressure Class 235). Mustang SUD reserves the right to require AWWA C900-16 DR14 (Pressure Class 305) for higher pressure applications as determined by Mustang SUD's Engineer. Water mains greater than 12" diameter may be AWWA C900-16 DR18 (Pressure Class 235) OR one of the following:
   - 9.1. Reinforced Concrete Cylinder Pipe (RCCP) C303 pressure class 150 or greater as specified by the Engineer.
   - 9.2. Ductile Iron pipe with Polywrap and cement mortar lining (AWWA C104), thickness class 51 or greater.
10. Embedment: For Pipe sizes 12" and smaller, the Embedment shall be as per the MSUD "Pipe Embedment Detail".
11. Cover
    - 11.1. The following minimum covers over the waterline is required:
      - 11.1.1. 48" of cover over waterlines up to and including 12" diameter.
      - 11.1.2. 60" to 72" of cover over waterlines larger than 12" in diameter.
    - 11.2. Water mains buried with over 72" of cover shall be approved by the MSUD Engineer.
    - 11.3. The minimum cover over all Water mains is 4 feet, unless approved otherwise by the MSUD Engineer. Approved mains with less than 3.5 feet of cover shall be capped as per the MSUD "Cap Detail".
12. Storage: PVC water pipe is allowed to be stored a maximum of six (6) months without cover. Thereafter all pipe should be covered or kept away from sunlight and to be protected from other elements.
13. The Contractor is responsible to install the pipe in a way that the writing on the pipe is installed on the side up and is readable from the top of the ditch.
17. All ductile iron pipe, fittings and restraints shall be manufactured domestically.
18. All ductile iron pipe, fittings, valves, etc. shall be encased with polyethylene wrap 8 mils thick.
19. The pipe shall have beveled or chamfered ends according to manufacturer recommendations when using in MJ fittings.
20. When PVC water pipe is installed in casing, casing spacers must be used to prevent damage to the pipe and bell during installation. PVC pipe shall not rest on the Bells. Plastic spacers such as RACI or approved equal shall be used.
21. Pipe shall be handled so as to protect pipe and pipe joints and carefully bedded to provide continuous bearing and prevent uneven settlement. Pipe shall be protected against flotation at all times. Open ends of installed pipe shall be sealed at all times when construction is not in progress.

FITTINGS:

22. The Contractor shall use cast iron or ductile iron fittings, complete with Polywrap.
23. All fittings shall be MJ unless specified otherwise.
24. All fittings shall be blocked per the MSUD Water Standard Details.
25. Tapping sleeves shall be ductile iron and manufactured by Mueller, Tyler Union or approved equal.
26. Please also refer to NCTCOG Item 502.5.2 specifications.
27. The use of 90° bends in water mains is prohibited without approval of MSUD Engineer. Two 45° bends are allowed.
28. Install 12"X12"X3" concrete block under fittings installed on PVC pipe.
29. Restrained joints such as Mega-Lug or equal are required at all fittings.
30. All ductile iron fittings and restraints shall manufactured domestically.

VALVES:

31. Valves installed on waterlines 12" in diameter or less shall be vertical gate valves.
32. Valves installed on waterlines larger than 12" in diameter shall be butterfly valves. An offset vault shall be installed at the butterfly valve operator.
33. All gate valves shall have non-rising stems and resilient sealed wedge.
34. All potable-water pipe air release valve stabilization poles shall be painted blue in color.
35. All valves and fire hydrants shall be in line with the property line, where possible.
36. All valve locations shall be marked with "V" stamped or cut on the curb.
37. Install 12"x12"x3" concrete block under valves installed on PVC pipe.
38. Contractor to provide extensions for all valve stacks and fire hydrant leads/risers for all water lines deeper than 48" depth.

TESTING:

39. Hydrostatic test as per NCTCOG Item 506.5 specifications shall be performed
40. Water system shall be disinfected in accordance with American Water Works Association (AWWA) C651 (current edition) and then flushed and sampled before being placed in service. Samples shall be collected in accordance with Mustang SUD testing requirements.
41. All temporary test points to have corporation stops at the main. All temporary testing & chlorination points shall be removed at the corporation stop prior to final acceptance.
42. The Contractor shall take a sample of water from a tap on a sterilized main in the presence of a MSUD Representative and submit the sample(s) to an approved Testing Laboratory for analysis. After receiving approved sample, the Contractor, along with MSUD Representative, shall place sterilized lines into service.
43. All fire hydrants shall be flow and pressure tested and marked (tag and color coded paint) in accordance with NFPA 291 "Recommended Practice for Fire Flow Testing and Marking of Hydrants", latest edition. Copies of each test report for each fire hydrant, including a map showing the location of the fire hydrant being flow tested and the location of the pressure hydrant, shall be provided to Mustang SUD prior to acceptance of the system and the beginning of service. See WATER STANDARD DETAILS (1 OF 2) for Fire Hydrant Flow Test Report form.

MSUD WASTEWATER NOTES:

GENERAL:

1. All wastewater lines and appurtenances shall be constructed in accordance with TCEQ requirements Chapter 217.
2. All wastewater lines shall be designed, manufactured, and installed per Mustang SUD wastewater standard details.
3. All pipes and appurtenances shall be installed in accordance with manufacturer's instruction.
4. Wastewater system shall be tested in accordance with TCEQ for allowable leakage and pipe deflection before being placed in service. Test results shall be provided to Mustang SUD.
5. All wastewater manholes, drop manholes, wet wells, and force-main-to-gravity transition manholes shall be lined with Raven 405 or Quadex Structure Guard.
6. All force main ductile iron pipe and fittings shall be lined with Protecto 401 (P401) ceramic epoxy or approved equal.
7. All curvature shall be accomplished by the manual bending of the pipe lengths in the trench. Mechanical means will not be allowed to accomplish design radii. No deflection of joints will be allowed.
8. All ductile iron pipe, fittings, valves, etc. shall be encased with polyethylene wrap 8 mils thick.
9. All ductile iron pipe, fittings and restraints shall be manufactured domestically.
10. All gravity main fittings shall be rubber gasket push on type.
11. Franchise Utility Note: Other utilities such as gas, electric, telephone, cable, etc. may share the wastewater service line trench provided such utilities are offset a minimum of 5' from the wastewater service line.

PIPE:

12. All PVC pipe shall be installed with metallic detector tape.
13. All PVC gravity or pressure wastewater pipe shall be green in color.
14. Wastewater mains shall be Polyvinyl Chloride PVC SDR-35 for depths of burial up to 11.5'. Wastewater mains placed deeper than 11.5' shall be PVC SDR-26 unless specified and approved otherwise by the MSUD Engineer.
15. Nominal diameter for sanitary sewer pipeline shall be 8" minimum. Residential and commercial service lines are excluded from this requirement.
16. Embedment shall be as per the "Wastewater Pipe Embedment Detail" on this sheet.
17. The minimum cover over all Wastewater mains is 4 feet, unless approved otherwise by the MSUD Engineer. Approved mains with less than 3.5 feet of cover shall be capped as per the "Concrete Cap" Detail.
18. Clay cut-off walls shall be constructed as per the "Clay Cut Off Wall" Detail.
19. PVC wastewater pipe is allowed to be stored a maximum of six (6) months without cover. Thereafter all pipe should be covered or kept away from sunlight and protected from other elements.
20. When PVC wastewater pipe is installed in casing, casing spacers shall be used to prevent damage to the pipe and bell during installation. PVC pipe shall not rest on the bells. Plastic spacers such as RACI or approved equal shall be used.
21. Pipe shall be handled so as to protect pipe and pipe joints and carefully bedded to provide continuous bearing and prevent uneven settlement. Pipe shall be protected against flotation at all times. Open ends of installed pipe shall be sealed at all times when construction is not in progress.

WASTEWATER SERVICE NOTES:

22. All property corners shall be staked with iron pins prior to the installation of any wastewater services. The locations of the wastewater service shall be staked according to the plans.
23. Wastewater services to be marked with "|" stamped or cut in the curb and painted green.
24. Contractor shall install locator pads or balls on the end of sewer services.

TESTING:

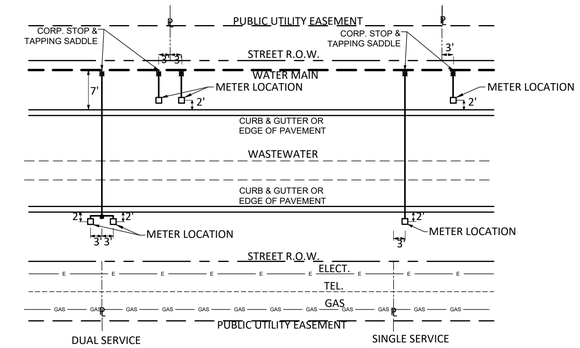
The following tests shall be performed and a written report provided to Mustang SUD:

25. Televising as per NTCOG Item 507.5.2 specifications. Camera shall pan around to show service connections.
26. Low pressure air testing as per TCEQ 31 TAC 217.57.
27. Mandrel deflection test as per TCEQ 31 TAC 217.57
28. Infiltration/Exfiltration test as per TCEQ 31 TAC 217.57.
29. Manholes shall be tested per TCEQ 31 TAC 217.58.
30. Provide final air test and clean prior to project acceptance or final walk-through.

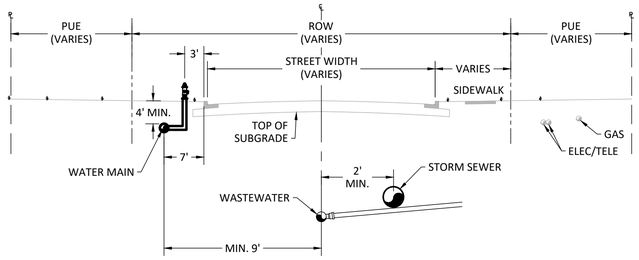
SYSTEM DESIGN VALUES:

WATER:
Average Day Demand = 288 GPD/Connection
Maximum Day Demand = 0.6 gpm
Peak Hour Demand = 1.032 gpm
Single-family Residential = 3.2 people per unit
Multi-family Residential = 2.25 people per unit

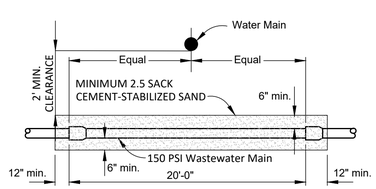
WASTEWATER:
SF Average Day Generation = 250 gpd/connection
MF Average Day Generation = 175 gpd/connection
SF Maximum Day Generation = 1000 gpd/connection
MF Maximum Day Generation = 700 gpd/connection
Single-family Residential = 3.2 people per unit
Multi-family Residential = 2.25 people per unit



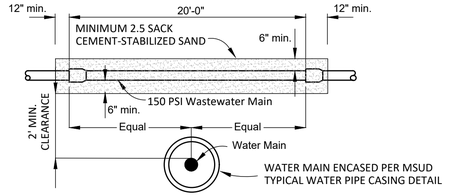
TYPICAL WATER LINE/SERVICE LOCATION LAYOUT DETAIL
N.T.S



TYPICAL UTILITY PROFILE
CURB & GUTTER ROAD SECTION
N.T.S.



WATER OVER WASTEWATER CROSSING
N.T.S.



WATER UNDER WASTEWATER CROSSING
N.T.S.

NOTES:

1. WHERE A WATER MAIN CROSSES A WASTEWATER MAIN OR LATERAL AND NINE-FOOT SEPARATION CANNOT BE ACHIEVED, A FULL JOINT (20') OF PRESSURE-RATED PVC PIPE (150 PSI MIN.) SHALL BE USED ON THE WASTEWATER MAIN OR LATERAL, CENTERED ABOUT THE WATER MAIN.
2. ADDITIONALLY, WHERE A WASTEWATER MAIN CROSSES OVER A WATER MAIN, AND NINE-FOOT SEPARATION CANNOT BE ACHIEVED, THE WATER MAIN SHALL BE ENCASED IN AN 18-FOOT (OR LONGER) SECTION OF PIPE CENTERED ABOUT THE WASTEWATER MAIN.

NO.	REVISION	BY	DATE

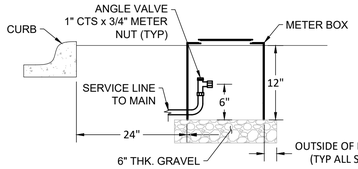
MUSTANG SPECIAL UTILITY DISTRICT

APPROVED BY MSUD
GENERAL MANAGER: C. BOYD DATE: 2020-09-14

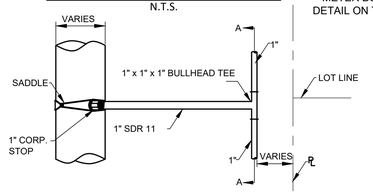
GENERAL NOTES

CERTIFICATION:
THIS MUSTANG SPECIAL UTILITY DISTRICT STANDARD DETAIL SHEET IS AUTHORIZED FOR USE IN THIS PROJECT BY THE ENGINEER WHOSE SEAL APPEARS ON THIS SHEET. THIS ENGINEER IS ALSO CERTIFYING THAT THE CONTENT OF THE DETAILS AND NOTES ON THIS SHEET HAVE NOT BEEN ALTERED FROM THAT RECEIVED FROM MUSTANG SPECIAL UTILITY DISTRICT.

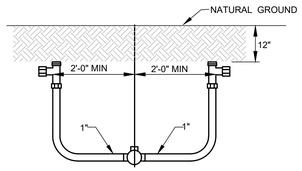
L:\PROJECTS 2006\21544 Mustang SUD General Engineering_Standard Details and General Notes\MSUD Standard Details\MSUD General Notes and Standard Detail 2020.dwg, General Notes, 12/3/2020 10:16:03 AM, SAMD, 1:1



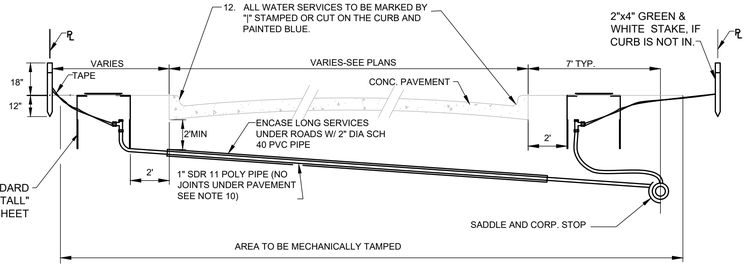
STANDARD METER BOX INSTALL
N.T.S.



1" SERVICE WITH BULLHEAD TEE



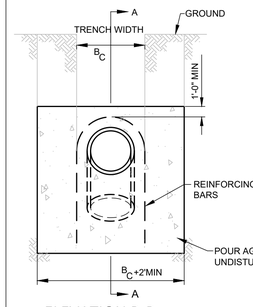
SECTION 'A - A' (ROTATED 90°)



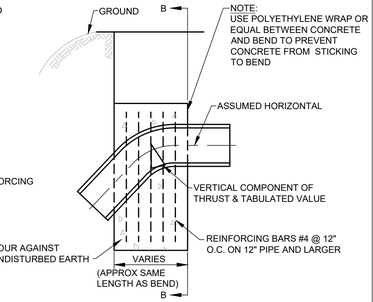
SEE "STANDARD METER BOX INSTALL" DETAIL ON THIS SHEET

WATER SERVICE DETAIL
N.T.S.

WATER SERVICE NOTES:
1. ALL PROPERTY CORNERS SHALL BE STAKED WITH IRON RODS PRIOR TO THE INSTALLATION OF WATER SERVICES. THE LOCATIONS OF SERVICES SHALL BE STAKED ACCORDING TO THE PLANS.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FURNISH AND INSTALL THE CORPORATION STOP, WATER SERVICE PIPE, ANGLE VALVE, CONNECTOR PIPE, AND METER BOX AS PER THE DETAILS ON THIS SHEET.
3. DIRECT TAPS ARE NOT ALLOWED. STAINLESS STEEL EPOXY COATED TAP SADDLES WITH IP THREADS SHALL BE USED FOR 1" TO 2" TAPS.
5. ALL TAPS LARGER THAN 2" SHALL BE MADE USING TAPPING TEES.
6. CUTTER FOR TAPS TO BE OF THE DOUBLE SLOTTED TYPE.
7. 1" TO 2" TAPS SHALL BE A MINIMUM OF 1' APART WITH TAPS NO CLOSER THAN 1' FROM THE END OF THE PIPE.
8. HOUSE SERVICES ON COMMON LOT LINES SHALL BE 1" WITH BULLHEAD.
9. CONTRACTOR MAY USE EITHER FLARED OR COMPRESSION FITTINGS WITH RESTRAINED UNIONS.
10. NO SPLICES OF WATER SERVICES SHALL BE PERMITTED UNDER PAVEMENT UNLESS APPROVED BY THE MSUD ENGINEER.
11. METER BOX SHALL BE SET 2 FT BEHIND CURB, OUTSIDE OF DRIVEWAYS AND PAVED AREAS.
12. ALL METERS 2" AND SMALLER SHALL HAVE A BFP INSTALLED WITH THE METER ASSEMBLY. ALL WATER METER ASSEMBLIES ARE SUPPLIED BY MSUD.
13. SERVICE TO BE STAKED BEFORE PAVING. METER BOX TO BE STAKED AFTER PAVING.
14. ALL RESIDENTIAL METERS SHALL BE BADGER E SERIES.
15. ALL SERVICE BRASS COMPONENTS SHALL BE FORD WATER PRODUCTS (OR APPROVED EQUAL) AND 150-PSI PRESSURE RATED.
16. METER BOX SHALL BE DFW 1200-12-1KA.



ELEVATION B-B

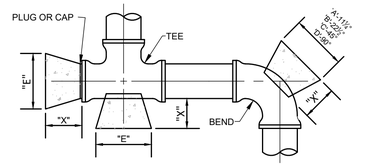


ELEVATION A-A

Δ	11¼°	22½°	45°
I.D. (IN.)	VOL. C.Y.	VOL. C.Y.	VOL. C.Y.
4	0.3	0.5	1.0
6	0.6	1.1	2.1
8	1.0	2.0	3.6
10	1.5	2.9	5.4
12	2.1	4.2	7.7
14	2.8	5.6	10.3
16	3.7	7.2	13.3
18	4.6	9.1	16.8
20	5.7	11.1	20.6
24	8.1	15.9	29.3
30	9.3	18.3	33.9
36	13.4	26.2	48.5

VERTICAL THRUST BLOCK NOTES:
1. CALCULATIONS ARE BASED ON INTERNAL PRESSURE OF 200 P.S.I. FOR 24" I.D. PIPE AND SMALLER AND 150 P.S.I. ON 30" I.D. AND LARGER.
2. CALCULATIONS ARE BASED ON WEIGHT OF CONCRETE OF 140 LBS PER CUBIC FOOT, SAFETY FACTOR OF 1.5 AND AN ALLOWABLE SOIL BEARING VALUE OF 2,500 POUNDS PER SQUARE FOOT.
3. VOLUMES OF VERTICAL BEND THRUST BLOCKS ARE NET VOLUMES OF CONCRETE TO BE FURNISHED. THE CORRESPONDING WEIGHT OF THE CONCRETE IS EQUAL TO OR GREATER THAN THE VERTICAL COMPONENT OF THRUST ON THE VERTICAL BEND.
4. CONCRETE FOR BLOCKING SHALL BE 2500 P.S.I. CONCRETE AT 28 DAYS.
5. DIMENSIONS MAY BE VARIED AS REQUIRED BY FIELD CONDITIONS WHERE AND AS DIRECTED BY THE ENGINEER. THE VOLUME OF CONCRETE BLOCKING SHALL NOT BE LESS THAN SHOWN HERE.
6. ALL CONCRETE THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED TRENCH WALLS.
7. KEEP CONCRETE CLEAR OF ALL JOINTS & ACCESSORIES. INSTALL 12 MIL POLYETHYLENE SHEETING AROUND FITTINGS. SECURE ENDS TO PREVENT INFILTRATION OF SOIL BETWEEN SHEETING AND PIPE FITTING PRIOR TO POURING THRUST BLOCK. PROTECT MECHANICAL JOINTS, FOLLOWERS, AND BOLTS FROM CONCRETE WITH TEMPORARY FORMS AND POLYETHYLENE.
8. ALL CONCRETE THRUST BLOCKS SHALL CONSIST OF A MIXTURE OF 1:2:6 OF CEMENT TO WASHED SAND TO GRAVEL AND SHALL BE CURED A MINIMUM OF 24 HOURS.

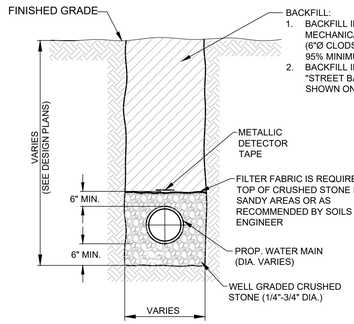
VERTICAL THRUST BLOCKS AT FITTINGS



PIPE SIZE	"X" FT.	"H" FT.	11¼° "A" FT.	11¼° MIN. AREA	22½° "B" FT.	22½° MIN. AREA	45° "C" FT.	45° MIN. AREA	90° "D" FT.	90° MIN. AREA	TEE & PLUG "E" FT.	TEE & PLUG MIN. AREA
4"	1.5	1.2	1.2	1.4	1.2	1.4	1.2	1.4	1.9	2.3	1.4	1.7
6"	1.5	1.3	1.3	1.7	1.3	1.7	2.0	2.6	3.7	4.8	2.6	3.4
8"	1.5	1.3	1.3	1.7	1.8	2.3	3.4	4.4	6.3	8.2	4.5	5.9
10"	1.5	1.4	1.4	2.0	2.4	3.4	4.8	6.7	8.8	12.3	6.2	8.7
12"	1.5	1.6	1.6	2.6	3.0	4.8	5.9	9.4	10.9	17.4	7.7	12.3
14"	1.5	1.8	1.8	3.2	3.6	6.5	7.1	12.8	13.0	23.4	9.2	16.5
16"	2.0	2.1	2.1	4.4	4.0	8.4	7.8	16.4	14.5	30.5	10.2	21.4
18"	2.0	2.3	2.3	5.3	4.6	10.6	9.0	20.7	16.5	38.0	11.7	26.9
20"	2.0	2.6	2.6	6.8	5.0	13.0	9.7	25.2	18.0	46.8	12.7	33.0
24"	2.0	3.1	3.1	9.6	6.0	18.6	11.6	36.0	21.2	65.7	15.2	47.1
30"	2.5	3.8	3.8	14.4	7.5	28.5	14.6	55.5	27.0	102.6	19.1	72.6
36"	2.5	4.5	4.5	20.3	9.0	40.5	17.7	79.7	32.6	146.7	23.1	104.0

HORIZONAL THRUST BLOCK NOTES:
1. RETAINER GLANDS OR OTHER RESTRAINING DEVICES MAY BE REQUIRED AS NEEDED.
2. CALCULATIONS ARE BASED ON A TEST PRESSURE OF 150 PSI, WEIGHT OF CONCRETE OF 140 LBS PER CUBIC FOOT, SAFETY FACTOR OF 1.5 AND AN ALLOWABLE SOIL BEARING VALUE OF 2,500 POUNDS PER SQUARE FOOT. FOR OTHER PRESSURES AND SOIL STRENGTHS, AREAS AND VOLUMES MUST BE ADJUSTED ACCORDINGLY.
3. 2500 PSI CONCRETE AT 28 DAYS SHALL BE USED FOR ALL BLOCKING.
4. ALL MINIMUM AREAS ARE IN SQUARE FEET.
5. ALL CONCRETE THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED TRENCH WALLS. THE DISTANCE FROM PIPE FITTINGS TO TRENCH WALL SHALL BE A MINIMUM OF 12" AT THRUST BLOCK.
6. KEEP CONCRETE CLEAR OF ALL JOINTS & ACCESSORIES. INSTALL 12 MIL POLYETHYLENE SHEETING AROUND FITTINGS. SECURE ENDS TO PREVENT INFILTRATION OF SOIL BETWEEN SHEETING AND PIPE FITTING PRIOR TO POURING THRUST BLOCK. PROTECT MECHANICAL JOINTS, FOLLOWERS, AND BOLTS FROM CONCRETE WITH TEMPORARY FORMS AND POLYETHYLENE.
7. ALL CONCRETE THRUST BLOCKS SHALL CONSIST OF A MIXTURE OF 1:2:6 OF CEMENT TO WASHED SAND TO GRAVEL AND SHALL BE CURED A MINIMUM OF 24 HOURS.
8. ALL JOINTS SHALL BE TEMPORARILY JACKED WHEN POURING THRUST BLOCKS.
9. CONCRETE THRUST BLOCKS SHALL APPLY TO ALL PIPE FITTINGS.

HORIZONTAL THRUST BLOCKS AT FITTINGS

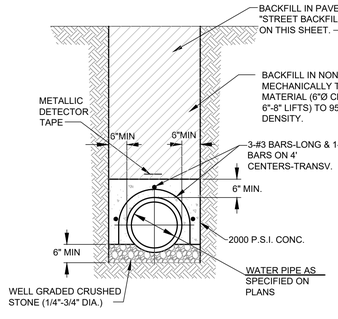


TYPICAL PIPE EMBEDMENT
N.T.S.

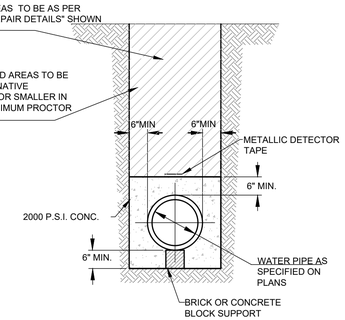
TABLE OF DIMENSIONS FOR WIDTH OF TRENCH AND PAVEMENT REPLACEMENT

NORMAL SIZE OF PIPE IN INCHES	O.D. OF PIPEBELL IN INCHES (PVC-DR18)	MINIMUM TRENCH WALL CLEARANCE "A" IN INCHES	WIDTH OF TRENCH ('X') MAXIMUM ** IN INCHES	WIDTH OF TRENCH ('X') MINIMUM ** IN INCHES	WIDTH OF PVMT. REPLACEMENT * ('W') CONC& ASPHALT **
6	6.9	6	24	19	48
8	9.05	6	24	21	48
10	11.10	6	28	24	48
12	13.20	6	30	26	50
16+	VARIES	8	*	*	*

NOTE: * REFER TO THE PLANS FOR SPECIFIED WIDTH OF REPLACEMENT.
** RECOMMENDED WIDTHS - VARIES BASED ON DEPTH. AND SOIL MATERIAL.

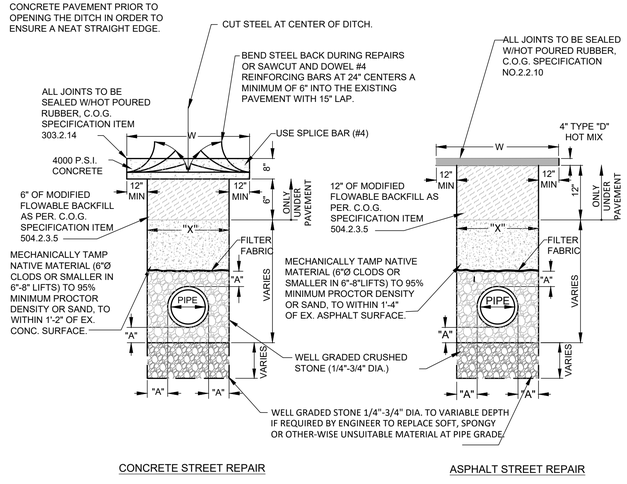


CONCRETE CAP DETAIL
N.T.S.



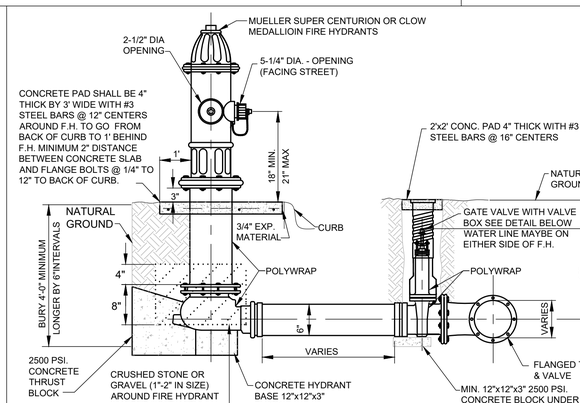
CONCRETE ENCASEMENT DETAIL
N.T.S.

NOTE:
SAWCUT TO REPAIR ASPHALT OR CONCRETE PAVEMENT PRIOR TO OPENING THE DITCH IN ORDER TO ENSURE A NEAT STRAIGHT EDGE.



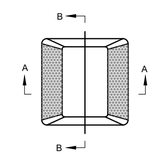
CONCRETE STREET REPAIR — ASPHALT STREET REPAIR

STREET BACKFILL AND REPAIR
N.T.S.

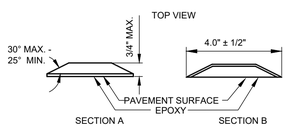


STANDARD FIRE HYDRANT DETAIL
N.T.S.

FIRE HYDRANT NOTES:
1. FIRE HYDRANTS SHALL BE LOCATED 3' OFF BACK OF CURB IN RESIDENTIAL, & 4' OFF BACK OF CURB IN INDUSTRIAL.
2. FIRE HYDRANTS SHALL BE COATED WITH KEM-LUSTRAL OR AN EQUIVALENT COATING.
3. FIRE HYDRANT LOCATION WILL BE MARKED BY PLACING A TYPE II PAVEMENT MARKER REFLECTORIZED BLUE 4" OFF OF THE TRAFFIC LANE BUTTONS. THE MARKER WILL BE IN THE LANE NEAREST TO THE FIRE HYDRANT. ALL MARKERS AT INTERSECTIONS SHOULD BE 10 FEET BACK FROM THE INTERSECTION. HYDRANT MARKERS SHOULD BE PLACED 4" OFF THE CENTER STRIPE OR OTHER TRAFFIC BUTTONS AS PER DRAWINGS.
4. FIRE HYDRANT LEAD SHALL BE NO LONGER THAN 10' IN LENGTH.



TYPE II



PAVEMENT MARKERS (REFLECTORIZED) TYPE II

Sample Fire Hydrant Flow Test Report
Fire Hydrant Flow Test Report (NFPA 291)

Location_____ Date_____

Test Performed By_____ Time_____M.

Representative of_____

Mustang SUD Witness_____

Purpose of Test_____

If Pumps Affect Test, Indicate Pumps Operating_____

Fire Hydrant	A_1	A_2	A_3	A_4
Nozzle Size				
Pitot Reading				
Elev. Difference from Test Hydrant (B)				
Discharge Coeff.				
Flow (gpm)				

Static B_____psi Residual B_____psi

Projected Results @ 20 psi Residual _____gpm; or @ _____ psi Residual _____ gpm

Remarks_____

Location map: Show line sizes and distance to next distribution system intersection. Show valves and hydrant branch size. Indicate north. Show flowing hydrants – Label A_1, A_2, A_3, A_4. Show location of static and residual – Label B.

Indicate B Hydrant_____ Sprinkler_____ Other (identify)_____

NOTE: Mail, hand-deliver or otherwise provide this completed report to the Mustang Special Utility District prior to acceptance of the system and beginning of service.

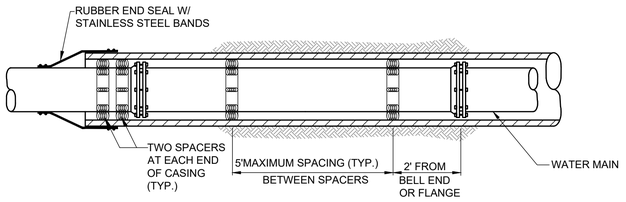
NO.	REVISION	BY	DATE

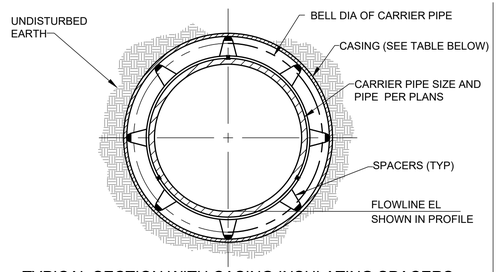
MUSTANG SPECIAL UTILITY DISTRICT

APPROVED BY MSUD
GENERAL MANAGER: C. BOYD DATE: 2020-09-14

WATER DETAILS (1 OF 2)

CERTIFICATION:
THIS MUSTANG SPECIAL UTILITY DISTRICT STANDARD DETAIL SHEET IS AUTHORIZED FOR USE IN THIS PROJECT BY THE ENGINEER WHOSE SEAL APPEARS ON THIS SHEET. THIS ENGINEER IS ALSO CERTIFYING THAT THE CONTENT OF THE DETAILS AND NOTES ON THIS SHEET HAVE NOT BEEN ALTERED FROM THAT RECEIVED FROM MUSTANG SPECIAL UTILITY DISTRICT.





TYPICAL SECTION WITH CASING INSULATING SPACERS

N.T.S.

CASING NOTES:

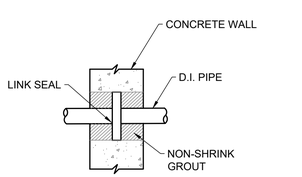
1. CASING MATERIAL SHALL BE STEEL PER TxDOT REQUIREMENTS AT ALL TxDOT ROAD CROSSINGS.
2. CASING MATERIAL SHALL BE SDR-26/PS115 PVC AT ALL OTHER CROSSINGS UNLESS SPECIFICALLY REQUIRED BY MSUD ENGINEER.
3. CASING SIZE SHALL BE PER THE TABLE PROVIDED HEREON.
4. CASING SPACERS SHALL BE USED TO INSTALL CARRIER PIPE INSIDE THE ENCASEMENT PIPE. TO PROVIDE SUPPORT AROUND THE PERIPHERY OF THE PIPE SHOULD THE PIPE TWIST AS IT IS PUSHED THROUGH THE CASING, THE SPACERS SHALL BE OF A PROJECTION TYPE THAT HAS A MINIMUM NUMBER OF PROJECTIONS AROUND THE CIRCUMFERENCE TOTALING THE NUMBER OF DIAMETER INCHES. FOR EXAMPLE, 8" PIPE SHALL HAVE A MINIMUM OF 8 PROJECTIONS AND 18" PIPE SHALL HAVE A MINIMUM NUMBER OF 18 PROJECTIONS.
5. CASING SPACERS SHALL HAVE A MAXIMUM SPACING SPAN OF 5 FEET. THE SPAN BETWEEN SPACERS SHOULD RESULT IN CONSERVATIVE LONG-TERM SAFETY FACTOR PROVIDED TOTAL LOAD PER SPACERS DOES NOT EXCEED THE MAXIMUM LOAD FOR PIPE FULL OF LIQUID PER SPACER LISTED IN THE LITERATURE FOR CLASS SPACER USED. SPACERS SHALL HAVE A MINIMUM HEIGHT THAT CLEARS THE PIPE BELL OR AS OTHERWISE INDICATED ON PLANS. CASING SPACERS SHALL USE DOUBLE BACKED TAPE PROVIDED WITH THE SPACERS, TO FASTEN TIGHTLY ONTO THE CARRIER PIPE, SO THAT THE SPACERS DO NOT MOVE DURING INSTALLATION.
6. SPACERS SHALL BE RACI HIGH DENSITY POLYETHYLENE OR AS APPROVED BY MSUD ENGINEER.

CASING SCHEDULE	
WATER LINE NOMINAL SIZE (IN)	CASING NOMINAL SIZE (IN)
2	4
4	8
6	10
8	16
10	18
12	24
14 & 16	24
18	30
20	30
24	36
27	36
30	42
36	48

TYPICAL WATER PIPE CASING DETAIL

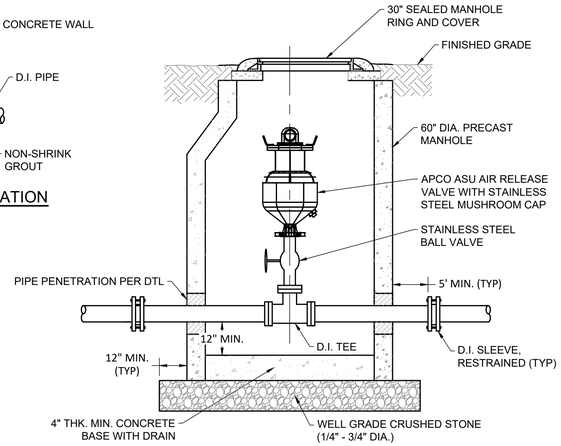
(AT ROADWAYS AND/OR STORM DRAIN CROSSINGS)

N.T.S.



PIPE PENETRATION

N.T.S.

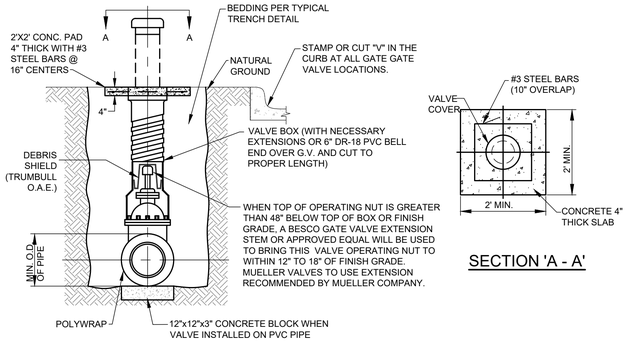


NOTES:

1. ALL PIPING, EXCEPT AS NOTED, TO BE DUCTILE IRON WITH FLANGED JOINTS AND STAINLESS STEEL BOLTS AND NUTS.
2. RIM ELEVATION SHALL BE SET 12" ABOVE FINISHED GRADE UNLESS INSTALLED IN PAVED AREA
3. DETAIL APPLIES TO WATER MAINS AND SANITARY SEWER FORCE MAIN.
4. FOR FORCE MAIN APPLICATIONS, DUCTILE IRON PIPE SHALL BE PROTECTOR P401 LINED.

COMBINATION AIR RELEASE VALVE AND VAULT DETAIL

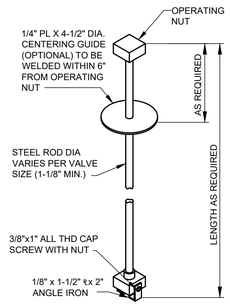
N.T.S.



TYPICAL VALVE SETTING AND BOX

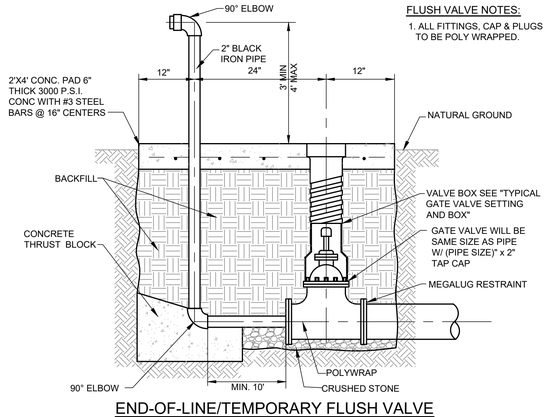
N.T.S.

SECTION 'A - A'



VALVE EXTENSION STEM

N.T.S.

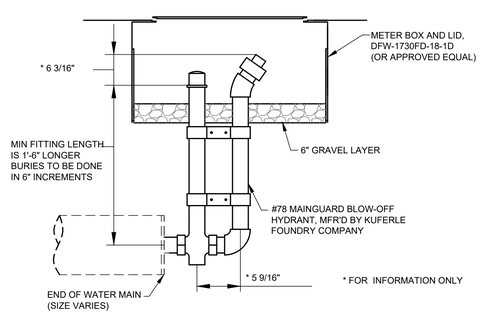


FLUSH VALVE NOTES:

1. ALL FITTINGS, CAP & PLUGS TO BE POLY WRAPPED.

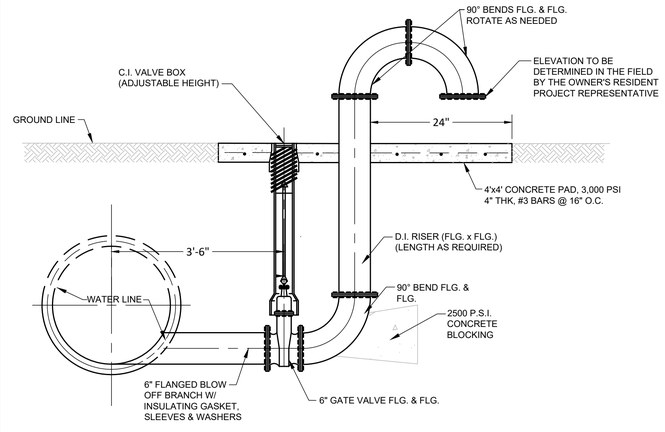
END-OF-LINE/TEMPORARY FLUSH VALVE

N.T.S.



RESIDENTIAL FLUSH VALVE

N.T.S.



MAIN LINE FLUSH VALVE

N.T.S.

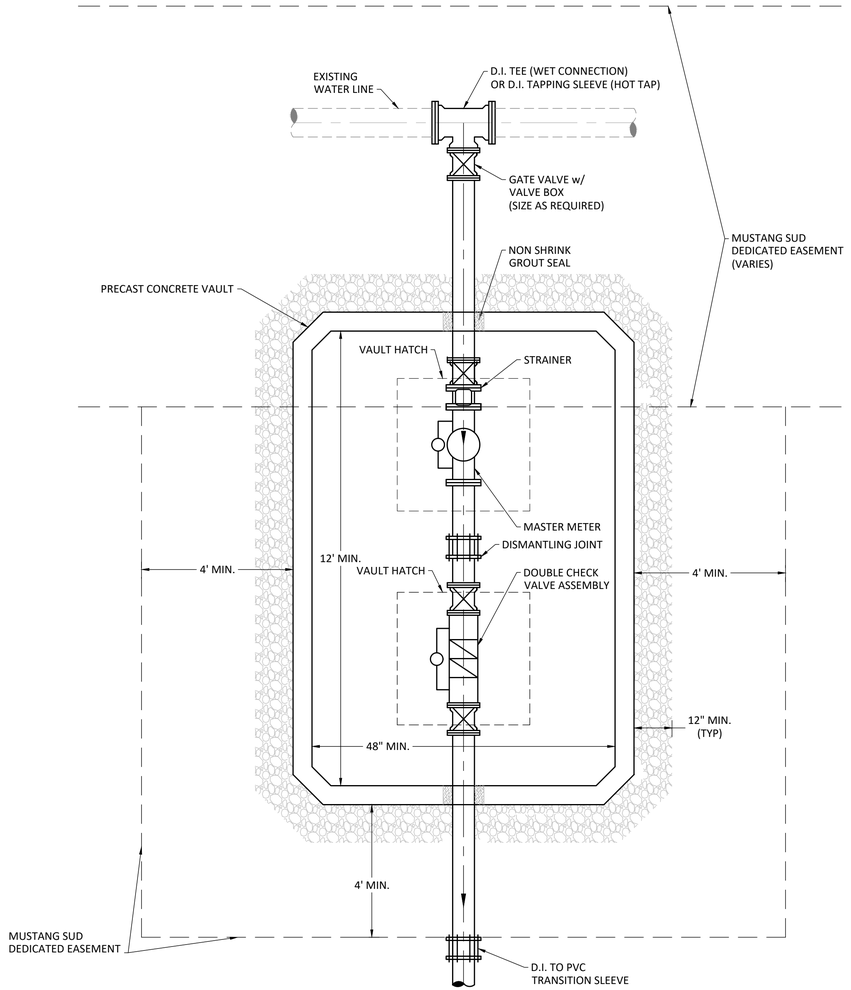
NO.	REVISION	BY	DATE

MUSTANG SPECIAL UTILITY DISTRICT

APPROVED BY MSUD
GENERAL MANAGER: C. BOYD DATE: 2020-09-14

WATER DETAILS (2 OF 2)

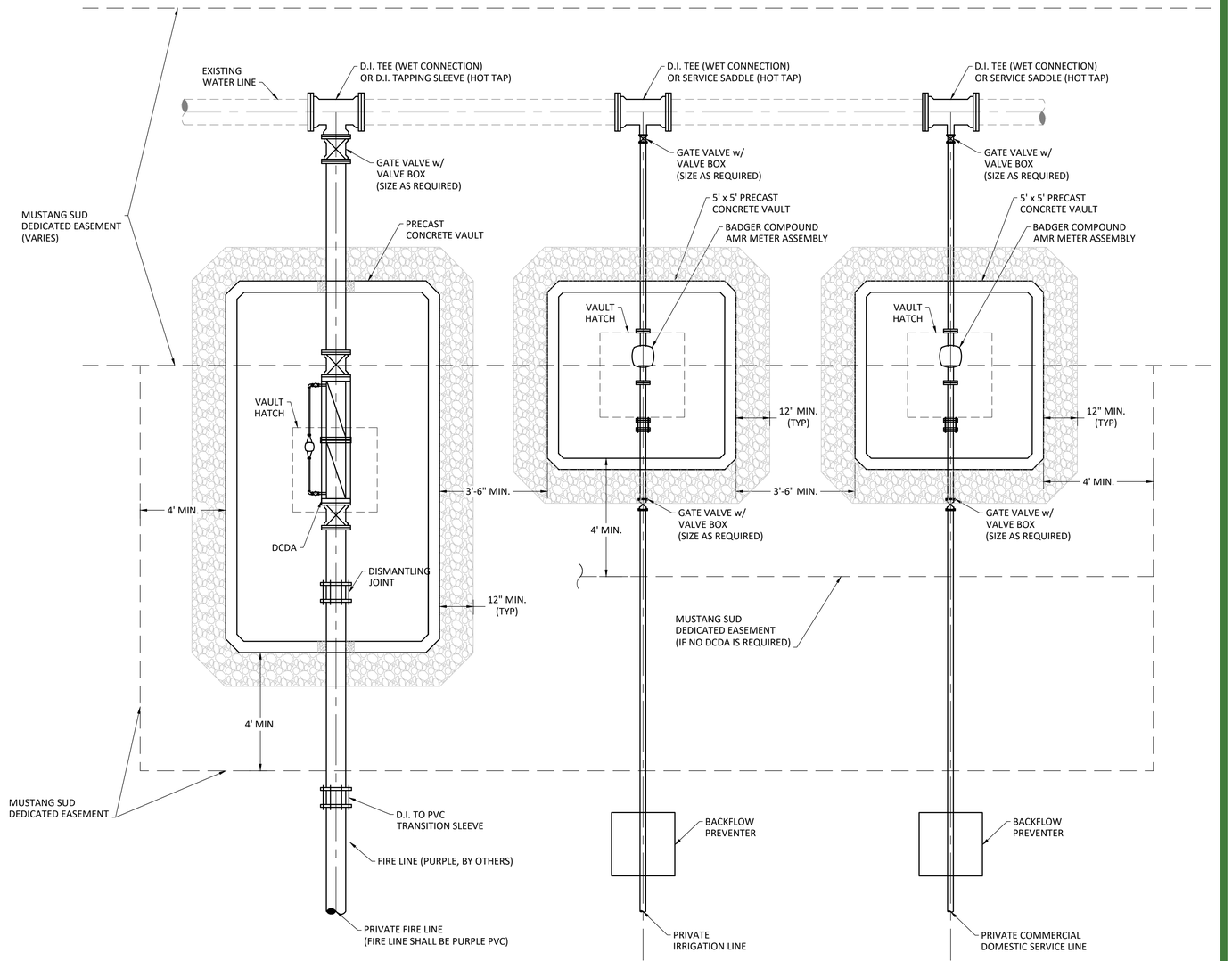
CERTIFICATION:
THIS MUSTANG SPECIAL UTILITY DISTRICT STANDARD DETAIL SHEET IS AUTHORIZED FOR USE IN THIS PROJECT BY THE ENGINEER WHOSE SEAL APPEARS ON THIS SHEET. THIS ENGINEER IS ALSO CERTIFYING THAT THE CONTENT OF THE DETAILS AND NOTES ON THIS SHEET HAVE NOT BEEN ALTERED FROM THAT RECEIVED FROM MUSTANG SPECIAL UTILITY DISTRICT.



NOTES:

1. ALL WORK NOT SPECIFICALLY IDENTIFIED AS BEING SUPPLIED BY MUSTANG S.U.D. SHALL BE COMPLETED AT OWNER'S EXPENSE.
2. SIZE ON SIZE HOT TAPS SHALL NOT BE ALLOWED.
3. CONCRETE VAULTS SHALL BE EQUAL TO THAT AS DESIGNED AND MANUFACTURED BY CAPITAL PRECAST, INC.
4. CONCRETE VAULT LID AND HATCHES SHALL BE TRAFFIC RATED.
5. VAULT HATCHES SHALL BE 42"x42" ALUMINUM WITH LIFT ASSIST, SLAM LOCK AND SAFETY NET/GRATE.
6. MASTER METER SHALL BE BADGER RECORDALL.
7. MASTER METER SHALL BE EQUIPPED WITH AN AMR/AMI REMOTE METER READING SYSTEM AS MANUFACTURED BY BADGER METER COMPATIBLE FOR USE WITH THE SPECIFIED METER. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, ELECTRICAL AND SERVICE REQUIRED FOR A COMPLETE, OPERATING SYSTEM.
8. DOUBLE CHECK VALVE ASSEMBLY SHALL BE WATTS 775 OR APPROVED EQUAL.
9. CONCRETE VAULT SHALL HAVE NO BOTTOM.
10. VAULT SHALL BE SET ON 12" OF 1"-2"Ø WASHED GRAVEL.
11. VAULT SHALL BE MINIMUM 72" DEEP AND INCLUDE AN ALUMINUM OR STAINLESS STEEL LADDER WITH SAFETY EXTENSION.
12. VAULTS LIDS SHALL BE 6" TO 12" ABOVE FINISHED GRADE IN UNPAVED AREAS.
13. CLEARANCE BETWEEN PIPING AND VAULT FLOOR SHALL BE 12" MINIMUM.
14. ADJUSTABLE PIPE SUPPORTS SHALL BE PROVIDED UNDER THE MASTER METER AND CHECK VALVE ASSEMBLY.
15. ALL MECHANICAL JOINT FITTINGS SHALL BE MECHANICALLY RESTRAINED WITH MEGA-LUG OR EQUAL.
16. ALL PIPING THROUGH THE VAULT SHALL BE DUCTILE IRON.

MASTER METER WITH DOUBLE CHECK INSTALLATION
N.T.S.



NOTES:

1. ALL WORK NOT SPECIFICALLY IDENTIFIED AS BEING SUPPLIED BY MUSTANG S.U.D. SHALL BE COMPLETED AT OWNER'S EXPENSE.
2. CONCRETE VAULTS SHALL BE EQUAL TO THAT AS DESIGNED AND MANUFACTURED BY CAPITAL PRECAST, INC.
3. VAULT SIZE MAY VARY DEPENDING UPON METER SIZE.
4. MUSTANG S.U.D. SHALL SUPPLY METERS UP TO 2".
5. MUSTANG S.U.D. SHALL SUPPLY A CHECK VALVE FOR RESIDENTIAL METERS ONLY.
6. MUSTANG S.U.D. DOES NOT SUPPLY ANY TYPE OF DOUBLE CHECK DETECTOR ASSEMBLY (DCDA).
7. DCDA SHALL BE WATTS 774 OR 757 OR APPROVED EQUAL.
8. ALL MECHANICAL JOINT FITTINGS SHALL BE MECHANICALLY RESTRAINED WITH MEGA-LUG OR EQUAL.
9. SIZE ON SIZE HOT TAPS SHALL NOT BE ALLOWED.
10. VAULT HATCHES SHALL BE 42"x42" ALUMINUM WITH LIFT ASSIST, SLAM LOCK AND SAFETY NET/GRATE.
11. VAULTS LIDS SHALL BE 6" TO 12" ABOVE FINISHED GRADE IN UNPAVED AREAS.
12. CLEARANCE BETWEEN PIPING AND VAULT FLOOR SHALL BE 12" MINIMUM.
13. DCDA VAULT SHALL BE MINIMUM 72" DEEP AND INCLUDE AN ALUMINUM OR STAINLESS STEEL LADDER WITH SAFETY EXTENSION.
14. CONCRETE VAULTS SHALL HAVE NO BOTTOM.
15. VAULT SHALL BE SET ON 12" OF 1"-2" Ø WASHED GRAVEL.
16. ALL PIPING THROUGH DCDA VAULT SHALL BE DUCTILE IRON.

DOUBLE CHECK DETECTOR ASSEMBLY, IRRIGATION AND
COMMERCIAL DOMESTIC METER INSTALLATION
N.T.S.

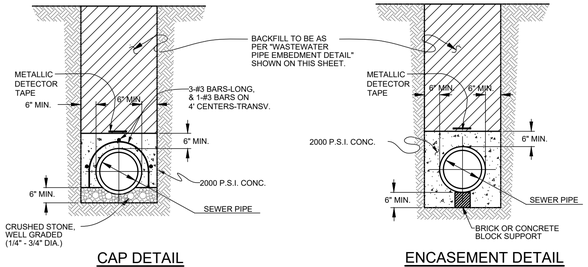
NO.	REVISION	BY	DATE

MUSTANG SPECIAL
UTILITY DISTRICT

APPROVED BY MSUD
GENERAL MANAGER: C. BOYD DATE: 2020-09-14

COMMERCIAL AND DCDA DETAILS

CERTIFICATION:
THIS MUSTANG SPECIAL UTILITY DISTRICT STANDARD DETAIL SHEET IS AUTHORIZED FOR USE IN THIS PROJECT BY THE ENGINEER WHOSE SEAL APPEARS ON THIS SHEET. THIS ENGINEER IS ALSO CERTIFYING THAT THE CONTENT OF THE DETAILS AND NOTES ON THIS SHEET HAVE NOT BEEN ALTERED FROM THAT RECEIVED FROM MUSTANG SPECIAL UTILITY DISTRICT.

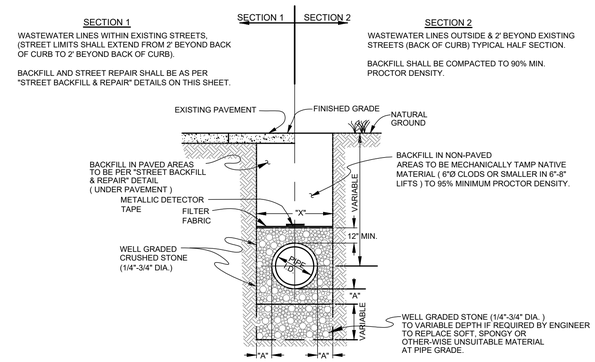


CAP DETAIL

N.T.S.

ENCASEMENT DETAIL

N.T.S.



SECTION 1

WASTEWATER LINES WITHIN EXISTING STREETS, (STREET LIMITS SHALL EXTEND FROM 2' BEYOND BACK OF CURB TO 2' BEYOND BACK OF CURB).

BACKFILL AND STREET REPAIR SHALL BE AS PER "STREET BACKFILL & REPAIR" DETAILS ON THIS SHEET.

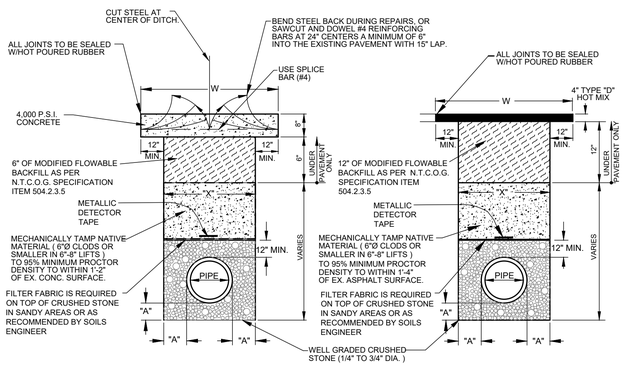
SECTION 2

WASTEWATER LINES OUTSIDE & 2' BEYOND EXISTING STREETS (BACK OF CURB) TYPICAL HALF SECTION.

BACKFILL SHALL BE COMPACTED TO 90% MIN. PROCTOR DENSITY.

WASTEWATER PIPE LINE EMBEDMENT DETAIL PVC SDR-26 & SDR-35

N.T.S.



CONCRETE STREET REPAIR

ASPHALT STREET REPAIR

NOTE:
SAWCUT TO REPAIR ASPHALT OR CONCRETE PAVEMENT PRIOR TO OPENING THE DITCH IN ORDER TO ENSURE A NEAT STRAIGHT EDGE.

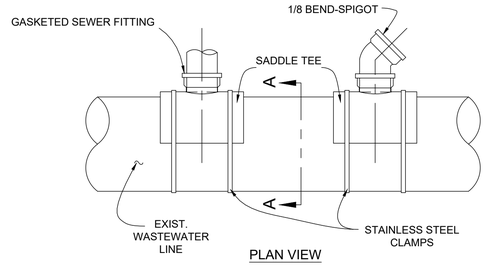
STREET BACKFILL & REPAIR

N.T.S.

NORMAL SIZE OF PIPE IN INCHES	O.D. OF PIPE BELL IN INCHES (PVC-SDR35)	MINIMUM TRENCH WALL CLEARANCE "A" IN INCHES	WIDTH OF TRENCH ('X')		WIDTH OF PVMT. REPLACEMENT *
			MAXIMUM ** IN INCHES	MINIMUM ** IN INCHES	('W') CONC. & ASPHALT **
4	4.67	6	24	18	42
6	6.74	6	24	19	48
8	8.99	6	24	21	48
10	11.27	6	28	24	48
12	13.27	6	30	26	50
15	16.45	8	37	33	57
18	20.73	8	41	37	61
21	24.42	8	45	41	65
24	27.21	8	48	44	68
27	30.61	8	51	47	71

NOTE: * REFER TO THE PLANS FOR SPECIFIED WIDTH OF REPLACEMENT.
** RECOMMENDED WIDTHS - VARIES BASED ON DEPTH, AND SOIL MATERIAL.

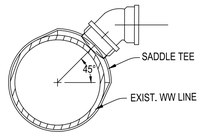
TABLE OF DIMENSIONS FOR WIDTH OF TRENCH AND PAVEMENT REPLACEMENT



PLAN VIEW

SADDLE TEE				
PART NO.	SIZE	L1	H	P
52635	8"X6"	5.625	5.659	1.448

PLASTIC TRENDS INC. - 1/8 BEND - SPIGOT					
PART NO.	SIZE	A	B	C	D
G 406	6	11.270	6.146	1.870	6.090

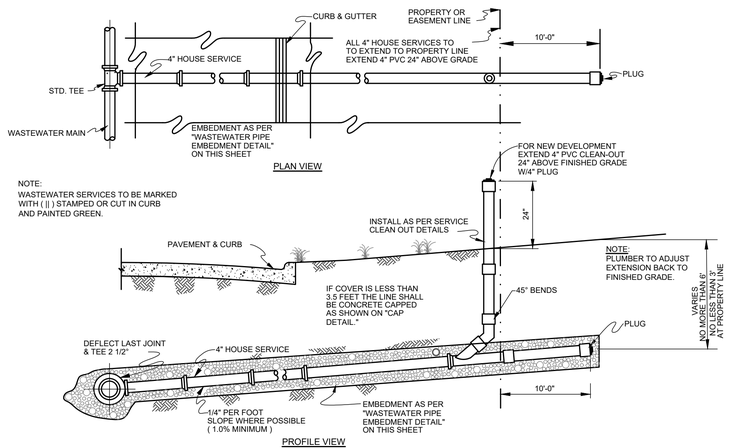


SECTION A-A

GASKETED SEWER FITTING FOR SEWER SERVICE CONNECTIONS TO EXISTING MAINS

N.T.S.

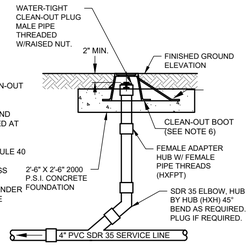
NOTES:
1. FLEXIBLE SADDLE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
2. SADDLE TEE SHALL BE ORIENTATED 45° TO MAIN.
3. EXCAVATE AROUND EXISTING 8-INCH PIPE, EXPOSING SUFFICIENT ROOM FOR S.S. CLAMPS.
4. THOROUGHLY CLEAN AND DRY THE MATING SURFACE WITH RAG OR PAPER TOWEL MAKE SURE THEY ARE FREE OF DUST AND MOISTURE.
5. MARK THE SIZE OF THE HOLE TO BE CUT USING THE GASKET SKIRT OR THE SADDLE ITSELF AS THE TEMPLATE.
6. SAW OUT THE SECTION OF THE PIPE WHERE THE SADDLE WILL BE LOCATED, WITH A SABER OR KEY HOLE SAW.
7. TEST TO MAKE SURE SADDLE FITS HOLE PROPERLY.
8. SERVICE PIPE SHALL NOT EXTEND MORE THAN ONE-HALF INCH INTO THE MAIN.
9. PLACE GASKET SKIRT AND SADDLE OVER OPENING AND TIGHTEN BAND CLAMPS EVENLY UNTIL SADDLE IS FIRMLY ATTACHED TO THE PIPE. APPLY PRESSURE ON THE SADDLE AGAINST THE PIPE WHILE TIGHTENING THE CLAMPS AS INDICATED ABOVE. DO NOT OVER TIGHTEN, DO NOT STRIP THREAD.
10. REPLACE THE BEDDING AND BACKFILL IN ACCORDANCE WITH THE TRENCH EMBEDMENT DETAIL.



PROFILE VIEW

STANDARD WASTEWATER SERVICE CONNECTION

N.T.S.

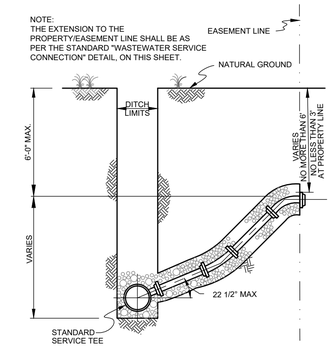


WASTEWATER SERVICE CLEAN-OUT NOTES:

1. FOR NEW DEVELOPMENT EXTEND 4" PVC CLEAN-OUT 24" ABOVE FINISHED GRADE WITH 4" PLUG.
2. AT THE TIME OF SERVICE CONNECTION THE CLEAN-OUT EXTENTION SHALL BE ADJUSTED AND THE APPROPRIATE CLEAN-OUT BOOT INSTALLED AT THE FINISHED GROUND ELEVATION.
3. ALL FITTINGS SHALL BE SOLVENT WELD
4. ALL FITTINGS SHALL BE PVC SDR 35 OR SCHEDULE 40
5. CENTER LINE OF CLEAN-OUTS TO BE PLACED 6 INCHES INSIDE CITY RIGHT-OF-WAY LINE UNLESS SPECIFIED OTHERWISE.
6. USE CAST IRON SANITARY CLEAN-OUT BOOT UNDER PAVED SURFACES ONLY. USE POLYPROPYLENE CLEAN-OUT BOOT UNDER UNPAVED AREAS.

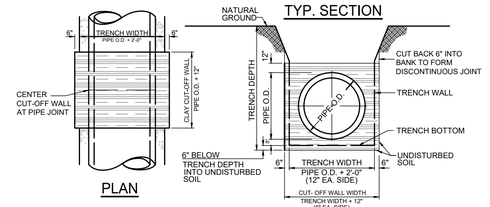
WASTEWATER SERVICE CLEAN-OUT DETAIL

N.T.S.



STANDARD DEEP CUT CONNECTION

N.T.S.



CLAY CUT-OFF WALL NOTES:

1. CLAY CUT-OFF WALLS SHALL BE CONSTRUCTED AT 250 FOOT INTERVALS ALONG ALL WASTEWATER MAIN INSTALLATIONS BETWEEN MANHOLES.
2. THE CLAY CUT-OFF WALL SHALL BE PLACED AT THE MID POINT OF THE LENGTH OF THE PIPE BEING PLACED, BUT NOT AT A LOCATION WHERE A LATERAL OR SERVICE CONNECTS TO THE MAIN. THE MINIMUM CLEARING IS 10 FEET.
3. MATERIAL FOR CLAY CUT-OFF WALL TO BE CLEAN MATERIAL WITH NO LUMPS LARGER THAN 3". CLAY TO HAVE P.I. OF 30 TO 40. MATERIAL TO BE PLACED IN 6" LIFTS, MOISTENED TO OPTIMUM MOISTURE CONTENT AND COMPACTED WITH HAND HELD MECHANICAL TAMPERS, WITHOUT DAMAGING THE PIPE.

CLAY CUT-OFF WALL

N.T.S.

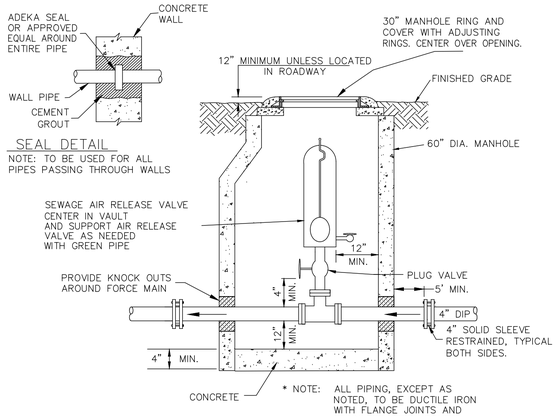
NO.	REVISION	BY	DATE

MUSTANG SPECIAL UTILITY DISTRICT

APPROVED BY MSUD GENERAL MANAGER: Chris Boyd DATE: 7/27/2020

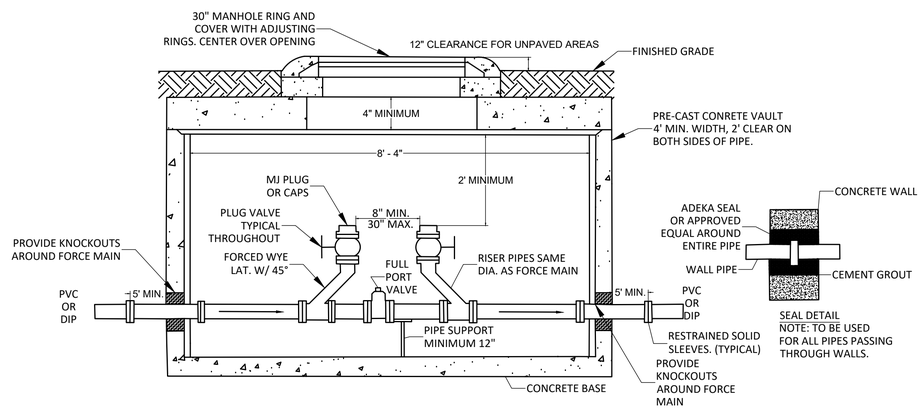
WASTEWATER STANDARD DETAILS (1 OF 2)

CERTIFICATION:
THIS MUSTANG SPECIAL UTILITY DISTRICT STANDARD DETAIL SHEET IS AUTHORIZED FOR USE IN THIS PROJECT BY THE ENGINEER WHOSE SEAL APPEARS ON THIS SHEET. THIS ENGINEER IS ALSO CERTIFYING THAT THE CONTENT OF THE DETAILS AND NOTES ON THIS SHEET HAVE NOT BEEN ALTERED FROM THAT RECEIVED FROM MUSTANG SPECIAL UTILITY DISTRICT.



SEWER AIR RELEASE VALVE

N.T.S.

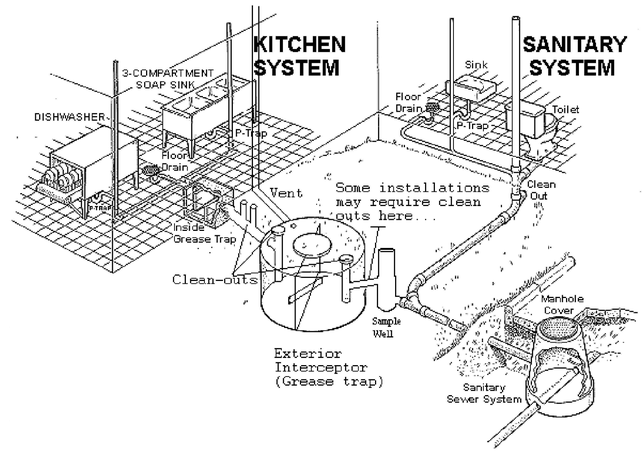


NOTES:
1. ALL PIPING 4" AND LARGER IN CLEAN-0UT CHAMBER, EXCEPT AS NOTED, TO BE DUCTILE IRON CONNECTED WITH FLANGED HOINTS AND STAINLESS STEEL BOLTS.

2. ALL VAULTS DEEPER THAN 5' MUST HAVE STAINLESS STEEL LADDER BOLTED IN PLACE.

TWO-WAY FORCE MAIN CLEAN-OUT

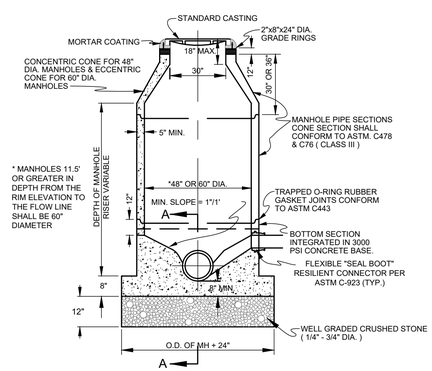
N.T.S.



Typical Plumbing Layout

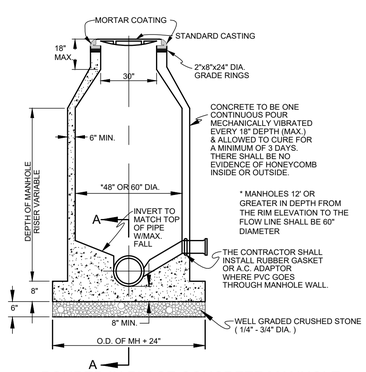
N.T.S.

NOTE:
MUSTANG SPECIAL UTILITY DISTRICT REQUIRES RESTAURANTS, FOOD PROCESSING FACILITIES, AUTOMOTIVE REPAIR FACILITIES, CAR WASHES, COMMERCIAL LAUNDRIES, AND ALL OTHER FACILITIES THAT THE DISTRICT DEEMS NECESSARY TO INSTALL AND MAINTAIN GREASE OR GRIT TRAPS. IT IS THE RESPONSIBILITY OF THE GENERATORS TO ENSURE THAT THEIR GREASE TRAPS, AND THE WASTEWATER DISCHARGED FROM THEM, ARE IN COMPLIANCE WITH ALL DISTRICT REQUIREMENTS.



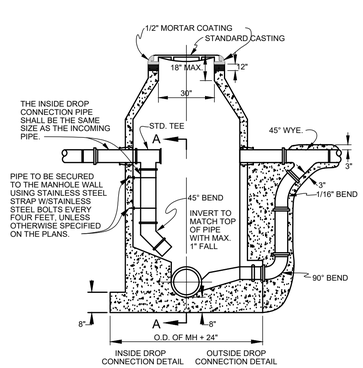
PRECAST CONCRETE MANHOLE

N.T.S. SEE CONCRETE MANHOLE NOTES.



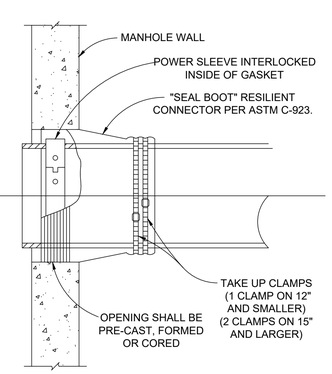
POURED IN PLACE CONCRETE MANHOLE

N.T.S. SEE CONCRETE MANHOLE NOTES.



STANDARD DROP CONNECTION TO MANHOLE

N.T.S.

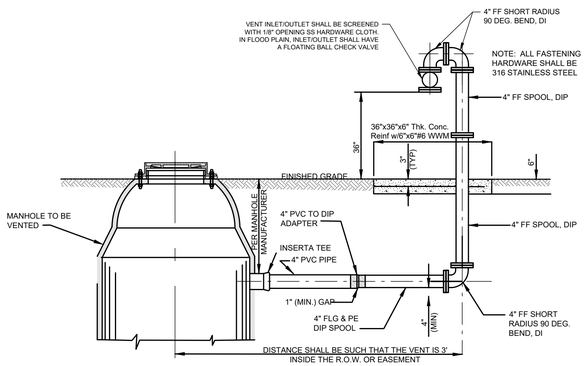


FLEXIBLE "SEAL BOOT" CONNECTOR

N.T.S.

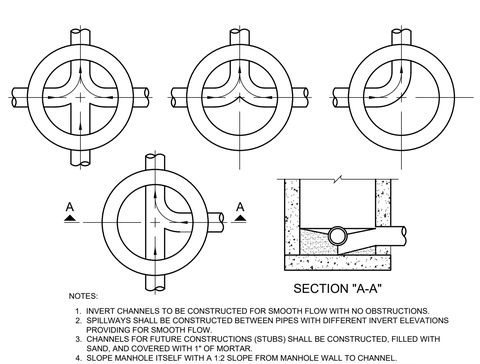
CONCRETE MANHOLE NOTES:

1. CONCRETE FOR ALL PRECAST AND POURED IN PLACE MANHOLES SHALL BE 6.5 SACK, 4200 P.S.I. SULPHATE RESISTANT CONCRETE.
2. THE DIAMETER OF THE CONCRETE BASE SHALL NOT BE LESS THAN THE OUTSIDE DIAMETER OF THE MANHOLE PLUS 2 FT.
3. STEPS SHALL NOT BE I NSTALLED IN MANHOLE.
4. ALL NEW MANHOLES SHALL BE MARKED WITH "MH" STAMPED OR CUT IN THE CURB.
5. USE DROP CONNECTIONS WHEN CONNECTING LINE EXCEEDS 24" ABOVE THE MANHOLE FLOWLINE.
6. USE OUTSIDE DROP CO NNECTIONS ON ALL NEW MANHOLES.
7. USE INSIDE DROP CONNECTION ON EXISTING MANHOLES ONLY.
8. PROVIDE RAIN PANS INTEGRATED WITH RIM.
9. MANHOLES IN OFFSITE/UNPAVED AREAS SHALL BE SET WITH TOP OF MANHOLE 12" ABOVE FINISHED GRADE (CANNOT BE ACHIEVED WITH GRADE RINGS)
10. MANHOLES IN OFFSITE/UNPAVED AREAS ALL SHALL HAVE TYPE "S" RING AND COVER AND MAINTAIN MINIMUM 12" CLEARANCE WITHOUT GRADE RINGS.
11. ALL MANHOLE LADDERS MUST BE STAINLESS STEEL AND BOLTED IN PLACE.



MANHOLE VENT DETAIL

N.T.S.

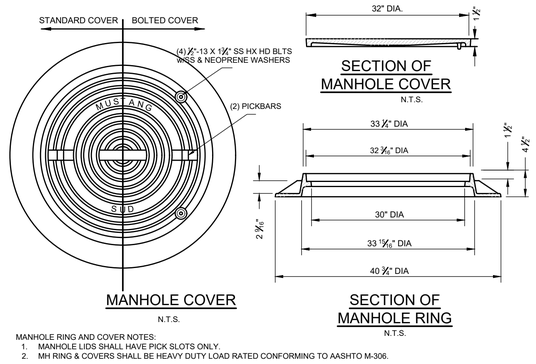


SECTION "A-A"

NOTES:
1. INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
2. SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING FOR SMOOTH FLOW.
3. CHANNELS FOR FUTURE CONSTRUCTIONS (STUBS) SHALL BE CONSTRUCTED, FILLED WITH SAND, AND COVERED WITH 1" OF MORTAR.
4. SLOPE MANHOLE ITSELF WITH A 1:2 SLOPE FROM MANHOLE WALL TO CHANNEL.
5. INVERT SHALL BE A MINIMUM OF 1/2 THE DIAMETER OF THE LARGEST PIPE OR 4" DEEP.

MANHOLE FLOOR PLAN

N.T.S.



MANHOLE COVER

N.T.S.

SECTION OF MANHOLE COVER

N.T.S.

SECTION OF MANHOLE RING

N.T.S.

MANHOLE RING AND COVER NOTES:
1. MANHOLE LIDS SHALL HAVE PICK SLOTS ONLY.
2. MH RING & COVERS SHALL BE HEAVY DUTY LOAD RATED CONFORMING TO AASHTO M-306.

NO.	REVISION	BY	DATE

MUSTANG SPECIAL UTILITY DISTRICT

APPROVED BY MSUD GENERAL MANAGER: Chris Boyd DATE: 7/27/2020

WASTEWATER STANDARD DETAILS (2 OF 2)

CERTIFICATION:
THIS MUSTANG SPECIAL UTILITY DISTRICT STANDARD DETAIL SHEET IS AUTHORIZED FOR USE IN THIS PROJECT BY THE ENGINEER WHOSE SEAL APPEARS ON THIS SHEET. THIS ENGINEER IS ALSO CERTIFYING THAT THE CONTENT OF THE DETAILS AND NOTES ON THIS SHEET HAVE NOT BEEN ALTERED FROM THAT RECEIVED FROM MUSTANG SPECIAL UTILITY DISTRICT.

TCEQ WATER DISTRIBUTION SYSTEM GENERAL CONSTRUCTION NOTES

1. This water distribution system must be constructed in accordance with the current Texas Commission on Environmental Quality (TCEQ) Rules and Regulations for Public Water Systems 30 Texas Administrative Code (TAC) Chapter 290 Subchapter D. When conflicts are noted with local standards, the more stringent requirement shall be applied. At a minimum, construction for public water systems must always meet TCEQ's "Rules and Regulations for Public Water Systems."

2. All newly installed pipes and related products must conform to American National Standards Institute (ANSI)/NSF International Standard 61 and must be certified by an organization accredited by ANSI [§290.44(a)(1)].

3. Plastic pipe for use in public water systems must bear the NSF International Seal of Approval (NSF-pw) and have an ASTM design pressure rating of at least 150 psi or a standard dimension ratio of 26 or less [§290.44(a)(2)].

4. No pipe which has been used for any purpose other than the conveyance of drinking water shall be accepted or relocated for use in any public drinking water supply [§290.44(a)(3)].

5. All water line crossings of wastewater mains shall be perpendicular [§290.44(e)(4)(B)].

6. Water transmission and distribution lines shall be installed in accordance with the manufacturer's instructions. However, the top of the water line must be located below the frost line and in no case shall the top of the water line be less than 24 inches below ground surface [§290.44(a)(4)].

7. The maximum allowable lead content of pipes, pipe fittings, plumbing fittings, and fixtures is 0.25 percent [§290.44(b)].

8. The contractor shall install appropriate air release devices with vent openings to the atmosphere covered with 16-mesh or finer, corrosion resistant screening material or an acceptable equivalent [§290.44(d)(1)].

9. The contractor shall not place the pipe in water or where it can be flooded with water or sewage during its storage or installation [§290.44(f)(1)].

10. When waterlines are laid under any flowing or intermittent stream or semi-permanent body of water the waterline shall be installed in a separate watertight pipe encasement. Valves must be provided on each side of the crossing with facilities to allow the underwater portion of the system to be isolated and tested [§290.44(f)(2)].

11. Pursuant to 30 TAC §290.44(a)(5), the hydrostatic leakage rate shall not exceed the amount allowed or recommended by the most current AWWA formulas for PVC pipe, cast iron and ductile iron pipe. Include the formulas in the notes on the plans.
    - The hydrostatic leakage rate for polyvinyl chloride (PVC) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-605 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use;

      $$Q = \frac{LD\sqrt{P}}{148{,}000}$$

      Where:
      - Q = the quantity of makeup water in gallons per hour,
      - L = the length of the pipe section being tested, in feet,
      - D = the nominal diameter of the pipe in inches, and
      - P = the average test pressure during the hydrostatic test in pounds per square inch (psi).
    - The hydrostatic leakage rate for ductile iron (DI) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-600 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use;

      $$L = \frac{SD\sqrt{P}}{148{,}000}$$

      Where:
      - L = the quantity of makeup water in gallons per hour,
      - S = the length of the pipe section being tested, in feet,
      - D = the nominal diameter of the pipe in inches, and
      - P = the average test pressure during the hydrostatic test in pounds per square inch (psi).

12. The contractor shall maintain a minimum separation distance in all directions of nine feet between the proposed waterline and wastewater collection facilities including manholes. If this distance cannot be maintained, the contractor must immediately notify the project engineer for further direction. Separation distances, installation methods, and materials utilized must meet §290.44(e)(1)-(4).

13. The separation distance from a potable waterline to a wastewater main or lateral manhole or cleanout shall be a minimum of nine feet. Where the nine-foot separation distance cannot be achieved, the potable waterline shall be encased in a joint of at least 150 psi pressure class pipe at least 18 feet long and two nominal sizes larger than the new conveyance. The space around the carrier pipe shall be supported at five-foot intervals with spacers or be filled to the springline with washed sand. The encasement pipe shall be centered on the crossing and both ends sealed with cement grout or manufactured sealant [§290.44(e)(5)].

14. Fire hydrants shall not be installed within nine feet vertically or horizontally of any wastewater line, wastewater lateral, or wastewater service line regardless of construction [§290.44(e)(6)].

15. Suction mains to pumping equipment shall not cross wastewater mains, wastewater laterals, or wastewater service lines. Raw water supply lines shall not be installed within five feet of any tile or concrete wastewater main, wastewater lateral, or wastewater service line [§290.44(e)(7)].

16. Waterlines shall not be installed closer than ten feet to septic tank drainfields [§290.44(e)(8)].

17. The contractor shall disinfect the new waterlines in accordance with AWWA Standard C-651-14 or most recent, then flush and sample the lines before being placed into service. Samples shall be collected for microbiological analysis to check the effectiveness of the disinfection procedure which shall be repeated if contamination persists. A minimum of one sample for each 1,000 feet of completed waterline will be required or at the next available sampling point beyond 1,000 feet as designated by the design engineer [§290.44(f)(3)].

18. Dechlorination of disinfecting water shall be in strict accordance with current AWWA Standard C655-09 or most recent.

JBI PARTNERS
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Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GENERAL NOTES
T.C.E.Q.
SANDBROCK RANCH, PHASE 13
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020
SHEET NO. GN 2

Plotted by: jrodriguez Plot Date: 7/7/2022 3:28 PM
Drawing: H:\Projects\ROS020 Sandbrock Ph. 13\Phase 13\Engineering\dwg\ROS020-GN.dwg Saved By: jrodriguez Save Time: 7/7/2022 1:24 PM

Texas Commission on Environmental Quality
Organized Sewage Collection System
General Construction Notes

Edwards Aquifer Protection Program Construction Notes – Legal Disclaimer

The following/listed "construction notes" are intended to be advisory in nature only and do not constitute an approval or conditional approval by the Executive Director, nor do they constitute a comprehensive listing of rules or conditions to be followed during construction. Further actions may be required to achieve compliance with TCEQ regulations found in Title 30, Texas Administrative Code, Chapters 213 and 217, as well as local ordinances and regulations providing for the protection of water quality. Additionally, nothing contained in the following/listed "construction notes" restricts the powers of the Executive Director, the commission or any other governmental entity to prevent, correct, or curtail activities that result or may result in pollution of the Edwards Aquifer or hydrologically connected surface waters. The holder of any Edwards Aquifer Protection Plan containing "construction notes" is still responsible for compliance with Title 30, Texas Administrative Code, Chapters 213 or any other applicable TCEQ regulation, as well as all conditions of an Edwards Aquifer Protection Plan through all phases of plan implementation. Failure to comply with any condition of the Executive Director's approval, whether or not in contradiction of any "construction notes," is a violation of TCEQ regulations and any violation is subject to administrative rules, orders, and penalties as provided under Title 30, Texas Administrative Code § 213.10 (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. The following/listed "construction notes" in no way represent an approved exception by the Executive Director to any part of Title 30 Texas Administrative Code, Chapters 213 and 217, or any other TCEQ applicable regulation.

1. This Organized Sewage Collection System (SCS) must be constructed in accordance with 30 Texas Administrative Code (TAC) §213.5(c), the Texas Commission on Environmental Quality's (TCEQ) Edwards Aquifer Rules and any local government standard specifications.

2. All contractors conducting regulated activities associated with this proposed regulated project must be provided with copies of the SCS plan and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractors must be required to keep on-site copies of the plan and the approval letter.

3. A written notice of construction must be submitted to the presiding TCEQ regional office at least 48 hours prior to the start of any regulated activities. This notice must include:
   - the name of the approved project;
   - the activity start date; and
   - the contact information of the prime contractor.

4. Any modification to the activities described in the referenced SCS application following the date of approval may require the submittal of an SCS application to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval.

5. Prior to beginning any construction activity, all temporary erosion and sedimentation (E&S) control measures must be properly installed and maintained in accordance with the manufacturers specifications. These controls must remain in place until the disturbed areas have been permanently stabilized.

6. If any sensitive features are discovered during the wastewater line trenching activities, all regulated activities near the sensitive feature must be suspended immediately. The applicant must immediately notify the appropriate regional office of the TCEQ of the feature discovered. A geologist's assessment of the location and extent of the feature discovered must be reported to that regional office in writing and the applicant must submit a plan for ensuring the structural integrity of the sewer line or for modifying the proposed collection system alignment around the feature. The regulated activities near the sensitive feature may not proceed until the

executive director has reviewed and approved the methods proposed to protect the sensitive feature and the Edwards Aquifer from any potentially adverse impacts to water quality while maintaining the structural integrity of the line.

7. Sewer lines located within or crossing the 5-year floodplain of a drainage way will be protected from inundation and stream velocities which could cause erosion and scouring of backfill. The trench must be capped with concrete to prevent scouring of backfill, or the sewer lines must be encased in concrete. All concrete shall have a minimum thickness of 6 inches.

8. Blasting procedures for protection of existing sewer lines and other utilities will be in accordance with the National Fire Protection Association criteria. Sand is not allowed as bedding or backfill in trenches that have been blasted. If any existing sewer lines are damaged, the lines must be repaired and retested.

9. All manholes constructed or rehabilitated on this project must have watertight size on size resilient connectors allowing for differential settlement. If manholes are constructed within the 100-year floodplain, the cover must have a gasket and be bolted to the ring. Where gasketed manhole covers are required for more than three manholes in sequence or for more than 1500 feet, alternate means of venting will be provided. Bricks are not an acceptable construction material for any portion of the manhole.

   The diameter of the manholes must be a minimum of four feet and the manhole for entry must have a minimum clear opening diameter of 30 inches. These dimensions and other details showing compliance with the commission's rules concerning manholes and sewer line/manhole inverts described in 30 TAC §217.55 are included on Plan Sheet __ of __.

   It is suggested that entrance into manholes in excess of four feet deep be accomplished by means of a portable ladder. The inclusion of steps in a manhole is prohibited.

10. Where water lines and new sewer line are installed with a separation distance closer than nine feet (i.e., water lines crossing wastewater lines, water lines paralleling wastewater lines, or water lines next to manholes) the installation must meet the requirements of 30 TAC §217.53(d) (Pipe Design) and 30 TAC §290.44(e) (Water Distribution).

11. Where sewers lines deviate from straight alignment and uniform grade all curvature of sewer pipe must be achieved by the following procedure which is recommended by the pipe manufacturer: _____.

    If pipe flexure is proposed, the following method of preventing deflection of the joint must be used: _____.

    Specific care must be taken to ensure that the joint is placed in the center of the trench and properly bedded in accordance with 30 TAC §217.54.

12. New sewage collection system lines must be constructed with stub outs for the connection of anticipated extensions. The location of such stub outs must be marked on the ground such that their location can be easily determined at the time of connection of the extensions. Such stub outs must be manufactured wyes or tees that are compatible in size and material with both the sewer line and the extension. At the time of original construction, new stub-outs must be constructed sufficiently to extend beyond the end of the street pavement. All stub-outs must be sealed with a manufactured cap to prevent leakage. Extensions that were not anticipated at the time of original construction or that are to be connected to an existing sewer line not furnished with stub outs must be connected using a manufactured saddle and in accordance with accepted plumbing techniques.

    If no stub-out is present an alternate method of joining laterals is shown in the detail on Plan Sheet __ of __. (For potential future laterals).

    The private service lateral stub-outs must be installed as shown on the plan and profile sheets on Plan Sheet __ of __ and marked after backfilling as shown in the detail on Plan Sheet __ of __.

13. Trenching, bedding and backfill must conform with 30 TAC §217.54. The bedding and backfill for flexible pipe must comply with the standards of ASTM D-2321, Classes IA, IB, II or III. Rigid pipe bedding must comply with the requirements of ASTM C 12 (ANSI A 106.2) classes A, B or C.

14. Sewer lines must be tested from manhole to manhole. When a new sewer line is connected to an existing stub or clean-out, it must be tested from existing manhole to new manhole. If a stub or clean-out is used at the end of the proposed sewer line, no private service attachments may be connected between the last manhole and the cleanout unless it can be certified as conforming with the provisions of 30 TAC §213.5(c)(3)(E).

15. All sewer lines must be tested in accordance with 30 TAC §217.57. The engineer must retain copies of all test results which must be made available to the executive director upon request. The engineer must certify in writing that all wastewater lines have passed all required testing to the appropriate regional office within 30 days of test completion and prior to use of the new collection system. Testing method will be:
    (a) For a collection system pipe that will transport wastewater by gravity flow, the design must specify an infiltration and exfiltration test or a low-pressure air test. A test must conform to the following requirements:
        (1) *Low Pressure Air Test.*
            (A) A low pressure air test must follow the procedures described in American Society For Testing And Materials (ASTM) C-828, ASTM C-924, or ASTM F-1417 or other procedure approved by the executive director, except as to testing times as required in Table C.3 in subparagraph (C) of this paragraph or Equation C.3 in subparagraph (B)(ii) of this paragraph.
            (B) For sections of collection system pipe less than 36 inch average inside diameter, the following procedure must apply, unless a pipe is to be tested as required by paragraph (2) of this subsection.
                (i) A pipe must be pressurized to 3.5 pounds per square inch (psi) greater than the pressure exerted by groundwater above the pipe.
                (ii) Once the pressure is stabilized, the minimum time allowable for the pressure to drop from 3.5 psi gauge to 2.5 psi gauge is computed from the following equation:

Equation C.3

$$T = \frac{0.085 \times D \times K}{Q}$$

Where:

T = time for pressure to drop 1.0 pound per square inch gauge in seconds
K = 0.000419 X D X L, but not less than 1.0
D = average inside pipe diameter in inches

L = length of line of same size being tested, in feet
Q = rate of loss, 0.0015 cubic feet per minute per square foot internal surface

(C) Since a K value of less than 1.0 may not be used, the minimum testing time for each pipe diameter is shown in the following Table C.3:

Pipe Diameter *(inches)*	**Minimum Time** *(seconds)*	**Maximum Length for Minimum Time** *(feet)*	**Time for Longer Length** *(seconds/foot)*
6	340	398	0.855
8	454	298	1.520
10	567	239	2.374
12	680	199	3.419
15	850	159	5.342
18	1020	133	7.693
21	1190	114	10.471
24	1360	100	13.676
27	1530	88	17.309
30	1700	80	21.369
33	1870	72	25.856

(D) An owner may stop a test if no pressure loss has occurred during the first 25% of the calculated testing time.
(E) If any pressure loss or leakage has occurred during the first 25% of a testing period, then the test must continue for the entire test duration as outlined above or until failure.
(F) Wastewater collection system pipes with a 27 inch or larger average inside diameter may be air tested at each joint instead of following the procedure outlined in this section.
(G) A testing procedure for pipe with an inside diameter greater than 33 inches must be approved by the executive director.

(2) *Infiltration/Exfiltration Test.*
(A) The total exfiltration, as determined by a hydrostatic head test, must not exceed 50 gallons per inch of diameter per mile of pipe per 24 hours at a minimum test head of 2.0 feet above the crown of a pipe at an upstream manhole.
(B) An owner shall use an infiltration test in lieu of an exfiltration test when pipes are installed below the groundwater level.
(C) The total exfiltration, as determined by a hydrostatic head test, must not exceed 50 gallons per inch diameter per mile of pipe per 24 hours at a minimum test head of two feet above the crown of a pipe at an upstream manhole, or at least two feet above existing groundwater level, whichever is greater.
(D) For construction within a 25-year flood plain, the infiltration or exfiltration must not exceed 10 gallons per inch diameter per mile of pipe per 24 hours at the same minimum test head as in subparagraph (C) of this paragraph.
(E) If the quantity of infiltration or exfiltration exceeds the maximum quantity specified, an owner shall undertake remedial action in order to reduce

the infiltration or exfiltration to an amount within the limits specified. An owner shall retest a pipe following a remediation action.

(b) If a gravity collection pipe is composed of flexible pipe, deflection testing is also required. The following procedures must be followed:
(1) For a collection pipe with inside diameter less than 27 inches, deflection measurement requires a rigid mandrel.
(A) *Mandrel Sizing.*
(i) A rigid mandrel must have an outside diameter (OD) not less than 95% of the base inside diameter (ID) or average ID of a pipe, as specified in the appropriate standard by the ASTMs, American Water Works Association, UNI-BELL, or American National Standards Institute, or any related appendix.
(ii) If a mandrel sizing diameter is not specified in the appropriate standard, the mandrel must have an OD equal to 95% of the ID of a pipe. In this case, the ID of the pipe, for the purpose of determining the OD of the mandrel, must equal be the average outside diameter minus two minimum wall thicknesses for OD controlled pipe and the average inside diameter for ID controlled pipe.
(iii) All dimensions must meet the appropriate standard.
(B) *Mandrel Design.*
(i) A rigid mandrel must be constructed of a metal or a rigid plastic material that can withstand 200 psi without being deformed.
(ii) A mandrel must have nine or more odd number of runners or legs.
(iii) A barrel section length must equal at least 75% of the inside diameter of a pipe.
(iv) Each size mandrel must use a separate proving ring.
(C) *Method Options.*
(i) An adjustable or flexible mandrel is prohibited.
(ii) A test may not use television inspection as a substitute for a deflection test.
(iii) If requested, the executive director may approve the use of a deflectometer or a mandrel with removable legs or runners on a case-by-case basis.
(2) For a gravity collection system pipe with an inside diameter 27 inches and greater, other test methods may be used to determine vertical deflection.
(3) A deflection test method must be accurate to within plus or minus 0.2% deflection.
(4) An owner shall not conduct a deflection test until at least 30 days after the final backfill.
(5) Gravity collection system pipe deflection must not exceed five percent (5%).
(6) If a pipe section fails a deflection test, an owner shall correct the problem and conduct a second test after the final backfill has been in place at least 30 days.

16. All manholes must be tested to meet or exceed the requirements of 30 TAC §217.58.
(a) All manholes must pass a leakage test.
(b) An owner shall test each manhole (after assembly and backfilling) for leakage, separate and independent of the collection system pipes, by hydrostatic exfiltration testing, vacuum testing, or other method approved by the executive director.
(1) Hydrostatic Testing.

(A) The maximum leakage for hydrostatic testing or any alternative test methods is 0.025 gallons per foot diameter per foot of manhole depth per hour.
(B) To perform a hydrostatic exfiltration test, an owner shall seal all wastewater pipes coming into a manhole with an internal pipe plug, fill the manhole with water, and maintain the test for at least one hour.
(C) A test for concrete manholes may use a 24-hour wetting period before testing to allow saturation of the concrete.
(2) Vacuum Testing.
(A) To perform a vacuum test, an owner shall plug all lift holes and exterior joints with a non-shrink grout and plug all pipes entering a manhole.
(B) No grout must be placed in horizontal joints before testing.
(C) Stub-outs, manhole boots, and pipe plugs must be secured to prevent movement while a vacuum is drawn.
(D) An owner shall use a minimum 60 inch/lb torque wrench to tighten the external clamps that secure a test cover to the top of a manhole.
(E) A test head must be placed at the inside of the top of a cone section, and the seal inflated in accordance with the manufacturer's recommendations.
(F) There must be a vacuum of 10 inches of mercury inside a manhole to perform a valid test.
(G) A test does not begin until after the vacuum pump is off.
(H) A manhole passes the test if after 2.0 minutes and with all valves closed, the vacuum is at least 9.0 inches of mercury.

17. All private service laterals must be inspected and certified in accordance with 30 TAC §213.5(c)(3)(I). After installation of and, prior to covering and connecting a private service lateral to an existing organized sewage collection system, a Texas Licensed Professional Engineer, Texas Registered Sanitarian, or appropriate city inspector must visually inspect the private service lateral and the connection to the sewage collection system, and certify that it is constructed in conformity with the applicable provisions of this section. The owner of the collection system must maintain such certifications for five years and forward copies to the appropriate regional office upon request. Connections may only be made to an approved sewage collection system.

Austin Regional Office 12100 Park 35 Circle, Building A Austin, Texas 78753-1808 Phone (512) 339-2929 Fax (512) 339-3795	San Antonio Regional Office 14250 Judson Road San Antonio, Texas 78233-4480 Phone (210) 490-3096 Fax (210) 545-4329

THESE GENERAL CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS.

JBI PARTNERS
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TBPE No. F-438
TBPLS No. 10076000

GENERAL NOTES
T.C.E.Q.
SANDBROCK RANCH, PHASE 13
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020
SHEET NO. GN3

Plotted by: jrodriguez Plot Date: 7/7/2022 3:29 PM
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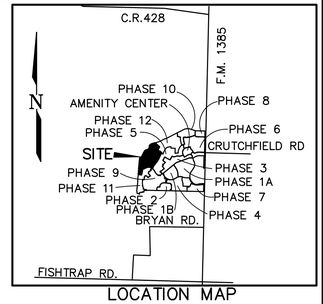
MATCHLINE (SEE SHEET 0.02)



LOCATION MAP
(NOT TO SCALE)

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

N

GRAPHIC SCALE 1"=100'

100 0 100 200

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Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

EXISTING CONDITIONS	PROJECT NO.
SHEET 1 OF 2	ROS020
SANDBROCK RANCH, PHASE 13	SHEET NO.
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS	0.01

Plotted by: jrodriguez Plot Date: 7/7/2022 3:31 PM

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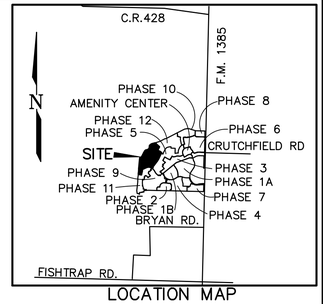
MATCHLINE (SEE SHEET 0.01)





LOCATION MAP
(NOT TO SCALE)

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N

GRAPHIC SCALE 1"=100'

100 0 100 200

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TBPE No. F-438
TBPLS No. 10076000

EXISTING CONDITIONS

SHEET 2 OF 2

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 0.02

Plotted by: jrodriguez Plot Date: 7/7/2022 3:31 PM

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CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

RECORD DRAWINGS

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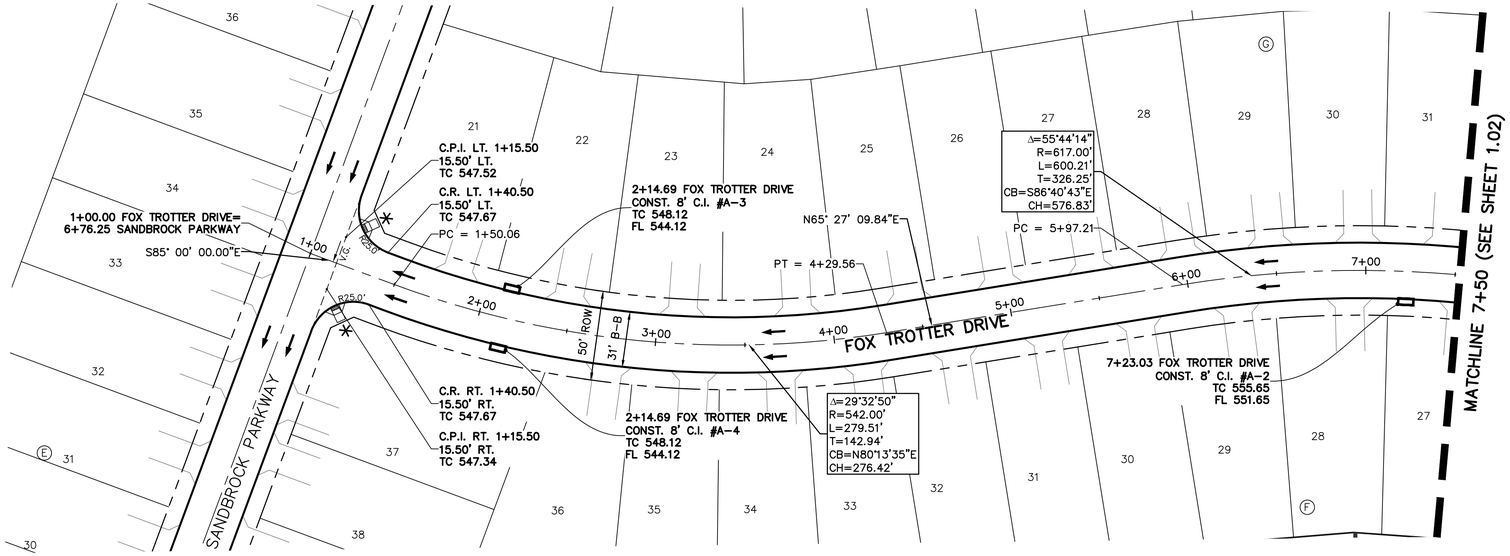
BY: Brittany Crenshaw

DATE: 10/9/2025

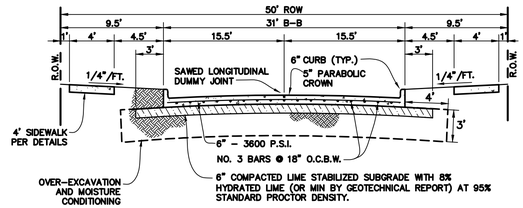


LEGEND

Sidewalk to be Constructed by Developer.

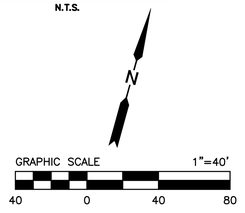
Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
◈	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

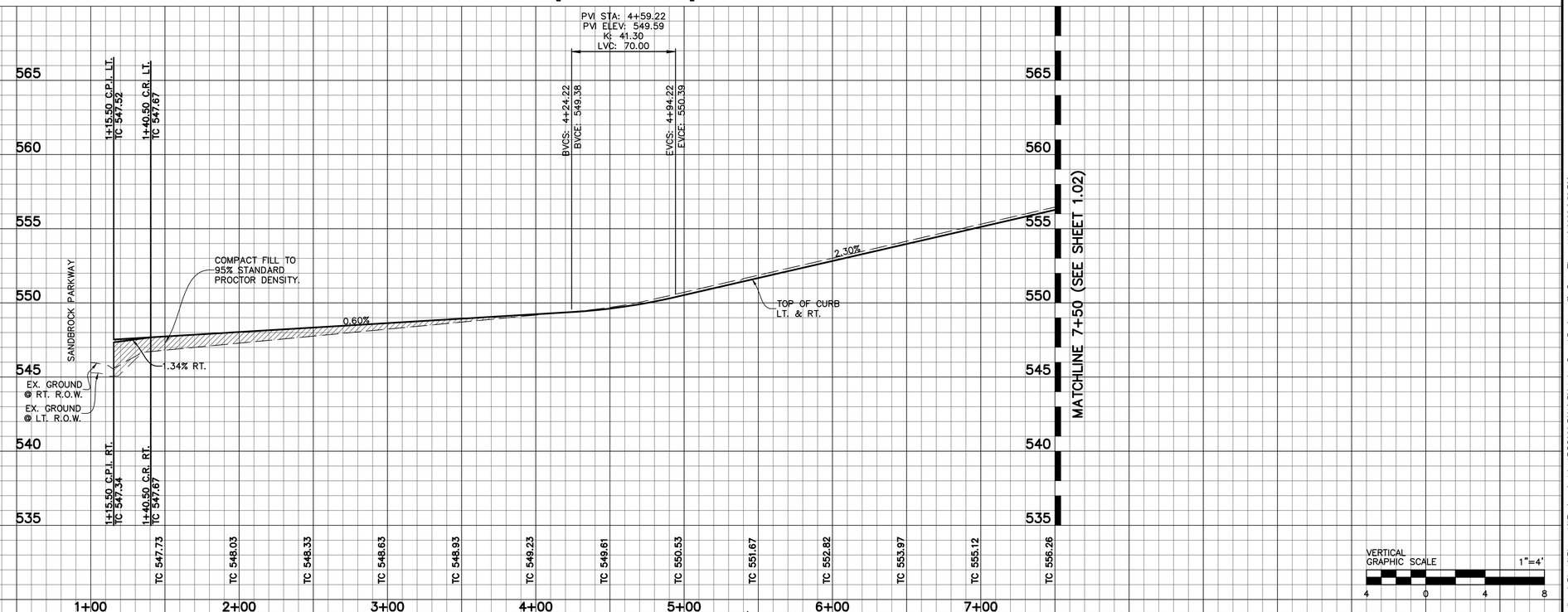


50' ROW -31' B-B

N.T.S.



FOX TROTTER DRIVE [STA. START-7+50]



BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

Brittany Crenshaw

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

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TBPLS No. 10076000

PAVING PLAN & PROFILE

FOX TROTTER DRIVE [STA. START-7+50]

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 1.01

Plotted by: jcourville Plot Date: 1/16/2023 3:02 PM

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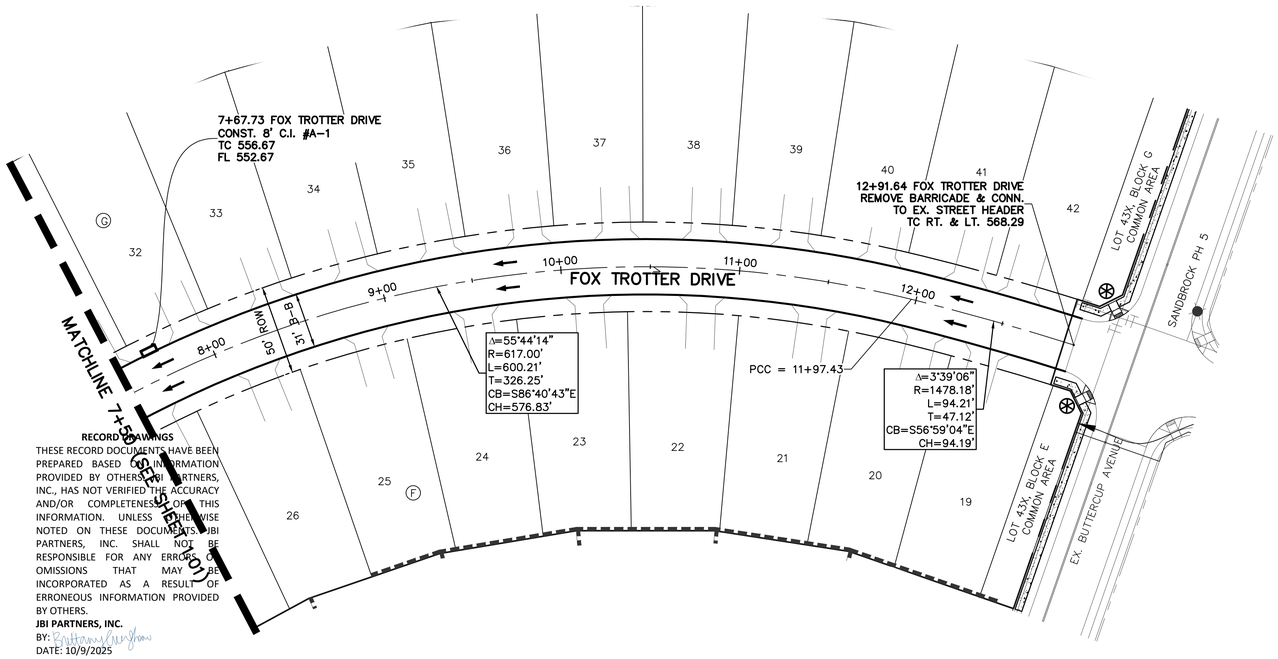
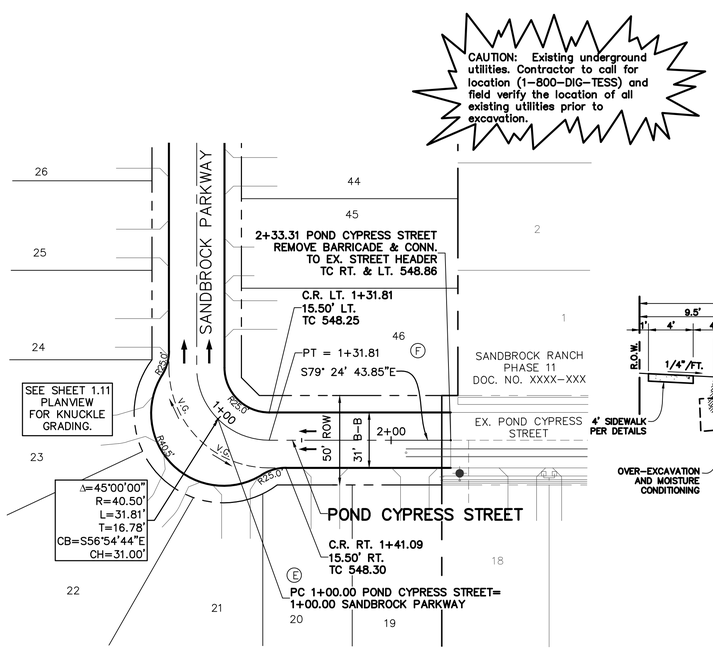
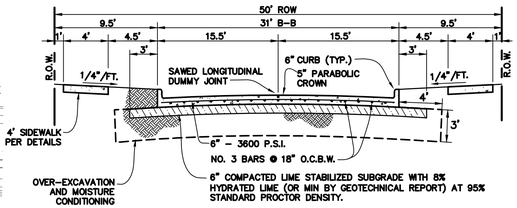


FOX TROTTER DRIVE [STA. 7+50–END]





50' ROW –31' B–B
N.T.S.

CAUTION: Existing underground utilities. Contractor to call for location (1–800–DIG–TESS) and field verify the location of all existing utilities prior to excavation.

LEGEND

- Sidewalk to be Constructed by Developer.
- Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
◈	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

GRAPHIC SCALE 1"=40'
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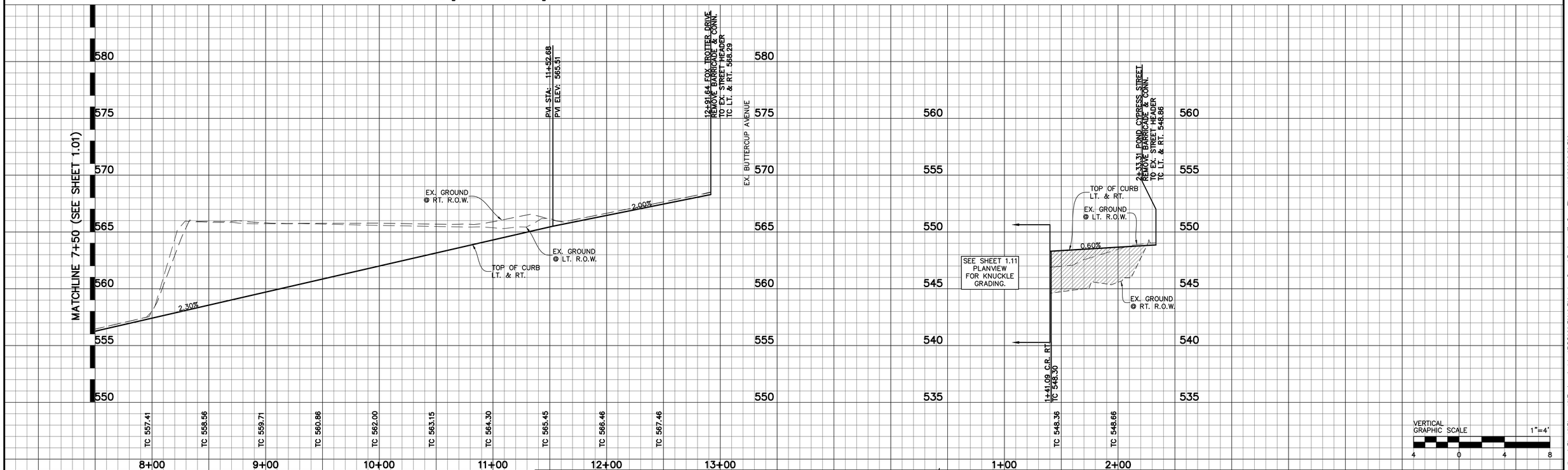
POND CYPRESS STREET



VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER
1.16.2023

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TBPLS No. 10076000

PAVING PLAN & PROFILE

FOX TROTTER DRIVE [STA. 7+50–END] & POND CYPRESS STREET

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 1.02

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CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

RECORD DRAWINGS

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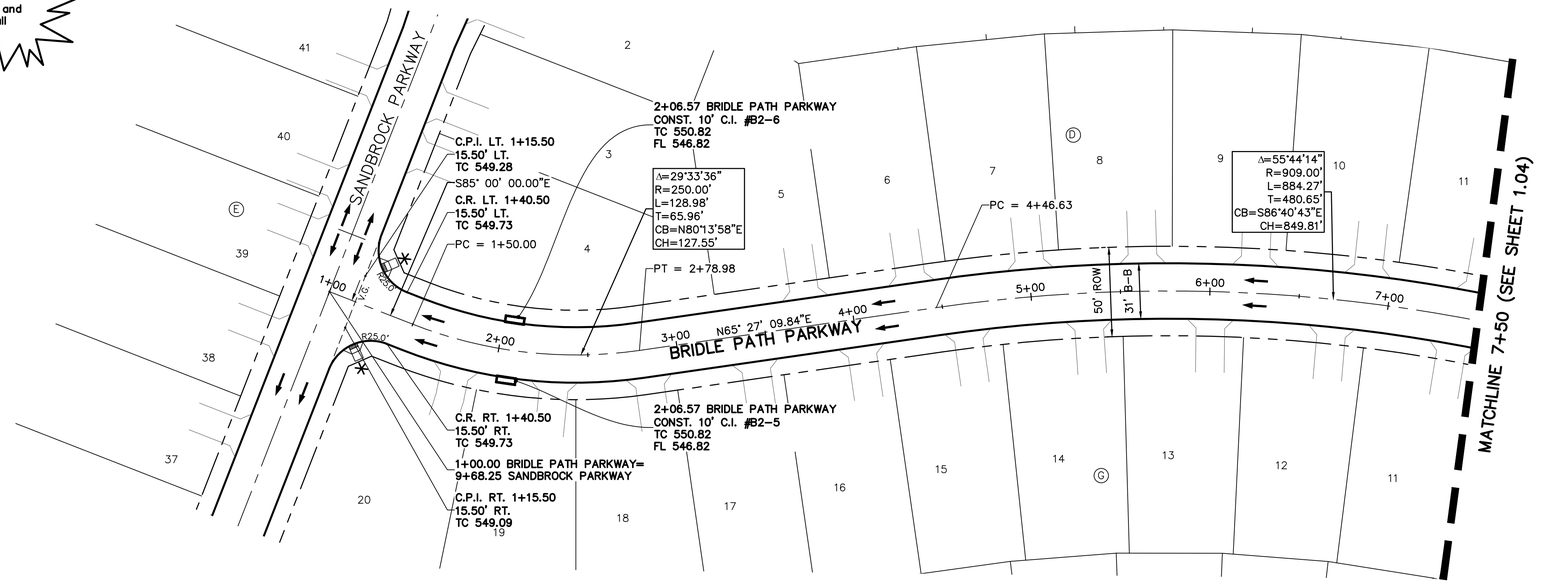
JBI PARTNERS, INC.

BY: Brittany Crenshaw

DATE: 10/9/2025



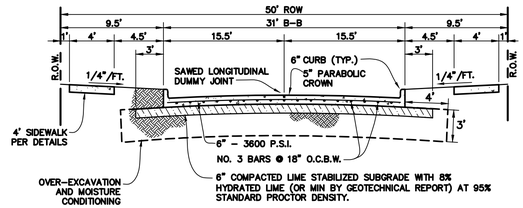
BRIDLE PATH PARKWAY [STA. START-7+50]

LEGEND

Sidewalk to be Constructed by Developer.

Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
◈	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER



50' ROW -31' B-B

N.T.S.

N

GRAPHIC SCALE 1"=40'

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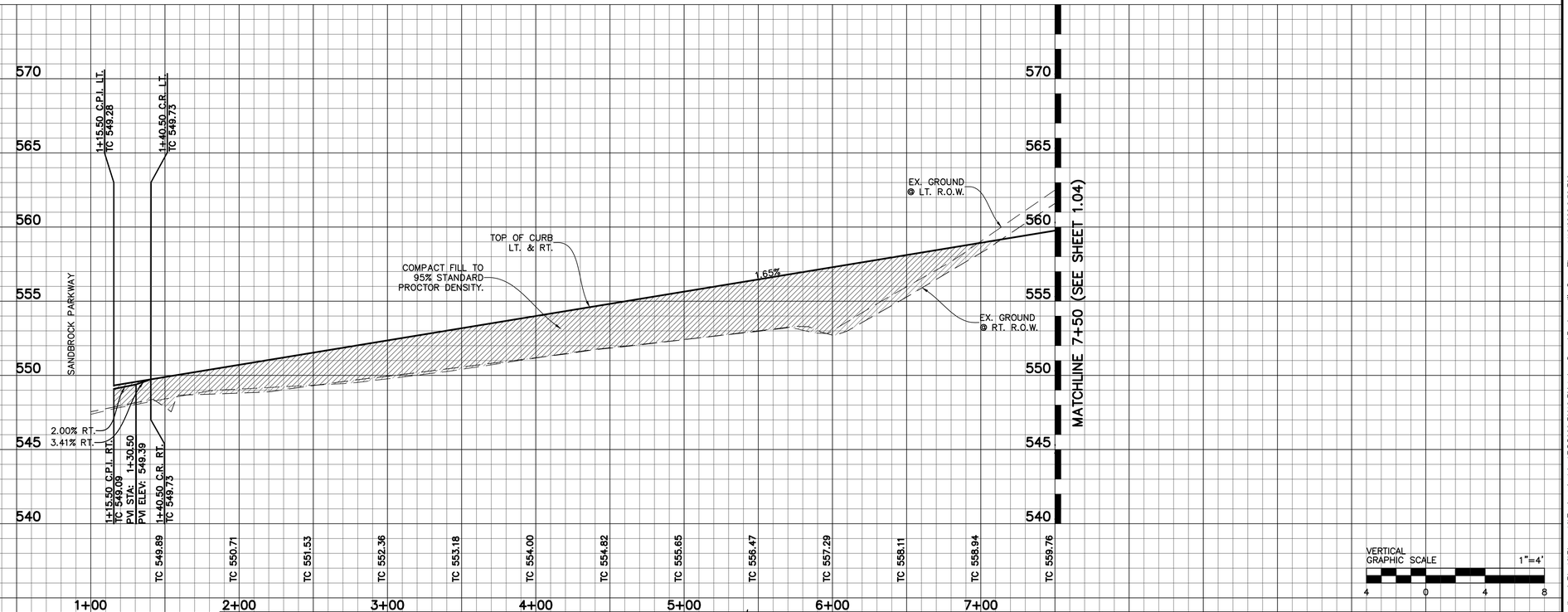

VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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1.16.2023

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PAVING PLAN & PROFILE

BRIDLE PATH PARKWAY [STA. START-7+50]

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 1.03

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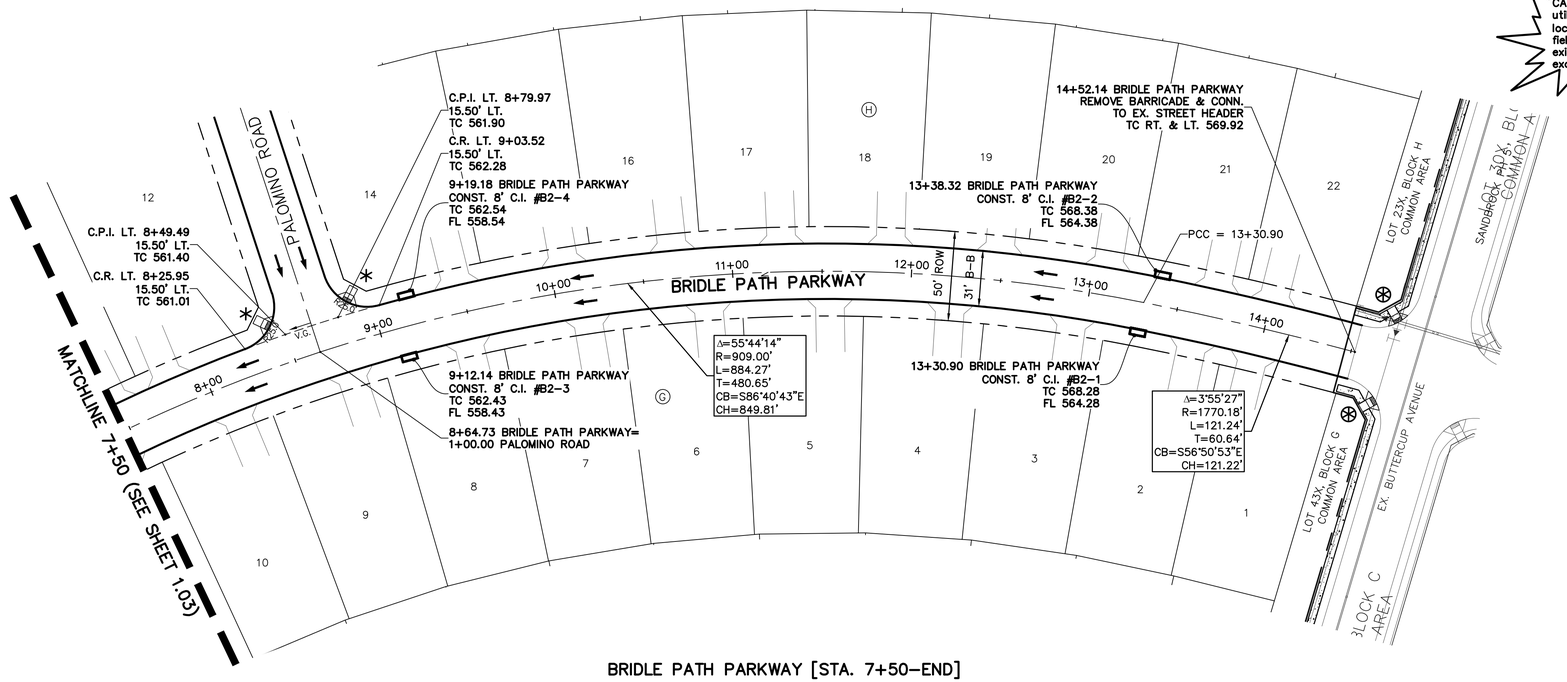

BRIDLE PATH PARKWAY [STA. 7+50–END]

RECORD DRAWINGS

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JBI PARTNERS, INC.

BY: Brittany Crenshaw

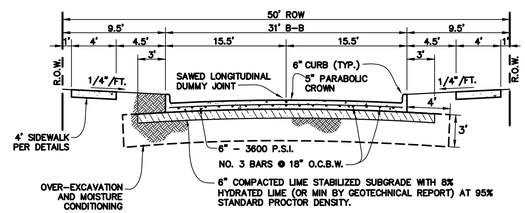
DATE: 10/9/2025

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

LEGEND

- Sidewalk to be Constructed by Developer.
- Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
◈	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER



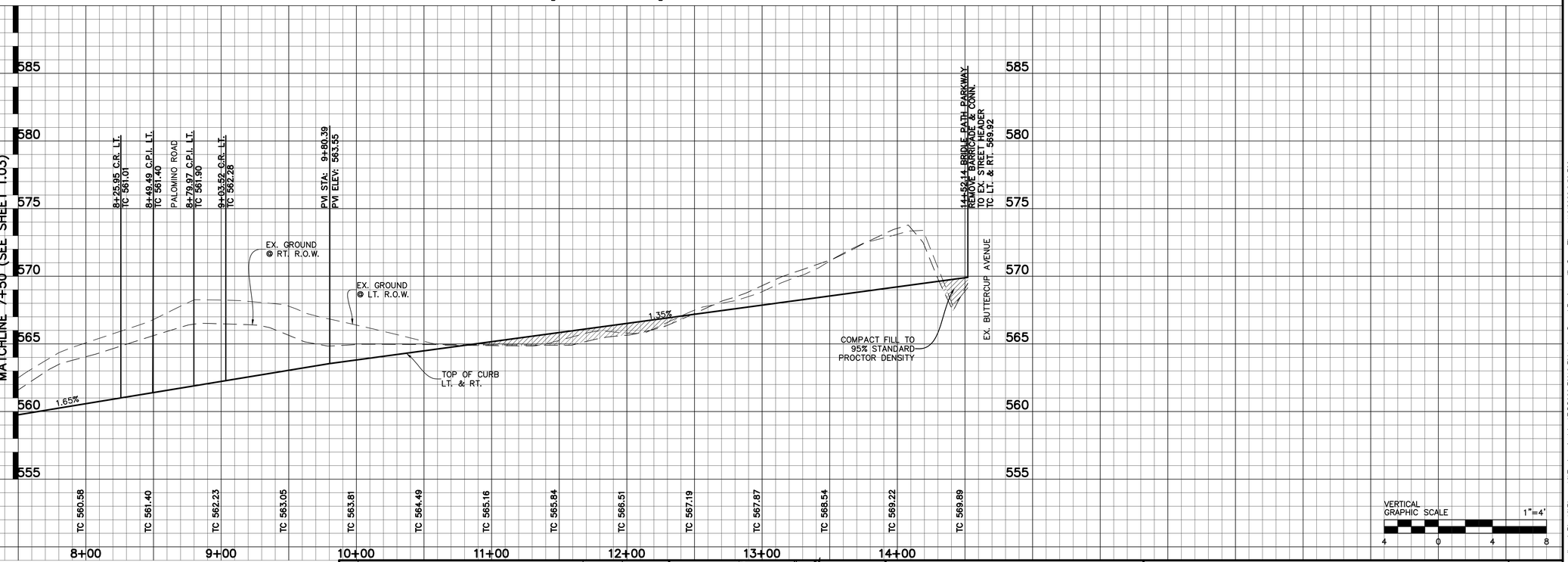
50' ROW –31' B–B

N.T.S.

N

GRAPHIC SCALE 1"=40'

40 0 40 80



VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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1.16.2023

JBI PARTNERS

2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

BRIDLE PATH PARKWAY [STA. 7+50–END]

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 1.04

Plotted by: jcourville Plot Date: 1/16/2023 3:03 PM

Drawing: H:\Projects\ROS020 Sandbrock Ph. 13\Phase 13\Engineering\dwg\ROS020-PH13-PV-1.dwg Saved By: jcourville Save Time: 1/16/2023 2:59 PM

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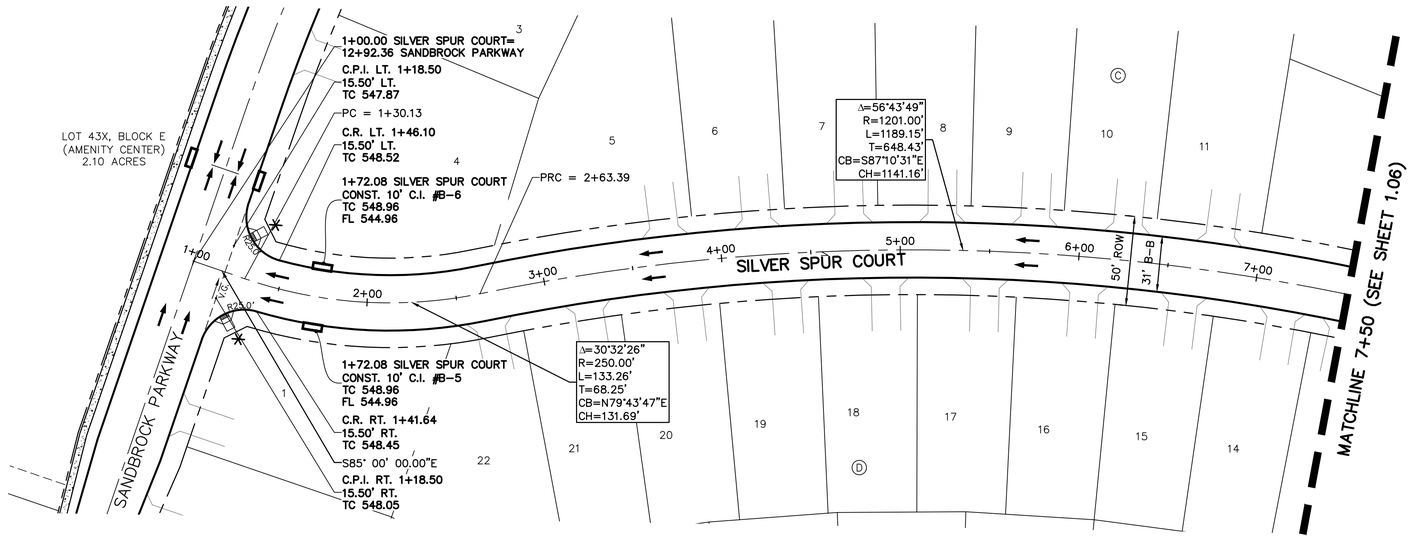
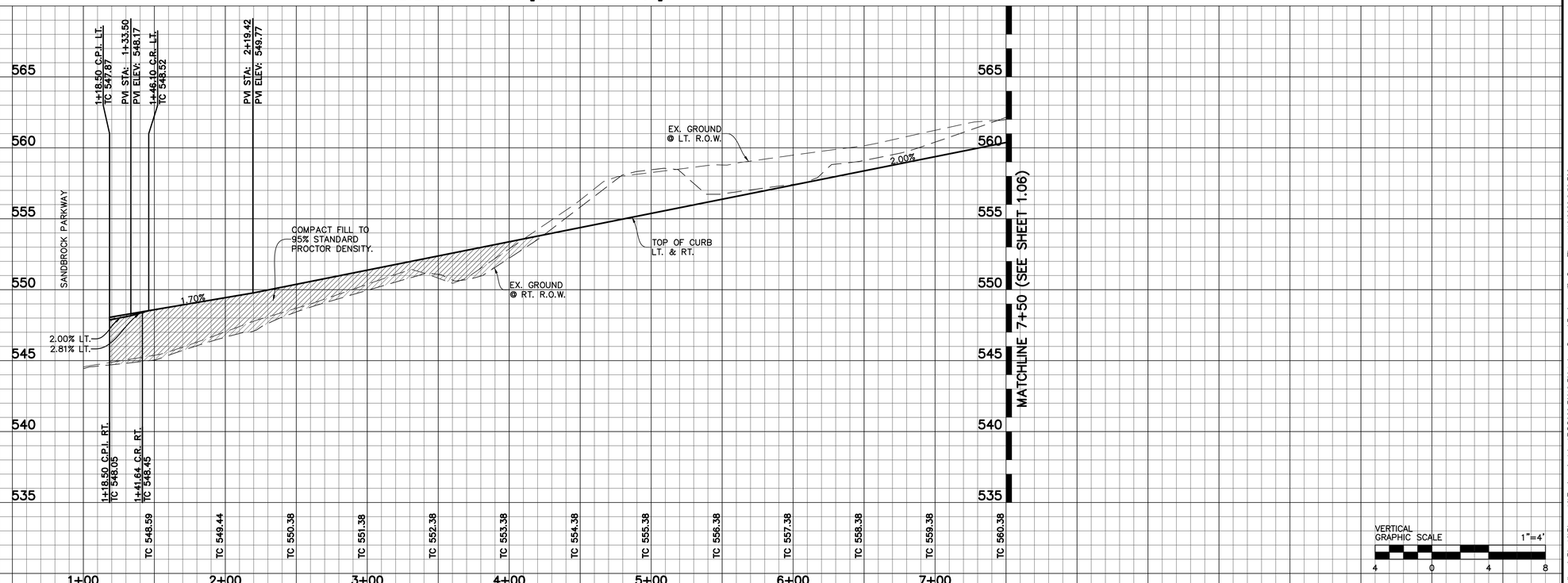
JBI PARTNERS, INC.

BY: Brittany Crenshaw

DATE: 10/9/2025



SILVER SPUR COURT [STA. START–7+50]



VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

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PAVING PLAN & PROFILE

SILVER SPUR COURT [STA. START–7+50]

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 1.05

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

LEGEND

- Sidewalk to be Constructed by Developer.
- Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
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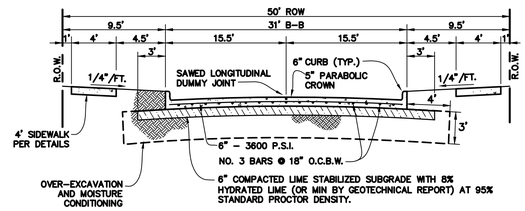
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
◈	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER



50' ROW –31' B–B

N.T.S.

N

GRAPHIC SCALE 1"=40'

40 0 40 80

Plotted by: jcourville Plot Date: 1/16/2023 3:04 PM

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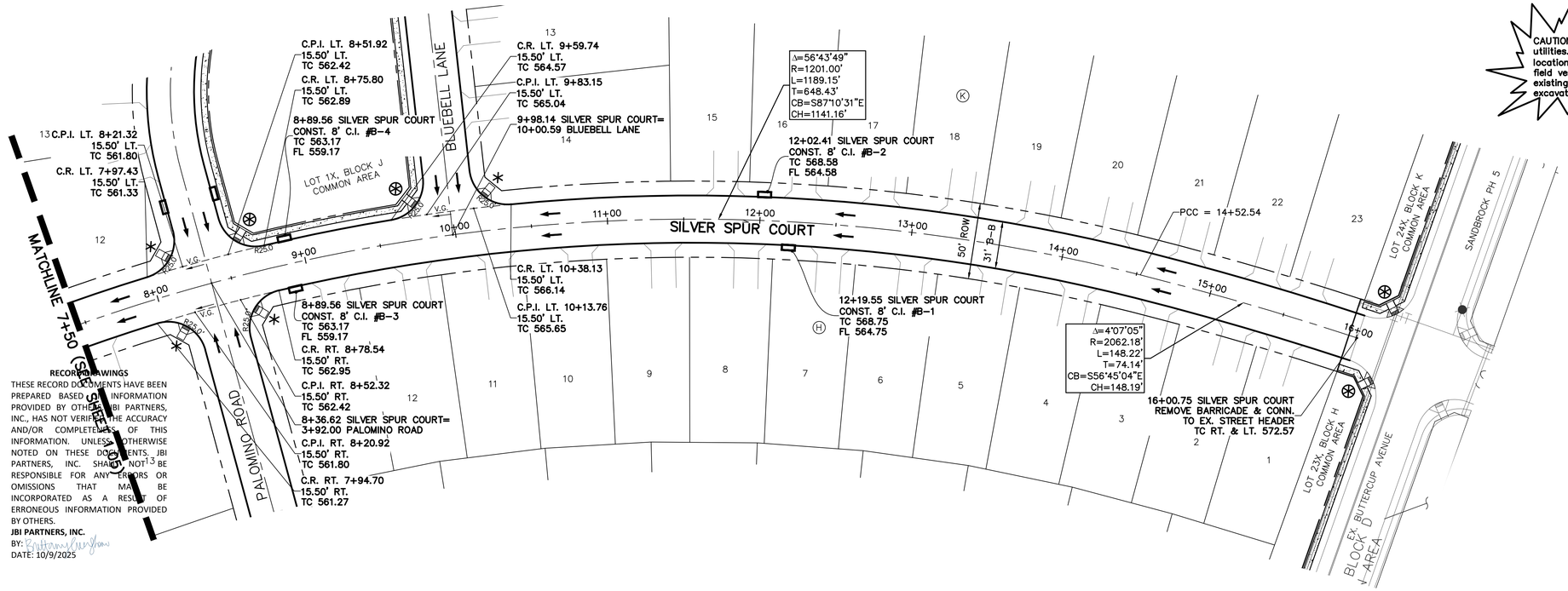

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JBI PARTNERS, INC.

BY: Brittany Crenshaw

DATE: 10/9/2025

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

LEGEND

- Sidewalk to be Constructed by Developer.
- Storm Inlet

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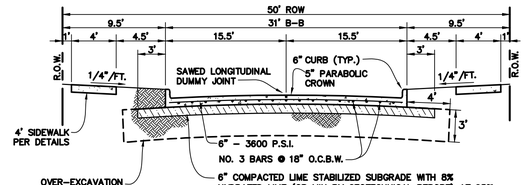
◈	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER



50' ROW -31' B-B

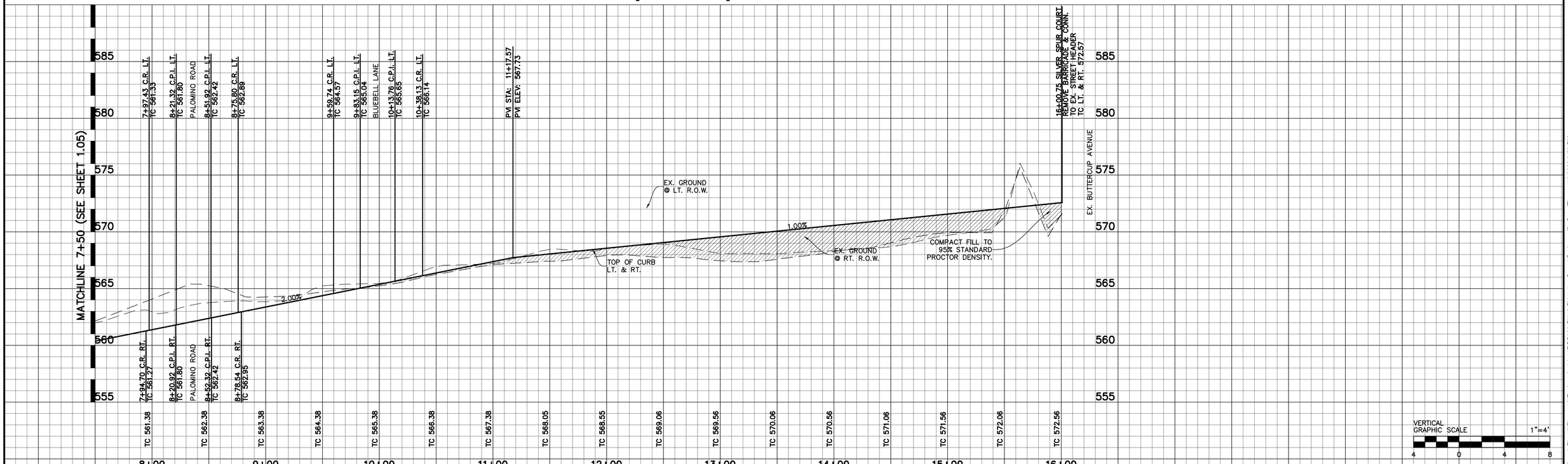
N.T.S.

N

GRAPHIC SCALE 1"=40'

40 0 40 80

SILVER SPUR COURT [STA. 7+50–END]



VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

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131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

SILVER SPUR COURT [STA. 7+50–END]

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

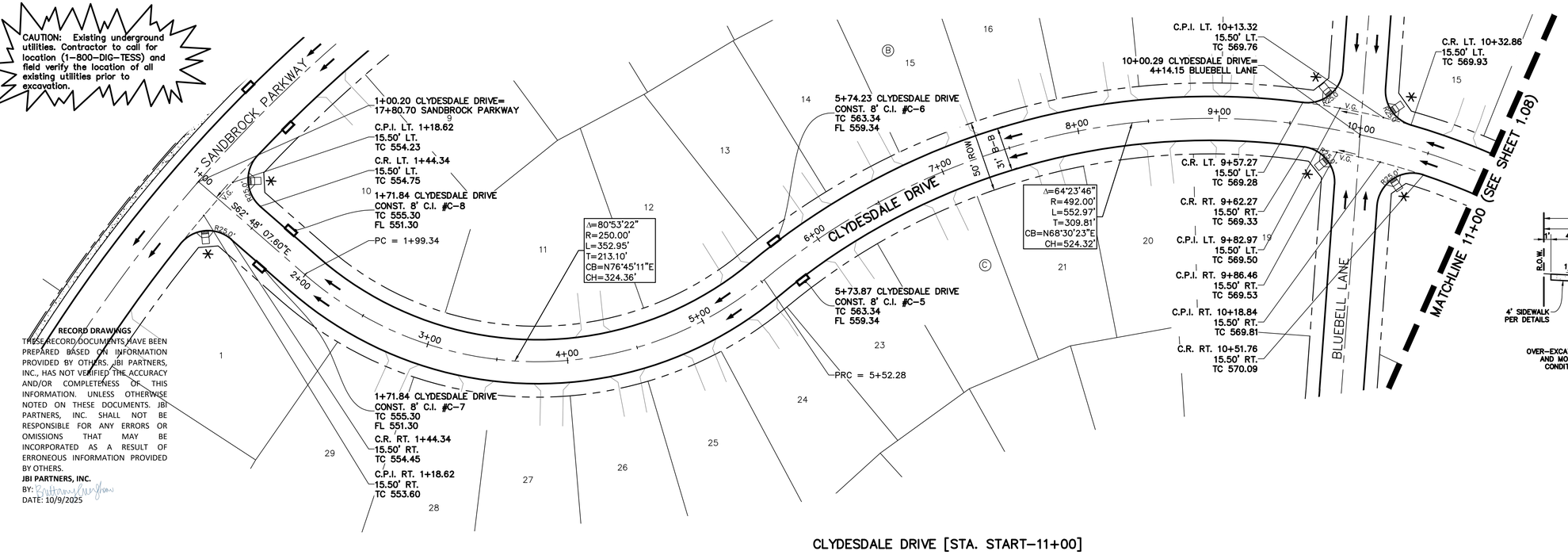
PROJECT NO. ROS020

SHEET NO. 1.06

Plotted by: jcourville Plot Date: 1/16/2023 3:04 PM

Drawing: H:\Projects\ROS020 Sandbrock Ph. 13\Phase 13\Engineering\dwg\ROS020-PH13-PV-1.dwg Saved By: jcourville Save Time: 1/16/2023 2:59 PM

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.



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JBI PARTNERS, INC.

BY: Brittany Crenshaw

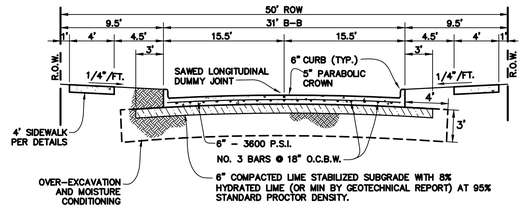
DATE: 10/9/2025

CLYDESDALE DRIVE [STA. START-11+00]

LEGEND

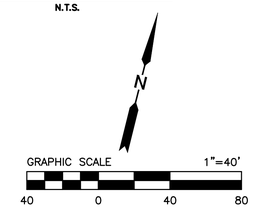
- Sidewalk to be Constructed by Developer.
- Storm Inlet

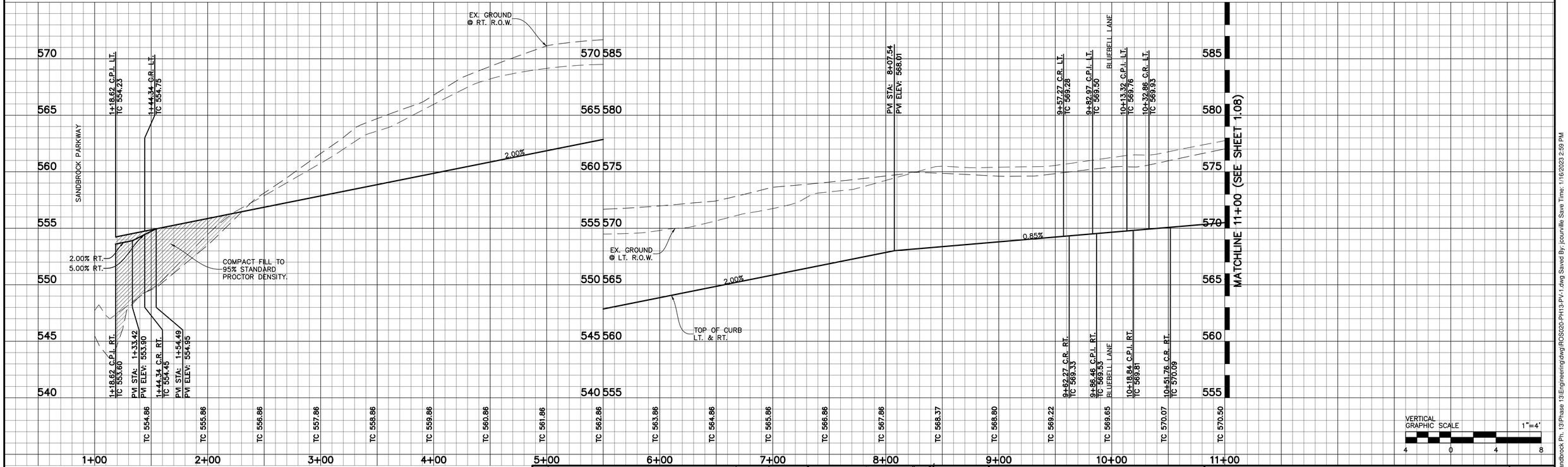
BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
◈	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER



50' ROW -31' B-B

N.T.S.





BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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1.16.2023

JBI PARTNERS

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Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

CLYDESDALE DRIVE [STA. START-11+00]

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 1.07

Plotted by: jcourville Plot Date: 1/16/2023 3:05 PM

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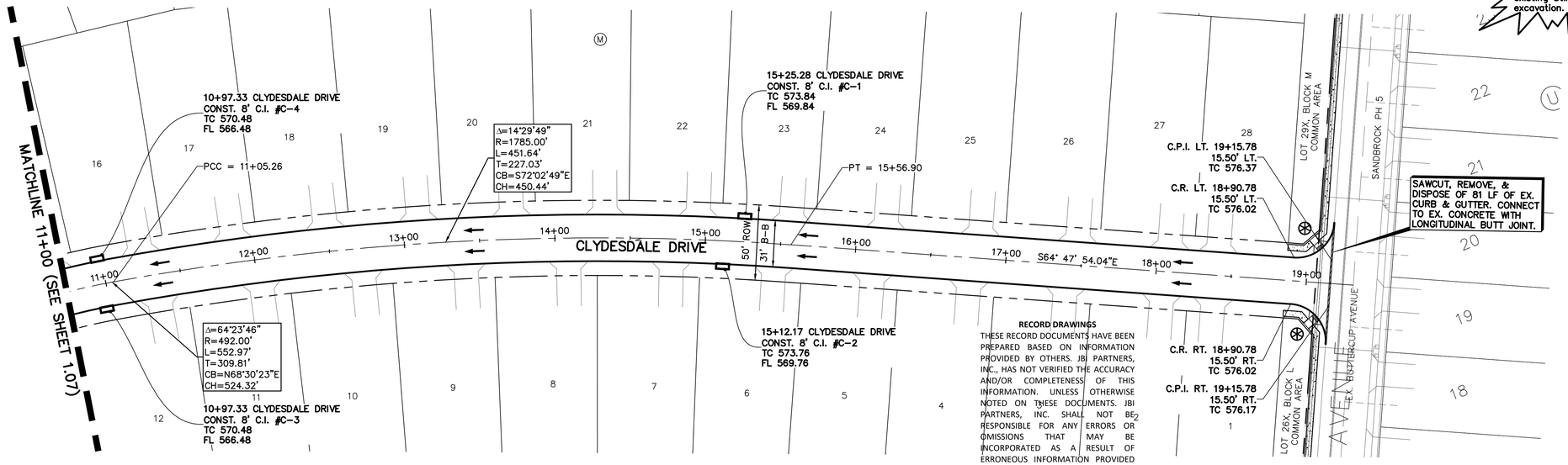

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

LEGEND

- Sidewalk to be Constructed by Developer.
- Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
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◈	TxDOT 3	COMBINATION	DEVELOPER
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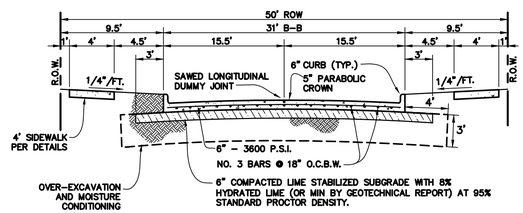

50' ROW -31' B-B

N.T.S.

GRAPHIC SCALE 1"=40'

40 0 40 80

RECORD DRAWINGS

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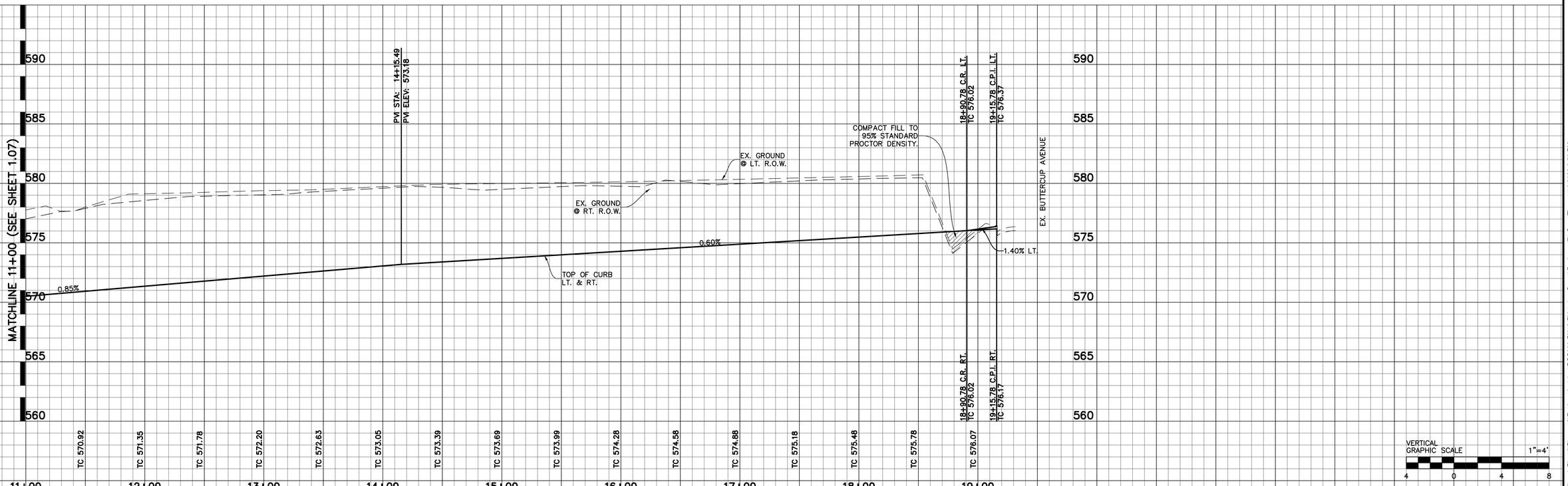
JBI PARTNERS, INC.

BY: Brittany Crenshaw

DATE: 10/9/2025

CLYDESDALE DRIVE [STA. 11+00-END]



VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
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131924
LICENSED
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TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

CLYDESDALE [STA. 11+00-END]

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 1.08

Plotted by: jcourville Plot Date: 1/16/2023 3:05 PM

Drawing: H:\Projects\ROS020 Sandbrock Ph. 13\Phase 13\Engineering\dwg\ROS020-PH13-PV-1.dwg Saved By: jcourville Save Time: 1/16/2023 2:59 PM

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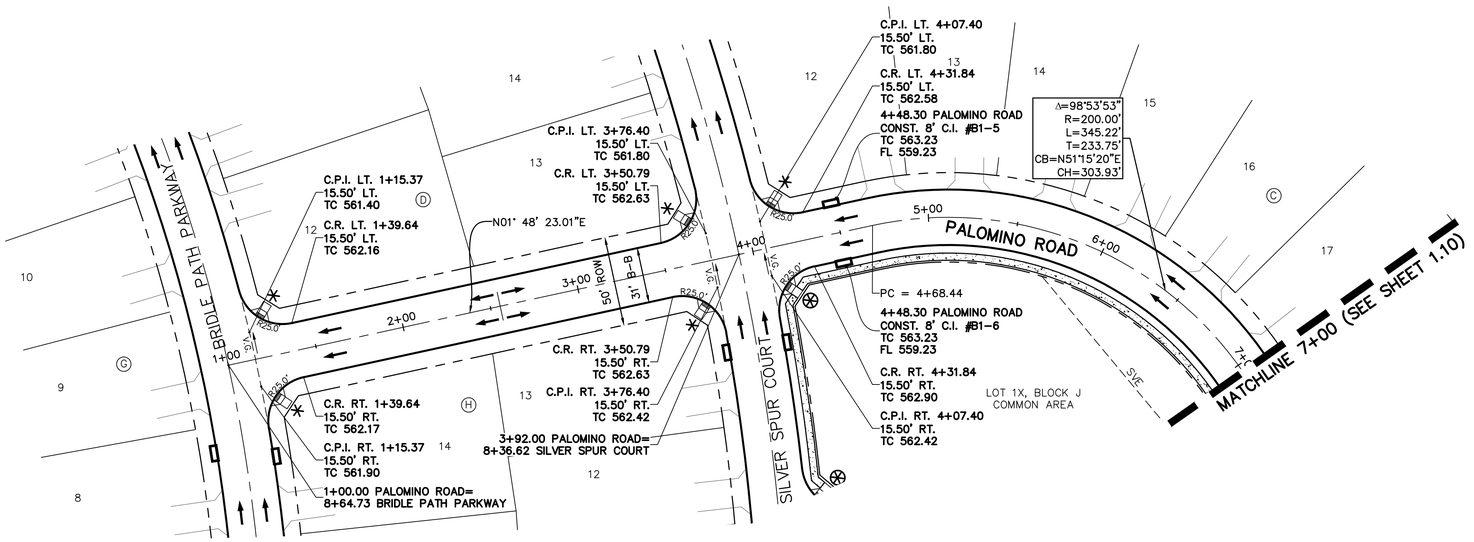
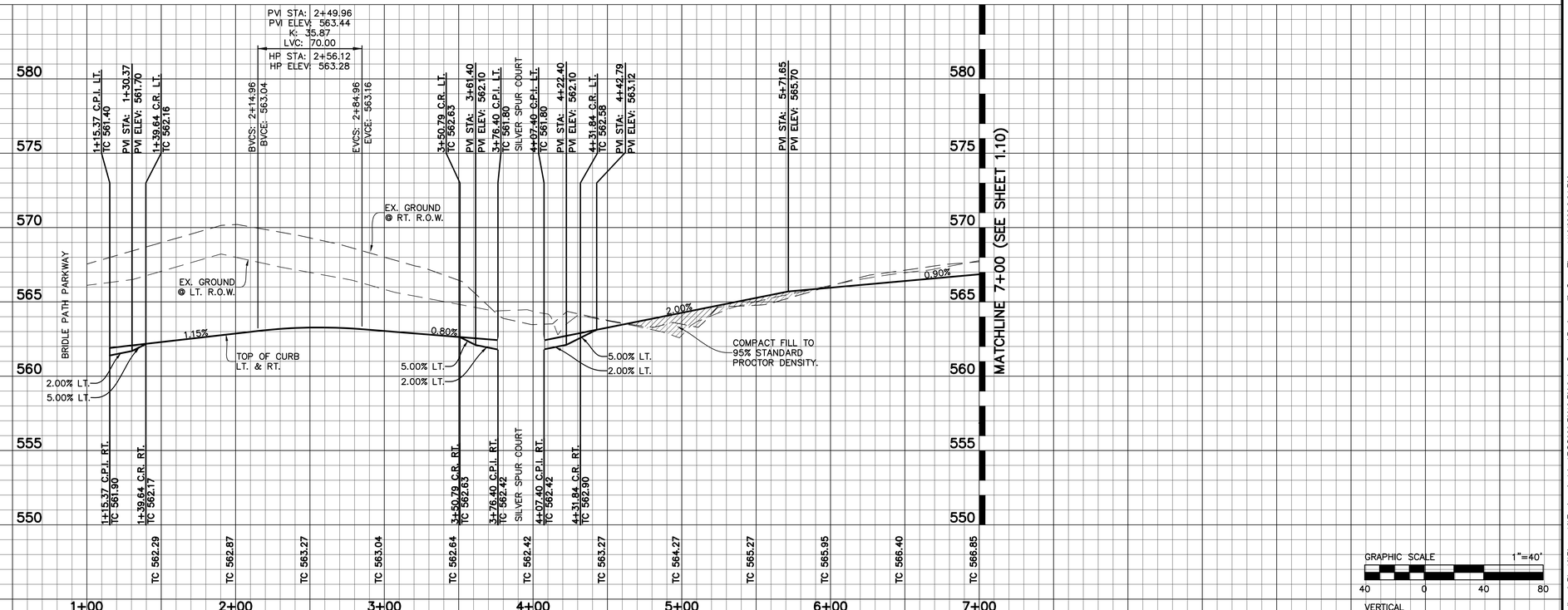
DATE: 10/9/2025



PALOMINO ROAD [STA. START-7+00]



BENCHMARKS:

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LEGEND

- Sidewalk to be Constructed by Developer.
- Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
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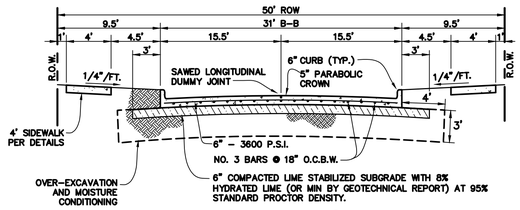

50' ROW -31' B-B
N.T.S.

GRAPHIC SCALE 1"=4'
4 0 4 8

GRAPHIC SCALE 1"=40'
40 0 40 80
VERTICAL

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER
1.17.2023

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TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE
PALOMINO ROAD [STA. START-7+00]
SANDBROCK RANCH, PHASE 13
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020
SHEET NO. 1.09

Plotted by: jcourville Plot Date: 1/17/2023 12:16 PM
Drawing: H:\Projects\ROS020 Sandbrock Ph. 13\Phase 13\Engineering\dwg\ROS020-PH13-PV-2.dwg Saved By: jcourville Save Time: 1/16/2023 3:24 PM

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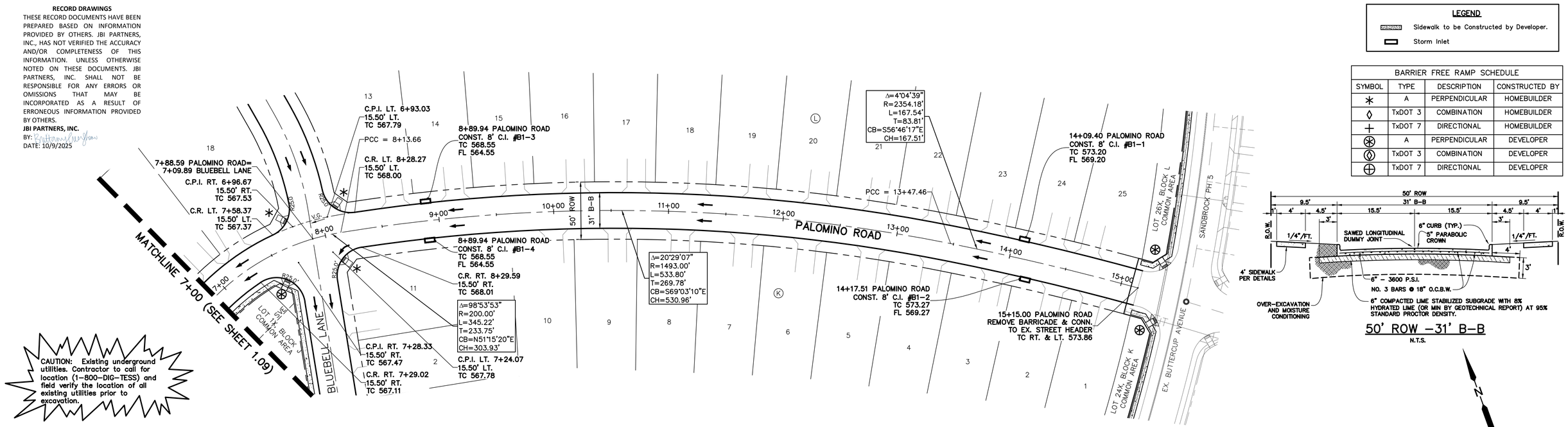
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⊕	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER



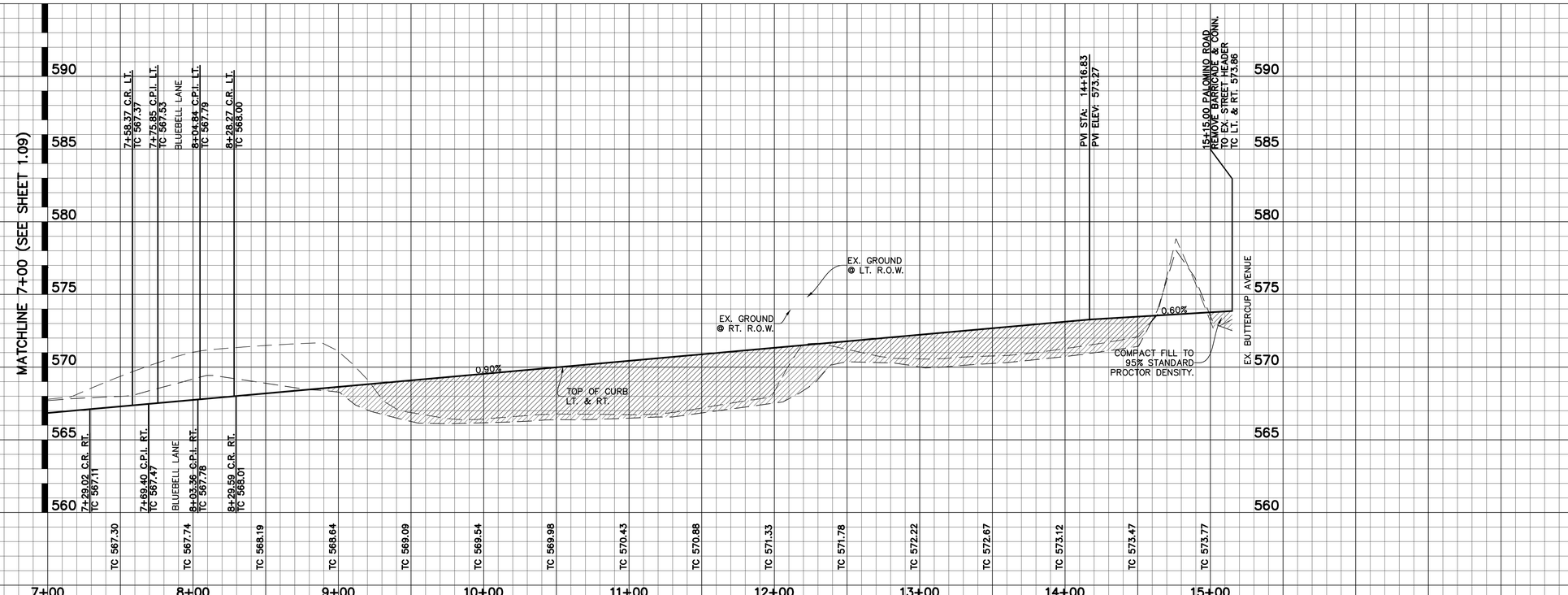
50' ROW –31' B-B

N.T.S.

GRAPHIC SCALE 1"=4'

4 0 4 8

PALOMINO ROAD [STA. 7+00–END]



GRAPHIC SCALE 1"=40'

40 0 40 80

VERTICAL

BENCHMARKS:

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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1.17.2023

JBI PARTNERS

2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

PALOMINO ROAD [STA. 7+00–END]

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 1.10

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

Plotted by: jcourville Plot Date: 1/17/2023 12:16 PM

Drawing: H:\Projects\ROS020 Sandbrock Ph. 13\Phase 13\Engineering\dwg\ROS020-PH13-PV-2.dwg Saved By: jcourville Save Time: 1/16/2023 3:24 PM

KNUCKLE TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
Δ1	35°22'04"	40.50'	25.00'	12.91'
Δ2	12°41'04"	40.50'	8.97'	4.50

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

RECORD DRAWINGS

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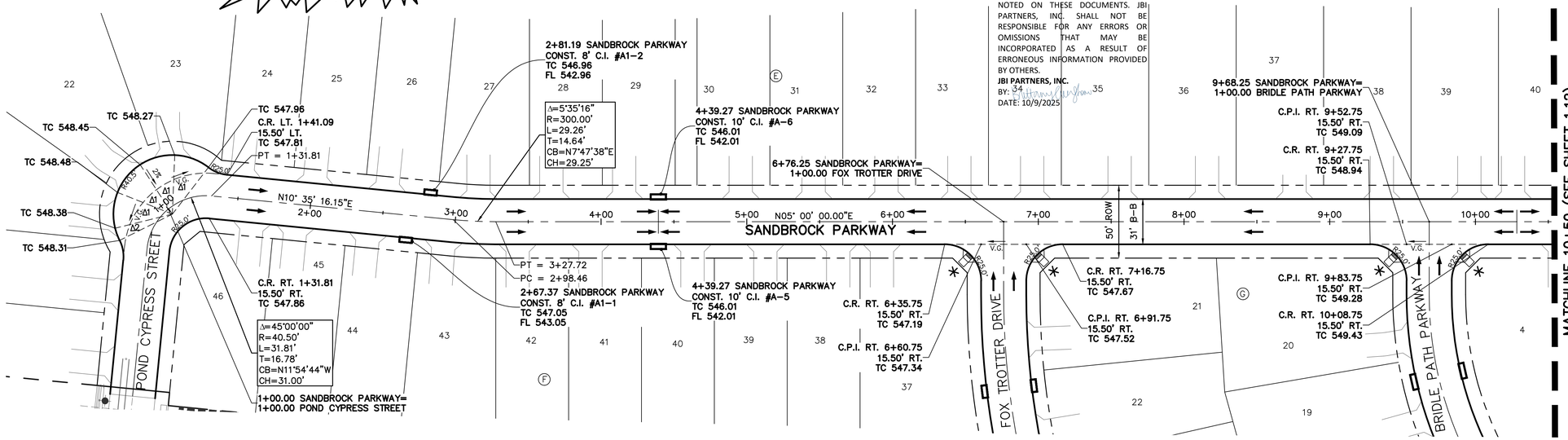
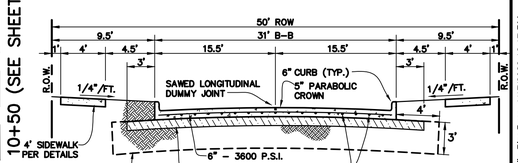
JBI PARTNERS, INC.
BY: Brittany Crenshaw
DATE: 10/9/2025

LEGEND

- Sidewalk to be Constructed by Developer.
- Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⊕	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

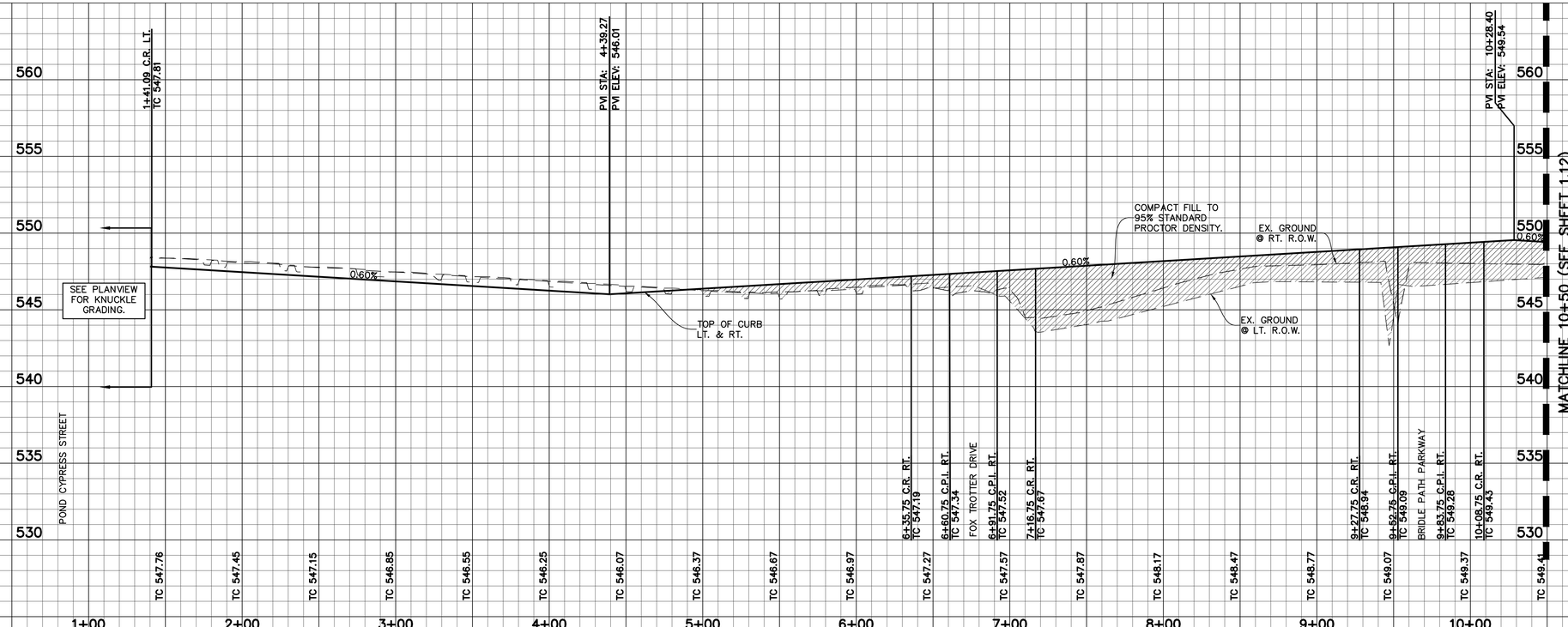




50' ROW -31' B-B
N.T.S.

GRAPHIC SCALE 1"=4'
4 0 4 8

SANDBROCK PARKWAY [STA. START-10+50]



GRAPHIC SCALE 1"=40'
40 0 40 80
VERTICAL

BENCHMARKS:

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER
1.17.2023

Brittany Crenshaw
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Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE
SANDBROCK PARKWAY [STA. START-10+50]
SANDBROCK RANCH, PHASE 13
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 1.11

Plotted by: jcourville Plot Date: 1/17/2023 12:17 PM

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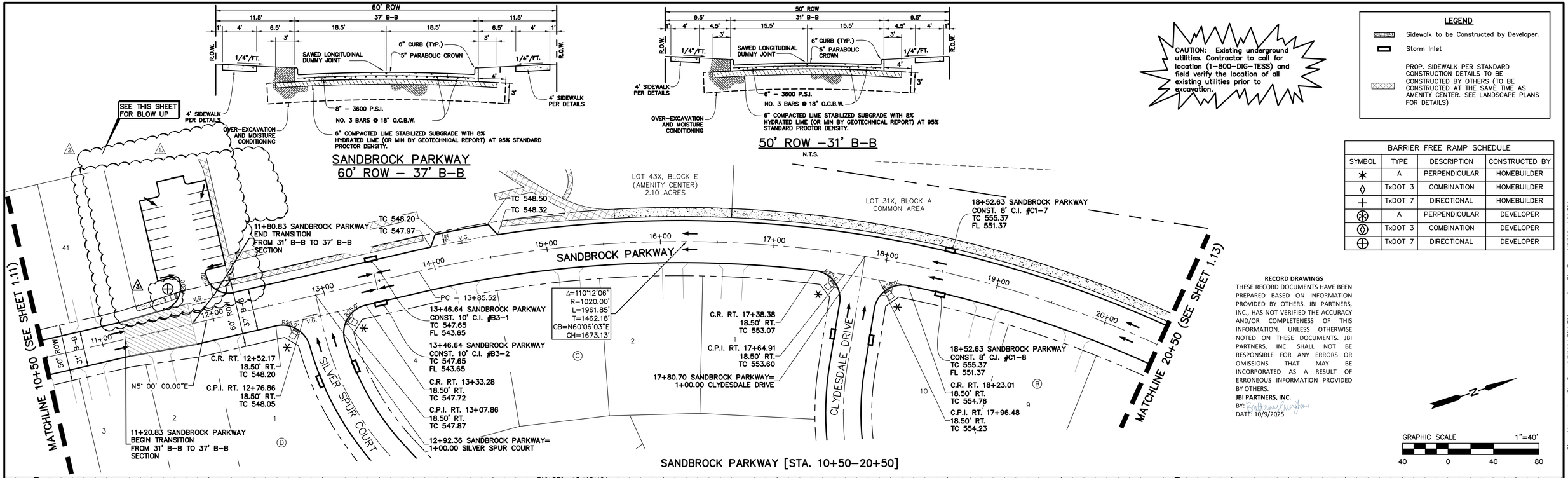

RECORD DRAWINGS

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JBI PARTNERS, INC.

BY: Brittany Day Crenshaw

DATE: 10/9/2025

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⧫	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

BENCHMARKS:

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
3	ADDED BFR	AN	08/05/24
2	UPDATED PARKING & ADDED BLOW UP DETAIL WITH LABELS	AN	11/28/23
1	UPDATED PARKING	AN	04/19/23

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER
8.5.2024

Brittany Day Crenshaw
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Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE
SANDBROCK PARKWAY [STA. 10+50-20+50]
SANDBROCK RANCH, PHASE 13
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 1.12

Plotted by: anoriega Plot Date: 8/5/2024 4:20 PM
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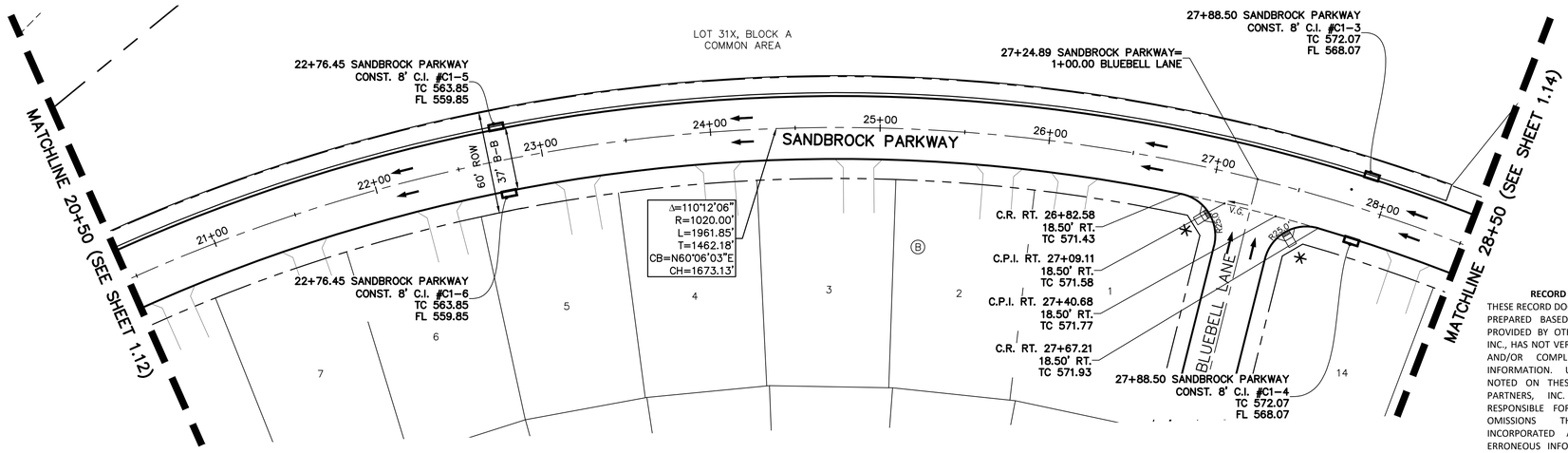
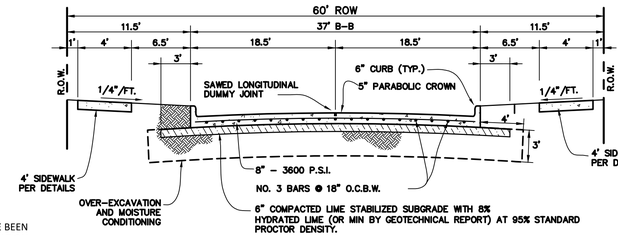


CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

LEGEND

- Sidewalk to be Constructed by Developer.
- Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
*	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⧫	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER



SANDBROCK PARKWAY
60' ROW - 37' B-B

RECORD DRAWINGS

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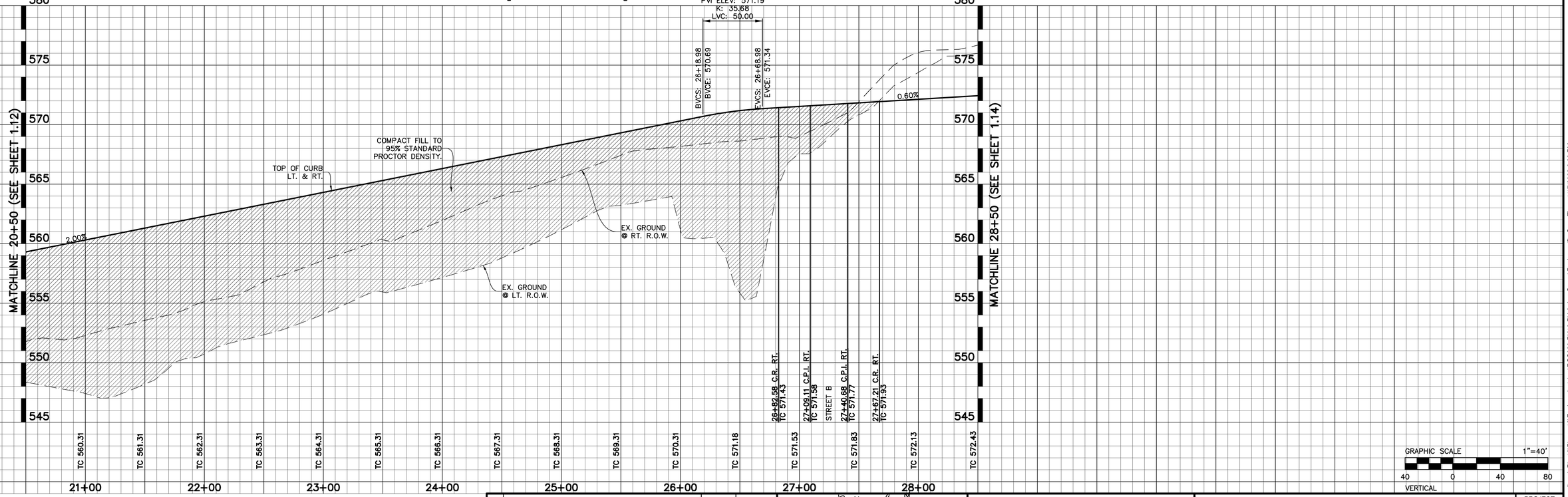
JBI PARTNERS, INC.
BY: Brittany Crenshaw
DATE: 10/9/2025

GRAPHIC SCALE 1"=4'
4 0 4 8

SANDBROCK PARKWAY [STA. 20+50-28+50]



GRAPHIC SCALE 1"=40'
40 0 40 80
VERTICAL

BENCHMARKS:

BENCHMARKS:

BM 1.)	"X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY.	ELEV. 558.18
BM 2.)	"X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR.	ELEV. 555.19
BM 3.)	"X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR.	ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER
1.17.2023

Brittany Crenshaw
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JBI PARTNERS
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Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE
SANDBROCK PARKWAY [STA. 20+50-28+50]
SANDBROCK RANCH, PHASE 13
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020
SHEET NO. 1.13

Plotted by: jcourville Plot Date: 1/17/2023 2:27 PM
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CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

RECORD DRAWINGS

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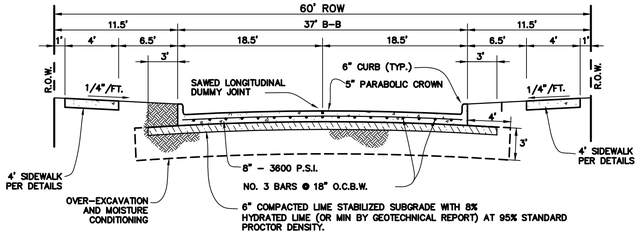
JBI PARTNERS, INC.
BY: Brittany Crenshaw
DATE: 10/9/2025

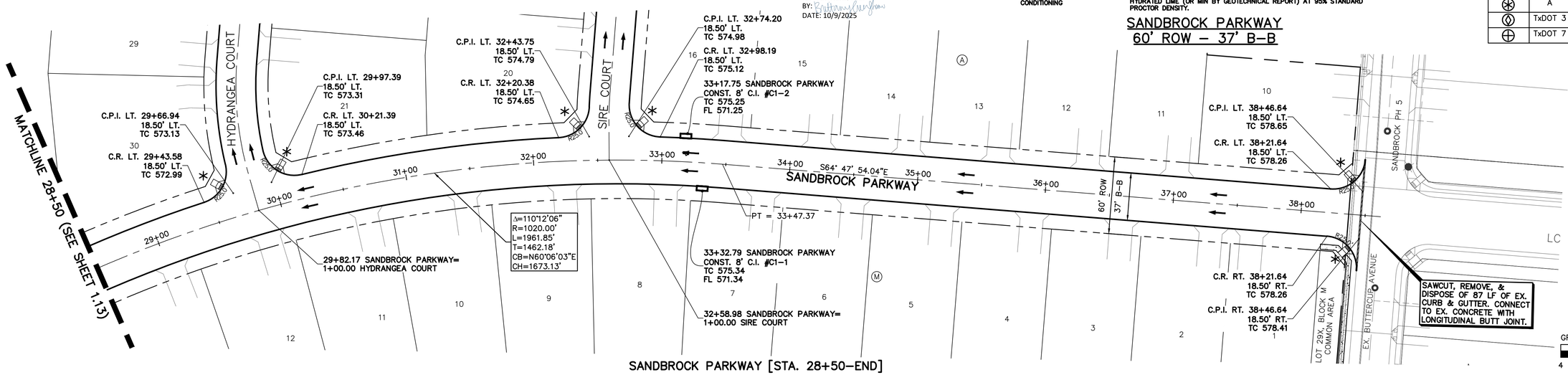


SANDBROCK PARKWAY
60' ROW - 37' B-B

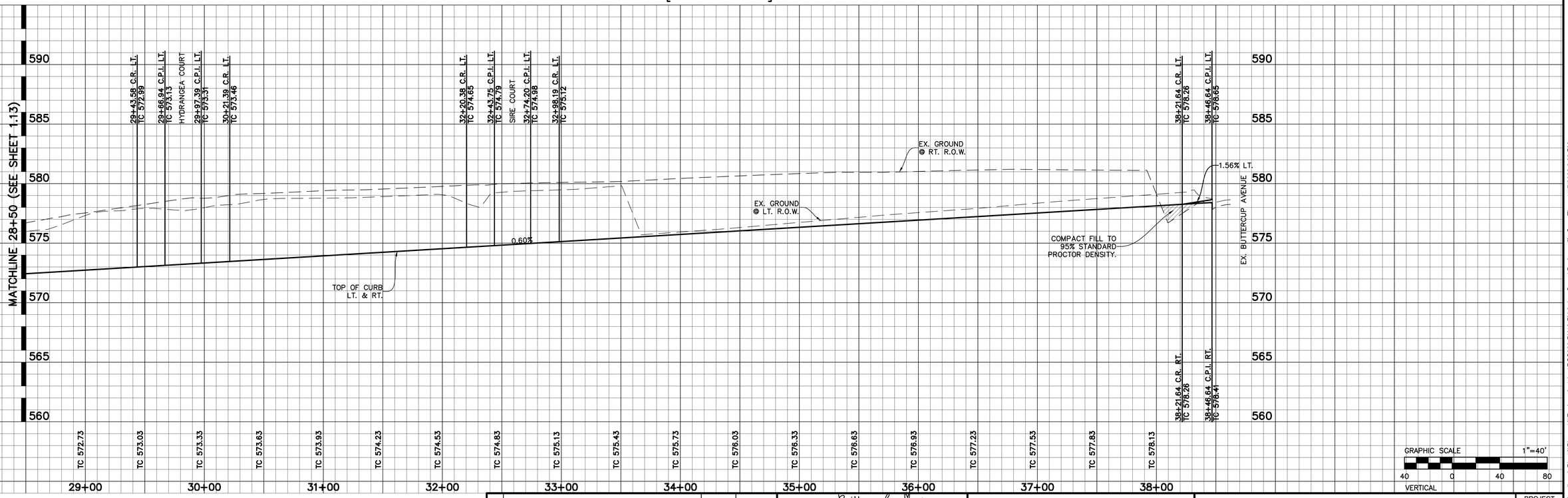
LEGEND

- Sidewalk to be Constructed by Developer.
- Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
*	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⧫	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER



SANDBROCK PARKWAY [STA. 28+50-END]



BENCHMARKS:

BENCHMARKS:

BM 1.)	"X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY.	ELEV. 558.18
BM 2.)	"X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR.	ELEV. 555.19
BM 3.)	"X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR.	ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw
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1.17.2023

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Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE
SANDBROCK PARKWAY [STA. 28+50-END]
SANDBROCK RANCH, PHASE 13
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020
SHEET NO. 1.14

Plotted by: jcourville Plot Date: 1/17/2023 2:27 PM
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RECORD DRAWINGS

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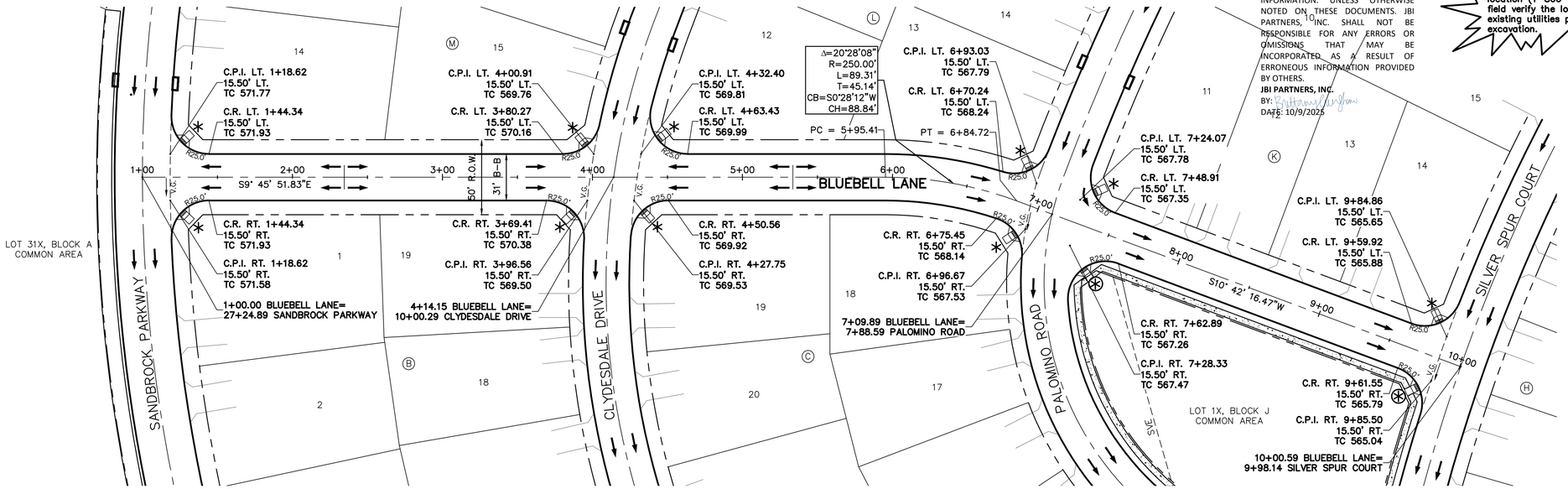
JBI PARTNERS, INC.
BY: Brittany Crenshaw
DATE: 10/9/2025

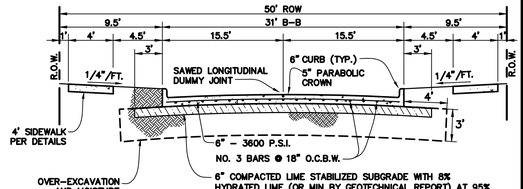
CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

LEGEND

- Sidewalk to be Constructed by Developer.
- Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⊕	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

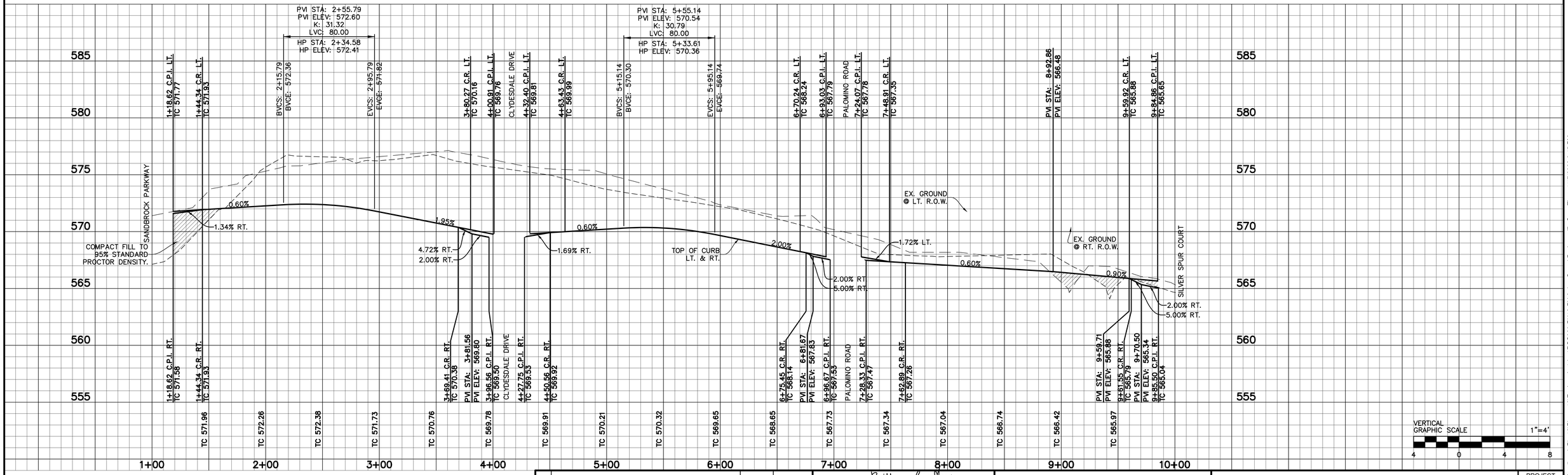




50' ROW -31' B-B
N.T.S.

GRAPHIC SCALE 1"=40'
40 0 40 80

BLUEBELL LANE



VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER
1.17.2023

Brittany Crenshaw
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972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN AND PROFILE
BLUEBELL LANE
SANDBROCK RANCH, PHASE 13
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020
SHEET NO. 1.15

Plotted by: jcourville Plot Date: 1/17/2023 2:46 PM
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RECORD DRAWINGS

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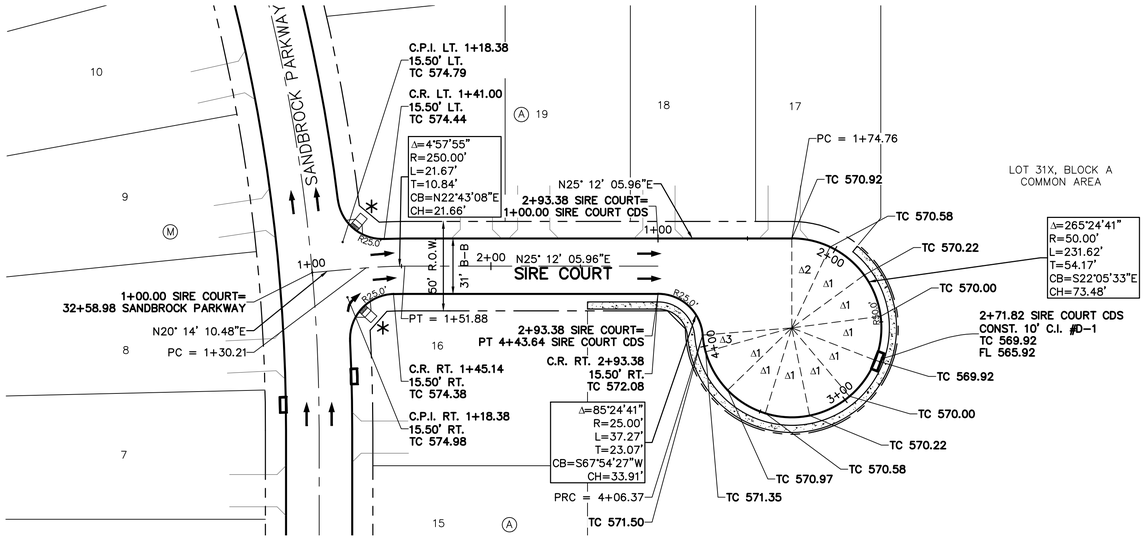
JBI PARTNERS, INC.

BY: Brittany Crenshaw

DATE: 10/9/2025



CUL-DE-SAC TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
Δ1	28°38'52"	50.00'	25.00'	12.77'
Δ2	25°16'46"	50.00'	22.06'	11.21'
Δ3	10°56'56"	50.00'	9.55'	4.79'

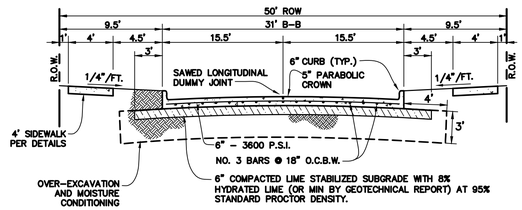
CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

LEGEND

Sidewalk to be Constructed by Developer.

Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⧫	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER



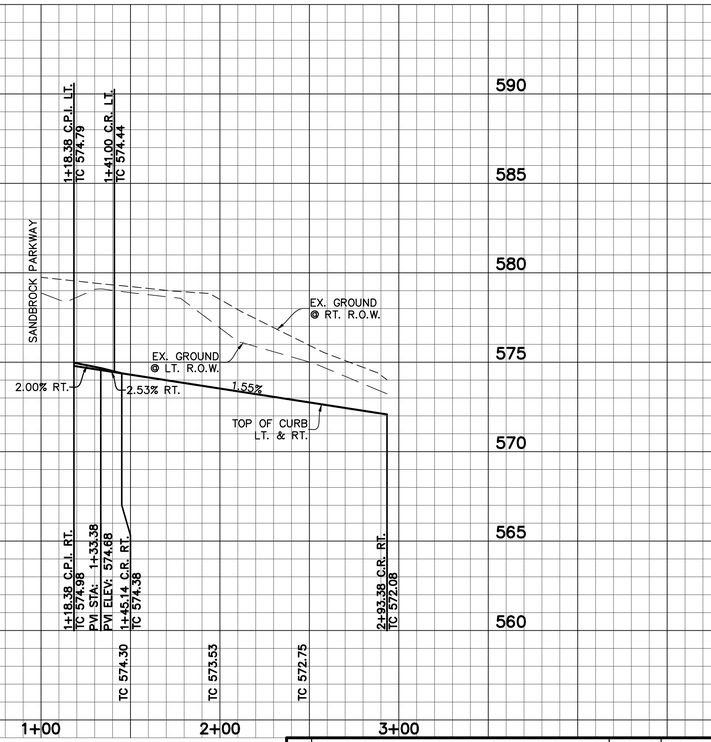
50' ROW -31' B-B

N.T.S.

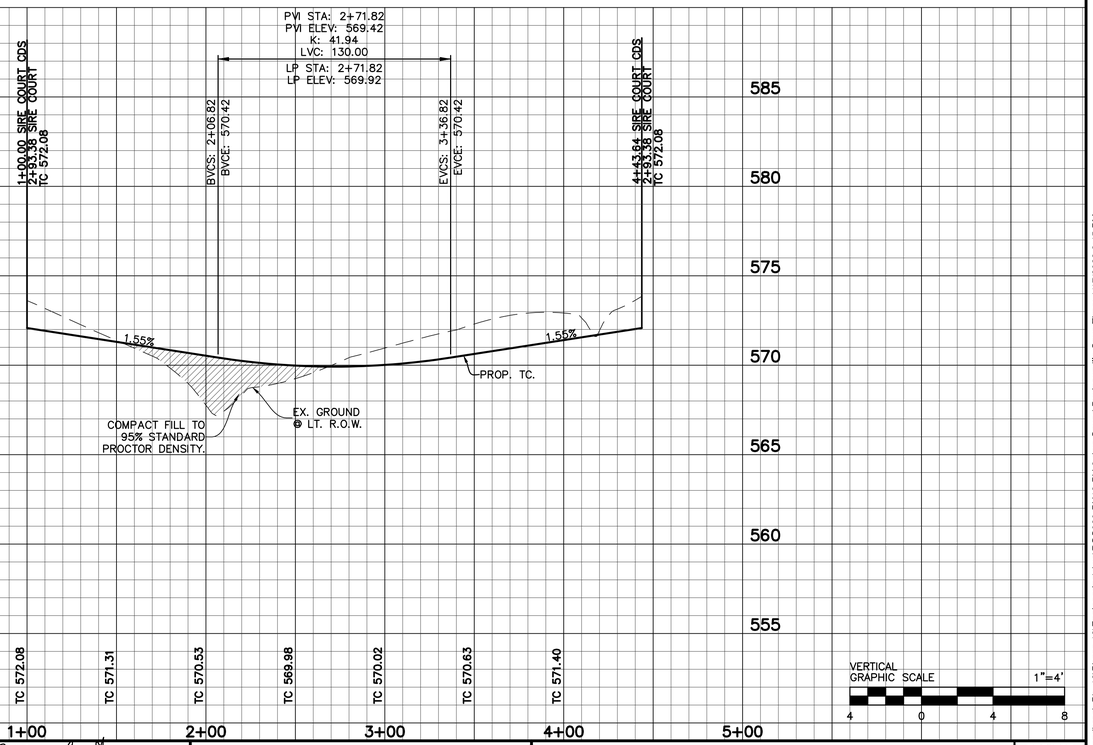
GRAPHIC SCALE 1"=40'

40 0 40 80

SIRE COURT



SIRE COURT CDS



VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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1.17.2023

JBI PARTNERS

2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN AND PROFILE

SIRE COURT & SIRE COURT CDS

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 1.16

Plotted by: jcourville Plot Date: 1/17/2023 2:47 PM

Drawing: H:\Projects\ROS020 Sandbrock Ph. 13\Phase 13\Engineering\dwg\ROS020-PH13-PV-3.dwg Saved By: jcourville Save Time: 1/17/2023 2:45 PM

RECORD DRAWINGS

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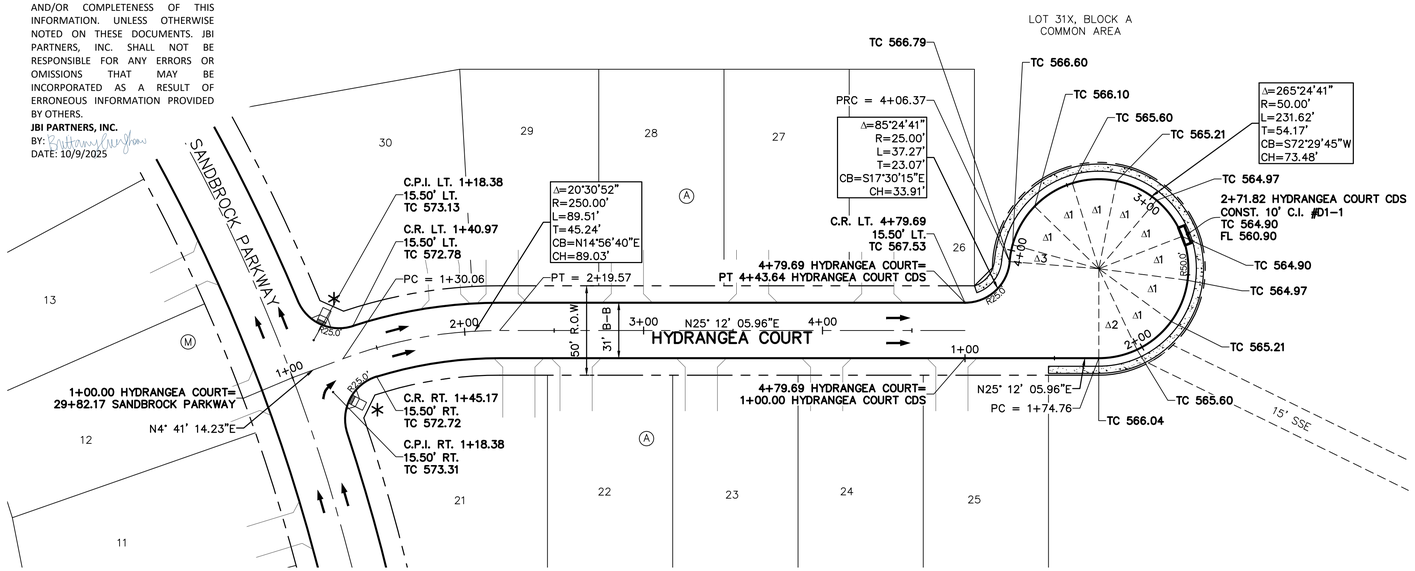
JBI PARTNERS, INC.

BY: Brittany Crenshaw

DATE: 10/9/2025



HYDRANGEA COURT

CUL-DE-SAC TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
Δ1	28°38'52"	50.00'	25.00'	12.77'
Δ2	25°16'46"	50.00'	22.06'	11.21'
Δ3	10°56'56"	50.00'	9.55'	4.79'

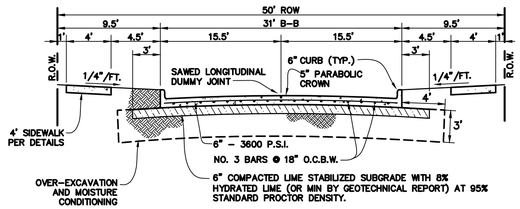
CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

HYDRANGEA COURT CDS

LEGEND

- Sidewalk to be Constructed by Developer.
- Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
◈	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

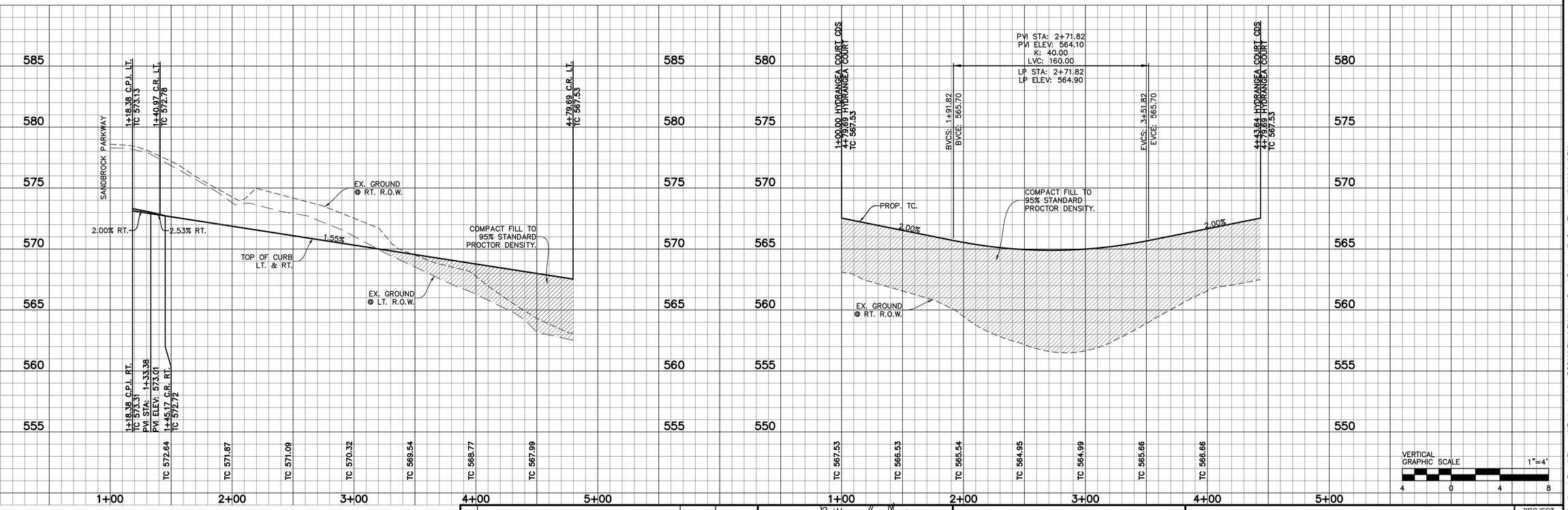


50' ROW -31' B-B

N.T.S.

GRAPHIC SCALE 1"=40'

40 0 40 80



VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

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BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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1.17.2023

JBI PARTNERS

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TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN AND PROFILE

HYDRANGEA COURT & HYDRANGEA COURT CDS

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 1.17

Plotted by: jcourville Plot Date: 1/17/2023 2:47 PM

Drawing: H:\Projects\ROS020 Sandbrock Ph. 13\Phase 13\Engineering\dwg\ROS020-PH13-PV-3.dwg Saved By: jcourville Save Time: 1/17/2023 2:45 PM

RECORD DRAWINGS

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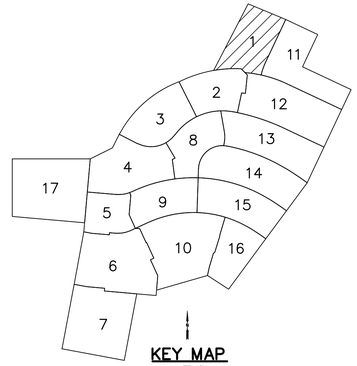
JBI PARTNERS, INC.

BY: Brittany Crenshaw

DATE: 10/9/2025



KEY MAP
N.T.S.

LEGEND

FP 485.0	FINISHED PAD ELEVATION
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
EX.TW 560.1 / EX.BW 558.1	EXISTING ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 / BW 482.0	ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 / BW 482.0	FUTURE ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
485	PROPOSED MAJOR CONTOUR
484	PROPOSED MINOR CONTOUR
×479.3	PROPOSED GROUND ELEVATION
705	EXISTING MAJOR CONTOUR
706	EXISTING MINOR CONTOUR
EX. 479.3	EXISTING GROUND ELEVATION
	PROP. STORM DRAINAGE FLOW
	PROP. LOT DRAINAGE FLOW DIRECTION
1.0'	GRADE BEAM – NOT TO EXCEED 18" WITH DESIGN
DG 485.0	GARAGE ELEVATION TO ACHIEVE 12% DRIVEWAY SLOPE

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

NOTES:

LOTS MARKED WITH * ARE TO BE MASS GRADED BUT NOT FINAL BENCHED

CONTRACTOR TO MAINTAIN 3:1 SIDE SLOPES MAX ON BERMS & 4:1 SIDE SLOPES ON DITCHES

GARAGES TO BE ON HIGH SIDE OF LOT UNLESS OTHERWISE SHOWN

GRADING NOTES

1. Storm water pollution prevention plan (SWPPP) to be completely implemented prior to any grading work.
2. Grading shall not create lot-to-lot drainage condition unless approved by city or district engineer during design and easements are provided.
3. Retaining walls to be placed entirely on the high side lot, unless otherwise noted.
4. The contractor shall be responsible for maintaining positive drainage throughout the site from all offsite areas.
5. Specifications for construction and testing for excavation and filling on private lots shall be provided by the project's geotechnical engineer. Specifications for construction and testing for excavation and filling within public right-of-ways shall be provided by the governing agency. In the event of an absence of a specification by a governing agency, the geotechnical engineer's specifications shall control. The contractor shall be responsible for obtaining the specifications from the geotechnical engineer and governing agency prior to commencing work.
6. The contractor shall be responsible for scheduling testing of the excavation and filling with the owner's testing laboratory. If the contractor is responsible for obtaining the testing laboratory, the selected testing laboratory shall be approved by the owner.
7. Retaining walls 15" or greater in height may require a separate permit from the building inspection department, contractor to confirm. Retaining walls over 2' in height require plans signed and sealed by licensed State of Texas structural or geotechnical engineer.
8. Retaining walls & gabion walls shown on this plan are for location and elevation purposes only. Structural stability engineering of the retaining walls are not part of the design responsibility of JBI partners.
9. Any slopes greater than 3:1 shall be reviewed by the owner's geotechnical engineer for stability purposes. All slopes are designed at a maximum of 4 horizontal to 1 vertical unless otherwise noted.
10. JBI Partners is not responsible for surface or sub-surface geotechnical and soil recommendations of building pads, subgrades, slopes, trenches, or other excavations. Finish grade elevations shown are for positive drainage purposes only. JBI Partners shall not be responsible for failures associated with soil expansion, settlement, slope failures, subsidence, or any other geological condition.
11. The retaining wall contractor shall identify the locations of the screening walls and fences to coordinate the construction of any improvements affecting the retaining walls.
12. The maintenance of retaining walls shall be the responsibility of the property owner on which the retaining wall is located.
14. All portions of proposed retaining walls including foundations, footings etc. shall not extend into the right-of-way. Refer to standard details for retaining wall details and specifications.
15. Work shall be done in accordance with the Geotechnical Report #G221136 by Alpha Testing, dated July 29, 2022.

GRAPHIC SCALE 1"=30'

30 0 30 60

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED GRADING	AN	7/20/23

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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7.20.2023

JBI PARTNERS

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Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN

SHEET 1 OF 17

SANDBROCK RANCH, PHASE 13

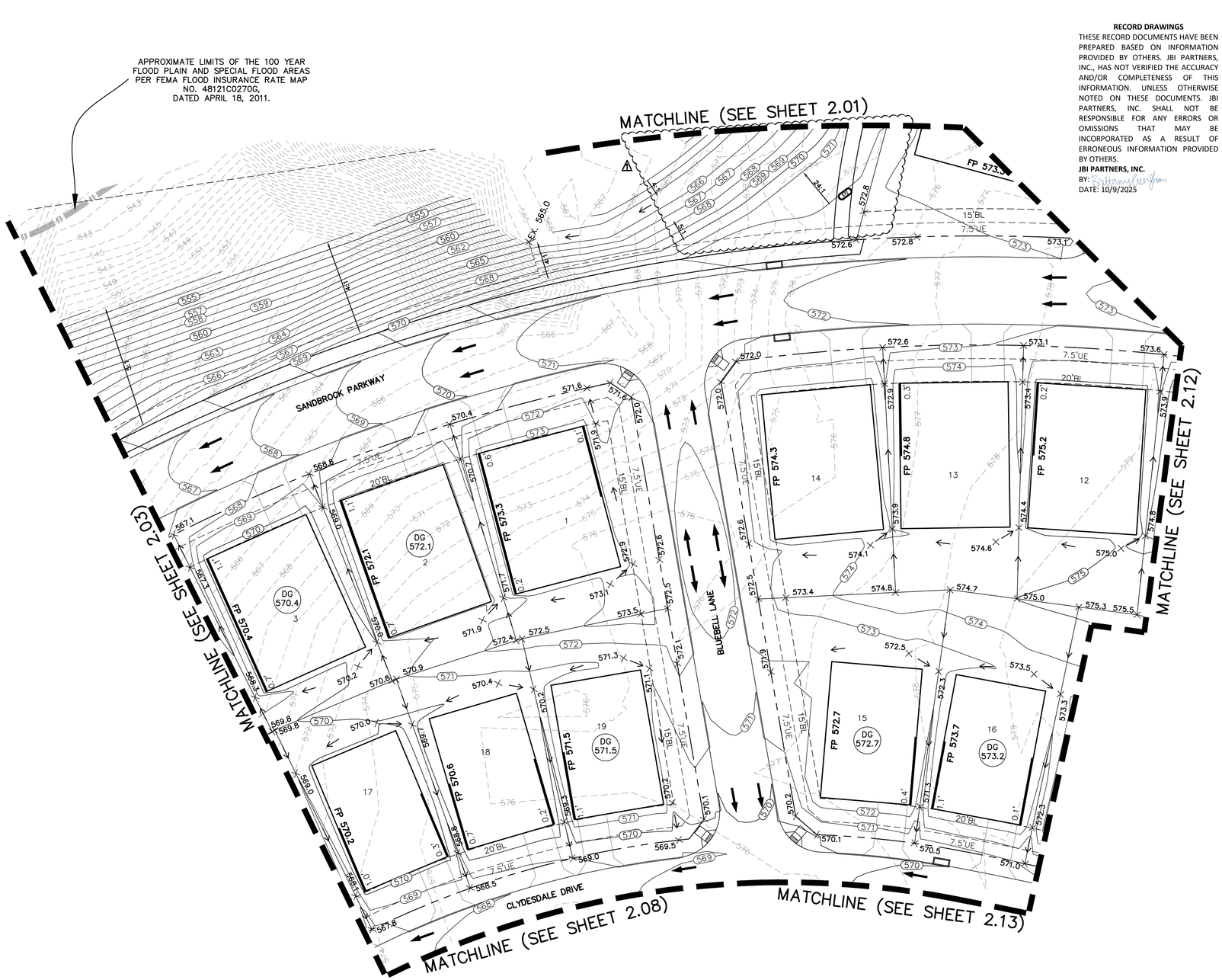
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 2.01

Plotted by: anoriega Plot Date: 7/20/2023 3:31 PM

Drawing: H:\Projects\ROS020 Sandbrock Ph. 13\Phase 13\Engineering\dwg\ROS020-PH13-GR.dwg Saved By: anoriega Save Time: 7/20/2023 3:26 PM



RECORD DRAWINGS

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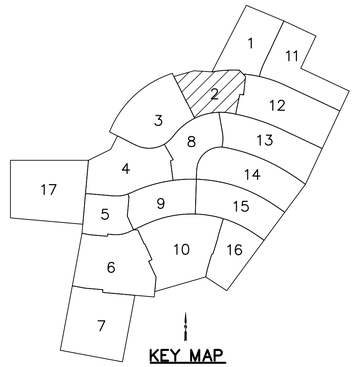
JBI PARTNERS, INC.

BY: Brittany Crenshaw (Nov 7, 2023)

DATE: 10/9/2025



KEY MAP
N.T.S.

LEGEND

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	EXISTING RETAINING WALL
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1.0'	GRADE BEAM – NOT TO EXCEED 18" WITH DESIGN
DG 485.0	GARAGE ELEVATION TO ACHIEVE 12% DRIVEWAY SLOPE

CAUTION: Existing underground utilities. Contractor to call for location (1–800–DIG–TESS) and field verify the location of all existing utilities prior to excavation.

NOTES:

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N

GRAPHIC SCALE 1"=30'

30 0 30 60

BENCHMARKS:

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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED GRADING	AN	7/20/23

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw
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7.20.2023

JBI PARTNERS
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972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN

SHEET 2 OF 17

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 2.02

Plotted by: anoriega Plot Date: 7/20/2023 2:34 PM
Drawing: H:\Projects\ROS020 Sandbrock Ph. 13\Phase 13\Engineering\dwg\ROS020-PH13-GR.dwg Saved By: anoriega Save Time: 7/20/2023 2:32 PM

RECORD DRAWINGS

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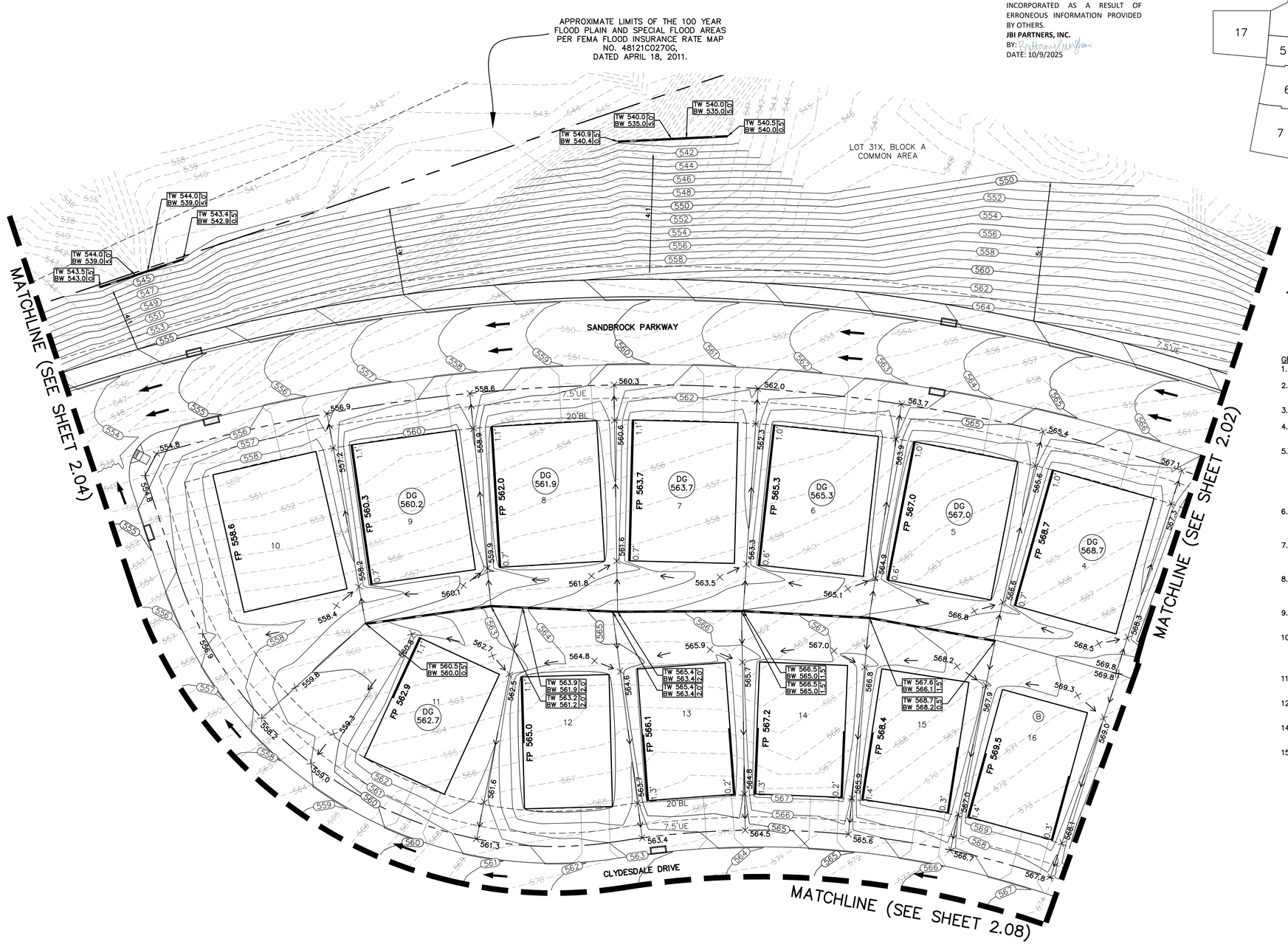
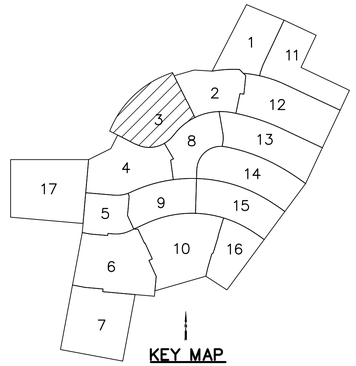
JBI PARTNERS, INC.
BY: Brittany Crenshaw
DATE: 10/9/2025





KEY MAP
N.T.S.

LEGEND

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	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
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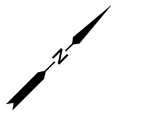

GRAPHIC SCALE 1"=30'
30 0 30 60

BENCHMARKS:

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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw
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3.17.2023

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972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN

SHEET 3 OF 17

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 2.03

Plotted by: jcourville Plot Date: 3/17/2023 11:52 AM

Drawing: H:\Projects\ROS020 Sandbrock Ph. 13\Phase 13\Engineering\dwg\ROS020-PH13-GR.dwg Saved By: jcourville Save Time: 3/16/2023 11:42 AM

RECORD DRAWINGS

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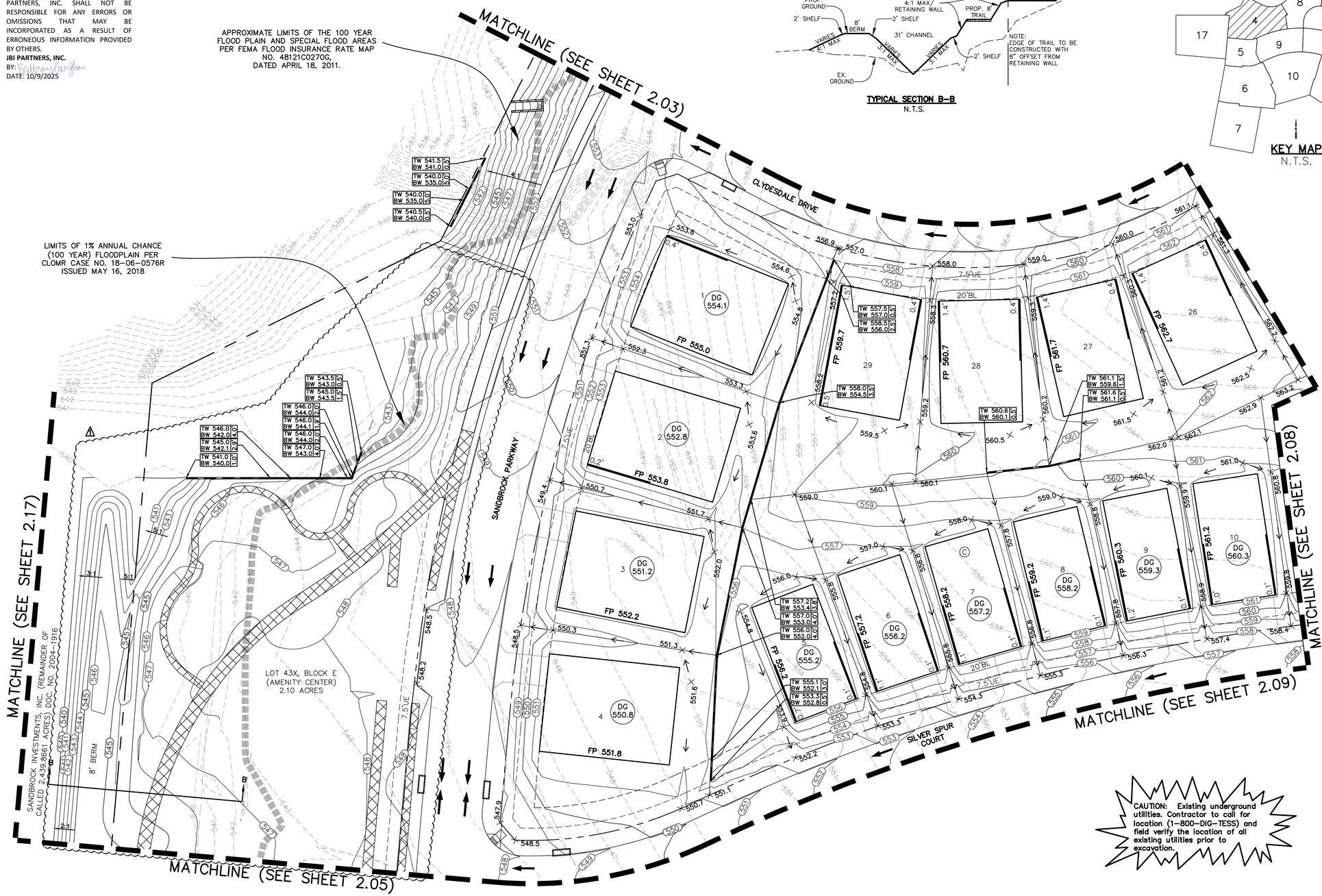
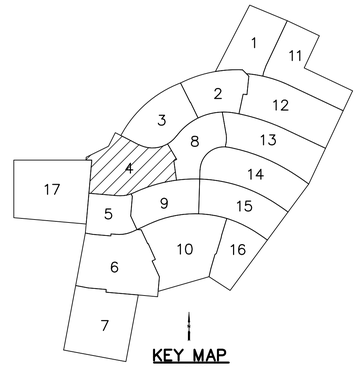
JBI PARTNERS, INC.

BY: Brittany Crenshaw

DATE: 10/9/2025



TYPICAL SECTION B-B
N.T.S.



KEY MAP
N.T.S.

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EX.TW 560.1 / EX.BW 558.1	EXISTING ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 / BW 482.0	ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 / BW 482.0	FUTURE ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
485	PROPOSED MAJOR CONTOUR
484	PROPOSED MINOR CONTOUR
×479.3	PROPOSED GROUND ELEVATION
705	EXISTING MAJOR CONTOUR
706	EXISTING MINOR CONTOUR
EX. 479.3	EXISTING GROUND ELEVATION
	PROP. STORM DRAINAGE FLOW
	PROP. LOT DRAINAGE FLOW DIRECTION
1.0'	GRADE BEAM – NOT TO EXCEED 18" WITH DESIGN
DG 485.0	GARAGE ELEVATION TO ACHIEVE 12% DRIVEWAY SLOPE

GRADING NOTES

1. Storm water pollution prevention plan (SWPPP) to be completely implemented prior to any grading work.
2. Grading shall not create lot–to–lot drainage condition unless approved by city or district engineer during design and easements are provided.
3. Retaining walls to be placed entirely on the high side lot, unless otherwise noted.
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12. The maintenance of retaining walls shall be the responsibility of the property owner on which the retaining wall is located.
14. All portions of proposed retaining walls including foundations, footings etc. shall not extend into the right–of–way. Refer to standard details for retaining wall details and specifications.
15. Work shall be done in accordance with the Geotechnical Report #G221136 by Alpha Testing, dated July 29, 2022.

CAUTION: Existing underground utilities. Contractor to call for location (1–800–DIG–TESS) and field verify the location of all existing utilities prior to excavation.

NOTES:

LOTS MARKED WITH ✳ ARE TO BE MASS GRADED BUT NOT FINAL BENCHED

CONTRACTOR TO MAINTAIN 3:1 SIDE SLOPES MAX ON BERMS & 4:1 SIDE SLOPES ON DITCHES

GARAGES TO BE ON HIGH SIDE OF LOT UNLESS OTHERWISE SHOWN

N

GRAPHIC SCALE 1"=30'

30 0 30 60

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED RETAINING WALL & GRADING	AN	07/29/24

STATE OF TEXAS · BRITTANY DAY CRENSHAW · 131924 · LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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7.29.2024

JBI PARTNERS

2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN

SHEET 4 OF 17

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 2.04

Plotted by: anoriega Plot Date: 7/29/2024 8:25 AM

Drawing: H:\Projects\ROS020 Sandbrock Ph. 13\Phase 13\Engineering\dwg\ROS020-PH13-GR.dwg Saved By: anoriega Save Time: 7/26/2024 4:00 PM

RECORD DRAWINGS

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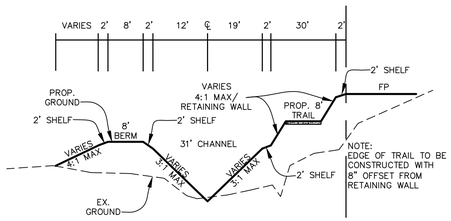
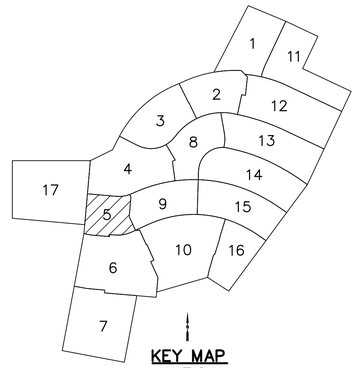
JBI PARTNERS, INC.

BY: Brittany Crenshaw

DATE: 10/9/2025



TYPICAL SECTION B–B
N.T.S.



KEY MAP
N.T.S.

LEGEND

FP 485.0	FINISHED PAD ELEVATION
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
EX.TW 560.1 / EX.BW 558.1	EXISTING ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
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705	EXISTING MAJOR CONTOUR
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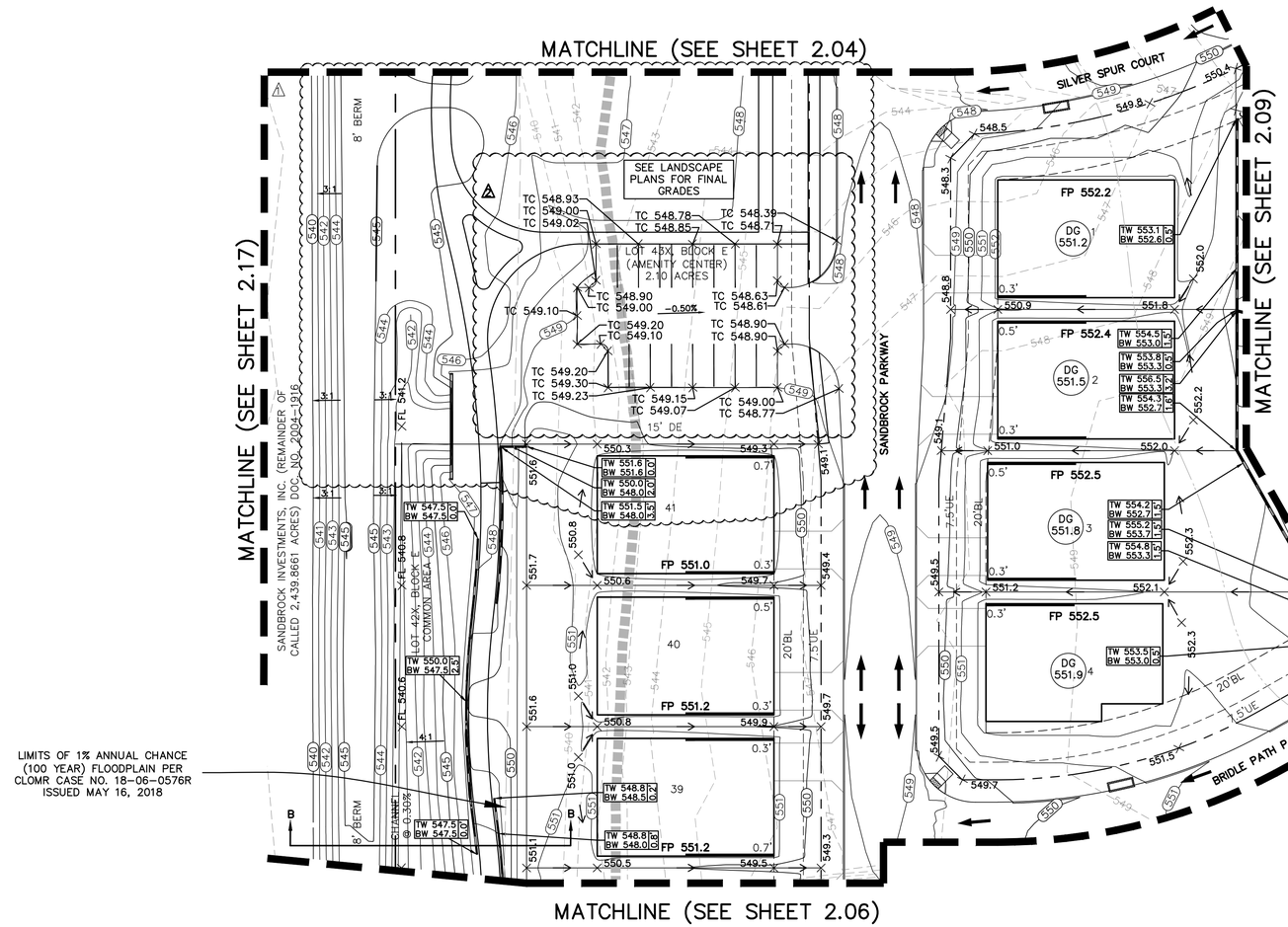
	PROP. STORM DRAINAGE FLOW
	PROP. LOT DRAINAGE FLOW DIRECTION
1.0'	GRADE BEAM – NOT TO EXCEED 18" WITH DESIGN
DG 485.0	GARAGE ELEVATION TO ACHIEVE 12% DRIVEWAY SLOPE



CAUTION: Existing underground utilities. Contractor to call for location (1–800–DIG–TESS) and field verify the location of all existing utilities prior to excavation.

NOTES:

LOTS MARKED WITH * ARE TO BE MASS GRADED BUT NOT FINAL BENCHED

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GARAGES TO BE ON HIGH SIDE OF LOT UNLESS OTHERWISE SHOWN

GRADING NOTES

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15. Work shall be done in accordance with the Geotechnical Report #G221136 by Alpha Testing, dated July 29, 2022.

N

GRAPHIC SCALE 1"=30'

30 0 30 60

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
2	ADDED GRADING LABELS	AN	11/27/23
1	REVISED GRADING	AN	10/11/23

STATE OF TEXAS · BRITTANY DAY CRENSHAW · 131924 · LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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11.27.2023

JBI PARTNERS

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Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN

SHEET 5 OF 17

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 2.05

Plotted by: anoriega Plot Date: 11/27/2023 2:35 PM

Drawing: H:\Projects\ROS020 Sandbrock Ph. 13\Phase 13\Engineering\dwg\ROS020-PH13-GR.dwg Saved By: anoriega Save Time: 11/27/2023 2:35 PM

RECORD DRAWINGS

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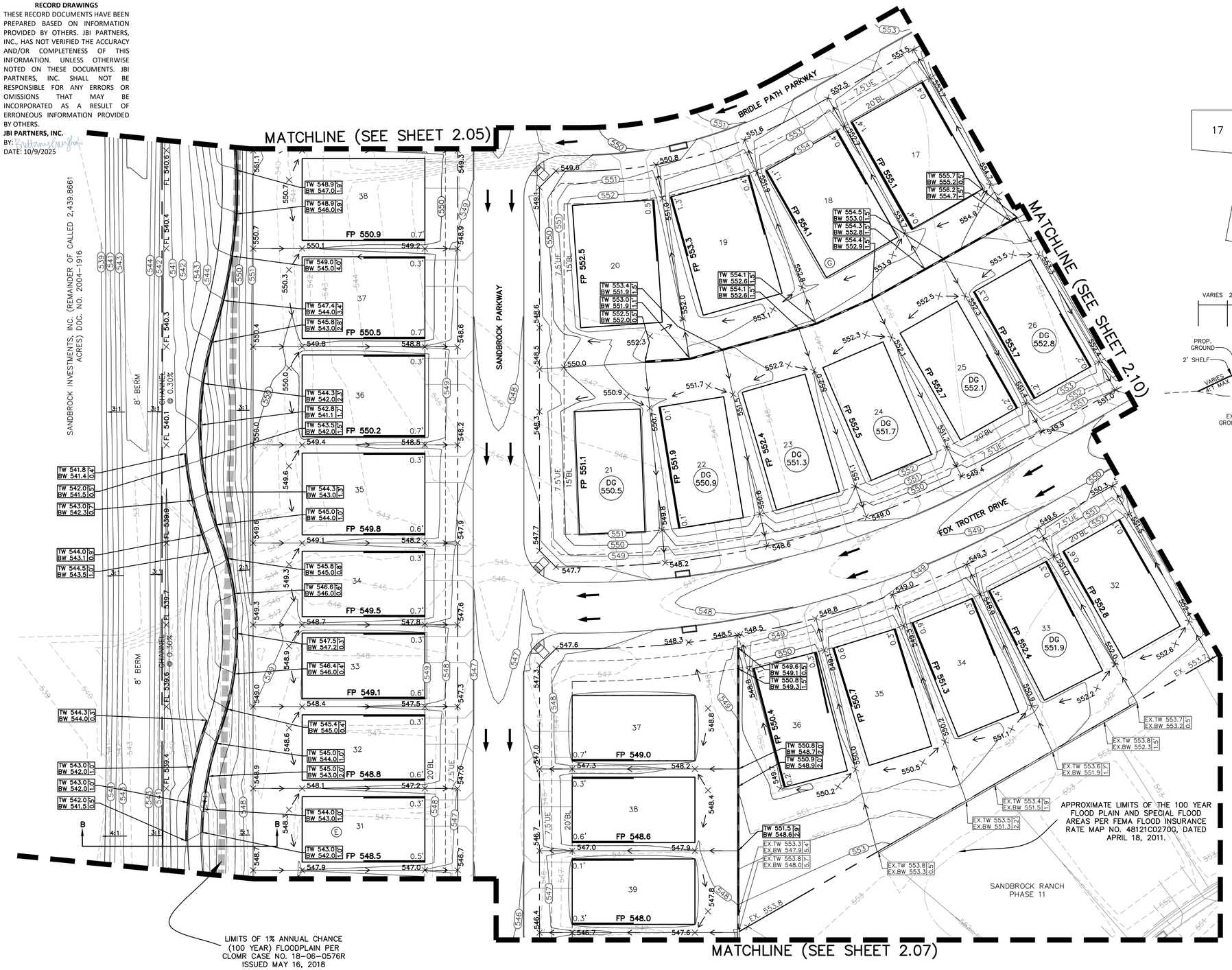
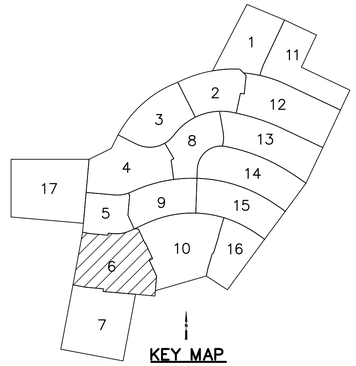
JBI PARTNERS, INC.

BY: Brittany Crenshaw

DATE: 10/9/2025





KEY MAP
N.T.S.

LEGEND

FP 485.0	FINISHED PAD ELEVATION
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
EX.TW 560.1 / EX.BW 558.1	EXISTING ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
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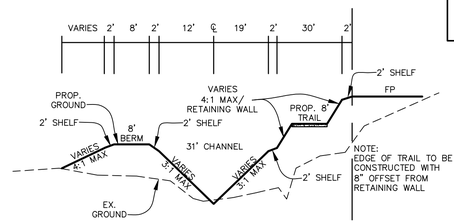

TYPICAL SECTION B–B
N.T.S.

NOTES:

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N

GRAPHIC SCALE 1"=30'

30 0 30 60

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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3.17.2023

JBI PARTNERS

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Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN

SHEET 6 OF 17

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 2.06

Plotted by: jcourville Plot Date: 3/17/2023 11:54 AM

Drawing: H:\Projects\ROS020 Sandbrock Ph. 13\Phase 13\Engineering\dwg\ROS020-PH13-GR.dwg Saved By: jcourville Save Time: 3/16/2023 11:42 AM

RECORD DRAWINGS

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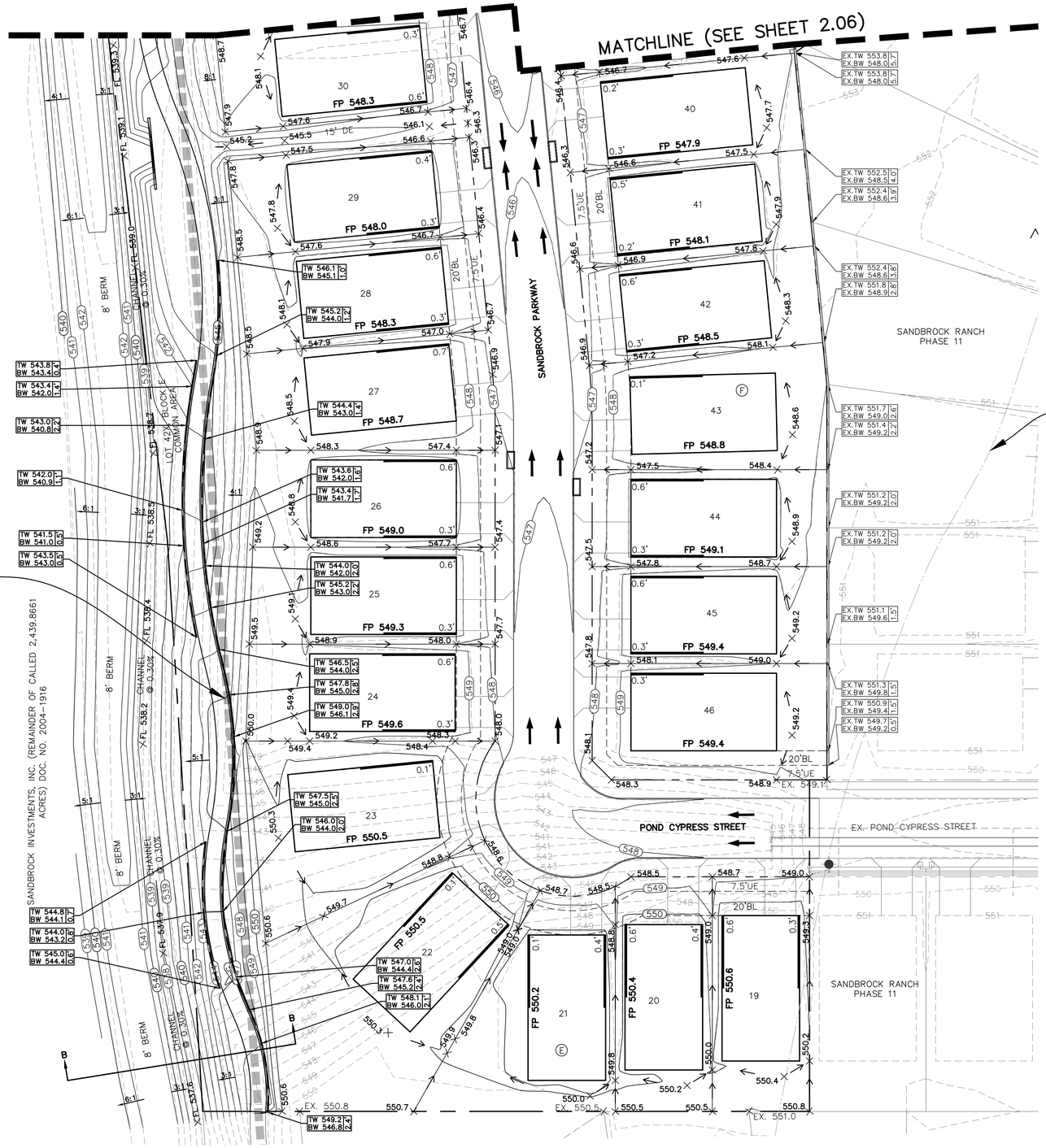
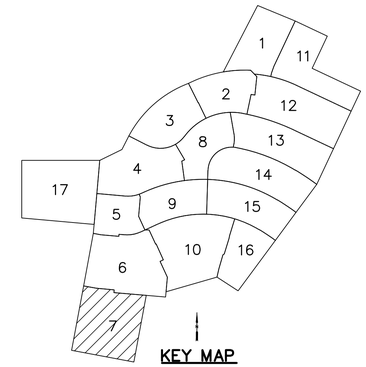
JBI PARTNERS, INC.

BY: Brittany Crenshaw

DATE: 10/9/2025





KEY MAP
N.T.S.

LEGEND

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	EXISTING RETAINING WALL
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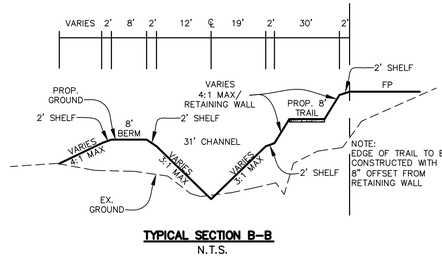

TYPICAL SECTION B–B
N.T.S.

APPROXIMATE LIMITS OF THE 100 YEAR FLOOD PLAIN AND SPECIAL FLOOD AREAS PER FEMA FLOOD INSURANCE RATE MAP NO. 48121C0270G, DATED APRIL 18, 2011.

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30 0 30 60

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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS · BRITTANY DAY CRENSHAW · 131924 · LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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3.20.2023

JBI PARTNERS

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Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN

SHEET 7 OF 17

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 2.07

Plotted by: tperkins Plot Date: 3/20/2023 2:09 PM

Drawing: H:\Projects\ROS020 Sandbrock Ph. 13\Phase 13\Engineering\dwg\ROS020-PH13-GR.dwg Saved By: jcourville Save Time: 3/17/2023 12:07 PM

RECORD DRAWINGS

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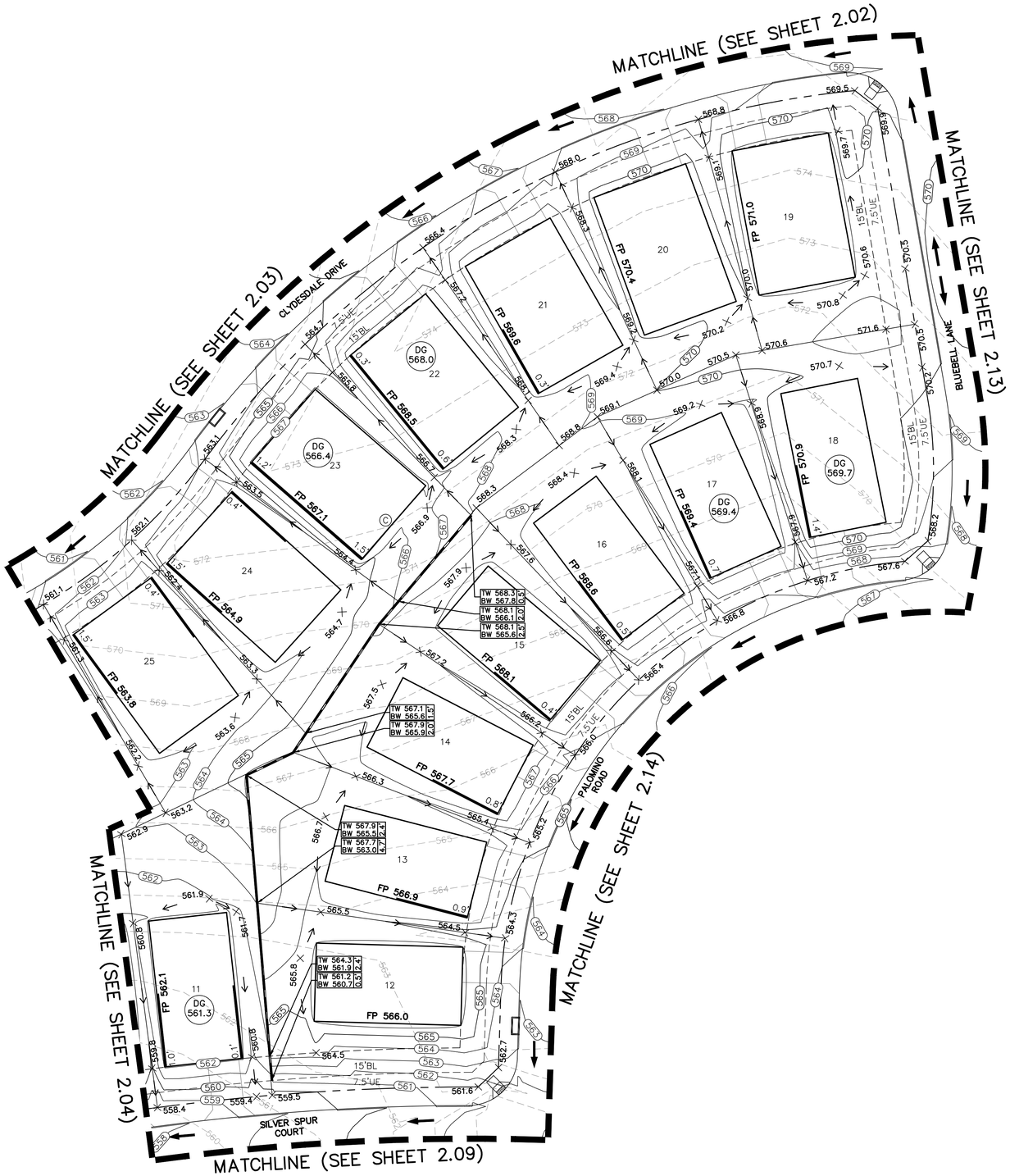
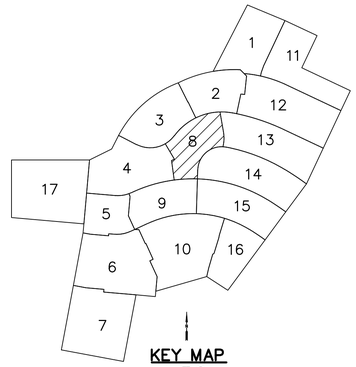
JBI PARTNERS, INC.

BY: Brittany Crenshaw

DATE: 10/9/2025





KEY MAP
N.T.S.

LEGEND

FP 485.0	FINISHED PAD ELEVATION
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
EX.TW 560.1 EX.BW 558.1	EXISTING ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 BW 482.0	ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 BW 482.0	FUTURE ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
485	PROPOSED MAJOR CONTOUR
484	PROPOSED MINOR CONTOUR
×479.3	PROPOSED GROUND ELEVATION
705	EXISTING MAJOR CONTOUR
706	EXISTING MINOR CONTOUR
EX. 479.3	EXISTING GROUND ELEVATION
	PROP. STORM DRAINAGE FLOW
	PROP. LOT DRAINAGE FLOW DIRECTION
1.0'	GRADE BEAM – NOT TO EXCEED 18" WITH DESIGN
DG 485.0	GARAGE ELEVATION TO ACHIEVE 12% DRIVEWAY SLOPE

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

NOTES:

LOTS MARKED WITH * ARE TO BE MASS GRADED BUT NOT FINAL BENCHED

CONTRACTOR TO MAINTAIN 3:1 SIDE SLOPES MAX ON BERMS & 4:1 SIDE SLOPES ON DITCHES

GARAGES TO BE ON HIGH SIDE OF LOT UNLESS OTHERWISE SHOWN

GRADING NOTES

1. Storm water pollution prevention plan (SWPPP) to be completely implemented prior to any grading work.
2. Grading shall not create lot-to-lot drainage condition unless approved by city or district engineer during design and easements are provided.
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N

GRAPHIC SCALE 1"=30'

30 0 30 60

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS · BRITTANY DAY CRENSHAW · 131924 · LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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3.17.2023

JBI PARTNERS

2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN

SHEET 8 OF 17

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 2.08

Plotted by: jcourville Plot Date: 3/17/2023 11:55 AM

Drawing: H:\Projects\ROS020 Sandbrock Ph. 13\Phase 13\Engineering\dwg\ROS020-PH13-GR.dwg Saved By: jcourville Save Time: 3/16/2023 11:42 AM

RECORD DRAWINGS

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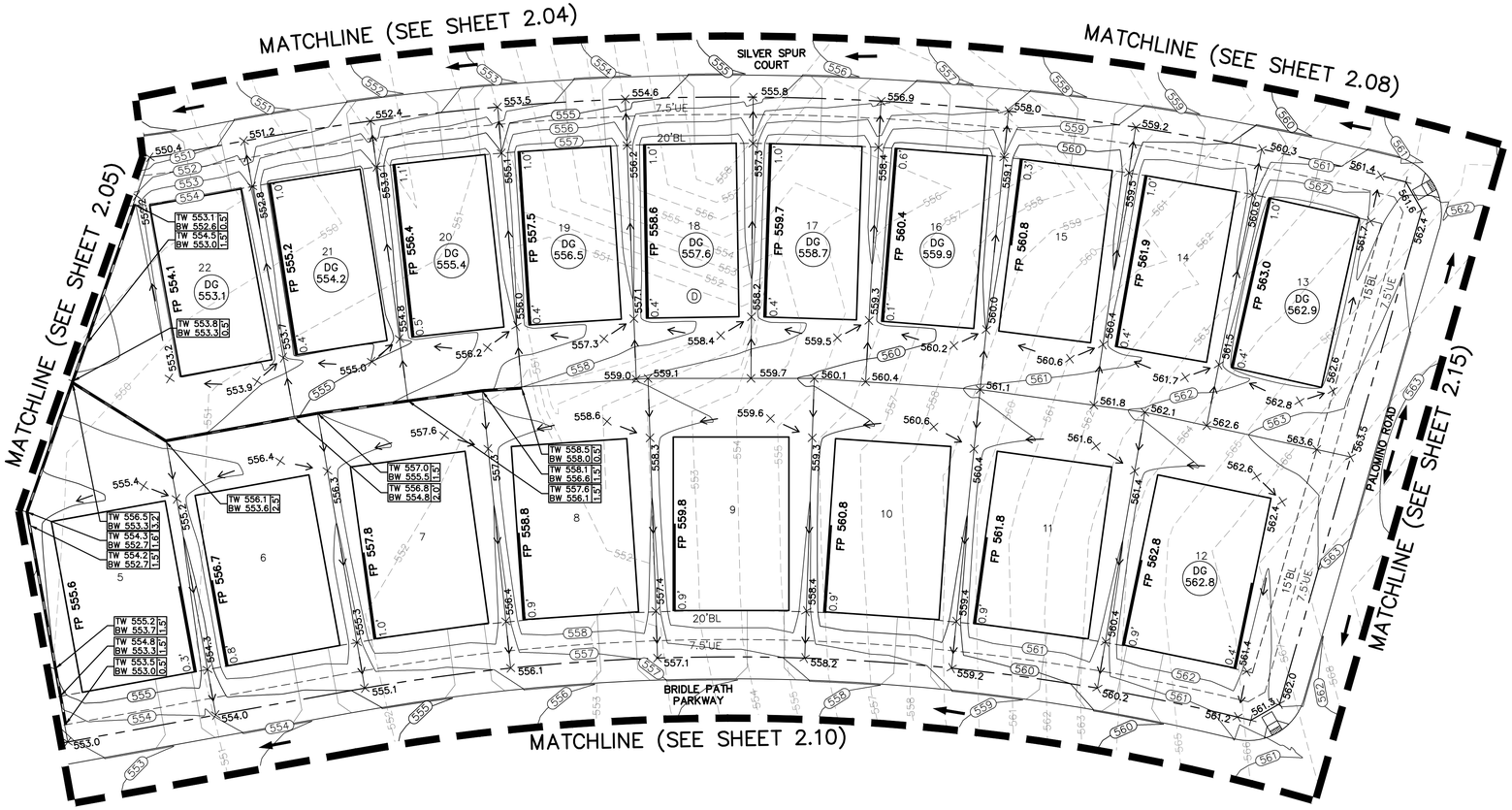
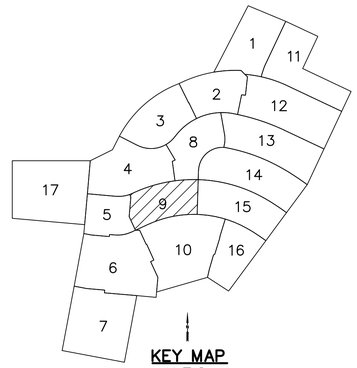
JBI PARTNERS, INC.

BY: Brittany Crenshaw

DATE: 10/9/2025





KEY MAP
N.T.S.

LEGEND

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30 0 30 60

BENCHMARKS:

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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER
3.17.2023

Brittany Crenshaw

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JBI PARTNERS

2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN

SHEET 9 OF 17

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 2.09

Plotted by: jcourville Plot Date: 3/17/2023 11:55 AM

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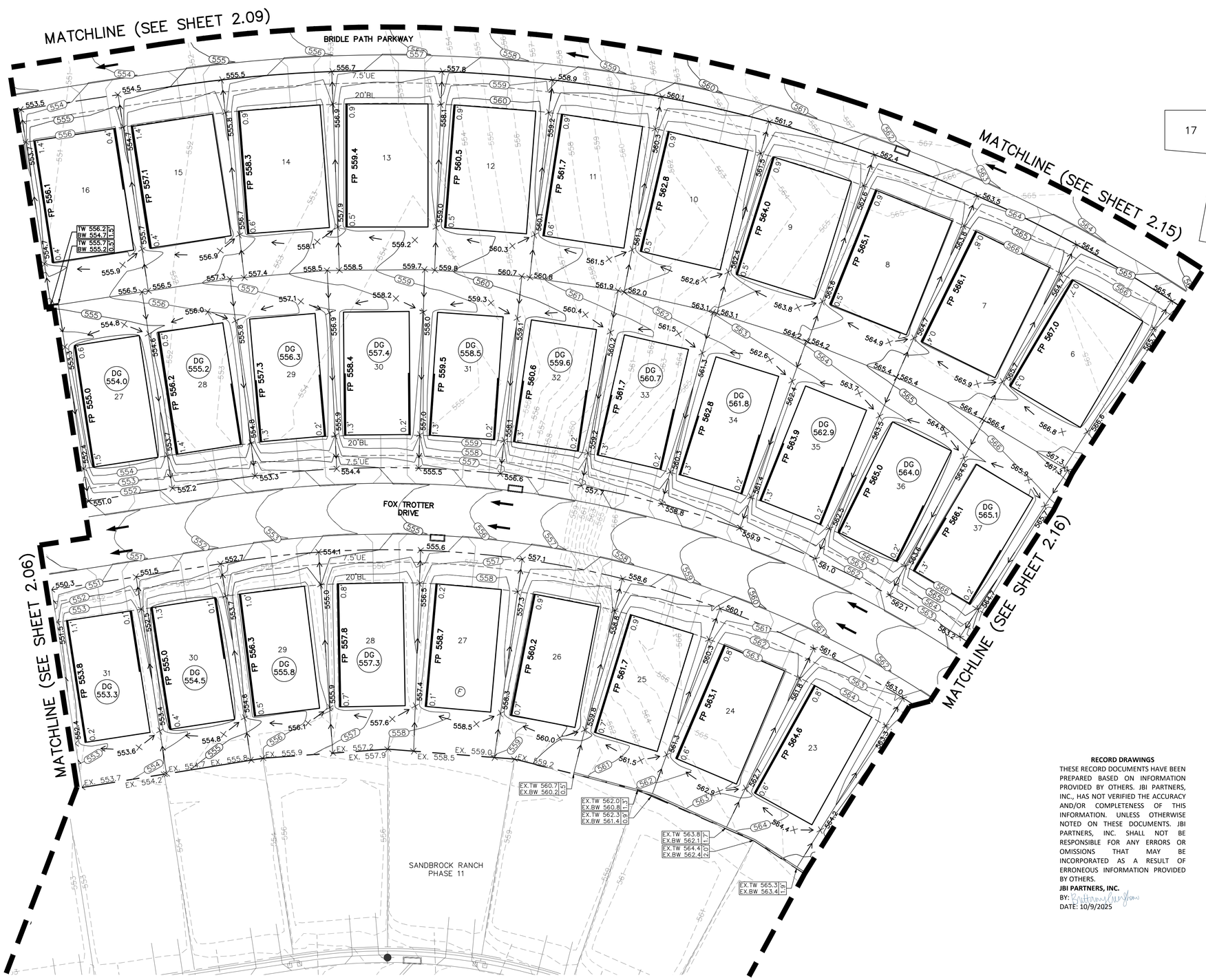

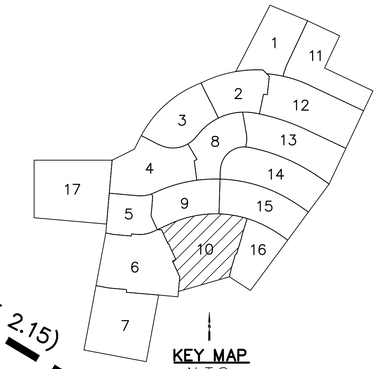

KEY MAP
N.T.S.

LEGEND

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	EXISTING RETAINING WALL
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RECORD DRAWINGS

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JBI PARTNERS, INC.

BY: Brittany Crenshaw

DATE: 10/9/2025

N

GRAPHIC SCALE 1"=30'

30 0 30 60

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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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3.17.2023

JBI PARTNERS
2121 Midway Road
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TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN

SHEET 10 OF 17

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 2.10

Plotted by: jcourville Plot Date: 3/17/2023 11:56 AM

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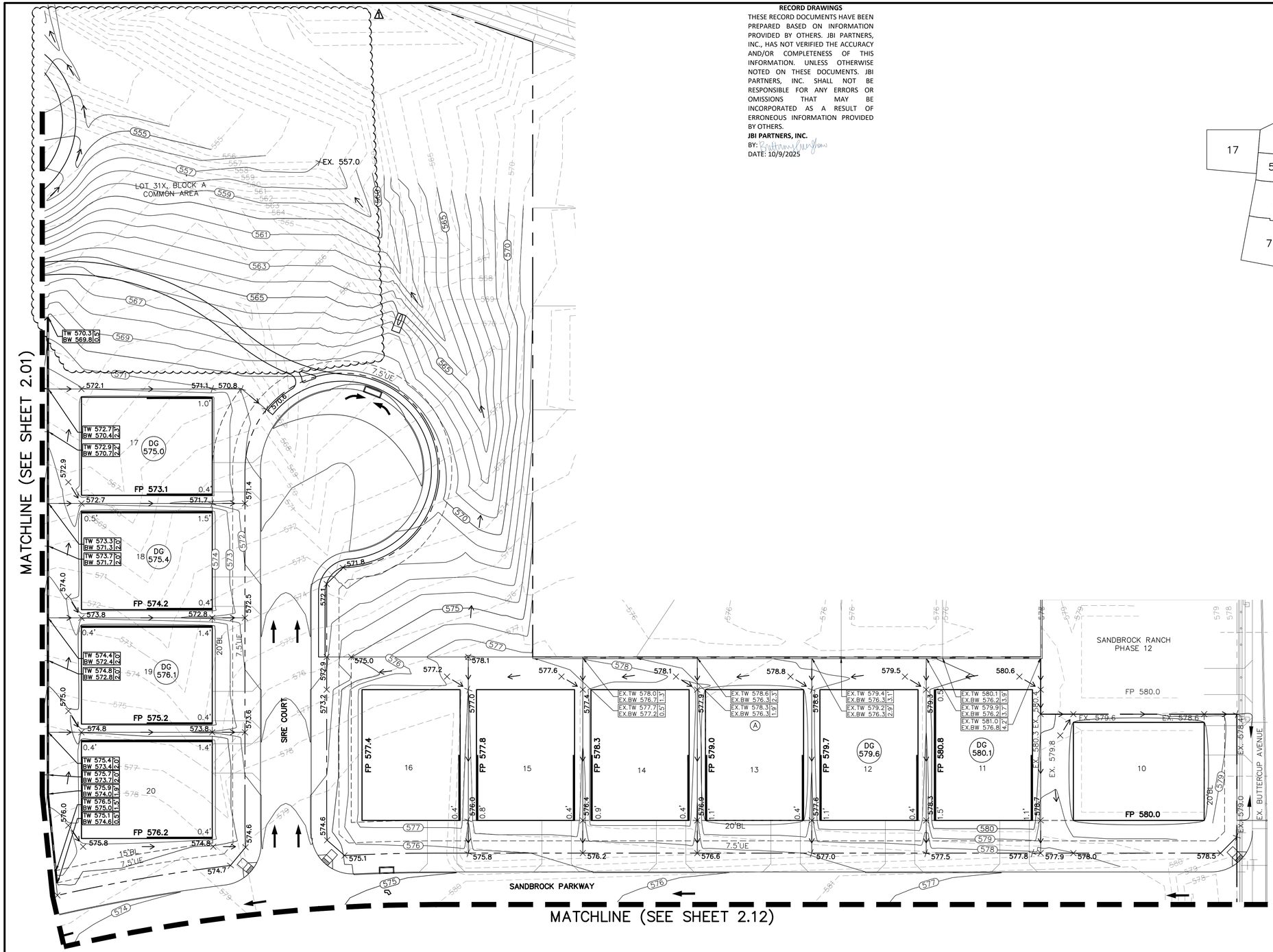

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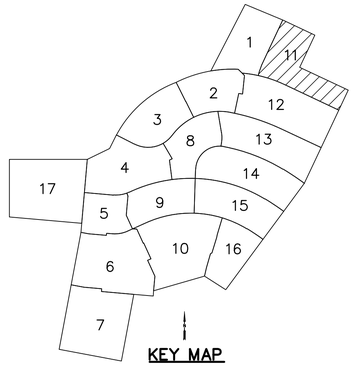
JBI PARTNERS, INC.

BY: Brittany Crenshaw

DATE: 10/9/2025



KEY MAP
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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED GRADING	AN	7/20/23

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw
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7.20.2023

JBI PARTNERS
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TBPE No. F-438
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GRADING PLAN

SHEET 11 OF 17

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 2.11

Plotted by: anoriega Plot Date: 7/20/2023 3:00 PM
Drawing: H:\Projects\ROS020 Sandbrock Ph. 13\Phase 13\Engineering\dwg\ROS020-PH13-GR.dwg Saved By: anoriega Save Time: 7/20/2023 2:40 PM

RECORD DRAWINGS

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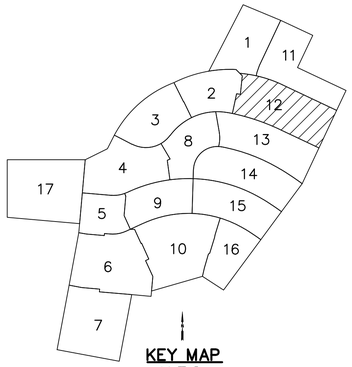
JBI PARTNERS, INC.

BY: Brittany Crenshaw

DATE: 10/9/2025



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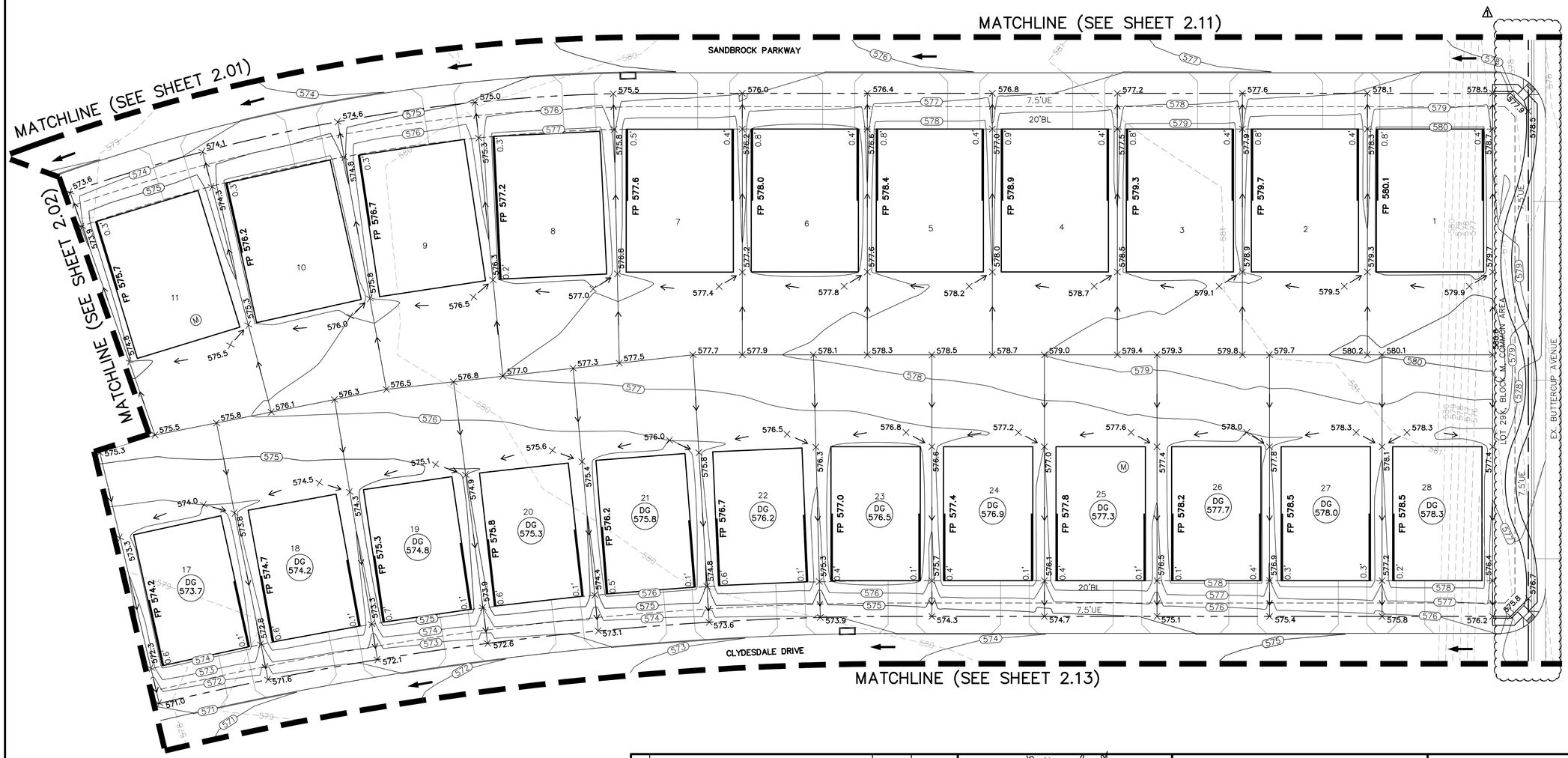
EX. 479.3	EXISTING GROUND ELEVATION
	PROP. STORM DRAINAGE FLOW
	PROP. LOT DRAINAGE FLOW DIRECTION
1.0'	GRADE BEAM – NOT TO EXCEED 18" WITH DESIGN
DG 485.0	GARAGE ELEVATION TO ACHIEVE 12% DRIVEWAY SLOPE



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GRAPHIC SCALE 1"=30'

30 0 30 60

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED GRADING	AN	7/20/23

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER
7.20.2023

Brittany Crenshaw

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JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN

SHEET 12 OF 17

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 2.12

Plotted by: anoriega Plot Date: 7/20/2023 3:21 PM

Drawing: H:\Projects\ROS020 Sandbrock Ph. 13\Phase 13\Engineering\dwg\ROS020-PH13-GR.dwg Saved By: anoriega Save Time: 7/20/2023 3:19 PM

RECORD DRAWINGS

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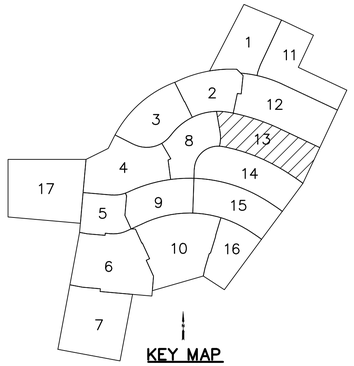
JBI PARTNERS, INC.

BY: Brittany Crenshaw

DATE: 10/9/2025



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GARAGES TO BE ON HIGH SIDE OF LOT UNLESS OTHERWISE SHOWN

LEGEND

FP 485.0	FINISHED PAD ELEVATION
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
EX.TW 560.1 / EX.BW 558.1	EXISTING ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 / BW 482.0	ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 / BW 482.0	FUTURE ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
485	PROPOSED MAJOR CONTOUR
484	PROPOSED MINOR CONTOUR
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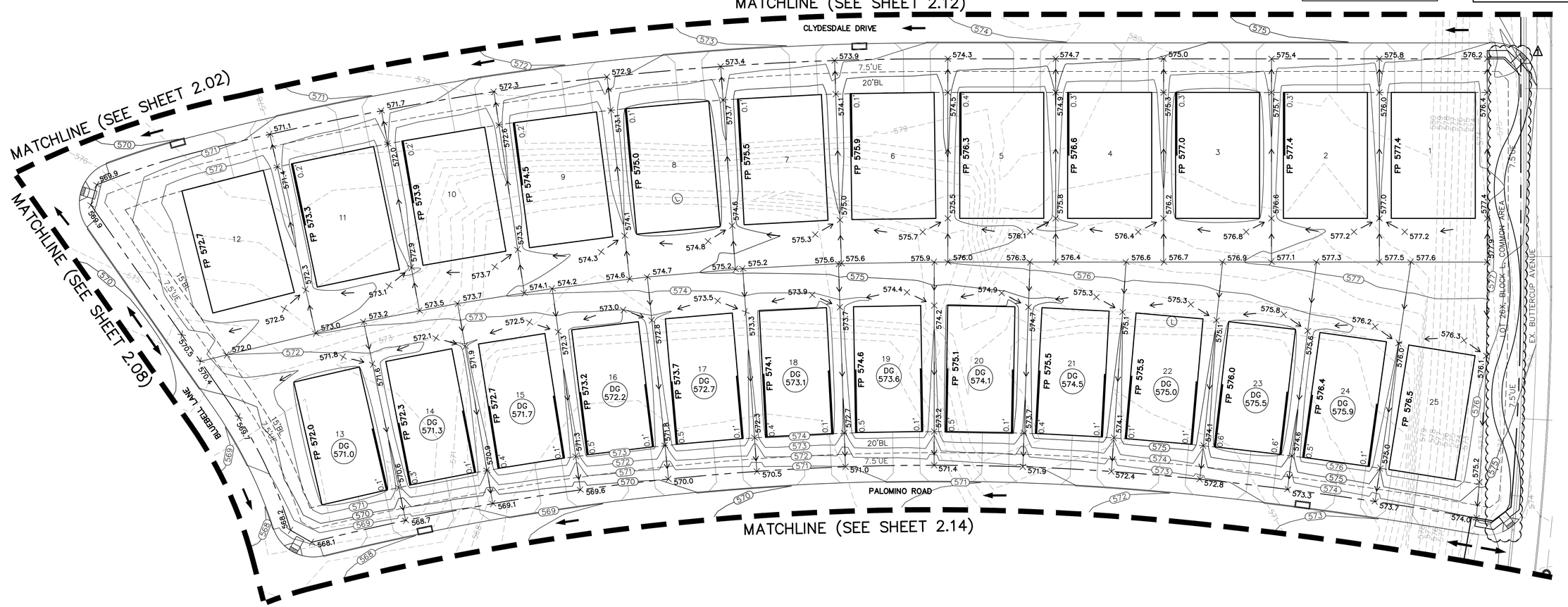

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1	REVISED GRADING	AN	7/20/23

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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JBI PARTNERS

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TBPLS No. 10076000

GRADING PLAN

SHEET 13 OF 17

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 2.13

Plotted by: anoriega Plot Date: 7/20/2023 3:21 PM

Drawing: H:\Projects\ROS020 Sandbrock Ph. 13\Engineering\dwg\ROS020-PH13-GR.dwg Saved By: anoriega Save Time: 7/20/2023 3:19 PM

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JBI PARTNERS, INC.

BY: Brittany Crenshaw

DATE: 10/9/2025

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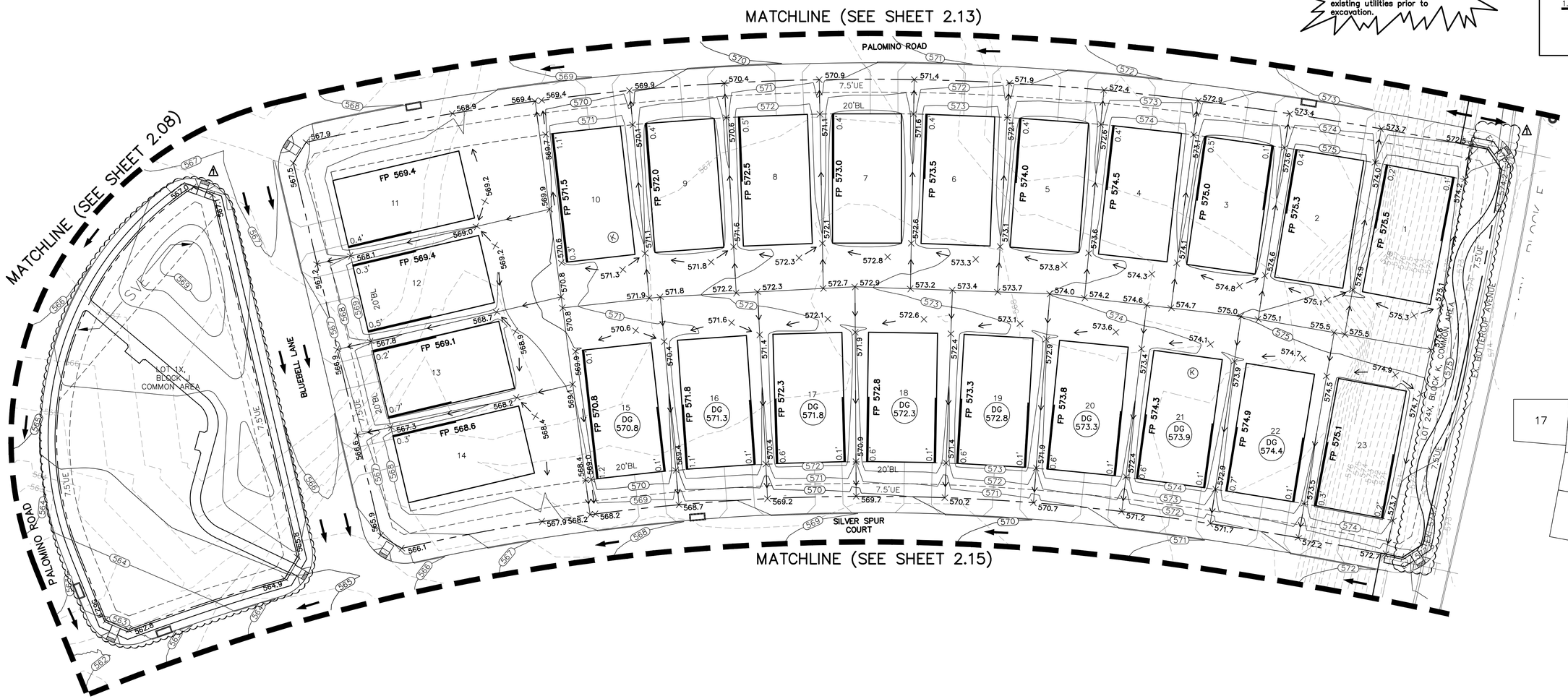

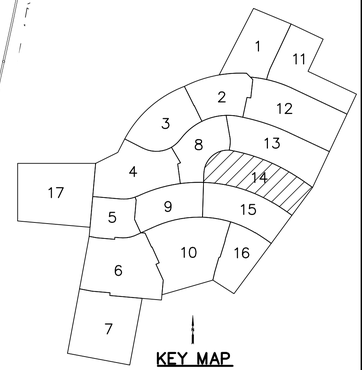

KEY MAP
N.T.S.

GRAPHIC SCALE 1"=30'

30 0 30 60

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1	REVISED GRADING	AN	7/20/23

STATE OF TEXAS – BRITTANY DAY CRENSHAW – 131924 – LICENSED PROFESSIONAL ENGINEER

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7.20.2023

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GRADING PLAN

SHEET 14 OF 17

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 2.14

Plotted by: anoriega Plot Date: 7/20/2023 3:22 PM

Drawing: H:\Projects\ROS020 Sandbrock Ph. 13\Phase 13\Engineering\dwg\ROS020-PH13-GR.dwg Saved By: anoriega Save Time: 7/20/2023 3:19 PM

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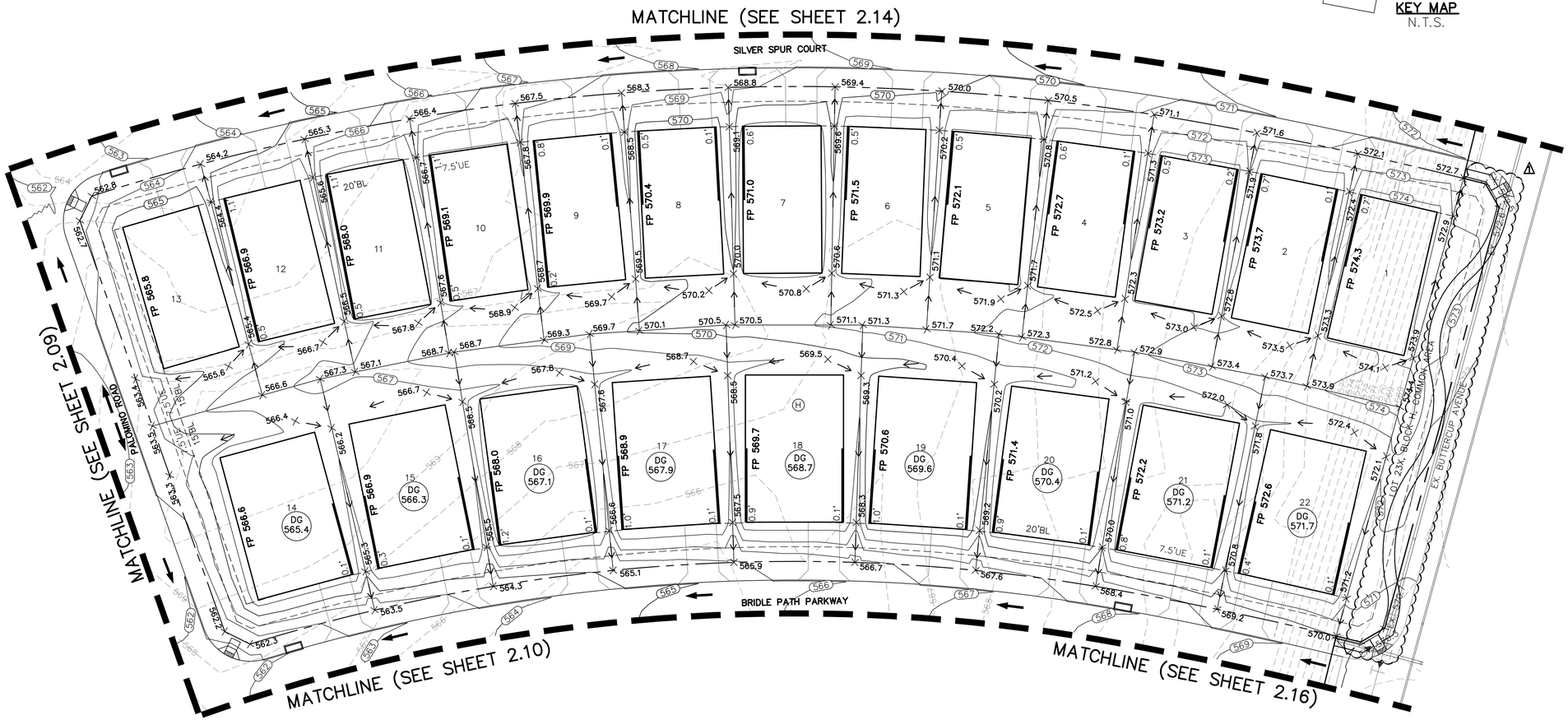

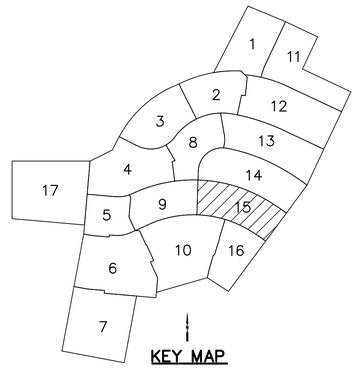

KEY MAP
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GRADING PLAN

SHEET 15 OF 17

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 2.15

Plotted by: anoriega Plot Date: 7/20/2023 3:23 PM

Drawing: H:\Projects\ROS020 Sandbrock Ph. 13\Phase 13\Engineering\dwg\ROS020-PH13-GR.dwg Saved By: anoriega Save Time: 7/20/2023 3:19 PM

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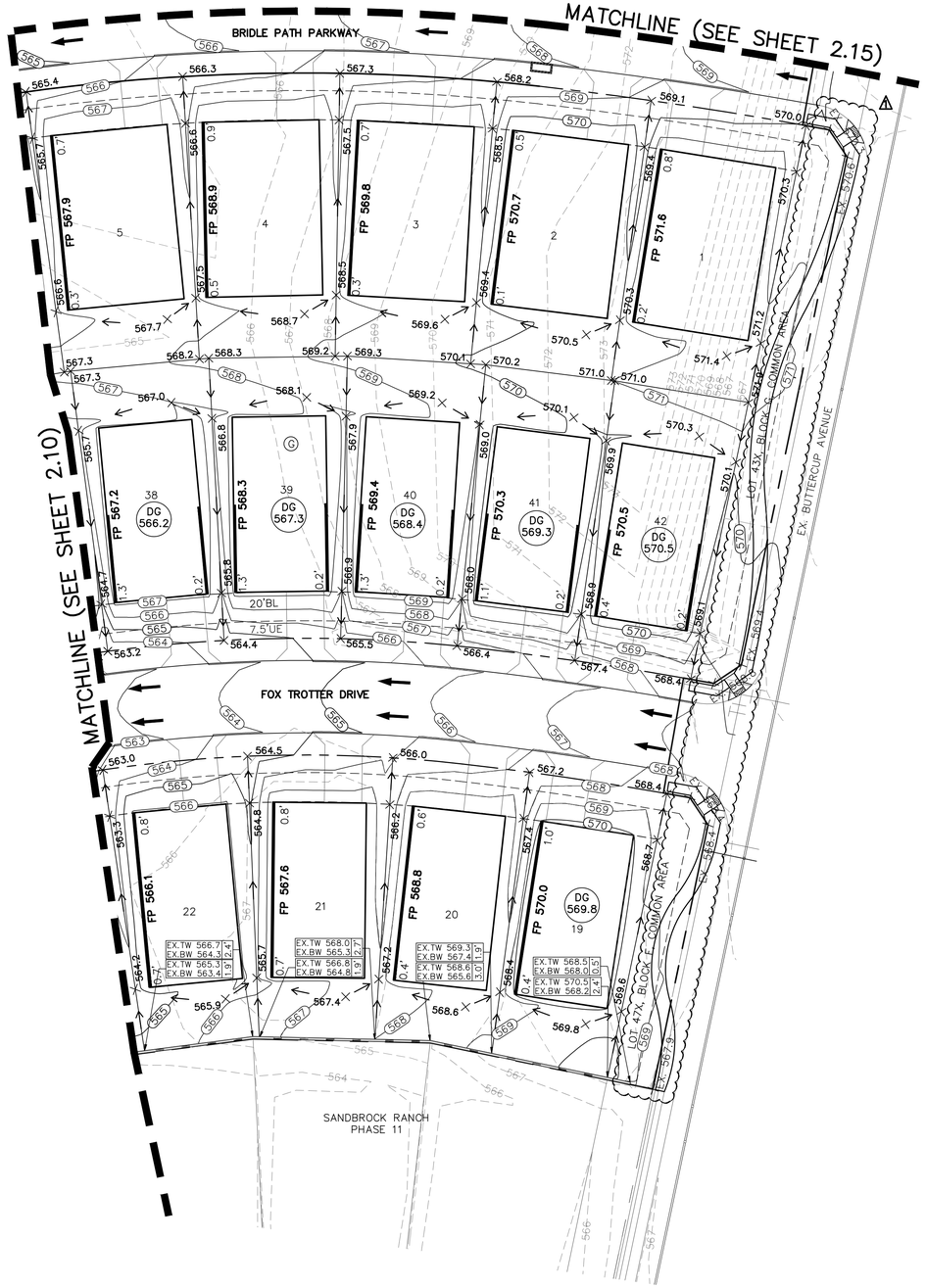

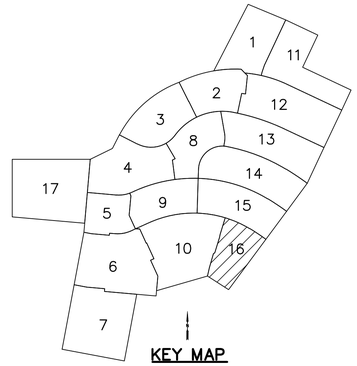

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12. The maintenance of retaining walls shall be the responsibility of the property owner on which the retaining wall is located.
14. All portions of proposed retaining walls including foundations, footings etc. shall not extend into the right–of–way. Refer to standard details for retaining wall details and specifications.
15. Work shall be done in accordance with the Geotechnical Report #G221136 by Alpha Testing, dated July 29, 2022.

GRAPHIC SCALE 1"=30'

30 0 30 60

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED GRADING	AN	7/20/23

STATE OF TEXAS · BRITTANY DAY CRENSHAW · 131924 · LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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7.20.2023

JBI PARTNERS

2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN

SHEET 16 OF 17

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 2.16

Plotted by: anoriega Plot Date: 7/20/2023 3:25 PM

Drawing: H:\Projects\ROS020 Sandbrock Ph. 13\Phase 13\Engineering\dwg\ROS020-PH13-GR.dwg Saved By: anoriega Save Time: 7/20/2023 3:24 PM

RECORD DRAWINGS

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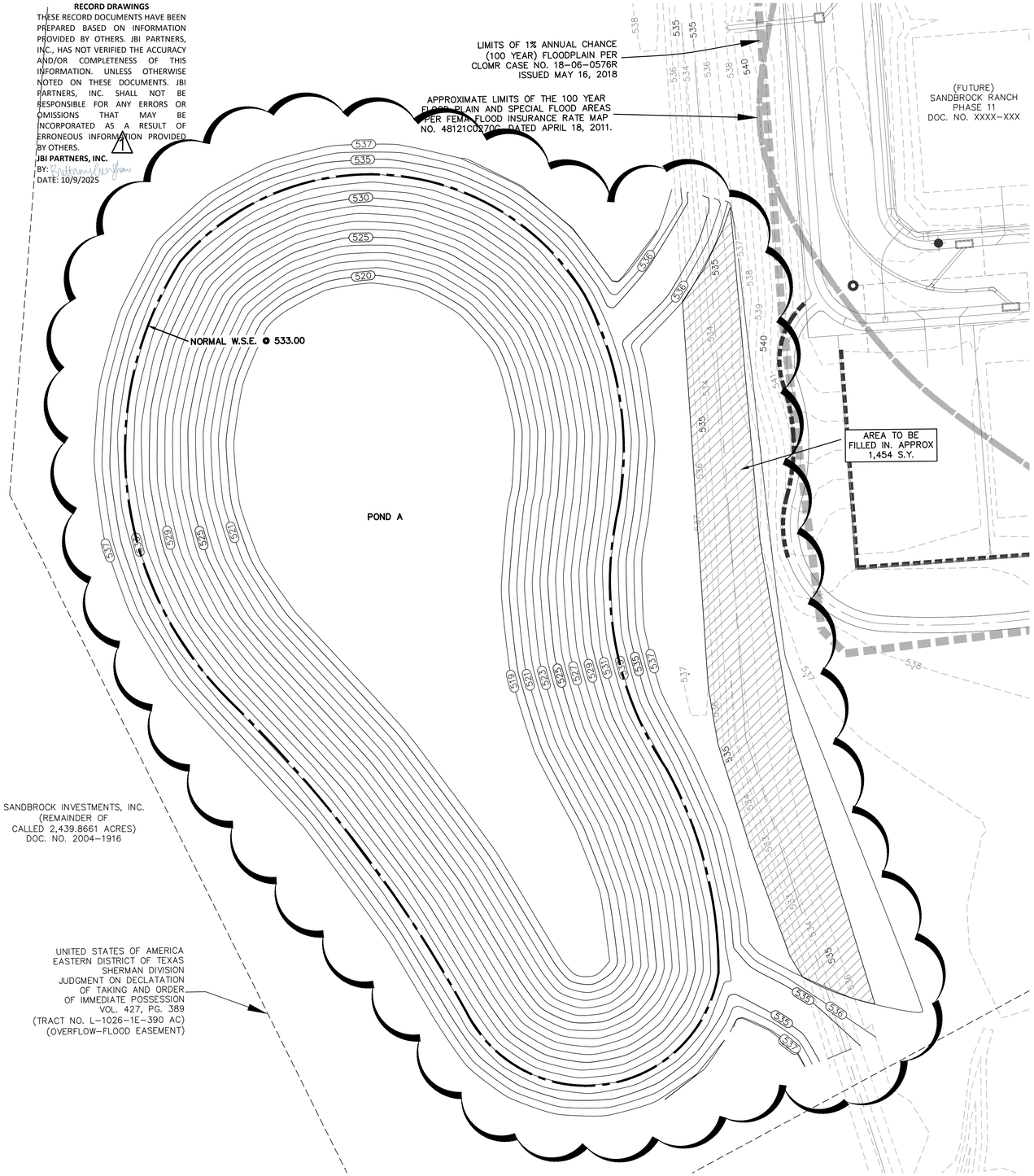
JBI PARTNERS, INC.

BY: Brittany Crenshaw

DATE: 10/9/2025



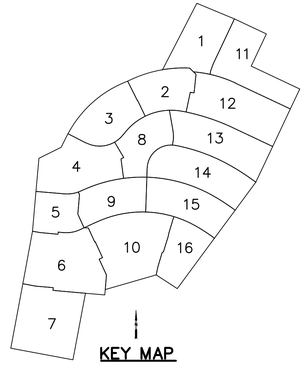
NOTES:

LOTS MARKED WITH * ARE TO BE MASS GRADED BUT NOT FINAL BENCHED

CONTRACTOR TO MAINTAIN 3:1 SIDE SLOPES MAX ON BERMS & 4:1 SIDE SLOPES ON DITCHES

GARAGES TO BE ON HIGH SIDE OF LOT UNLESS OTHERWISE SHOWN

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.



KEY MAP
N.T.S.

17

GRADING NOTES

1. Storm water pollution prevention plan (SWPPP) to be completely implemented prior to any grading work.
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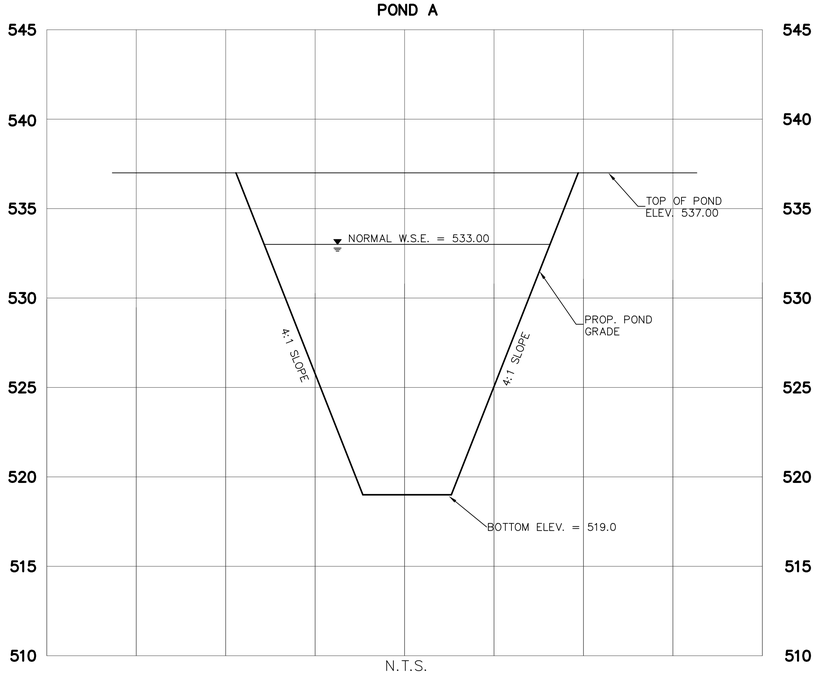
POND A



N.T.S.

LEGEND

FP 485.0	FINISHED PAD ELEVATION
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
EX.TW 560.1 / EX.BW 558.1	EXISTING ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 / BW 482.0	ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 / BW 482.0	FUTURE ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
485	PROPOSED MAJOR CONTOUR
484	PROPOSED MINOR CONTOUR
×479.3	PROPOSED GROUND ELEVATION
705	EXISTING MAJOR CONTOUR
706	EXISTING MINOR CONTOUR
EX. 479.3	EXISTING GROUND ELEVATION
	PROP. STORM DRAINAGE FLOW
	PROP. LOT DRAINAGE FLOW DIRECTION
1.0'	GRADE BEAM - NOT TO EXCEED 18" WITH DESIGN
DG 485.0	GARAGE ELEVATION TO ACHIEVE 12% DRIVEWAY SLOPE

BENCHMARKS:

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BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED POND	AN	3/29/23

STATE OF TEXAS · BRITTANY DAY CRENSHAW · 131924 · LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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3.29.2023

JBI PARTNERS

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TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN

SHEET 17 OF 17

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 2.17

GRAPHIC SCALE 1"=30'

30 0 30 60

Plotted by: anoriega Plot Date: 3/29/2023 10:57 AM

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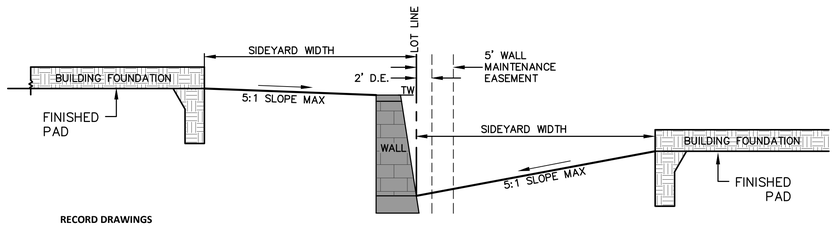

RECORD DRAWINGS

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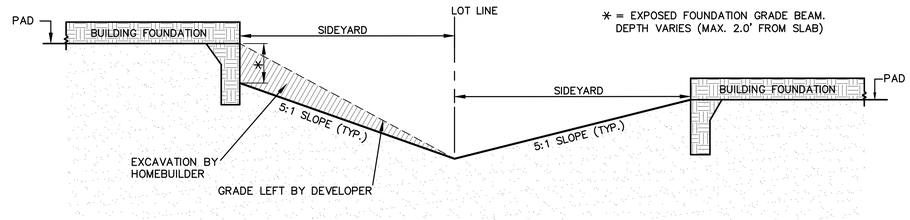
JBI PARTNERS, INC.

BY:

DATE: 10/9/2025

TYPICAL SECTION OF SIDEYARD SWALE W/ WALL

N.T.S.

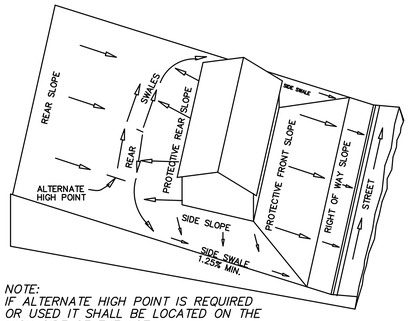


TYPICAL SECTION OF SIDEYARD SWALE W/ DROPPED GRADE BEAM.

N.T.S.

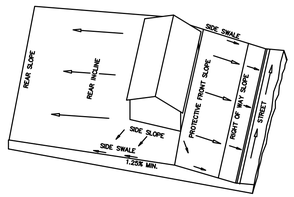
GUIDELINES FOR LOT GRADING and RETAINING WALLS

Drainage Types:	Type A = back to front, B = split drainage, C = front to back Lot to lot drainage is to be avoided, even if permissible by the City
Front Entry	No swales in the driveways with type C drainage Maximum 12% grade on driveway Maximum 12% grade on rear yard Maximum 15% grade on front yard Minimum 1.25% grade in the side yard swales from front to back
Rear Yard swales	With type A drainage, rear swale = 8' from pad then around to side (Maximum rear yard slope from swale to rear property line = 12%)
Side Yards	Maximum slope from pad to swale = 20% Maximum side-yard retaining walls = 4' Maximum beam exposure (from top of slab to grade) = 2.0' Optional dropped brick ledges when exposure exceeds 1.4' (Do not use dropped brick ledges to reduce retaining wall height if retaining wall is required.)
Assumptions for Drop Garages	1" Garage lip 1.5" Garage Apron 1% Fall across garage for 20' 3.5" Tire stop 6" Step Maximum 2 step drop garage



NOTE:
IF ALTERNATE HIGH POINT IS REQUIRED OR USED IT SHALL BE LOCATED ON THE HIGH SIDE OF THE LOT.

LOT GRADING TYPE A



LOT GRADING TYPE C

GRADING NOTES

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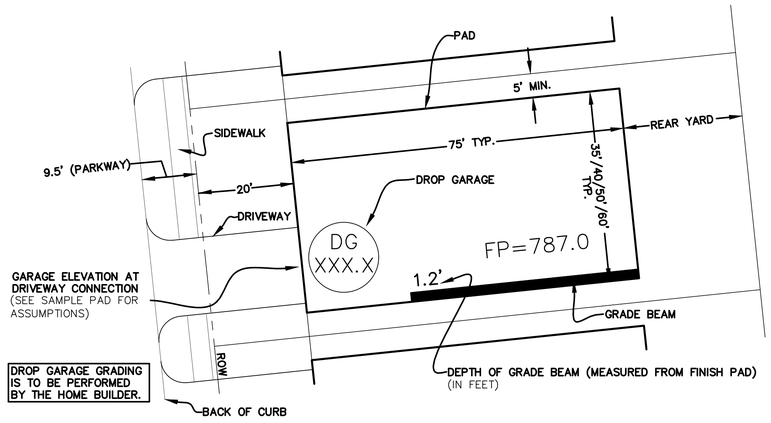
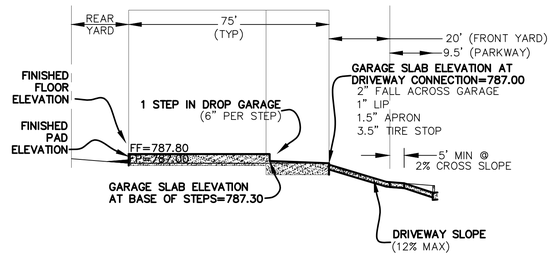


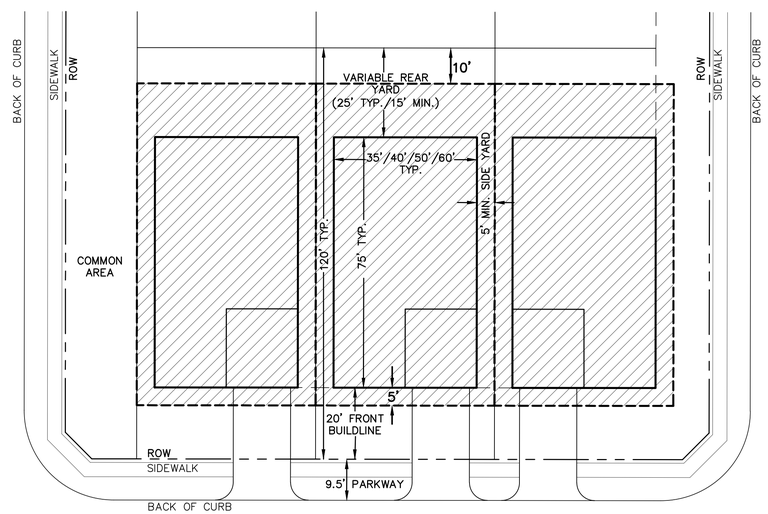
SAMPLE PAD (PLAN VIEW)

N.T.S.



SAMPLE PAD (ELEVATION VIEW)

N.T.S.



EXCAVATION NOTES:
1. DEPTH & LIMITS FOR MOISTURE CONDITIONING PER SHEET 2.19

TYPICAL PHASE 13 MOISTURE CONDITIONING & LOT DETAIL

N.T.S.

SANDBROCK 13 DIRT NUMBERS

	Approx. Grading Area (Ac)	Cut (cu yd)	Fill (cu yd) Factor=1	NET (cu yd)	Import/Export	Lots	Avg. Pad Size (ft x ft)	MC Pad Size (sq ft)	Moisture Cond. (cu yd)	Moisture Cond. (cu yd)	Moisture Cond. (cu yd)	Moisture Cond. (cu yd)	50% of Moisture Cond. (cu yd)	% Swell	Moisture Cond. (cu yd)	Utility Spoils (cu yd)	Front Yard Overcut (cu yd)	Cut (cu yd)	NET (cu yd)	Import/Export
		Unadjusted	*Unadjusted*	*Unadjusted*	*Unadjusted*			*(5' extra)*	*(Total @ 7 ft depth)*	*(Total @ 8 ft depth)*	*(Total @ 10 ft depth)*	*(Total @ 12 ft depth)*			*Swell*		*20 cu/lot*	*Adjusted*	*Adjusted*	*Adjusted*
						139	40x75	4,250	58,398	5,037	29,907	119,000	106,171		7,432					
SANDBROCK 13	77.3	145,864	234,138	88,274	IMPORT	94	50x75	5,100	64,789	3,022	47,222	40,800	77,917	7	5,454	16,850	2,240	191,537.80	**42,600**	IMPORT
						49	60x80	6,300	34,300	-	65,333	-	49,817		3,487					
						0	0	-		-			-	7	-	-	-			
POND	2.3	45,319	-	(45,319)	EXPORT	0	0	-		-			-		-	-		48,491	**(48,491)**	EXPORT
						0	0	-		-			-		-					
TOTAL	79.6	191,183	234,138	42,955	IMPORT	282			157,487	8,059	142,463	159,800	233,905		16,373	16,850	2,240	240,029	**(5,891)**	EXPORT

NOTES & ASSUMPTIONS

(1) Adjusted cut accounts for the dirt produced from utility spoils, 50% of swell from pad moisture conditioning, & swell from from cut
(2) Utility spoils are multiplied by a factor of 0.3 & added to account for manholes & services
(3) 50% of pad moisture cond. taken into account (cu yd) for swell
(4) Estimated swell is 7%
(5) Export = Cut Import = Fill
(6) Moisture conditioning depths from Alpha recommendations in report G221136 dated 7-29-22 & Builder's Recommendations dated 8-11-22 shown on Moisture Conditioning plan

JBI PARTNERS
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GRADING DETAILS

PROJECT NO. ROS020

SHEET NO. 2.18

SANDBROCK RANCH, PHASE 13

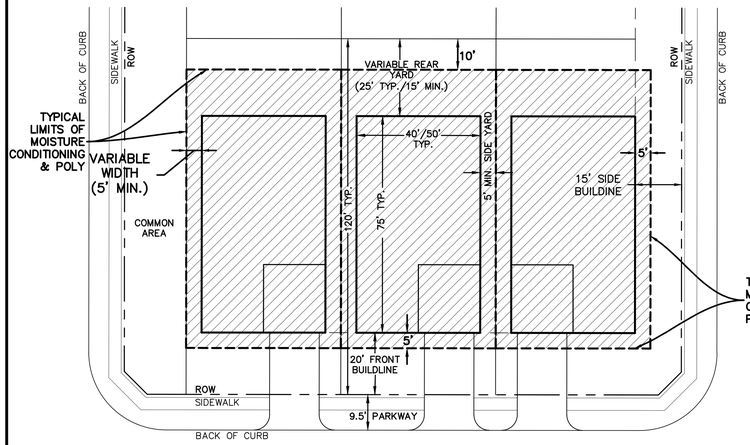
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

Plotted by: jcourville Plot Date: 3/17/2023 11:59 AM
Drawing: H:/Projects/ROS020 Sandbrock Ph. 13/Phase 13/Engineering/dwg/ROS020-PH13-GR.dwg Saved By: jcourville Save Time: 3/16/2023 11:42 AM

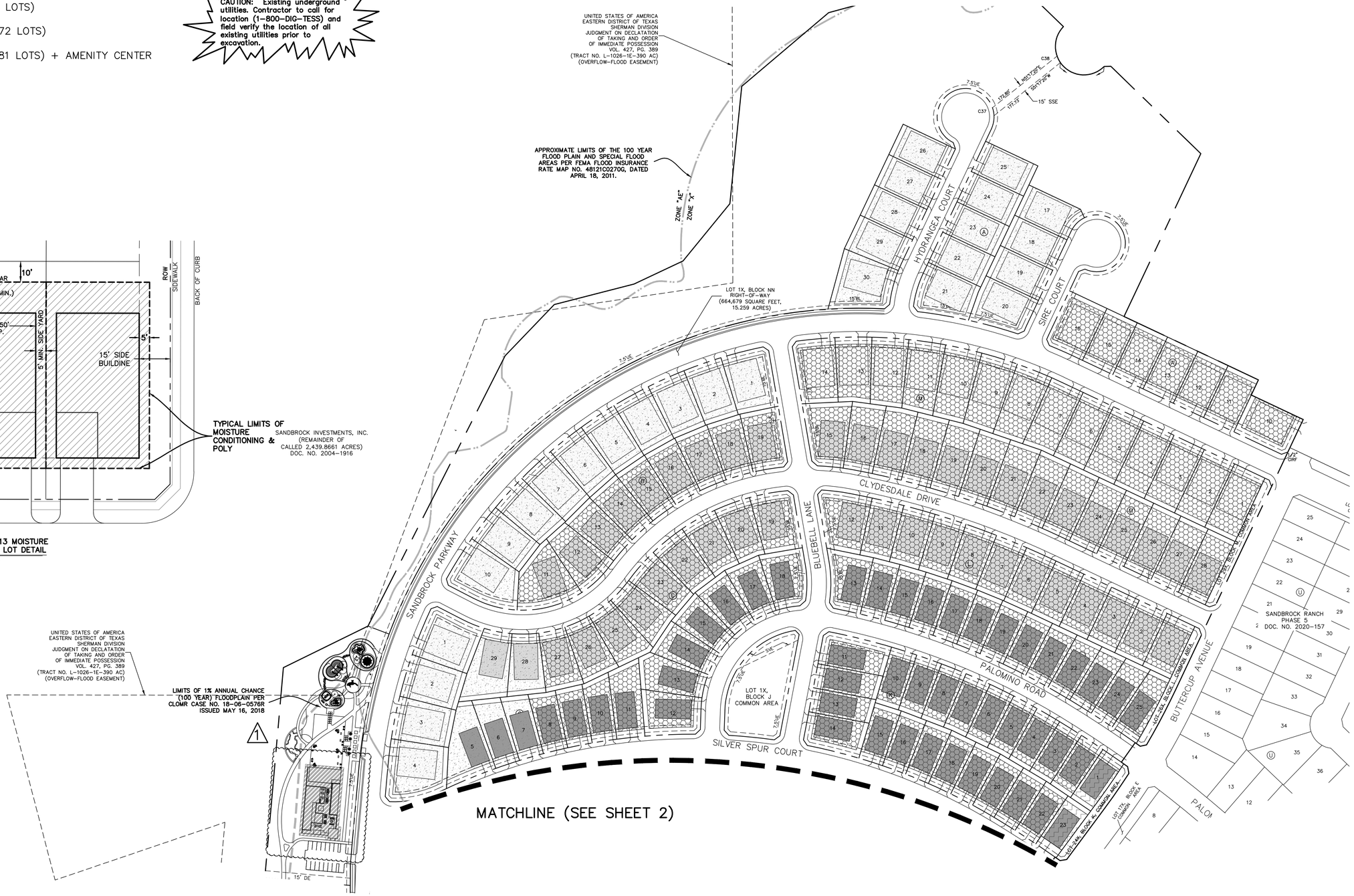
LEGEND

- 7' MOISTURE CONDITIONING DEPTH (123 LOTS)
- 8' MOISTURE CONDITIONING DEPTH (6 LOTS)
- 10' MOISTURE CONDITIONING DEPTH (72 LOTS)
- 12' MOISTURE CONDITIONING DEPTH (81 LOTS) + AMENITY CENTER
- 40'X75' PAD – 139
- 50'X75' PAD – 94
- 60'X80' PAD – 49

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.



TYPICAL PHASE 13 MOISTURE CONDITIONING & LOT DETAIL
N.T.S.



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BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED AMENITY CENTER & MOISTURE CONDITIONING EXTENTS	AN	4.19.23

JBI PARTNERS
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972.248.7676
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TBPLS No. 10076000

MOISTURE CONDITIONING EXHIBIT

SHEET 1 OF 2

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 2.19

Plotted by: anoriega Plot Date: 4/19/2023 4:10 PM
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LEGEND

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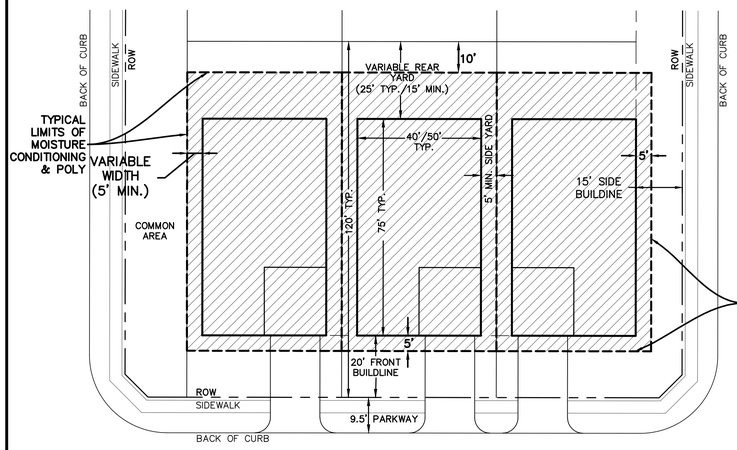
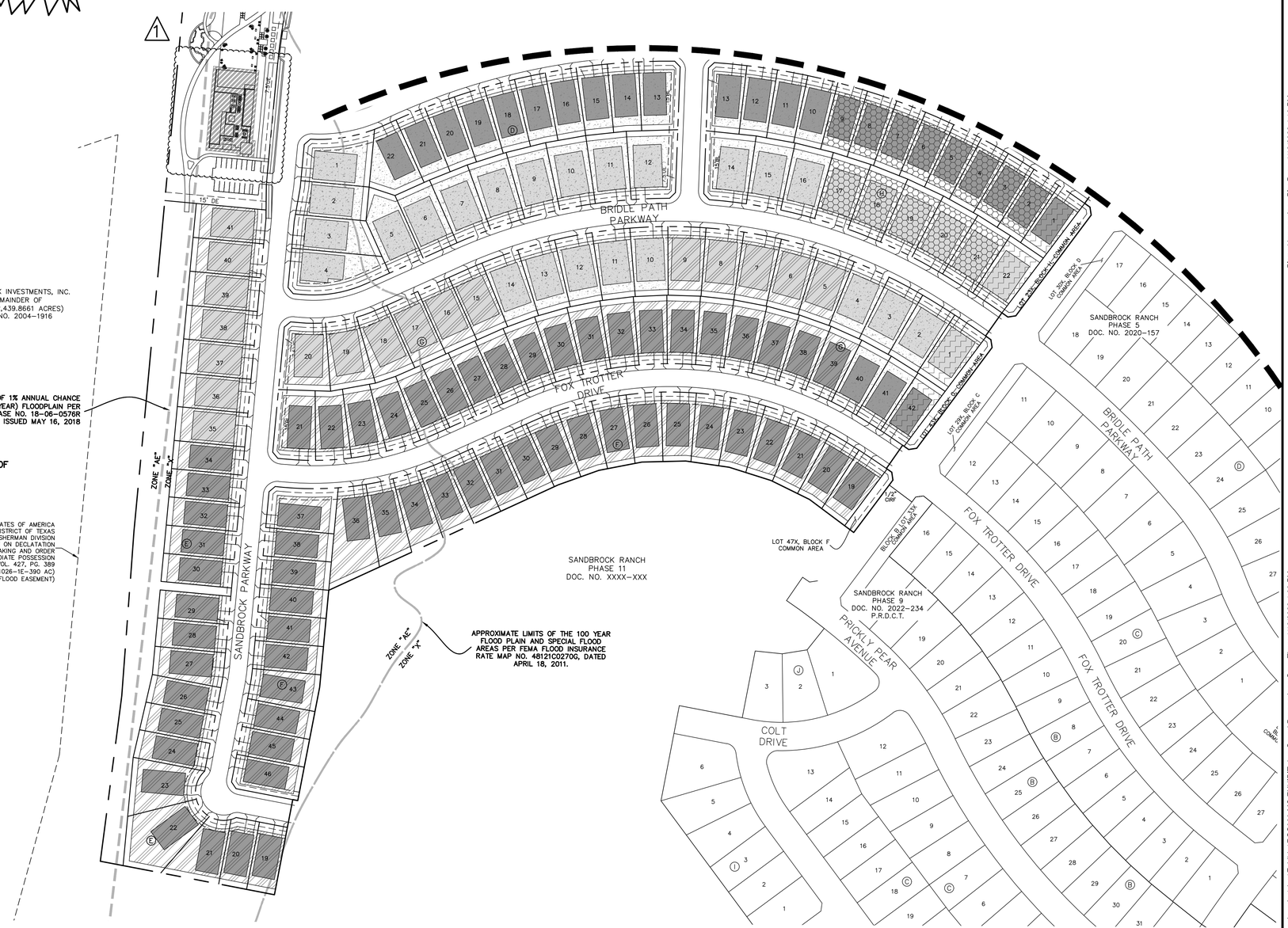
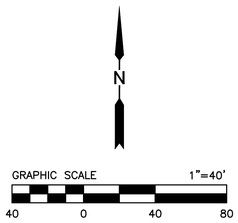


TYPICAL PHASE 12 MOISTURE CONDITIONING & LOT DETAIL

N.T.S.





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1	REVISED AMENITY CENTER & MOISTURE CONDITIONING EXTENTS	AN	4.19.23

JBI PARTNERS
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MOISTURE CONDITIONING EXHIBIT

SHEET 2

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 2.20

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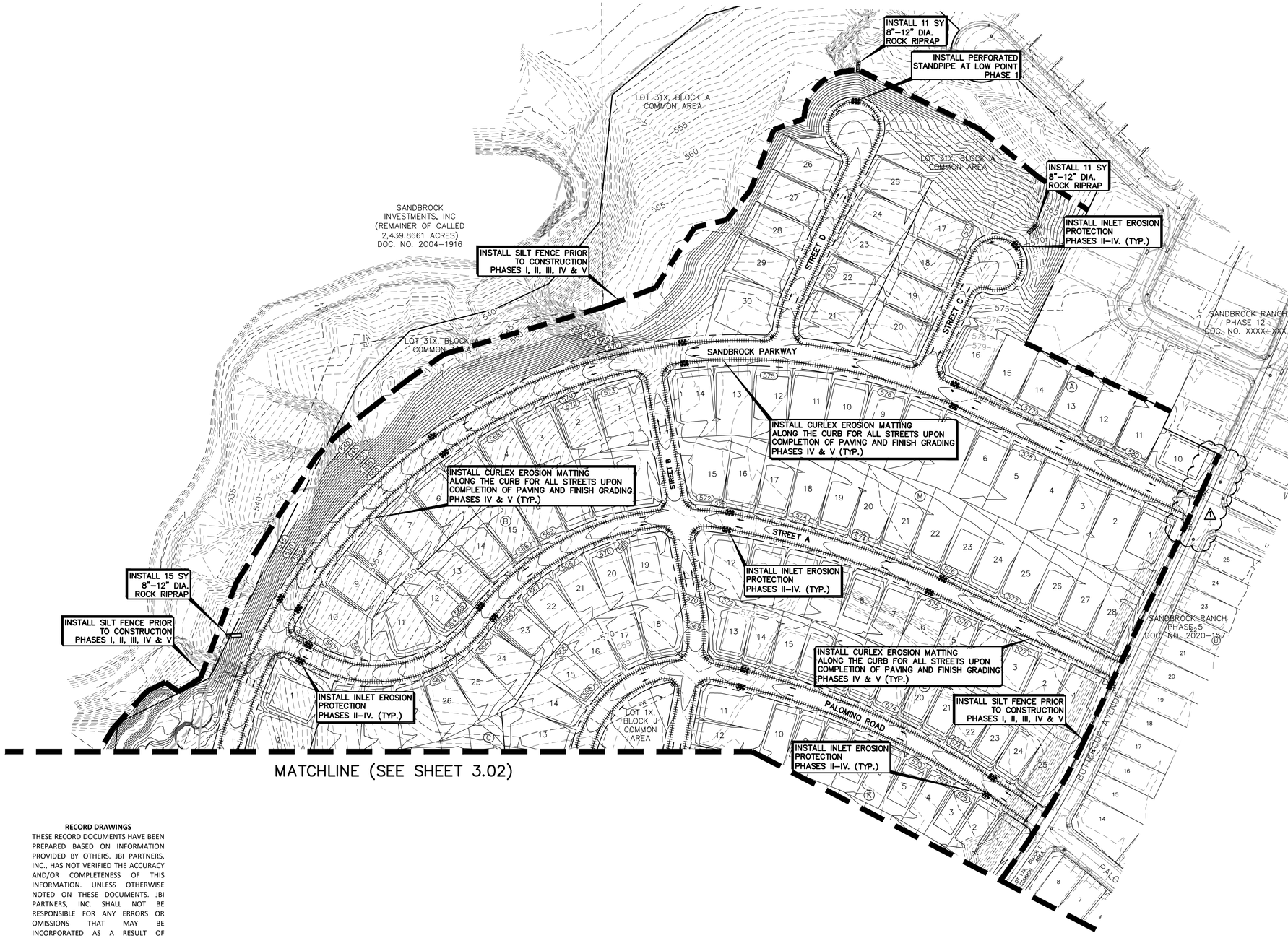

LEGEND

- 625 — EXISTING MAJOR CONTOUR ELEVATION
- 624 — EXISTING MINOR CONTOUR ELEVATION
- 725 — PROPOSED MAJOR CONTOUR ELEVATION
- 724 — PROPOSED MINOR CONTOUR ELEVATION
- INLET EROSION PROTECTION BY PAVING CONTRACTOR (TO BE REMOVED AFTER FINAL ACCEPTANCE)
- SILT FENCE EROSION CONTROL BY EARTHWORK CONTRACTOR
- DIRECTION OF FLOW FOR PROPOSED GRADING
- CURLEX (8') APPLIED AFTER PAVING & FINAL GRADING
- STABILIZED CONSTRUCTION ENTRANCE
- ROCK CHECK DAM
- EROSION CONTROL BLANKET
- RIP RAP

CAUTION: Existing underground utilities. Contractor to call for location (1–800–DIG–TESS) and field verify the location of all existing utilities prior to excavation.

NOTE:
ALL DISTURBED AREAS SHALL BE SEEDED IN ACCORDANCE WITH ITEM 3.10 OF THE NCTCOG STANDARD SPECIFICATIONS

CONSTRUCTION SCHEDULE

BEST MANAGEMENT PRACTICES TO BE INSTALLED	CONSTRUCTION PHASES	ACTIVITY TO BE PERFORMED	RESPONSIBILITES FOR INSTALLATION, MAINTENANCE, AND REMOVAL OF BEST MANAGEMENT PRACTICES
SILT FENCE CURLEX MATTING TEMPORARY STONE CONSTRUCTION ENTRY/EXIT CURB INLET PROTECTION ROCK CHECK DAM ROCK RIPRAP	PHASE I	ROUGH GRADING	EARTHWORK CONTRACTOR TO INSTALL AND MAINTAIN ALL OF B.M.P.'S DURING PHASE I.
	PHASE II	UTILITIES	UTILITY CONTRACTOR TO MAINTAIN ALL OF B.M.P.'S DURING PHASE II.
	PHASE III	PAVING	PAVING CONTRACTOR TO MAINTAIN ALL OF B.M.P.'S DURING PHASE III.
	PHASE IV	LANDSCAPING	EARTHWORK CONTRACTOR TO MAINTAIN ALL OF B.M.P.'S DURING PHASE IV.
	PHASE V	FINAL GRADING & SEEDING/SODDING	UPON FINAL SITE STABILIZATION, EARTHWORK CONTRACTOR TO REMOVE ALL OF B.M.P.'S AT THE END OF PHASE V.

DISTURBED LAND AREA: 77.3 ACRES

RECORD DRAWINGS

THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. JBI PARTNERS, INC., HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION. UNLESS OTHERWISE NOTED ON THESE DOCUMENTS. JBI PARTNERS, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS.

JBI PARTNERS, INC.
BY: Brittany Day Crenshaw
DATE: 10/9/2025

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	CONSTRUCTION ENTRANCE RELOCATED TO BRIDLE PATH	JAC	3.20.23

STATE OF TEXAS — BRITTANY DAY CRENSHAW — 131924 — LICENSED PROFESSIONAL ENGINEER

Brittany Day Crenshaw
The seal appearing on this document was authorized by Brittany Day Crenshaw, P.E. 131924. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.
3.20.2023

JBI PARTNERS
2121 Midway Road
Suite 300
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972.248.7676
TBPE No. F-438
TBPLS No. 10076000

EROSION CONTROL PLAN
SHEET 1 OF 2
SANDBROCK RANCH, PHASE 13
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 3.01

N

GRAPHIC SCALE 1"=100'
100 0 100 200

Plotted by: jcourville Plot Date: 3/20/2023 11:03 AM
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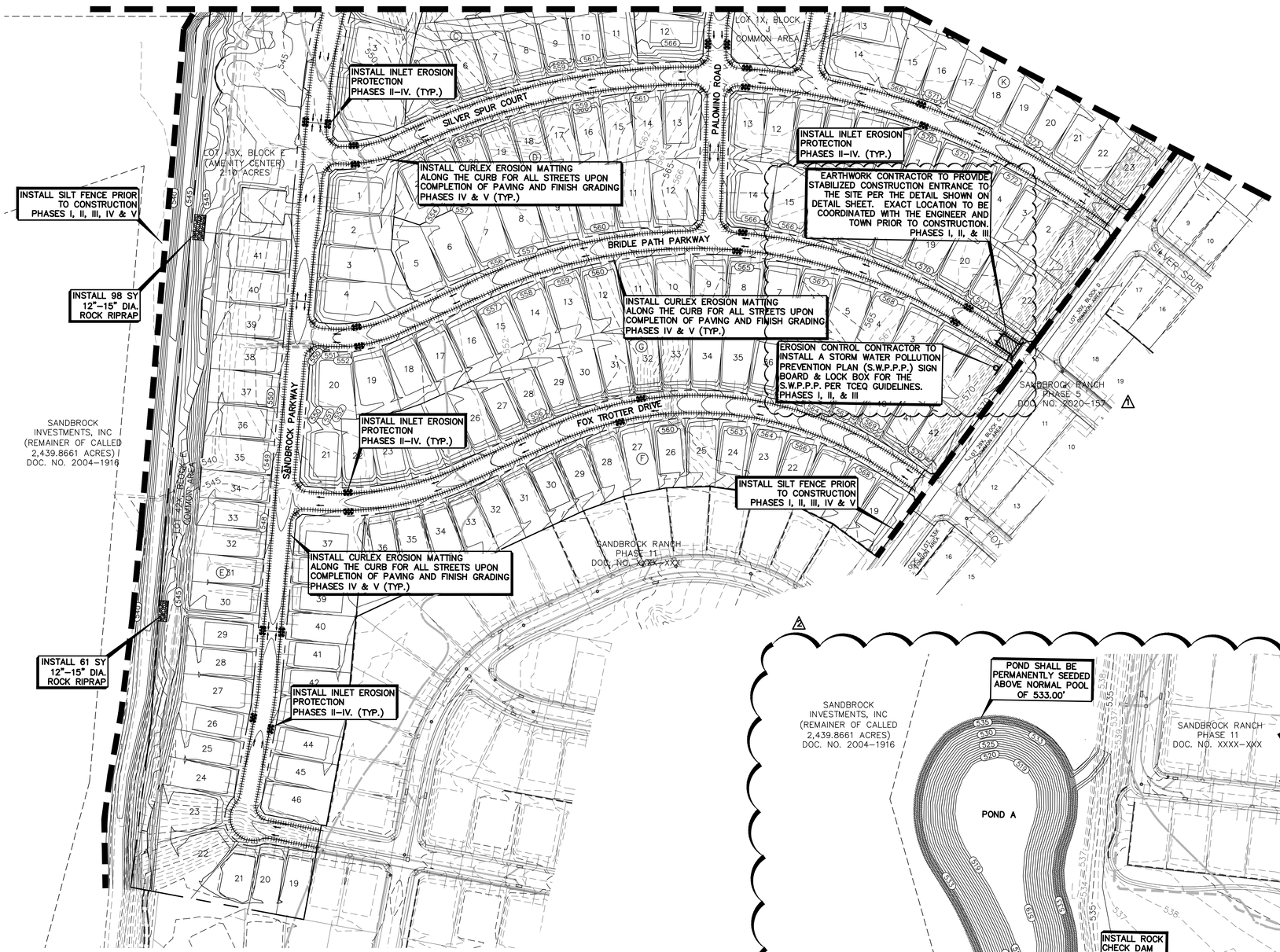
MATCHLINE (SEE SHEET 3.01)



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CAUTION: Existing underground utilities. Contractor to call for location (1–800–DIG–TESS) and field verify the location of all existing utilities prior to excavation.

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CONSTRUCTION SCHEDULE

BEST MANAGEMENT PRACTICES TO BE INSTALLED	CONSTRUCTION PHASES	ACTIVITY TO BE PERFORMED	RESPONSIBILITIES FOR INSTALLATION, MAINTENANCE, AND REMOVAL OF BEST MANAGEMENT PRACTICES
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DISTURBED LAND AREA: 77.3 ACRES			

RECORD DRAWINGS

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JBI PARTNERS, INC.
BY: Brittany Crenshaw
DATE: 10/9/2025

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GRAPHIC SCALE 1"=100'
100 0 100 200

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
2	POND REVISION	AN	3.30.23
1	CONSTRUCTION ENTRANCE RELOCATED TO BRIDLE PATH	JAC	3.20.23

STATE OF TEXAS · BRITTANY DAY CRENSHAW · 131924 · LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw
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4.12.2023

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TBPE No. F-438
TBPLS No. 10076000

EROSION CONTROL PLAN
SHEET 2 OF 2
SANDBROCK RANCH, PHASE 13
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020
SHEET NO. 3.02

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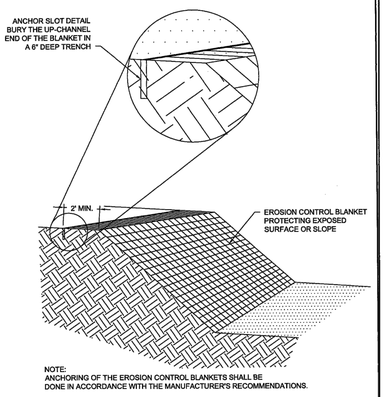


EROSION CONTROL BLANKETS

STANDARD SPECIFICATION REFERENCE	
201.15	
DATE	STANDARD DRAWING NO.
OCT. '04	1160A

EROSION CONTROL BLANKETS GENERAL NOTES:

1. PRIOR TO THE INSTALLATION OF ANY EROSION CONTROL BLANKETS, ALL ROCKS, DIRT CLODS, STUMPS, ROOTS, TRASH AND ANY OTHER OBSTRUCTIONS THAT WOULD PREVENT THE BLANKET FROM LYING IN DIRECT CONTACT WITH THE SOIL SHALL BE REMOVED. ANCHOR TRENCHING SHALL BE LOCATED ALONG THE ENTIRE PERIMETER OF THE INSTALLATION AREA, EXCEPT FOR SMALL AREAS WITH LESS THAN 2% SLOPE.

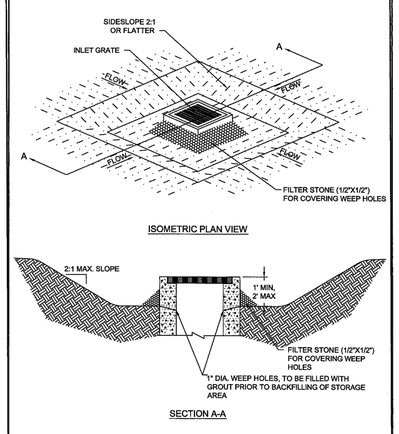
2. INSTALLATION AND ANCHORING SHALL CONFORM TO THE RECOMMENDATIONS SHOWN WITHIN THE MANUFACTURER'S PUBLISHED LITERATURE FOR THE APPROVED EROSION CONTROL BLANKET. PARTICULAR ATTENTION MUST BE PAID TO JOINTS AND OVERLAPPING MATERIAL.

3. AFTER APPROPRIATE INSTALLATION, THE BLANKETS SHOULD BE CHECKED FOR UNIFORM CONTACT WITH THE SOIL, SECURITY OF THE LAP JOINTS, AND FLUSHNESS OF THE STAPLES WITH THE GROUND.

4. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP.

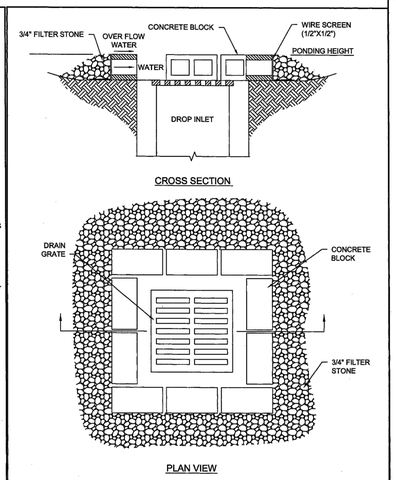
EROSION CONTROL BLANKETS

STANDARD SPECIFICATION REFERENCE	
201.15	
DATE	STANDARD DRAWING NO.
OCT. '04	1160B



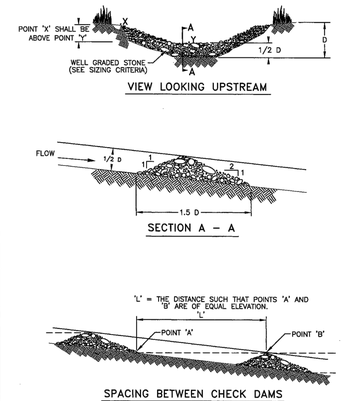
INLET PROTECTION
EXCAVATED IMPOUNDMENT

STANDARD SPECIFICATION REFERENCE	
201.14	
DATE	STANDARD DRAWING NO.
OCT. '04	1150



INLET PROTECTION—DROP
BLOCK AND GRAVEL

STANDARD SPECIFICATION REFERENCE	
201.14	
DATE	STANDARD DRAWING NO.
OCT. '04	1130



ROCK CHECK DAM

STANDARD SPECIFICATION REFERENCE	
201.9	
DATE	STANDARD DRAWING NO.
OCT. '04	1060A

ROCK CHECK DAM GENERAL NOTES:

1. STONE SHALL BE WELL GRADED WITH SIZE RANGE FROM 1½ TO 3½ INCHES IN DIAMETER DEPENDING ON EXPECTED FLOWS.

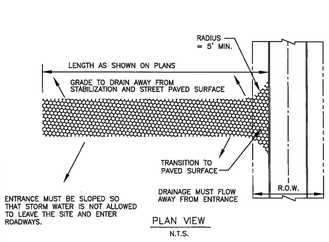
2. THE CHECK DAM SHALL BE INSPECTED AS SPECIFIED IN THE SWPPP AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.

3. WHEN SILT REACHES A DEPTH EQUAL TO ONE–THIRD OF THE HEIGHT OF THE CHECK DAM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.

4. WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED, THE CHECK DAM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

ROCK CHECK DAM

STANDARD SPECIFICATION REFERENCE	
201.9	
DATE	STANDARD DRAWING NO.
OCT. '04	1060B



STABILIZED CONSTRUCTION
ENTRANCE

STANDARD SPECIFICATION REFERENCE	
201.10	
DATE	STANDARD DRAWING NO.
OCT. '04	1070A

STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

1. STONE SHALL BE 3 TO 5 INCH DIAMETER COARSE AGGREGATE.

2. LENGTH SHALL BE AS SPECIFIED IN THE SWPPP.

3. THE THICKNESS SHALL NOT BE LESS THAN 12 INCHES.

4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.

5. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.

6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.

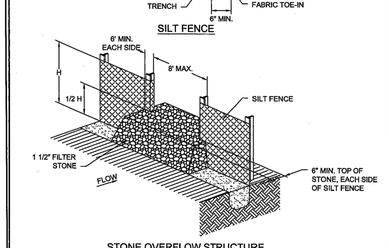
7. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

8. PREVENT SHORTCUTTING OF THE FULL LENGTH OF THE CONSTRUCTION ENTRANCE BY INSTALLING BARRIERS AS NECESSARY.

9. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP.

STABILIZED CONSTRUCTION ENTRANCE

STANDARD SPECIFICATION REFERENCE	
201.11	
DATE	STANDARD DRAWING NO.
OCT. '04	1070B



SILT FENCE

STANDARD SPECIFICATION REFERENCE	
201.5	
DATE	STANDARD DRAWING NO.
OCT. '04	1020A

SILT FENCE GENERAL NOTES:

1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.

2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.

3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WIRE BACKING, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

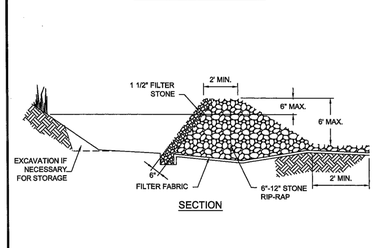
5. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

6. SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.

7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

SILT FENCE

STANDARD SPECIFICATION REFERENCE	
201.5	
DATE	STANDARD DRAWING NO.
OCT. '04	1020B



STONE OUTLET
SEDIMENT TRAP

STANDARD SPECIFICATION REFERENCE	
201.12	
DATE	STANDARD DRAWING NO.
OCT. '04	1090

GENERAL NOTES FOR THE EROSION CONTROL PLAN:

1. ALL OPERATORS AND/OR CONTRACTORS SHALL CONFORM TO THE TERMS AND CONDITIONS OF THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEMS (TPDES) GENERAL PERMIT AS PUBLISHED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
2. THE NOTICE OF INTENT (NOI), AS REQUIRED BY THE GENERAL PERMIT, MUST BE PROPERLY DISPLAYED ON SITE AT ALL TIMES BY EACH OPERATOR.
3. ALL RELEASES OF REPORTABLE QUANTITIES OF HAZARDOUS SUBSTANCES SHALL BE REPORTED IMMEDIATELY TO THE FACILITY OPERATOR AND EPA.
4. THE CONTRACTOR SHALL INSPECT THE SITE AT LEAST ONCE EVERY FOURTEEN DAYS AND WITHIN 24 HOURS OF A 1/2–INCH OR GREATER RAINFALL EVENT. THE CONTRACTOR SHALL DOCUMENT THE RESULTS. COPIES OF THE INSPECTION REPORTS SHALL ACCOMPANY THE CONTRACTOR'S MONTHLY PAY REQUEST. THE CONTRACTOR SHALL NOT BE PAID UNTIL SAID REPORTS ARE PRESENTED TO THE OWNER/OWNER'S REPRESENTATIVE. THE EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION UNTIL THE UTILITY CONTRACTOR BEGINS HIS WORK. THE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTIONS UNTIL THE PAVING CONTRACTOR BEGINS HIS WORK. THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTIONS UNTIL THE EARTHWORK CONTRACTOR BEGINS LOT BENCHING OPERATIONS. THE EARTHWORK CONTRACTOR SHALL MAKE REMAINING INSPECTIONS UNTIL PROJECT IS ACCEPTED BY THE CITY.
5. MODIFICATIONS TO THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE IMPLEMENTED AND BE IN–PLACE WITHIN A SEVEN CALENDAR DAY PERIOD.
6. IF ANY CONTRACTOR SEES A VIOLATION BY AN OPERATOR OR ANOTHER CONTRACTOR, HE SHALL NOTIFY THE OPERATOR AND CONTRACTOR IN VIOLATION, AS WELL AS THE FACILITY OPERATOR.
7. EROSION CONTROL SHALL BE INSTALLED PRIOR TO ANY GRADING.
8. ACCUMULATED SILT DEPOSITS SHALL BE REMOVED FROM SILT FENCES AND HAY BALE DIKES WHEN SILT DEPTH REACHES SIX INCHES. REMOVAL OF SILT DEPOSITS BY THE CONTRACTOR SHALL BE INCIDENTAL TO THE PERFORMANCE OF THE CONTRACT AND A SEPARATE BID ITEM SHALL NOT BE INCLUDED.
9. THE CONTRACTOR SHALL ADD OR DELETE EROSION PROTECTION AT THE REQUEST AND DIRECTION OF THE OPERATOR OR THE CITY.
10. AFTER INSTALLATION OF PAVEMENT, FINAL LOT BENCHING AND GENERAL CLEANUP, THE GRASS GROUNDCOVER SHALL BE ESTABLISHED IN ALL STREET PARKWAYS, LOTS AND ALL OTHER DISTURBED AREAS. MATERIALS SHALL BE AS SPECIFIED IN ITEM 2.15 AND SEEDING SHALL BE IN ACCORDANCE WITH ITEM 3.10 OF THE NCTCOG STANDARD SPECIFICATIONS. DEPENDING UPON SCHEDULE FOR HOUSE CONSTRUCTION, GRASS ESTABLISHMENT MAY BE WAIVED ON A SINGLE LOT BASIS IF HOUSE CONSTRUCTION BEGINS IMMEDIATELY ON THAT LOT.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTROL AND LIMIT SILT AND SEDIMENT LEAVING THE SITE. SPECIFICALLY, THE CONTRACTOR SHALL PROTECT ALL PUBLIC STREETS, ALLEYS, STREAMS AND STORM DRAINAGE SYSTEMS FROM EROSION DEPOSITS.
12. IF ANY EROSION CONTROL IS REMOVED FOR CONSTRUCTION AND/OR ACCESS PURPOSES, THE CONTRACTOR SHALL REPLACE IT AT THE END OF THE WORK DAY.
13. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE A DUMPSTER (OR EQUAL) TO COLLECT SOLID WASTE MATERIALS DURING CONSTRUCTION.

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Suite 300
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TBPE No. F-438
TBPLS No. 10076000

EROSION CONTROL DETAILS

PROJECT NO. ROS020

SANDBROCK RANCH, PHASE 13
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

SHEET NO. 3.03

Plotted by: jrodriguez Plot Date: 6/9/2022 11:29 AM
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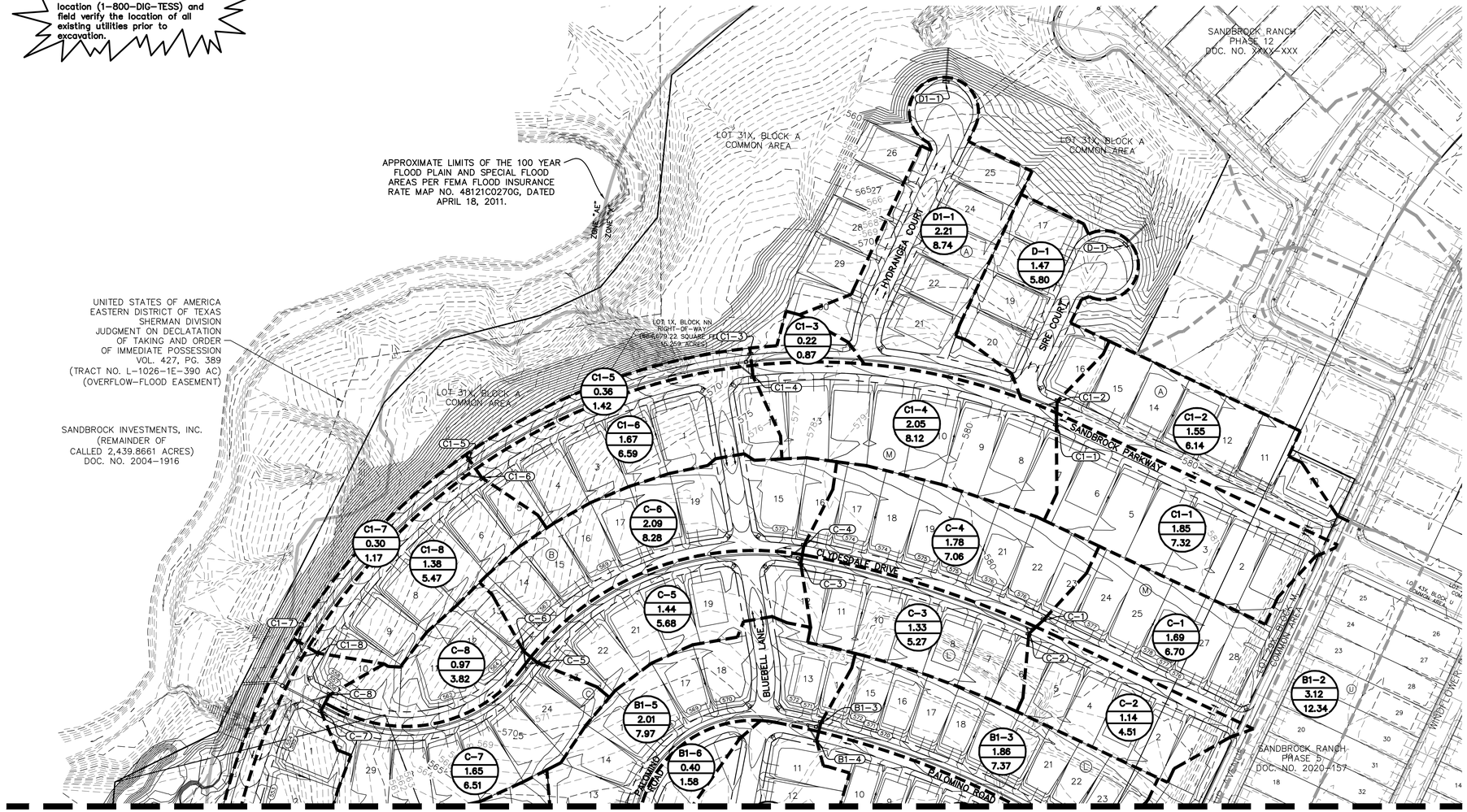
CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.



MATCHLINE (SEE SHEET 4.02)

LEGEND

- Existing Contour
- Proposed Contour
- Existing storm sewer and inlet
- Proposed storm sewer and inlet
- Ultimate Drainage Area Divide
- Existing Drainage Area Divide
- Interim Drainage Area Divide
- A1 / 1.12 / 4.6 — Proposed Drainage Area Designation / Proposed Drainage Area [acres] / 100 Year Runoff [c.f.s.]
- Proposed Flow Arrow
- Existing Flow Arrow

DRAINAGE THEORY

Rational Method: Q=C*I*A

Q: FLOW [c.f.s.]

C: COEFFICIENT OF RUNOFF BASED ON GROUND COVER AND LAND USE [unitless]

Existing Ground	0.30
Residential	0.50
Road	0.90

I: 100 YR. AVERAGE RAINFALL INTENSITY DURING THE TIME OF CONCENTRATION [in/hr]

for T_c= 15 minutes — I10: 5.50 in/hr; I100: 7.91 in/hr

A: AREA [acres]

RUNOFF CALCULATIONS

Drainage Area #	Area (Acres) "A"	Runoff Coeff. "C"	Intensity (in./hr.) "I_{10}"	Intensity (in./hr.) "I_{100}"	Time(conc.) (minutes) T_C	Discharge (c.f.s.) "Q_{10}"	Discharge (c.f.s.) "Q_{100}"	Destination
B-1	1.16	0.50	5.50	7.91	15	3.19	4.59	Inlet B-1
B-2	1.66	0.50	5.50	7.91	15	4.56	6.56	Inlet B-2
B-3	1.05	0.50	5.50	7.91	15	2.88	4.14	Inlet B-3
B-4	1.64	0.50	5.50	7.91	15	4.51	6.49	Inlet B-4
B-5	2.29	0.50	5.50	7.91	15	6.29	9.05	Inlet B-5
B-6	2.06	0.50	5.50	7.91	15	5.66	8.14	Inlet B-6
B1-1	0.71	0.50	5.50	7.91	15	1.94	2.79	Inlet B1-1
B1-2	3.12	0.50	5.50	7.91	15	8.58	12.34	Inlet B1-2
B1-3	1.86	0.50	5.50	7.91	15	5.12	7.37	Inlet B1-3
B1-4	1.59	0.50	5.50	7.91	15	4.37	6.28	Inlet B1-4
B1-5	2.01	0.50	5.50	7.91	15	5.54	7.97	Inlet B1-5
B1-6	0.40	0.50	5.50	7.91	15	1.10	1.58	Inlet B1-6
B2-1	2.41	0.50	5.50	7.91	15	6.62	9.52	Inlet B2-1
B2-2	0.62	0.50	5.50	7.91	15	1.71	2.45	Inlet B2-2
B2-3	1.29	0.50	5.50	7.91	15	3.55	5.11	Inlet B2-3
B2-4	1.52	0.50	5.50	7.91	15	4.17	5.99	Inlet B2-4
B2-5	2.31	0.50	5.50	7.91	15	6.36	9.15	Inlet B2-5
B2-6	2.32	0.50	5.50	7.91	15	6.39	9.19	Inlet B2-6
B3-1	1.06	0.50	5.50	7.91	15	2.92	4.20	Inlet B3-1
B3-2	2.34	0.50	5.50	7.91	15	6.44	9.26	Inlet B3-2
BASIN B TOTAL	**33.42**					**91.90**	**132.17**	
C-1	1.69	0.50	5.50	7.91	15	4.66	6.70	Inlet C-1
C-2	1.14	0.50	5.50	7.91	15	3.14	4.51	Inlet C-2
C-3	1.33	0.50	5.50	7.91	15	3.66	5.27	Inlet C-3
C-4	1.78	0.50	5.50	7.91	15	4.91	7.06	Inlet C-4
C-5	1.44	0.50	5.50	7.91	15	3.95	5.68	Inlet C-5
C-6	2.09	0.50	5.50	7.91	15	5.76	8.28	Inlet C-6
C-7	1.64	0.50	5.50	7.91	15	4.52	6.50	Inlet C-7
C-8	0.97	0.50	5.50	7.91	15	2.66	3.82	Inlet C-8
C1-1	1.85	0.50	5.50	7.91	15	5.09	7.32	Inlet C1-1
C1-2	1.55	0.50	5.50	7.91	15	4.27	6.14	Inlet C1-2
C1-3	0.22	0.50	5.50	7.91	15	0.61	0.87	Inlet C1-3
C1-4	2.05	0.50	5.50	7.91	15	5.64	8.12	Inlet C1-4
C1-5	0.36	0.50	5.50	7.91	15	0.99	1.42	Inlet C1-5
C1-6	1.67	0.50	5.50	7.91	15	4.58	6.59	Inlet C1-6
C1-7	0.30	0.50	5.50	7.91	15	0.81	1.17	Inlet C1-7
C1-8	1.38	0.50	5.50	7.91	15	3.80	5.47	Inlet C1-8
BASIN C TOTAL	**20.09**					**55.23**	**79.44**	
D-1	1.47	0.50	5.50	7.91	15	4.03	5.80	Inlet D-1
D1-1	2.21	0.50	5.50	7.91	15	6.08	8.74	Inlet D1-1
BASIN D TOTAL	**3.68**					**10.11**	**14.54**	

GRAPHIC SCALE 1"=100'

100 0 100 200

RECORD DRAWINGS

THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. JBI PARTNERS, INC., HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION. UNLESS OTHERWISE NOTED ON THESE DOCUMENTS. JBI PARTNERS, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS.

JBI PARTNERS, INC.

BY: Brittany Day Crenshaw

DATE: 10/9/2025

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS — BRITTANY DAY CRENSHAW — 131924 — LICENSED PROFESSIONAL ENGINEER

Brittany Day Crenshaw

The seal appearing on this document was authorized by Brittany Day Crenshaw, P.E. 131924. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

1.18.2023

JBI PARTNERS

2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

DRAINAGE AREA MAP

ULTIMATE CONDITIONS – SHEET 1

SANDBROCK RANCH, PHASE 13

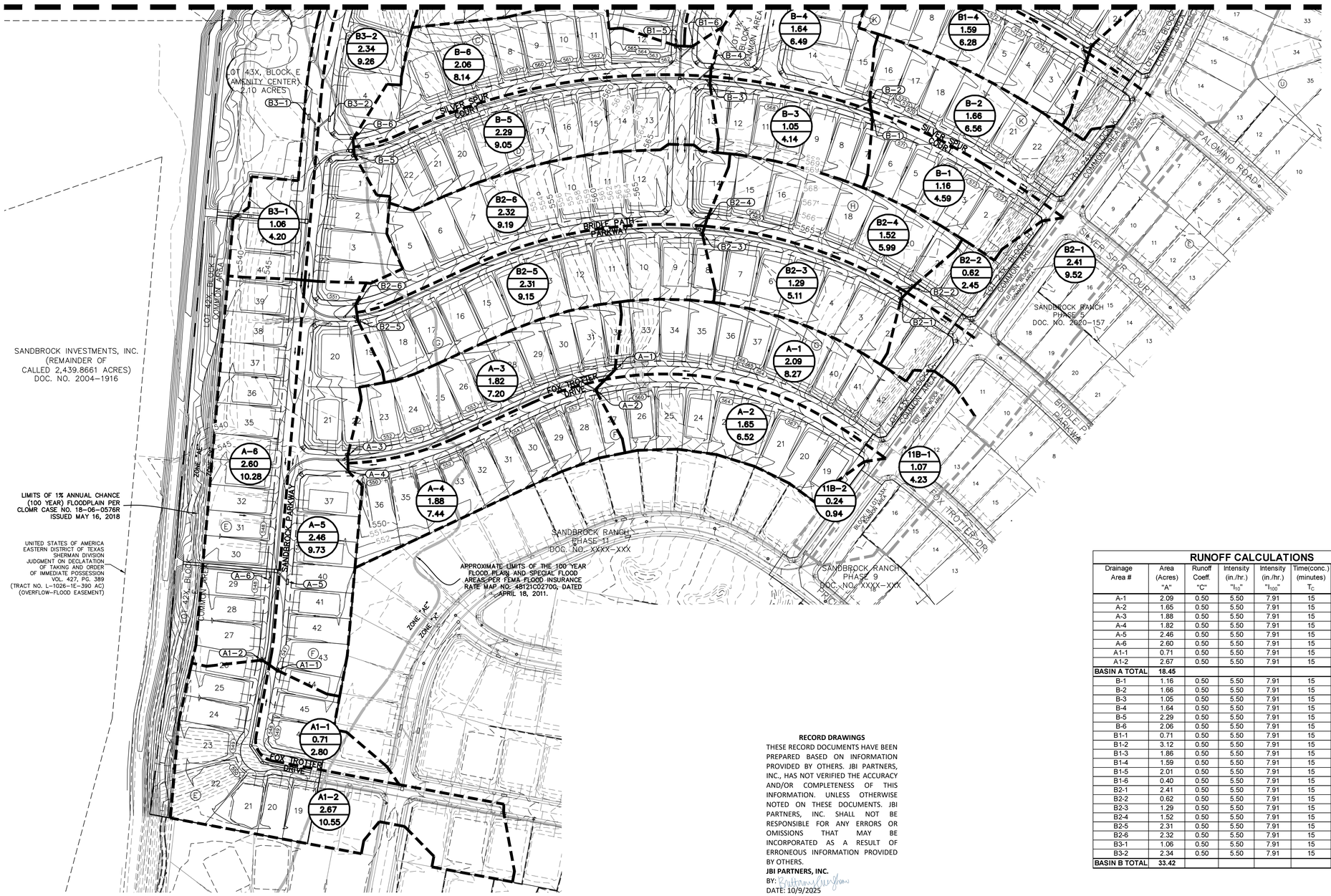
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 4.01

Plotted by: jcourville Plot Date: 1/18/2023 1:11 PM

Drawing: H:\Projects\ROS020 Sandbrock Ph. 13\Phase 13\Engineering\dwg\ROS020-DAM.dwg Saved By: jcourville Save Time: 1/18/2023 1:06 PM



RECORD DRAWINGS

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JBI PARTNERS, INC.

BY: Brittany Day Crenshaw

DATE: 10/9/2025

LEGEND

- 500 — Existing Contour
- 500 — Proposed Contour
- Existing storm sewer and inlet
- Proposed storm sewer and inlet
- Ultimate Drainage Area Divide
- Existing Drainage Area Divide
- Interim Drainage Area Divide
- A1 / 1.12 / 4.6 — Proposed Drainage Area Designation / Proposed Drainage Area [acres] / 100 Year Runoff [c.f.s.]
- Proposed Flow Arrow
- Existing Flow Arrow

DRAINAGE THEORY

Rational Method: Q=C*I*A

- Q: FLOW [c.f.s.]
- C: COEFFICIENT OF RUNOFF BASED ON GROUND COVER AND LAND USE [unitless]
  - Existing Ground 0.30
  - Residential 0.50
  - Road 0.90
- I: 100 YR. AVERAGE RAINFALL INTENSITY DURING THE TIME OF CONCENTRATION [in/hr]
  - for T_c= 15 minutes I10: 5.50 in/hr
  - I100: 7.91 in/hr
- A: AREA [acres]

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

RUNOFF CALCULATIONS

Drainage Area #	Area (Acres) "A"	Runoff Coeff. "C"	Intensity (in./hr.) "I_{10}"	Intensity (in./hr.) "I_{100}"	Time(conc.) (minutes) T_C	Discharge (c.f.s.) "Q_{10}"	Discharge (c.f.s.) "Q_{100}"	Destination
A-1	2.09	0.50	5.50	7.91	15	5.75	8.27	Inlet A-1
A-2	1.65	0.50	5.50	7.91	15	4.53	6.52	Inlet A-2
A-3	1.88	0.50	5.50	7.91	15	5.17	7.44	Inlet A-3
A-4	1.82	0.50	5.50	7.91	15	5.01	7.20	Inlet A-4
A-5	2.46	0.50	5.50	7.91	15	6.77	9.73	Inlet A-5
A-6	2.60	0.50	5.50	7.91	15	7.15	10.28	Inlet A-6
A1-1	0.71	0.50	5.50	7.91	15	1.95	2.80	Inlet A1-1
A1-2	2.67	0.50	5.50	7.91	15	7.34	10.55	Inlet A1-2
BASIN A TOTAL	**18.45**					**50.75**	**72.99**	
B-1	1.16	0.50	5.50	7.91	15	3.19	4.59	Inlet B-1
B-2	1.66	0.50	5.50	7.91	15	4.56	6.56	Inlet B-2
B-3	1.05	0.50	5.50	7.91	15	2.88	4.14	Inlet B-3
B-4	1.64	0.50	5.50	7.91	15	4.51	6.49	Inlet B-4
B-5	2.29	0.50	5.50	7.91	15	6.29	9.05	Inlet B-5
B-6	2.06	0.50	5.50	7.91	15	5.66	8.14	Inlet B-6
B1-1	0.71	0.50	5.50	7.91	15	1.94	2.79	Inlet B1-1
B1-2	3.12	0.50	5.50	7.91	15	8.58	12.34	Inlet B1-2
B1-3	1.86	0.50	5.50	7.91	15	5.12	7.37	Inlet B1-3
B1-4	1.59	0.50	5.50	7.91	15	4.37	6.28	Inlet B1-4
B1-5	2.01	0.50	5.50	7.91	15	5.54	7.97	Inlet B1-5
B1-6	0.40	0.50	5.50	7.91	15	1.10	1.58	Inlet B1-6
B2-1	2.41	0.50	5.50	7.91	15	6.62	9.52	Inlet B2-1
B2-2	0.62	0.50	5.50	7.91	15	1.71	2.45	Inlet B2-2
B2-3	1.29	0.50	5.50	7.91	15	3.55	5.11	Inlet B2-3
B2-4	1.52	0.50	5.50	7.91	15	4.17	5.99	Inlet B2-4
B2-5	2.31	0.50	5.50	7.91	15	6.36	9.15	Inlet B2-5
B2-6	2.32	0.50	5.50	7.91	15	6.39	9.19	Inlet B2-6
B3-1	1.06	0.50	5.50	7.91	15	2.92	4.20	Inlet B3-1
B3-2	2.34	0.50	5.50	7.91	15	6.44	9.26	Inlet B3-2
BASIN B TOTAL	**33.42**					**91.90**	**132.17**	

N

GRAPHIC SCALE 1"=100'

100 0 100 200

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER
3.15.2023

Brittany Day Crenshaw
The seal appearing on this document was authorized by Brittany Day Crenshaw, P.E. 131924. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

DRAINAGE AREA MAP

ULTIMATE CONDITIONS – SHEET 2

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 4.02

Plotted by: jcourville Plot Date: 3/15/2023 12:48 PM

Drawing: H:\Projects\ROS020 Sandbrock Ph. 13\Phase 13\Engineering\dwg\ROS020-DAM.dwg Saved By: jcourville Save Time: 3/15/2023 10:40 AM

ON-GRADE INLET CALCULATIONS

Inlet Capacity Calculation Table

Inlet			Drainage Areas																															
Design Point	Inlet No.	Inlet Type	Area No.	Areas (acres)	Runoff "c"	Design Storm Frequency (yrs)	Conc. Time (min.)	Intensity (in/hr.)	Runoff (cfs)	Bypass Flow (cfs)	Bypass From	Bypass Flow & Runoff (cfs)	Crossover Received (cfs)	Crossover To/From	Total Flow to Inlet "Q" (cfs)	"SL" Street Long Slope (ft/ft)	Street Section (type)	Roadway Cross Slope "SX" (ft/ft)	Manning's Coefficient for Pavement "n"	Street Width (F-F) (ft)	Half Street Crown Capacity (cfs)	Half Street Curb Capacity (cfs)	Half Street Capacity to 1" Over Curb (cfs)	Gutter Cross Slope "SW" (ft/ft)	Width of Depressed Gutter "W" (ft)	Ratio of Flow "E0"	Gutter Depression Depth "a" (ft)	Equivalent Cross Slope "Se" (%)	* Required Length "LT" (ft)	Length Provided "L" (ft)	Inlet Effciency "E"	Captured Flow "QT" (cfs)	Inlet Capacity (cfs)	Area Captured (acres)	Carryover Flow "q" (cfs)	Target Inlet	Comments
A-1	**A-1**	ONGC	A-1	2.09	0.50	10	15	5.50	5.75			5.75	0.00	A-2	**5.75**	0.0230	Parabolic Crown	0.0278	0.0200	30	6.45	13.49		0.22	1.5	0.245	0.33	0.075	5.7	8	100.00%	5.7	5.3	**2.09**	0.0		A-1-E10
				2.09	0.50	100	15	7.91	8.27			8.27	0.00	A-2	**7.39**								17.33			0.245		0.075	7.4	8	100.00%	7.4	5.3	**1.87**	0.0		A-1-E100
A-2	**A-2**	ONGC	A-2	1.65	0.50	10	15	5.50	4.53			4.53	0.00	A-1	**4.53**	0.0230	Parabolic Crown	0.0278	0.0200	30	6.45	13.49		0.22	1.5	0.309	0.33	0.087	4.5	8	100.00%	4.5	5.3	**1.65**	0.0		A-2-E10
				1.65	0.50	100	15	7.91	6.52			6.52	0.87	A-1	**7.39**								17.33			0.245		0.075	7.4	8	100.00%	7.4	5.3	**1.87**	0.0		A-2-E100
A-3	**A-3**	ONGC	A-3	1.88	0.50	10	15	5.50	5.17			5.17	0.00	A-4	**5.09**	0.0060	Parabolic Crown	0.0278	0.0200	30	3.29	6.89		0.22	1.5	0.245	0.33	0.075	5.1	8	100.00%	5.1	8.0	**1.85**	0.0		A-3-E10
				1.88	0.50	100	15	7.91	7.44			7.44	0.00	A-4	**7.32**								8.85			0.245		0.075	7.3	8	100.00%	7.3	8.0	**1.85**	0.0		A-3-E100
A-4	**A-4**	ONGC	A-4	1.82	0.50	10	15	5.50	5.01			5.01	0.08	A-3	**5.09**	0.0060	Parabolic Crown	0.0278	0.0200	30	3.29	6.89		0.22	1.5	0.309	0.33	0.087	5.1	8	100.00%	5.1	8.0	**1.85**	0.0		A-4-E10
				1.82	0.50	100	15	7.91	7.20			7.20	0.12	A-3	**7.32**								8.85			0.245		0.075	7.3	8	100.00%	7.3	8.0	**1.85**	0.0		A-4-E100
A1-1	**A1-1**	ONGC	A1-1	0.71	0.50	10	15	5.50	1.95			1.95	2.70	A1-2	**4.64**	0.0100	Parabolic Crown	0.0278	0.0200	30	4.25	8.90		0.22	1.5	0.245	0.33	0.075	4.6	8	100.00%	4.6	8.0	**1.69**	0.0		A1-1-E10
				0.71	0.50	100	15	7.91	2.80			2.80	3.88	A1-2	**6.68**								11.43			0.245		0.075	6.7	8	100.00%	6.7	8.0	**1.69**	0.0		A1-1-E100
A1-2	**A1-2**	ONGC	A1-2	2.67	0.50	10	15	5.50	7.34			7.34	0.00	A1-1	**4.64**	0.0100	Parabolic Crown	0.0278	0.0200	30	4.25	8.90		0.22	1.5	0.309	0.33	0.087	4.6	8	100.00%	4.6	8.0	**1.69**	0.0		A1-2-E10
				2.67	0.50	100	15	7.91	10.55			10.55	0.00	A1-1	**6.68**								11.43			0.245		0.075	6.7	8	100.00%	6.7	8.0	**1.69**	0.0		A1-2-E100
B-1	**B-1**	ONGC	B-1	1.16	0.50	10	15	5.50	3.19			3.19	0.00	B-2	**3.19**	0.0150	Parabolic Crown	0.0278	0.0200	30	5.21	10.90		0.22	1.5	0.245	0.33	0.075	3.2	8	100.00%	3.2	8.0	**1.16**	0.0		B-1-E10
				1.16	0.50	100	15	7.91	4.59			4.59	0.98	B-2	**5.57**								14.00			0.245		0.075	5.6	8	100.00%	5.6	8.0	**1.41**	0.0		B-1-E100
B-2	**B-2**	ONGC	B-2	1.66	0.50	10	15	5.50	4.56			4.56	0.00	B-1	**4.56**	0.0150	Parabolic Crown	0.0278	0.0200	30	5.21	10.90		0.22	1.5	0.309	0.33	0.087	4.6	8	100.00%	4.6	8.0	**1.66**	0.0		B-2-E10
				1.66	0.50	100	15	7.91	6.56			6.56	0.00	B-1	**5.57**								14.00			0.245		0.075	5.6	8	100.00%	5.6	8.0	**1.41**	0.0		B-2-E100
B-3	**B-3**	ONGC	B-3	1.05	0.50	10	15	5.50	2.88			2.88	0.00	B-4	**2.88**	0.0200	Parabolic Crown	0.0278	0.0200	30	6.02	12.58		0.22	1.5	0.245	0.33	0.075	2.9	8	100.00%	2.9	5.3	**1.05**	0.0		B-3-E10
				1.05	0.50	100	15	7.91	4.14			4.14	0.47	B-4	**4.61**								16.16			0.245		0.075	4.6	8	100.00%	4.6	5.3	**1.17**	0.0		B-3-E100
B-4	**B-4**	ONGC	B-4	1.64	0.50	10	15	5.50	4.51			4.51	0.00	B-3	**4.51**	0.0200	Parabolic Crown	0.0278	0.0200	30	6.02	12.58		0.22	1.5	0.309	0.33	0.087	4.5	8	100.00%	4.5	5.3	**1.64**	0.0		B-4-E10
				1.64	0.50	100	15	7.91	6.49			6.49	0.00	B-3	**6.02**								16.16			0.245		0.075	6.0	8	100.00%	6.0	5.3	**1.52**	0.0		B-4-E100
B-5	**B-5**	ONGC	B-5	2.29	0.50	10	15	5.50	6.29			6.29	0.00	B-6	**6.02**	0.0200	Parabolic Crown	0.0278	0.0200	30	6.02	12.58		0.22	1.5	0.245	0.33	0.075	6.0	10	100.00%	6.0	6.7	**2.19**	0.0		B-5-E10
				2.29	0.50	100	15	7.91	9.05			9.05	0.00	B-6	**8.59**								16.16			0.245		0.075	8.6	10	100.00%	8.6	6.7	**2.17**	0.0		B-5-E100
B-6	**B-6**	ONGC	B-6	2.06	0.50	10	15	5.50	5.66			5.66	0.27	B-5	**5.93**	0.0200	Parabolic Crown	0.0278	0.0200	30	6.02	12.58		0.22	1.5	0.309	0.33	0.087	5.9	10	100.00%	5.9	6.7	**2.16**	0.0		B-6-E10
				2.06	0.50	100	15	7.91	8.14			8.14	0.45	B-5	**8.59**								16.16			0.245		0.075	8.6	10	100.00%	8.6	6.7	**2.17**	0.0		B-6-E100
B1-1	**B1-1**	ONGC	B1-1	0.71	0.50	10	15	5.50	1.94			1.94	3.32	B1-2	**5.26**	0.0060	Parabolic Crown	0.0278	0.0200	30	3.29	6.89		0.22	1.5	0.245	0.33	0.075	5.3	8	100.00%	5.3	8.0	**1.91**	0.0		B1-1-E10
				0.71	0.50	100	15	7.91	2.79			2.79	4.77	B1-2	**7.57**								8.85			0.245		0.075	7.6	8	100.00%	7.6	8.0	**1.91**	0.0		B1-1-E100
B1-2	**B1-2**	ONGC	B1-2	3.12	0.50	10	15	5.50	8.58			8.58	0.00	B1-1	**5.26**	0.0060	Parabolic Crown	0.0278	0.0200	30	3.29	6.89		0.22	1.5	0.309	0.33	0.087	5.3	8	100.00%	5.3	8.0	**1.91**	0.0		B1-2-E10
				3.12	0.50	100	15	7.91	12.34			12.34	0.00	B1-1	**7.57**								8.85			0.245		0.075	7.6	8	100.00%	7.6	8.0	**1.91**	0.0		B1-2-E100
B1-3	**B1-3**	ONGC	B1-3	1.86	0.50	10	15	5.50	5.12			5.12	0.00	B1-4	**4.75**	0.0090	Parabolic Crown	0.0278	0.0200	30	4.04	8.44		0.22	1.5	0.245	0.33	0.075	4.7	8	100.00%	4.7	8.0	**1.73**	0.0		B1-3-E10
				1.86	0.50	100	15	7.91	7.37			7.37	0.00	B1-4	**6.82**								10.84			0.245		0.075	6.8	8	100.00%	6.8	8.0	**1.73**	0.0		B1-3-E100
B1-4	**B1-4**	ONGC	B1-4	1.59	0.50	10	15	5.50	4.37			4.37	0.38	B1-3	**4.75**	0.0090	Parabolic Crown	0.0278	0.0200	30	4.04	8.44		0.22	1.5	0.309	0.33	0.087	4.7	8	100.00%	4.7	8.0	**1.73**	0.0		B1-4-E10
				1.59	0.50	100	15	7.91	6.28			6.28	0.54	B1-3	**6.82**								10.84			0.245		0.075	6.8	8	100.00%	6.8	8.0	**1.73**	0.0		B1-4-E100
B1-5	**B1-5**	ONGC	B1-5	2.01	0.50	10	15	5.50	5.54			5.54	0.00	B1-6	**5.54**	0.0200	Parabolic Crown	0.0278	0.0200	30	6.02	12.58		0.22	1.5	0.245	0.33	0.075	5.5	8	100.00%	5.5	5.3	**2.01**	0.0		B1-5-E10
				2.01	0.50	100	15	7.91	7.97			7.97	0.00	B1-6	**6.02**								16.16			0.245		0.075	6.0	8	100.00%	6.0	5.3	**1.52**	0.0		B1-5-E100
B1-6	**B1-6**	ONGC	B1-6	0.40	0.50	10	15	5.50	1.10			1.10	0.00	B1-5	**1.10**	0.0200	Parabolic Crown	0.0278	0.0200	30	6.02	12.58		0.22	1.5	0.309	0.33	0.087	1.1	8	100.00%	1.1	5.3	**0.40**	0.0		B1-6-E10
				0.40	0.50	100	15	7.91	1.58			1.58	1.95	B1-5	**3.53**								16.16			0.245		0.075	3.5	8	100.00%	3.5	5.3	**0.89**	0.0		B1-6-E100
B2-1	**B2-1**	ONGC	B2-1	2.41	0.50	10	15	5.50	6.62			6.62	0.00	B2-2	**4.94**	0.0135	Parabolic Crown	0.0278	0.0200	30	4.94	10.34		0.22	1.5	0.245	0.33	0.075	4.9	8	100.00%	4.9	8.0	**1.80**	0.0		B2-1-E10
				2.41	0.50	100	15	7.91	9.52			9.52	0.00	B2-2	**5.99**								13.28			0.245		0.075	6.0	8	100.00%	6.0	8.0	**1.51**	0.0		B2-1-E100
B2-2	**B2-2**	ONGC	B2-2	0.62	0.50	10	15	5.50	1.71			1.71	1.68	B2-1	**3.39**	0.0135	Parabolic Crown	0.0278	0.0200	30	4.94	10.34		0.22	1.5	0.309	0.33	0.087	3.4	8	100.00%	3.4	8.0	**1.23**	0.0		B2-2-E10
				0.62	0.50	100	15	7.91	2.45			2.45	3.54	B2-1	**5.99**								13.28			0.245		0.075	6.0	8	100.00%	6.0	8.0	**1.51**	0.0		B2-2-E100
B2-3	**B2-3**	ONGC	B2-3	1.29	0.50	10	15	5.50	3.55			3.55	0.00	B2-4	**3.55**	0.0160	Parabolic Crown	0.0278	0.0200	30	5.38	11.25		0.22	1.5	0.245	0.33	0.075	3.6	8	100.00%	3.6	8.0	**1.29**	0.0		B2-3-E10
				1.29	0.50	100	15	7.91	5.11			5.11	0.44	B2-4	**5.55**								14.46			0.245		0.075	5.6	8	100.00%	5.6	8.0	**1.40**	0.0		B2-3-E100
B2-4	**B2-4**	ONGC	B2-4	1.52	0.50	10	15	5.50	4.17			4.17	0.00	B2-3	**4.17**	0.0160	Parabolic Crown	0.0278	0.0200	30	5.38	11.25		0.22	1.5	0.309	0.33	0.087	4.2	8	100.00%	4.2	8.0	**1.52**	0.0		B2-4-E10
				1.52	0.50	100	15	7.91	5.99			5.99	0.00	B2-3	**5.55**								14.46			0.245		0.075	5.6	8	100.00%	5.6	8.0	**1.40**	0.0		B2-4-E100
B2-5	**B2-5**	ONGC	B2-5	2.31	0.50	10	15	5.50	6.36			6.36	0.01	B2-6	**6.37**	0.0160	Parabolic Crown	0.0278	0.0200	30	5.38	11.25		0.22	1.5	0.245	0.33	0.075	6.4	10	100.00%	6.4	10.0	**2.32**	0.0		B2-5-E10
				2.31	0.50	100	15	7.91	9.15			9.15	0.02	B2-6	**9.17**								14.46			0.245		0.075	9.2	10	100.00%	9.2	10.0	**2.32**	0.0		B2-5-E100
B2-6	**B2-6**	ONGC	B2-6	2.32	0.50	10	15	5.50	6.39			6.39	0.00	B2-5	**6.37**	0.0160	Parabolic Crown	0.0278	0.0200	30	5.38	11.25		0.22	1.5	0.309	0.33	0.087	6.4	10	100.00%	6.4	10.0	**2.32**	0.0		B2-6-E10
				2.32	0.50	100	15	7.91	9.19			9.19	0.00	B2-5	**9.17**								14.46			0.245		0.075	9.2	10	100.00%	9.2	10.0	**2.32**	0.0		B2-6-E100
C-1	**C-1**	ONGC	C-1	1.69	0.50	10	15	5.50	4.66			4.66	0.00	C-2	**3.90**	0.0060	Parabolic Crown	0.0278	0.0200	30	3.29	6.89		0.22	1.5	0.245	0.33	0.075	3.9	8	100.00%	3.9	8.0	**1.42**	0.0		C-1-E10
				1.69	0.50	100	15	7.91	6.70			6.70	0.00	C-2	**5.60**								8.85			0.245		0.075	5.6	8	100.00%	5.6	8.0	**1.42**	0.0		C-1-E100
C-2	**C-2**	ONGC	C-2	1.14	0.50	10	15	5.50	3.14			3.14	0.76	C-1	**3.90**	0.0060	Parabolic Crown	0.0278	0.0200	30	3.29	6.89		0.22	1.5	0.309	0.33	0.087	3.9	8	100.00%	3.9	8.0	**1.42**	0.0		C-2-E10
				1.14	0.50	100	15	7.91	4.51			4.51	1.10	C-1	**5.60**								8.85			0.245		0.075	5.6	8	100.00%	5.6	8.0	**1.42**	0.0		C-2-E100
C-3	**C-3**	ONGC	C-3	1.33	0.50	10	15	5.50	3.66			3.66	0.62	C-4	**4.28**	0.0080	Parabolic Crown	0.0278	0.0200	30	3.80	7.96		0.22	1.5	0.245	0.33	0.075	4.3	8	100.00%	4.3	8.0	**1.56**	0.0		C-3-E10
				1.33	0.50	100	15	7.91	5.27			5.27	0.89	C-4	**6.16**								10.22			0.245		0.075	6.2	8	100.00%	6.2	8.0	**1.56**	0.0		C-3-E100
C-4	**C-4**	ONGC	C-4	1.78	0.50	10	15	5.50	4.91			4.91	0.00	C-3	**4.28**	0.0080	Parabolic Crown	0.0278	0.0200	30	3.80	7.96		0.22	1.5	0.309	0.33	0.087	4.3	8	100.00%	4.3	8.0	**1.56**	0.0		C-4-E10
				1.78	0.50	100	15	7.91	7.06			7.06	0.00	C-3	**6.16**								10.22			0.245		0.075	6.2	8	100.00%	6.2	8.0	**1.56**	0.0		C-4-E100
C-5	**C-5**	ONGC	C-5	1.44	0.50	10	15	5.50	3.95			3.95	0.00	C-6	**3.95**	0.0200	Parabolic Crown	0.0278	0.0200	30	6.02	12.58		0.22	1.5	0.245	0.33	0.075	3.9	8	100.00%	3.9	5.3	**1.44**	0.0		C-5-E10
				1.44	0.50	100	15	7.91	5.68			5.68	1.30	C-6	**6.98**								16.16			0.245		0.075	7.0	8	100.00%	7.0	5.3	**1.76**	0.0		C-5-E100
C-6	**C-6**	ONGC	C-6	2.09	0.50	10	15	5.50	5.76			5.76	0.00	C-5	**5.76**	0.0200	Parabolic Crown	0.0278	0.0200	30	6.02	12.58		0.22	1.5	0.309	0.33	0.087	5.8	8	100.00%	5.8	5.3	**2.09**	0.0		C-6-E10
				2.09	0.50	100	15	7.91	8.28			8.28	0.00	C-5	**6.98**								16.16			0.245		0.075	7.0	8	100.00%	7.0	5.3	**1.76**	0.0		C-6-E100
C-7	**C-7**	ONGC	C-7	1.64	0.50	10	15	5.50	4.52			4.52	0.00	C-8	**4.52**	0.0200	Parabolic Crown	0.0278	0.0200	30	6.02	12.58		0.22	1.5	0.245	0.33	0.075	4.5	8	100.00%	4.5	5.3	**1.64**	0.0		C-7-E10
				1.64	0.50	100	15	7.91	6.50			6.50	0.00	C-8	**6.02**								16.16			0.245		0.075	6.0	8	100.00%	6.0	5.3	**1.52**	0.0		C-7-E100
C-8	**C-8**	ONGC	C-8	0.97	0.50	10	15	5.50	2.66			2.66	0.00	C-7	**2.66**	0.0200	Parabolic Crown	0.0278	0.0200	30	6.02	12.58		0.22	1.5	0.309	0.33	0.087	2.7	8	100.00%	2.7	5.3	**0.97**	0.0		C-8-E10
				0.97	0.50	100	15	7.91	3.82			3.82	0.48	C-7	**4.30**								16.16			0.245		0.075	4.3	8	100.00%	4.3	5.3	**1.09**	0.0		C-8-E100
C1-1	**C1-1**	ONGC	C1-1	1.85	0.50	10	15	5.50	5.09			5.09	0.00	C1-2	**4.68**	0.0060	Parabolic Crown	0.0231	0.0200	36	4.58	9.58		0.22	1.5	0.245	0.33	0.071	4.7	8	100.00%	4.7	8.0	**1.70**	0.0		C1-1-E10
				1.85	0.50	100	15	7.91	7.32			7.32	0.00	C1-2	**6.73**								12.59			0.245		0.071	6.7	8	100.00%	6.7	8.0	**1.70**	0.0		C1-1-E100
C1-2	**C1-2**	ONGC	C1-2	1.55	0.50	10	15	5.50	4.27			4.27	0.41	C1-1	**4.68**	0.0060	Parabolic Crown	0.0231	0.0200	36	4.58	9.58		0.22	1.5	0.309	0.33	0.084	4.7	8	100.00%	4.7	8.0	**1.70**	0.0		C1-2-E10
				1.55	0.50	100	15	7.91	6.14			6.14	0.59	C1-1	**6.73**								12.59			0.245		0.071	6.7	8	100.00%	6.7	8.0	**1.70**	0.0		C1-2-E100
C1-3	**C1-3**	ONGC	C1-3	0.22	0.50	10	15	5.50	0.61			0.61	0.00	C1-4	**0.61**	0.0060	Parabolic Crown	0.0231	0.0200	36	6.67	13.97		0.22	1.5	0.245	0.33	0.071	0.6	8	100.00%	0.6	8.0	**0.22**	0.0		C1-3-E10
				0.22	0.50	100	15	7.91	0.87			0.87	1.45	C1-4	**2.32**								18.36			0.245		0.071	2.3	8	100.00%	2.3	8.0	**0.59**	0.0		C1-3-E100
C1-4	**C1-4**	ONGC	C1-4	2.05	0.50	10	15	5.50	5.64			5.64	0.00	C1-3	**5.64**	0.0060	Parabolic Crown	0.0231	0.0200	36	6.67	13.97		0.22	1.5	0.309	0.33	0.084	5.6	8	100.00%	5.6	8.0	**2.05**	0.0		C1-4-E10
				2.05	0.50	100	15	7.91	8.12			8.12	0.00	C1-3	**6.67**								18.36			0.245		0.071	6.7	8	100.00%	6.7	8.0	**1.69**	0.0		C1-4-E100
C1-5	**C1-5**	ONGC	C1-5	0.36	0.50	10	15	5.50	0.99			0.99	0.00	C1-6	**0.99**	0.0200	Parabolic Crown	0.0231	0.0200	36	6.67	13.97		0.22	1.5	0.245	0.33	0.071	1.0	8	100.00%	1.0	5.3	**0.36**	0.0		C1-5-E10
				0.36	0.50	100	15	7.91	1.42			1.42	0.00	C1-6	**1.42**								18.36			0.245		0.071	1.4	8	100.00%	1.4	5.3	**0.36**	0.0		C1-5-E100
C1-6	**C1-6**	ONGC	C1-6	1.67	0.50	10	15	5.50	4.58			4.58	0.00	C1-5	**4.58**	0.0200	Parabolic Crown	0.0231	0.0200	36	6.67	13.97		0.22	1.5	0.309	0.33	0.084	4.6	8	100.00%	4.6	5.3	**1.67**	0.0		C1-6-E10
				1.67	0.50	100	15	7.91	6.59			6.59	0.00	C1-5	**6.59**								18.36			0.245		0.071	6.6	8	100.00%	6.6	5.3	**1.67**	0.0		C1-6-E100
C1-7	**C1-7**	ONGC	C1-7	0.30	0.50	10	15	5.50	0.81			0.81	0.00	C1-8	**0.81**	0.0200	Parabolic Crown	0.0231	0.0200	36	6.67	13.97		0.22	1.5	0.245	0.33	0.071	0.8	8	100.00%	0.8	5.3	**0.30**	0.0		C1-7-E10
				0.30	0.50	100	15	7.91	1.17			1.17	0.00	C1-8	**1.17**								18.36			0.245		0.071	1.2	8	100.00%	1.2	5.3	**0.30**	0.0		C1-7-E100
C1-8	**C1-8**	ONGC	C1-8	1.38	0.50	10	15	5.50	3.80			3.80	0.00	C1-7	**3.80**	0.0200	Parabolic Crown	0.0231	0.0200	36	6.67	13.97		0.22	1.5	0.309	0.33	0.084	3.8	8	100.00%	3.8	5.3	**1.38**	0.0		C1-8-E10
				1.38	0.50	100	15	7.91	5.47			5.47	0.00	C1-7	**5.47**								18.36			0.245		0.071	5.5	8	100.00%	5.5	5.3	**1.38**	0.0		C1-8-E100

RECORD DRAWINGS

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JBI PARTNERS, INC.

BY: Brittany Crenshaw

DATE: 10/9/2025

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS · BRITTANY DAY CRENSHAW · 131924 · LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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1.18.2023

JBI PARTNERS
2121 Midway Road
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972.248.7676
TBPE No. F-438
TBPLS No. 10076000

HYDRAULIC CALCULATIONS

INLETS – SHEET 1

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 4.03

Plotted by: jcourville Plot Date: 1/18/2023 1:17 PM
Drawing: H:\Projects\ROS020 Sandbrock Ph. 13\Phase 13\Engineering\dwg\ROS020-DAM.dwg Saved By: jcourville Save Time: 1/18/2023 1:06 PM

SAG INLET CALCULATIONS

Inlet No.	Area Designation	Areas (acres)	Runoff "c"	Conc. Time (min)	10-year Intensity (in/hr)	10-year Bypass From Area	10-year Bypass Flow (cfs)	10-year Total Q (cfs)	100-year Intensity (in/hr)	100-year Bypass From Area	100-year Bypass Flow (cfs)	100-year Total Q (cfs)	Half Street Capacity	Crossover (cfs)	Crossover Received (cfs)	Crossover To/From	Total Flow in Inlet (cfs)	Depth of Depress. "a" (ft)	Length of Inlet Opening L or P (ft)	Width of Depress. (ft)	Coeff (Weir or Orifice) Cw / Co	Depth of Flow at Opening "d" (ft)	Allowable Depth of Flow at Opening "d" (ft)	Capacity of Inlet per Foot of Length Q/L (cfs/ft)	Capacity of Inlet (cfs)	Carry - Over into Overflow (cfs)	Percent Q_{100} Captured by Inlet (%)	Notes	Effective Area Name	Effective Area (ac)
A-5	A-5	2.46	0.50	15.00	5.50			**6.77**	7.91			**9.73**	3.29	0.00	0.28		**10.01**	0.33	10.0	1.5	2.30	0.48*	0.50	1.03*	10.33*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	A-5-E100	**2.53**
A-6	A-6	2.60	0.50	15.00	5.50			**7.15**	7.91			**10.28**	3.29	0.28	0.00		**10.01**	0.33	10.0	1.5	2.30	0.50*	0.50	1.03*	10.33*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	A-6-E100	**2.53**
B3-1	B3-1	1.06	0.50	15.00	5.50			**2.92**	7.91			**4.20**	3.29	0.00	2.53		**6.73**	0.33	10.0	1.5	2.30	0.27*	0.50	1.03*	10.33*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	B3-1-E100	**1.70**
B3-2	B3-2	2.34	0.50	15.00	5.50			**6.44**	7.91			**9.26**	3.29	2.53	0.00		**6.73**	0.33	10.0	1.5	2.30	0.47*	0.50	1.03*	10.33*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	B3-2-E100	**1.70**
D-1	D-1	1.47	0.50	15.00	5.50			**4.03**	7.91			**5.80**	3.29	0.00	0.00		**5.80**	0.33	10.0	1.5	2.30	0.34*	0.50	1.03*	10.33*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	D-1-E100	**1.47**
D1-1	D1-1	2.21	0.50	15.00	5.50			**6.08**	7.91			**8.74**	3.29	0.00	0.00		**8.74**	0.33	10.0	1.5	2.30	0.45*	0.50	1.03*	10.33*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	D1-1-E100	**2.21**

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JBI PARTNERS, INC.

BY: Brittany Crenshaw

DATE: 10/9/2025

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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HYDRAULIC CALCULATIONS

INLETS – SHEET 2

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 4.04

Plotted by: jcourville Plot Date: 1/18/2023 1:19 PM
Drawing: H:\Projects\ROS020 Sandbrock Ph. 13\Phase 13\Engineering\dwg\ROS020-DAM.dwg Saved By: jcourville Save Time: 1/18/2023 1:06 PM

PIPE CALCULATIONS

U/S Station	D/S Station	Pipe Length	U/S Structure	D/S Structure	CONTRIBUTING DRAINAGE AREA			Runoff "c"	Incremental cA	Total cA	Time of Concentration			Design Storm	Intensity	Incremental Runoff	Q Pipe	Pipe Size Diameter	Box Culvert Size		n	Sf	Head Loss Calculations								HGL		COMMENTS
					Incremental														Width	Height			V1 (in)	V2 (out)	(V1^2)/2g	(V2^2)/2g	Headloss at Wye/Pipe Size Change	Bend Losses	Inlet/Manhole Loss Coefficient	Headloss at Inlet/Manhole	U/S	D/S	
					Name	Area	Total Area				Time at Upstream Station	Flow Time	Time at Downstream Station																				
		(ft)				(ac)	(ac)				(min)	(min)	(min)	(yrs.)	(in/hr)	(cfs)	(cfs)	(in)	(ft)	(ft)		(ft/ft)	(ft/s)	(ft/s)	(ft)	(ft)	H_j (ft)	H_b (ft)	K_i	Hi (ft)	(ft)	(ft)	
STORM SEWER CALCULATIONS STM A (100-YR)																																
11+70.60	11+58.50	12.10	Inlet A-1	45° Bend	A-1-E100	1.87	1.87	0.50	0.93	0.93	15	0.05	15.05	100	7.91	7.4	***7.39***	18			0.013	0.0050	4.18	4.18	0.27	0.27			1.10	0.30	551.21	551.15	Partial Flow
11+58.50	11+02.46	56.04	45° Bend	Pipe Size Change	-	0.00	1.87	0.50	0.00	0.93	15.05	0.22	15.27	100	7.90	0.0	***7.39***	18			0.013	0.0050	4.18	4.18	0.27	0.27		0.04			551.11	550.83	Partial Flow
11+02.46	10+98.46	4.00	Pipe Size Change	45° Wye (Lat A-2)	-	0.00	1.87	0.50	0.00	0.93	15.27	0.02	15.29	100	7.87	0.0	***7.39***	21			0.013	0.0022	4.18	3.07	0.27	0.15	-0.06				550.89	550.88	Partial Flow
10+98.46	6+10.15	488.31	45° Wye (Lat A-2)	Pipe Size Change	A-2-E100	1.87	3.74	0.50	0.93	1.87	15.29	1.33	16.62	100	7.87	7.4	***14.74***	21			0.013	0.0087	3.07	6.13	0.15	0.58	0.44				550.45	546.22	Partial Flow
6+10.15	6+06.15	4.00	Pipe Size Change	45° Wye (Lat A-3)	-	0.00	3.74	0.50	0.00	1.87	16.62	0.02	16.64	100	7.67	0.0	***14.74***	27			0.013	0.0023	6.13	3.71	0.58	0.21	-0.18				546.40	546.39	Partial Flow
6+06.15	5+93.69	12.46	45° Wye (Lat A-3)	45° Wye (Lat A-4)	A-3-E100	1.85	5.59	0.50	0.93	2.79	16.64	0.04	16.68	100	7.66	7.1	***21.83***	27			0.013	0.0050	3.71	5.49	0.21	0.47	0.25				546.14	546.08	Partial Flow
5+93.69	2+96.93	296.76	45° Wye (Lat A-4)	Manhole (STM A1)	A-4-E100	1.85	7.44	0.50	0.93	3.72	16.68	0.68	17.36	100	7.66	7.1	***28.92***	27			0.013	0.0087	5.49	7.27	0.47	0.82	0.35				545.72	543.14	Partial Flow
2+96.93	2+84.45	12.48	Manhole (STM A1)	45° Wye (Lat A-6)	-	22.22	29.65	0.50	11.11	14.83	17.36	0.03	17.39	100	7.56	93.6	***122.49***		5	4	0.013	0.0025	7.27	6.12	0.82	0.58			1.00		543.14	543.11	Partial Flow
2+84.45	1+14.94	169.51	45° Wye (Lat A-6)	Headwall	A-6-E100	2.53	32.18	0.50	1.27	16.09	17.39	0.43	17.82	100	7.55	9.6	***132.05***		5	4	0.013	0.0029	6.12	6.60	0.58	0.68	0.09				543.01	542.52	Partial Flow
STORM SEWER CALCULATIONS STM A1 (100-YR)																																
5+80.77	4+85.06	95.71	EX STM (PH11)	45° Bend	-	18.84	18.84	0.50	9.42	9.42	15	0.27	15.27	100	7.91	70.4	***70.44***		4	3	0.013	0.0032	5.87	5.87	0.54	0.54			1.10	0.59	544.77	544.46	Partial Flow
4+85.06	4+45.06	40.00	45° Bend	45° Bend	-	0.00	18.84	0.50	0.00	9.42	15.27	0.11	15.39	100	7.87	0.0	***70.44***		4	3	0.013	0.0032	5.87	5.87	0.54	0.54		0.08			544.38	544.25	Partial Flow
4+45.06	2+82.73	162.33	45° Bend	Pipe Size Change	-	0.00	18.84	0.50	0.00	9.42	15.39	0.46	15.85	100	7.85	0.0	***70.44***		4	3	0.013	0.0032	5.87	5.87	0.54	0.54		0.08			544.17	543.65	Partial Flow
2+82.73	2+78.73	4.00	Pipe Size Change	45° Wye (Lat A1-1)	-	0.00	18.84	0.50	0.00	9.42	15.85	0.01	15.86	100	7.78	0.0	***70.44***		5	3	0.013	0.0018	5.87	4.70	0.54	0.34	-0.10				543.74	543.74	Partial Flow
2+78.73	2+70.46	8.27	45° Wye (Lat A1-1)	45° Wye (Lat A1-2)	A1-1-E100	1.69	20.53	0.50	0.84	10.26	15.86	0.03	15.89	100	7.78	6.6	***77.01***		5	3	0.013	0.0022	4.70	5.13	0.34	0.41	0.07				543.67	543.65	Partial Flow
2+70.46	1+00.00	170.46	45° Wye (Lat A1-2)	Manhole (STM A)	A1-2-E100	1.69	22.22	0.50	0.84	11.11	15.89	0.51	16.40	100	7.78	6.6	***83.57***		5	3	0.013	0.0026	5.13	5.57	0.41	0.48	0.07				543.58	543.14	Partial Flow
STORM SEWER CALCULATIONS STM B (100-YR)																																
15+38.79	15+26.81	11.98	Inlet B-1	45° Bend	B-1-E100	1.41	1.41	0.50	0.70	0.70	15	0.06	15.06	100	7.91	5.6	***5.57***	18			0.013	0.0028	3.15	3.15	0.15	0.15			1.10		557.17	557.13	Partial Flow
15+26.81	14+95.52	31.29	45° Bend	45° Wye (Lat B-2)	-	0.00	1.41	0.50	0.00	0.70	15.06	0.17	15.23	100	7.90	0.0	***5.57***	18			0.013	0.0028	3.15	3.15	0.15	0.15		0.02			557.11	557.02	Partial Flow
14+95.52	12+02.74	292.78	45° Wye (Lat B-2)	Pipe Size Change	B-2-E100	1.41	2.82	0.50	0.70	1.41	15.23	0.78	16.00	100	7.88	5.5	***11.12***	18			0.013	0.0112	3.15	6.29	0.15	0.61	0.46				556.56	553.28	Partial Flow
12+02.74	11+98.74	4.00	Pipe Size Change	45° Wye (Lat B-3)	-	0.00	2.82	0.50	0.00	1.41	16.00	0.01	16.02	100	7.76	0.0	***11.12***	21			0.013	0.0049	6.29	4.62	0.61	0.33	-0.14				553.42	553.40	Partial Flow
11+98.74	11+84.49	14.25	45° Wye (Lat B-3)	45° Wye (Lat B-4)	B-3-E100	1.17	3.98	0.50	0.58	1.99	16.02	0.04	16.06	100	7.76	4.5	***15.64***	21			0.013	0.0097	4.62	6.50	0.33	0.66	0.32				553.08	552.94	Partial Flow
11+84.49	11+47.58	36.91	45° Wye (Lat B-4)	Manhole (STM B1)	B-4-E100	1.52	5.51	0.50	0.76	2.75	16.06	0.07	16.12	100	7.75	5.9	***21.54***	21			0.013	0.0185	6.50	8.96	0.66	1.25	0.59				552.35	551.67	Partial Flow
11+47.58	4+84.31	663.27	Manhole (STM B1)	Manhole (Lat B-5)	-	9.69	15.20	0.50	4.85	7.60	16.12	1.11	17.24	100	7.74	37.5	***59.02***	33			0.013	0.0125	8.96	9.94	1.25	1.53		1.00			551.67	543.41	Partial Flow
4+84.31	4+77.08	7.23	Manhole (Lat B-5)	45° Wye (Lat B-6)	B-5-E100	2.17	17.37	0.50	1.09	8.69	17.24	0.02	17.26	100	7.57	8.2	***67.25***	48			0.013	0.0022	9.94	5.35	1.53	0.44	-0.54				543.95	543.94	Partial Flow
4+77.08	4+03.59	73.49	45° Wye (Lat B-6)	45° Wye (STM B3)	B-6-E100	2.17	19.54	0.50	1.09	9.77	17.26	0.20	17.46	100	7.57	8.2	***75.48***	48			0.013	0.0028	5.35	6.01	0.44	0.56	0.12				543.82	543.62	Partial Flow
4+03.59	2+98.65	104.94	45° Wye (STM B3)	Manhole (STM B2)	-	3.57	23.11	0.50	1.78	11.56	17.46	0.25	17.71	100	7.54	14.1	***89.56***	48			0.013	0.0039	6.01	7.13	0.56	0.79	0.23				543.39	542.98	Partial Flow
2+98.65	1+23.31	175.34	Manhole (STM B2)	Headwall	-	10.47	33.58	0.50	5.24	16.79	17.71	0.56	18.27	100	7.50	40.0	***129.56***		5	5	0.013	0.0015	7.13	5.18	0.79	0.42	-0.19				543.17	542.90	Partial Flow
STORM SEWER CALCULATIONS STM B1 (100-YR)																																
11+44.08	11+34.26	9.82	Inlet B1-1	45° Bend	B1-1-E100	1.91	1.91	0.50	0.96	0.96	15	0.04	15.04	100	7.91	7.6	***7.57***	18			0.013	0.0052	4.28	4.28	0.28	0.28			1.10		561.65	561.60	Partial Flow
11+34.26	11+28.91	5.35	45° Bend	Pipe Size Change	-	0.00	1.91	0.50	0.00	0.96	15.04	0.02	15.06	100	7.90	0.0	***7.57***	18			0.013	0.0052	4.28	4.28	0.28	0.28		0.04			561.56	561.53	Partial Flow
11+28.91	11+24.91	4.00	Pipe Size Change	45° Wye (Lat B1-2)	-	0.00	1.91	0.50	0.00	0.96	15.06	0.02	15.08	100	7.90	0.0	***7.57***	21			0.013	0.0023	4.28	3.15	0.28	0.15	-0.07				561.60	561.59	Partial Flow
11+24.91	6+10.88	514.03	45° Wye (Lat B1-2)	Manhole (Lat B1-3)	B1-2-E100	1.91	3.83	0.50	0.96	1.91	15.08	1.36	16.44	100	7.90	7.6	***15.12***	21			0.013	0.0091	3.15	6.29	0.15	0.61	0.46				561.13	556.45	Partial Flow
6+10.88	5+95.05	15.83	Manhole (Lat B1-3)	45° Wye (Lat B1-4)	B1-3-E100	1.73	5.55	0.50	0.86	2.78	16.44	0.05	16.49	100	7.69	6.6	***21.76***	27			0.013	0.0049	6.29	5.47	0.61	0.46		0.50			556.45	556.37	Partial Flow
5+95.05	1+58.80	436.25	45° Wye (Lat B1-4)	Pipe Size Change	B1-4-E100	1.73	7.28	0.50	0.86	3.64	16.49	1.02	17.51	100	7.69	6.6	***28.39***	27			0.013	0.0084	5.47	7.14	0.46	0.79	0.33				556.04	552.38	Partial Flow
1+58.80	1+54.80	4.00	Pipe Size Change	45° Wye (Lat B1-2)	-	0.00	7.28	0.50	0.00	3.64	17.51	0.01	17.52	100	7.53	0.0	***28.39***	30			0.013	0.0048	7.14	5.78	0.79	0.52	-0.14				552.51	552.49	Partial Flow
1+54.80	1+40.80	14.00	45° Wye (Lat B1-2)	45° Wye (Lat B1-2)	B1-5-E100	1.52	8.80	0.50	0.76	4.40	17.52	0.03	17.55	100	7.53	5.7	***34.12***	30			0.013	0.0069	5.78	6.95	0.52	0.75	0.23				552.26	552.16	Partial Flow
1+40.80	1+00.00	40.80	45° Wye (Lat B1-2)	Manhole (STM B)	B1-6-E100	0.89	9.69	0.50	0.45	4.85	17.55	0.09	17.64	100	7.53	3.4	***37.48***	30			0.013	0.0083	6.95	7.63	0.75	0.91	0.15				552.01	551.67	Partial Flow
STORM SEWER CALCULATIONS STM B2 (100-YR)																																
14+93.62	14+83.82	9.80	Inlet B2-1	45° Bend	B2-1-E100	1.51	1.51	0.50	0.76	0.76	15	0.05	15.05	100	7.91	6.0	***5.99***	18			0.013	0.0032	3.39	3.39	0.18	0.18			1.10		556.44	556.41	Partial Flow
14+83.82	14+77.40	6.42	45° Bend	Pipe Size Change	-	0.00	1.51	0.50	0.00	0.76	15.05	0.03	15.08	100	7.90	0.0	***5.99***	18			0.013	0.0032	3.39	3.39	0.18	0.18		0.03			556.38	556.36	Partial Flow
14+77.40	14+73.40	4.00	Pipe Size Change	45° Wye (Lat B2-2)	-	0.00	1.51	0.50	0.00	0.76	15.08	0.03	15.11	100	7.90	0.0	***5.99***	21			0.013	0.0014	3.39	2.49	0.18	0.10	-0.04				556.40	556.39	Partial Flow
14+73.40	10+66.69	406.71	45° Wye (Lat B2-2)	Manhole (Lat B2-3)	B2-2-E100	1.51	3.03	0.50	0.76	1.51	15.11	1.36	16.47	100	7.89	6.0	***11.96***	21			0.013	0.0057	2.49	4.97	0.10	0.38	0.29				556.11	553.79	Partial Flow
10+66.69	10+58.07	8.62	Manhole (Lat B2-3)	45° Wye (Lat B2-4)	B2-3-E100	1.40	4.43	0.50	0.70	2.22	16.47	0.03	16.50	100	7.69	5.4	***17.36***	24			0.013	0.0059	4.97	5.53	0.38	0.47	0.09				553.70	553.65	Partial Flow
10+58.07	3+65.04	693.03	45° Wye (Lat B2-4)	Pipe Size Change	B2-4-E100	1.40	5.84	0.50	0.70	2.92	16.50	1.59	18.09	100	7.69	5.4	***22.75***	24			0.013	0.0101	5.53	7.24	0.47	0.81	0.34				553.31	546.30	Partial Flow
3+65.04	3+61.04	4.00	Pipe Size Change	45° Wye (Lat B2-5)	-	0.00	5.84	0.50	0.00	2.92	18.09	0.01	18.10	100	7.45	0.0	***22.75***	30			0.013	0.0031	7.24	4.64	0.81	0.33		1.00			546.30	546.28	Partial Flow
3+61.04	3+43.27	17.77	45° Wye (Lat B2-5)	45° Wye (Lat B2-6)	B2-5-E100	2.32	8.15	0.50	1.16	4.08	18.10	0.05	18.15	100	7.44	8.6	***31.38***	30			0.013	0.0059	4.64	6.39	0.33	0.63	0.30				545.98	545.88	Partial Flow
3+43.27	1+00.00	243.27	45° Wye (Lat B2-6)	Manhole (STM B)	B2-6-E100	2.32	10.47	0.50	1.16	5.24	18.15	0.50	18.65	100	7.44	8.6	***40.00***	30			0.013	0.0095	6.39	8.15	0.63	1.03	0.40				545.48	543.17	Partial Flow
STORM SEWER CALCULATIONS STM B3 (100-YR)																																
2+05.66	1+89.40	16.26	Inlet B3-1	45° Bend	B3-1-E100	1.78	1.78	0.50	0.89	0.89	15	0.12	15.12	100	7.91	7.1	***7.06***	24			0.013	0.0010	2.25	2.25	0.08	0.08			1.10		543.96	543.94	Partial Flow
1+89.40	1+75.40	14.00	45° Bend	45° Wye (Lat B3-2)	-	0.00	1.78	0.50	0.00	0.89	15.12	0.10	15.22	100	7.89	0.0	***7.06***	24			0.013	0.0010	2.25	2.25	0.08	0.08		0.01			543.93	543.92	Partial Flow
1+75.40	1+00.00	75.40	45° Wye (Lat B3-2)	45° Wye (STM B)	B3-2-E100	1.78	3.57	0.50	0.89	1.78	15.22	0.28	15.50	100	7.88	7.0	***14.09***	24			0.013	0.0039	2.25	4.48	0.08	0.31	0.23				543.68	543.39	Partial Flow
STORM SEWER CALCULATIONS STM C (100-YR)																																
16+16.77	15+90.74	26.03	Inlet C-1	45° Bend	C-1-E100	1.42	1.42	0.50	0.71	0.71	15	0.14	15.14	100	7.91	5.6	***5.60***	18			0.013	0.0028	3.17	3.17	0.16	0.16			1.10		557.14	557.06	Partial Flow
15+90.74	15+86.22	4.52	45° Bend	Pipe Size Change	-	0.00	1.42	0.50	0.00	0.71	15.14	0.02	15.16	100	7.89	0.0	***5.60***	18			0.013	0.0028	3.17	3.17	0.16	0.16		0.02			557.04	557.03	Partial Flow
15+86.22	15+82.22	4.00	Pipe Size Change	45° Wye (Lat C-2)	-	0.00	1.42	0.50	0.00	0.71	15.16	0.03	15.19	100	7.89	0.0	***5.60***	21			0.013	0.0013	3.17	2.33	0.16	0.08	-0.04				557.06	557.06	Partial Flow
15+82.22	11+71.08	411.14	45° Wye (Lat C-2)	Manhole (Lat C-3)	C-2-E100	1.42	2.83	0.50	0.71	1.42	15.19	1.47	16.66	100	7.88	5.6	***11.19***	21			0.013	0.0050	2.33	4.65	0.08	0.34	0.25				556.81	554.76	Partial Flow
11+71.08	11+56.76	14.32	Manhole (Lat C-3)	45° Wye (Lat C-4)	C-3-E100	1.56	4.39	0.50	0.78	2.20	16.66	0.06	16.72	100	7.66	6.0	***17.16***	27			0.013	0.0031	4.65	4.31	0.34	0.29			0.45		554.76	554.71	Partial Flow
11+56.76	6+53.13	503.63	45° Wye (Lat C-4)	45° Wye (Lat C-5)	C-4-E100	1.56	5.95	0.50	0.78	2.98	16.72	1.44	18.16	100	7.65	6.0	***23.12***	27			0.013	0.0056	4.31	5.81	0.29	0.52	0.24				554.48	551.67	Partial Flow
6+53.13	6+40.28	12.85	45° Wye (Lat C-5)	45° Wye (Lat C-6)	C-5-E100	1.76	7.71	0.50	0.88	3.86	18.16	0.03	18.19	100	7.44	6.6	***29.68***	27			0.013	0.0092	5.81	7.46	0.52	0.87	0.34				551.33	551.21	Partial Flow
6+40.28	2+45.45	394.83	45° Wye (Lat C-6)	Pipe Size Change	C-6-E100	1.76	9.48	0.50	0.88	4.74	18.19	0.72	18.91	100	7.43	6.6	***36.23***	27			0.013	0.0137	7.46	9.11	0.87	1.29	0.42				550.79	545.38	Partial Flow
2+45.45	2+41.45	4.00	Pipe Size Change	45° Wye (Lat C-7)	-	0.00	9.48	0.50	0.00	4.74	18.91	0.01	18.92	100	7.32	0.0	***36.23***	30			0.013	0.0078	9.11	7.38	1.29	0.85	-0.22				545.61	545.57	Partial Flow
2+41.45	2+27.45	14.00	45° Wye (Lat C-7)	45° Wye (Lat C-8)	C-7-E100	1.52	11.00	0.50	0.76	5.50	18.92	0.03	18.95	100	7.32	5.6	***41.81***	30			0.013	0.0104	7.38	8.52	0.85	1.13	0.28				545.29	545.15	Partial Flow
2+27.45	1+85.13	42.32	45° Wye (Lat C-8)	Manhole (STM C1)	C-8-E100	1.09	12.09	0.50	0.54	6.04	18.95	0.08	19.02	100	7.32	4.0	***45.78***	30			0.013	0.0125	8.52	9.33	1.13	1.35	0.22				544.92	544.40	Partial Flow
1+85.13	1+57.53	27.60	Manhole (STM C1)	30° Bend	-	9.37	21.46	0.50	4.69	10.73	19.02	0.05	19.08	100	7.31	35.5	***81.26***	42			0.013	0.0065	9.33	8.45	1.35	1.11	-0.12				544.52	544.34	Partial Flow
1+57.53	1+11.77	45.76	30° Bend	Headwall	-	0.00	21.46	0.50	0.00	10.73	19.08	0.09	19.17	100	7.30	0.0	***81.26***	42			0.013	0.0065	8.45	8.45	1.11	1.11	0.00				544.34	544.04	Partial Flow
STORM SEWER CALCULATIONS STM C1 (100-YR)																																
16+53.17	16+37.00	16.17	Inlet C1-1	45° Bend	C1-1-E100	1.70	1.70	0.50	0.85	0.85	15	0.07	15.07	100	7.91	6.7	***6.73***	18			0.013	0.0041	3.81	3.81	0.23	0.23			1.10		554.66	554.60	Partial Flow
16+37.00	16+11.67	25.33	45° Bend	Pipe Size Change	-	0.00	1.70	0.50	0.00	0.85	15.07	0.11	15.18	100	7.90	0.0	***6.73***	18			0.013	0.0041	3.81	3.81	0.23	0.23		0.03			554.56	554.46	Partial Flow
16+11.67	16+07.67	4.00	Pipe Size Change	45° Wye (Lat C1-2)	-	0.00	1.70	0.50	0.00	0.85	15.18	0.03	15.21	100	7.88	0.0	***6.73***	24			0.013	0.0009	3.81	2.14	0.23	0.07	-0.08				554.54	554.53	Partial Flow
16+07.67	10+98.41	509.26	45° Wye (Lat C1-2)	Manhole (Lat C1-3)	C1-2-E100	1.70	3.40	0.50	0.85	1.70	15.21	1.99	17.20	100	7.88	6.7	***13.43***	24			0.013	0.0035	2.14	4.27	0.07	0.28	0.21				554.32	552.53	Partial Flow
10+98.41	10+83.14	15.27	Manhole (Lat C1-3)	45° Wye (Lat C1-4)	C1-3-E100	0.59	3.99	0.50	0.29	1.99	17.20	0.06	17.26	100	7.58	2.2	***15.65***	27			0.013	0.0026	4.27	3.94	0.28	0.24			0.45		552.53	552.49	Partial Flow
10+83.14	5+87.91	495.23	45° Wye (Lat C1-4)	45° Wye (Lat C1-5)	C1-4-E100	1.69	5.67	0.50	0.84	2.84	17.26	1.49	18.75	100	7.57	6.4	***22.03***	27			0.013	0.0051	3.94	5.54	0.24	0.48	0.24				552.25	549.74	Partial Flow
5+87.91	5+73.51	14.40	45° Wye (Lat C1-5)	45° Wye (Lat C1-6)	C1-5-E100	0.35	6.03	0.50	0.18	3.01	18.75	0.04	18.79	100	7.35	1.3	***23.33***	27			0.013	0.0057	5.54	5.87	0.48	0.53	0.06				549.69	549.60	Partial Flow
5+73.51	1+67.01	406.50	45° Wye (Lat C1-6)	45° Wye (Lat C1-7)	C1-6-E100	1.67	7.70	0.50	0.83	3.85	18.79	0.91	19.71	100	7.34	6.1	***29.45***	27			0.013	0.0090	5.87	7.41	0.53	0.85	0.32				549.29	545.61	Partial Flow
1+67.01	1+52.61	14.40	45° Wye (Lat C1-7)	45° Wye (Lat C1-8)	C1-7-E100	0.29	7.99	0.50	0.15	3.99	19.71	0.03	19.74	100	7.20	1.1	***30.51***	27			0.013	0.0097	7.41	7.67	0.85	0.91	0.06				545.55	545.41	Partial Flow
1+52.61	1+00.00	52.61	45° Wye (Lat C1-8)	Manhole (STM C1)	C1-8-E100	1.38	9.37	0.50	0.69	4.69	19.74	0.10	19.84	100	7.20	5.0	***35.48***	27			0.013	0.0131	7.67	8.92	0.91	1.24	0.32				545.09	544.40	Partial Flow
STORM SEWER CALCULATIONS STM D (100-YR)																																
1+50.00	1+04.57	45.43	Inlet D-1	Headwall	D1-1-E100	1.47	1.47	0.50	0.73	0.73	15	0.31	15.31	100	7.91	5.8	***5.80***	21			0.013	0.0013	2.41	2.41	0.09	0.09			1.10		546.12	546.06	Partial Flow
STORM SEWER CALCULATIONS STM D1 (100-YR)																																
2+00.00	1+33.05	66.95	Inlet D1-1	Headwall	D1-2-E100	2.21	2.21	0.50	1.11	1.11	15	0.31	15.31	100	7.91	8.7	***8.74***	21			0.013	0.0030	3.63	3.63	0.21	0.21			1.10		546.26	546.06	Partial Flow

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

~~**RECORD DRAWINGS**~~

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JBI PARTNERS, INC.

BY: Brittany Crenshaw

DATE: 10/9/2025

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS — BRITTANY DAY CRENSHAW —

RECORD DRAWINGS

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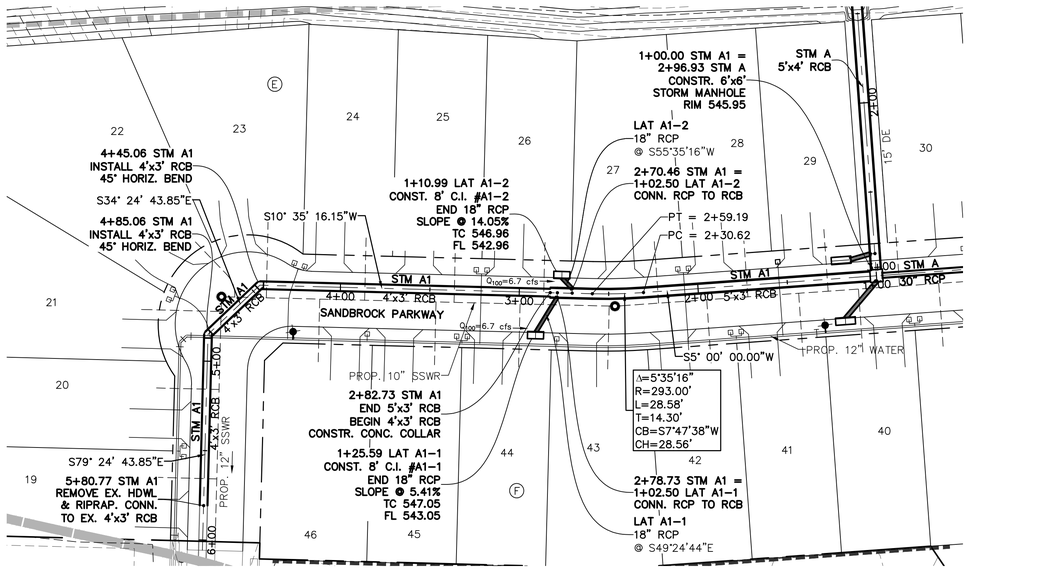
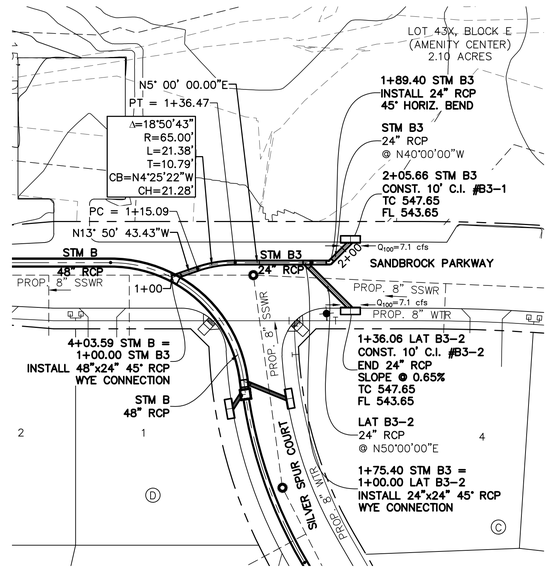
BY: Brittany Day Crenshaw

DATE: 10/9/2025



STM A1



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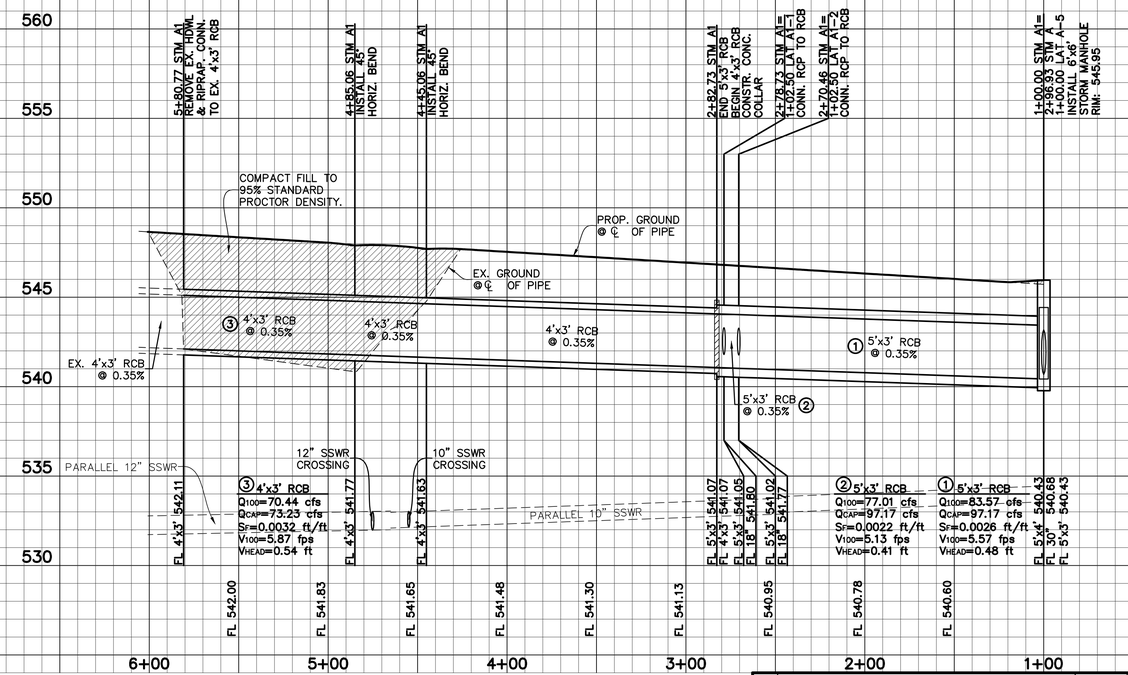

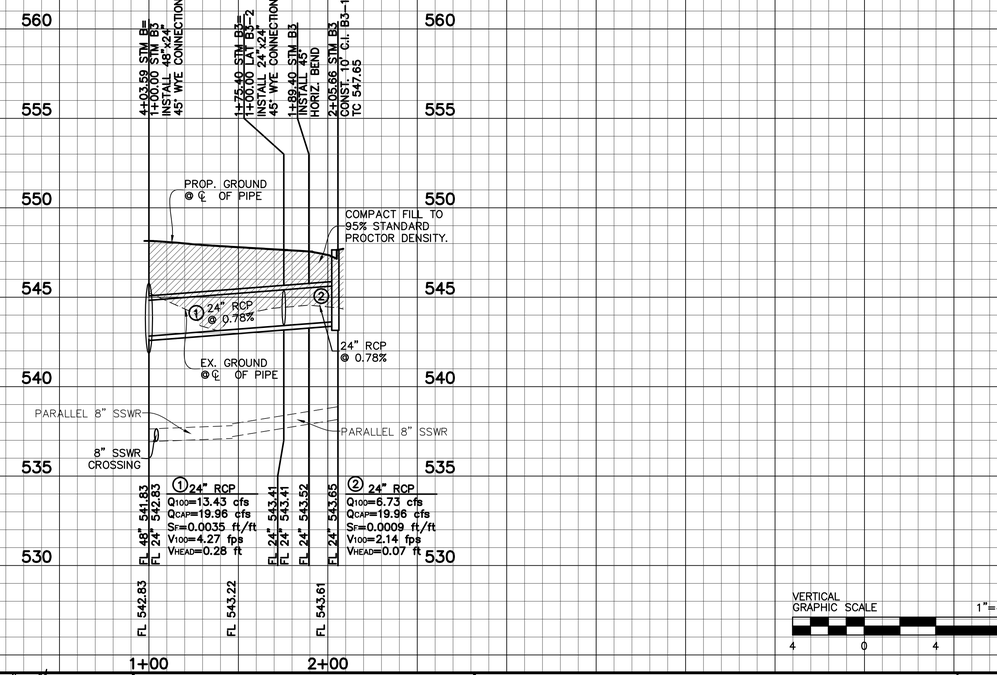

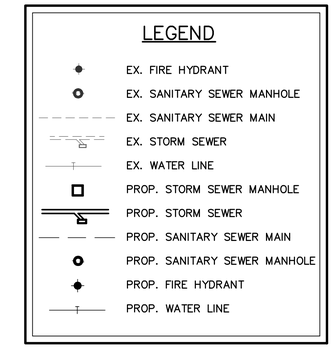

ALL RCP TO BE CLASS III UNLESS OTHERWISE SPECIFIED

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'

40 0 40 80

VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

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BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Day Crenshaw

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1.18.2023

JBI PARTNERS

2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

STORM SEWER PLAN & PROFILE

STM A1 & STM B3

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 5.01

Plotted by: jcourville Plot Date: 1/18/2023 3:15 PM

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JBI PARTNERS, INC.

BY: Brittany Crenshaw

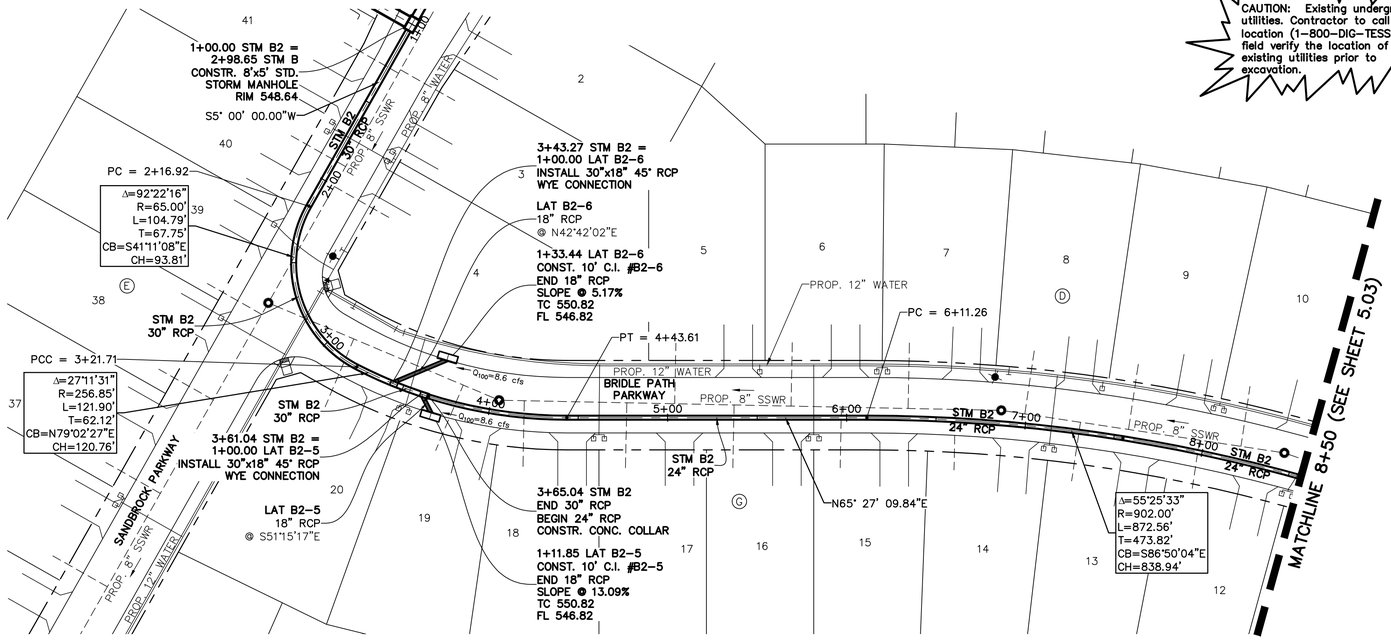
DATE: 10/9/2025

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

LEGEND

- EX. FIRE HYDRANT
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER MAIN
- EX. STORM SEWER
- EX. WATER LINE
- PROP. STORM SEWER MANHOLE
- PROP. STORM SEWER
- PROP. SANITARY SEWER MAIN
- PROP. SANITARY SEWER MANHOLE
- PROP. FIRE HYDRANT
- PROP. WATER LINE

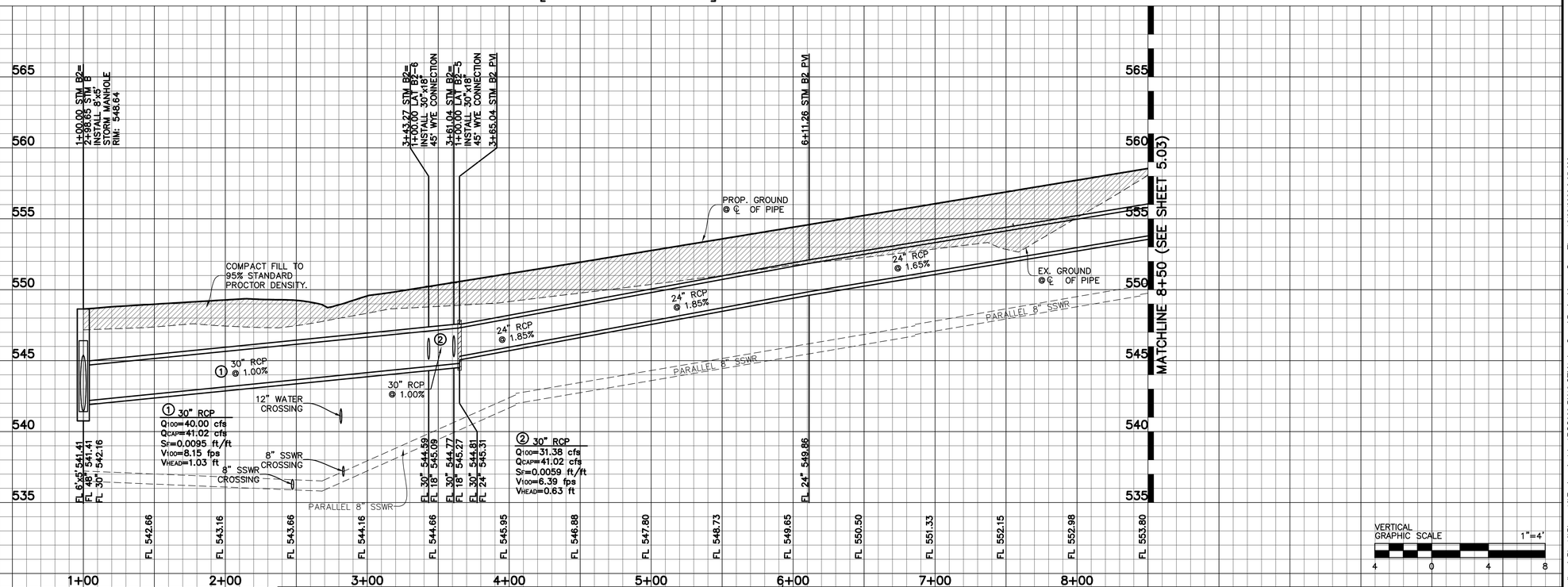
ALL RCP TO BE CLASS III UNLESS OTHERWISE SPECIFIED



STM B2 [STA. START-8+50]

GRAPHIC SCALE 1"=40'

40 0 40 80



VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

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BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS · BRITTANY DAY CRENSHAW · 131924 · LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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1.18.2023

JBI PARTNERS

2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

STORM SEWER PLAN & PROFILE

STM B2 [STA. START-8+50]

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 5.02

Plotted by: jcourville Plot Date: 1/18/2023 3:22 PM
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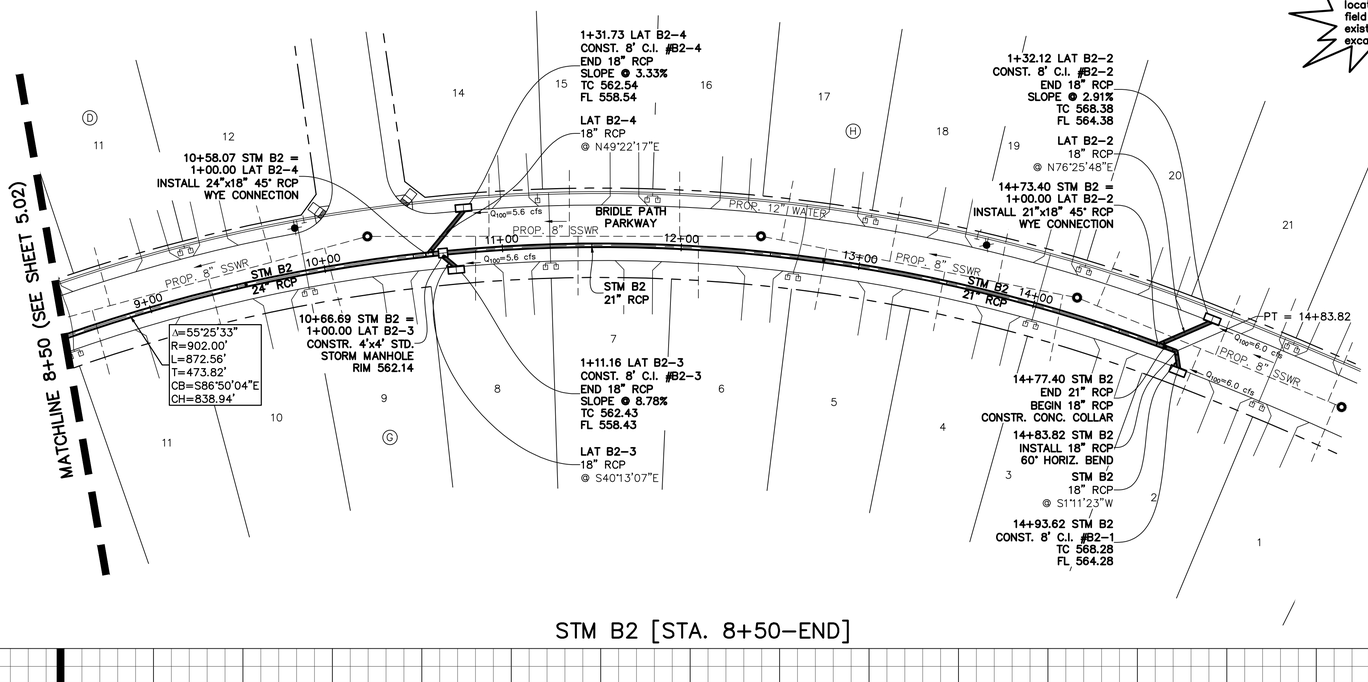
JBI PARTNERS, INC.

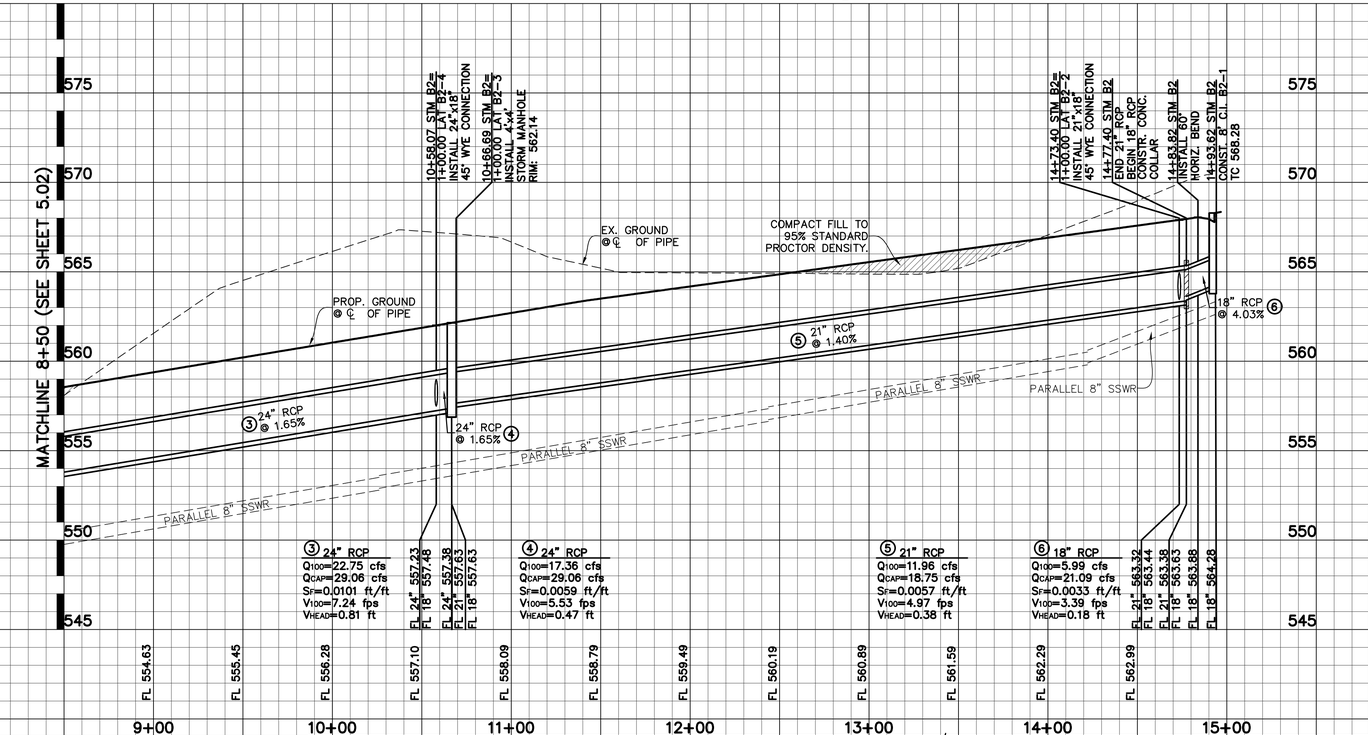
BY: Brittany Day Crenshaw

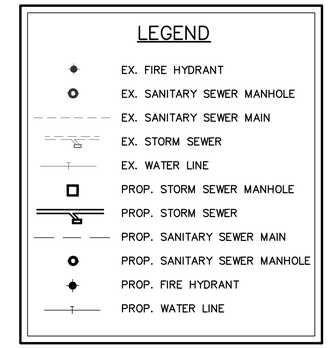
DATE: 10/9/2025

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

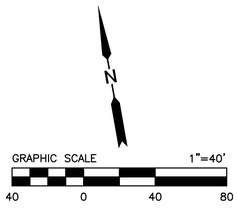


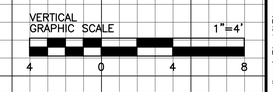
STM B2 [STA. 8+50-END]





ALL RCP TO BE CLASS III UNLESS OTHERWISE SPECIFIED





BENCHMARKS:

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BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Day Crenshaw

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1.18.2023

JBI PARTNERS

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TBPE No. F-438
TBPLS No. 10076000

STORM SEWER PLAN & PROFILE

STM B2 [STA. 8+50-END]

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 5.03

Plotted by: jcourville Plot Date: 1/18/2023 3:27 PM
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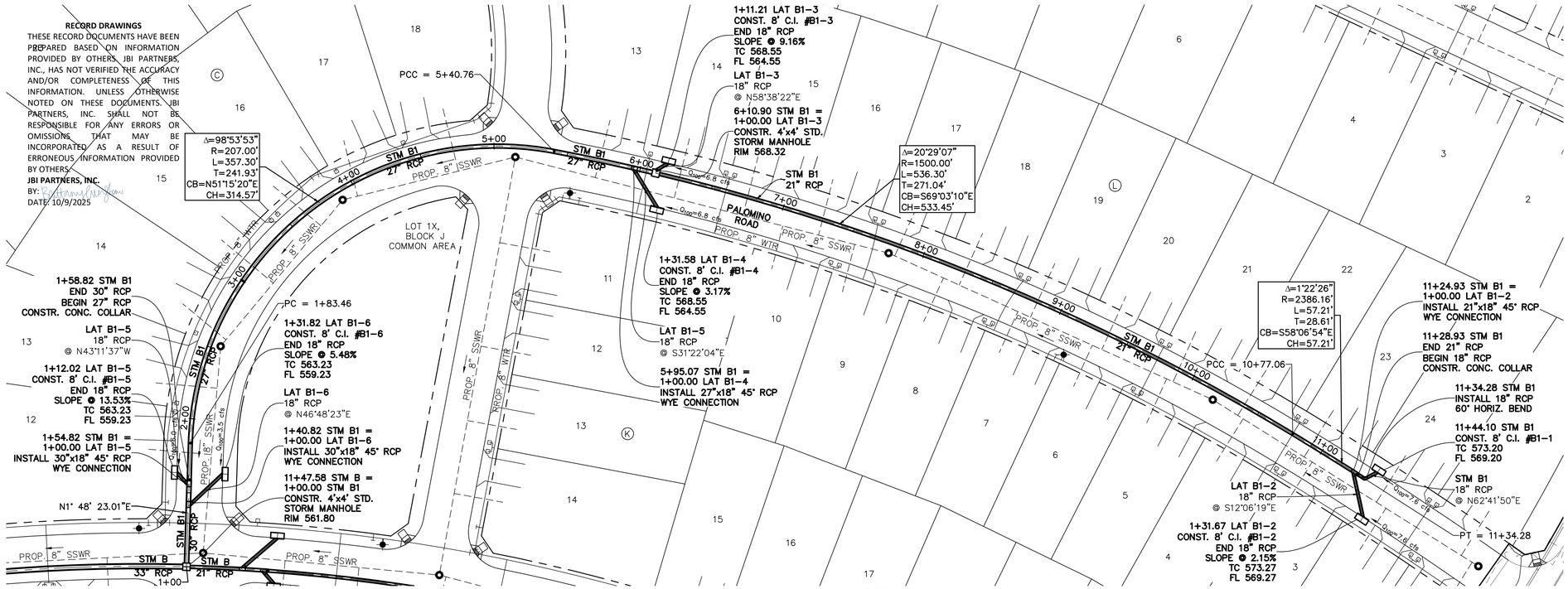
JBI PARTNERS, INC.
BY: Brittany Crenshaw
DATE: 10/9/2025



STM B1

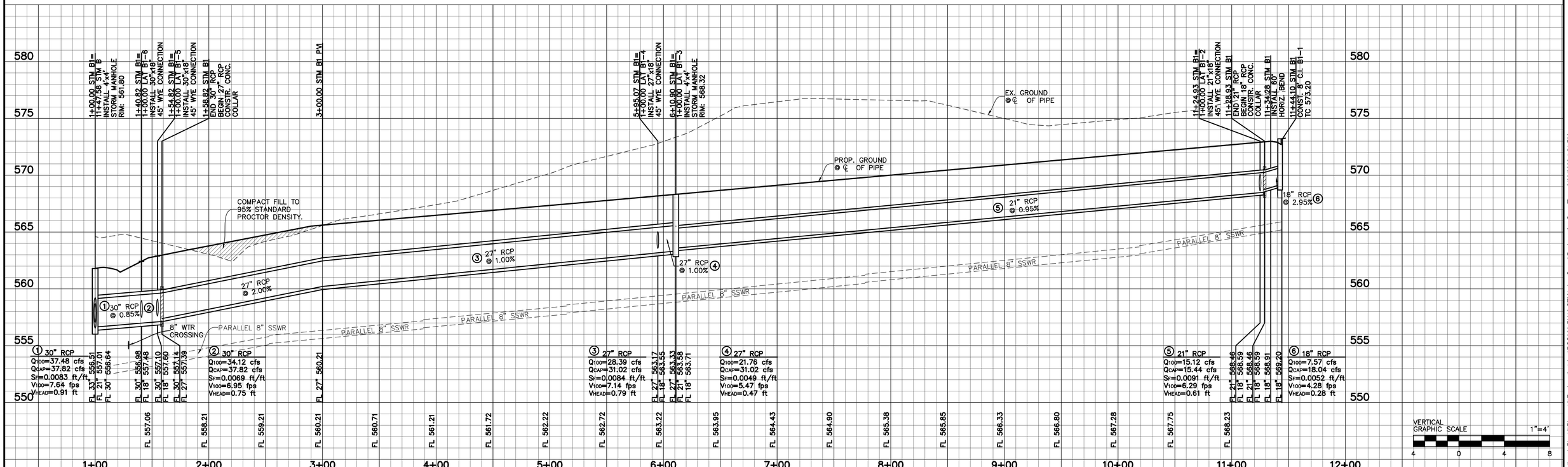
LEGEND

- EX. FIRE HYDRANT
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER MAIN
- EX. STORM SEWER
- EX. WATER LINE
- PROP. STORM SEWER MANHOLE
- PROP. STORM SEWER
- PROP. SANITARY SEWER MAIN
- PROP. SANITARY SEWER MANHOLE
- PROP. FIRE HYDRANT
- PROP. WATER LINE

ALL RCP TO BE CLASS III UNLESS OTHERWISE SPECIFIED

CAUTION: Existing underground utilities. Contractor to call for location (1–800–DIG–TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'
40 0 40 80



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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER
3.20.2023

Brittany Crenshaw
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TBPE No. F-438
TBPLS No. 10076000

STORM SEWER PLAN & PROFILE
STM B1
SANDBROCK RANCH, PHASE 13
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020
SHEET NO. 5.04

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RECORD DRAWINGS

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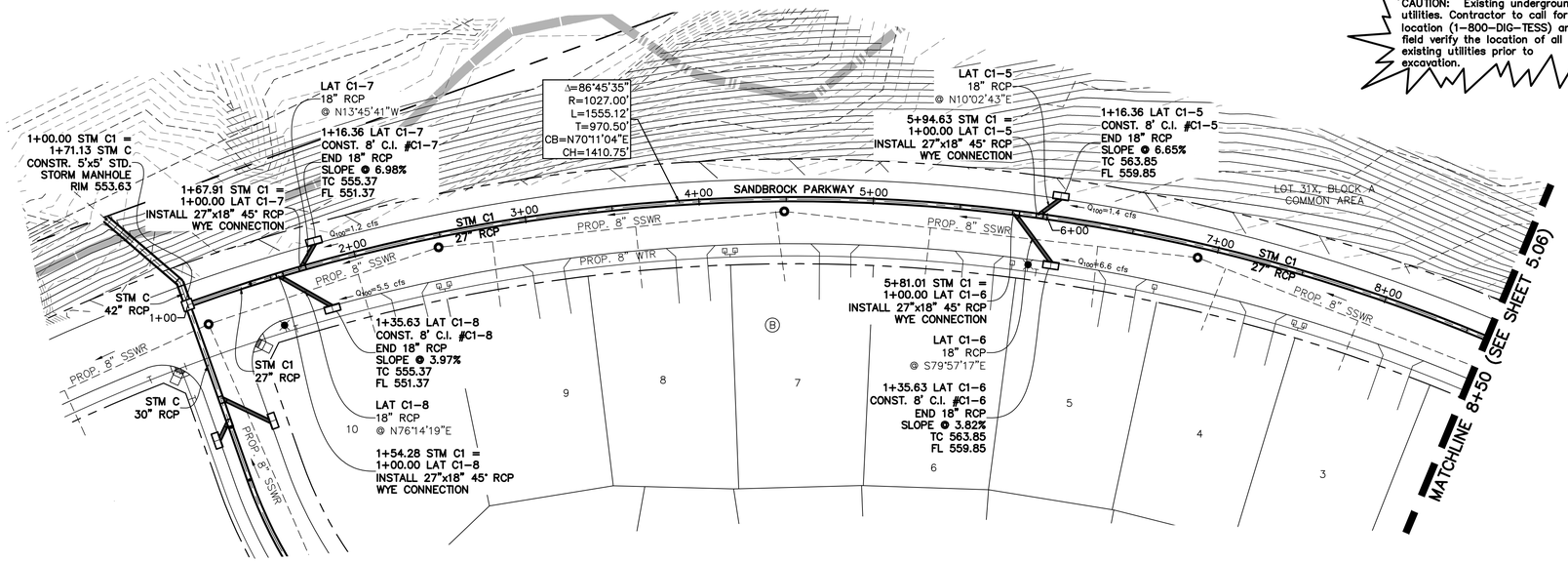
BY: Brittany Crenshaw

DATE: 10/9/2025



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- EX. SANITARY SEWER MAIN
- EX. STORM SEWER
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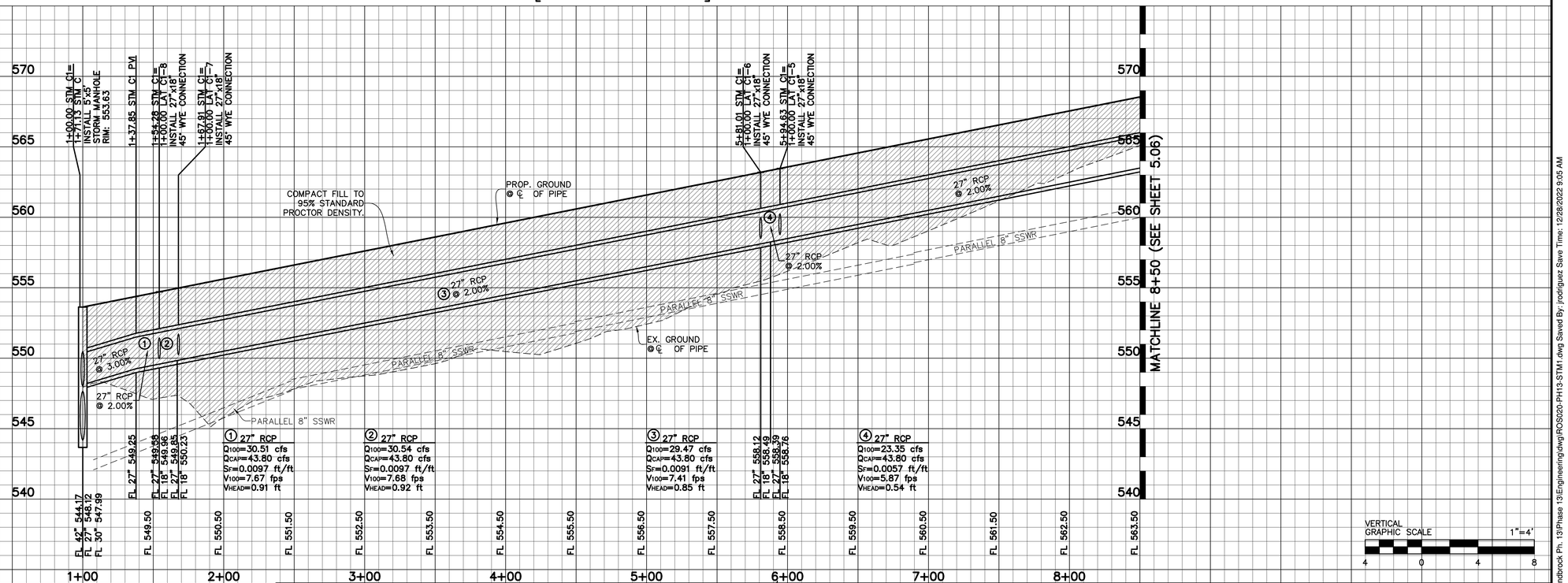
ALL RCP TO BE CLASS III UNLESS OTHERWISE SPECIFIED

GRAPHIC SCALE 1"=40'

40 0 40 80

STM C1 [STA. START-8+50]



① 27" RCP
Q_{100}=30.51 cfs
Q_{CAP}=43.80 cfs
S_F=0.0097 ft/ft
V_{100}=7.67 fps
V_{HEAD}=0.91 ft

② 27" RCP
Q_{100}=30.54 cfs
Q_{CAP}=43.80 cfs
S_F=0.0097 ft/ft
V_{100}=7.68 fps
V_{HEAD}=0.92 ft

③ 27" RCP
Q_{100}=29.47 cfs
Q_{CAP}=43.80 cfs
S_F=0.0091 ft/ft
V_{100}=7.41 fps
V_{HEAD}=0.85 ft

④ 27" RCP
Q_{100}=23.35 cfs
Q_{CAP}=43.80 cfs
S_F=0.0057 ft/ft
V_{100}=5.87 fps
V_{HEAD}=0.54 ft

VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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1.18.2023

JBI PARTNERS

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972.248.7676
TBPE No. F-438
TBPLS No. 10076000

STORM SEWER PLAN & PROFILE	PROJECT NO. ROS020
STM C1 [STA. START-8+50]	
SANDBROCK RANCH, PHASE 13	SHEET NO. 5.05
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS	

Plotted by: jcourville Plot Date: 1/18/2023 3:35 PM
Drawing: H:\Projects\ROS020 Sandbrock Ph. 13\Phase 13\Engineering\dwg\ROS020-PH13-STM1.dwg Saved By: jrodriguez Save Time: 12/28/2022 9:05 AM

RECORD DRAWINGS

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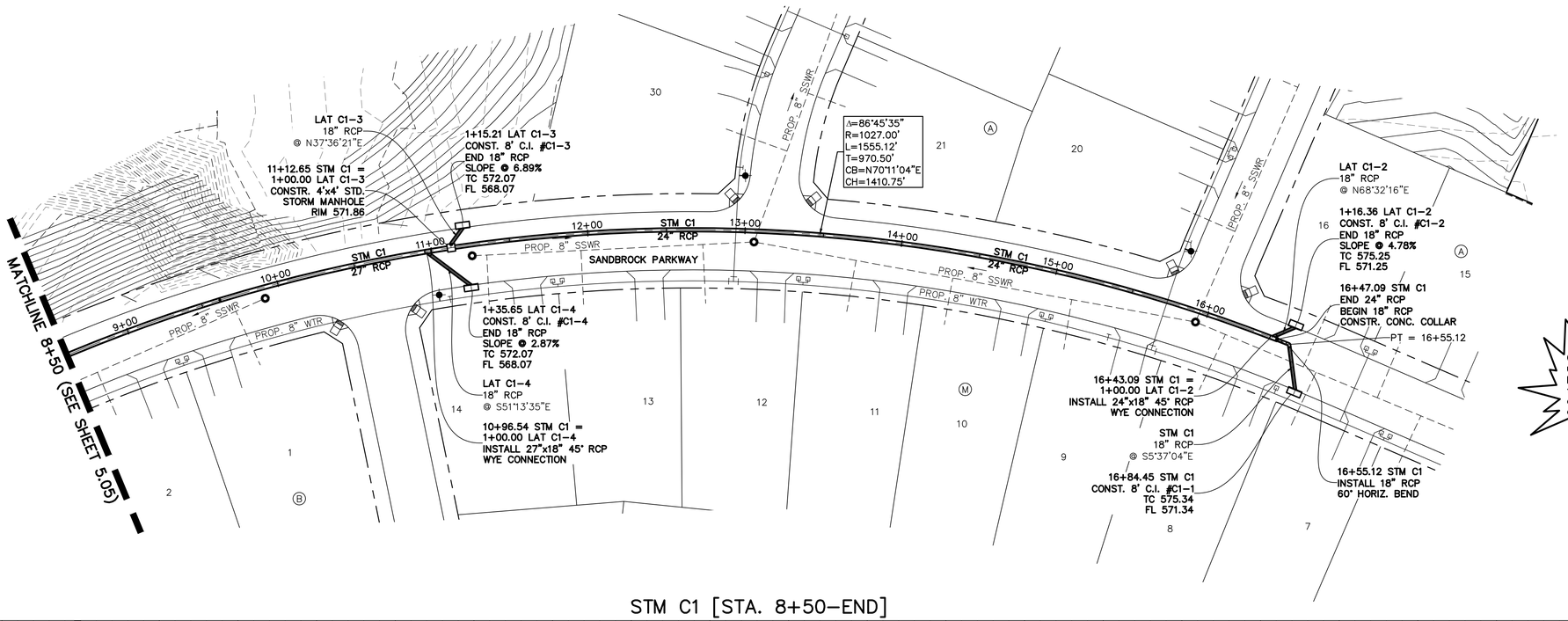
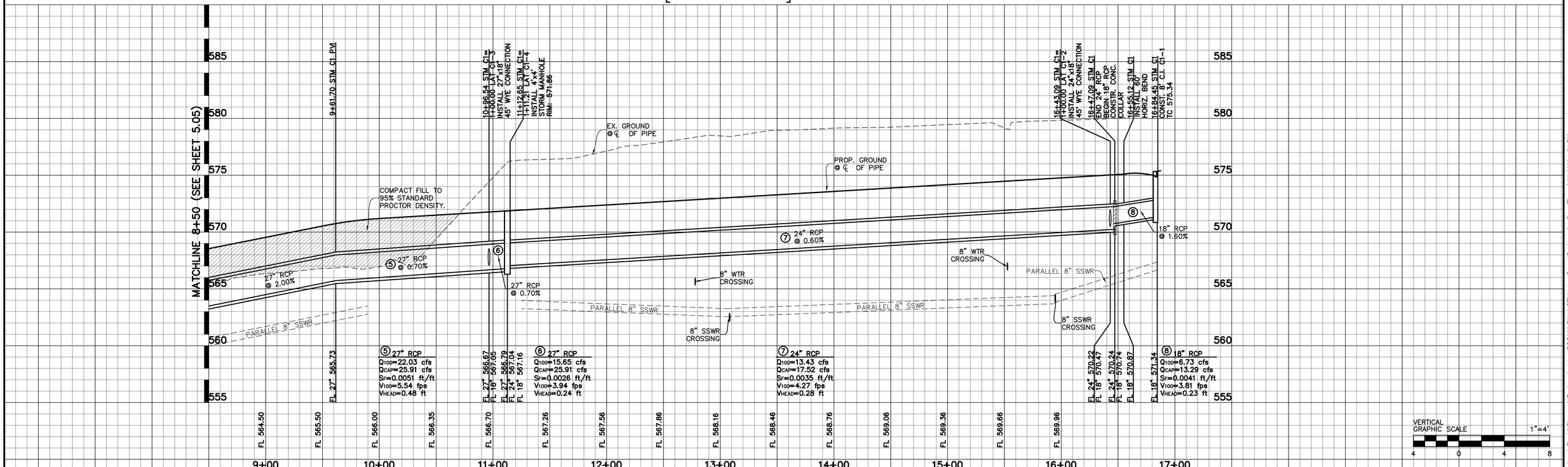
JBI PARTNERS, INC.

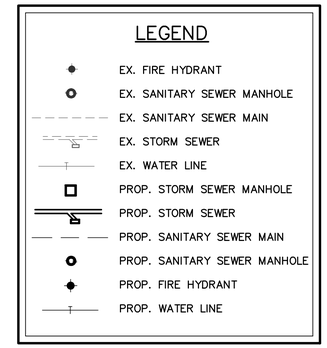
BY: Brittany Crenshaw

DATE: 10/9/2025



STM C1 [STA. 8+50–END]





ALL RCP TO BE CLASS III UNLESS OTHERWISE SPECIFIED

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'

VERTICAL GRAPHIC SCALE 1"=4'

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER
3.20.2023

Brittany Crenshaw
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TBPLS No. 10076000

STORM SEWER PLAN & PROFILE

STM C1 [STA. 8+50–END]

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 5.06

Plotted by: jmorales Plot Date: 3/20/2023 1:54 PM; Saved By: jmorales Save Time: 3/20/2023 1:54 PM
Drawing: H:\Projects\ROS020 Sandbrock Ph. 13\Phase 13\Engineering\dwg\ROS020-PH13-STM1.dwg Saved By: jmorales Save Time: 3/20/2023 1:51 PM

LEGEND

- EX. FIRE HYDRANT
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER MAIN
- EX. STORM SEWER
- EX. WATER LINE
- PROP. STORM SEWER MANHOLE
- PROP. STORM SEWER
- PROP. SANITARY SEWER MAIN
- PROP. SANITARY SEWER MANHOLE
- PROP. FIRE HYDRANT
- PROP. WATER LINE

ALL RCP TO BE CLASS III UNLESS OTHERWISE SPECIFIED

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'

40 0 40 80

RECORD DRAWINGS

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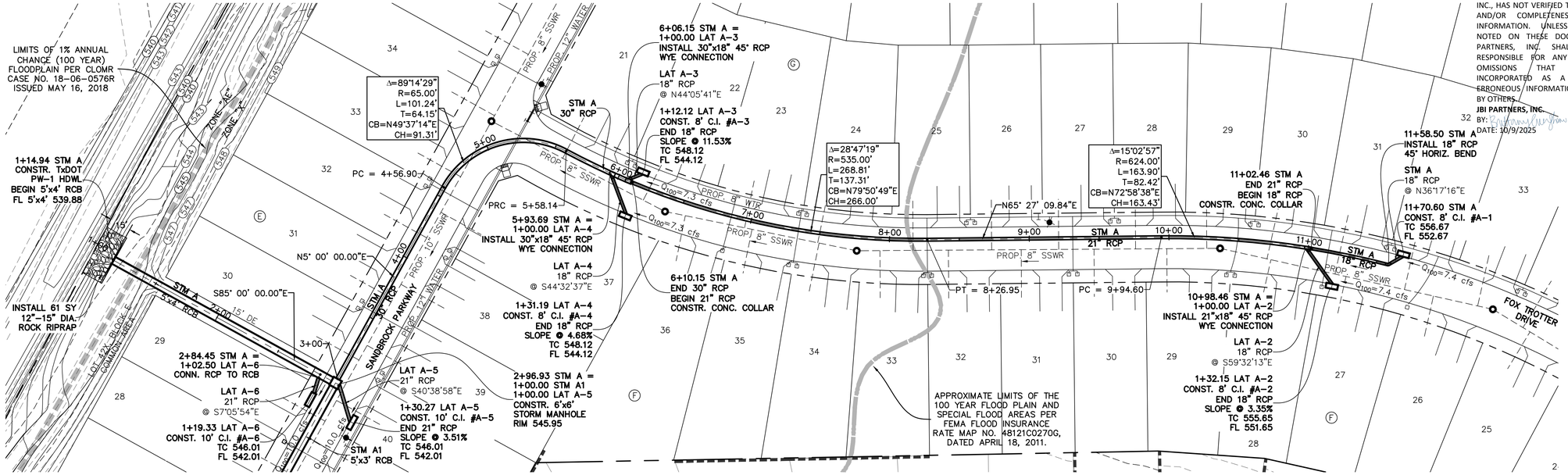
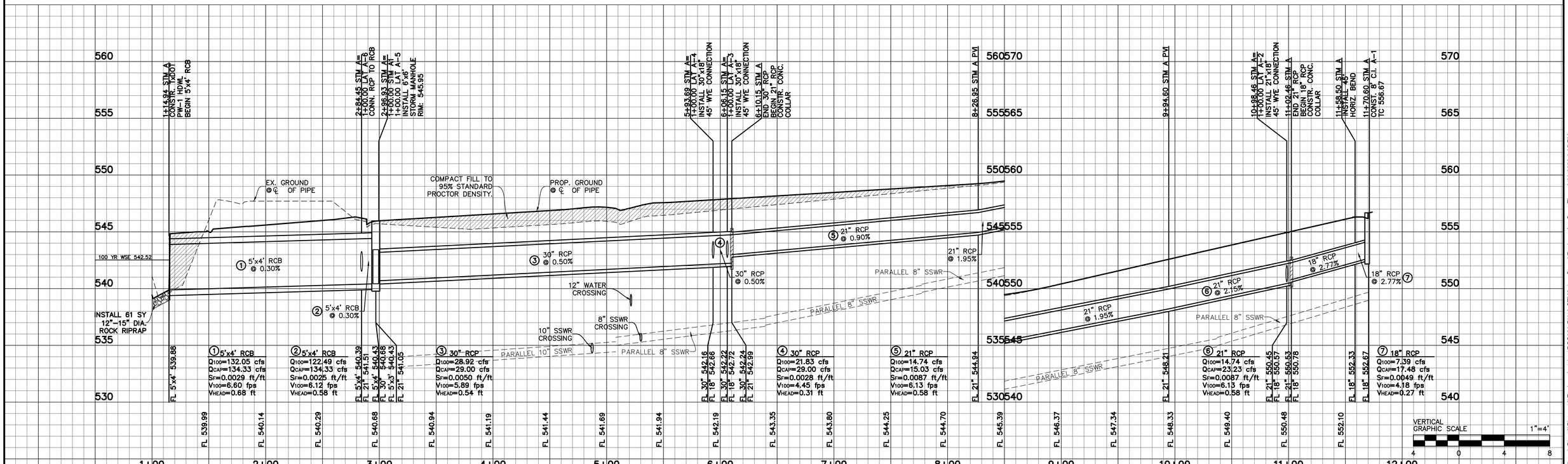
JBI PARTNERS, INC.

BY: Brittany Crenshaw

DATE: 10/9/2025



STM A



BENCHMARKS:

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BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

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LICENSED
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Brittany Crenshaw

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TBPE No. F-438
TBPLS No. 10076000

STORM SEWER PLAN & PROFILE

STM A

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 5.07

Plotted by: jcourville Plot Date: 6/14/2023 10:07 AM

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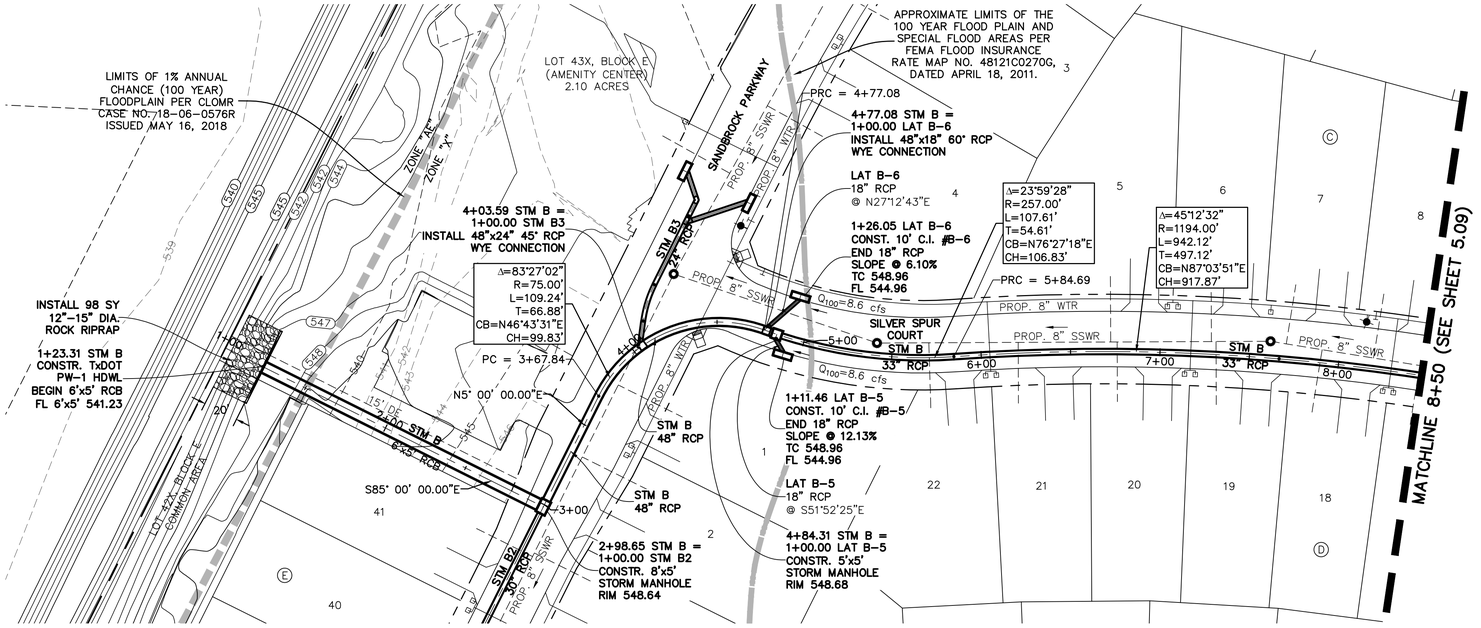
JBI PARTNERS, INC.

BY: Brittany Crenshaw

DATE: 10/9/2025



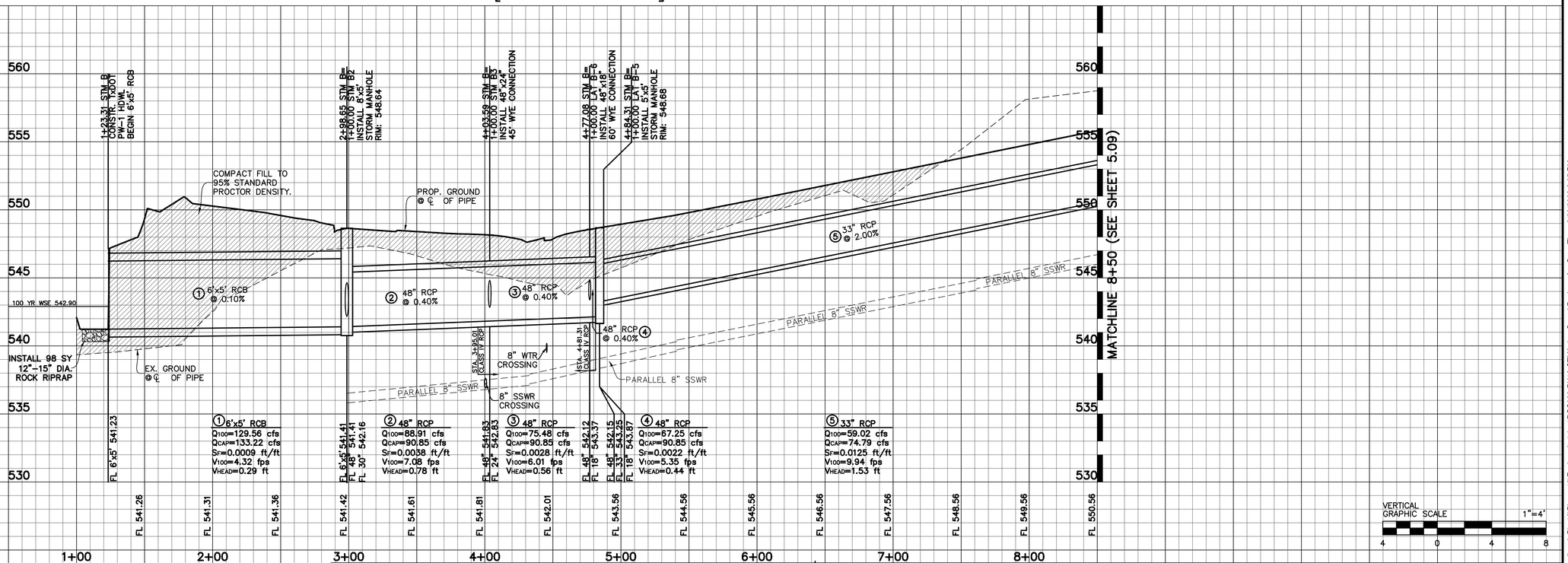
STM B [STA. START-8+50]

ALL RCP TO BE CLASS III UNLESS OTHERWISE SPECIFIED

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'

40 0 40 80



① 6'x5' RCB
Q100=129.56 cfs
QCAP=133.22 cfs
SF=0.0009 ft/ft
V100=4.32 fps
VHEAD=0.29 ft

② 48" RCP
FL 6'x5' 541.41
FL 48" 542.16
FL 30" 542.16
Q100=88.91 cfs
QCAP=90.85 cfs
SF=0.0038 ft/ft
V100=7.08 fps
VHEAD=0.78 ft

③ 48" RCP
FL 48" 541.83
FL 24" 542.83
Q100=75.48 cfs
QCAP=90.85 cfs
SF=0.0028 ft/ft
V100=6.01 fps
VHEAD=0.56 ft

④ 48" RCP
FL 48" 542.12
FL 18" 543.37
FL 48" 542.15
FL 33" 543.35
FL 18" 543.87
Q100=67.25 cfs
QCAP=90.85 cfs
SF=0.0022 ft/ft
V100=5.35 fps
VHEAD=0.44 ft

⑤ 33" RCP
Q100=59.02 cfs
QCAP=74.79 cfs
SF=0.0125 ft/ft
V100=9.94 fps
VHEAD=1.53 ft

VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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JBI PARTNERS

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972.248.7676
TBPE No. F-438
TBPLS No. 10076000

STORM SEWER PLAN & PROFILE

STM B [STA. START-8+50]

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 5.08

Plotted by: jcourville Plot Date: 6/14/2023 10:09 AM

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RECORD DRAWINGS

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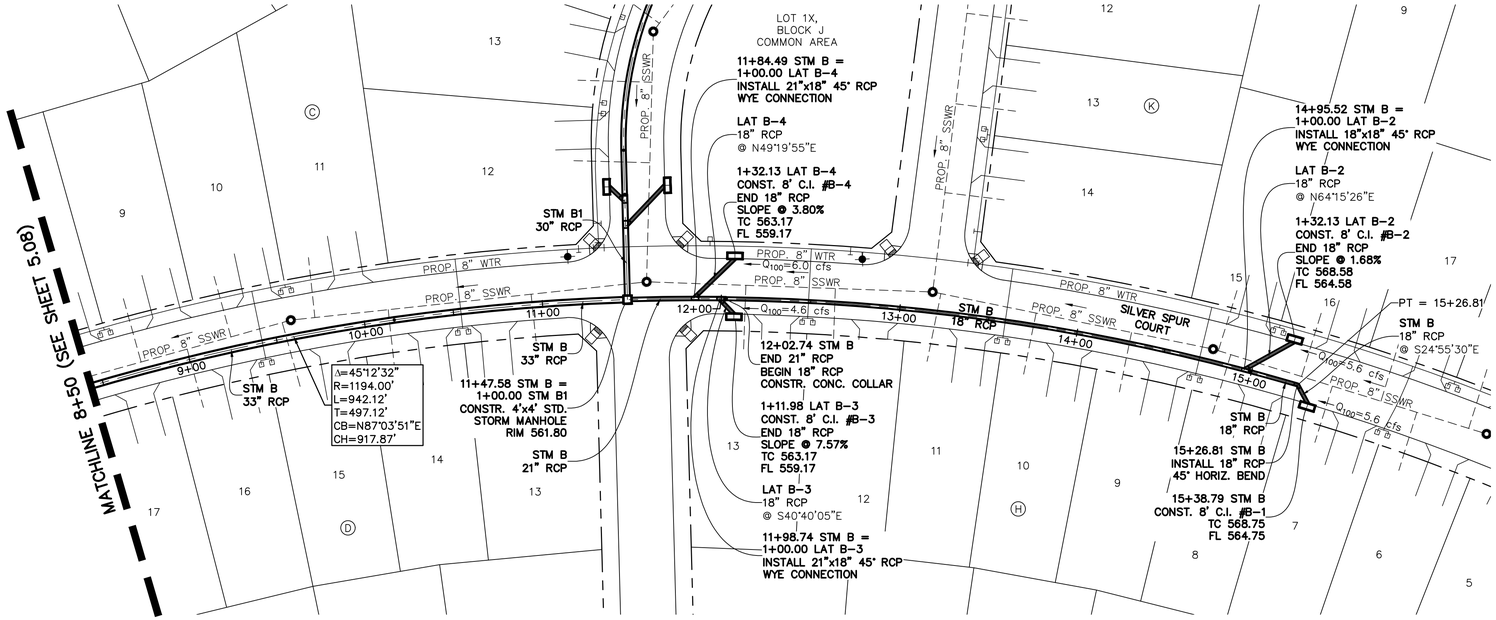
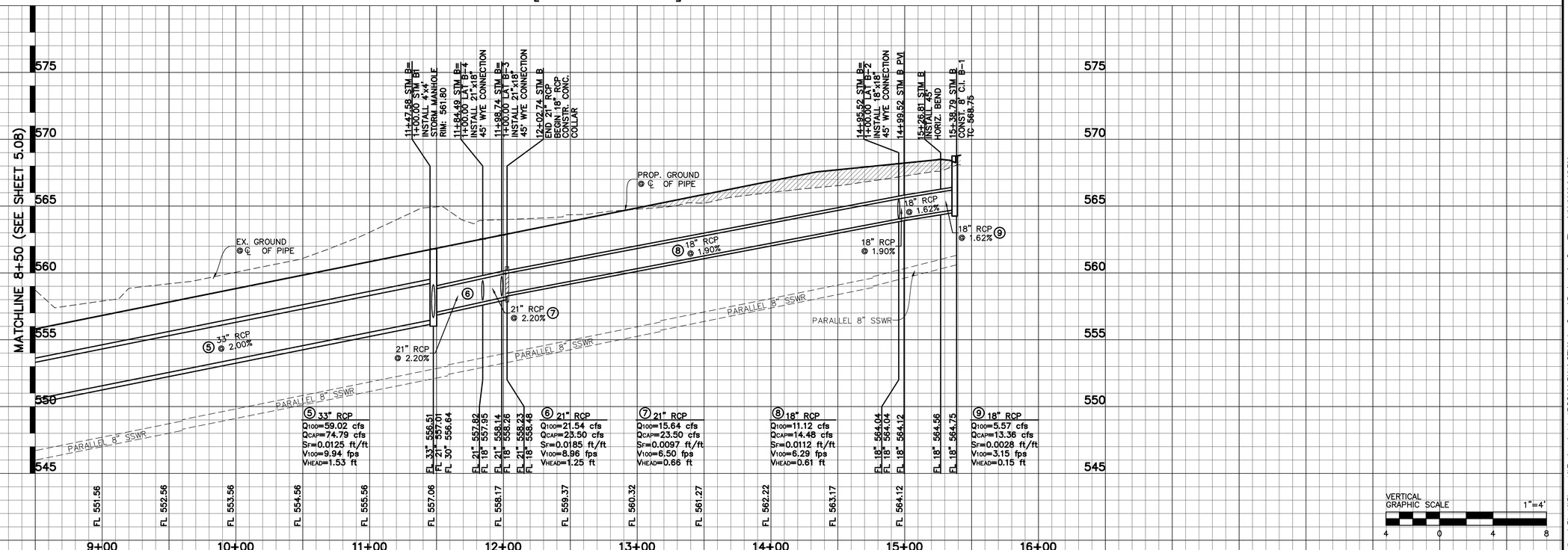
JBI PARTNERS, INC.

BY: Brittany Crenshaw

DATE: 10/9/2025



STM B [STA. 8+50–END]



BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS · BRITTANY DAY CRENSHAW · 131924 · LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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TBPE No. F-438
TBPLS No. 10076000

STORM SEWER PLAN & PROFILE

STM B [STA. 8+50–END]

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 5.09

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

LEGEND

- EX. FIRE HYDRANT
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER MAIN
- EX. STORM SEWER
- EX. WATER LINE
- PROP. STORM SEWER MANHOLE
- PROP. STORM SEWER
- PROP. SANITARY SEWER MAIN
- PROP. SANITARY SEWER MANHOLE
- PROP. FIRE HYDRANT
- PROP. WATER LINE

ALL RCP TO BE CLASS III UNLESS OTHERWISE SPECIFIED

GRAPHIC SCALE 1"=40'

40 0 40 80

VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

Plotted by: jcourville Plot Date: 6/14/2023 10:10 AM

Drawing: H:\Projects\ROS020 Sandbrock Ph. 13\Phase 13\Engineering\dwg\ROS020-PH13-STM2.dwg Saved By: jmorales Save Time: 3/20/2023 2:05 PM

RECORD DRAWINGS

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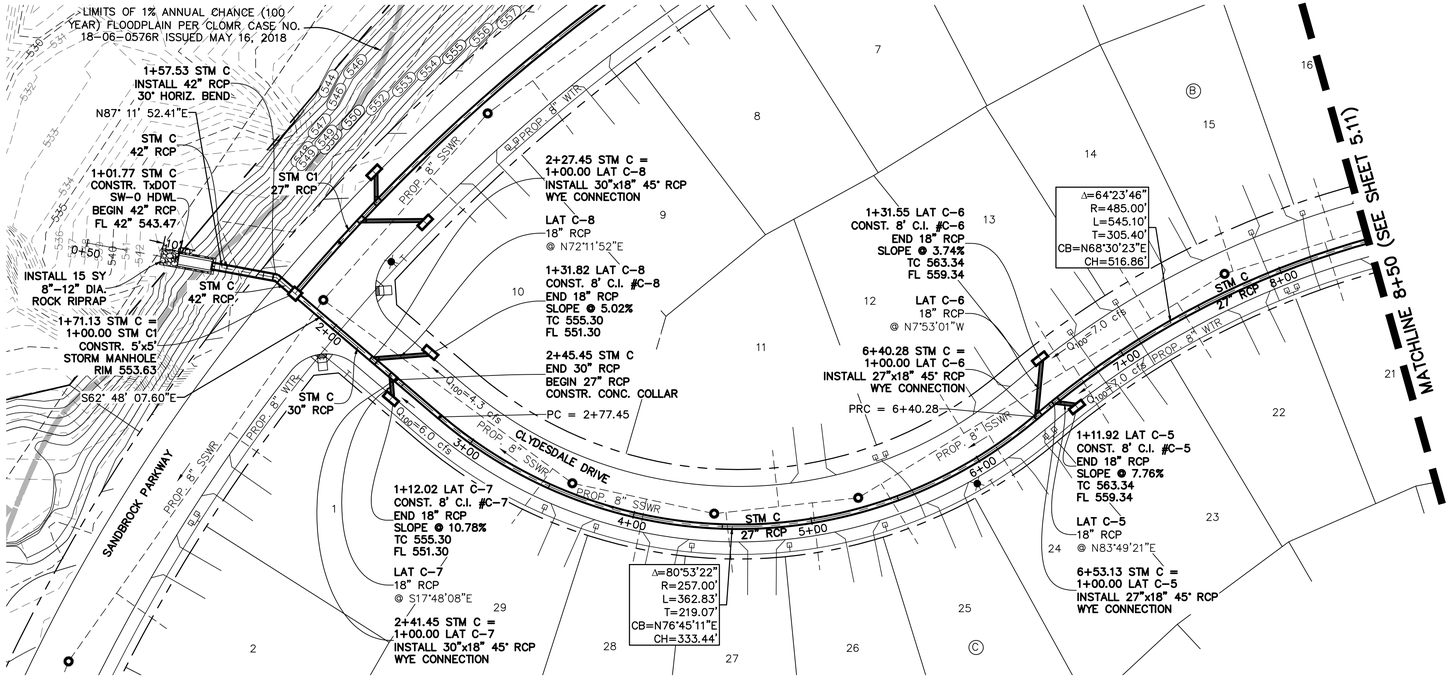
JBI PARTNERS, INC.

BY: Brittany Day Crenshaw

DATE: 10/9/2025



STM C [STA. START-8+50]

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

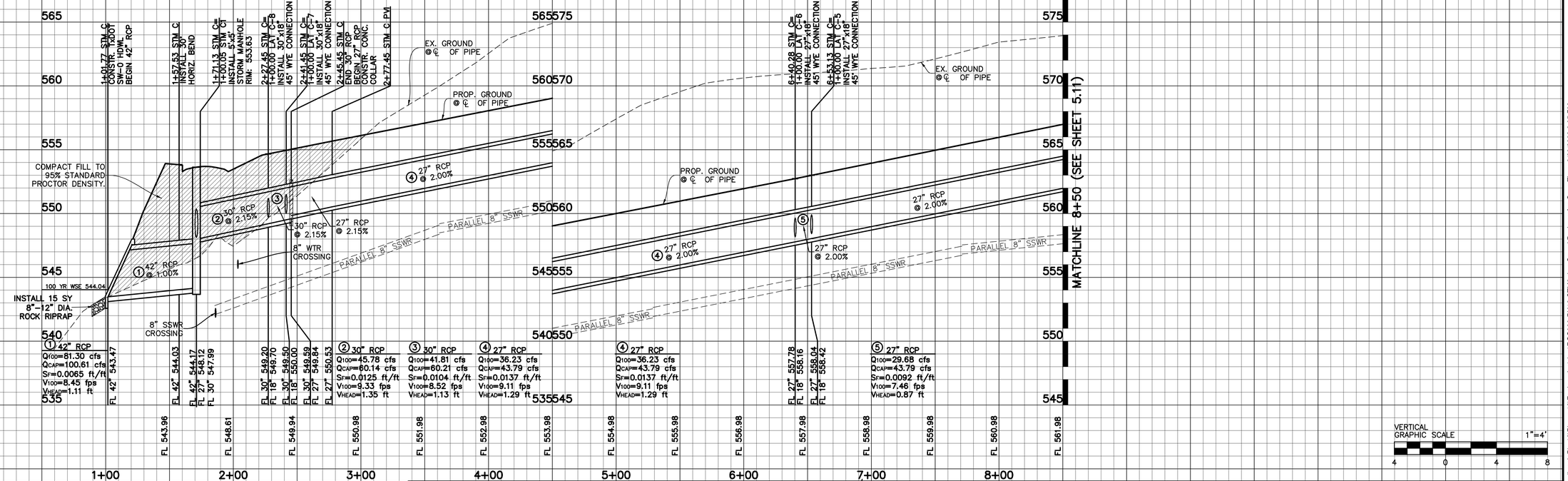
LEGEND

- EX. FIRE HYDRANT
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER MAIN
- EX. STORM SEWER
- EX. WATER LINE
- PROP. STORM SEWER MANHOLE
- PROP. STORM SEWER
- PROP. SANITARY SEWER MAIN
- PROP. SANITARY SEWER MANHOLE
- PROP. FIRE HYDRANT
- PROP. WATER LINE

ALL RCP TO BE CLASS III UNLESS OTHERWISE SPECIFIED

GRAPHIC SCALE 1"=40'

40 0 40 80



VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

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STATE OF TEXAS
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131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Day Crenshaw

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6.14.2023

JBI PARTNERS

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TBPE No. F-438
TBPLS No. 10076000

STORM SEWER PLAN & PROFILE

STM C [STA. START-8+50]

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 5.10

Plotted by: jcourville Plot Date: 6/14/2023 10:11 AM

Drawing: H:\Projects\ROS020 Sandbrock Ph. 13\Phase 13\Engineering\dwg\ROS020-PH13-STM2.dwg Saved By: jmorales Save Time: 3/20/2023 2:05 PM

RECORD DRAWINGS

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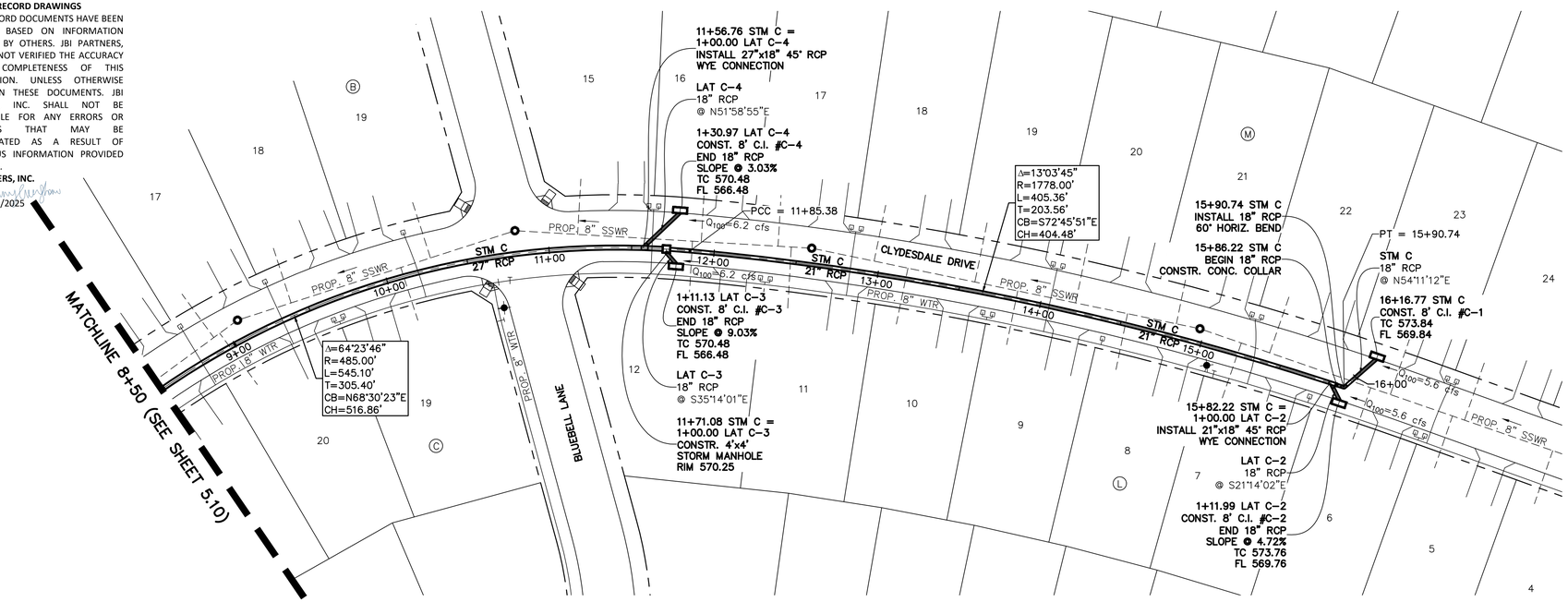


STM C [STA. 8+50–END]

CAUTION: Existing underground utilities. Contractor to call for location (1–800–DIG–TESS) and field verify the location of all existing utilities prior to excavation.

LEGEND

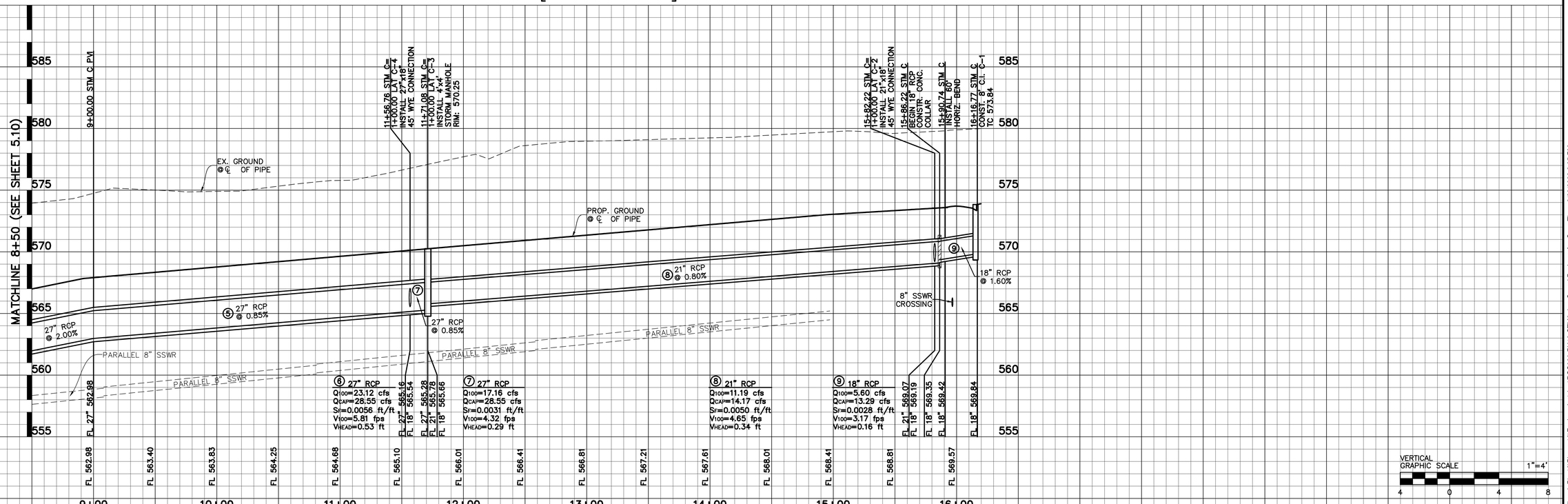
- EX. FIRE HYDRANT
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER MAIN
- EX. STORM SEWER
- EX. WATER LINE
- PROP. STORM SEWER MANHOLE
- PROP. STORM SEWER
- PROP. SANITARY SEWER MAIN
- PROP. SANITARY SEWER MANHOLE
- PROP. FIRE HYDRANT
- PROP. WATER LINE

ALL RCP TO BE CLASS III UNLESS OTHERWISE SPECIFIED

N

GRAPHIC SCALE 1"=40'

40 0 40 80



VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

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STORM SEWER PLAN & PROFILE

STM C [STA. 8+50–END]

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 5.11

Plotted by: jcourville Plot Date: 6/14/2023 10:12 AM

Drawing: H:\Projects\ROS020 Sandbrock Ph. 13\Phase 13\Engineering\dwg\ROS020-PH13-STM2.dwg Saved By: jmorales Save Time: 3/20/2023 2:05 PM

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BY: Brittany Crenshaw

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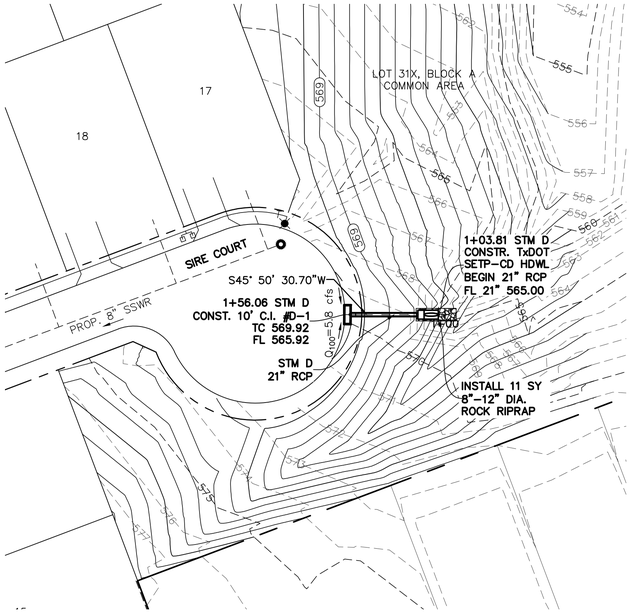
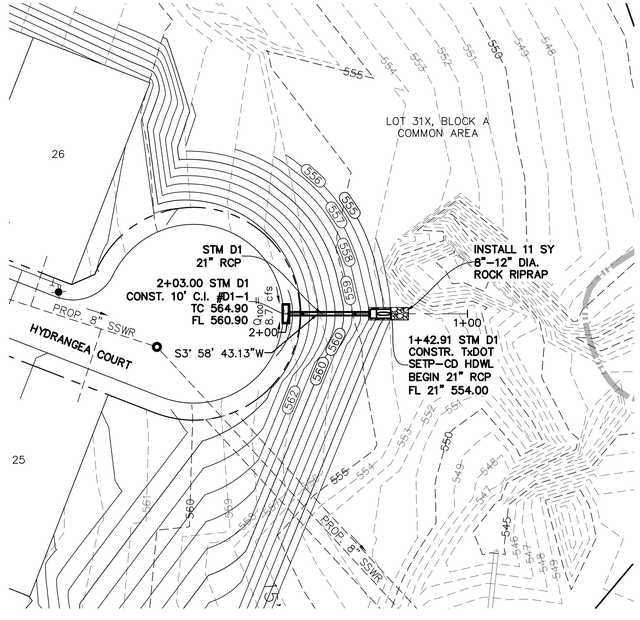


STM D



STM D1

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

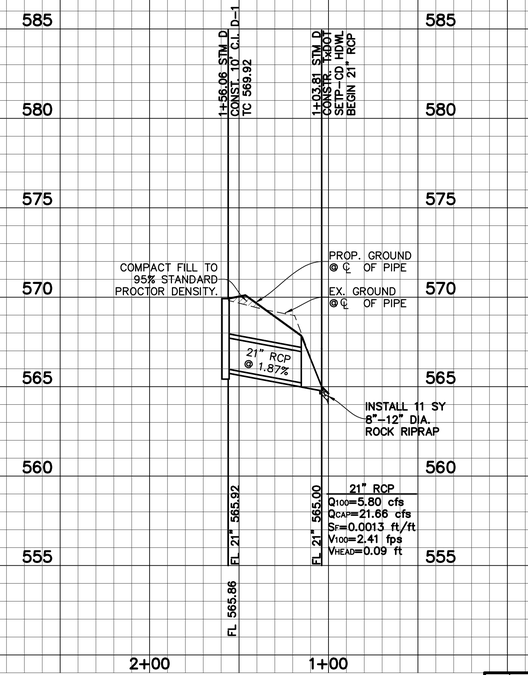
LEGEND

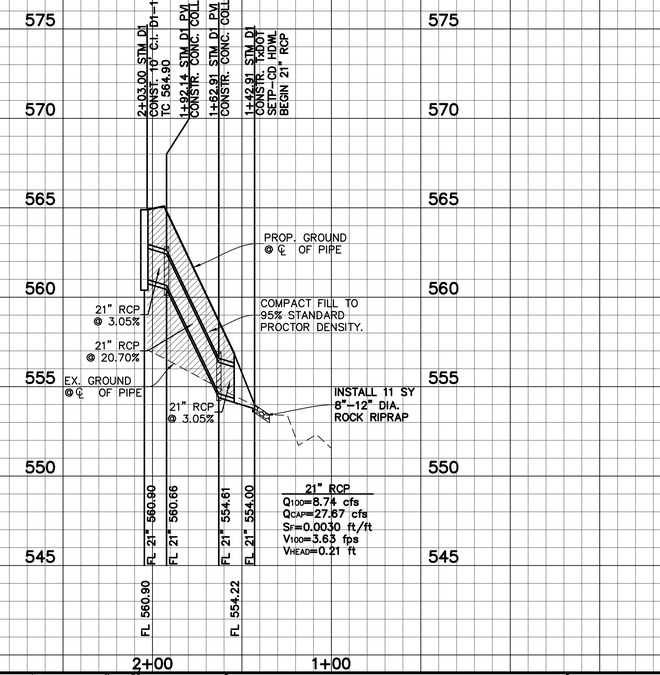
- EX. FIRE HYDRANT
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER MAIN
- EX. STORM SEWER
- EX. WATER LINE
- PROP. STORM SEWER MANHOLE
- PROP. STORM SEWER
- PROP. SANITARY SEWER MAIN
- PROP. SANITARY SEWER MANHOLE
- PROP. FIRE HYDRANT
- PROP. WATER LINE

ALL RCP TO BE CLASS III UNLESS OTHERWISE SPECIFIED

GRAPHIC SCALE 1"=40'

40 0 40 80





VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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6.14.2023

JBI PARTNERS

2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

STORM SEWER PLAN & PROFILE

STM D & STM D1

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 5.12

Plotted by: jcourville Plot Date: 6/14/2023 10:13 AM

Drawing: H:\Projects\ROS020 Sandbrock Ph. 13\Phase 13\Engineering\dwg\ROS020-PH13-STM2.dwg Saved By: jmorales Save Time: 3/20/2023 2:05 PM

RECORD DRAWINGS

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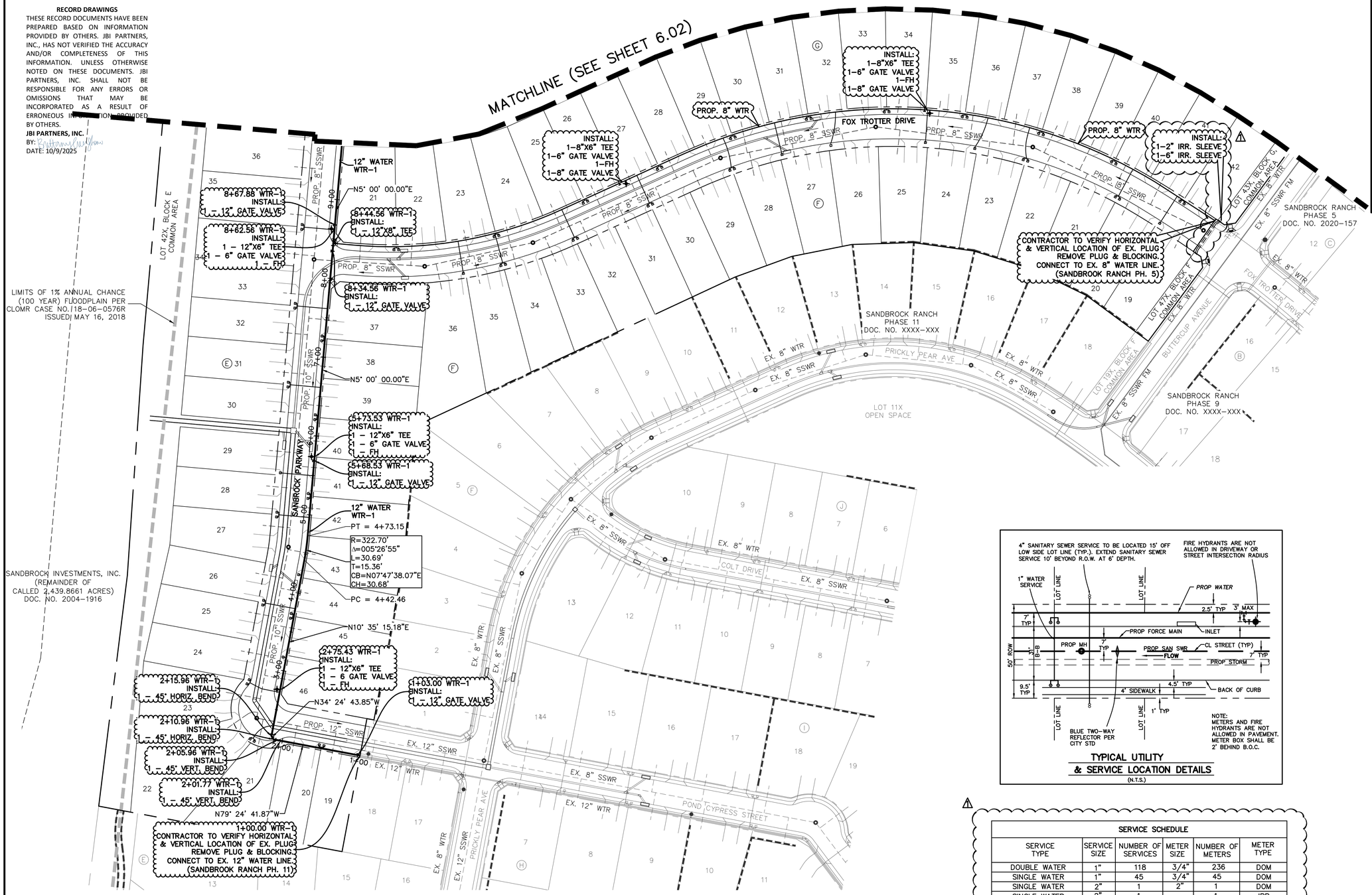
JBI PARTNERS, INC.

BY: Brittany Day Crenshaw

DATE: 10/9/2025



LEGEND

- PROPOSED WATER LINE & VALVE
- EXISTING WATER LINE & VALVE
- PROPOSED SANITARY SEWER & MANHOLE
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED STORM SEWER & INLET
- EXISTING STORM SEWER & INLET
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING FIRE HYDRANT ASSEMBLY
- PROPOSED WATER SERVICES
- PROPOSED SANITARY SEWER SERVICE

NOTES:

1. ALL WATER AND WASTEWATER CROSSINGS SHALL BE PER MUSTANG S.U.D. STANDARD DETAIL.
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7. CONTRACTOR TO ENSURE NO VALVE STACKS WILL INTERFERE WITH BARRIER FREE RAMPS, DRIVEWAYS, OR WATER METERS.

NOTE: ✱

INSTALL SERVICE FOR FUTURE LOTS

TYPICAL UTILITY & SERVICE LOCATION DETAILS

(N.T.S.)

⚠

SERVICE SCHEDULE

SERVICE TYPE	SERVICE SIZE	NUMBER OF SERVICES	METER SIZE	NUMBER OF METERS	METER TYPE
DOUBLE WATER	1"	118	3/4"	236	DOM
SINGLE WATER	1"	45	3/4"	45	DOM
SINGLE WATER	2"	1	2"	1	DOM
SINGLE WATER	2"	1	–	1	IRR
SINGLE WATER	1"	1	–	1	IRR
SANITARY	4"	281	–	–	–
SANITARY	6"	1	–	–	–

CAUTION: Existing underground utilities. Contractor to call for location (1–800–DIG–TESS) and field verify the location of all existing utilities prior to excavation.

N

GRAPHIC SCALE 1"=60'

60 0 60 120

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

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BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
⚠	REVISED IRRIGATION SERVICES	AN	6/16/23
⚠	ADDED 2" DOMESTIC SERVICE & UPDATED SERVICE SCHEDULE	AN	7/20/23

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

Brittany Day Crenshaw

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7.20.2023

JBI PARTNERS

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Suite 300
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972.248.7676
TBPE No. F-438
TBPLS No. 10076000

WATER PLAN

SHEET 1 OF 4

SANDBROCK RANCH, PHASE 13

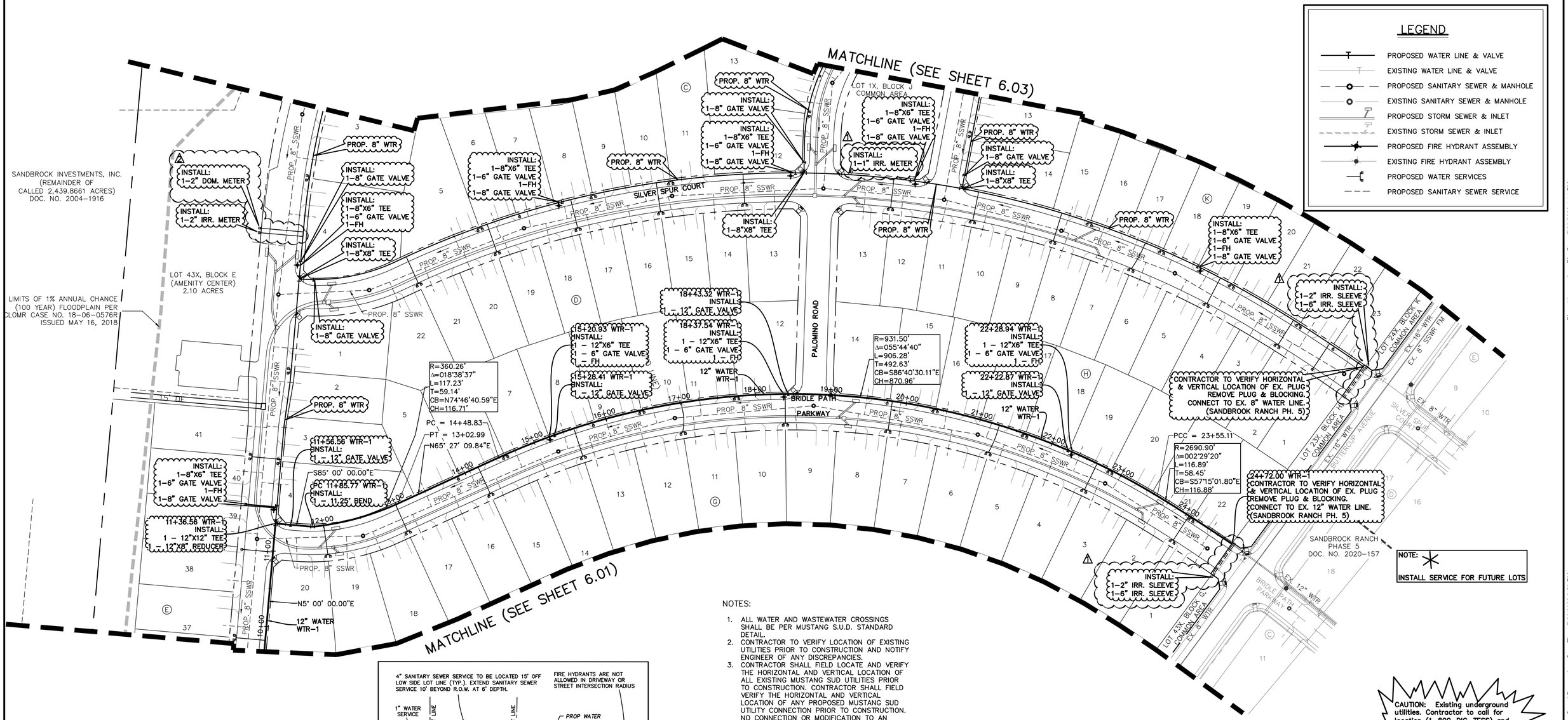
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 6.01

Plotted by: anoriega Plot Date: 7/20/2023 4:15 PM

Drawing: H:\Projects\ROS020 Sandbrock Ph. 13\Phase 13\Engineering\dwg\ROS020-PH13-WTR PLAN.dwg Saved By: anoriega Save Time: 7/20/2023 3:58 PM



RECORD DRAWINGS

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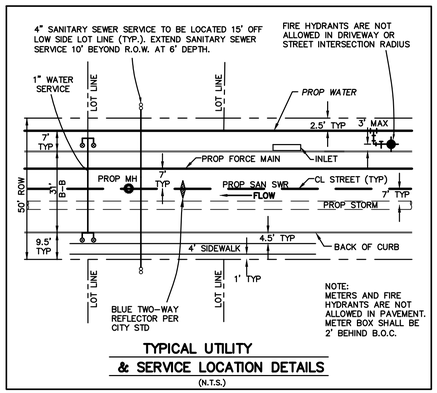
JBI PARTNERS, INC.

BY: Brittany Crenshaw

DATE: 10/9/2025



TYPICAL UTILITY & SERVICE LOCATION DETAILS

(N.T.S.)

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⚠

SERVICE SCHEDULE

SERVICE TYPE	SERVICE SIZE	NUMBER OF SERVICES	METER SIZE	NUMBER OF METERS	METER TYPE
DOUBLE WATER	1"	118	3/4"	236	DOM
SINGLE WATER	1"	45	3/4"	45	DOM
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SINGLE WATER	2"	1	–	1	IRR
SINGLE WATER	1"	1	–	1	IRR
SANITARY	4"	281	–	–	–
SANITARY	6"	1	–	–	–

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

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GRAPHIC SCALE 1"=60'

60 0 60 120

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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
⚠	REVISED IRRIGATION SERVICES	AN	6/16/23
⚠	**ADDED 2" DOMESTIC SERVICE & UPDATED SERVICE SCHEDULE**	**AN**	**7/20/23**

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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7.20.2023

JBI PARTNERS

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Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

WATER PLAN

SHEET 2 OF 4

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 6.02

Plotted by: anoriega Plot Date: 7/20/2023 4:14 PM

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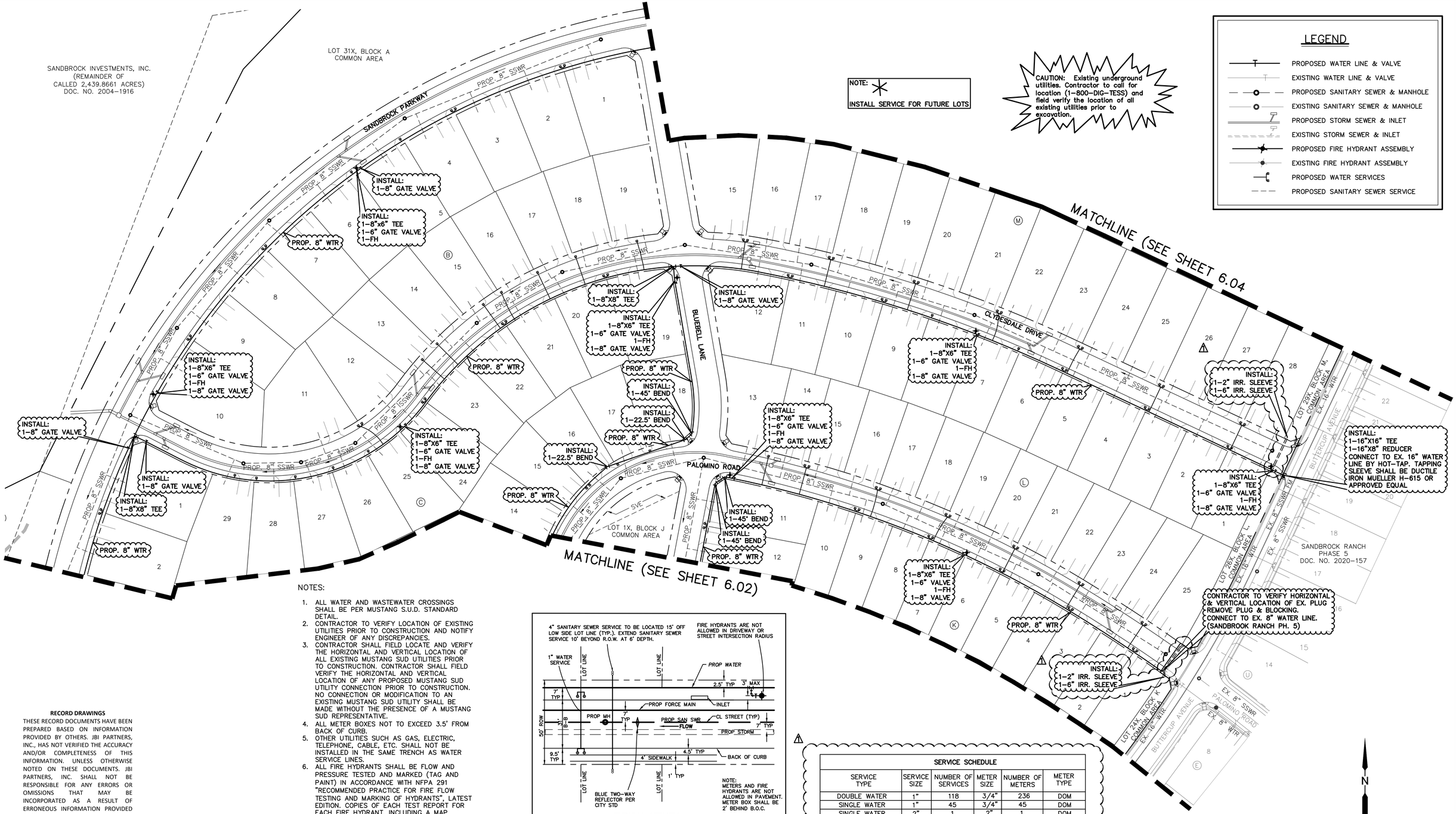

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TYPICAL UTILITY & SERVICE LOCATION DETAILS
(N.T.S.)

SERVICE SCHEDULE

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RECORD DRAWINGS

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JBI PARTNERS, INC.
BY: Brittany Crenshaw
DATE: 10/9/2025

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

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BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED IRRIGATION SERVICES	AN	6/16/23
2	**ADDED 2" DOMESTIC SERVICE & UPDATED SERVICE SCHEDULE**	**AN**	**7/20/23**

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER
7.20.2023

Brittany Crenshaw
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Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

WATER PLAN
SHEET 3 OF 4
SANDBROCK RANCH, PHASE 13
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020
SHEET NO. 6.03

Plotted by: anoriega Plot Date: 7/20/2023 4:14 PM
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RECORD DRAWINGS

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JBI PARTNERS, INC.

BY:

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⚠

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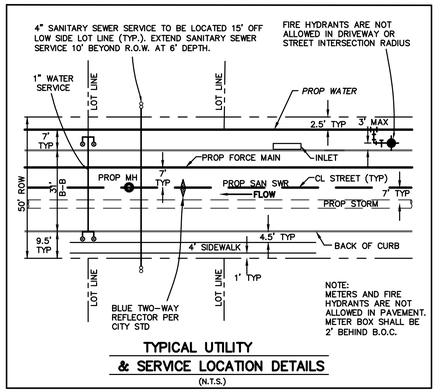

TYPICAL UTILITY & SERVICE LOCATION DETAILS

(N.T.S.)

LEGEND

- PROPOSED WATER LINE & VALVE
- EXISTING WATER LINE & VALVE
- PROPOSED SANITARY SEWER & MANHOLE
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED STORM SEWER & INLET
- EXISTING STORM SEWER & INLET
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING FIRE HYDRANT ASSEMBLY
- PROPOSED WATER SERVICES
- PROPOSED SANITARY SEWER SERVICE

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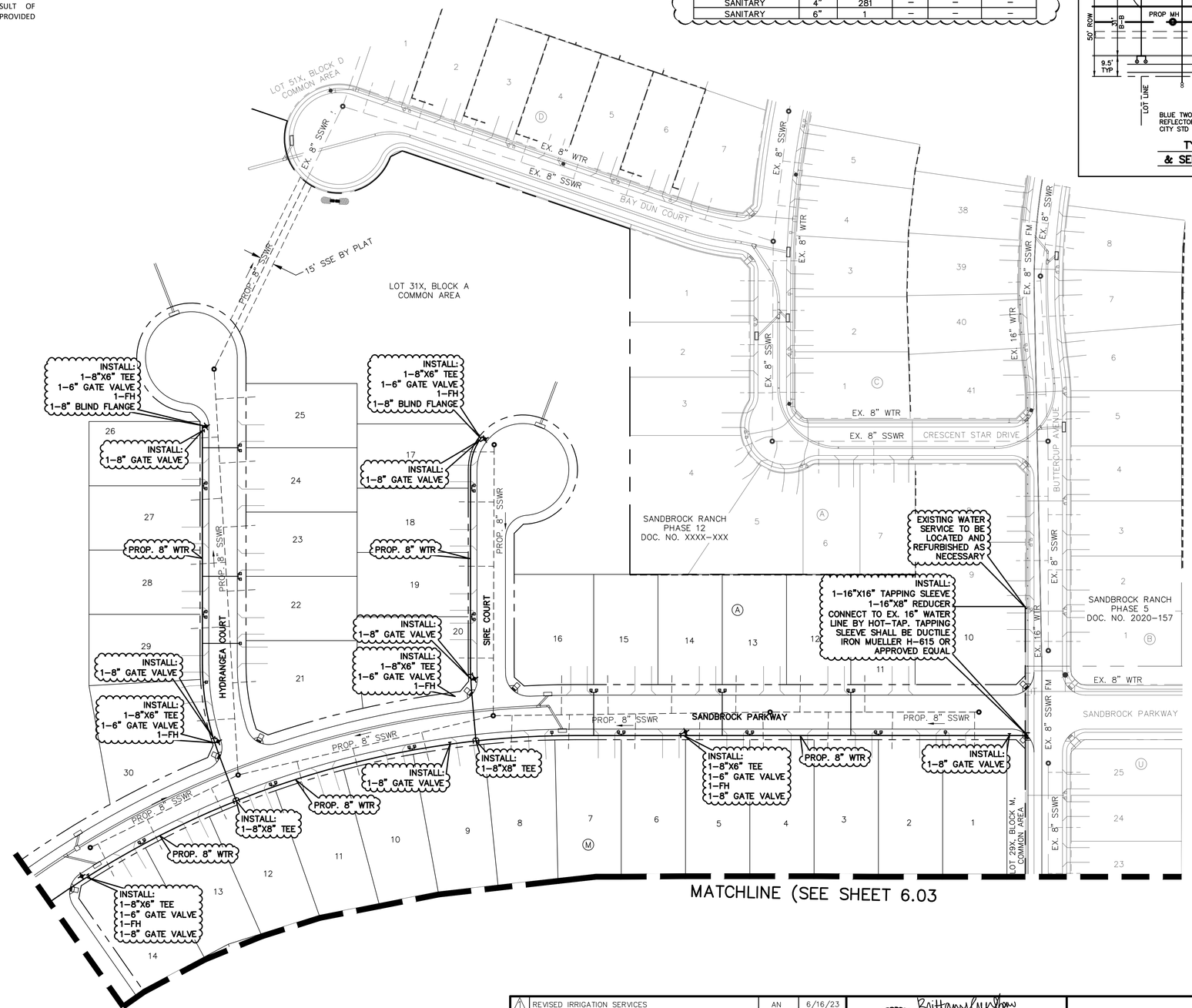
NOTE: * INSTALL SERVICE FOR FUTURE LOTS



CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=60'

60 0 60 120

BENCHMARKS:

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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
⚠	REVISED IRRIGATION SERVICES	AN	6/16/23
⚠	**ADDED 2" DOMESTIC SERVICE & UPDATED SERVICE SCHEDULE**	**AN**	**7/20/23**

STATE OF TEXAS · BRITTANY DAY CRENSHAW · 131924 · LICENSED PROFESSIONAL ENGINEER

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7.20.2023

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TBPE No. F-438
TBPLS No. 10076000

WATER PLAN

SHEET 4 OF 4

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 6.04

Plotted by: anoriega Plot Date: 7/20/2023 4:13 PM
Drawing: H:\Projects\ROS020 Sandbrock Ph. 13\Phase 13\Engineering\dwg\ROS020-PH13-WTR PLAN.dwg Saved By: anoriega Save Time: 7/20/2023 3:58 PM

RECORD DRAWINGS

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JBI PARTNERS, INC.

BY:

DATE: 10/9/2025

WTR-1 [STA. START-13+50]

1+00.00 WTR-1
CONTRACTOR TO VERIFY HORIZONTAL & VERTICAL LOCATION OF EX. PLUG REMOVE PLUG & BLOCKING CONNECT TO EX. 12" WATER LINE. (SANDBROCK RANCH, PH. 11) (FIELD VERIFY)

1+03.00 WTR-1
INSTALL:
1-12" VALVE

PVI 1+23.00 WTR-1

2+01.77 WTR-1
INSTALL:
1-45° VERTICAL BEND

2+05.86 WTR-1
INSTALL:
1-45° VERTICAL BEND

2+10.96 WTR-1
INSTALL:
1-45° HORIZ. BEND

2+15.06 WTR-1
INSTALL:
1-45° HORIZ. BEND

2+75.43 WTR-1
INSTALL:
1-12"X6" TEE
1-6" GATE VALVE
1-F.H.

5+68.53 WTR-1
INSTALL:
1-12" GATE VALVE

5+73.53 WTR-1
INSTALL:
1-12"X6" TEE
1-6" GATE VALVE
1-FH

PVI 8+02.07 WTR-1

8+34.56 WTR-1
INSTALL:
1-12" GATE VALVE

8+44.56 WTR-1
INSTALL:
1-12"X8" TEE

8+62.56 WTR-1
INSTALL:
1-12"X6" TEE
1-6" GATE VALVE
1-FH

8+67.88 WTR-1
INSTALL:
1-12" GATE VALVE

PVI 8+87.88 WTR-1

PVI 11+27.88 WTR-1

11+36.56 WTR-1
INSTALL:
1-12"X12" TEE
1-12"X8" REDUCER

11+58.56 WTR-1
INSTALL:
1-12" GATE VALVE

11+85.77 WTR-1
INSTALL:
1-11.25° BEND

PVI 12+05.77 WTR-1

PVI 13+37.26 WTR-1

COMPACT FILL TO 95% STANDARD PROCTOR DENSITY

PROP. GROUND @ CL OF PIPE

EX. GROUND @ CL OF PIPE

EX. 12" PVC @ 0.40%

12" PVC @ 0.40%
12" PVC @ 0.40%
12" PVC @ 0.00%
12" PVC @ 0.00%

2" PVC @ 100.00%
12" PVC @ 0.00%

2" PVC @ 0.00%
12" PVC @ 0.00%

4'X3' STM CROSSING

PARALLEL 4'x3' STM
PARALLEL 5'x3' STM
PARALLEL 5'x3' STM
PARALLEL 30" STM

12" PVC @ 0.00%
12" PVC @ 0.00%

30" STM CROSSING

12" PVC @ 0.00%
12" PVC @ 0.40%

8" SSWR CROSSING

12" PVC @ 0.40%
12" PVC @ 0.40%

PARALLEL 8" SSWR

8" SSWR CROSSING

PARALLEL 10" SSWR
PARALLEL 10" SSWR

12" SSWR CROSSING

30" STM CROSSING

12" PVC @ 0.80%
12" PVC @ 2.20%

PARALLEL 30" STM
PARALLEL 24" STM

12" PVC @ 3.00%

PARALLEL 8" SSWR

12" PVC @ 2.20%
12" PVC @ 2.20%
12" PVC @ 2.20%

MATCHLINE 13+50 (SEE SHEET 6.06)

	FL 12"	
1+00	542.70	(FIELD VERIFY)
	542.69	
	542.61	
2+00	542.61	
	538.41	
	538.41	
	538.41	
	538.41	
3+00	538.41	
	538.41	
4+00	538.41	
	538.41	
5+00	538.41	
	538.41	
	538.41	
6+00	538.41	
	538.41	
7+00	538.41	
	538.41	
8+00	538.41	
	538.41	
	538.54	
	538.56	
	538.66	
	538.68	
9+00	538.76	
	538.85	
10+00	539.25	
	539.65	
11+00	540.05	
	540.45	
	540.68	
	540.87	
12+00	541.16	
	541.31	
	541.95	
	542.26	
13+00	542.39	
	543.72	
	545.22	
	546.34	
	546.54	

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'
40 0 40 80

VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER
3.21.2023

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JBI PARTNERS
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Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

WATER PROFILE

WTR-1 [STA. START-13+50]

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 6.05

Plotted by: jcruz Plot Date: 3/21/2023 10:09 AM
Drawing: H:\Projects\ROS020 Sandbrock Ph. 13\Phase 13\Engineering\dwg\ROS020-PH13-WTR PROF.dwg Saved By: jcourville Save Time: 1/23/2023 3:07 PM

WTR-1 [STA. 13+50-END]

MATCHLINE 13+50 (SEE SHEET 6.05)

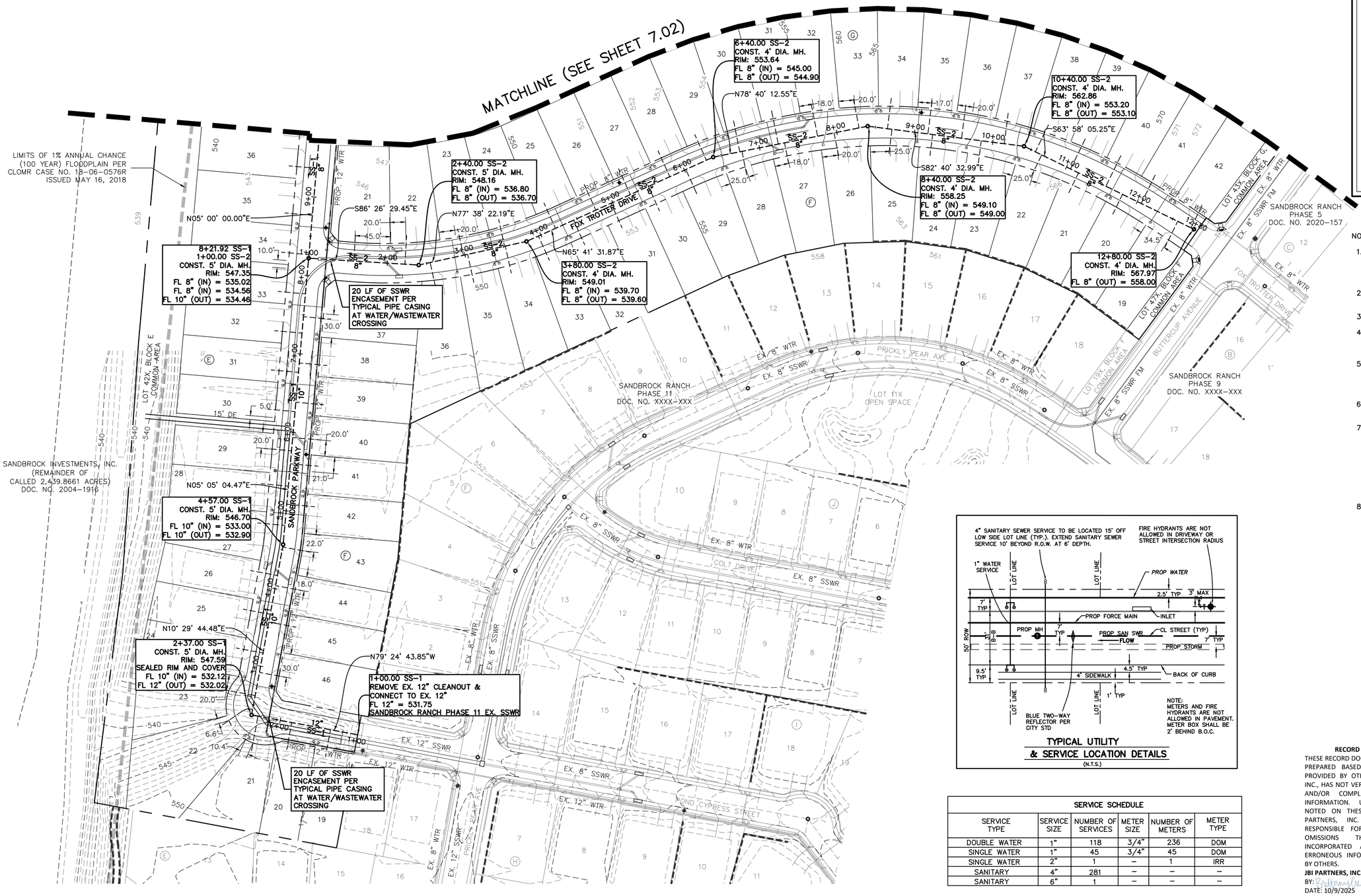
15+20.93 WTR-1 INSTALL: 1-12"x6" TEE, 1-6" GATE VALVE, 1-FH
15+28.41 WTR-1 INSTALL: 1-12" GATE VALVE
18+37.54 WTR-1 INSTALL: 1-12"x6" TEE, 1-6" GATE VALVE, 1-FH
18+43.32 WTR-1 INSTALL: 1-12" GATE VALVE
PVI 20+83.32 WTR-1
PVI 21+36.47 WTR-1
22+27.87 WTR-1 INSTALL: 1-12" GATE VALVE
22+28.94 WTR-1 INSTALL: 1-12"x6" TEE, 1-6" GATE VALVE, 1-FH
PVI 23+55.11 WTR-1
24+72.00 WTR-1 CONTRACTOR TO VERIFY HORIZONTAL & VERTICAL LOCATION OF STUB, REMOVE PLUG & BLOCKING (FIELD VERIFY), 12" WATER LINE (SANDBROCK RANCH, PH. 5)

EX. GROUND @ CL OF PIPE
PROP. GROUND @ CL OF PIPE
COMPACT FILL TO 95% STANDARD PROCTOR DENSITY

PARALLEL 24" STM
PARALLEL 21" STM
PARALLEL 18" STM
PARALLEL 8" SSWR
12" PVC @ 1.60%
12" PVC @ 0.40%
12" PVC @ 0.00%
EX. 12" PVC @ 0.00%

FL 12" 549.27
FL 12" 549.39
FL 12" 554.34
FL 12" 554.43
FL 12" 558.27
FL 12" 558.49
FL 12" 558.83
FL 12" 558.86
FL 12" 559.36
FL 12" 559.36 (FIELD VERIFY)
EX. FL 559.36

| | | |



LEGEND

- PROPOSED WATER LINE & VALVE
- EXISTING WATER LINE & VALVE
- PROPOSED SANITARY SEWER & MANHOLE
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED STORM SEWER & INLET
- EXISTING STORM SEWER & INLET
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING FIRE HYDRANT ASSEMBLY
- PROPOSED WATER SERVICES
- PROPOSED SANITARY SEWER SERVICE

NOTES:

1. SEWER LINES SHALL BE SDR-35 PVC FOR DEPTHS OF BURIAL UP TO 11.5'. SEWER LINES PLACED DEEPER THAN 11.5' SHALL BE SDR-26 PVC UNLESS SPECIFIED AND APPROVED OTHERWISE BY MSUD ENGINEER.
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NOTE: *
INSTALL SERVICE FOR FUTURE LOTS

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

TYPICAL UTILITY & SERVICE LOCATION DETAILS
(N.T.S.)

SERVICE SCHEDULE

SERVICE TYPE	SERVICE SIZE	NUMBER OF SERVICES	METER SIZE	NUMBER OF METERS	METER TYPE
DOUBLE WATER	1"	118	3/4"	236	DOM
SINGLE WATER	1"	45	3/4"	45	DOM
SINGLE WATER	2"	1	–	1	IRR
SANITARY	4"	281	–	–	–
SANITARY	6"	1	–	–	–

RECORD DRAWINGS

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JBI PARTNERS, INC.
BY: Brittany Crenshaw
DATE: 10/9/2025

N

GRAPHIC SCALE 1"=60'
60 0 60 120

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER
3.20.2023

Brittany Crenshaw
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JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

SANITARY SEWER PLAN
SHEET 1 OF 4
SANDBROCK RANCH, PHASE 13
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020
SHEET NO. 7.01

Plotted by: jcruz Plot Date: 3/20/2023 4:44 PM
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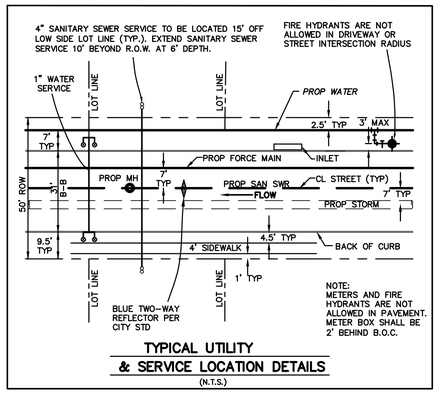

TYPICAL UTILITY & SERVICE LOCATION DETAILS

(N.T.S.)

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NOTE: *
INSTALL SERVICE FOR FUTURE LOTS

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

RECORD DRAWINGS

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JBI PARTNERS, INC.

BY: Brittany Crenshaw

DATE: 10/9/2025

LEGEND

- PROPOSED WATER LINE & VALVE
- EXISTING WATER LINE & VALVE
- PROPOSED SANITARY SEWER & MANHOLE
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED STORM SEWER & INLET
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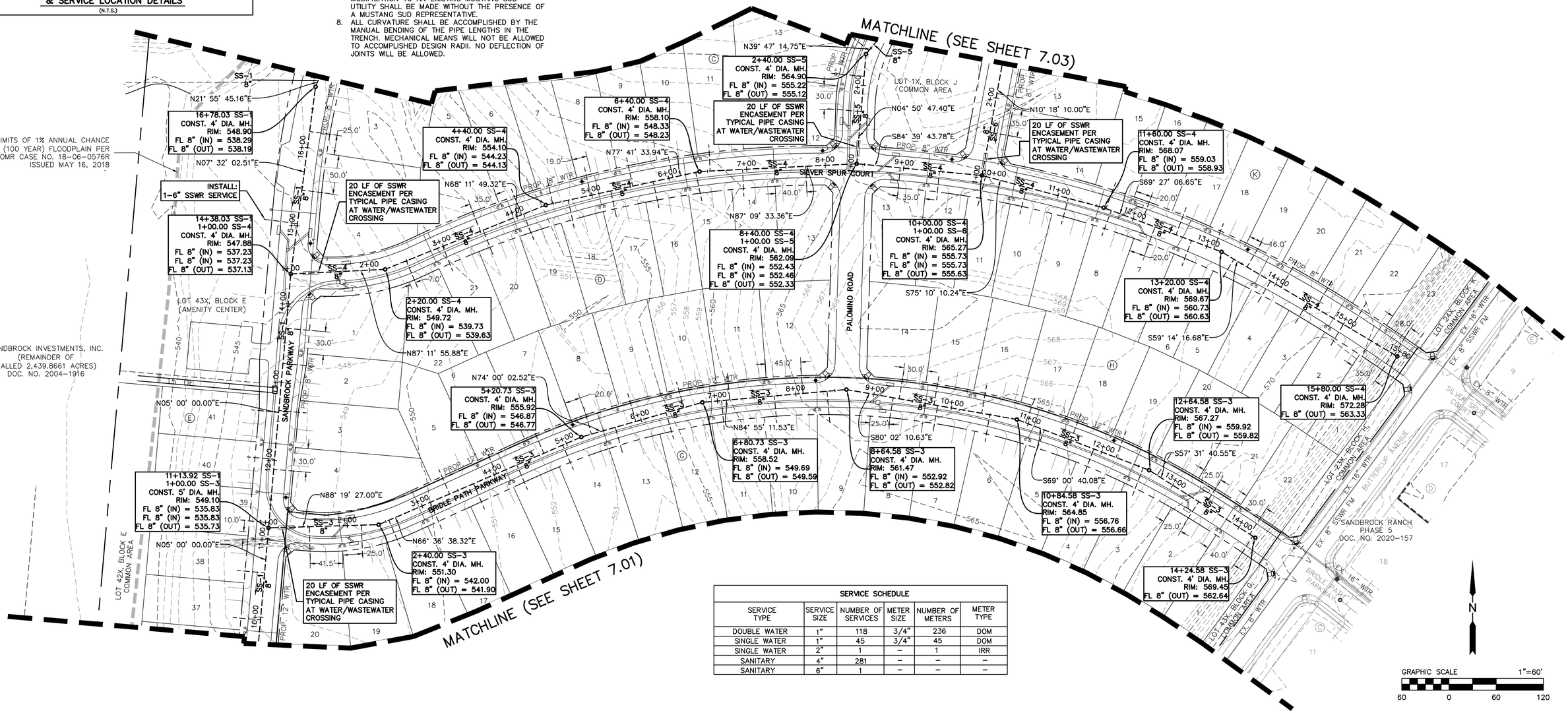

SERVICE SCHEDULE

SERVICE TYPE	SERVICE SIZE	NUMBER OF SERVICES	METER SIZE	NUMBER OF METERS	METER TYPE
DOUBLE WATER	1"	118	3/4"	236	DOM
SINGLE WATER	1"	45	3/4"	45	DOM
SINGLE WATER	2"	1	–	1	IRR
SANITARY	4"	281	–	–	–
SANITARY	6"	1	–	–	–

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS — BRITTANY DAY CRENSHAW — 131924 — LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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3.15.2023

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

SANITARY SEWER PLAN

SHEET 2 OF 4

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 7.02

Plotted by: jcourville Plot Date: 3/15/2023 12:10 PM

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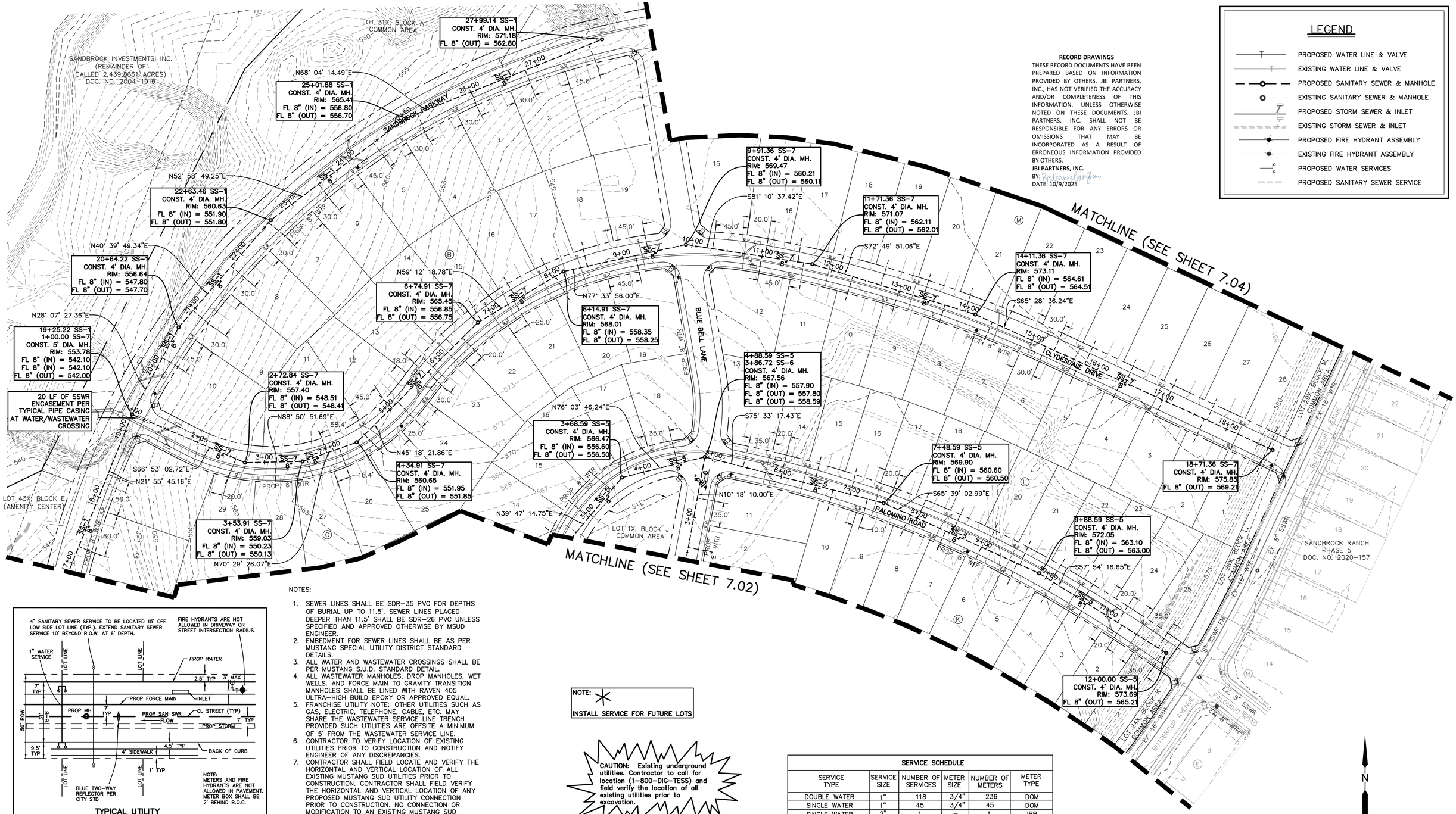

4" SANITARY SEWER SERVICE TO BE LOCATED 15' OFF LOW SIDE LOT LINE (TYP.). EXTEND SANITARY SEWER SERVICE 10' BEYOND R.O.W. AT 6' DEPTH.

FIRE HYDRANTS ARE NOT ALLOWED IN DRIVEWAY OR STREET INTERSECTION RADIUS

TYPICAL UTILITY & SERVICE LOCATION DETAILS
(N.T.S.)

NOTES:

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NOTE: *
INSTALL SERVICE FOR FUTURE LOTS

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

SERVICE SCHEDULE

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BENCHMARKS:

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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER
3.15.2023

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JBI PARTNERS
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Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
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SANITARY SEWER PLAN
SHEET 3 OF 4
SANDBROCK RANCH, PHASE 13
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020
SHEET NO. 7.03

Plotted by: jcourville Plot Date: 3/15/2023 12:11 PM
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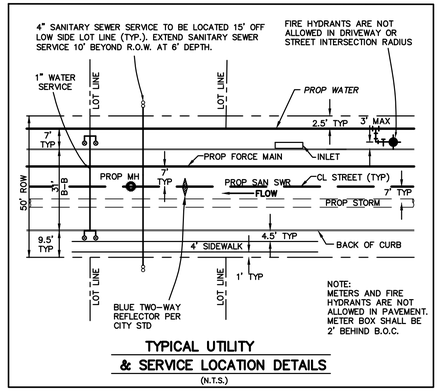

TYPICAL UTILITY & SERVICE LOCATION DETAILS
(N.T.S.)

LEGEND

- PROPOSED WATER LINE & VALVE
- EXISTING WATER LINE & VALVE
- PROPOSED SANITARY SEWER & MANHOLE
- EXISTING SANITARY SEWER & MANHOLE
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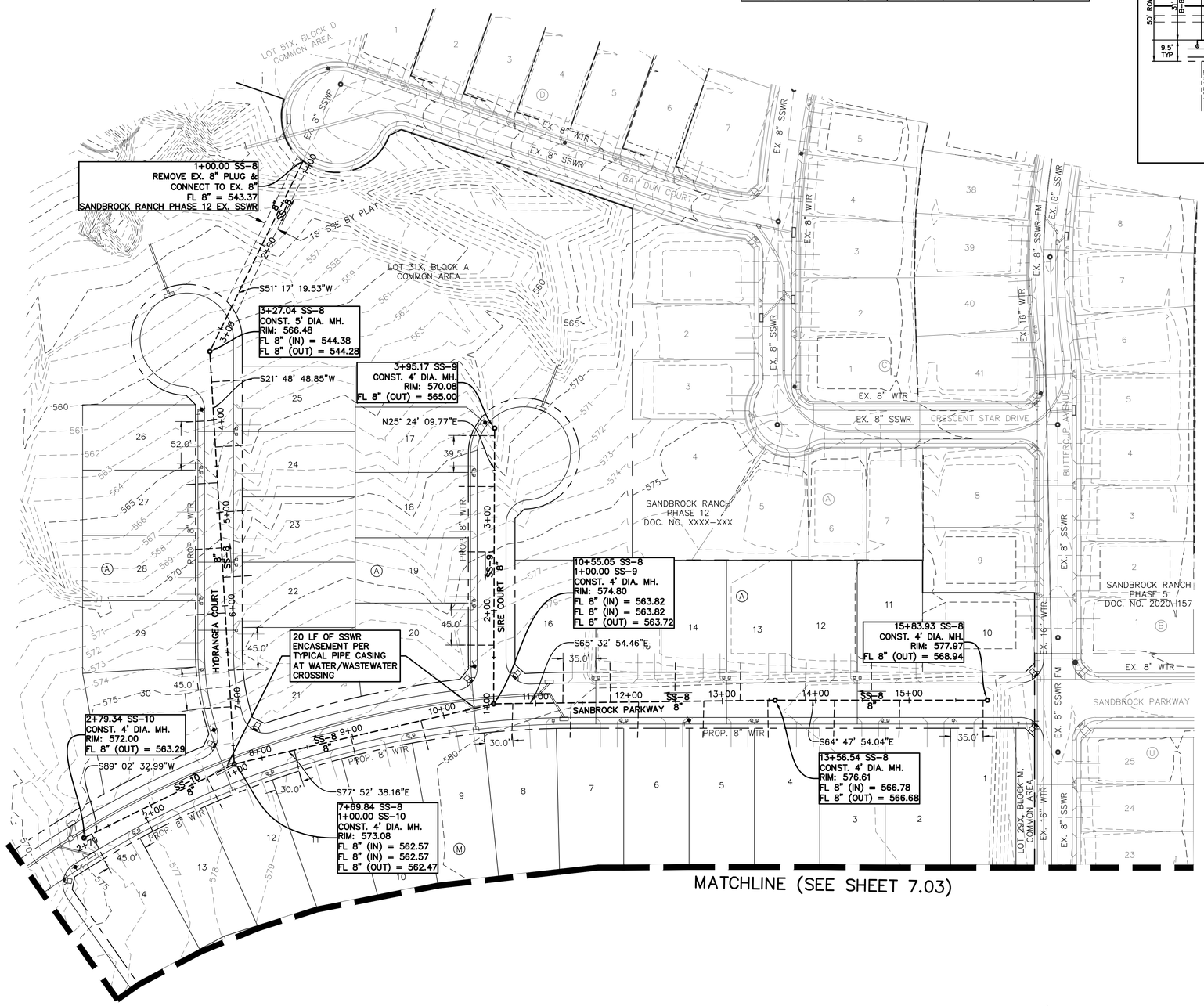

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NOTE: ✱
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JBI PARTNERS, INC.
BY: Brittany Crenshaw
DATE: 10/9/2025

GRAPHIC SCALE 1"=60'
60 0 60 120

BENCHMARKS:

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131924
LICENSED PROFESSIONAL ENGINEER
3.15.2023

Brittany Crenshaw
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TBPE No. F-438
TBPLS No. 10076000

SANITARY SEWER PLAN
SHEET 4 OF 4
SANDBROCK RANCH, PHASE 13
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020
SHEET NO. 7.04

Plotted by: jcourville Plot Date: 3/15/2023 12:11 PM
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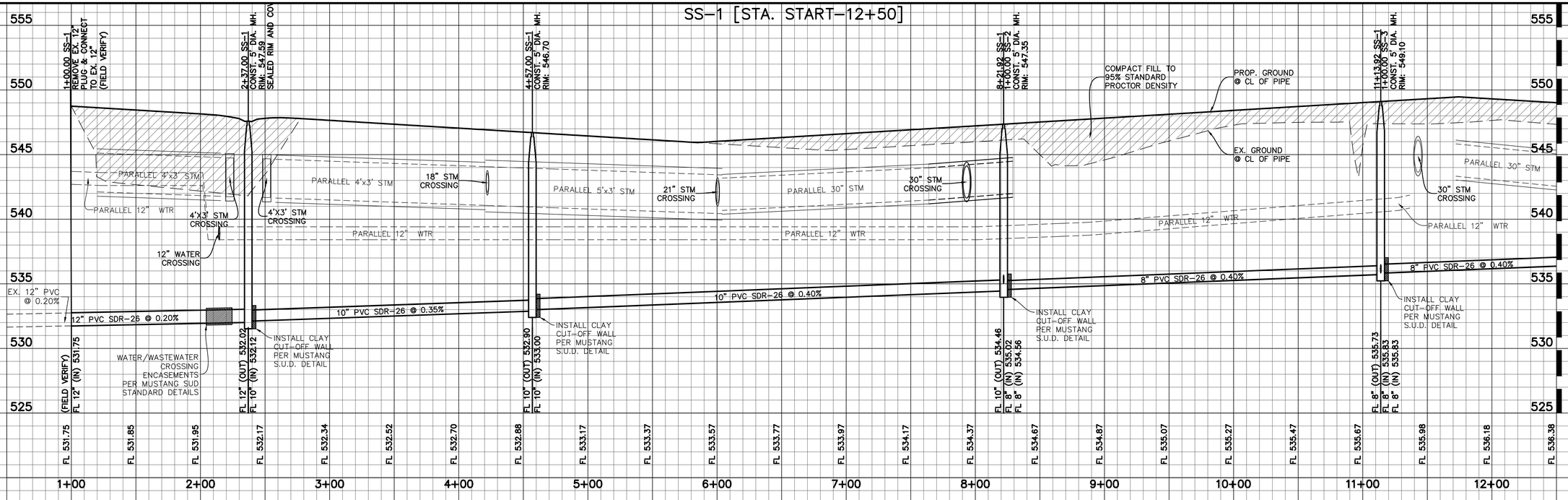
SS-1 [STA. START-12+50]



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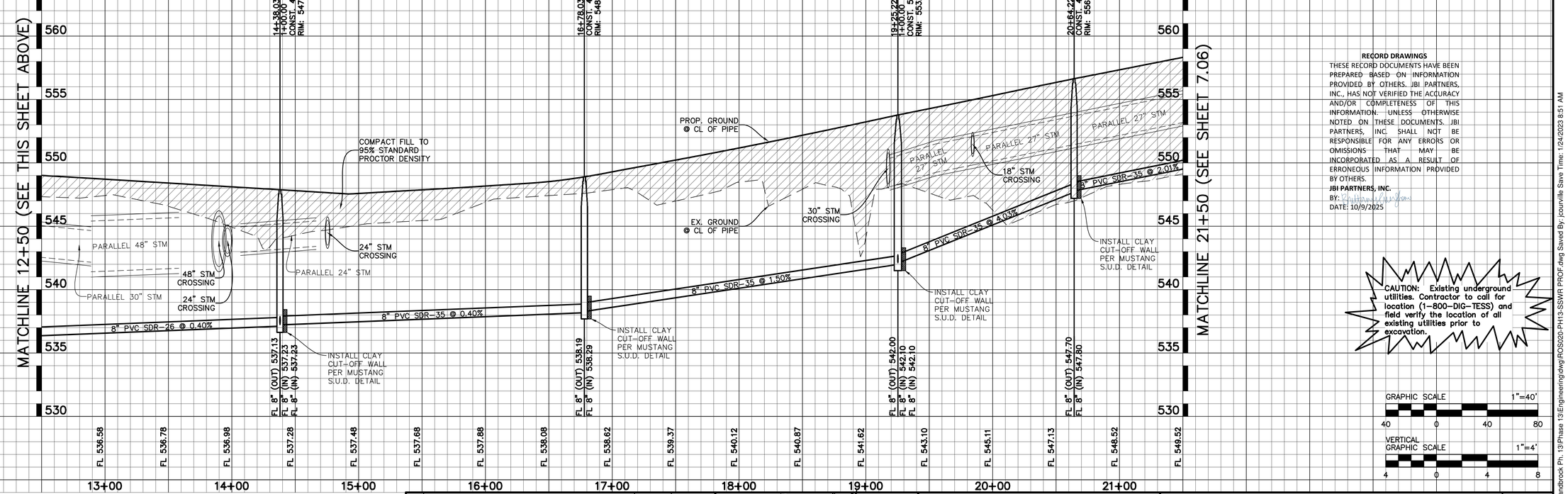

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JBI PARTNERS, INC.

BY: Brittany Crenshaw

DATE: 10/9/2025

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'

40 0 40 80

VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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3.20.2023

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TBPLS No. 10076000

SANITARY SEWER PROFILE

SS-1 [STA. START-21+50]

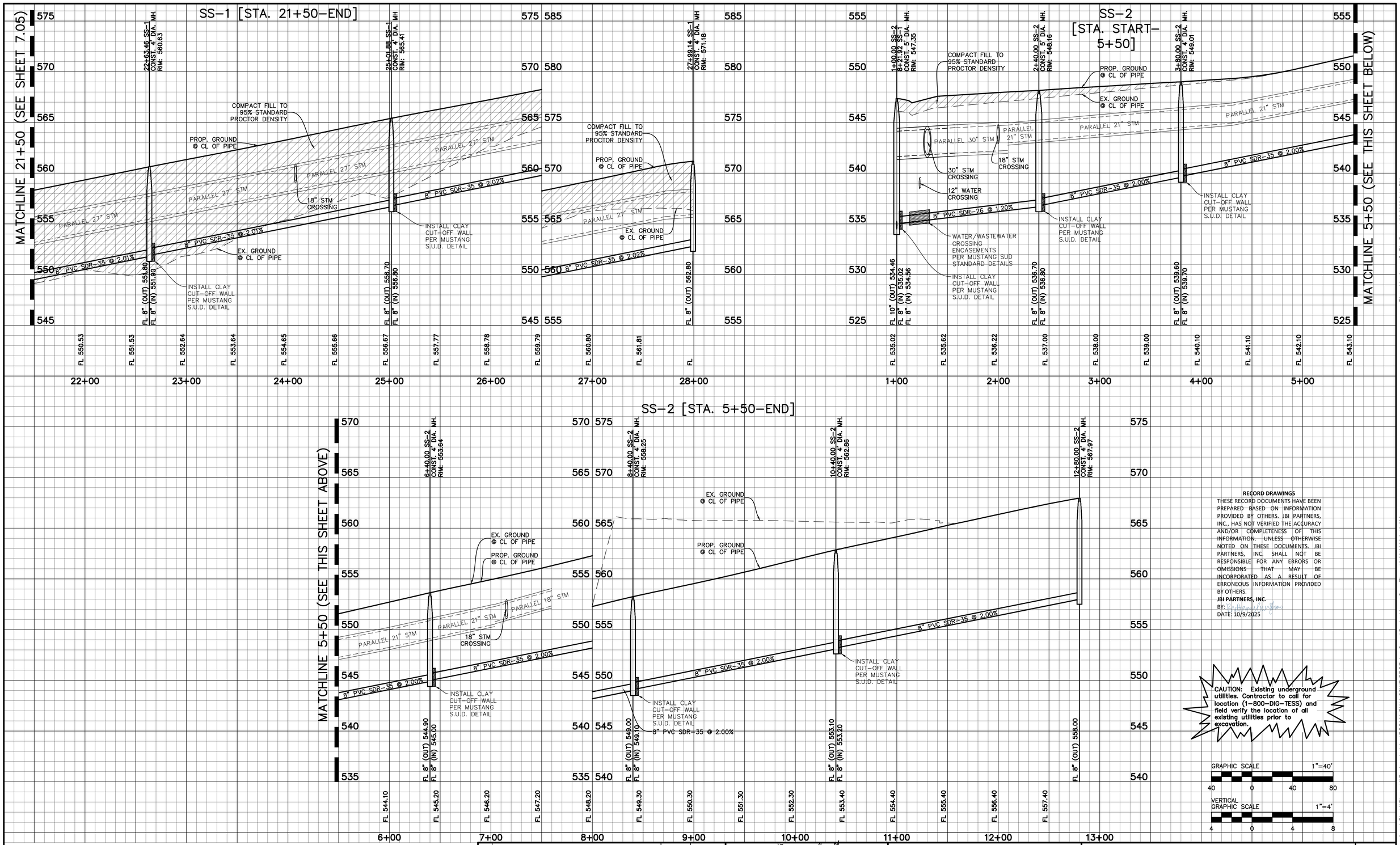
SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 7.05

Plotted by: jcruz Plot Date: 3/20/2023 5:14 PM
Drawing: H:/Projects/ROS020 Sandbrock Ph. 13/Phase 13/Engineering/dwg/ROS020-PH13-SSWR PROF.dwg Saved By: jcourville Save Time: 1/24/2023 8:51 AM



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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

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SANITARY SEWER PROFILE

SS-1 [STA. 21+50-END] & SS-2

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 7.06

Plotted by: jcourville Plot Date: 1/23/2023 2:14 PM

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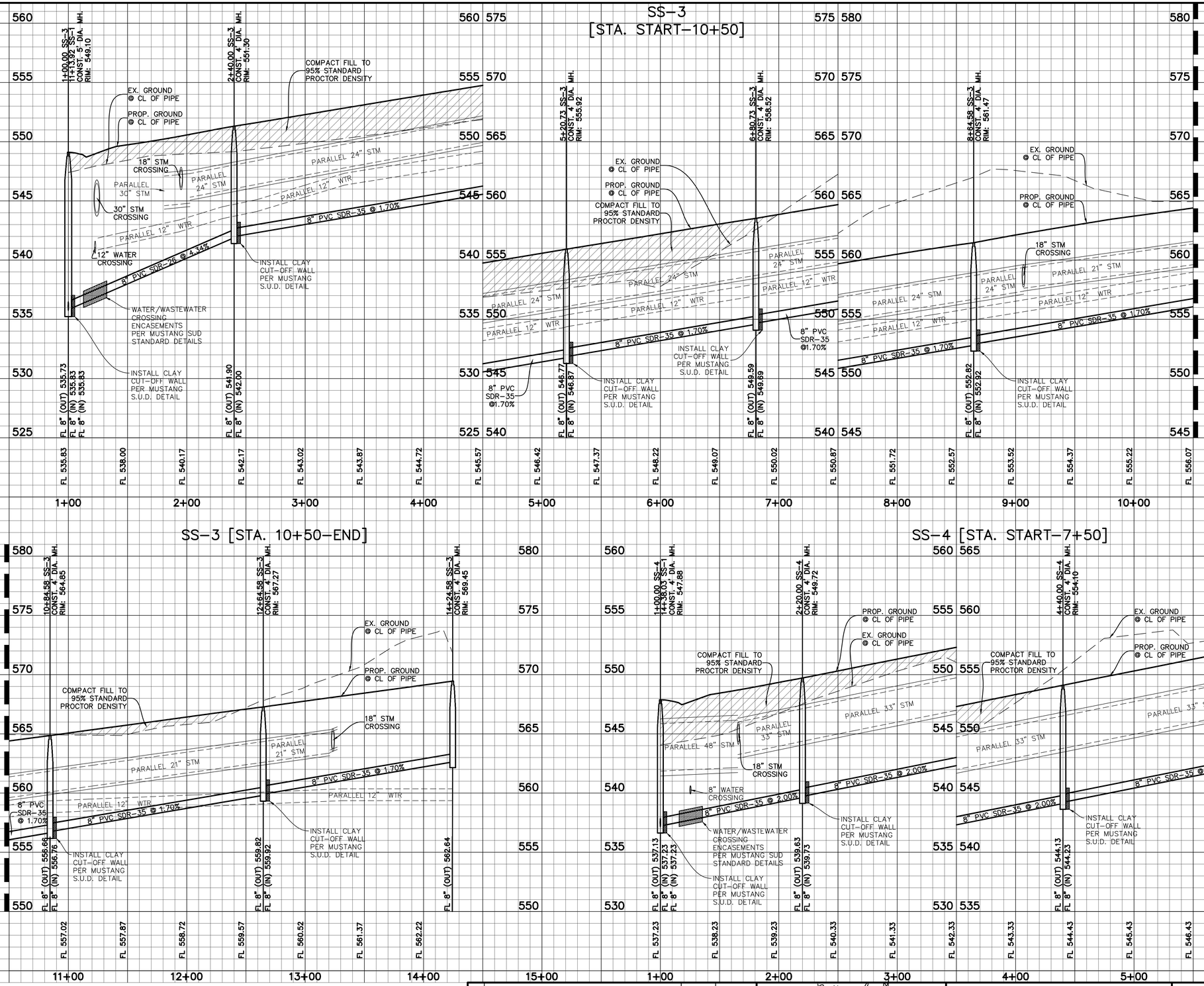

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SANITARY SEWER PROFILE

SS-3 & SS-4 [STA. START-7+50]

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 7.07

Plotted by: jcourville Plot Date: 1/23/2023 2:16 PM

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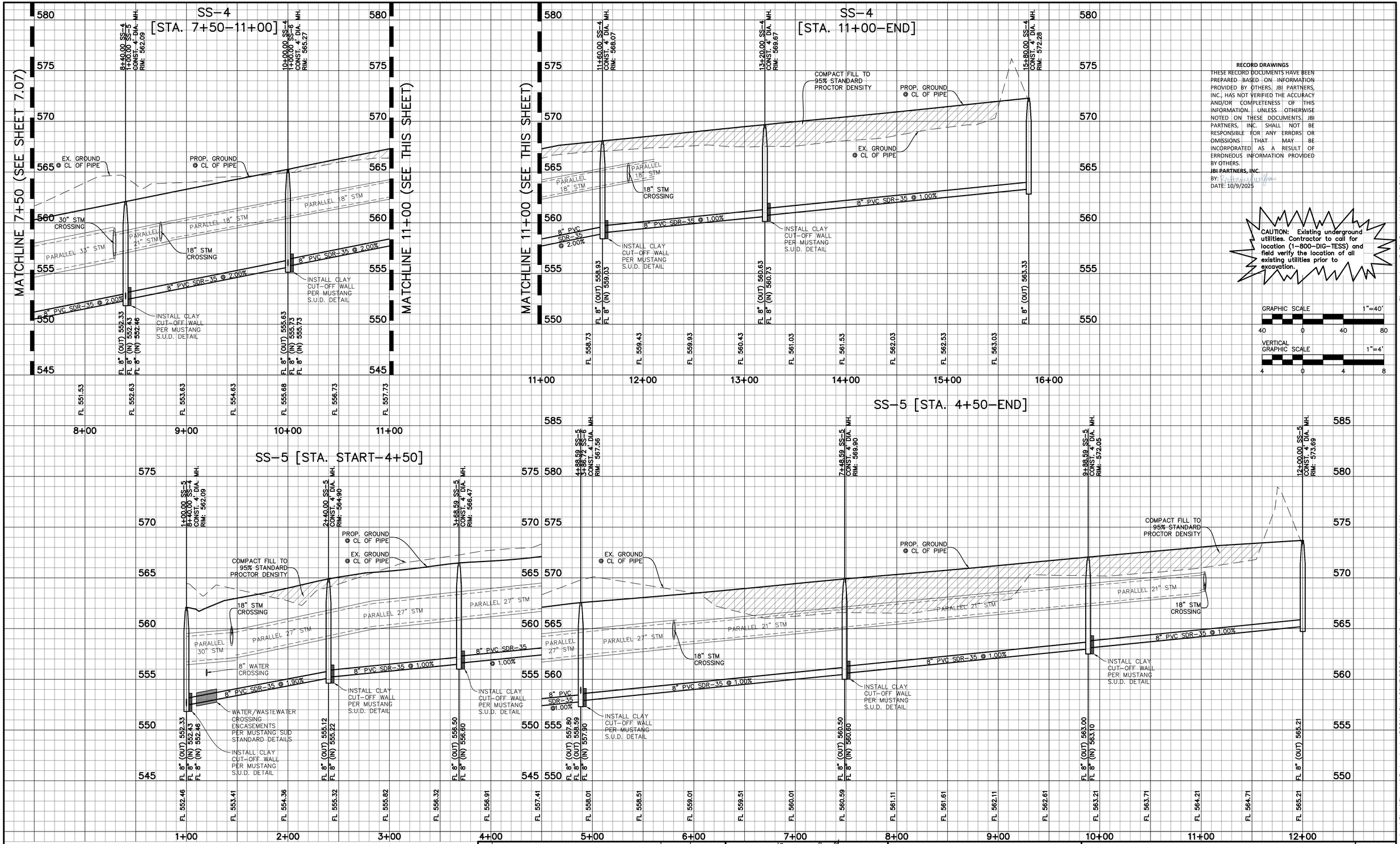

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SANITARY SEWER PROFILE

SS-4 [STA. 7+50-END] & SS-5

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 7.08

Plotted by: jcourville Plot Date: 1/23/2023 2:19 PM

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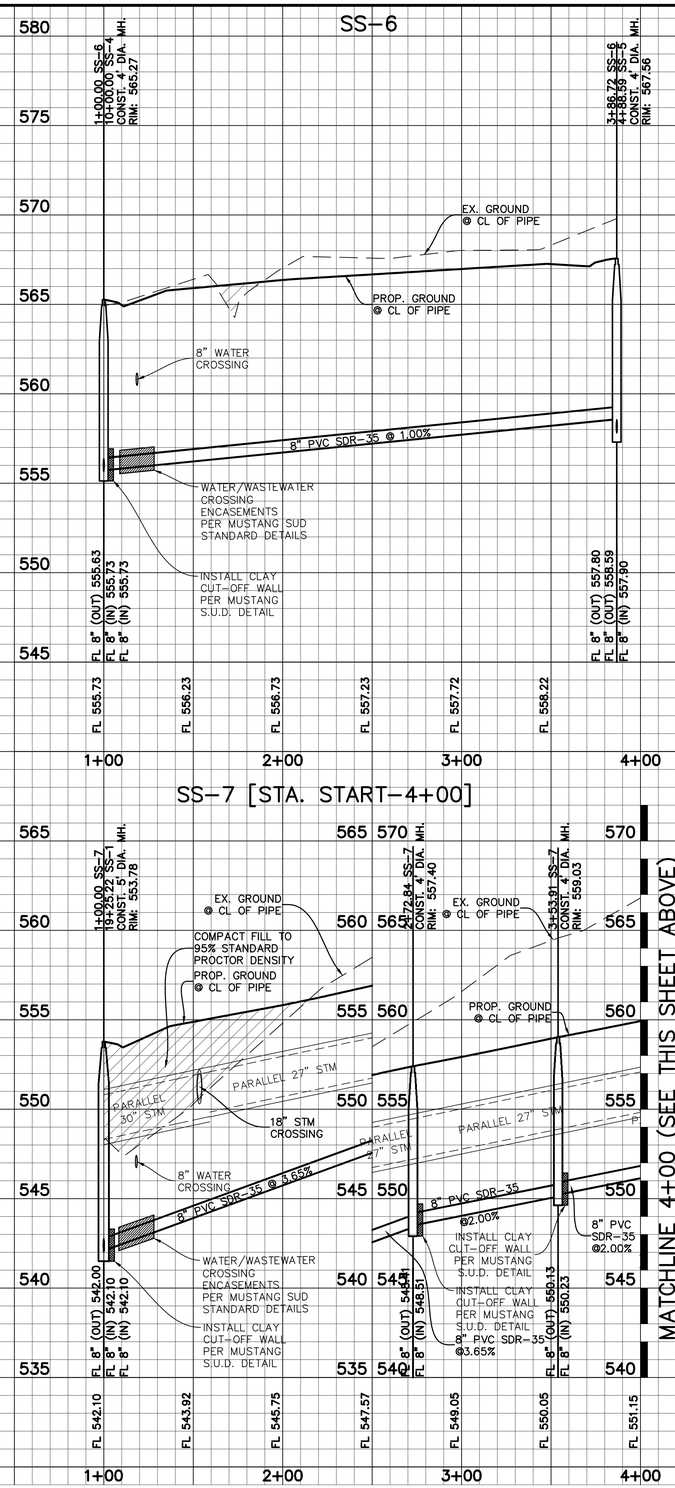

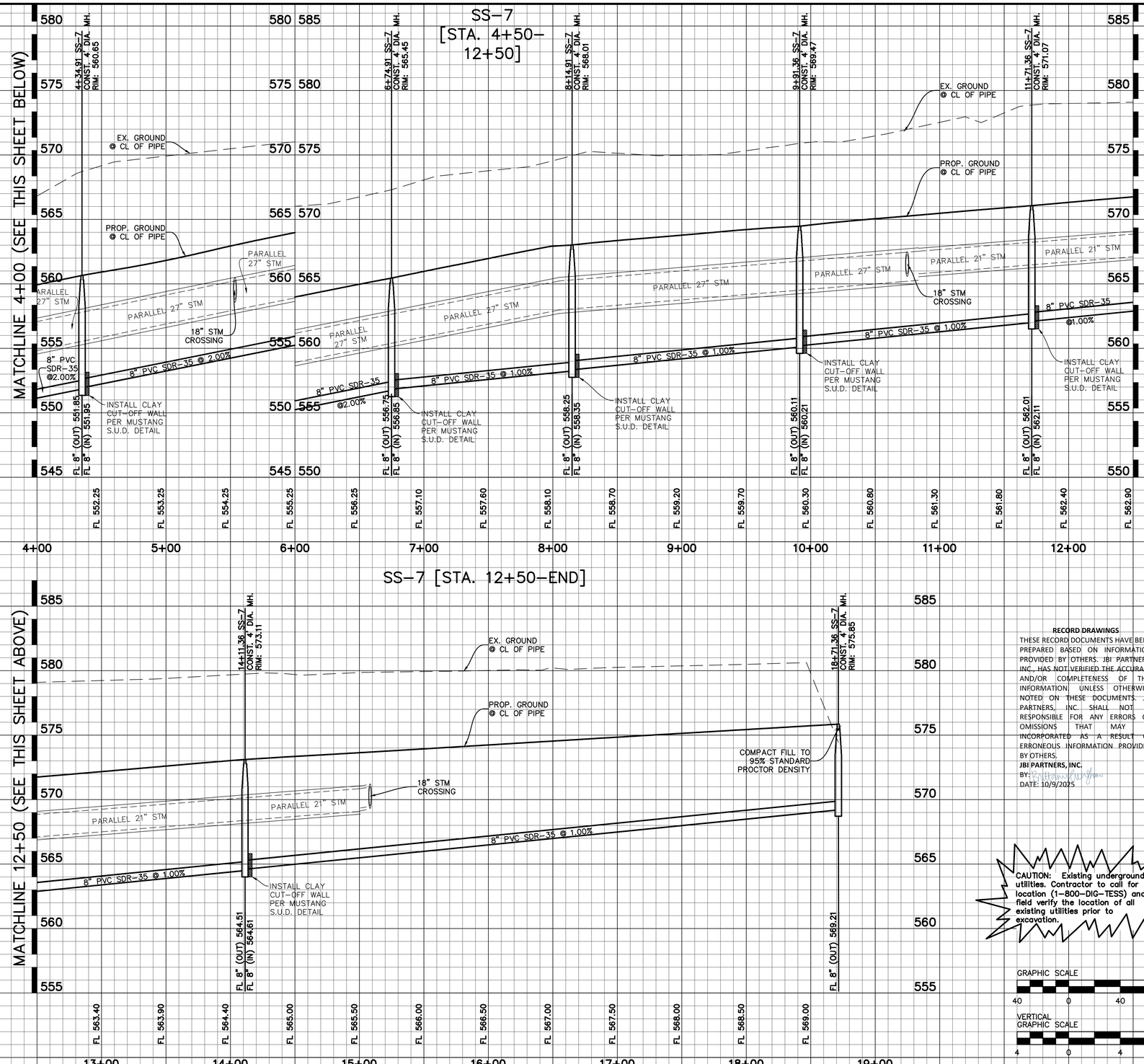

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JBI PARTNERS, INC.

BY:

DATE: 10/9/2025

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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
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131924
LICENSED PROFESSIONAL ENGINEER
1.23.2023

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SANITARY SEWER PROFILE

SS-6 & SS-7

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 7.09

Plotted by: jcourville Plot Date: 1/23/2023 2:27 PM

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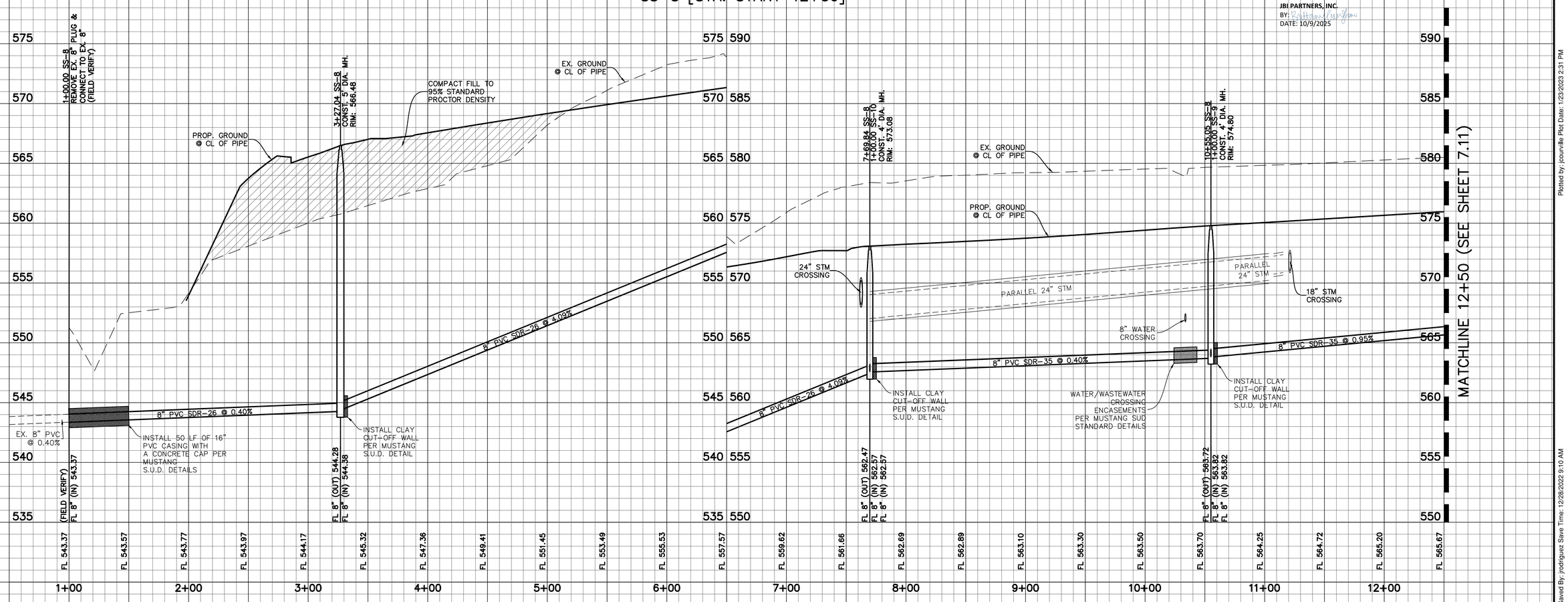
JBI PARTNERS, INC.

BY:

DATE: 10/9/2025

SS-8 [STA. START-12+50]



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SANITARY SEWER PROFILE
SS- 8 [STA. START-12+50]
SANDBROCK RANCH, PHASE 13
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 7.10

Plotted by: jcourville Plot Date: 1/23/2023 2:31 PM

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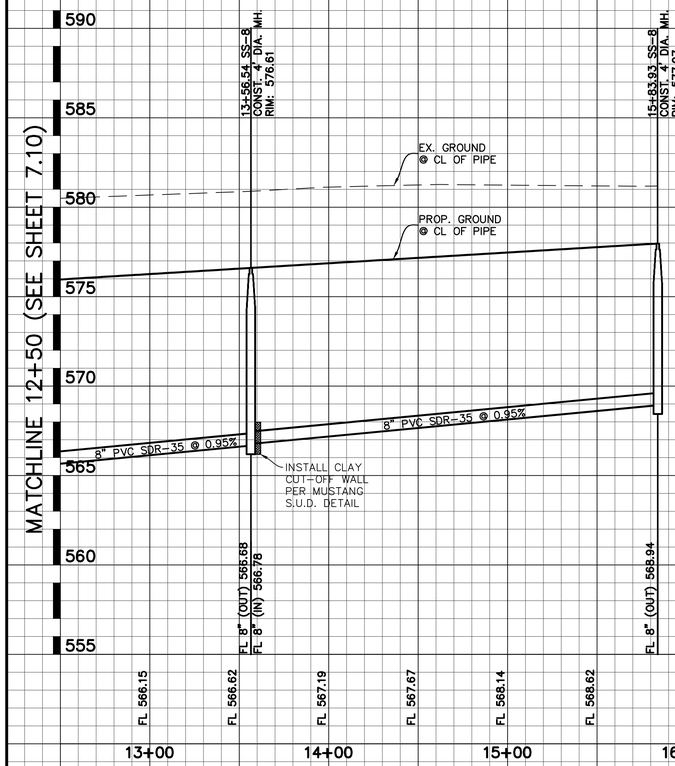

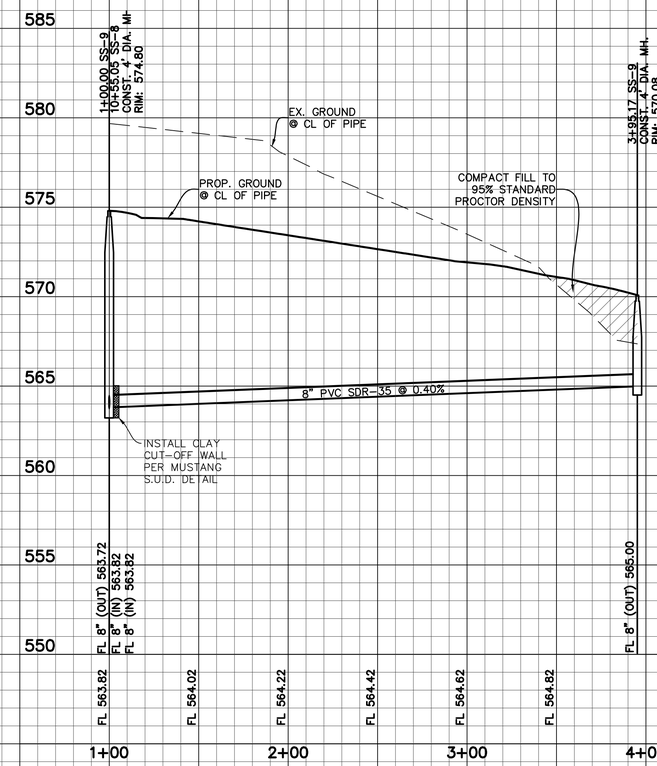

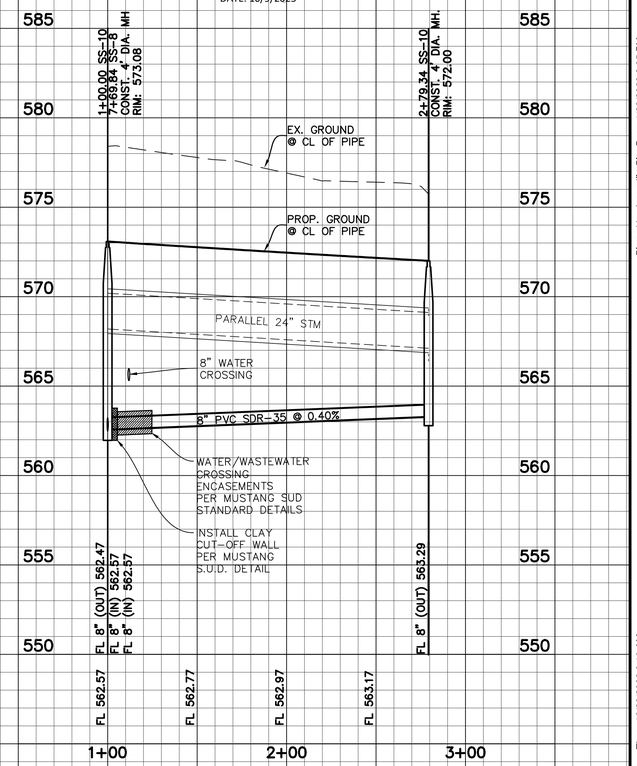

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BY:

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SANITARY SEWER PROFILE

SS-8 [STA. 12+50-END] & SS-9 & SS-10

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 7.11

Plotted by: jcourville Plot Date: 1/23/2023 2:35 PM

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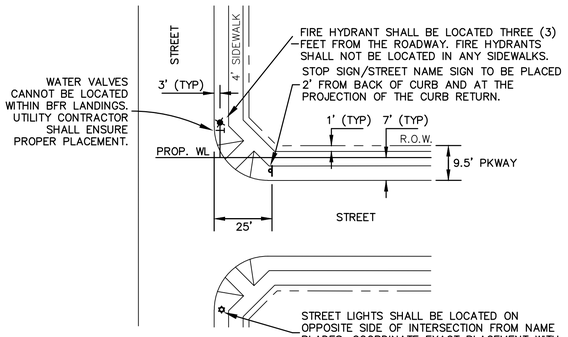

TYPICAL INTERSECTION DETAIL

N.T.S.

LEGEND

- EXISTING SIGN
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PROPOSED STREET SIGN
- PROPOSED STOP SIGN
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM INLET
- PROPOSED STREET NAME BLADES LOCATION

NOTE:
TRAFFIC SIGN INSTALLATIONS SHALL COMPLY WITH THE LATEST EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

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JBI PARTNERS, INC.
BY: Brittany Day Crenshaw
DATE: 10/9/2025

N

GRAPHIC SCALE 1"=100'
100 0 100 200

BENCHMARKS:

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SIGNAGE AND LIGHTING PLAN

PROJECT NO. ROS020

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

SHEET NO. 8.01

Plotted by: jcourville Plot Date: 3/20/2023 1:48 PM
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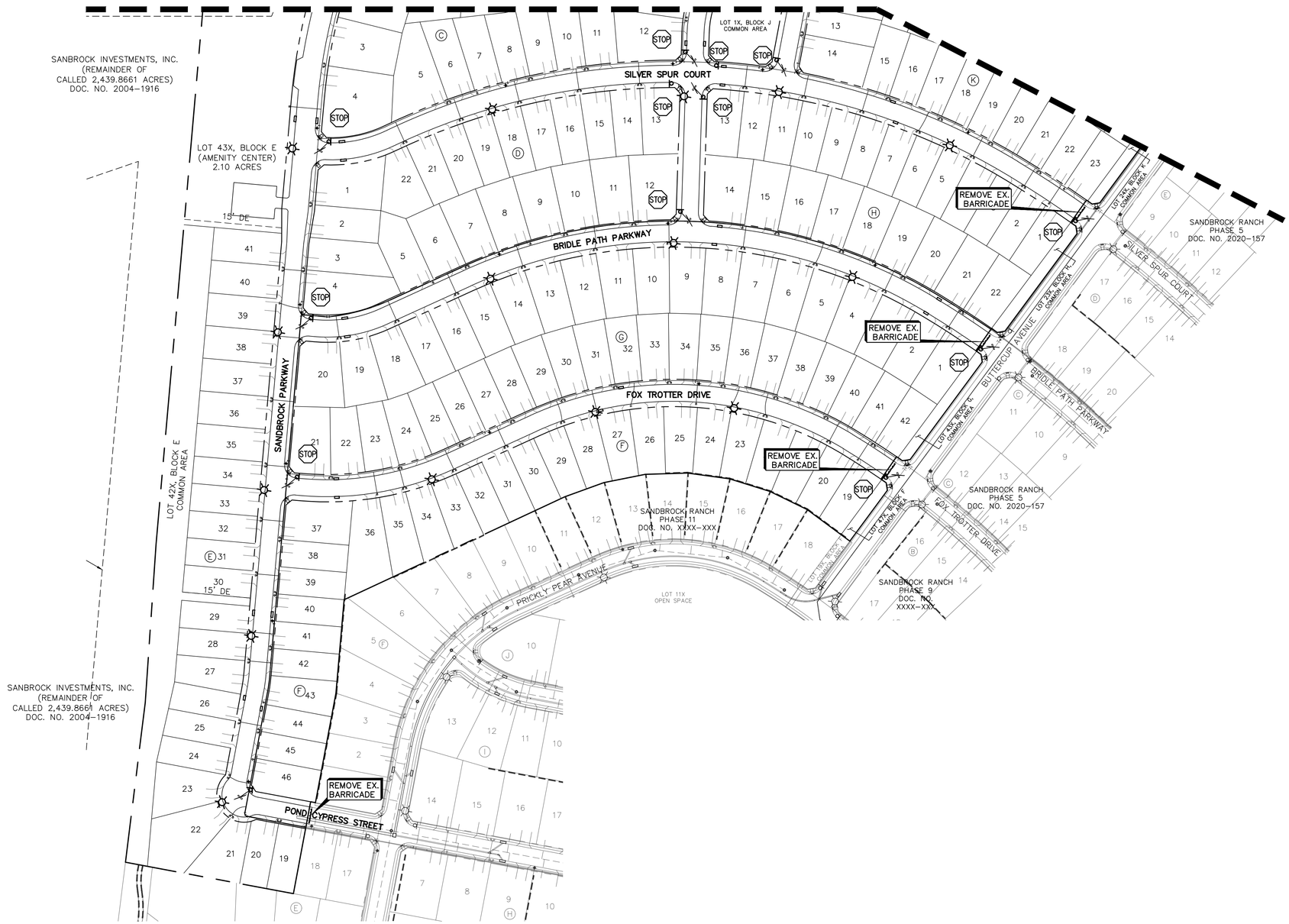

LEGEND

- EXISTING SIGN
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PROPOSED STREET SIGN
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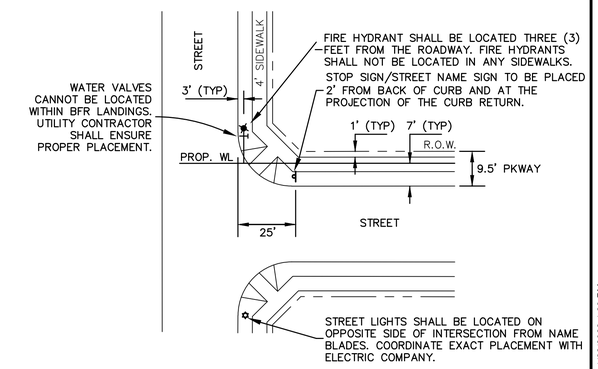

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BENCHMARKS:

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BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Day Crenshaw
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3.15.2023

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

SIGNAGE AND LIGHTING PLAN

PROJECT NO. ROS020

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

SHEET NO. 8.02

Plotted by: jcourville Plot Date: 3/15/2023 11:08 AM
Drawing: H:\Projects\ROS020 Sandbrock Ph. 13\Phase 13\Engineering\dwg\ROS020-PH13-SL.dwg Saved By: jcourville Save Time: 1/23/2023 4:28 PM



MATCHLINE (SEE SHEET 9.02)

TYPE A
BARRIER FREE RAMP AT STREET INTERSECTION

LEGEND

- PROP. SIDEWALK PER STANDARD CONSTRUCTION DETAILS TO BE CONSTRUCTED BY DEVELOPER (TO BE CONSTRUCTED AT THE SAME TIME AS PAVEMENT)
- 4' SIDEWALK PER STANDARD CONSTRUCTION DETAILS TO BE CONSTRUCTED BY HOME BUILDER
- BARRIER FREE RAMPS TO BE CONSTRUCTED BY DEVELOPER PER STANDARD CONSTRUCTION DETAILS
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM INLET
- CONSTRUCT LAY DOWN CURB FOR FUTURE BFR

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✱	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⊛	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

NOTES:

1. BARRIER FREE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ACCESSIBILITY STANDARDS AND AS EXTENSIONS OF STANDARD CONCRETE SIDEWALKS.
2. MAXIMUM RUNNING SLOPE ON RAMP PORTION SHALL NOT EXCEED 1" PER FOOT AT ANY LOCATION. VERTICAL DISTANCE BETWEEN STREET AND RAMP SHALL NOT EXCEED ¼".
3. DESIGNS SHOWN ARE FOR 6" CURBS. FOR CURBS WITH HEIGHT GREATER THAN 6", DIMENSIONS SHALL BE INCREASED PROPORTIONATELY.
4. STREETS ON STEEP GRADE WILL REQUIRE LONGER TRANSITIONS ON UPGRADE SIDE.
5. CONTRACTOR SHALL FOLLOW ALL SPECIFICATIONS PER TXDOT DETAIL PED-18.

RECORD DRAWINGS

THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. JBI PARTNERS, INC., HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION. UNLESS OTHERWISE NOTED ON THESE DOCUMENTS. JBI PARTNERS, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS.

JBI PARTNERS, INC.
BY: Brittany Crenshaw
DATE: 10/9/2025

CONTRACTOR TO ENSURE NO VALVE STACK WILL INTERFERE WITH BARRIER FREE RAMPS, DRIVEWAYS, OR WATER METERS.

N

GRAPHIC SCALE 1"=100'
100 0 100 200

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
2	REVISED TRAIL	AN	10/11/23
1	REVISED TRAIL	AN	7/20/23

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER
10.11.2023

Brittany Crenshaw
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TBPE No. F-438
TBPLS No. 10076000

SIDEWALK PLAN

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 9.01

Plotted by: anoriega Plot Date: 10/11/2023 9:58 AM

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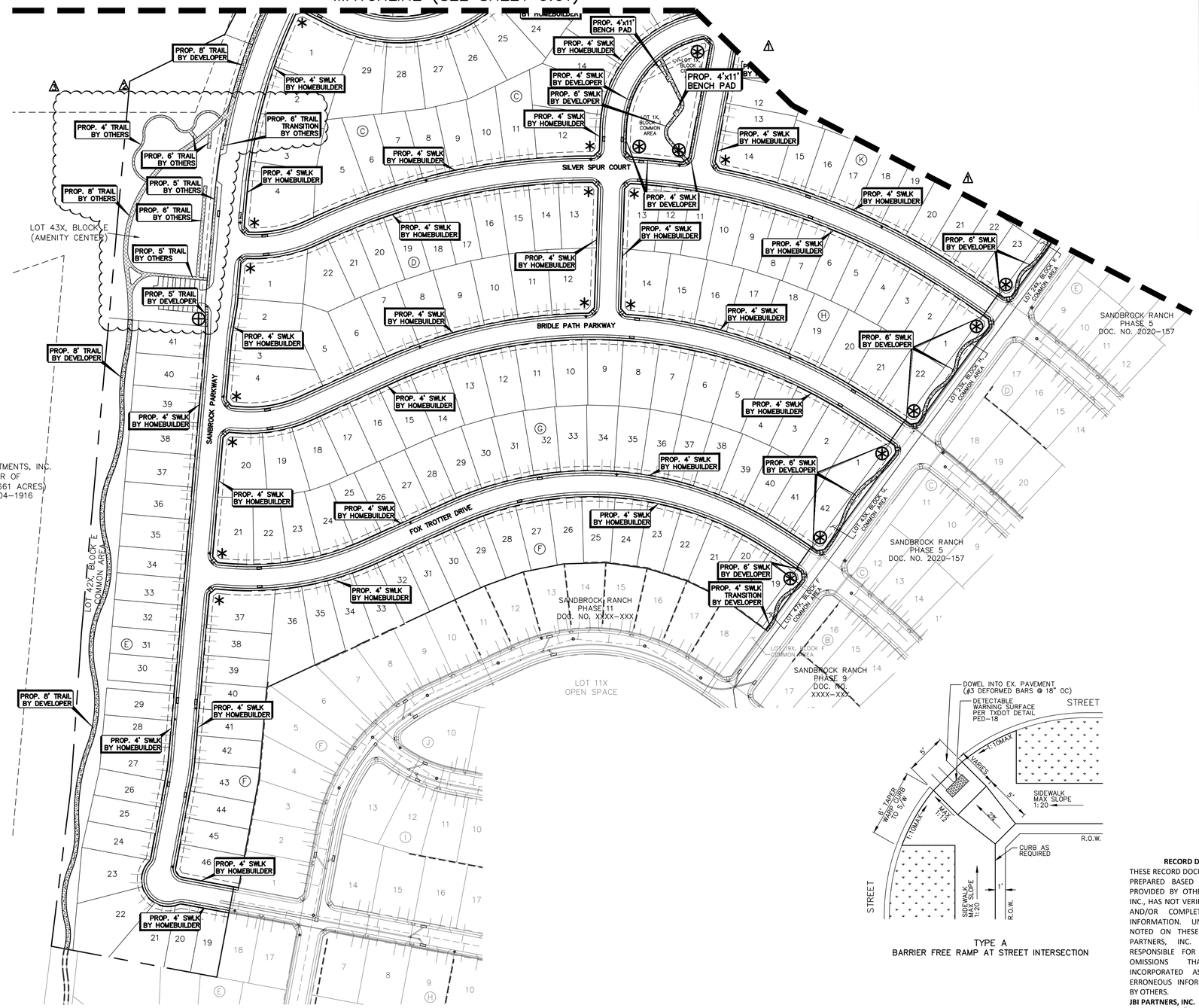

LEGEND

- PROP. SIDEWALK PER STANDARD CONSTRUCTION DETAILS TO BE CONSTRUCTED BY DEVELOPER (TO BE CONSTRUCTED AT THE SAME TIME AS PAVEMENT)
- PROP. SIDEWALK PER STANDARD CONSTRUCTION DETAILS TO BE CONSTRUCTED BY OTHERS (TO BE CONSTRUCTED AT THE SAME TIME AS AMENITY CENTER. SEE LANDSCAPE PLANS FOR DETAILS)
- 4' SIDEWALK PER STANDARD CONSTRUCTION DETAILS TO BE CONSTRUCTED BY HOME BUILDER
- BARRIER FREE RAMPS TO BE CONSTRUCTED BY DEVELOPER PER STANDARD CONSTRUCTION DETAILS
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM INLET
- CONSTRUCT LAY DOWN CURB FOR FUTURE BFR

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✱	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⊛	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

NOTES:

1. BARRIER FREE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ACCESSIBILITY STANDARDS AND AS EXTENSIONS OF STANDARD CONCRETE SIDEWALKS.
2. MAXIMUM RUNNING SLOPE ON RAMP PORTION SHALL NOT EXCEED 1" PER FOOT AT ANY LOCATION. VERTICAL DISTANCE BETWEEN STREET AND RAMP SHALL NOT EXCEED ¼".
3. DESIGNS SHOWN ARE FOR 6" CURBS. FOR CURBS WITH HEIGHT GREATER THAN 6", DIMENSIONS SHALL BE INCREASED PROPORTIONATELY.
4. STREETS ON STEEP GRADE WILL REQUIRE LONGER TRANSITIONS ON UPGRADE SIDE.
5. CONTRACTOR SHALL FOLLOW ALL SPECIFICATIONS PER TXDOT DETAIL PED-18.

TYPE A
BARRIER FREE RAMP AT STREET INTERSECTION

RECORD DRAWINGS

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JBI PARTNERS, INC.
BY: Brittany Day Crenshaw
DATE: 10/9/2025

CONTRACTOR TO ENSURE NO VALVE STACK WILL INTERFERE WITH BARRIER FREE RAMPS, DRIVEWAYS, OR WATER METERS.

N

GRAPHIC SCALE 1"=100'
100 0 100 200

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
3	REVISED TRAIL LABELS	BDC	7/23/24
2	REVISED TRAIL	AN	10/11/23
1	REVISED TRAIL	AN	7/20/23

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER
7.26.2024

Brittany Crenshaw
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TBPE No. F-438
TBPLS No. 10076000

SIDEWALK PLAN

SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO. 9.02

Plotted by: bcrenshaw Plot Date: 7/26/2024 2:24 PM
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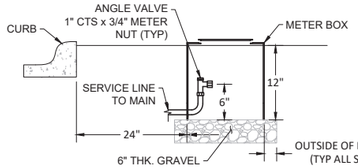
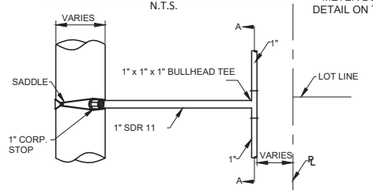
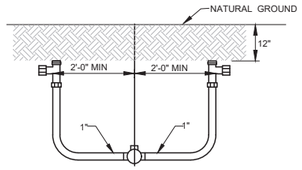


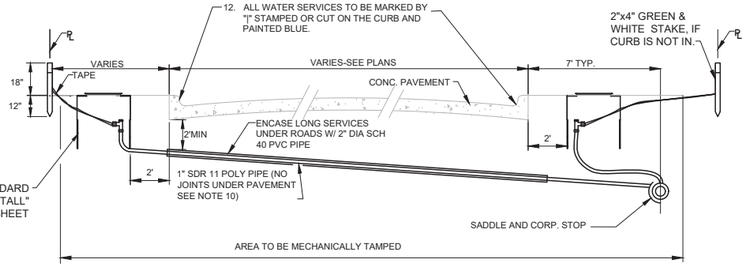
STANDARD METER BOX INSTALL
N.T.S.



1" SERVICE WITH BULLHEAD TEE



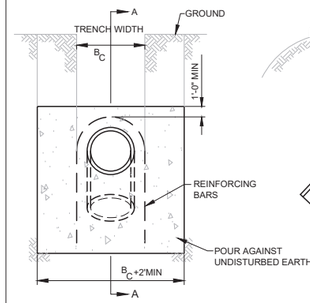
SECTION 'A - A' (ROTATED 90°)



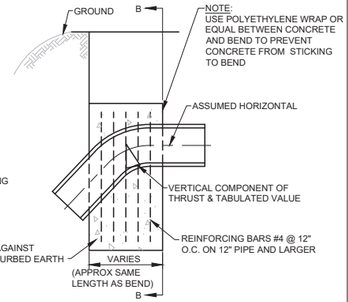
WATER SERVICE DETAIL
N.T.S.

WATER SERVICE NOTES:

1. ALL PROPERTY CORNERS SHALL BE STAKED WITH IRON RODS PRIOR TO THE INSTALLATION OF WATER SERVICES. THE LOCATIONS OF SERVICES SHALL BE STAKED ACCORDING TO THE PLANS.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FURNISH AND INSTALL THE CORPORATION STOP, WATER SERVICE PIPE, ANGLE VALVE, CONNECTOR PIPE, AND METER BOX AS PER THE DETAILS ON THIS SHEET.
3. DIRECT TAPS ARE NOT ALLOWED. STAINLESS STEEL EPOXY COATED TAP SADDLES WITH IP THREADS SHALL BE USED FOR 1" TO 2" TAPS.
5. ALL TAPS LARGER THAN 2" SHALL BE MADE USING TAPPING TEES.
6. CUTTER FOR TAPS TO BE OF THE DOUBLE SLOTTED TYPE.
7. 1" TO 2" TAPS SHALL BE A MINIMUM OF 1' APART WITH TAPS NO CLOSER THAN 1' FROM THE END OF THE PIPE.
8. HOUSE SERVICES ON COMMON LOT LINES SHALL BE 1" WITH BULLHEAD.
9. CONTRACTOR MAY USE EITHER FLARED OR COMPRESSION FITTINGS WITH RESTRAINED UNIONS.
10. NO SPLICES OF WATER SERVICES SHALL BE PERMITTED UNDER PAVEMENT UNLESS APPROVED BY THE MSUD ENGINEER.
11. METER BOX SHALL BE SET 2 FT BEHIND CURB, OUTSIDE OF DRIVEWAYS AND PAVED AREAS.
12. ALL METERS 2" AND SMALLER SHALL HAVE A BFP INSTALLED WITH THE METER ASSEMBLY. ALL WATER METER ASSEMBLIES ARE SUPPLIED BY MSUD.
13. SERVICE TO BE STAKED BEFORE PAVING. METER BOX TO BE STAKED AFTER PAVING.
14. ALL RESIDENTIAL METERS SHALL BE BADGER E SERIES.
15. ALL SERVICE BRASS COMPONENTS SHALL BE FORD WATER PRODUCTS (OR APPROVED EQUAL) AND 150-PSI PRESSURE RATED.
16. METER BOX SHALL BE DFW 1200-12-1KA.



ELEVATION B-B



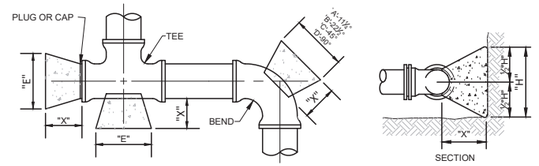
ELEVATION A-A

Δ	11¼°	22½°	45°
I.D. (IN.)	VOL. C.Y.	VOL. C.Y.	VOL. C.Y.
4	0.3	0.5	1.0
6	0.6	1.1	2.1
8	1.0	2.0	3.6
10	1.5	2.9	5.4
12	2.1	4.2	7.7
14	2.8	5.6	10.3
16	3.7	7.2	13.3
18	4.6	9.1	16.8
20	5.7	11.1	20.6
24	8.1	15.9	29.3
30	9.3	18.3	33.9
36	13.4	26.2	48.5

VERTICAL THRUST BLOCK NOTES:

1. CALCULATIONS ARE BASED ON INTERNAL PRESSURE OF 200 P.S.I. FOR 24" I.D. PIPE AND SMALLER AND 150 P.S.I. ON 30" I.D. AND LARGER.
2. CALCULATIONS ARE BASED ON WEIGHT OF CONCRETE OF 140 LBS PER CUBIC FOOT, SAFETY FACTOR OF 1.5 AND AN ALLOWABLE SOIL BEARING VALUE OF 2,500 POUNDS PER SQUARE FOOT.
3. VOLUMES OF VERTICAL BEND THRUST BLOCKS ARE NET VOLUMES OF CONCRETE TO BE FURNISHED. THE CORRESPONDING WEIGHT OF THE CONCRETE IS EQUAL TO OR GREATER THAN THE VERTICAL COMPONENT OF THRUST ON THE VERTICAL BEND.
4. CONCRETE FOR BLOCKING SHALL BE 2500 P.S.I. CONCRETE AT 28 DAYS.
5. DIMENSIONS MAY BE VARIED AS REQUIRED BY FIELD CONDITIONS WHERE AND AS DIRECTED BY THE ENGINEER. THE VOLUME OF CONCRETE BLOCKING SHALL NOT BE LESS THAN SHOWN HERE.
6. ALL CONCRETE THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED TRENCH WALLS.
7. KEEP CONCRETE CLEAR OF ALL JOINTS & ACCESSORIES. INSTALL 12 MIL POLYETHYLENE SHEETING AROUND FITTINGS. SECURE ENDS TO PREVENT INFILTRATION OF SOIL BETWEEN SHEETING AND PIPE FITTING PRIOR TO POURING THRUST BLOCK. PROTECT MECHANICAL JOINTS, FOLLOWERS, AND BOLTS FROM CONCRETE WITH TEMPORARY FORMS AND POLYETHYLENE.
8. ALL CONCRETE THRUST BLOCKS SHALL CONSIST OF A MIXTURE OF 1:2:6 OF CEMENT TO WASHED SAND TO GRAVEL AND SHALL BE CURED A MINIMUM OF 24 HOURS.

VERTICAL THRUST BLOCKS AT FITTINGS

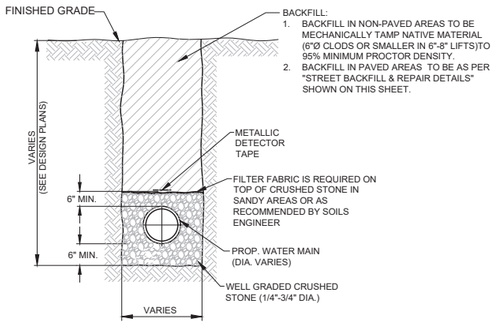


PIPE SIZE	"X" FT.	"H" FT.	11¼° "A" FT.	11¼° MIN. AREA	22½° "B" FT.	22½° MIN. AREA	45° "C" FT.	45° MIN. AREA	90° "D" FT.	90° MIN. AREA	TEE & PLUG "E" FT.	TEE & PLUG MIN. AREA
4"	1.5	1.2	1.2	1.4	1.2	1.4	1.2	1.4	1.9	2.3	1.4	1.7
6"	1.5	1.3	1.3	1.7	1.3	1.7	2.0	2.6	3.7	4.8	2.6	3.4
8"	1.5	1.3	1.3	1.7	1.8	2.3	3.4	4.4	6.3	8.2	4.5	5.9
10"	1.5	1.4	1.4	2.0	2.4	3.4	4.8	6.7	8.8	12.3	6.2	8.7
12"	1.5	1.6	1.6	2.6	3.0	4.8	5.9	9.4	10.9	17.4	7.7	12.3
14"	1.5	1.8	1.8	3.2	3.6	6.5	7.1	12.8	13.0	23.4	9.2	16.5
16"	2.0	2.1	2.1	4.4	4.0	8.4	7.8	16.4	14.5	30.5	10.2	21.4
18"	2.0	2.3	2.3	5.3	4.6	10.6	9.0	20.7	16.5	38.0	11.7	26.9
20"	2.0	2.6	2.6	6.8	5.0	13.0	9.7	25.2	18.0	46.8	12.7	33.0
24"	2.0	3.1	3.1	9.6	6.0	18.6	11.6	36.0	21.2	65.7	15.2	47.1
30"	2.5	3.8	3.8	14.4	7.5	28.5	14.6	55.5	27.0	102.6	19.1	72.6
36"	2.5	4.5	4.5	20.3	9.0	40.5	17.7	79.7	32.6	146.7	23.1	104.0

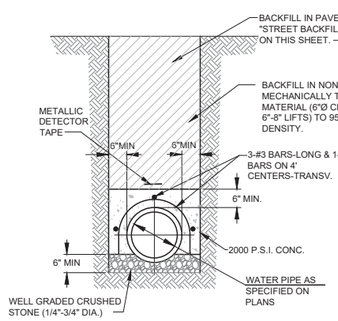
HORIZONAL THRUST BLOCK NOTES:

1. RETAINER GLANDS OR OTHER RESTRAINING DEVICES MAY BE REQUIRED AS NEEDED.
2. CALCULATIONS ARE BASED ON A TEST PRESSURE OF 150 PSI, WEIGHT OF CONCRETE OF 140 LBS PER CUBIC FOOT, SAFETY FACTOR OF 1.5 AND AN ALLOWABLE SOIL BEARING VALUE OF 2,500 POUNDS PER SQUARE FOOT. FOR OTHER PRESSURES AND SOIL STRENGTHS, AREAS AND VOLUMES MUST BE ADJUSTED ACCORDINGLY.
3. 2500 PSI CONCRETE AT 28 DAYS SHALL BE USED FOR ALL BLOCKING.
4. ALL MINIMUM AREAS ARE IN SQUARE FEET.
5. ALL CONCRETE THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED TRENCH WALLS. THE DISTANCE FROM PIPE FITTINGS TO TRENCH WALL SHALL BE A MINIMUM OF 12" AT THRUST BLOCK.
6. KEEP CONCRETE CLEAR OF ALL JOINTS & ACCESSORIES. INSTALL 12 MIL POLYETHYLENE SHEETING AROUND FITTINGS. SECURE ENDS TO PREVENT INFILTRATION OF SOIL BETWEEN SHEETING AND PIPE FITTING PRIOR TO POURING THRUST BLOCK. PROTECT MECHANICAL JOINTS, FOLLOWERS, AND BOLTS FROM CONCRETE WITH TEMPORARY FORMS AND POLYETHYLENE.
7. ALL CONCRETE THRUST BLOCKS SHALL CONSIST OF A MIXTURE OF 1:2:6 OF CEMENT TO WASHED SAND TO GRAVEL AND SHALL BE CURED A MINIMUM OF 24 HOURS.
8. ALL JOINTS SHALL BE TEMPORARILY JACKED WHEN POURING THRUST BLOCKS.
9. CONCRETE THRUST BLOCKS SHALL APPLY TO ALL PIPE FITTINGS.

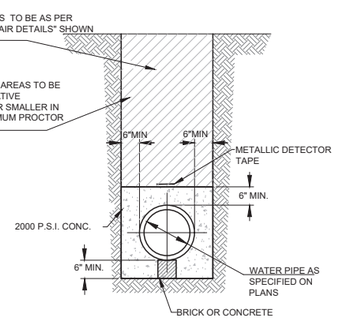
HORIZONTAL THRUST BLOCKS AT FITTINGS



TYPICAL PIPE EMBEDMENT
N.T.S.



CONCRETE CAP DETAIL
N.T.S.

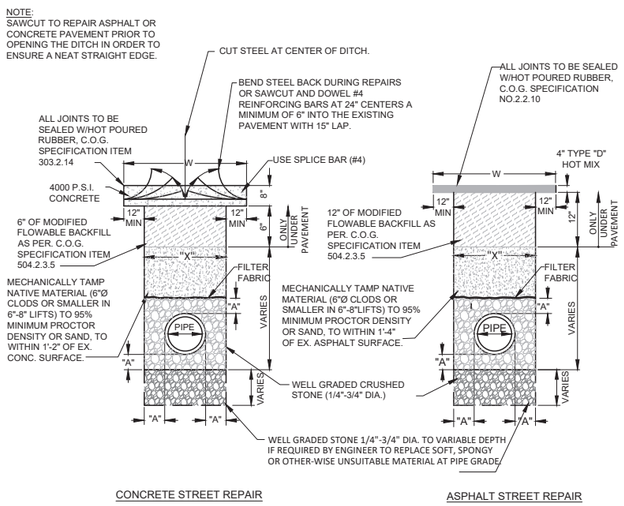


CONCRETE ENCASEMENT DETAIL
N.T.S.

TABLE OF DIMENSIONS FOR WIDTH OF TRENCH AND PAVEMENT REPLACEMENT

NORMAL SIZE OF PIPE IN INCHES	O.D. OF PIPEBELL IN INCHES (PVC-DR18)	MINIMUM TRENCH WALL CLEARANCE "A" IN INCHES	WIDTH OF TRENCH ('X') MAXIMUM ** IN INCHES	WIDTH OF TRENCH ('X') MINIMUM ** IN INCHES	WIDTH OF PVMT. REPLACEMENT * ('W') CONC& ASPHALT **
6	6.9	6	24	19	48
8	9.05	6	24	21	48
10	11.10	6	28	24	48
12	13.20	6	30	26	50
16+	VARIES	8	*	*	*

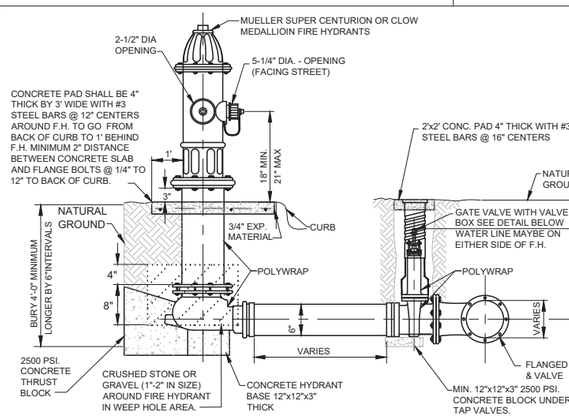
NOTE: * REFER TO THE PLANS FOR SPECIFIED WIDTH OF REPLACEMENT.
** RECOMMENDED WIDTHS - VARIES BASED ON DEPTH. AND SOIL MATERIAL.



CONCRETE STREET REPAIR

ASPHALT STREET REPAIR

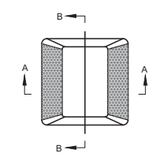
STREET BACKFILL AND REPAIR
N.T.S.



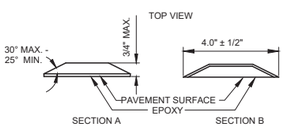
STANDARD FIRE HYDRANT DETAIL
N.T.S.

FIRE HYDRANT NOTES:

1. FIRE HYDRANTS SHALL BE LOCATED 3' OFF BACK OF CURB IN RESIDENTIAL, & 4' OFF BACK OF CURB IN INDUSTRIAL.
2. FIRE HYDRANTS SHALL BE COATED WITH KEM-LUSTRAL OR AN EQUIVALENT COATING.
3. FIRE HYDRANT LOCATION WILL BE MARKED BY PLACING A TYPE II PAVEMENT MARKER REFLECTORIZED BLUE 4" OFF OF THE TRAFFIC LANE BUTTONS. THE MARKER WILL BE IN THE LANE NEAREST TO THE FIRE HYDRANT. ALL MARKERS AT INTERSECTIONS SHOULD BE 10 FEET BACK FROM THE INTERSECTION. HYDRANT MARKERS SHOULD BE PLACED 4" OFF THE CENTER STRIPE OR OTHER TRAFFIC BUTTONS AS PER DRAWINGS.
4. FIRE HYDRANT LEAD SHALL BE NO LONGER THAN 10' IN LENGTH.



TYPE II



PAVEMENT MARKERS (REFLECTORIZED) TYPE II

Sample Fire Hydrant Flow Test Report

Fire Hydrant Flow Test Report (NFPA 291)

Location_____ Date_____

Test Performed By_____ Time_____M.

Representative of_____

Mustang SUD Witness_____

Purpose of Test_____

If Pumps Affect Test, Indicate Pumps Operating_____

Fire Hydrant	A_1	A_2	A_3	A_4
Nozzle Size				
Pitot Reading				
Elev. Difference from Test Hydrant (B)				
Discharge Coeff.				
Flow (gpm)				

Static B_____psi Residual B_____psi

Projected Results @ 20 psi Residual _____gpm; or @ _____ psi Residual _____ gpm

Remarks_____

Location map: Show line sizes and distance to next distribution system intersection. Show valves and hydrant branch size. Indicate north. Show flowing hydrants – Label A_1, A_2, A_3, A_4. Show location of static and residual – Label B.

Indicate B Hydrant_____ Sprinkler_____ Other (identify)_____

NOTE: Mail, hand-deliver or otherwise provide this completed report to the Mustang Special Utility District prior to acceptance of the system and beginning of service.

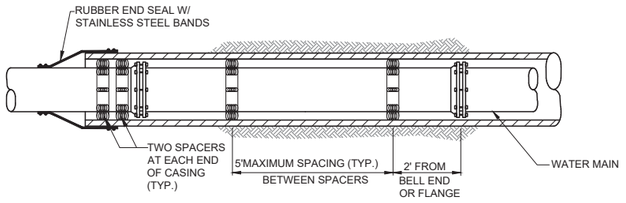
NO.	REVISION	BY	DATE

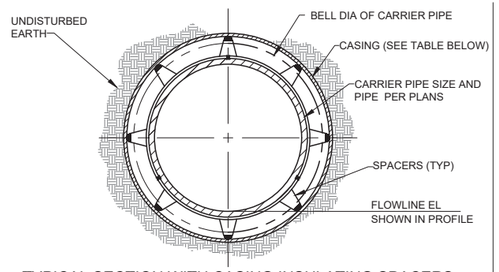
MUSTANG SPECIAL UTILITY DISTRICT

APPROVED BY MSUD
GENERAL MANAGER: C. BOYD DATE: 2020-09-14

WATER DETAILS (1 OF 2)

CERTIFICATION:
THIS MUSTANG SPECIAL UTILITY DISTRICT STANDARD DETAIL SHEET IS AUTHORIZED FOR USE IN THIS PROJECT BY THE ENGINEER WHOSE SEAL APPEARS ON THIS SHEET. THIS ENGINEER IS ALSO CERTIFYING THAT THE CONTENT OF THE DETAILS AND NOTES ON THIS SHEET HAVE NOT BEEN ALTERED FROM THAT RECEIVED FROM MUSTANG SPECIAL UTILITY DISTRICT.





TYPICAL SECTION WITH CASING INSULATING SPACERS

N.T.S.

CASING NOTES:

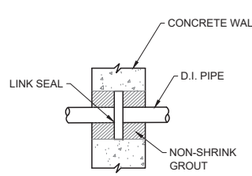
1. CASING MATERIAL SHALL BE STEEL PER TxDOT REQUIREMENTS AT ALL TxDOT ROAD CROSSINGS.
2. CASING MATERIAL SHALL BE SDR-26/PS115 PVC AT ALL OTHER CROSSINGS UNLESS SPECIFICALLY REQUIRED BY MSUD ENGINEER.
3. CASING SIZE SHALL BE PER THE TABLE PROVIDED HEREON.
4. CASING SPACERS SHALL BE USED TO INSTALL CARRIER PIPE INSIDE THE ENCASEMENT PIPE. TO PROVIDE SUPPORT AROUND THE PERIPHERY OF THE PIPE SHOULD THE PIPE TWIST AS IT IS PUSHED THROUGH THE CASING, THE SPACERS SHALL BE OF A PROJECTION TYPE THAT HAS A MINIMUM NUMBER OF PROJECTIONS AROUND THE CIRCUMFERENCE TOTALING THE NUMBER OF DIAMETER INCHES. FOR EXAMPLE, 8" PIPE SHALL HAVE A MINIMUM OF 8 PROJECTIONS AND 18" PIPE SHALL HAVE A MINIMUM NUMBER OF 18 PROJECTIONS.
5. CASING SPACERS SHALL HAVE A MAXIMUM SPACING SPAN OF 5 FEET. THE SPAN BETWEEN SPACERS SHOULD RESULT IN CONSERVATIVE LONG-TERM SAFETY FACTOR PROVIDED TOTAL LOAD PER SPACERS DOES NOT EXCEED THE MAXIMUM LOAD FOR PIPE FULL OF LIQUID PER SPACER LISTED IN THE LITERATURE FOR CLASS SPACER USED. SPACERS SHALL HAVE A MINIMUM HEIGHT THAT CLEARS THE PIPE BELL OR AS OTHERWISE INDICATED ON PLANS. CASING SPACERS SHALL USE DOUBLE BACKED TAPE PROVIDED WITH THE SPACERS, TO FASTEN TIGHTLY ONTO THE CARRIER PIPE, SO THAT THE SPACERS DO NOT MOVE DURING INSTALLATION.
6. SPACERS SHALL BE RACI HIGH DENSITY POLYETHYLENE OR AS APPROVED BY MSUD ENGINEER.

CASING SCHEDULE	
WATER LINE NOMINAL SIZE (IN)	CASING NOMINAL SIZE (IN)
2	4
4	8
6	10
8	16
10	18
12	24
14 & 16	24
18	30
20	30
24	36
27	36
30	42
36	48

TYPICAL WATER PIPE CASING DETAIL

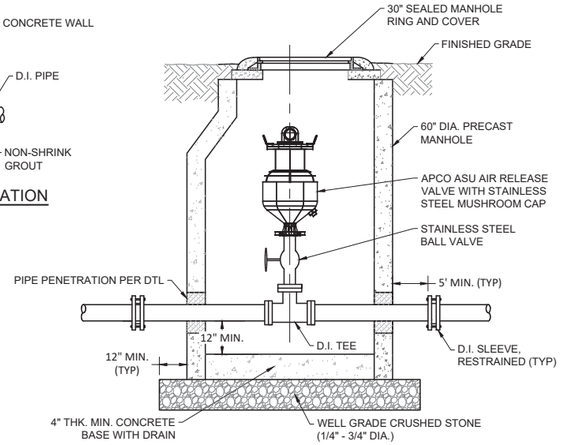
(AT ROADWAYS AND/OR STORM DRAIN CROSSINGS)

N.T.S.



PIPE PENETRATION

N.T.S.

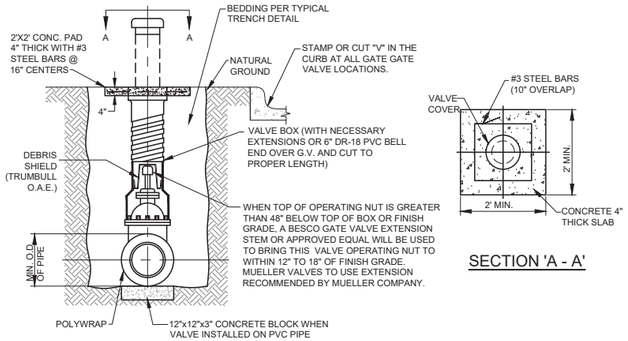


NOTES:

1. ALL PIPING, EXCEPT AS NOTED, TO BE DUCTILE IRON WITH FLANGED JOINTS AND STAINLESS STEEL BOLTS AND NUTS.
2. RIM ELEVATION SHALL BE SET 12" ABOVE FINISHED GRADE UNLESS INSTALLED IN PAVED AREA
3. DETAIL APPLIES TO WATER MAINS AND SANITARY SEWER FORCE MAIN.
4. FOR FORCE MAIN APPLICATIONS, DUCTILE IRON PIPE SHALL BE PROTECTOR P401 LINED.

COMBINATION AIR RELEASE VALVE AND VAULT DETAIL

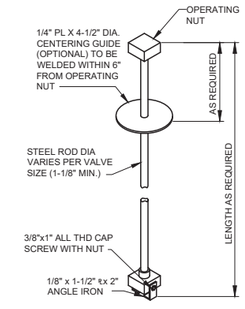
N.T.S.



SECTION 'A - A'

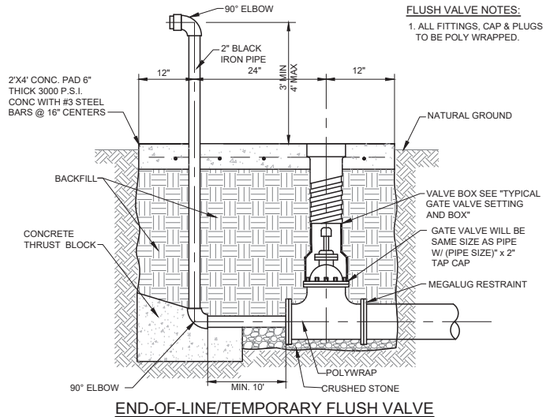
TYPICAL VALVE SETTING AND BOX

N.T.S.



VALVE EXTENSION STEM

N.T.S.

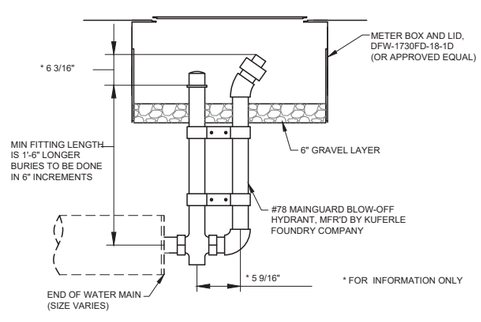


FLUSH VALVE NOTES:

1. ALL FITTINGS, CAP & PLUGS TO BE POLY WRAPPED.

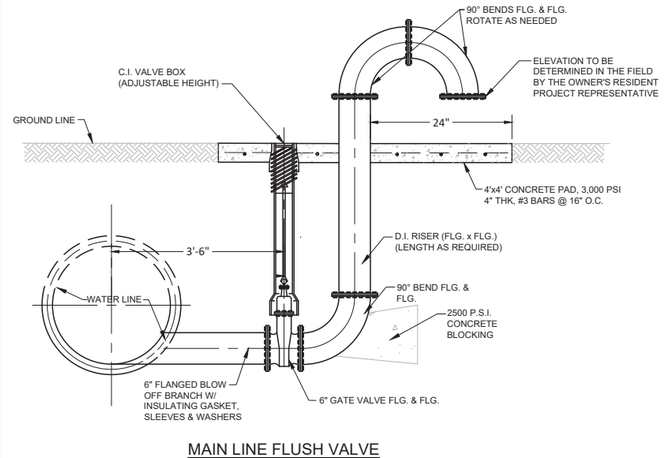
END-OF-LINE/TEMPORARY FLUSH VALVE

N.T.S.



RESIDENTIAL FLUSH VALVE

N.T.S.



MAIN LINE FLUSH VALVE

N.T.S.

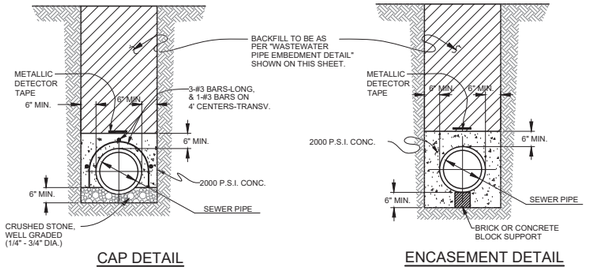
NO.	REVISION	BY	DATE

MUSTANG SPECIAL UTILITY DISTRICT

APPROVED BY MSUD
GENERAL MANAGER: C. BOYD DATE: 2020-09-14

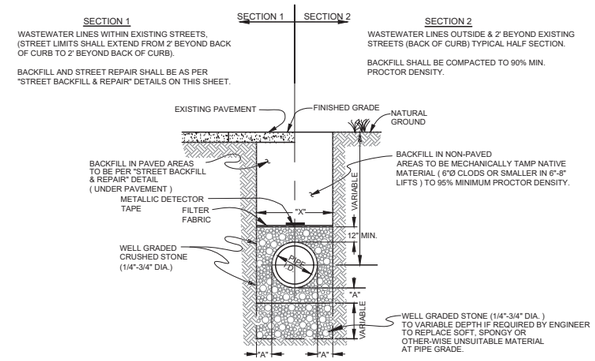
WATER DETAILS (2 OF 2)

CERTIFICATION:
THIS MUSTANG SPECIAL UTILITY DISTRICT STANDARD DETAIL SHEET IS AUTHORIZED FOR USE IN THIS PROJECT BY THE ENGINEER WHOSE SEAL APPEARS ON THIS SHEET. THIS ENGINEER IS ALSO CERTIFYING THAT THE CONTENT OF THE DETAILS AND NOTES ON THIS SHEET HAVE NOT BEEN ALTERED FROM THAT RECEIVED FROM MUSTANG SPECIAL UTILITY DISTRICT.



CAP DETAIL
N.T.S.

ENCASEMENT DETAIL
N.T.S.



SECTION 1

WASTEWATER LINES WITHIN EXISTING STREETS, (STREET LIMITS SHALL EXTEND FROM 2' BEYOND BACK OF CURB TO 2' BEYOND BACK OF CURB).

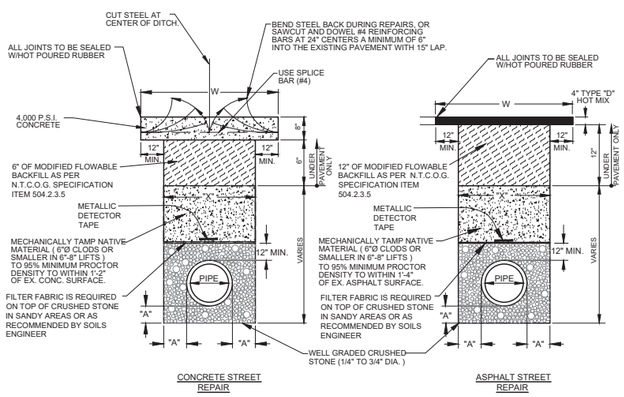
BACKFILL AND STREET REPAIR SHALL BE AS PER "STREET BACKFILL & REPAIR" DETAILS ON THIS SHEET.

SECTION 2

WASTEWATER LINES OUTSIDE & 2' BEYOND EXISTING STREETS (BACK OF CURB) TYPICAL HALF SECTION.

BACKFILL SHALL BE COMPACTED TO 90% MIN. PROCTOR DENSITY.

WASTEWATER PIPE LINE EMBEDMENT DETAIL PVC SDR-26 & SDR-35
N.T.S.



CONCRETE STREET REPAIR

ASPHALT STREET REPAIR

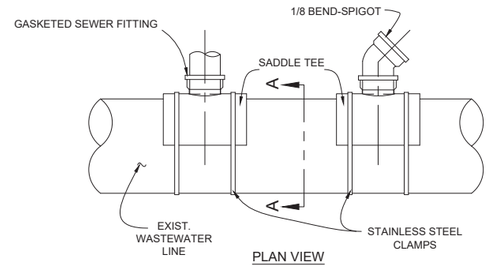
NOTE:
SAWCUT TO REPAIR ASPHALT OR CONCRETE PAVEMENT PRIOR TO OPENING THE DITCH IN ORDER TO ENSURE A NEAT STRAIGHT EDGE.

STREET BACKFILL & REPAIR
N.T.S.

NORMAL SIZE OF PIPE IN INCHES	O.D. OF PIPE BELL IN INCHES (PVC-SDR35)	MINIMUM TRENCH WALL CLEARANCE "A" IN INCHES	WIDTH OF TRENCH ('X')		WIDTH OF PVMT. REPLACEMENT *
			MAXIMUM ** IN INCHES	MINIMUM ** IN INCHES	('W') CONC. & ASPHALT **
4	4.67	6	24	18	42
6	6.74	6	24	19	48
8	8.99	6	24	21	48
10	11.27	6	28	24	48
12	13.27	6	30	26	50
15	16.45	8	37	33	57
18	20.73	8	41	37	61
21	24.42	8	45	41	65
24	27.21	8	48	44	68
27	30.61	8	51	47	71

NOTE: * REFER TO THE PLANS FOR SPECIFIED WIDTH OF REPLACEMENT.
** RECOMMENDED WIDTHS - VARIES BASED ON DEPTH, AND SOIL MATERIAL.

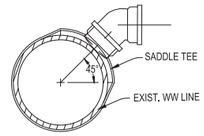
TABLE OF DIMENSIONS FOR WIDTH OF TRENCH AND PAVEMENT REPLACEMENT



PLAN VIEW

SADDLE TEE				
PART NO.	SIZE	L1	H	P
52635	8"X6"	5.625	5.659	1.448

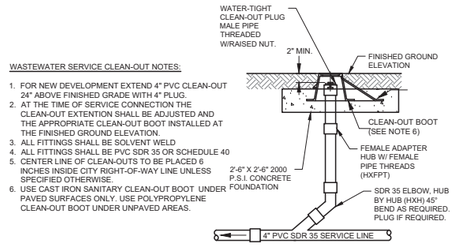
PLASTIC TRENDS INC. - 1/8 BEND - SPIGOT					
PART NO.	SIZE	A	B	C	D
G 406	6	11.270	6.146	1.870	6.090



SECTION A-A

GASKETED SEWER FITTING FOR SEWER SERVICE CONNECTIONS TO EXISTING MAINS
N.T.S.

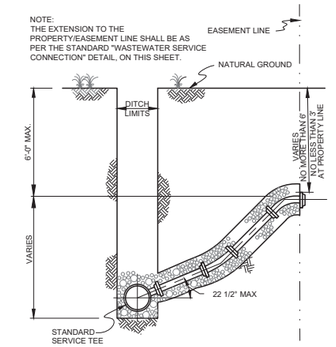
NOTES:
1. FLEXIBLE SADDLE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
2. SADDLE TEE SHALL BE ORIENTATED 45° TO MAIN.
3. EXCAVATE AROUND EXISTING 8-INCH PIPE, EXPOSING SUFFICIENT ROOM FOR S.S. CLAMPS.
4. THOROUGHLY CLEAN AND DRY THE MATING SURFACE WITH RAG OR PAPER TOWEL MAKE SURE THEY ARE FREE OF DUST AND MOISTURE.
5. MARK THE SIZE OF THE HOLE TO BE CUT USING THE GASKET SKIRT OR THE SADDLE ITSELF AS THE TEMPLATE.
6. SAW OUT THE SECTION OF THE PIPE WHERE THE SADDLE WILL BE LOCATED, WITH A SABER OR KEY HOLE SAW.
7. TEST TO MAKE SURE SADDLE FITS HOLE PROPERLY.
8. SERVICE PIPE SHALL NOT EXTEND MORE THAN ONE-HALF INCH INTO THE MAIN.
9. PLACE GASKET SKIRT AND SADDLE OVER OPENING AND TIGHTEN BAND CLAMPS EVENLY UNTIL SADDLE IS FIRMLY ATTACHED TO THE PIPE. APPLY PRESSURE ON THE SADDLE AGAINST THE PIPE WHILE TIGHTENING THE CLAMPS AS INDICATED ABOVE. DO NOT OVER TIGHTEN, DO NOT STRIP THREAD.
10. REPLACE THE BEDDING AND BACKFILL IN ACCORDANCE WITH THE TRENCH EMBEDMENT DETAIL.



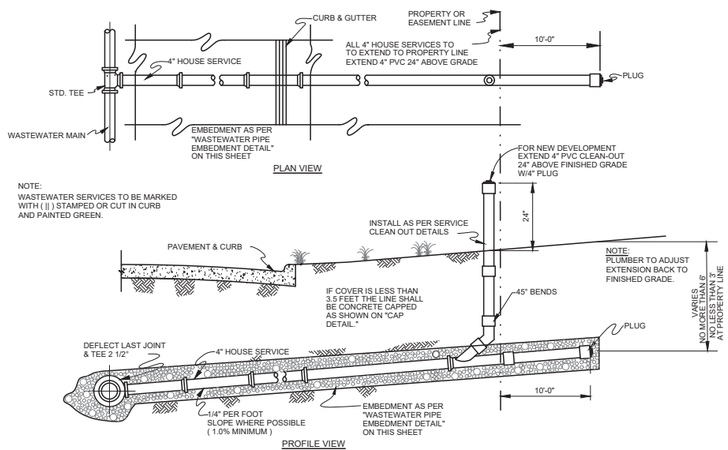
WASTEWATER SERVICE CLEAN-OUT NOTES:

1. FOR NEW DEVELOPMENT EXTEND 4" PVC CLEAN-OUT 24" ABOVE FINISHED GRADE WITH 4" PLUG.
2. AT THE TIME OF SERVICE CONNECTION THE CLEAN-OUT EXTENTION SHALL BE ADJUSTED AND THE APPROPRIATE CLEAN-OUT BOOT INSTALLED AT THE FINISHED GROUND ELEVATION.
3. ALL FITTINGS SHALL BE SOLVENT WELD
4. ALL FITTINGS SHALL BE PVC SDR 35 OR SCHEDULE 40
5. CENTER LINE OF CLEAN-OUTS TO BE PLACED 6 INCHES INSIDE CITY RIGHT-OF-WAY LINE UNLESS SPECIFIED OTHERWISE.
6. USE CAST IRON SANITARY CLEAN-OUT BOOT UNDER PAVED SURFACES ONLY. USE POLYPROPYLENE CLEAN-OUT BOOT UNDER UNPAVED AREAS.

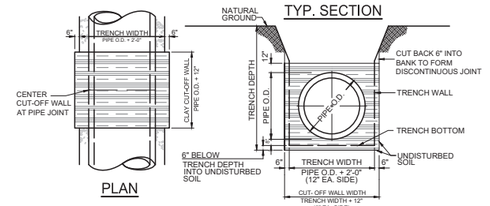
WASTEWATER SERVICE CLEAN-OUT DETAIL
N.T.S.



STANDARD DEEP CUT CONNECTION
N.T.S.



STANDARD WASTEWATER SERVICE CONNECTION
N.T.S.



CLAY CUT-OFF WALL NOTES:

1. CLAY CUT-OFF WALLS SHALL BE CONSTRUCTED AT 250 FOOT INTERVALS ALONG ALL WASTEWATER MAIN INSTALLATIONS BETWEEN MANHOLES.
2. THE CLAY CUT-OFF WALL SHALL BE PLACED AT THE MID POINT OF THE LENGTH OF THE PIPE BEING PLACED, BUT NOT AT A LOCATION WHERE A LATERAL OR SERVICE CONNECTS TO THE MAIN. THE MINIMUM CLEARING IS 10 FEET.
3. MATERIAL FOR CLAY CUT-OFF WALL TO BE CLEAN MATERIAL WITH NO LUMPS LARGER THAN 3". CLAY TO HAVE P.I. OF 30 TO 40. MATERIAL TO BE PLACED IN 6" LIFTS, MOISTENED TO OPTIMUM MOISTURE CONTENT AND COMPACTED WITH HAND HELD MECHANICAL TAMPERS, WITHOUT DAMAGING THE PIPE.

CLAY CUT-OFF WALL
N.T.S.

NO.	REVISION	BY	DATE

MUSTANG SPECIAL UTILITY DISTRICT

APPROVED BY MSUD GENERAL MANAGER: Chris Boyd DATE: 7/27/2020

WASTEWATER STANDARD DETAILS (1 OF 2)

CERTIFICATION:
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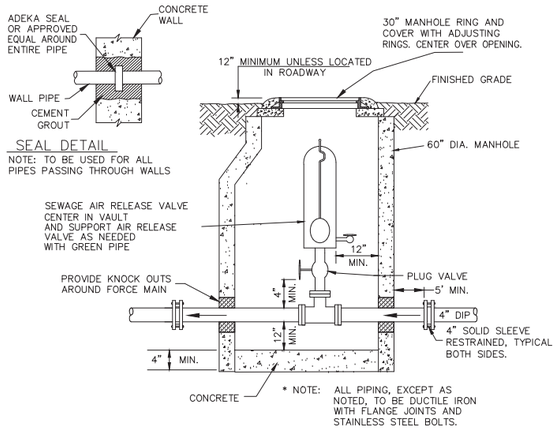
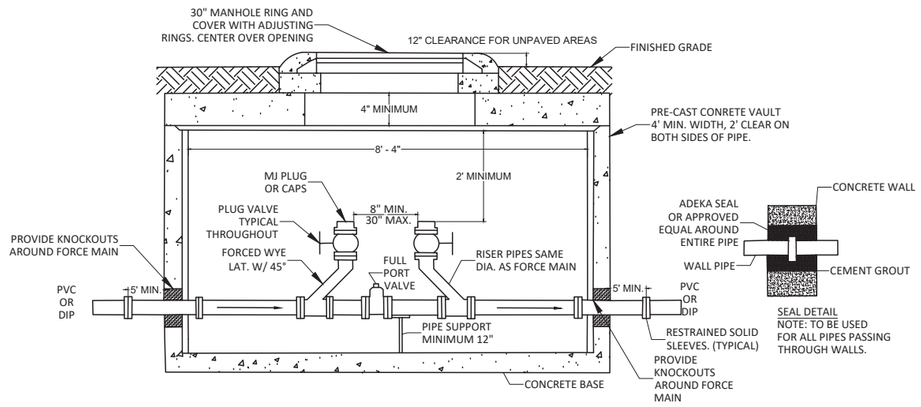


SEWER AIR RELEASE VALVE

N.T.S.

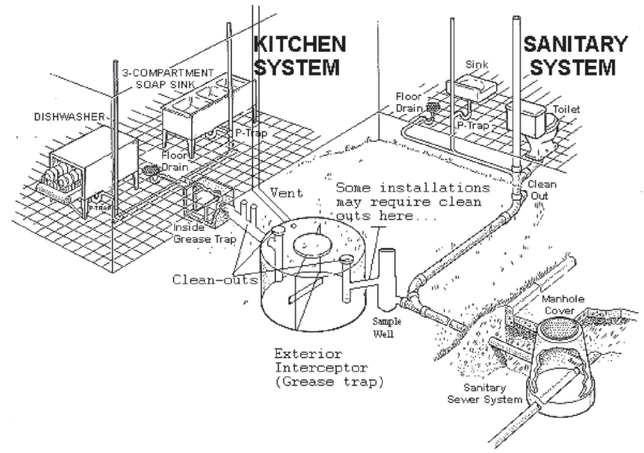


NOTES:
1. ALL PIPING 4" AND LARGER IN CLEAN-OUT CHAMBER, EXCEPT AS NOTED, TO BE DUCTILE IRON CONNECTED WITH FLANGED HOINTS AND STAINLESS STEEL BOLTS.

2. ALL VAULTS DEEPER THAN 5' MUST HAVE STAINLESS STEEL LADDER BOLTED IN PLACE.

TWO-WAY FORCE MAIN CLEAN-OUT

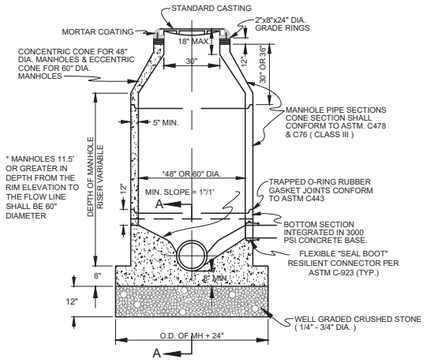
N.T.S.



Typical Plumbing Layout

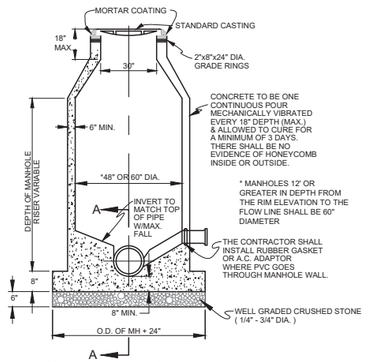
N.T.S.

NOTE:
MUSTANG SPECIAL UTILITY DISTRICT REQUIRES RESTAURANTS, FOOD PROCESSING FACILITIES, AUTOMOTIVE REPAIR FACILITIES, CAR WASHES, COMMERCIAL LAUNDRIES, AND ALL OTHER FACILITIES THAT THE DISTRICT DEEMS NECESSARY TO INSTALL AND MAINTAIN GREASE OR GRIT TRAPS. IT IS THE RESPONSIBILITY OF THE GENERATORS TO ENSURE THAT THEIR GREASE TRAPS, AND THE WASTEWATER DISCHARGED FROM THEM, ARE IN COMPLIANCE WITH ALL DISTRICT REQUIREMENTS.



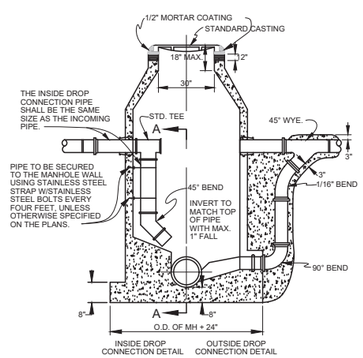
PRECAST CONCRETE MANHOLE

N.T.S. SEE CONCRETE MANHOLE NOTES.



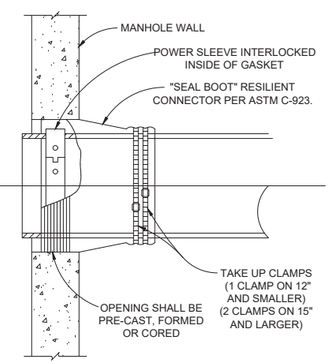
POURED IN PLACE CONCRETE MANHOLE

N.T.S. SEE CONCRETE MANHOLE NOTES.



STANDARD DROP CONNECTION TO MANHOLE

N.T.S.

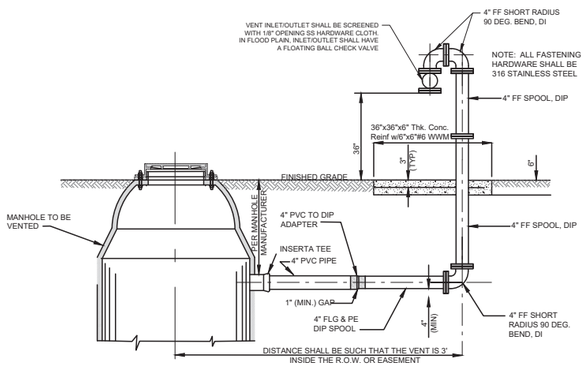


FLEXIBLE "SEAL BOOT" CONNECTOR

N.T.S.

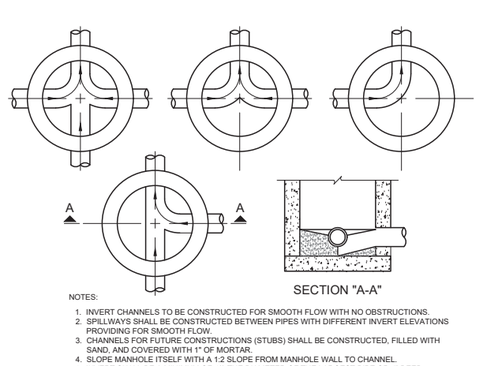
CONCRETE MANHOLE NOTES:

1. CONCRETE FOR ALL PRECAST AND POURED IN PLACE MANHOLES SHALL BE 6.5 SACK, 4200 P.S.I. SULPHATE RESISTANT CONCRETE.
2. THE DIAMETER OF THE CONCRETE BASE SHALL NOT BE LESS THAN THE OUTSIDE DIAMETER OF THE MANHOLE PLUS 2 FT.
3. STEPS SHALL NOT BE I NSTALLED IN MANHOLE.
4. ALL NEW MANHOLES SHALL BE MARKED WITH "MH" STAMPED OR CUT IN THE CURB.
5. USE DROP CONNECTIONS WHEN CONNECTING LINE EXCEEDS 24" ABOVE THE MANHOLE FLOWLINE.
6. USE OUTSIDE DROP CO NNECTIONS ON ALL NEW MANHOLES.
7. USE INSIDE DROP CONNECTION ON EXISTING MANHOLES ONLY.
8. PROVIDE RAIN PANS INTEGRATED WITH RIM.
9. MANHOLES IN OFFSITE/UNPAVED AREAS SHALL BE SET WITH TOP OF MANHOLE 12" ABOVE FINISHED GRADE (CANNOT BE ACHIEVED WITH GRADE RINGS)
10. MANHOLES IN OFFSITE/UNPAVED AREAS ALL SHALL HAVE TYPE "S" RING AND COVER AND MAINTAIN MINIMUM 12" CLEARANCE WITHOUT GRADE RINGS.
11. ALL MANHOLE LADDERS MUST BE STAINLESS STEEL AND BOLTED IN PLACE.



MANHOLE VENT DETAIL

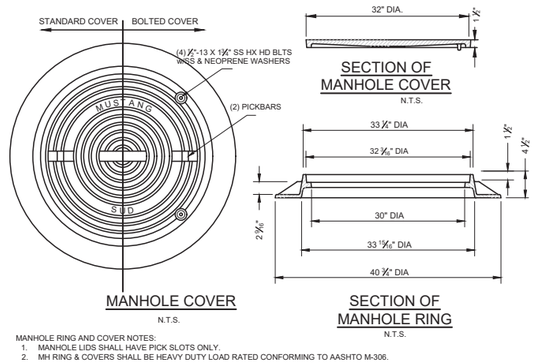
N.T.S.



NOTES:
1. INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
2. SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING FOR SMOOTH FLOW.
3. CHANNELS FOR FUTURE CONSTRUCTIONS (STUBS) SHALL BE CONSTRUCTED, FILLED WITH SAND, AND COVERED WITH 1" OF MORTAR.
4. SLOPE MANHOLE ITSELF WITH A 1:2 SLOPE FROM MANHOLE WALL TO CHANNEL.
5. INVERT SHALL BE A MINIMUM OF 1/2 THE DIAMETER OF THE LARGEST PIPE OR 4" DEEP.

MANHOLE FLOOR PLAN

N.T.S.



MANHOLE COVER

N.T.S.

SECTION OF MANHOLE RING

N.T.S.

MANHOLE RING AND COVER NOTES:
1. MANHOLE LIDS SHALL HAVE PICK SLOTS ONLY.
2. MH RING & COVERS SHALL BE HEAVY DUTY LOAD RATED CONFORMING TO AASHTO M-306.

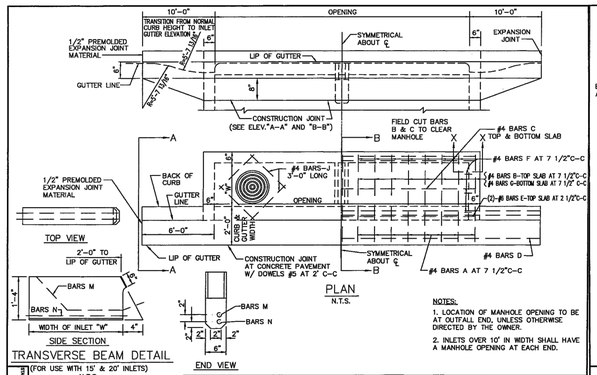
NO.	REVISION	BY	DATE

MUSTANG SPECIAL UTILITY DISTRICT

APPROVED BY MSUD GENERAL MANAGER: Chris Boyd DATE: 7/27/2020

WASTEWATER STANDARD DETAILS (2 OF 2)

CERTIFICATION:
THIS MUSTANG SPECIAL UTILITY DISTRICT STANDARD DETAIL SHEET IS AUTHORIZED FOR USE IN THIS PROJECT BY THE ENGINEER WHOSE SEAL APPEARS ON THIS SHEET. THIS ENGINEER IS ALSO CERTIFYING THAT THE CONTENT OF THE DETAILS AND NOTES ON THIS SHEET HAVE NOT BEEN ALTERED FROM THAT RECEIVED FROM MUSTANG SPECIAL UTILITY DISTRICT.

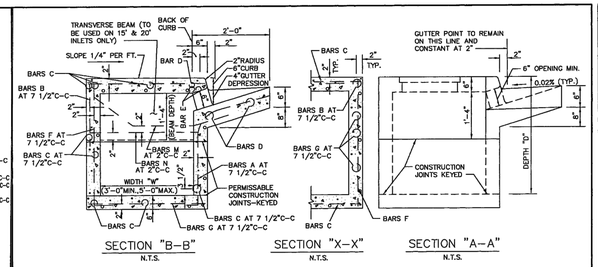


NOTES:

1. LOCATION OF MANHOLE OPENING TO BE AT OUTFALL END, UNLESS OTHERWISE DIRECTED BY THE OWNER.
2. INLETS OVER 10' IN WIDTH SHALL HAVE A MANHOLE OPENING AT EACH END.

CURB INLET	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 702	DATE OCT. '04	STANDARD DRAWING NO. 6020A
5', 10', 15' OR 20' OPENING				

6020A



GENERAL NOTES:

1. ALL CONCRETE SHALL BE CLASS "A" CONCRETE.
2. REINFORCING BARS SHALL BE STANDARD GRADE STEEL, DEFORMED REINFORCING BARS OF A DIAMETER AND LENGTH AS SHOWN.
3. CHAMFER ALL EXPOSED CORNERS 3/4" EXCEPT WHERE OTHERWISE NOTED.
4. DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTERS OF BARS.
5. FIELD CUT AND BEND BARS AS NECESSARY TO ACCOMODATE STORM SEWER PIPE.
6. RING AND COVER SHALL BE APPROVED BY THE OWNER AND INSTALLED BY THE CONTRACTOR.

CURB INLET	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 702	DATE OCT. '04	STANDARD DRAWING NO. 6020B
CROSS SECTION & INLET THROAT				

6020B

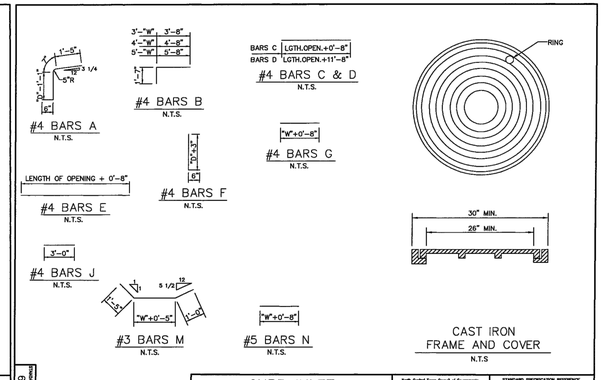
BILL OF REINFORCING STEEL

DEPTH "D"	ALL AND	WIDTHS LENGTHS	OPENING LENGTH "L" = 5ft								OPENING LENGTH "L" = 10ft								OPENING LENGTH "L" = 15 ft								OPENING LENGTH "L" = 20 ft							
			Widths "W"								Widths "W"								Widths "W"								Widths "W"							
			3ft		4ft		5ft				3ft		4ft		5ft				3ft		4ft		5ft				3ft		4ft		5ft			
	BARS C	BARS D	BARS E	BARS J	BARS F	BARS G	BARS B	BARS A	BARS C	BARS D	BARS E	BARS J	BARS F	BARS G	BARS B	BARS A	BARS C	BARS D	BARS E	BARS J	BARS F	BARS G	BARS B	BARS A	BARS C	BARS D	BARS E	BARS J	BARS F	BARS G	BARS B	BARS A
	C	D	E	J	F	F	F	A	B	G	F	F	F	A	B	G	F	F	F	A	B	G	M	N	F	F	F	A	B	G	M	N
3'-6"	17	3	2	4	20	24	28	10	10	20	28	32	36	18	18	28	36	40	44	26	26	36	2	2	44	48	52	34	34	44	2	2
3'-9"	18	*	*	*	*	*	*	*	*	20	*	*	*	*	*	28	*	*	*	*	*	36	*	*	*	*	*	*	*	44	*	*
4'-0"	19	*	*	*	*	*	*	*	*	24	*	*	*	*	*	32	*	*	*	*	*	40	*	*	*	*	*	*	*	48	*	*
4'-3"	19	*	*	*	*	*	*	*	*	24	*	*	*	*	*	32	*	*	*	*	*	40	*	*	*	*	*	*	*	48	*	*
4'-6"	21	*	*	*	*	*	*	*	*	26	*	*	*	*	*	34	*	*	*	*	*	42	*	*	*	*	*	*	*	50	*	*
4'-9"	21	*	*	*	*	*	*	*	*	26	*	*	*	*	*	34	*	*	*	*	*	42	*	*	*	*	*	*	*	50	*	*
5'-0"	21	*	*	*	*	*	*	*	*	26	*	*	*	*	*	34	*	*	*	*	*	42	*	*	*	*	*	*	*	50	*	*
5'-3"	23	*	*	*	*	*	*	*	*	28	*	*	*	*	*	36	*	*	*	*	*	44	*	*	*	*	*	*	*	52	*	*
5'-6"	23	*	*	*	*	*	*	*	*	28	*	*	*	*	*	36	*	*	*	*	*	44	*	*	*	*	*	*	*	52	*	*
5'-9"	25	*	*	*	*	*	*	*	*	30	*	*	*	*	*	38	*	*	*	*	*	46	*	*	*	*	*	*	*	54	*	*
6'-0"	25	*	*	*	*	*	*	*	*	30	*	*	*	*	*	38	*	*	*	*	*	46	*	*	*	*	*	*	*	54	*	*
6'-3"	26	*	*	*	*	*	*	*	*	30	*	*	*	*	*	38	*	*	*	*	*	46	*	*	*	*	*	*	*	54	*	*
6'-6"	27	*	*	*	*	*	*	*	*	32	*	*	*	*	*	40	*	*	*	*	*	48	*	*	*	*	*	*	*	56	*	*
6'-9"	27	*	*	*	*	*	*	*	*	32	*	*	*	*	*	40	*	*	*	*	*	48	*	*	*	*	*	*	*	56	*	*
7'-0"	29	*	*	*	*	*	*	*	*	34	*	*	*	*	*	42	*	*	*	*	*	50	*	*	*	*	*	*	*	58	*	*
7'-3"	29	*	*	*	*	*	*	*	*	34	*	*	*	*	*	42	*	*	*	*	*	50	*	*	*	*	*	*	*	58	*	*
7'-6"	30	*	*	*	*	*	*	*	*	34	*	*	*	*	*	42	*	*	*	*	*	50	*	*	*	*	*	*	*	58	*	*
7'-9"	31	*	*	*	*	*	*	*	*	36	*	*	*	*	*	44	*	*	*	*	*	52	*	*	*	*	*	*	*	60	*	*
8'-0"	31	*	*	*	*	*	*	*	*	36	*	*	*	*	*	44	*	*	*	*	*	52	*	*	*	*	*	*	*	60	*	*
8'-3"	32	*	*	*	*	*	*	*	*	36	*	*	*	*	*	44	*	*	*	*	*	52	*	*	*	*	*	*	*	60	*	*
8'-6"	33	*	*	*	*	*	*	*	*	38	*	*	*	*	*	46	*	*	*	*	*	54	*	*	*	*	*	*	*	62	*	*
8'-9"	34	*	*	*	*	*	*	*	*	38	*	*	*	*	*	46	*	*	*	*	*	54	*	*	*	*	*	*	*	62	*	*
9'-0"	35	*	*	*	*	*	*	*	*	40	*	*	*	*	*	48	*	*	*	*	*	56	*	*	*	*	*	*	*	64	*	*
9'-3"	36	*	*	*	*	*	*	*	*	40	*	*	*	*	*	48	*	*	*	*	*	56	*	*	*	*	*	*	*	64	*	*
9'-6"	37	*	*	*	*	*	*	*	*	42	*	*	*	*	*	50	*	*	*	*	*	58	*	*	*	*	*	*	*	66	*	*
10'-0"	38	*	*	*	*	*	*	*	*	42	*	*	*	*	*	50	*	*	*	*	*	58	*	*	*	*	*	*	*	66	*	*

NOTE:
FOR CONVENIENCE, DEPTHS OF INLETS SHOWN IN ABOVE TABLES ARE IN INCREMENTS OF 3 INCHES BUT ANY DEPTHS OTHER THAN THOSE SHOWN ABOVE MAY BE USED WHEREVER DEEMED NECESSARY. QUANTITIES FOR OTHER DEPTHS FALLING WITHIN THE LIMITS OF THE TABLE MAY BE FOUND BY INTERPOLATION.

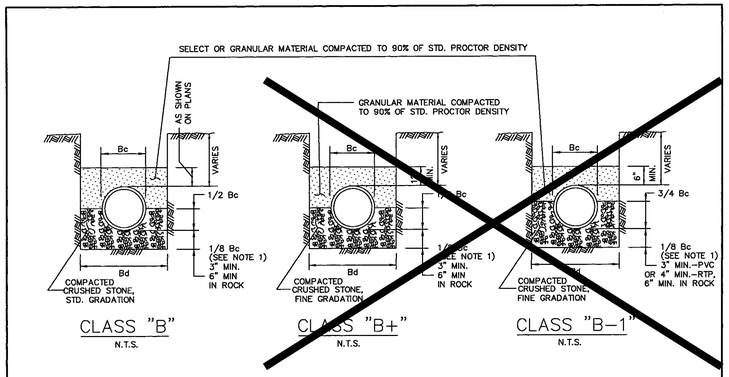
CURB INLET	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 702	DATE OCT. '04	STANDARD DRAWING NO. 6020D
BILL OF REINFORCING STEEL				

6020D



CURB INLET	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 702	DATE OCT. '04	STANDARD DRAWING NO. 6020C
REBAR & M.H. FRAME & COVER				

6020C

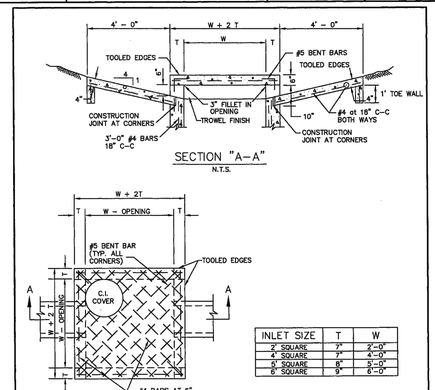


NOTES:

1. FOR MAINS 42" DIAMETER AND LARGER LARGER, 1/8 Bc SHALL BE TAKEN AS 6".
2. Bc = OUTSIDE DIAMETER OF PIPE
3. Bd = TRENCH WIDTH

EMBEDMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 504.5	DATE OCT. '04	STANDARD DRAWING NO. 3020
CLASS "B", "B+", & "B-1"				

3020

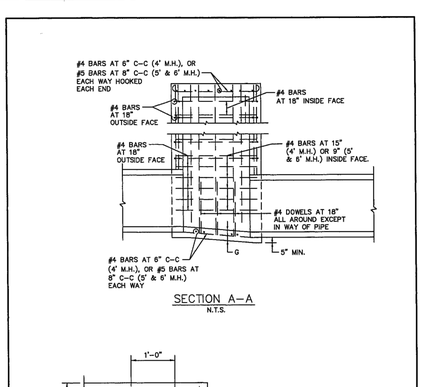


INLET SIZE	T	W
2' SQUARE	7"	2'-0"
4' SQUARE	7"	4'-0"
5' SQUARE	8"	5'-0"
6' SQUARE	9"	6'-0"

NOTES:

1. MATERIAL AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF NCTCOG STANDARD SPECIFICATIONS FOR STANDARD CONCRETE MANHOLES. MINIMUM CLASS "A" CONCRETE.
2. LAYERS OF REINFORCING STEEL NEAREST THE INTERIOR AND EXTERIOR SURFACES SHALL HAVE A COVER OF 2" TO THE CENTER OF BARS, UNLESS OTHERWISE NOTED.
3. FOR DETAILS OF REINFORCING OF LOWER PORTIONS OF INLET SEE APPROPRIATE SQUARE MANHOLE DETAILS.
4. DEPTH OF DROP INLET FROM FINISHED GRADE TO FLOW LINE OF INLET IS VARIABLE. APPROXIMATE DEPTH WILL BE SHOWN ON PLANS AT LOCATION OF INLET.
5. ALL STANDARD DROP INLETS SHALL HAVE ONE OPENING ON EACH SIDE UNLESS OTHERWISE SHOWN ON PLANS.
6. DECK MAY BE REINFORCED SAME AS 4' SQUARE MANHOLE.

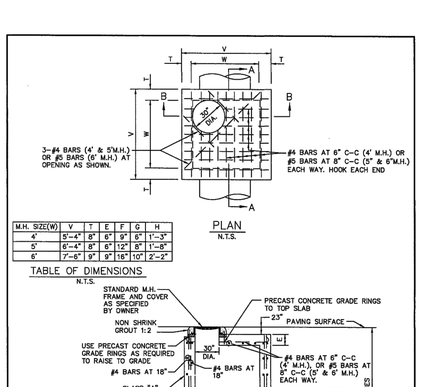
DROP INLET	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 702	DATE OCT. '04	STANDARD DRAWING NO. 6040
2', 4', 5' OR 6' SQUARE				



NOTES:

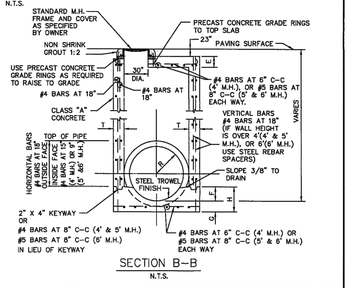
1. SLOPE INVERT OF MANHOLE AS INDICATED ON PLAN-PROFILE SHEET.
2. LAYERS OF REINFORCING STEEL NEAREST THE INTERIOR AND EXTERIOR SURFACE SHALL HAVE A COVER OF 2" TO THE CENTER OF BARS, UNLESS OTHERWISE NOTED.
3. CONCRETE SHALL BE CLASS "A".

STORM WATER MANHOLE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.1	DATE OCT. '04	STANDARD DRAWING NO. 6010B
4', 5', OR 6' SQUARE				



M.H. SIZE(W)	V	T	E	F	G	H
4'	5'-4"	8"	6"	9"	6"	1'-3"
5'	6'-4"	8"	6"	12"	8"	1'-8"
6'	7'-6"	9"	8"	18"	10"	2'-2"

TABLE OF DIMENSIONS
N.T.S.



STORM WATER MANHOLE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.1	DATE OCT. '04	STANDARD DRAWING NO. 6010A
4', 5', OR 6' SQUARE				

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

CONSTRUCTION DETAILS
STORM SEWER
SANDBROCK RANCH, PHASE 13
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

SHEET NO.

Drawing: H:\Projects\ROS020 Sandbrock Ph. 13\Phase 13\Engineering\dwg\ROS020-STRM & WTR DET.dwg Saved By: jrodriguez Save Time: 5/11/2022 9:42 AM
Plotted by: jrodriguez Plot Date: 6/3/2022 1:17 PM

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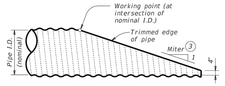
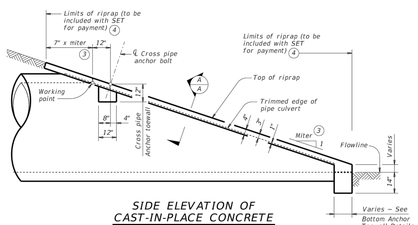
DATE:
FILE:



NOTE: All pipe runners, calculations, and dimensions are based on the pipe culverts mitered as shown in this detail. Alternate styles of mitered ends will require that appropriate adjustments be made to the values presented on this standard.

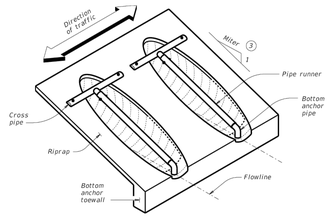
SIDE ELEVATION OF TYPICAL PIPE CULVERT MITER

(Showing corrugated metal pipe (CMP) culvert. Details of reinforced concrete pipe (RCP) culvert are similar.)



SIDE ELEVATION OF CAST-IN-PLACE CONCRETE

(Showing reinforced concrete pipe (RCP) culvert. Details of corrugated metal pipe (CMP) culvert are similar. Pipe runners not shown for clarity)



ISOMETRIC VIEW OF TYPICAL INSTALLATION

(Showing installation with no skew.)

CROSS PIPE LENGTHS AND PIPE RUNNER LENGTHS (1) (2)

Nominal Culvert I.D.	Pipe Culvert Spa – G	Cross Pipe Length	Pipe Runner Length											
			3:1 Side Slope				4:1 Side Slope				6:1 Side Slope			
			0° Skew	15° Skew	30° Skew	45° Skew	0° Skew	15° Skew	30° Skew	45° Skew	0° Skew	15° Skew	30° Skew	45° Skew
24"	1'-7"	3'-5"	N/A	N/A	N/A	5'-10"	N/A	N/A	N/A	8'-1"	N/A	N/A	N/A	12'-9"
27"	1'-8"	3'-8"	N/A	N/A	5'-5"	6'-11"	N/A	N/A	7'-7"	9'-7"	N/A	N/A	11'-11"	14'-11"
30"	1'-10"	3'-11"	N/A	N/A	6'-4"	8'-0"	N/A	N/A	8'-9"	11'-0"	N/A	N/A	13'-8"	17'-0"
33"	1'-11"	4'-2"	6'-2"	6'-5"	7'-3"	9'-1"	8'-6"	8'-10"	10'-0"	12'-5"	13'-3"	13'-9"	15'-5"	19'-2"
36"	2'-1"	4'-5"	6'-11"	7'-3"	8'-2"	10'-2"	9'-6"	9'-11"	11'-2"	13'-10"	14'-9"	15'-3"	17'-2"	21'-3"
42"	2'-4"	4'-11"	8'-6"	8'-10"	9'-11"	12'-4"	11'-7"	12'-0"	13'-6"	16'-8"	17'-9"	18'-5"	20'-8"	25'-7"
48"	2'-7"	5'-5"	10'-1"	10'-5"	11'-9"	N/A	13'-7"	14'-2"	15'-10"	N/A	20'-9"	21'-6"	24'-2"	N/A
54"	3'-0"	5'-11"	11'-8"	12'-1"	N/A	N/A	15'-8"	16'-3"	N/A	N/A	23'-10"	24'-8"	N/A	N/A
60"	3'-3"	6'-5"	13'-3"	N/A	N/A	N/A	17'-9"	N/A	N/A	N/A	26'-10"	N/A	N/A	N/A

TYPICAL PIPE CULVERT MITERS (3)

Side Slope	0° Skew	15° Skew	30° Skew	45° Skew
3:1	3:1	3.106:1	3.464:1	4.243:1
4:1	4:1	4.141:1	4.619:1	5.657:1
6:1	6:1	6.212:1	6.928:1	8.485:1

CONDITIONS WHERE PIPE RUNNERS ARE NOT REQUIRED (2)

Nominal Culvert I.D.	Single Pipe Culvert	Multiple Pipe Culverts
12" thru 21"	Skews thru 45°	Skews thru 45°
24"	Skews thru 45°	Skews thru 30°
27"	Skews thru 30°	Skews thru 15°
30"	Skews thru 15°	Skews thru 15°
33"	Skews thru 15°	Always required
36"	Normal (no skew)	Always required
42" thru 60"	Always required	Always required

STANDARD PIPE SIZES AND MAX PIPE RUNNER LENGTHS (1)

Pipe Size	Pipe O.D.	Pipe I.D.	Max Pipe Runner Length
2" STD	2.375"	2.067"	N/A
3" STD	3.500"	3.068"	10'-0"
4" STD	4.500"	4.026"	19'-8"
5" STD	5.563"	5.047"	34'-2"

ESTIMATED CONCRETE RIPRAP QUANTITIES (CY) (5)

Nominal Culvert I.D.	3:1 Side Slope				4:1 Side Slope				6:1 Side Slope			
	0° Skew	15° Skew	30° Skew	45° Skew	0° Skew	15° Skew	30° Skew	45° Skew	0° Skew	15° Skew	30° Skew	45° Skew
12"	0.4	0.4	0.5	0.5	0.5	0.5	0.5	0.6	0.7	0.7	0.7	0.8
15"	0.5	0.5	0.5	0.6	0.6	0.6	0.6	0.7	0.7	0.7	0.8	0.9
18"	0.5	0.5	0.6	0.6	0.6	0.7	0.7	0.8	0.8	0.8	0.9	1.0
21"	0.6	0.6	0.6	0.7	0.7	0.7	0.8	0.9	0.9	0.9	1.0	1.2
24"	0.6	0.7	0.7	0.8	0.8	0.8	0.8	1.0	1.0	1.0	1.1	1.3
27"	0.7	0.7	0.8	0.9	0.8	0.9	0.9	1.1	1.1	1.1	1.2	1.4
30"	0.8	0.8	0.8	0.9	0.9	0.9	1.0	1.2	1.2	1.2	1.3	1.6
33"	0.8	0.8	0.9	1.0	1.0	1.0	1.1	1.3	1.3	1.4	1.5	1.7
36"	0.9	0.9	0.9	1.1	1.1	1.1	1.2	1.4	1.4	1.5	1.6	1.8
42"	1.0	1.0	1.1	1.3	1.2	1.3	1.3	1.6	1.6	1.7	1.8	2.1
48"	1.1	1.1	1.2	N/A	1.4	1.4	1.5	N/A	1.9	1.9	2.1	N/A
54"	1.3	1.3	N/A	N/A	1.6	1.6	N/A	N/A	2.1	2.1	N/A	N/A
60"	1.4	N/A	N/A	N/A	1.7	N/A	N/A	N/A	2.3	N/A	N/A	N/A

(1) Provide pipe runner of the size shown in the tables. Provide cross pipe of the same size as the pipe runner. Provide cross pipe stub out and bottom anchor pipe of the next smaller size pipe as shown in the Standard Pipe Sizes and Max Pipe Runner Lengths table.

(2) This standard allows for the placement of only one pipe runner across each culvert pipe opening. In order to limit the clear opening to be traversed by an errant vehicle, the following conditions must be met:

For 60" culvert pipes, the skew must not exceed 0°.
For 54" culvert pipes, the skew must not exceed 15°.
For 48" culvert pipes, the skew must not exceed 30°.
For all culvert pipe sizes 42" and less, the skew must not exceed 45°.

If the above conditions cannot be met, the designer should consider using a safety end treatment with flared wings. For further information, refer to the TxDOT Roadway Design Manual.

(3) Miter = slope of mitered end of pipe culvert.

(4) Riprap placed beyond the limits shown will be paid for as concrete riprap in accordance with Item 432, "Riprap".

(5) Quantities shown are for one end of one reinforced concrete pipe (RCP) culvert. For multiple pipe culverts or for corrugated metal pipe (CMP) culverts, quantities will need to be adjusted. Riprap quantities are for Contractor's information only.

SHEET 1 OF 2

Texas Department of Transportation | Bridge Division Standard

SAFETY END TREATMENT

FOR 12" DIA TO 60" DIA
PIPE CULVERTS
TYPE II – CROSS DRAINAGE

SETP-CD

FILE:	setpcdxx-20.dgn	DN: GAF	CK: CAT	DW: JRP	CK: GAF
©TxDOT	February 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS		DIST	COUNTY		SHEET NO.

TABLE OF DIMENSIONS & REINFORCING STEEL (Wings for One Structure End)

Dimensions					Variable Reinforcing				Estimated Quantities (3) per ft of wing length (2-Wings)	
Maximum Wingwall Height Hw	W	X	Y	Z	Bars J1		Bars J2			
					Size	Spa	Size	Spa	Reinf (LB/FT)	Conc (CY/FT)
2'-6"	2'-5"	1'-0"	9"	7"	#4	1'-0"	#4	1'-0"	33.73	0.248
3'-0"	2'-5"	1'-0"	9"	7"	#4	1'-0"	#4	1'-0"	37.07	0.261
3'-6"	2'-5"	1'-0"	9"	7"	#4	1'-0"	#4	1'-0"	37.74	0.273
4'-0"	2'-5"	1'-0"	9"	7"	#4	1'-0"	#4	1'-0"	38.41	0.285
4'-6"	3'-2"	1'-6"	1'-0"	7"	#4	1'-0"	#4	1'-0"	41.75	0.330
5'-0"	3'-2"	1'-6"	1'-0"	7"	#4	1'-0"	#4	1'-0"	45.09	0.343
5'-6"	3'-2"	1'-6"	1'-0"	7"	#4	1'-0"	#4	1'-0"	45.75	0.355
6'-0"	3'-2"	1'-6"	1'-0"	7"	#4	1'-0"	#4	1'-0"	46.42	0.367
7'-0"	3'-8"	1'-6"	1'-3"	7"	#4	1'-0"	#4	1'-0"	52.77	0.414
8'-0"	4'-2"	2'-0"	1'-6"	8"	#5	1'-0"	#4	1'-0"	60.19	0.486
9'-0"	4'-8"	2'-3"	1'-9"	8"	#6	6"	#4	6"	81.49	0.535
10'-0"	5'-2"	2'-6"	2'-0"	8"	#5	6"	#4	6"	97.25	0.584
11'-0"	5'-8"	2'-9"	2'-3"	8"	#6	6"	#5	6"	133.65	0.634
12'-0"	6'-2"	3'-0"	2'-6"	9"	#7	6"	#5	6"	162.29	0.721
13'-0"	6'-8"	3'-3"	2'-9"	11"	#7	6"	#5	6"	178.80	0.856
14'-0"	7'-2"	3'-6"	3'-0"	1'-0"	#8	6"	#5	6"	216.78	0.959
15'-0"	7'-8"	4'-0"	3'-0"	1'-1"	#9	6"	#6	6"	283.06	1.068
16'-0"	8'-2"	4'-6"	3'-0"	1'-3"	#9	6"	#6	6"	297.02	1.234

TABLE OF WINGWALL REINFORCING (2-Wings)

Bar	Size	No.	Spa
D	#5	~	1'-0"
E	#4	~	1'-0"
F	#4	~	1'-0"
G	#5	4	~
M	#4	4	~
P	#4	~	1'-0"
R	#5	6	~
V	#4	~	1'-0"

TABLE OF ESTIMATED CULVERT TOEWALL QUANTITIES

Bar	Size	No.	Spa
L	#4	~	1'-6"
Q	#4	1	~
Reinf (LB/FT)			2.45
Conc (CY/FT)			0.037

WING DIMENSION CALCULATIONS:

Formulas: (All values are in Feet)
Hw = H + T + C – 0.250'
Lw = (Hw – 0.333') (SL)
For Cast-in-place culverts:
Ltw = (N) (S) + (N+1) (U)
For Precast culverts:
Ltw = (N) (2U + S) + (N–1) (0.5')
Total Wingwall Area (Two Wings ~ S.F.)=(Hw + 0.333') (Lw)

Hw = Height of Wingwall
SL:1 = Side Slope Ratio (Horizontal:1 Vertical)
Lw = Length of Wingwall
Ltw = Culvert Toewall Length
N = Number of Culvert Spans

See applicable box culvert standard for H, S, T, and U values.

(1) Extend Bars P 3'-0" minimum into bottom slab of Box Culvert.

(2) Adjust to fit as necessary to maintain 1 ¼" clear cover and 4" minimum between bars.

(3) Quantities shown are based on an average wing height for two wings (one structure end). To determine total quantities for two wings multiply the tabulated values by Lw.

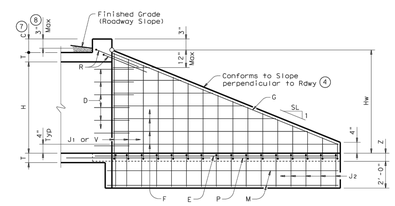
(4) Recommended values of Slope are: 2:1, 3:1, 4:1, & 6:1.

(5) When shown elsewhere on the plans, a 5" deep concrete riprap shall be constructed. Payment for riprap shall be as required by Item 432, "Riprap". Unless otherwise shown on the plans or directed by the Engineer, the riprap shall have a 6" wide by 1'-6" deep reinforced concrete toewall along all edges adjacent to natural ground, the toewall shall be reinforced by extending typical riprap reinforcing into the toewall; construction joints or grooved joints, oriented in the direction of the riprap, shall extend across the full distance of the riprap, at intervals of approximately 20'. When such riprap is provided, the culvert toewall shown in SECTION B-B will not be required.

(6) At Contractor's option, Culvert Toewall may be ended flush with Wingwall Toewall. Adjust reinforcing from that shown as necessary.

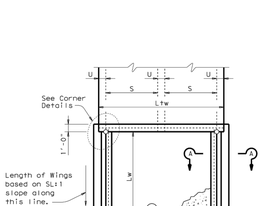
(7) 0" min to 5'-0" max. Estimated curb heights are shown elsewhere in the plans. For structures with pedestrian rail, bicycle rail or curbs taller than 1'-0", refer to ECD standard. For structures with T6 bridge rail, refer to T6-CM standard. For structures with traffic rail, other than T6, refer to RAC standard.

(8) For vehicle safety, curb heights and wall heights shall be reduced, if necessary, to provide a maximum 3" projection above finished grade. No changes will be made in quantities and no additional compensation will be allowed for this work.



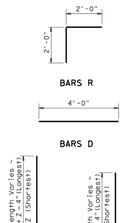
INSIDE ELEVATION

(Showing reinforcing. Culvert and Culvert Toewall reinforcing not shown for clarity.)



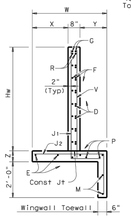
PLAN

(Showing Dimensions)

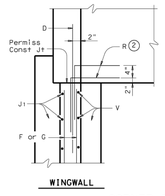


GENERAL NOTES:

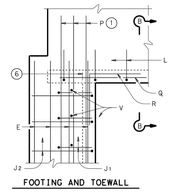
Designed according to AASHTO LRFD Specifications.
All reinforcing steel shall be Grade 60.
Synthetic fibers listed on the "Fibers for Concrete" Material Producer List (MPL) may be used in lieu of steel reinforcing in riprap concrete unless noted otherwise.
All concrete shall be Class "C" and shall have a minimum compressive strength of 3600 psi.
All reinforcing bars shall be adjusted to provide a minimum of 1 ¼" clear cover.
When structure is founded on solid rock, depth of toewalls for culverts and wingwalls may be reduced or eliminated as directed by the Engineer.
See BCS sheet for additional dimensions and information.
The quantities for concrete and reinforcing steel resulting from the formulas given on this sheet are for Contractor's information only.



SECTION A-A

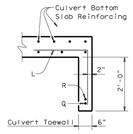


WINGWALL



CORNER DETAILS

FOOTING AND TOEWALL



SECTION B-B (5)

Texas Department of Transportation | Bridge Division Standard

CONCRETE WINGWALLS WITH STRAIGHT WINGS FOR 0° SKEW BOX CULVERTS

SW-O

FILE:	sw-0dodxx.dgn	DN: GAF	CK: CAT	DW: TxDOT	CK: GAF
©TxDOT	February 2010	CONT	SECT	JOB	HIGHWAY
REVISIONS		DIST	COUNTY		SHEET NO.
11-20: Add note for synthetic fibers.					

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

CONSTRUCTION DETAILS

STORM SEWER & SANITARY SEWER

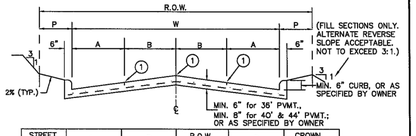
SANDBROCK RANCH, PHASE 13

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS020

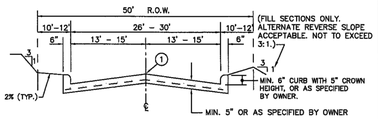
SHEET NO.

Drawing: H:\Projects\ROS020 Sandbrock Ph. 13\Phase 13\Engineering\dwg\ROS020-STRM & WTR DET.dwg Saved By: jrodriguez Save Time: 7/7/2022 3:22 PM
Plotted by: jrodriguez Plot Date: 7/8/2022 7:59 AM



STREET WIDTH(W)	A	B	R.O.W. WIDTH	P	CROWN HEIGHT
36'	8'	10'	VARIES	VARIES	6"
40'	8' OR 10'	10' OR 12'	VARIES	VARIES	6"
44'	11'	11'	VARIES	VARIES	8"

FOUR TRAVEL LANES OR
TWO TRAVEL LANES & TWO PARKING LANES
N.T.S.

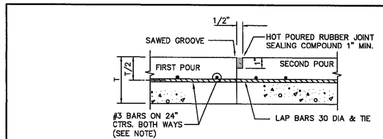


ONE TRAVEL LANE & TWO PARKING LANES
N.T.S.

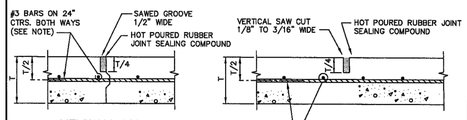
① INDICATES SAWED LONGITUDAL CONTRACTION OR CONSTRUCTION JOINT.

NOTES :
1. ALL REINFORCEMENT SHALL BE #3 BARS ON 24" CENTERS BOTH WAYS, EXCEPT WHERE NOTED.
2. ALTERNATE REINFORCEMENT SHALL BE #4 BARS ON 30" CENTERS BOTH WAYS.
3. PAVEMENT STRENGTH SHALL CONFORM TO CLASS "C" OR "PC" CONCRETE, OR AS SPECIFIED BY THE OWNER.

REINFORCED CONCRETE PAVEMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 303
2- & 4-LANE UNDIVIDED THOROUGHFARE		DATE OCT. '04 / STANDARD DRAWING NO. 2030



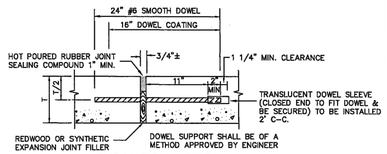
CONSTRUCTION JOINT
N.T.S.



KEYWAY JOINT
(FOR PAVEMENT THICKNESS > 6")
N.T.S.

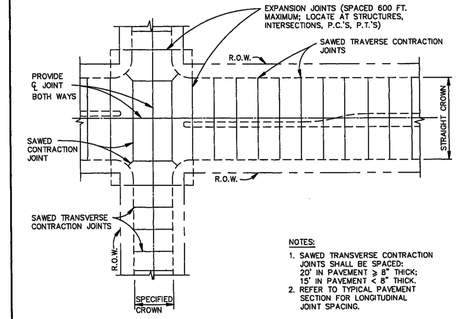
SAWED CONTRACTION JOINT
N.T.S.

NOTE:
ALTERNATE REINFORCEMENT #4 BARS ON 30" CTRS. BOTH WAYS.



EXPANSION JOINT
(SPACED 600 FT. MAXIMUM; LOCATE AT STRUCTURES AND AT INTERSECTION P.C.'S & P.T.'S)
N.T.S.

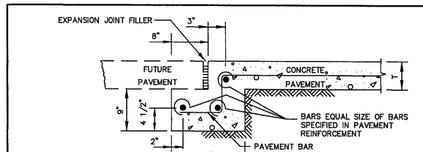
REINFORCED CONCRETE PAVEMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 303.5.4.
JOINTS		DATE OCT. '04 / STANDARD DRAWING NO. 2050



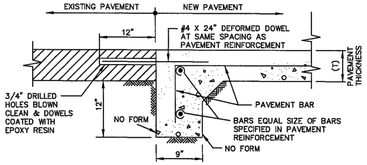
NOTES:
1. SAWED TRANSVERSE CONTRACTION JOINTS SHALL BE SPACED: 20' IN PAVEMENT ≥ 8" THICK; 15' IN PAVEMENT < 8" THICK.
2. REFER TO TYPICAL PAVEMENT SECTION FOR LONGITUDINAL JOINT SPACING.

SPACING DIAGRAM FOR TRANSVERSE JOINTS
N.T.S.

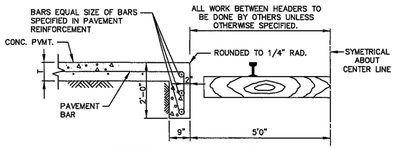
REINFORCED CONCRETE PAVEMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 303.5.4.
TRANSVERSE JOINT SPACING		DATE OCT. '04 / STANDARD DRAWING NO. 2060



STREET HEADER FOR FUTURE PAVEMENT
N.T.S.



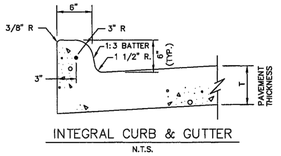
STREET HEADER AT EXISTING PAVEMENT
N.T.S.



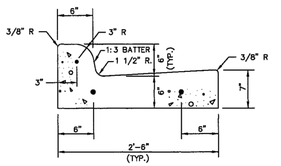
NOTES:
1. PAVEMENT BARS TO BE BENT DOWN INTO HEADER.
2. HEADER AND PAVEMENT TO BE MONOLITHIC.

STREET HEADER AT RAILROAD
N.T.S.

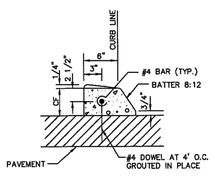
REINFORCED CONCRETE PAVEMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 305.4
STREET HEADERS		DATE OCT. '04 / STANDARD DRAWING NO. 2070



INTEGRAL CURB & GUTTER
N.T.S.



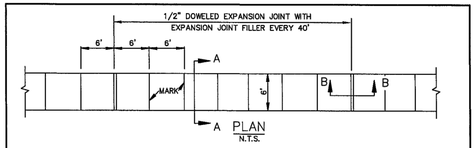
SEPARATE CURB & GUTTER
N.T.S.



DOWELED CURB
N.T.S.

NOTES:
1. REINFORCEMENT SHALL BE NO. 4 BARS, UNLESS OTHERWISE SPECIFIED.
2. CONCRETE SHALL BE CLASS "C" OR "PC".
3. "CR" IS 6" UNLESS OTHERWISE SPECIFIED.
4. ALL CURBS ARE CONSTRUCTED OF PORTLAND CEMENT CONCRETE UNLESS OTHERWISE SHOWN.
5. GRADE SHALL BE MEASURED AT BACK OF CURB.

CONCRETE CURB & GUTTER	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 305.1
INTEGRAL, SEPARATE, & DOWELED		DATE OCT. '04 / STANDARD DRAWING NO. 2120



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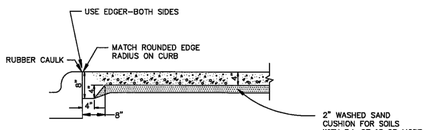
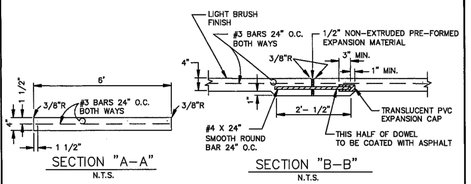


JOINT LUG DETAIL FOR MEDIAN PAVEMENT
OR SIDEWALK ADJACENT TO CURB
N.T.S.

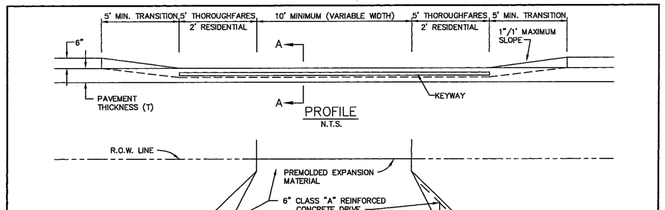


SECTION "A-A"
N.T.S.

SECTION "B-B"
N.T.S.

NOTE:
1. REFER TO STANDARD SPECIFICATION ITEM 305.2 FOR ALTERNATE REINFORCEMENT.
2. CROSS SLOPE OF SIDEWALK SHALL BE ± 1/4" PER FT. MIN. TO ± 3/8" PER FT. MAX.
3. OTHER THAN 6'-0" SIDEWALK WIDTH MAY BE SPECIFIED BY OWNER.
4. SIDEWALK SHALL BE CLASS "A" CONCRETE UNLESS OTHERWISE SPECIFIED BY OWNER.
5. ALL HONEYCOMB IN BACK OF CURB TO BE TROWEL-PLASTERED BEFORE POURING SIDEWALK.
6. LUG MAY BE FORMED BY SHAPING SUBGRADE TO APPROXIMATE DIMENSIONS SHOWN.

REINFORCED CONCRETE SIDEWALKS	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 305.2
JOINTS AND SPACING		DATE OCT. '04 / STANDARD DRAWING NO. 2170

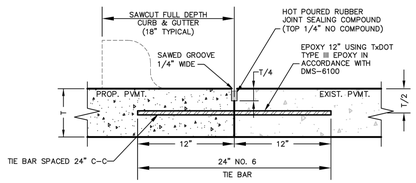


N.T.S.

SEE NOTES, STANDARD DRAWING NO. 2150B.

2150A

DRIVEWAY APPROACH	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 305.2
FLARED RETURN TYPE		DATE OCT. '04 / STANDARD DRAWING NO. 2150A



LONGITUDINAL BUTT JOINT

NOTES:
1. TIE BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF MECHANICAL RIG. ALL DRILLED TIE BARS SHALL BE EPOXIED.
2. HAND DRILLING IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE.
3. REINFORCING SHALL BE AS SPECIFIED IN THE SITE SPECIFIC PAVEMENT/GEOTECHNICAL DESIGN.

JBI PARTNERS
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Suite 300
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972.248.7676
TBPE No. F-438
TBPLS No. 10076000

CONSTRUCTION DETAILS	PROJECT NO. ROS019
PAVING	
SANDBROCK RANCH, PHASE 12	SHEET NO. DET 7
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS	

Plotted by: jcourville Plot Date: 2/22/2023 4:34 PM
Drawing: H:\Projects\ROS020 Sandbrock Ph. 13\Phase 13\Engineering\dwg\ROS020-PV DET.dwg Saved By: jcourville Save Time: 2/22/2023 4:33 PM

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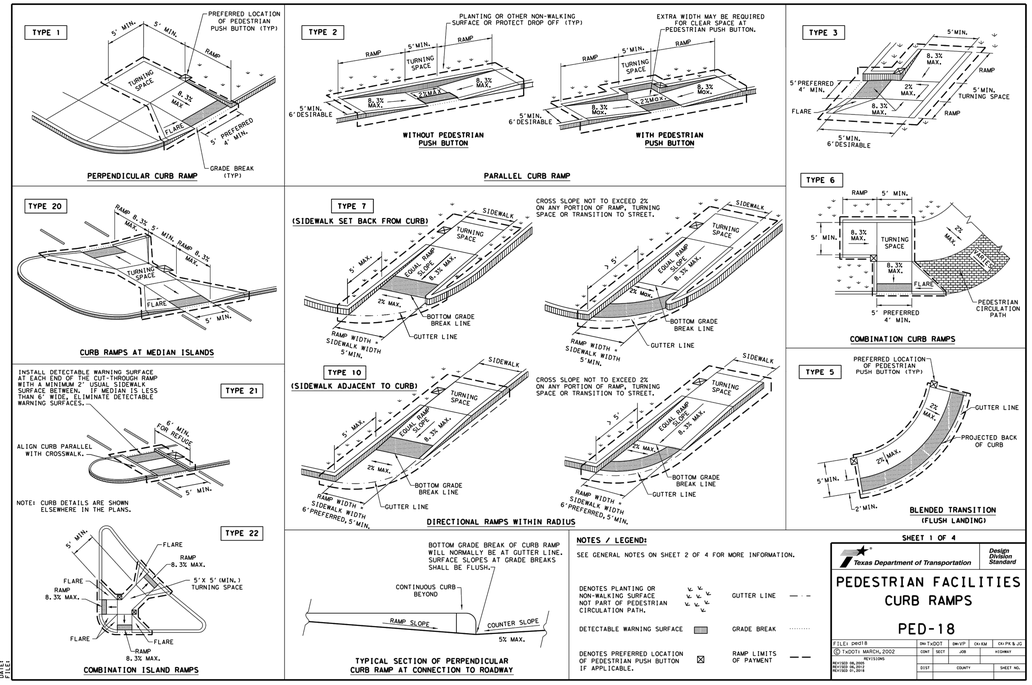


SHEET 1 OF 4

Texas Department of Transportation — Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-18

FILE: ped18	DN: TxDOT	CK: VP	DW: KM	CK: PK & JC
© TxDOT: MARCH, 2002	CONT: 5017	JOB:		HIGHWAY:
REVISIONS	DIST:	COUNTY:		SHEET NO.:
REVISED ON 2010				
REVISED ON 2012				
REVISED 01/2014				

GENERAL NOTES

CURB RAMPS

1. Install a curb ramp or blended transition at each pedestrian street crossing.
2. All slopes shown are maximum allowable. Cross slopes of 1.5% and lesser running should be used. Adjust curb ramp length or grade of approach sidewalks as directed.
3. Maximum allowable cross slope on sidewalk and curb ramp surfaces is 2%.
4. The minimum sidewalk width is 5'. Where the sidewalk is adjacent to the back of curb, a 6' sidewalk width is desirable. Where a 5' sidewalk cannot be provided due to site constraints, sidewalk width may be reduced to 4' for short distances. 5'x 5' passing areas at intervals not to exceed 200' are required.
5. Turning Spaces shall be 5'x 5' minimum. Cross slope shall be maximum 2%.
6. Clear space at the bottom of curb ramps shall be a minimum of 4'x 4' wholly contained within the crosswalk and wholly outside the parallel vehicular travel path.
7. Provide flared sides where the pedestrian circulation path crosses the curb ramp. Flared sides shall be sloped at 10% maximum, measured parallel to the curb. Returned curbs may be used only where pedestrians would not normally walk across the ramp, either because the adjacent surface is planted, substantially obstructed, or otherwise protected.
8. Additional information on curb ramp location, design, light reflective value and texture may be found in the latest draft of the Proposed Guidelines for Pedestrian Facilities in the Public Right of Way (PROWAG) as published by the U.S. Architectural and Transportation Barriers Compliance Board (Access Board).
9. To serve as a pedestrian refuge area, the median should be a minimum of 6' wide, measured from back of curbs. Medians should be designed to provide accessible passage over or through them.
10. Small channelization islands, which do not provide a minimum 5'x 5' landing at the top of curb ramps, shall be cut through level with the surface of the street.
11. Crosswalk dimensions, crosswalk markings and stop bar locations shall be as shown elsewhere in the plans. At intersections where crosswalk markings are not required, curb ramps shall align with theoretical crosswalks unless otherwise directed.
12. Provide curb ramps to connect the pedestrian access route at each pedestrian street crossing. Handrails are not required on curb ramps.
13. Curb ramps and landings shall be constructed and paid for in accordance with Item 531 "Sidewalks".
14. Place concrete at a minimum depth of 5" for ramps, flares and landings, unless otherwise directed.
15. Furnish and install No. 3 reinforcing steel bars at 18" o.c. both ways, unless otherwise directed.
16. Provide a smooth transition where the curb ramps connect to the street.
17. Curbs shown on sheet 1 within the limits of payment are considered part of the curb ramp for payment, whether it is concrete gutter, or combined curb and gutter.
18. Existing features that comply with applicable standards may remain in place unless otherwise shown on the plans.

DETECTABLE WARNING MATERIAL

19. Curb ramps must contain a detectable warning surface that consists of raised truncated domes complying with PROWAG. The surface must contrast visually with adjoining surfaces, including side flares. Furnish and install an approved cast-in-place dark brown or dark red detectable warning surface material adjacent to uncolored concrete, unless specified elsewhere in the plans.
20. Detectable Warning Materials must meet TxDOT Departmental Materials Specification DMS 4350 and be listed on the Material Producer List. Install products in accordance with manufacturer's specifications.
21. Detectable warning surfaces must be firm, stable and slip resistant.
22. Detectable warning surfaces shall be a minimum of 24 inches in depth in the direction of pedestrian travel, and extend the full width of the curb ramp or landing where the pedestrian access route enters the street.
23. Detectable warning surfaces shall be located so that the edge nearest the curb line is at the back of curb and neither end of that edge is greater than 5 feet from the back of curb. Detectable warning surfaces may be curved along the corner radius.
24. Shaded areas on Sheet 1 of 4 indicate the approximate location for the detectable warning surface for each curb ramp type.

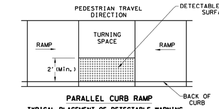
DETECTABLE WARNING PAVERS (IF USED)

25. Furnish detectable warning paver units meeting all requirements of ASTM C-936, C-33. Lay in a two by two unit basket weave pattern or as directed.
26. Lay full-size units first followed by closure units consisting of at least 25 percent (25%) of a full unit. Cut detectable warning paver units using a power saw.

SIDEWALKS

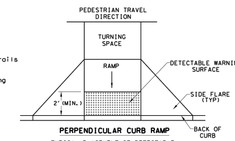
27. Provide clear ground space at operable parts, including pedestrian push buttons. Operable parts shall be placed within unobstructed reach range specified in PROWAG section R406.
28. Place traffic signal or illumination poles, ground boxes, controller boxes, signs, drainage facilities and other items so as not to obstruct the pedestrian access route or clear ground space.
29. Street grades and cross slopes shall be as shown elsewhere in the plans.
30. Changes in level greater than 1/4 inch are not permitted.
31. The least possible grade should be used to maximize accessibility. The running slope of sidewalks and crosswalks within the public right of way may follow the grade of the parallel roadway. Where a continuous grade greater than five percent (5%) must be provided, handrails may be desirable to improve accessibility. Handrails may also be needed to protect pedestrians from potentially hazardous conditions. If provided, handrails shall comply with PROWAG R409.
32. Handrail extensions shall not protrude into the usable landing area or into intersecting pedestrian routes.
33. Driveways and turnouts shall be constructed and paid for in accordance with Item "Intersections, Driveways and Turnouts". Sidewalks shall be constructed and paid for in accordance with Item, "Sidewalks".
34. Sidewalk details are shown elsewhere in the plans.

DETECTABLE WARNING SURFACE DETAILS



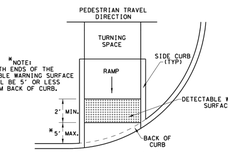
PARALLEL CURB RAMP

TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON LANDING AT STREET EDGE.



PERPENDICULAR CURB RAMP

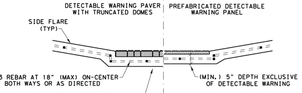
TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON SLOPING RAMP RUN.



*NOTE: BOTH ENDS OF THE DETECTABLE WARNING SURFACE SHALL BE 5' OR LESS FROM BACK OF CURB.

DIRECTIONAL CURB RAMP

TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON SLOPING RAMP RUN.



SECTION VIEW DETAIL
CURB RAMP AT DETECTIBLE WARNINGS

Texas Department of Transportation — Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-18

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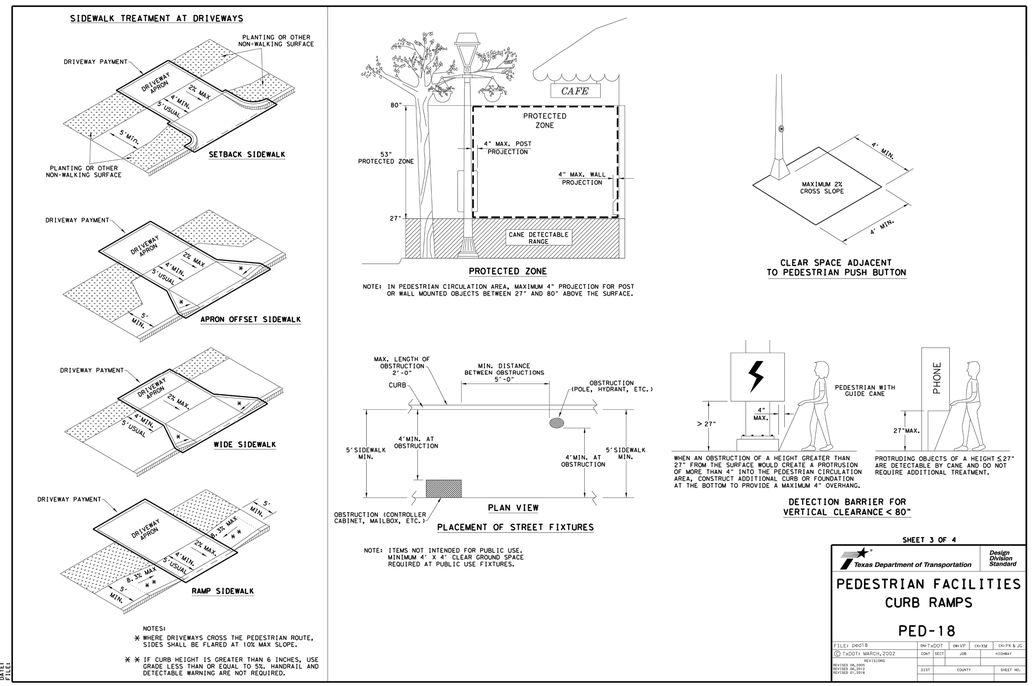
DATE:
FILE:



Texas Department of Transportation — Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

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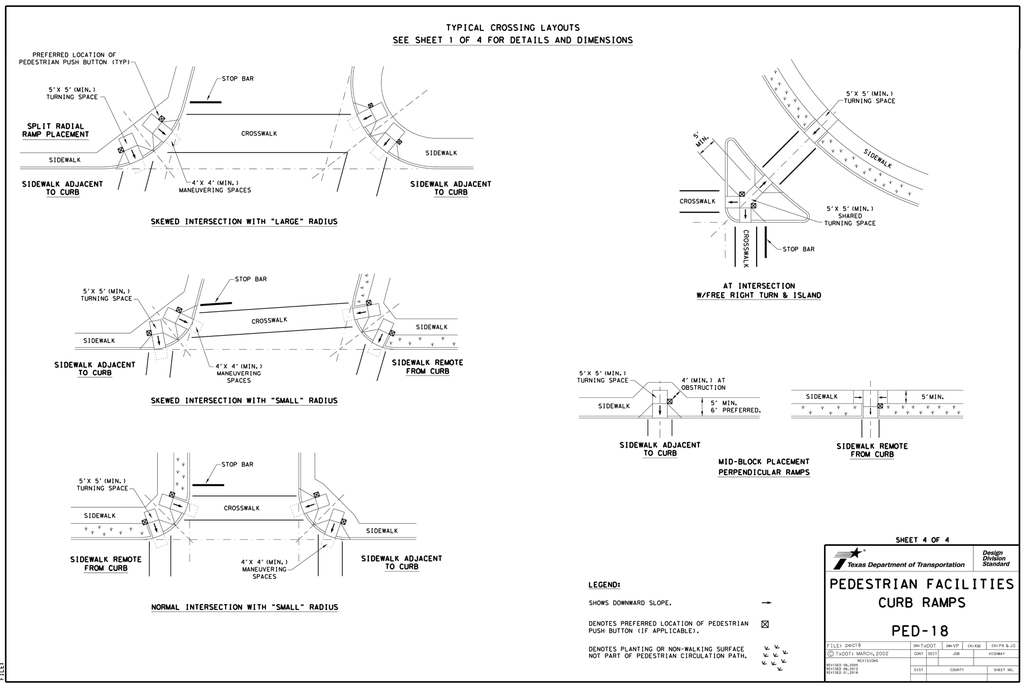

Texas Department of Transportation — Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

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JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

CONSTRUCTION DETAILS

PAVING

SANDBROCK RANCH, PHASE 12

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS019

SHEET NO. DET 8

Plotted by: jcourville Plot Date: 2/22/2023 4:35 PM
Drawing: H:\Projects\ROS\020 Sandbrock Ph. 13\Phase 13\Engineering\dwg\ROS020-PV DET.dwg Saved By: jcourville Save Time: 2/22/2023 4:33 PM

City Council Meeting
Staff Report
November 20, 2024

Agenda Item
Receive a presentation from Teague Nall and Perkins on Municipal Seperate Storm Sewer System (MS4) Permitting; discussion of same.

Staff Contact
Leanne Wilson, Executive Director of Operations
lwilson@aubreytx.gov

Summary
This presentation is for the next agenda item

Financial Summary
NA

Staff Recommended Action

Staff Recommended Motion
NA

STORMWATER MANAGEMENT PROGRAM

November 20, 2024

City Council Presentation

Presented By:

Mandy Clark, PE, CFM, AICP

TNP Director of Water Resources

Program History

What is it?

Program to Minimize/Eliminate Pollution to Water Sources.

Who Regulates it?



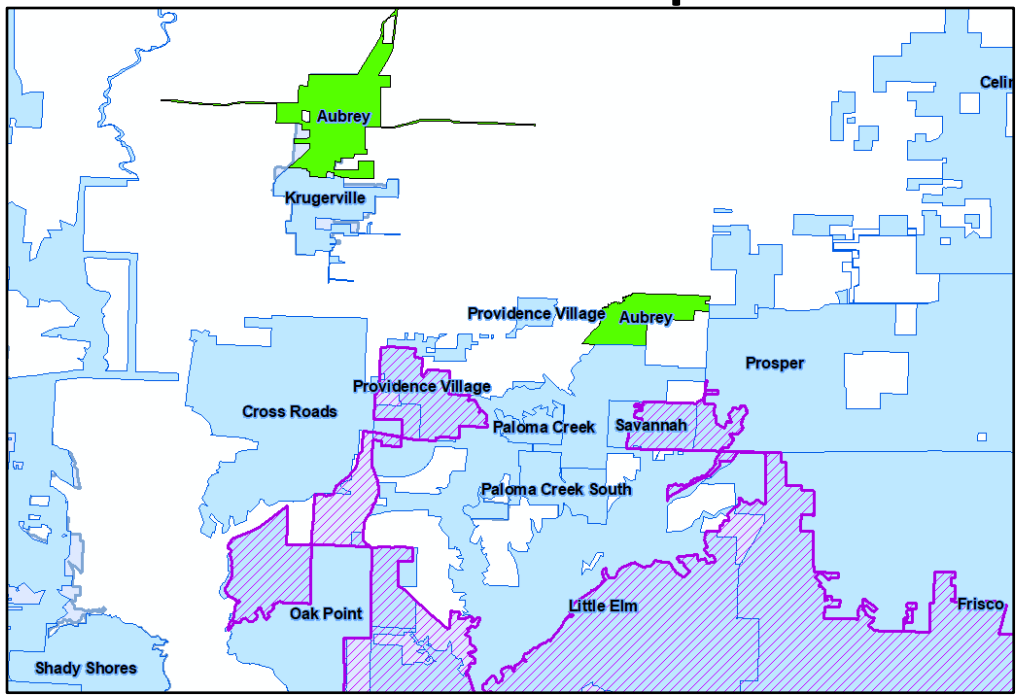
What's Involved?

- Stormwater Management Program (SWMP)
- Annual Reporting

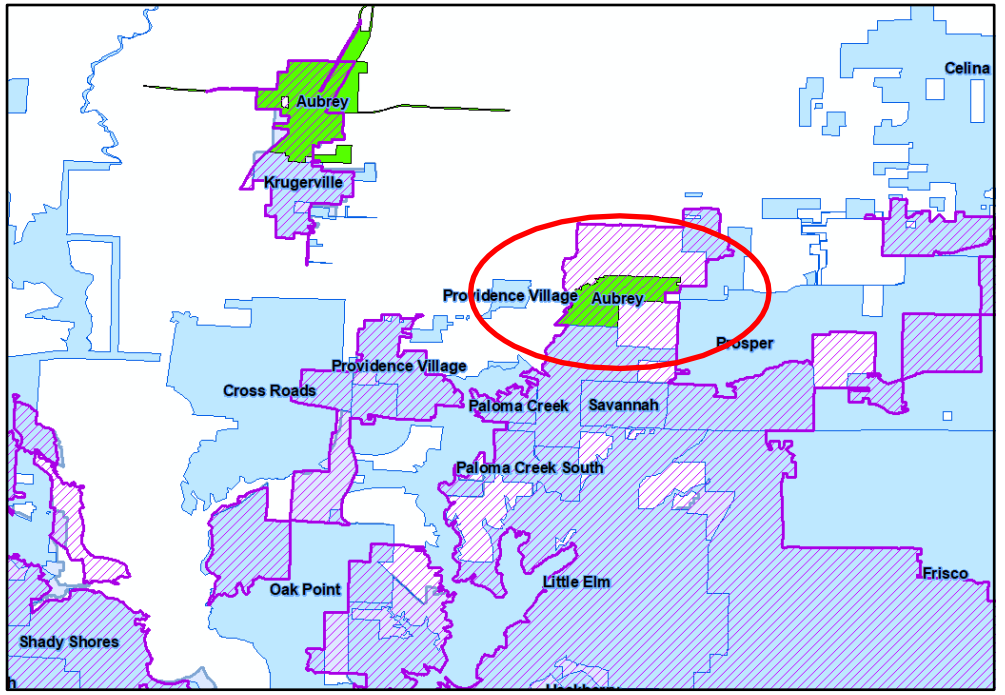
Why does Aubrey have to participate?

- Urban areas greater than 50,000
- Based on Census Data
- Winn Ridge Area of Aubrey is within the McKinney-Frisco Urban Area

2010 Urbanized Area Map



2020 Urbanized Area Map



Minimum Control Measures



1: Public Education & Outreach



2: Public Involvement/Participation



3: Illicit Discharge Detection & Elimination



4: Construction Site Stormwater Run-Off Control



5: Post-Construction Stormwater Management for Development



6: Pollution Prevention & Good Housekeeping for Municipal Operations

What types of activities are included?

Education On:

- Lawn Care
  - Herbicides/Pesticides
  - Grass Clippings/Leaves
  - Water Conservation/Native Plantings
- Pet Waste
- General Pollution Prevention
- Cooking Oil Disposal

- Park/Creek Clean Ups
- Inlet Markings
- Pollution Reporting /Inspection/Cleanup/Enforcement
- Plan Review
- Construction Site Inspection
- Good Housekeeping for City Facilities
- Street Sweeping
- Training

Program Schedule

5 YEAR PROGRAM

- **Permit Development** – SWMP
  - Year 1 (2025)
  - Year 2 (2026)
  - Year 3 (2027)
  - Year 4 (2028)
  - Year 5 (2029)
- **Permit Renewal** – Update SWMP



Reporting Cycle: Calendar year. Reports are due by March 30.

Program Schedule

SWMP

Due February 11, 2025

2025 Annual Report

Due March 30, 2026

Subsequent Annual Reports

Due March 30 the year after reporting period

AUBREY
1867
TEXAS

QUESTIONS/DISCUSSION

November 20, 2024

tnp

City Council Meeting
Staff Report
November 20, 2024

Agenda Item
Consideration and action on a Professional Services Agreement with Teague Nall and Perkins for Stormwater Management Program Development and Year One Annual Reporting for an amount not to exceed $30,000; and authorizing Mayor or designee to execute necessary documents.

Staff Contact
Leanne Wilson, Executive Director of Operations
lwilson@aubreytx.gov

Summary

Financial Summary
This project is a non-funded mandate. A mid-year budget amendment will be required. ARPA Funds are available for this experience.

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to approve a Professional Services Agreement with Teague Nall and Perkins for Municipal Separate Storm Sewer System Permitting for an amount not to exceed $30,000.

AUTHORIZATION FOR PROFESSIONAL SERVICES

PROJECT NAME: Stormwater Management Program and Year 1 Annual Report

TNP PROJECT NUMBER: ABY 24XXX

CLIENT: City of Aubrey
Attn: Leanne Wilson

ADDRESS: 107 S. Main St.
Aubrey, TX 76227

City of Aubrey (the CLIENT) hereby requests and authorizes Teague Nall and Perkins, Inc., (the CONSULTANT) to perform the following services:

Article I

SCOPE:

- Coordinate, prepare and submit a renewed Phase II MS4 Stormwater Management Program (SWMP) as required by TCEQ
- Prepare an Annual Report for Year 1 (2025)

A detailed scope of services is included as Attachment 'A' and is made a part hereto.

Article II

COMPENSATION to be on the basis of the following:

A. Professional Services: The CONSULTANT's compensation for Basic Services included in Attachment 'A' shall be based on a Fixed Fee of **$30,000** which includes expenses such as prints, plots, photocopies, plans or documents on CD, DVD or memory devices, mileage, air fare, and lodging. Payment to the CONSULTANT shall be due in monthly installments based on the CONSULTANT's estimate of the percentage of the contract completed during the billing period.

B. Fees: Any permit fees, filing fees, or other fees related to the project and paid on behalf of the client by the CONSULTANT to other entities shall be invoiced at 1.10 times actual cost.

C. Additional Services: Any service provided by the CONSULTANT which is not specifically described in the scope of work for this contract as defined above or delineated in an attachment shall be considered additional services. Additional services shall include, but shall not be limited to:

1. Meetings with TCEQ, other than as described in scope;
2. Floodplain permitting;
3. Full System Outfall Mapping. Only map updates are included.
4. BMP implementation (it is assumed that all BMP implementation shall be handled by the City);
5. Meetings with residents or stakeholder groups that are not explicitly included within the scope of services.

Upon written authorization from the CLIENT, the CONSULTANT will perform Additional Services. Payment to the CONSULTANT for Additional Services shall be due in monthly installments based on the amount of hours worked by each employee and the CONSULTANT'S current standard rates

presented in Attachment 'B' Standard Rate Schedule.

G. Payment Terms: CLIENT shall be billed monthly for services rendered and pay promptly upon receipt of invoice. Delays of transmitting payments to CONSULTANT more than 30 days from invoice date may result in cessation of services until payment is received.

H. Sample Invoice: The CONSULTANT'S invoice format will match the sample invoice included in Attachment 'B-1'.

I. Total Contract Amount:

Task	**Fee**
Stormwater Management Program (SWMP)	$15,000
Year 1 (2025) Annual Report	$15,000
Total	**$30,000**

Article III

SCHEDULE: The proposed services shall begin within 10 working days of authorization to proceed. A project schedule is included as Attachment 'C' and made a part hereto.

Article IV

CONTRACT PROVISIONS: The document entitled "Contract Provisions" which are attached hereto is made a part hereof. This Authorization of Professional Services, together with the Contract Provisions and all other exhibits attached hereto are collectively referred to as the "Agreement".

Please execute and return a signed copy for our files. Receipt of an executed copy of this contract will serve as notice to proceed. No work shall commence on the project until CONSULTANT receives an executed copy of this contract. By signing below, the signer warrants that he or she is authorized to execute binding contracts for the CLIENT.

Approved by CLIENT:

City of Aubrey

By: _____

Name: _____

Title: _____

Date: _____

Accepted by CONSULTANT:

Teague Nall and Perkins, Inc.

By: Mandy Clark

Name: Mandy Clark, PE, CFM, AICP

Title: Director of Water Resources

Date: 11/4/2024

Firm Contact Information:
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817-336-5773
Contact: Mandy Clark

CONTRACT PROVISIONS

1. **AUTHORIZATION TO PROCEED**
Signing this agreement shall be construed as authorization by CLIENT for CONSULTANT to proceed with the work, unless otherwise provided for in this agreement.

3. **OUTSIDE SERVICES**
When technical or professional services are furnished by an outside source, subject to reasonable, timely and substantive objections of CLIENT, an additional amount shall be added to the cost of these services for CONSULTANT's administrative costs, as provided herein.

4. **OPINION OF PROBABLE COST**
In providing opinions of probable cost, the CLIENT understands that CONSULTANT has no control over costs or the price of labor, equipment, or materials, or over the Contractor's method of pricing, and that the opinions of probable cost provided to CLIENT are to be made on the basis of the design professional's qualifications and experience. CONSULTANT makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.

5. **PROFESSIONAL STANDARDS**
The standard of care for all professional engineering and services performed or furnished by CONSULTANT shall be the care and skill ordinarily used by other members of the relevant profession in the same circumstances and type of work in the State of Texas, and with the same level of professional and technical soundness, accuracy, and adequacy of all design, drawings, specifications, and other work and materials furnished under this Authorization as other members of the same profession in the same circumstances and location. CONSULTANT makes no other warranty, expressed or implied. Subject to the above standards of care, CONSULTANT may use or rely upon design elements and information ordinarily or customarily furnished by others, including, but not limited to, specialty contractors, manufacturers, suppliers, and the publishers of technical standards.

6. **TERMINATION**
Either CLIENT or CONSULTANT may terminate this authorization by giving 10 days written notice to the other party. In such event CLIENT shall forthwith pay CONSULTANT in full for all work previously authorized and performed prior to effective date of termination. If no notice of termination is given, relationships and obligations created by this Authorization shall be terminated upon completion of all applicable requirements of this Authorization.

7. **LEGAL EXPENSES**
In the event legal action is brought by CLIENT or CONSULTANT against the other to enforce any of the obligations hereunder or arising out of any dispute concerning the terms and conditions hereby created, the losing party shall pay the prevailing party such reasonable amounts for fees, costs and expenses as may be set by the court.

8. **PAYMENT TO CONSULTANT**
Monthly invoices will be issued by CONSULTANT for all work performed under the terms of this agreement. Invoices are due and payable on receipt. If payment is not received within 30 days of invoice date, all work on CLIENT's project shall cease and all work products and documents shall be withheld until payment is received by TNP. Time shall be added to the project schedule for any work stoppages resulting from CLIENT's failure to render payment within 30 days of invoice date. Interest at the rate of 1½% per month will be charged on all past-due amounts, unless not permitted by law, in which case, interest will be charged at the highest amount permitted by law.

9. **ADDITIONAL SERVICES**
Services not specified as Basic Services in Scope and Attachment 'A' will be provided by CONSULTANT as Additional Services when authorized by the CLIENT. Additional services will be paid for by CLIENT as indicated in Article II, Compensation.

10. **SALES TAX**
In accordance with the State Sales Tax Codes, certain surveying services are taxable. Applicable sales tax is not included in the fee set forth and will be added on and collected when required by state law. Sales tax at the applicable rate will be indicated on invoice statements.

11. **SURVEYING SERVICES**
In accordance with the Professional Land Surveying Practices Act of 1989, the CLIENT is informed that any complaints about surveying services may be forwarded to the Texas Board of Professional Engineers and Land Surveyors, 1917 S. Interstate 35, Austin, Texas 78741, (512) 440-7723.

12. **LANDSCAPE ARCHITECT SERVICES**
The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as landscape architects in Texas. The CLIENT is informed that any complaints about landscape architecture services be forwarded to the Texas Board of Architectural Examiners, Hobby Building: 333 Guadalupe, Suite 2-350, Austin, Texas 78701, Telephone (512) 305-9000, Fax (512) 305-8900.

13. **INVALIDITY CLAUSE**
In case any one or more of the provisions contained in this Agreement shall be held illegal, the enforceability of the remaining provisions contained herein shall not be impaired thereby.

14. **PROJECT SITE SAFETY**
CONSULTANT has no duty or responsibility for project site safety.

15. **CONSTRUCTION MEANS AND METHODS AND JOBSITE SAFETY**
Means and methods of construction and jobsite safety are the sole responsibility of the contractor. CONSULTANT shall not: (I) at any time supervise, direct, control, or have authority over any contractor's work, or (ii) be responsible for construction site safety, the means and methods of construction or the safety precautions a selected or used by any contractor. CONSULTANT shall not be responsible for any decisions, acts or omissions of any constructor.

16. **OWNER RESPONSIBILITY**
CLIENT shall be responsible for all requirements and instructions that it furnishes to CONSULTANT pursuant to this Agreement, and for the accuracy and completeness of all programs, reports, data, and other information furnished by CLIENT to CONSULTANT pursuant to this Agreement CONSULTANT may use and rely upon such requirements, programs, instructions, reports, data, and information in performing or furnishing services under this Agreement, subject to any express limitations or reservations applicable to the furnished items. CLIENT shall give prompt written notice to CONSULTANT whenever

CLIENT observes or otherwise becomes aware of: (i) any hazardous materials or matters that affect the scope or time of performance of CONSULTANT's services; or (ii) any defect or nonconformance in CONSULTANT's services or the contractor's work.

17. SITE VISITS

In the event the Scope of work requires CONSULTANT to make site visits to observe contractor's work on a Project, such visits and observations are not intended to be exhaustive or to extend to every aspect of the Work or to involve detailed inspections of the work, but rather are to be limited to spot checking, selective sampling, and similar methods of general observation of the work based on CONSULTANT's exercise of professional judgment. CONSULTANT will have no responsibility for any defects in the work not actually discovered by CONSULTANT during such site visits.

18. CHOICE OF LAW; VENUE

This Agreement shall be governed by and construed in accordance with the laws of the State of Texas without regard to applicable principles of conflicts of law. Each of the parties hereto irrevocably consents to the exclusive jurisdiction of any federal or state court located within Tarrant County, Texas, in connection with any matter based upon, arising out of, or contemplated in this Agreement or the matters.

19. DOCUMENTS

A. All documents prepared by CONSULTANT ("Documents") are instruments of service, and CONSULTANT shall retain an ownership and property interest therein (including the copyright and the right of reuse at the discretion of the CONSULTANT) whether or not the subject project ("Project") is completed. CLIENT may make and retain copies of Documents for information and reference in connection with the use of the Documents on the Project., and will have a limited license to use the Documents only on the Project, extensions of the Project, and for related uses, subject to receipt by CONSULTANT of full payment due and owing for all services relating to preparation of the Documents, may not be used unless completed and not for any work or purpose not intended.

B. CLIENT and CONSULTANT may transmit, and shall accept, Project-related correspondence, Documents, text, data, drawings, information, and graphics, in electronic media or digital format, either directly, or through access to a secure Project website, in accordance with a mutually agreeable protocol.

20. ATTORNEY FEES

In the event that any suit or action over the enforcement, interpretation or other matter emanating from this Agreement, the prevailing party in such dispute shall be entitled to recover from the losing party all fees, costs and expenses of enforcing any right of such prevailing party under or with respect to this Agreement, including without limitation, such reasonable fees and expenses of attorneys and accountants, which shall include, without limitation, all fees, costs and expenses of appeals.

21. MISCELLANEOUS

This Agreement is binding on and will inure to the benefit of each of the parties and their respective successors and legal representatives. Neither party may assign this Agreement in whole or in part without the prior written consent of the other party. There are no third party beneficiaries. Any provision or part of the Agreement held to be void or unenforceable under any Laws or Regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the parties. non-enforcement of any provision shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

ATTACHMENT 'A'
ITEMIZED SCOPE OF SERVICES

Teague Nall and Perkins, Inc., (TNP) shall perform the following professional services necessary for the development of the project.

The TCEQ, through its responsibilities associated with the Texas Pollutant Discharge Elimination System (TPDES), has recently renewed the Phase II (Small) Municipal Separate Storm Sewer System (MS4) General Permit, TXR040000. The new permit is effective on August 14, 2024. The deadline for submittal of the Stormwater Management Plan is one hundred eighty (180) days after the new permit release which is February 11, 2025.

Generally, permitting involves the development or update of a Stormwater Management Program (SWMP) that defines Minimum Control Measures (MCM) for stormwater quality that the City will include in its program and annual reports that document the City's performance on those MCMs.

The following tasks are required to meet TCEQ requirements:

A. STORMWATER MANAGEMENT PROGRAM (SWMP) DEVELOPMENT

TNP shall prepare a Stormwater Management Program (SWMP) as required by TCEQ.

The SWMP shall include the following:

- An outline of the 5-year Best Management Practices (BMP) implementation program, including the following six minimum control measures (MCMs):

    1. Public Education and Outreach
    2. Public Involvement/Participation
    3. Illicit Discharge Detection and Elimination (IDDE)
    4. Construction Site Storm Water Runoff Control
    5. Post-Construction Stormwater Management in New Development and Redevelopment
    6. Pollution Prevention and Good Housekeeping for Municipal Operations

- A program for evaluation and assessment of the plan.

- Measurable goals for pollution prevention efforts.

- Identification of responsible parties, staff, or departments for implementation.

- Conceptual BMP implementation timeline.

The following tasks will be performed to prepare the SWMP for the CITY.

1. TNP will attend and/or stay informed of TCEQ and NCTCOG stakeholders meetings, webcasts, workshops and other related events regarding permit requirements. TNP will research collaborative assistance opportunities that may be available through NCTCOG, TCEQ, EPA and other organizations to satisfy SWMP requirements.

2. TNP will review the draft TCEQ permit and will identify the SWMP requirements for each of the six

minimum control measures including Best Management Practices (BMPs), measurable goals, and implementation timelines to satisfy permit conditions. TNP will schedule/attend up to three (3) meetings with the CITY staff to begin developing and organizing the program.

3. TNP will work with CITY staff to identify, document, and develop a 5-year program that utilizes existing activities where feasible. TNP will provide a BMP Inventory that will assist with the identification of existing programs or activities (BMPs) that could satisfy permit requirements. Please note, TNP will rely on the reports given by the CITY staff and will not be responsible to verify that such activities actually take place.

4. TNP will develop a draft Storm Water Management Program including a description of BMPs, measurable goals and responsible departments for implementation and a timeline for implementation of the BMPs over the 5-year permit term.

5. TNP, upon request of the CITY, will attend up to one (1) CITY Council meeting to discuss and present the SWMP.

6. TNP will complete the Notice of Intent and other submittal forms (to be issued by TCEQ) and submit to the CITY for signature. The CITY will be responsible for making the final submittal of the SWMP (if required) and Notice of Intent to the TCEQ offices after the forms have been signed by the Mayor and/or City Manager

7. TNP will provide assistance to the CITY in response to TCEQ questions or comments about the SWMP to obtain TCEQ permit approval.

8. Deliverables will include one digital PDF copy for review and comment and two (2) sets of the final SWMP along with a digital PDF copy of the document files to the CITY. The draft TCEQ permit no longer requires submittal of the SWMP to TCEQ. Should this change, TNP will provide copies to the City as appropriate.

B. ANNUAL REPORTING

TNP shall prepare the Year 1 (2025) annual report for Permit as required by the TCEQ Stormwater General Permit. This report shall document the status of the Best Management Practices (BMPs) proposed in the CITY'S Storm Water Management Program (SWMP) developed previously in Task A above. The deadline for submittal of the annual report is ninety (90) days after the end of the reporting year, or March 30, 2026.

The annual report is anticipated to contain the following information:

- Status of compliance with the permit conditions;
- Assessment of the appropriateness of the identified BMPs;
- Progress towards achieving the statutory goal of reducing pollutants to the maximum extent practicable;
- The measurable goals for each minimum control measure and an evaluation of the success of the implementation of the measurable goals;
- Status of any additional control measures implemented, if applicable;
- A summary of the implementation of BMPs initiated before permit issuance that are identified in the SWMP;
- A summary of results of information collected and analyzed during the reporting period used to assess the success of the program at reducing the discharge of pollutants to the maximum extent practicable;

- A summary of the storm water activities planned for the next permit year
- Any proposed changes to the program including changes to BMPs or measurable goals;
- The number of municipal construction activities authorized under this permit and total number of acres disturbed;
- The number of non-municipal construction activities that occurred within the CITY (as noticed to the permittee by the construction operator);
- Any reliance on other entities to satisfy permit obligations, if applicable.

TNP shall perform the following subtasks to prepare the Annual Report and Year 1 records:

1. **Information Gathering**

   a. TNP must rely on information provided by CITY to prepare the TCEQ Annual Report. TNP will make every effort to identify all progress made by CITY staff to implement the BMPs and measurable goals proposed in the CITY's SWMP. However, TNP will rely on the reports given by CITY's staff and will not be responsible to verify that such activities actually take place. TNP shall endeavor to provide quarterly email notifications and progress reports regarding the BMPs that are to be (or have been) implemented by CITY.

   b. TNP shall provide information gathering efforts through e-mail correspondence, staff interviews, and/or telephone meetings to develop this report. The CITY staff responsible for BMP implementation shall be made available for information gathering purposes.

2. **BMP Development**

   TNP shall review the Aubrey SWMP and compile a list of the BMPs, responsible departments for BMP implementation, and the measurable goals proposed to TCEQ within the SWMP. Staff interviews shall be performed to:

   a. Assess the progress towards implementation of the BMPs and to obtain CITY's opinion of the success of the BMP towards reducing pollutants to the MS4;

   b. Collect specific information on activities and steps taken to complete the measurable goals;

   c. Identify any additional BMPs implemented by CITY within the reporting period;

   d. Collect supporting documentation of BMPs completed (i.e. newspaper clippings, schedules, Public Meeting records, etc.);

   e. Identify any changes that may be needed to BMPs for the Year 2 program and any new BMPs that CITY requests to be added to the program.

3. **Outfall Mapping**

   As per the requirements set forth by the permit, the City must complete mapping of all storm drain outfalls that are operated by the permittee and that discharge into Waters of the United States. This contract does not include outfall mapping. TNP can perform this as an additional service. The annual report will document

the status of the outfall mapping. Outfall mapping does not have to occur in Year 1, but a plan for its development (if it doesn't exist) needs to be included in the SWMP.

4. **Record Keeping and Annual Report Forms**

Upon completion of Task 1, TNP shall document the information gathered within the Annual Report Forms provided in the SWMP. A record keeping document shall be created that contains the completed Annual Report Forms along with copies of the supporting documentation for record keeping purposes. The record keeping document shall be provided to the City. The completed Annual Report Forms shall also be submitted within the report to TCEQ.

5. **Draft Annual Report Document**

a. TNP shall prepare the report to meet the TPDES General Permit regulations as stated in Section IV.B.2, Annual Report.

b. TNP will provide the draft annual report for the CITY's review. The draft Annual Report will outline CITY's compliance with the Storm Water Management Program and provide the information required by TPDES Section IV.B.2.

c. TNP will meet with CITY staff to discuss and review the draft report and identify any changes to make for the final report.

6. **TCEQ Annual Report Document**

TNP shall compile the changes requested to the draft annual report. A final Year 1 Annual Report shall be prepared and provided to the CITY for submittal to the TCEQ. CITY shall be responsible for signing and submitting the Annual Report to the TCEQ.

7. **Special Meetings and Training**

a. TNP shall attend one (1) meeting of the City Council to provide an update on the SWMP program and the Annual Report.

b. TNP shall conduct one (1) training session to satisfy the requirements of the IDDE and Construction Site training BMP. Attendees shall be selected by City Staff.

ATTACHMENT 'B'
STANDARD RATE SCHEDULE

Effective January 1, 2024 *

Engineering/Landscape Architecture/ROW	Hourly Billing Rate
Principal or Director	$310.00
Team Leader	$285.00
Senior Project Manager	$280.00
Project Manager	$240.00
Senior Engineer	$290.00
Project Engineer	$190.00
Senior Structural Engineer	$295.00
Structural Engineer	$210.00
Engineer III/IV	$170.00
Engineer I/II	$145.00
Senior Landscape Architect/Planner	$290.00
Landscape Architect / Planner	$210.00
Landscape Designer	$150.00
Senior Designer	$195.00
Designer	$170.00
Senior CAD Technician	$165.00
CAD Technician	$130.00
IT Technician	$190.00
Clerical	$90.00
ROW Manager	$265.00
Senior ROW Agent	$195.00
ROW Agent	$155.00
Relocation Agent	$195.00
ROW Tech	$110.00
Intern	$90.00

Surveying	Hourly Billing Rate
Survey Manager	$310.00
Registered Professional Land Surveyor (RPLS)	$265.00
Field Coordinator	$160.00
S.I.T. or Senior Survey Technician	$155.00
Survey Technician	$140.00
1-Person Field Crew w/Equipment**	$170.00
2-Person Field Crew w/Equipment**	$200.00

3-Person Field Crew w/Equipment**	$225.00
Flagger	$65.00
Abstractor (Property Deed Research)	$105.00
Small Unmanned Aerial Systems (sUAS) Equipment & Crew	$475.00
Terrestrial Scanning Equipment & Crew	$290.00

Utility Management, Utility Coordination, and SUE	**Hourly Billing Rate**
Senior Utility Coordinator	$190.00
Utility Coordinator	$170.00
SUE Field Manager	$190.00
Sr. Utility Location Specialist	$180.00
Utility Location Specialist	$135.00
1-Person Designator Crew w/Equipment***	$165.00
2-Person Designator Crew w/Equipment***	$220.00
2-Person Vac Excavator Crew w/Equip (Exposing Utility Only – 4 hour minimum)	$335.00
Core Drill (equipment only – per day)	$830.00
SUE QL-A Test Hole (0 < 8 ft; cost per each)***	$2,400.00
SUE QL-A Test Hole (> 8 < 15 ft; cost per each)***	$2,900.00

Construction Management, Construction Engineering and Inspection (CEI)	
Construction Inspector I/II	$120.00
Construction Inspector III	$140.00
Senior Construction Inspector	$160.00
Construction Manager	$235.00
Senior Construction Manager	$280.00

Direct Cost Reimbursables

A fee equal to 3% of labor billings shall be included on each monthly invoice for prints, plots, photocopies, plans or documents on CD, DVD or memory devices, and mileage. No individual or separate accounting of these items will be performed by TNP.

Any permit fees, filing fees, or other fees related to the project and paid on behalf of the client by TNP to other entities shall be invoiced at 1.10 times actual cost.

Notes:

All subcontracted and outsourced services shall be billed at rates comparable to TNP's billing rates above or cost times a multiplier of 1.10.

* *Rates shown are for 2024 and are subject to change in subsequent years.*

** *Survey equipment may include truck, ATV, Robotic Total Station, GPS Units and Digital Level.*

*** *Includes crew labor, vehicle costs, and field supplies.*

ATTACHMENT 'B-1'
SAMPLE INVOICE

Project Name: Stormwater Management Program and Year 1 Annual Report
Client: City of Aubrey
TNP Project #: ABY 24XXX
Date: 11/4/2024

Teague, Nall & Perkins, Inc.
5237 N. Riverside Drive
Suite 100
Fort Worth, TX 76137
817-336-5773

«CLIENTS_REPRESENTATIVE»
«CLIENT»
«STREET_ADDRESS»
«CITY_STATE_ZIP»

Invoice number
Date

«PROJECT_NAME»
«PROJECT_NUMBER»

Professional services rendered for the month ending June 30,2023

Description		Contract Amount	Percent Complete	Total Billed	Prior Billed	Current Billed
Design and Bid Phase Services		130,000.00	57.92	75,300.00	62,000.00	13,300.00
Survey Services		18,600.00	100.00	18,600.00	18,600.00	0.00
Subsurface Utility Engineering		14,500.00	100.00	14,500.00	14,500.00	0.00
	Total	163,100.00	66.46	108,400.00	101,593.00	14,280.00

Invoice total **13,300.00**

Please show project number on all payments of this statement

ATTACHMENT 'C'
PROJECT SCHEDULE

The CONSULTANT shall endeavor to accomplish the work in accordance with the following schedule:

STORMWATER MANAGEMENT PLAN (SWMP)	**Delivered on or before:**
Kickoff/Staff Meetings/Data Collection	November 22, 2024
Draft SWMP	January 3, 2025
Final SWMP	January 31 , 2025
ANNUAL REPORT	
Data Collection/Meetings with City	November 30, 2025
Draft Report	February 15, 2026
Final Report	March 15, 2026

City Council Meeting
Staff Report
November 20, 2024

Agenda Item
Consideration and action on awarding a bid for the Highmeadow Park Construction Project in an amount not to exceed $395,240.90 and authorize the mayor or his designee to sign the agreement.

Staff Contact
Leanne Wilson, Executive Director of Operations
lwilson@aubreytx.gov

Summary
The Highmeadow Park Construction Project includes the installation of new sidewalks, play swings, concrete curbs, fall surfacing, site furnishings and artificial turf, planting and park signage, sidewalk connections to new play structures and landscape and irrigation improvements. The project was advertised for bid during the weeks of September 27, 2024 and October 4, 2024. Bids were opened on October 30, 2024 at 2:00 pm. The following seven (7) bids were received:

Registered Contractor	Total Amount of Bid
DL Meacham	$479,651.50
Whirlix	$428,816.64
AUI Partners	$484,534.68
Cole Construction	$474,127.92
Perfect Finish Landscaping	$395,240.90
Pace Construction	$436,164.80
Thakker Development Company	$495,423.00

References were checked, and all favorable responses were received. Perfect Finish is also currently completing the Leslie Park Improvements.

Financial Summary
The Parks Board has recommended the use of park fees to fund this new park, consistent with the Parks Master Plan. This project was presented with the 2023-2024 adopted budget and funds are available to complete the construction.

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to award the bid to Perfect Finish Landscaping for the Highmeadow Park Construction Project in an amount not to exceed $393,230.90.

Westwood

November 13, 2024
R0050873.00

Mr. Charlies Kreidler
City Manager
CITY OF AUBREY
107 South Main Street
Aubrey, Texas 76227

Re: **Highmeadow Pocket Park**
Recommendation of Award
Aubrey, Denton County, Texas

Dear Mr. Kreidler:

BID RESULTS

Attached is the Bid Tabulation for the bids received October 30, 2024, for the referenced project for your use.

The lowest of seven bids received was from Perfect Finish Landscaping. Based on the estimated quantities in the Bid Proposal and the unit prices bid by Perfect Finish Landscaping, the total amount of the bid for contract award is $395,230.90 (corrected from original amount of 395,212.90).

CONTRACTOR QUALIFICATIONS

Perfect Finish Landscaping has provided similar project deliverable with similar scope and fee. Westwood also has favorable previous experience working with Perfect Finish Landscaping on multiple projects with the city. City commented they provide great work and coordination and have proved willing to provide solutions for issues that have risen.

RECOMMENDATION

Based on the information we have received to date, we see no reason not to award the contract for the referenced project to Perfect Finish Landscaping, as lowest responsive and responsible bidder for the Bid amount of $395,230.90.

Should you have any questions about the information contained herein, please do not hesitate to call.

Sincerely,

Tricia A. Woliver, PLA

taw/R0050873.00_Recommendation of Award

Attachments:
Bid Tabulation

BID TABULATION
Highmeadow Pocket Park
R0050873.00
10/30/2024

No.	Description	Quantity	Unit	DL Meacham		Whirlix		AUI Partners		Cole Construction		Perfect Finish Landscaping		Pace Construction		Thakker Development Company	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	Mobilization of personnel, equipment, and supplies to and from the project site	1	LS	$ 17,325.00	$ 17,325.00	$ 11,000.00	$ 11,000.00	$ 20,109.56	$ 20,109.56	$ 22,000.00	$ 22,000.00	$ 25,000.00	$ 25,000.00	$ 33,000.00	$ 33,000.00	$ 46,247.00	$ 46,247.00
2	Site Preparation	1	LS	40,145.00	40,145.00	48,568.00	48,568.00	11,229.92	11,229.92	45,166.13	45,166.13	28,170.00	28,170.00	28,000.00	28,000.00	58,525.00	58,525.00
3	Traffic Control	1	LS	5,775.00	5,775.00	N/A	N/A	5,614.96	5,614.96	14,835.63	14,835.63	2,500.00	2,500.00	1,000.00	1,000.00	3,600.00	3,600.00
4	Furnish and place Project Construction Sign	1	EA	2,079.00	2,079.00	3,125.00	3,125.00	2,807.48	2,807.48	1,965.38	1,965.38	1,375.00	1,375.00	3,200.00	3,200.00	2,860.00	2,860.00
5	Install, maintain, and remove Temporary Erosion, Sedimentation and Storm Water Pollution Prevention Plan	1	LS	2,508.00	2,508.00	5,565.00	5,565.00	5,614.96	5,614.96	6,625.73	6,625.73	5,730.00	5,730.00	1,000.00	1,000.00	7,700.00	7,700.00
6	Furnish and install Landscape Forms Twig Bench	4	EA	9,960.00	39,840.00	9,101.75	36,407.00	6,876.08	27,504.32	9,069.62	36,278.48	7,761.00	31,044.00	10,000.00	40,000.00	8,565.00	34,260.00
7	Furnish and install Landscape Structures Oodle Swing	1	EA	16,397.00	16,397.00	12,294.00	12,294.00	16,481.03	16,481.03	28,569.31	28,569.31	26,995.00	26,995.00	19,000.00	19,000.00	29,075.00	29,075.00
8	Furnish and install Landscape Structures Global Motion	1	EA	76,983.00	76,983.00	52,800.00	52,800.00	74,400.45	74,400.45	74,868.43	74,868.43	72,565.00	72,565.00	71,000.00	71,000.00	76,468.00	76,468.00
9	Furnish and install Landscape Structures City of Aubrey Standard Park Sign	1	EA	2,888.00	2,888.00	12,500.00	12,500.00	16,844.88	16,844.88	7,238.39	7,238.39	1,500.00	1,500.00	5,000.00	5,000.00	325.00	325.00
10	Furnish and install 6" Thick Vehicular Concrete Pavement	300	SY	155.95	46,785.00	79.45	23,835.00	153.48	46,044.00	103.81	31,143.00	92.25	27,675.00	90.00	27,000.00	97.00	29,100.00
11	Furnish and install Vehicular Concrete Curb and Gutter	250	LF	30.00	7,500.00	12.28	3,070.00	9.66	2,415.00	45.14	11,285.00	8.55	2,137.50	43.00	10,750.00	24.00	6,000.00
12	Furnish and install 6" Compacted Subgrade	300	SY	15.40	4,620.00	166.67	50,001.00	205.36	61,608.00	54.64	16,392.00	33.51	10,053.00	63.00	18,900.00	67.00	20,100.00
13	Furnish and install Parking Striping	1	LS	1,800.00	1,800.00	2,369.00	2,369.00	5,614.96	5,614.96	1,905.00	1,905.00	2,500.00	2,500.00	3,000.00	3,000.00	3,500.00	3,500.00
14	Furnish and install ADA Sign	1	EA	1,200.00	1,200.00	500.00	500.00	561.50	561.50	1,270.00	1,270.00	625.00	625.00	1,800.00	1,800.00	455.00	455.00
15	Furnish and install 4" thick Pedestrian concrete sidewalk	145	SY	104.00	15,080.00	73.06	10,593.70	129.14	18,725.30	98.99	14,353.55	69.30	10,048.50	77.00	11,165.00	94.00	13,630.00
16	Furnish and install 4" thick Colorado River Cobble	130	SF	28.00	3,640.00	24.03	3,123.90	22.46	2,919.80	37.98	4,937.40	7.00	910.00	29.01	3,771.30	22.00	2,860.00
17	Furnish and install Steel Edging	150	LF	17.35	2,602.50	26.25	3,937.50	8.42	1,263.00	25.75	3,862.50	7.00	1,050.00	22.00	3,300.00	30.00	4,500.00
18	Furnish and install 12" Concrete Curb	310	LF	37.00	11,470.00	28.57	8,856.70	51.66	16,014.60	48.51	15,038.10	27.05	8,385.50	59.00	18,290.00	11.00	3,410.00
19	Furnish and install Solstice Solar Light Bollard by Reliance Foundry	8	EA	2,280.00	18,240.00	937.50	7,500.00	1,183.77	9,470.16	974.57	7,796.56	763.00	6,104.00	820.00	6,560.00	1,231.00	9,848.00
20	Furnish and install 4" thick Concrete Stepping Pavers	5	EA	635.00	3,175.00	140.80	704.00	505.35	2,526.75	774.13	3,870.65	97.02	485.10	950.00	4,750.00	130.00	650.00
21	Furnish and install Artificial Turf by Masters of Turf USA, LLC	1000	SF	23.00	23,000.00	14.00	14,000.00	20.12	20,120.00	22.76	22,760.00	22.40	22,400.00	22.50	22,500.00	31.00	31,000.00
22	Furnish and install Playground Surfacing by Vitriturf	1810	SF	35.50	64,255.00	25.49	46,136.90	31.09	56,272.90	35.16	63,639.60	34.70	62,807.00	33.50	60,635.00	30.00	54,300.00
23	Furnish and install Shade Trees	5	EA	1,270.00	6,350.00	1,592.80	7,964.00	926.47	4,632.35	1,143.33	5,716.65	568.40	2,842.00	600.00	3,000.00	1,210.00	6,050.00
24	Install Ornamental Trees	8	EA	1,523.00	12,184.00	2,128.13	17,025.04	926.47	7,411.76	1,122.02	8,976.16	554.25	4,434.00	480.00	3,840.00	845.00	6,760.00
25	Install 5 Gal. Shrub	25	EA	44.00	1,100.00	156.00	3,900.00	33.69	842.25	79.45	1,986.25	62.56	1,564.00	76.00	1,900.00	87.00	2,175.00
26	Install 3 Gal. Shrub	105	EA	46.50	4,882.50	88.28	9,269.40	28.07	2,947.35	21.97	2,306.85	34.00	3,570.00	31.50	3,307.50	105.00	11,025.00
27	Install 1 Gal. Shrub	100	EA	15.00	1,500.00	44.50	4,450.00	11.23	1,123.00	17.44	1,744.00	15.67	1,567.00	32.00	3,200.00	35.00	3,500.00
28	Install 4" Pot Groundcover	320	EA	7.40	2,368.00	11.89	3,804.80	5.56	1,779.20	8.91	2,851.20	13.15	4,208.00	22.00	7,040.00	29.00	9,280.00
29	Install Bermudagrass Sod	3,910	SF	0.65	2,541.50	2.37	9,266.70	1.63	6,373.30	1.11	4,340.10	1.03	4,027.30	1.60	6,256.00	2.00	7,820.00
30	Furnish and Install Irrigation	1	LS	41,418.00	41,418.00	16,250.00	16,250.00	35,261.94	35,261.94	10,405.87	10,405.87	22,959.00	22,959.00	14,000.00	14,000.00	10,400.00	10,400.00
	CONTRACTOR TOTAL BASE BID			**TOTAL BASE BID**	**$ 479,651.50**	**TOTAL BASE BID**	**$ 428,816.64**	**TOTAL BASE BID**	**$ 484,534.68**	**TOTAL BASE BID**	**$ 474,127.92**	**TOTAL BASE BID**	**$ 395,230.90**	**TOTAL BASE BID**	**$ 436,164.80**	**TOTAL BASE BID**	**$ 495,423.00**
	REMOVE FROM TOTAL (LINE ITEM 9)																
	Furnish and install Landscape Structures City of Aubrey Standard Park Sign	1	EA	2,888.00	2,888.00	12,500.00	12,500.00	16,844.88	16,844.88	7,238.39	7,238.39	1,500.00	1,500.00	5,000.00	5,000.00	325.00	325.00
	TOTAL AFTER REMOVAL OF LINE ITEM 9			**TOTAL BASE BID**	**$ 476,763.50**	**TOTAL BASE BID**	**$ 416,316.64**	**TOTAL BASE BID**	**$ 467,689.80**	**TOTAL BASE BID**	**$ 466,889.53**	**TOTAL BASE BID**	**$ 393,730.90**	**TOTAL BASE BID**	**$ 431,164.80**	**TOTAL BASE BID**	**$ 495,098.00**

Denotes math error or difference from total bid stated on proposal

Denotes Total Base Bids after removal of Line Item 9 - Stand. Park Sign

Section 00 42 10

UNIT PRICE BID FORM

TO THE CITY OF AUBREY, TEXAS:

The undersigned hereby proposes to furnish the equipment, fuel, labor, materials, power, tools, superintendence, transportation, and to perform the work required for the construction of HIGHMEADOW PARK: In the City of Aubrey, Texas, for the following prices, which it is clearly and definitely understood, shall include all construction materials and equipment as set out in the basis of payment in these contractual documents and maintaining same as required by the detailed specifications.

Item No.	Qty. & Unit	Description and Price in Words	PRICE IN FIGURES*	
			Unit Price	Total
1	1 LS	**Mobilization** of personnel, equipment, and supplies to and from the project site for the sum of Twenty Five Thousand dollars and Zero cents as a lump sum.	25,000.00	25,000.00
2	1 LS	**Site Preparation** for the sum of Twenty-Nine Thousand One Hundred Seventy dollars and Zero cents as a lump sum.	28,170.00	28,170.00
3	1 LS	**Traffic Control** for the sum of Two Thousand Five Hundred dollars and Zero cents as a lump sum.	2,500.00	2,500.00
4	1 EA	Furnish and place **Project Construction Sign** for the sum of One Thousand Three Hundred Seventy Five dollars and Zero cents per each.	1,375.00	1,375.00
5	1 LS	Install, maintain, and remove **Temporary Erosion, Sedimentation and Storm Water Pollution Prevention Plan** for the sum of Five Thousand Seven Hundred Thirty dollars and Zero cents as a lump sum.	5,730.00	5,730.00
6	4 EA	Furnish And Install **Landscape Forms Twig Bench** For the sum of Seven Thousand Seven Hundred Sixty Onedollars and cents per each	7,761.00	31,044.00
7	1 EA	Furnish And Install **Landscape Structures Oodle Swing** For the sum of Twenty Six Thousand Nine Hundred Ninety Five dollars and Zero cents per each	26,995.00	26,995.00

Item No.	Qty. & Unit	Description and Price in Words	PRICE IN FIGURES*	
			Unit Price	Total
8	1 EA	Furnish And Install **Landscape Structures Global Motion** For the sum of Seventy Two Thousand Five Hundred Sixty Five dollars and Zero cents per each	72,565.00	72,565.00
9	1 EA	Furnish And Install **Landscape Structures City of Aubrey Standard Park Sign** For the sum of One Thousand Five Hunderd dollars and Zero cents per each	1,500.00	1,500.00
10	300 SY	Furnish And Install **6" Thick Vehicular Concrete Pavement**, complete and in place, for the sum of Ninety Two dollars and Twenty Five cents per square yard.	$92.25	27,675.00
11	250 LF	Furnish And Install **Vehicular Concrete Curb and Gutter**, complete and in place, for the sum of Eight dollars and Fifty Five cents per linear feet.	8.55	2,137.50
12	300 SY	Furnish And Install **6" Compacted Subgrade**, complete and in place, for the sum of Thirty Three dollars and Fifty One cents per square yard.	33.51	10,053.00
13	1 LS	Furnish And Install **Parking Striping** for the sum of Two Thousand Five Hundred dollars and Zero cents as a lump sum.	2,500.00	2,500.00
14	1 EA	Furnish And Install **ADA Sign** For the sum of Six Hundred Twenty Five dollars and Zero cents per each	625.00	625.00
15	145 SY	Furnish and Install **4" thick Pedestrian concrete sidewalk**, complete and in place, for the sum of Sixty Nine dollars and Thirty cents per square yards.	69.30	10,048.50
16	130 SF	Furnish and Install **4" thick Colorado River Cobble**, complete and in place, for the sum of Seven dollars and Zero cents per square foot.	7.00	910.00
17	150 LF	Furnish And Install **Steel Edging**, and in place, for the sum of Seven dollars and Zero cents per linear	7.00	1,050.00

No Details

Item No.	Qty. & Unit	Description and Price in Words	PRICE IN FIGURES*	
			Unit Price	Total
		foot.		
18	310 LF	Furnish And Install **12" Concrete Curb**, and in place, for the sum of Twenty Seven dollars and Five cents per linear foot.	27.05	8,385.50
19	8 EA	Furnish and install **Solstice Solar Light Bollard by Reliance Foundry,** complete, in place, for the sum of Seven Hundred Sixty Three dollars and Zero cents per each.	763.00	6,104.00
20	5 EA	Furnish and install **4" thick Concrete Stepping Pavers,** complete, in place, for the sum of Ninety Seven dollars and Two cents per each.	97.02	485.10
21	1000 SF	Furnish and Install **Artificial Turf by Masters of Turf USA LLC**, complete and in place, for the sum of Twenty Two dollars and Forty cents per square foot.	22.40	22,400.00
22	1810 SF	Furnish and Install **Playground Surfacing by Vitriturf**, complete and in place, for the sum of Thirty Four dollars and Seventy cents per square foot.	34.70	62,807.00
23	5 EA	Furnish and install **Shade Trees,** complete, in place, for the sum of Five Hundred Sixty Eight dollars and Forty cents per each.	568.40	2,824.00
24	8 EA	**Install Ornamental Trees,** complete and in place, for the sum of Five Hundred Fifty Four dollars and Twenty Five cents per each.	554.25	4,434.00
25	25 EA	**Install 5 Gal. Shrub,** complete and in place, for the sum of Sixty Two Dollars dollars and Fifty Six cents per each.	62.56	1564.00
26	105 EA	**Install 3 Gal. Shrub,** complete and in place, for the sum of Thirty Four dollars and Zero cents per each.	34.00	3570.00

Item No.	Qty. & Unit	Description and Price in Words	PRICE IN FIGURES*	
			Unit Price	Total
27	100 EA	**Install 1 Gal. Shrub**, complete and in place, for the sum of Fifteen dollars and Sixty Seven cents per each.	15.67	1567.00
28	320 EA	**Install 4" Pot Groundcover**, complete and in place, for the sum of Thirteen dollars and Fifteen cents per each.	13.15	4,208.00
29	3910 SF	**Install Bermudagrass Sod**, complete and in place, for the sum of One dollars and Three cents per square foot.	1.03	4,027.30
30	1 LS	**Furnish and Install Irrigation**, complete and in place, for the Sum of Twenty Two Thousand Nine Hundred Fifty Nine dollars and Zero cents per lump sum.	22,959.00	22,959.00

TOTAL AMOUNT $ 395,212.90

City Council Meeting
Staff Report
November 20, 2024

Agenda Item
Consideration and action on a Resolution casting votes for candidates in the election of the Denton Cental Appraisal District Board of Directors.

Staff Contact
Charles Kreidler, City Manager
kreidler@aubreytx.gov
940-440-9343

Summary

Financial Summary

Staff Recommended Action

Staff Recommended Motion

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS, EXERCISING THEIR RIGHT TO CAST VOTES FOR CANDIDATES IN THE ELECTION OF THE DENTON CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS

WHEREAS, the city of Aubrey, Texas is a member of the Denton Central Appraisal District and is entitled to cast eight votes in the election of the Board of Directors in accordance with 6.03 of the Texas Property Tax Code; and,

WHEREAS, each voting unit must cast it's votes by resolution and submit it to the Chief Appraiser before December 15, 2024.

NOW THEREFORE BE IT RESOLVED BY THE CITY OF AUBREY, TEXAS AS FOLLOWS: THAT THE CITY OF AUBREY, TEXAS CAST VOTES ACCORDINGLY AS REPRESENTED BELOW:

Candidate Name	# of votes

INTRODUCED, READ AND PASSED by the affirmative vote of the City Council of the City of Aubrey, Texas this 20th day of November, 2024.

_____
CHRIS RICH
MAYOR

ATTEST:

_____
JENNY HICKS
CITY SECRETARY

APPROVED AS TO FORM:

_____
PATRICIA A. ADAMS
CITY ATTORNEY

Denton Central Appraisal District
3911 Morse Street
Denton, TX 76208

(940) 349-3800
www.dentoncad.com

TO: Denton County Taxing Units

FROM: Don Spencer, Chief Appraiser

DATE: October 23, 2024

SUBJECT: Candidates to the Denton CAD Board of Directors

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

Each voting unit must cast its vote by **written resolution** and submit it to the Chief Appraiser before December 15th. Since December 15th falls on a Sunday this year, this means resolutions must be received by close of business on Friday, December 13th. The Distribution of Votes for each voting unit is included with this letter. The unit may cast all its votes for one candidate or may distribute the votes among any number of candidates. When a voting unit casts its votes, it must cast the votes for a person that was nominated and is named on the ballot. There is no provision for write-in candidates. The Tax Code does not permit the Chief Appraiser to count votes cast for someone not listed on the official ballot. The five nominees receiving the most votes will become members of the Denton CAD Board of Directors in January of 2025.

The candidates nominated by the taxing units are:

Candidate	Nominating Unit
1. **Rob Altman**	***City of Frisco, City of The Colony, Denton County, City of Roanoke Town of Northlake***
2. **Henry Benjamin III**	***Frisco ISD***
3. **Alex Buck**	***City of Highland Village, Denton County, City of Lewisville, City of Southlake***
4. **Vicki Byrd**	***City of Denton***
5. **Bryan Dodson**	***Frisco ISD***
6. **Jared Eutsler**	***City of Corinth***
7. **Sean Frank**	***Frisco ISD***
8. **Mike Hennefer**	***City of Carrollton, City of The Colony, Denton County, C-FB ISD***
9. **Ray Martin**	***Town of Providence Village, City of The Colony, City of Corinth, City of Lewisville, City of Coppell, City of Southlake***
10. **Ann Pomykal**	***Denton County, City of Lewisville, City of Southlake***
11. **Sandeep Sharma**	***Town of Flower Mound***
12. **Charles Stafford**	***Denton ISD, City of Denton, City of Southlake, Pilot Point ISD***
13. **Osiris Wade**	***Frisco ISD***
14. **Bruce Yeager**	***Ponder ISD***
15. ****David Terre**	***Nominated by City of Denton*** **Does not desire to be re-elected**

Bio sheets on each candidate have been requested and are being gathered. If you would like further information on one(or more) of the candidates, please contact Misty Baptiste she will forward those information sheets to you as soon as they are available.

Since some of you may not be familiar with the process of selecting the Board, please do not hesitate to contact Misty Baptiste at (940) 349-3977 or misty.baptiste@dentoncad.com for clarification and/or information.

DENTON CENTRAL APPRAISAL DISTRICT

2024 DISTRIBUTION OF VOTES

JURISDICTIONS		2023 LEVY	%OF TOTAL LEVIES	NUMBER OF VOTES
SCHOOL DISTRICTS:				
S01	ARGYLE ISD	60,114,589.31	2.1028%	105
S02	AUBREY ISD	34,321,369.54	1.2006%	60
S03	CARROLLTON-FB ISD	59,321,215.50	2.0751%	104
S04	CELINA ISD	3,146,365.81	0.1101%	6
S05	DENTON ISD	363,897,514.29	12.7291%	636
S15	ERA ISD	1,316.27	0.0000%	1
S06	FRISCO ISD	185,710,323.80	6.4962%	325
S07	KRUM ISD	22,973,409.13	0.8036%	40
S08	LAKE DALLAS ISD	38,574,582.69	1.3493%	67
S09	LEWISVILLE ISD	640,496,706.05	22.4046%	1120
S10	LITTLE ELM ISD	99,672,541.66	3.4865%	174
S11	NORTHWEST ISD	211,182,352.68	7.3872%	369
S12	PILOT POINT ISD	12,242,011.09	0.4282%	21
S13	PONDER ISD	16,192,375.42	0.5664%	28
S17	PROSPER ISD	44,883,909.88	1.5700%	79
S14	SANGER ISD	25,430,897.51	0.8896%	44
S16	SLIDELL ISD	752,781.09	0.0263%	1
SCHOOL DISTRICTS TOTALS		$1,818,914,261.72	63.626%	3182
G01	DENTON COUNTY	$332,669,895.73	11.64%	582
CITIES:				
C26	TOWN OF ARGYLE	4,743,192.10	0.1659%	8
C01	CITY OF AUBREY	4,743,753.36	0.1659%	8
C31	TOWN OF BARTONVILLE	1,098,332.46	0.0384%	2
C02	CITY OF CARROLLTON	66,820,813.21	2.3374%	117
C49	CITY OF CELINA	5,780,996.55	0.2022%	10
C03	CITY OF THE COLONY	49,370,888.63	1.7270%	86
C21	TOWN OF COPPELL	1,189,865.11	0.0416%	2
C27	TOWN OF COPPER CANYON	1,486,063.82	0.0520%	3
C04	CITY OF CORINTH	17,538,879.40	0.6135%	31
C20	CITY OF DALLAS	17,277,441.44	0.6044%	30
C05	CITY OF DENTON	107,856,823.32	3.7728%	189
C42	CITY OF DISH	214,089.77	0.0075%	1
C30	TOWN OF DOUBLE OAK	1,236,380.77	0.0432%	2
C47	TOWN OF CORRAL CITY	19,122.17	0.0007%	1
C07	TOWN OF FLOWER MOUND	59,647,226.67	2.0865%	104
C36	CITY OF FORT WORTH	43,511,254.84	1.5220%	75
C32	CITY OF FRISCO	77,125,010.53	2.6978%	135
C39	CITY OF GRAPEVINE	353.40	0.0000%	1
C22	TOWN OF HACKBERRY	215,931.00	0.0076%	1
C38	CITY OF HASLET	4,273.59	0.0001%	1
C19	TOWN OF HICKORY CREEK	2,513,775.76	0.0879%	4
C08	CITY OF HIGHLAND VILLAGE	16,016,996.76	0.5603%	28
C09	CITY OF JUSTIN	6,157,278.77	0.2154%	10
C18	CITY OF KRUGERVILLE	1,306,852.91	0.0457%	2
C10	CITY OF KRUM	4,569,621.33	0.1598%	8
C11	CITY OF LAKE DALLAS	4,221,993.88	0.1477%	7
C25	CITY OF LAKEWOOD VILLAGE	676,945.12	0.0237%	1
C12	CITY OF LEWISVILLE	87,690,250.13	3.0674%	153
C13	TOWN OF LITTLE ELM	45,921,404.02	1.6063%	80
C45	CITY OF NEW FAIRVIEW	57,369.53	0.0020%	1
C33	TOWN OF NORTHLAKE	8,206,500.28	0.2871%	14
C24	CITY OF OAK POINT	4,480,417.82	0.1567%	8
C14	CITY OF PILOT POINT	4,286,872.10	0.1500%	8
C29	CITY OF PLANO	7,098,097.71	0.2483%	11
C15	TOWN OF PONDER	2,180,652.92	0.0763%	3
C48	CITY OF PROSPER	12,225,453.38	0.4276%	20
C51	TOWN OF PROVIDENCE VILLAGE	5,459,672.92	0.1910%	10
C17	CITY OF ROANOKE	11,368,927.41	0.3977%	20
C16	CITY OF SANGER	8,914,071.23	0.3118%	15
C34	TOWN OF SHADY SHORES	1,555,153.67	0.0544%	2
C37	CITY OF SOUTHLAKE	824,974.30	0.0289%	1
C28	CITY OF TROPHY CLUB	11,354,591.12	0.3972%	20
C44	TOWN OF WESTLAKE	220,870.82	0.0077%	1
CITY TOTAL		$707,189,436.03	24.74%	1236
TOTAL ALL JURISDICTIONS		$2,858,773,593.48	100.00%	5000

City Council Meeting
Staff Report
November 20, 2024

Agenda Item
Consideration and action on removing and/or appointing member(s) to the Capital Improvement Projects/Impact Fee Committee.

Staff Contact
Jenny Hicks, City Secretary
jhicks@aubreytx.gov
940-440-9343

Summary
Gary Hammett's term has expired and he requested not to be reappointed. Kay Browning recently submitted an application for the Library Board. That board has no vacancies, so she has agreed to serve on the CIP/Impact Fee Committee.

Financial Summary
N/A

Staff Recommended Action
Approve

Staff Recommended Motion
I make a motion to appoint Kay Browning to the Capital Improvement/Impact Fee Committee