

Planning and Zoning Commission Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
December 12, 2024
6:00 PM



**(Notice of Potential Quorum for City Council, 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 Board Members

Pursuant to Section 551.127, Texas Government Code, one or more commission members may attend this meeting remotely using videoconferencing technology. A quorum of the commission 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.

Citizen Input: Any person may address the Commission. If your comments are concerning an agenda item, you may wait until the discussion on that item if you prefer. Once recognized by the chairperson, 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.

New Business: New items requested for consideration.

1. Consider and make a recommendation to City Council regarding a Preliminary Plat application for Highpointe Ranch Phase 2 containing 219 residential lots and two (2) HOA/nonresidential lots in approximately 38.154 acres of land out of the F. Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County, Texas. *(KLB Buy 3, LLC)*
2. Consider and make a recommendation to City Council regarding a Final Plat application for Highpointe Ranch Phase 2 containing 219 residential lots and two (2) HOA/nonresidential lots in approximately 38.154 acres of land out of the F. Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County, Texas. *(KLB Buy 3, LLC)*
3. Consider and make a recommendation to City Council regarding a Preliminary Plat application for Highpointe Ranch Phase 3 containing 146 residential lots and one (1) HOA/nonresidential lot in approximately 31.067 acres of land out of the F. Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County, Texas. *(KLB Buy 3, LLC)*
4. Consider and make a recommendation to City Council regarding a Final Plat application for Highpointe Ranch Phase 3 containing 146 residential lots and one (1) HOA/nonresidential lot in approximately 31.067 acres of land out of the F. Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County, Texas. *(KLB Buy 3, LLC)*
5. Consider and make a recommendation to City Council regarding the Site Plan for a restaurant to be located at 403 S. Main Street.
6. Consideration and action on Minutes of the November 14, 2024 meeting.

-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 Planning and Zoning Commission 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 Planning and Zoning Commission 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.



**Planning and Zoning Commission Meeting
Staff Report
December 12, 2024**

Agenda Item

Consider and make a recommendation to City Council regarding a Preliminary Plat application for Highpointe Ranch Phase 2 containing 219 residential lots and two (2) HOA/nonresidential lots in approximately 38.154 acres of land out of the F. Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County, Texas. (*KLB Buy 3, LLC*)

Staff Contact

Helen-Eve Beadle, Planner
heleneve@heplanningdesign.com
469-360-6618

Summary

The City of Aubrey City Council approved a Preliminary Plat for Highpointe Ranch consisting of approximately 460.75 acres in March of 2022. The Preliminary Plat has expired and a new application and approval is required for Final Plats to be submitted and acted on. An updated Preliminary Plat for the overall development (460.75 acres) is included in this agenda as historical information.

The property is zoned as a Planned Development District (PD) and the Preliminary Plat lot standards meet the zoning requirements. The civil engineering sets accompanying the Final Plat application will serve as the preliminary water, sewer, and drainage plans for the Preliminary Plat. The required will-serve letters from utility providers have been delivered along with notice to the school district of the residential development. The Final Plat includes civil engineering plans and the City Engineer and City Planner provided reviews on November 20, 2024 and anticipate a resubmission to address the required revisions prior to the meeting for Final Plat consideration.

The Preliminary Plat is recommended for approval subject to the following conditions:

1. Per Chapter 10, Article 2, Section 3.04, the Preliminary Plat shall demonstrate conformance with the Subdivision Regulations and the City Engineer and City Planner reviews have not been addressed at the time of agenda packet preparation. Reviews are included as attachments to the agenda item.
2. Per Chapter 10, Article 2, Section 3.01, Generally, the preliminary water, sewer, and drainage plans shall be approved by the City Engineer and the plans are currently in review.

The Planning & Zoning Commission may recommend to City Council:

1. Approve the Preliminary Plat as submitted with staff's recommended conditions listed in this report;
2. Approve the Preliminary Plat with additional conditions; or
3. Deny the Preliminary Plat.

Attachments:

1. Highpointe Ranch Phase 2 Preliminary Plat
 2. Highpointe Ranch overall development Preliminary Plat (informational)
-

3. City Engineer Review of Highpointe Ranch Phase 2 Final Plat, November 20, 2024
4. City Planner Review Highpointe Ranch Phase 2 Final Plat, November 20, 2024

Financial Summary

NA

Staff Recommended Action

Approve with Conditions

Staff Recommended Motion

Staff recommends that the Planning and Zoning Commission recommend Conditional Approval of the Preliminary Plat subject to the conditions listed in the staff report.

PRELIMINARY PLAT AND
PRELIMINARY ENGINEERING SUBMITTAL
FOR
HIGH POINTE RANCH
CITY OF AUBREY, DENTON COUNTY, TEXAS

ENGINEER

Kimley»Horn

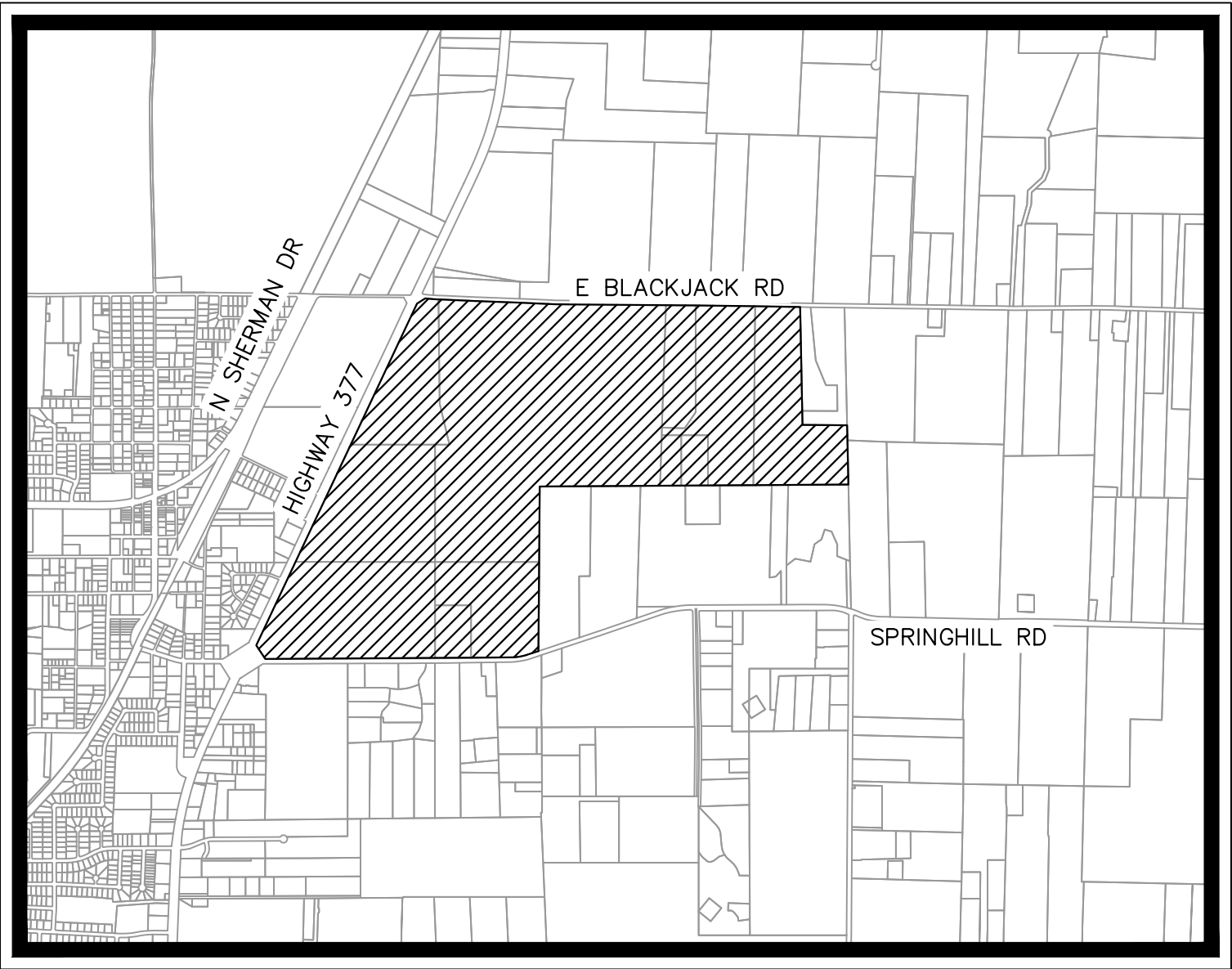
6160 WARREN PKWY SUITE 210
FRISCO, TEXAS 75034
TEL: (972) 335-3580
CONTACT: THOMAS L. FLETCHER, P.E.

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



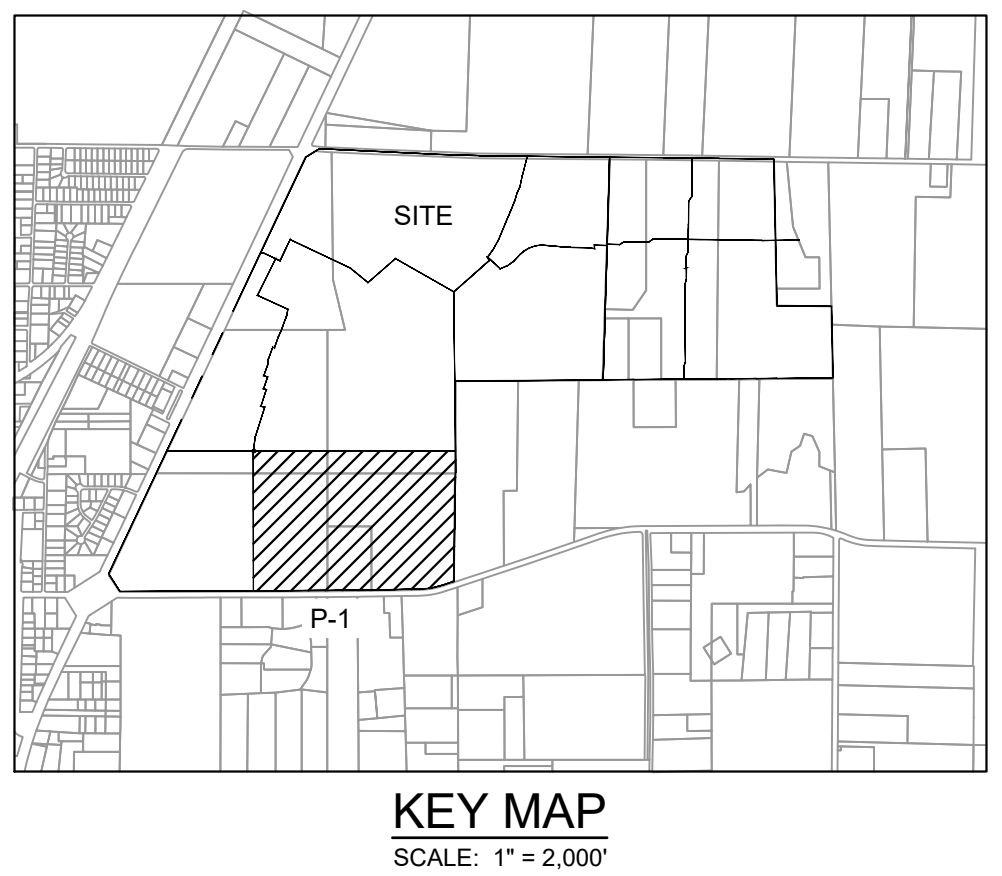
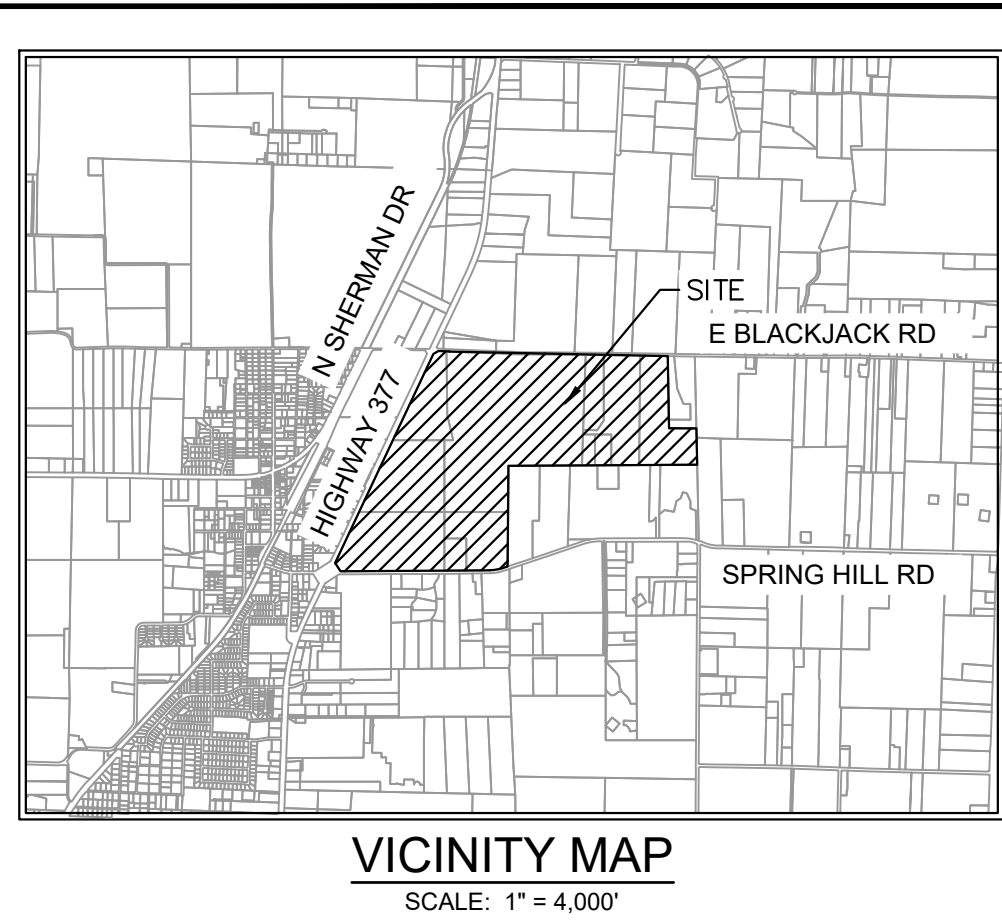
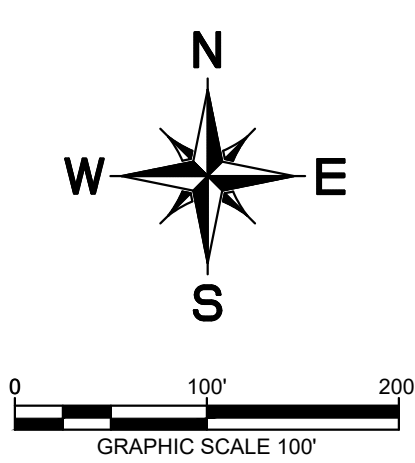
VICINITY MAP
SCALE: 1" = 2,000'

FEBRUARY 2022

SHEET INDEX

Sheet Number	Sheet Title
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P-5	PRELIMINARY PLAT
P-6	PRELIMINARY PLAT
P-7	PRELIMINARY PLAT
P-8	PRELIMINARY PLAT
P-9	PRELIMINARY PLAT
P-10	PRELIMINARY PLAT
P-11	PRELIMINARY PLAT
EX-1	EXISTING DRAINAGE AREA MAP
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D-2	PRELIMINARY DRAINAGE PLAN
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D-5	PRELIMINARY DRAINAGE PLAN
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D-7	PRELIMINARY DRAINAGE PLAN
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D-9	PRELIMINARY DRAINAGE PLAN
D-10	PRELIMINARY DRAINAGE PLAN
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U-2	PRELIMINARY UTILITY PLAN
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U-4	PRELIMINARY UTILITY PLAN
U-5	PRELIMINARY UTILITY PLAN
U-6	PRELIMINARY UTILITY PLAN
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PV-5	PRELIMINARY PAVING PLAN
PV-6	PRELIMINARY PAVING PLAN
PV-7	PRELIMINARY PAVING PLAN
PV-8	PRELIMINARY PAVING PLAN
PV-9	PRELIMINARY PAVING PLAN

Variance Request: The following street exceeds the 1,250 foot block length in the development agreement: Cavaletti Lane



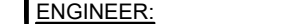
LEGEND	
D.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY, TEXAS
HOA	HOMEOWNERS'S ASSOCIATION
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R.O.W.	RIGHT-OF-WAY
	STREET NAME CHANGE
LINE TYPE LEGEND	
	MATCH LINE
	EASEMENT LINE
	PHASE LINE
	RIGHT-OF-WAY LINE
	100-YEAR FLOODPLAIN
	SURVEY CITY LIMIT

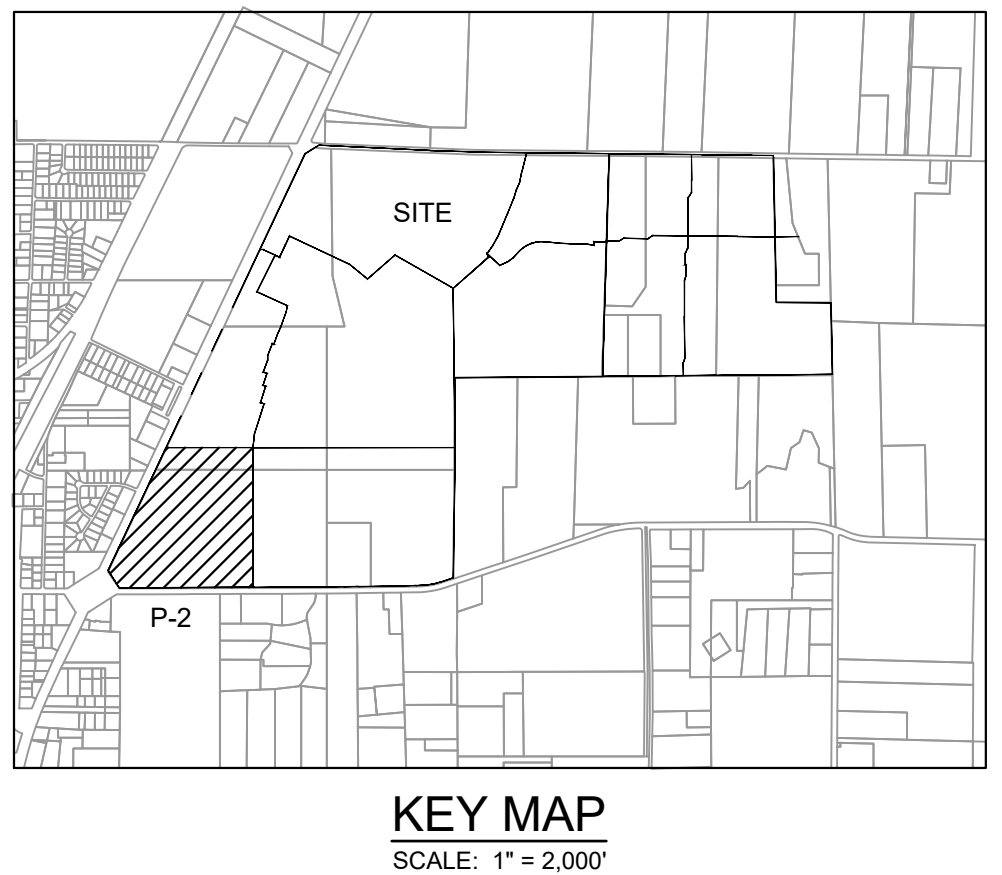
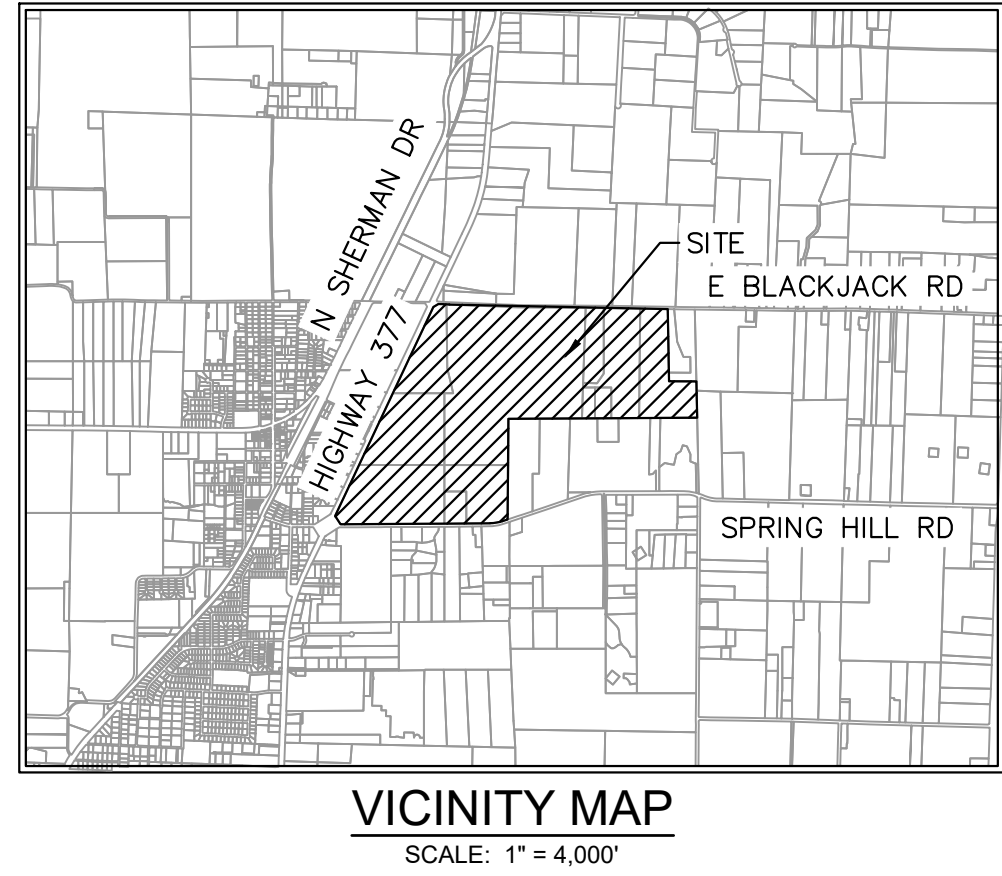
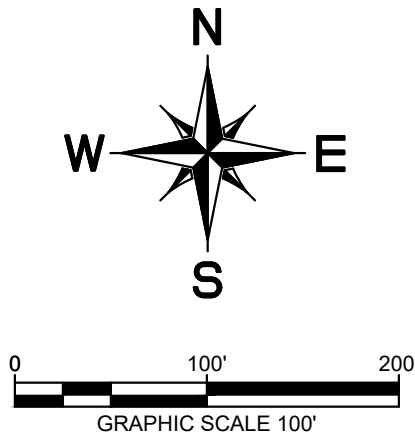
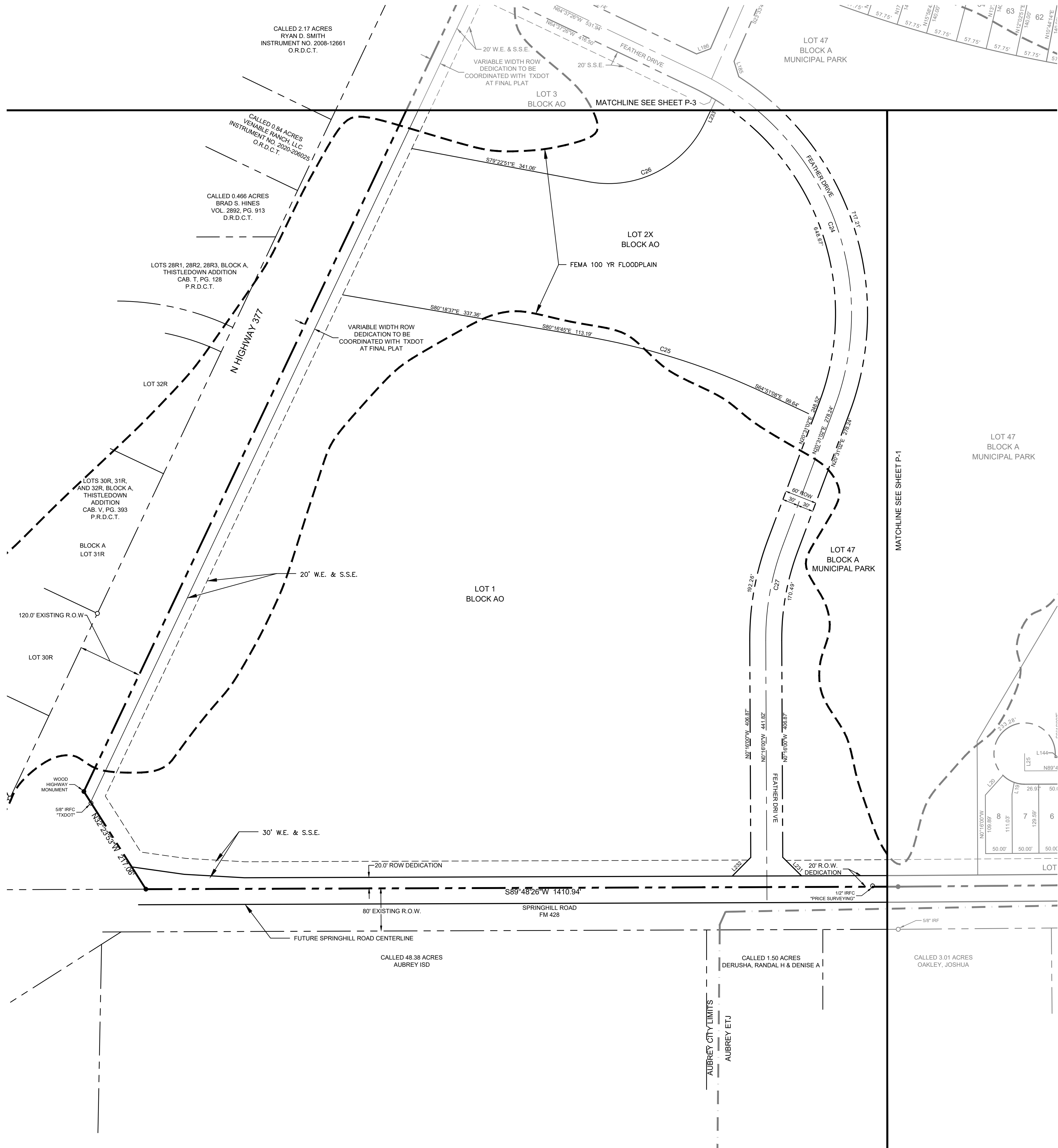
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CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY PLAT
FOR
HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

<u>SURVEYOR:</u> Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 335-0658 Contact: Sylviaanna Gunawan Surveyor #6461	<u>OWNER/DEVELOPER:</u> Aubrey Blackback Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	<u>OWNER/DEVELOPER:</u> FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	<u>ENGINEER:</u>  6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration #9828	
DESIGNED	DRAWN	CHECKED	DATE	KH PROJECT NO.
DKT	DKT	TLF	AS SHOWN SEPT. 2021	2020.013
				P



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---	100-YEAR FLOODPLAIN
---	AUBREY CITY LIMITS

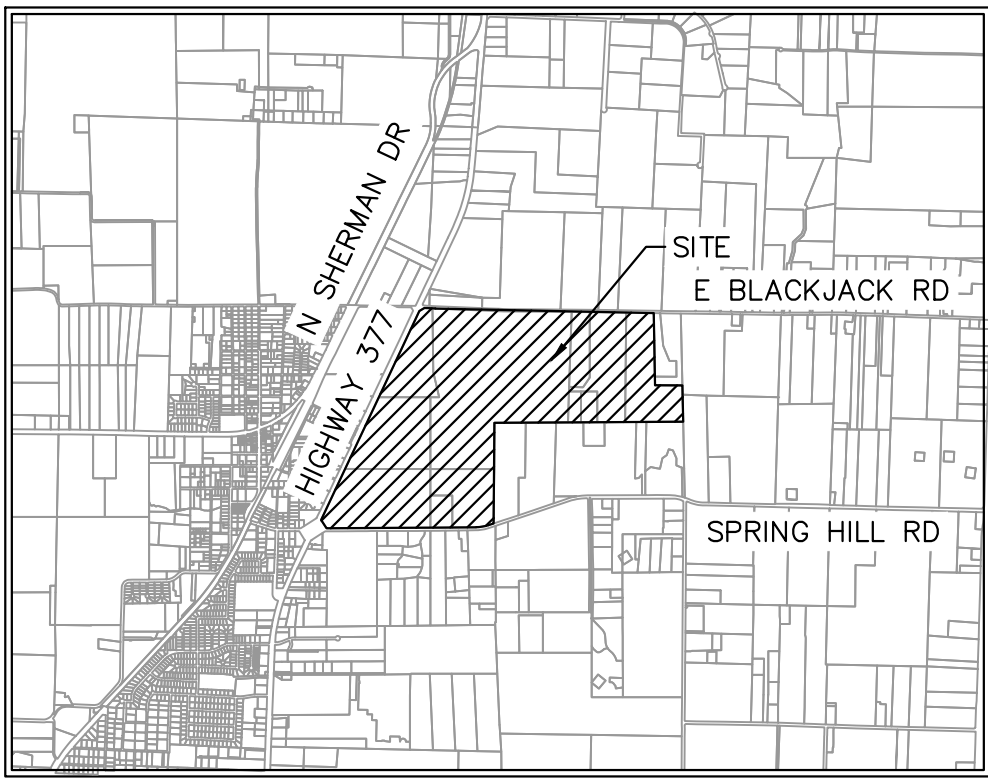
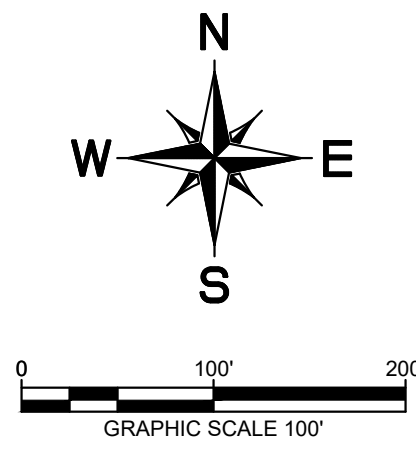
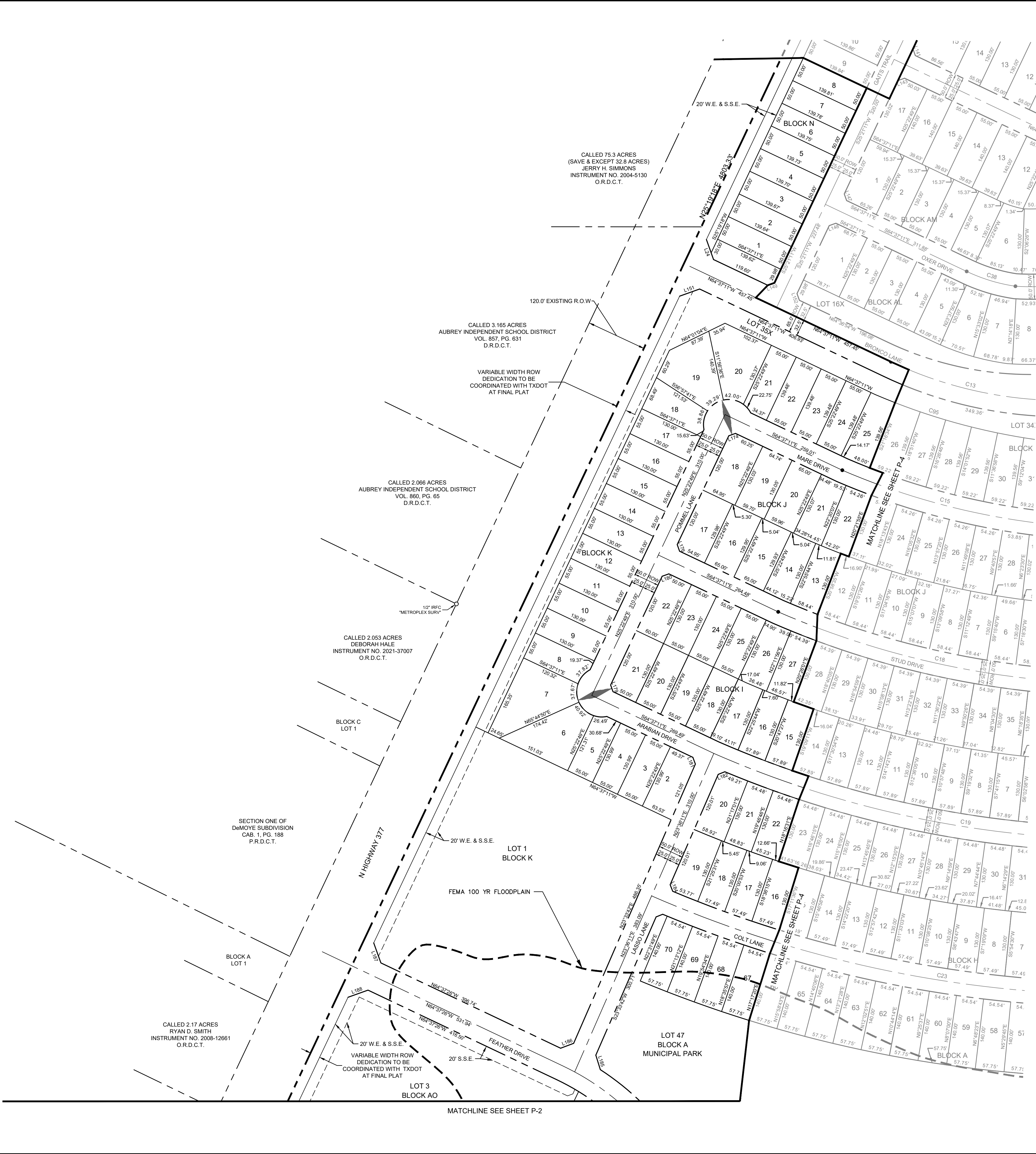
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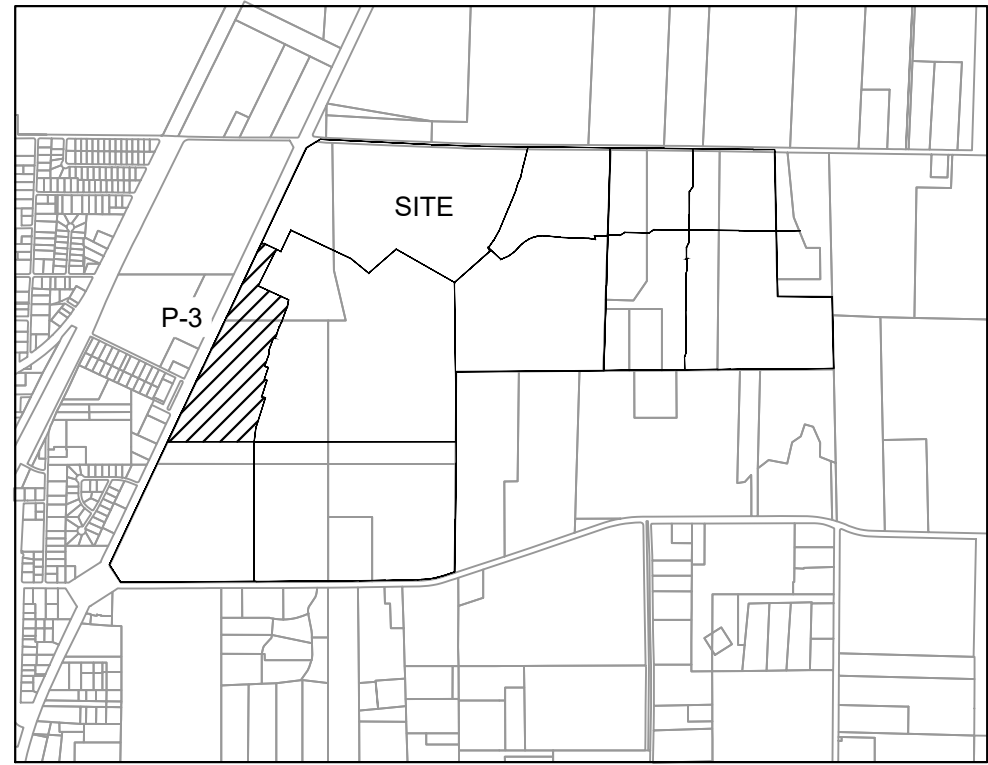
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DESIGNED:	DRAWN:	CHECKED:	SCALE:	DATE:	KH PROJECT NO.	P-2
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103	



VICINITY MAP
SCALE: 1" = 4,000'



KEY MAP
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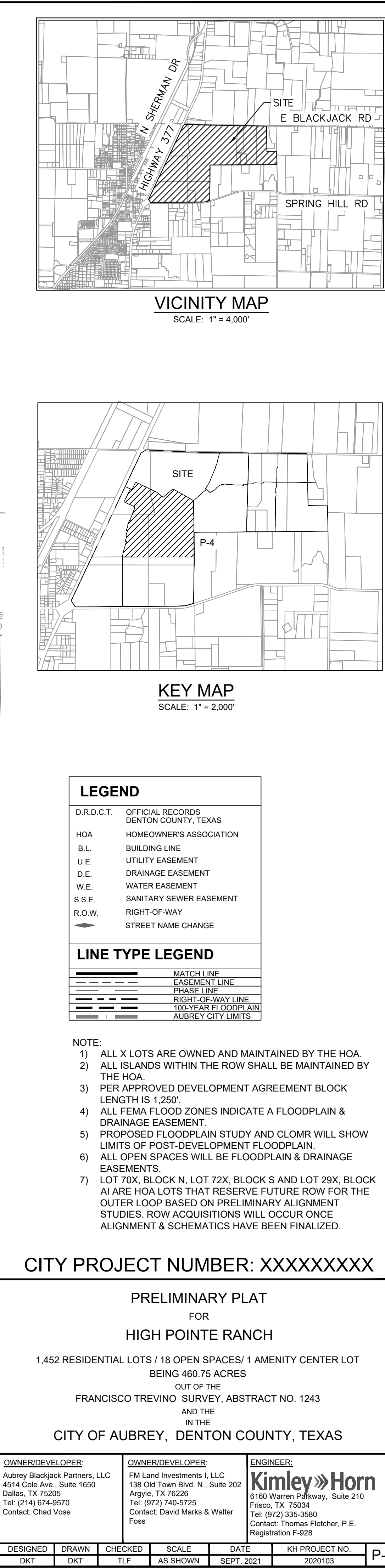
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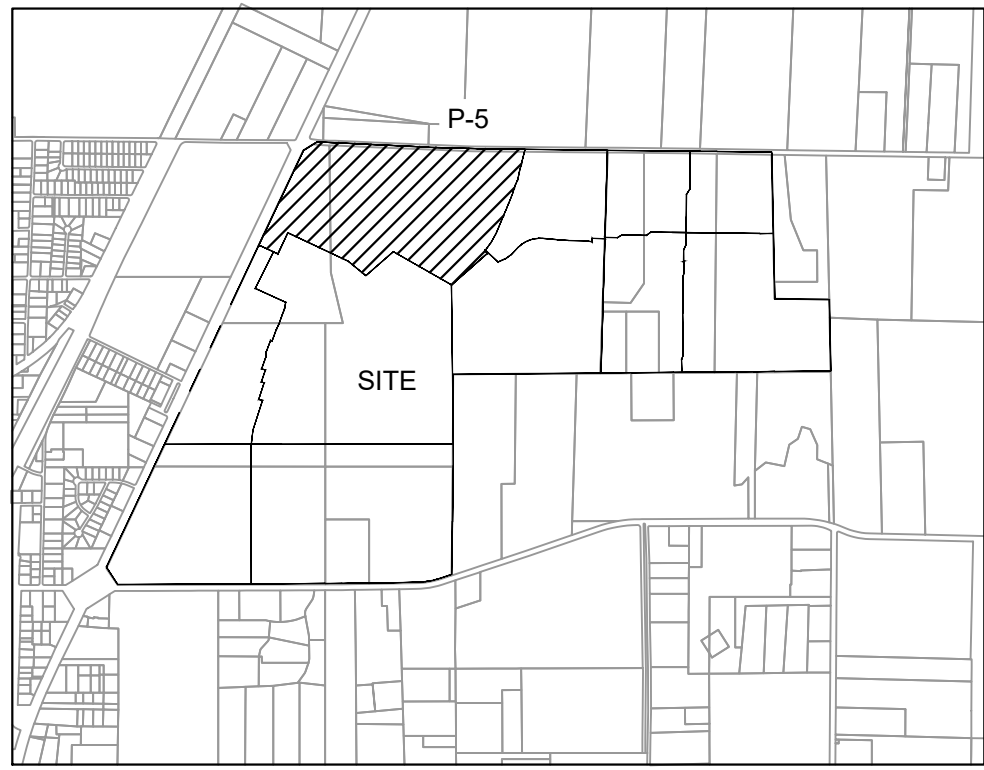
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DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	P-3



THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED. THE USER OF THIS DOCUMENT AGREES TO HOLD KIMLEY-HORN AND ASSOCIATES, INC. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY KIMLEY-HORN AND ASSOCIATES, INC. DUE TO OR RESULTING FROM THE USE OF THIS DOCUMENT. THE USER OF THIS DOCUMENT AGREES TO INDEMNIFY AND HOLD KIMLEY-HORN AND ASSOCIATES, INC. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY KIMLEY-HORN AND ASSOCIATES, INC. DUE TO OR RESULTING FROM THE USE OF THIS DOCUMENT. THE USER OF THIS DOCUMENT AGREES TO INDEMNIFY AND HOLD KIMLEY-HORN AND ASSOCIATES, INC. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY KIMLEY-HORN AND ASSOCIATES, INC. DUE TO OR RESULTING FROM THE USE OF THIS DOCUMENT.

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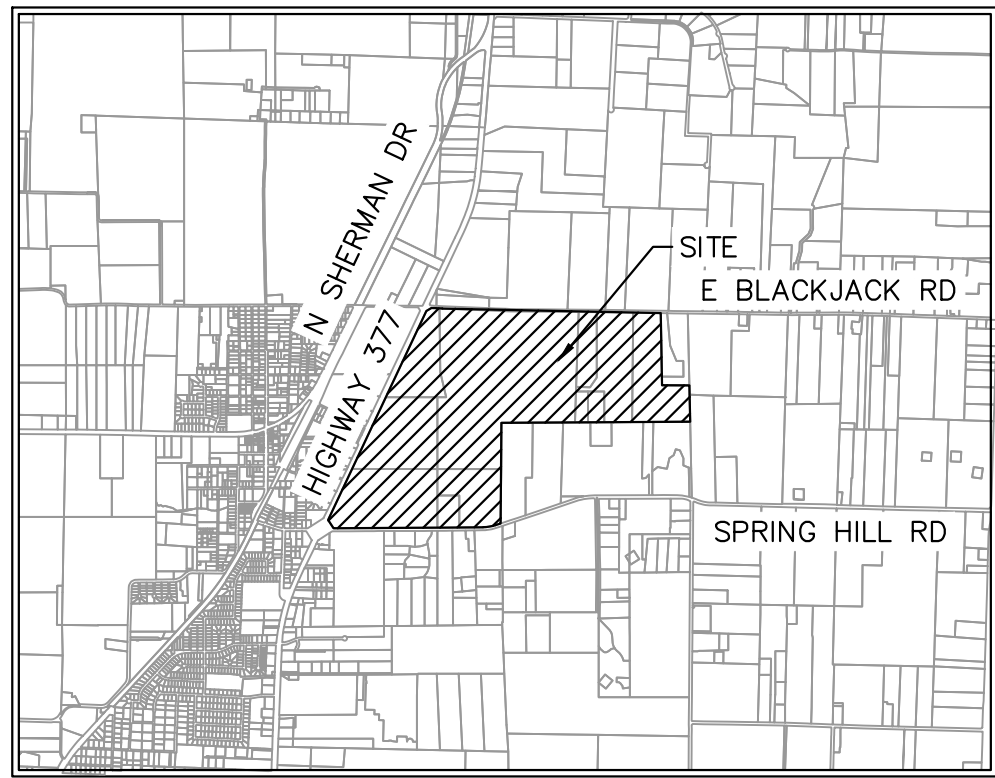
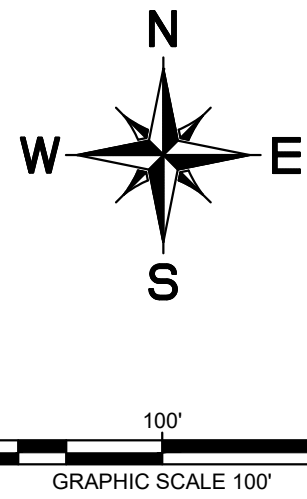
KEY MAP
SCALE: 1" = 2,000'

YOUNGBLOOD, LTD
6.164 ACRES (TR 5)
V. 4257, P. 1101
DOC. #99-0004597

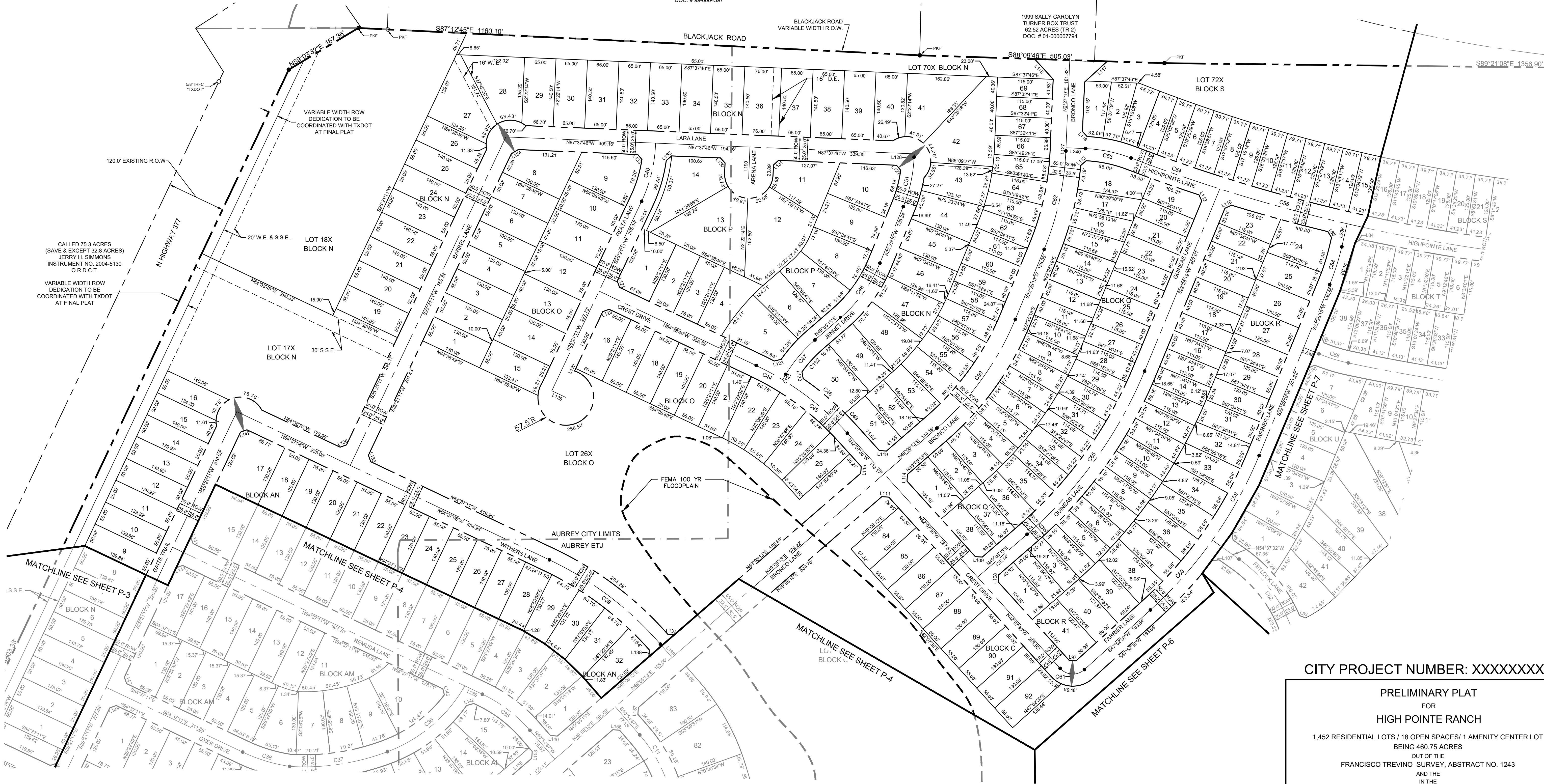
TEXAS WEATHER
INSTRUMENTS, INC
0.538 ACRE
DOC. # 07-000023674

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	AUBREY CITY LIMITS



VICINITY MAP
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CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY PLAT
FOR
HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

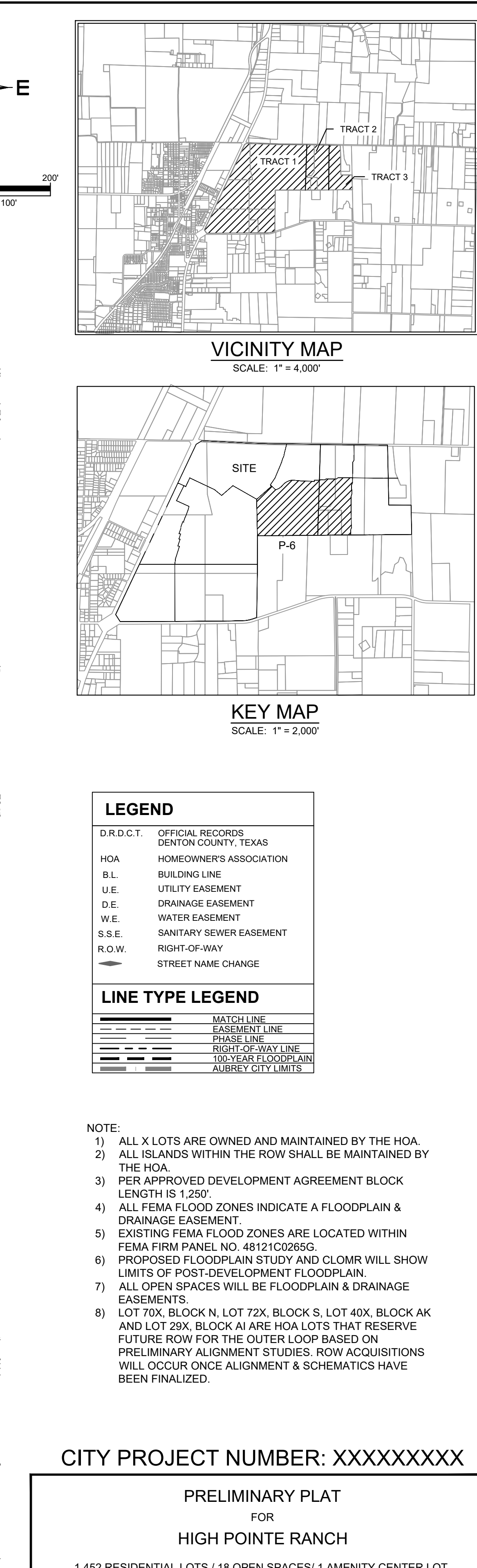
SURVEYOR:
Kimley-Horn
6160 Warren Pkwy
Frisco, TX 75215
Tel: (469) 353-6058
Contact: Sylvia Gunawan
Surveyor #6461

OWNER/DEVELOPER:
Aubrey Blackjack Partners, LLC
4514 Cole Ave., Suite 1650
Frisco, TX 75205
Tel: (214) 674-9570
Contact: Chad Vose

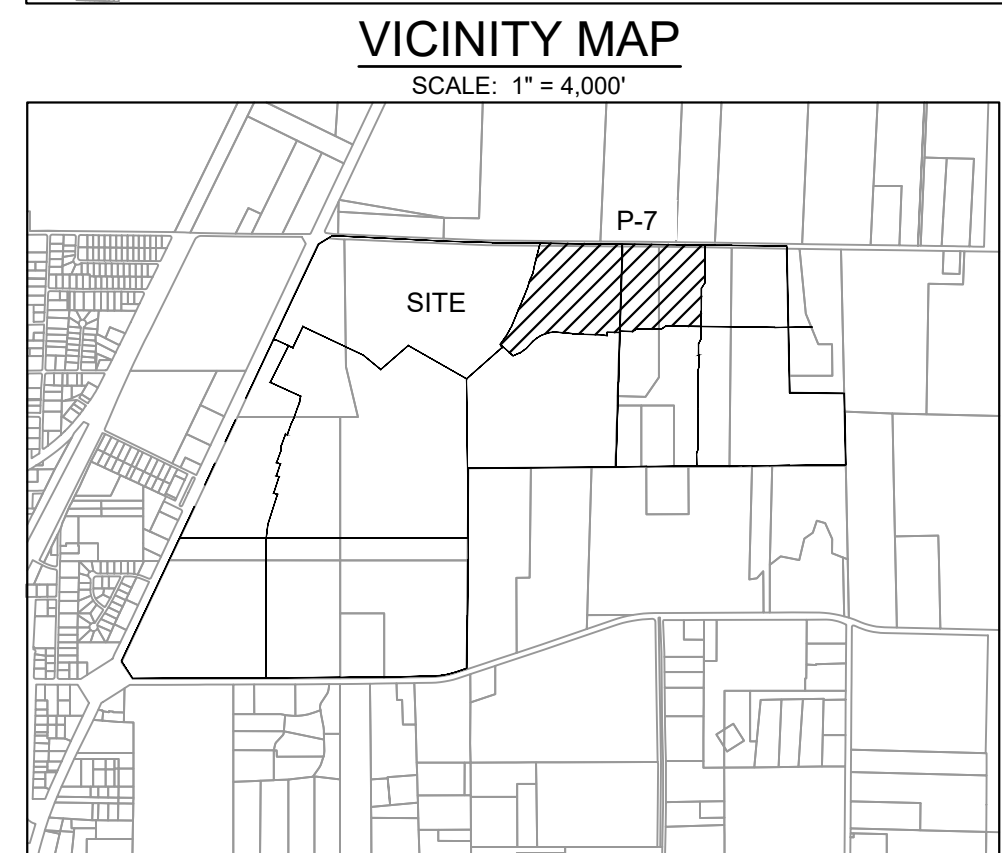
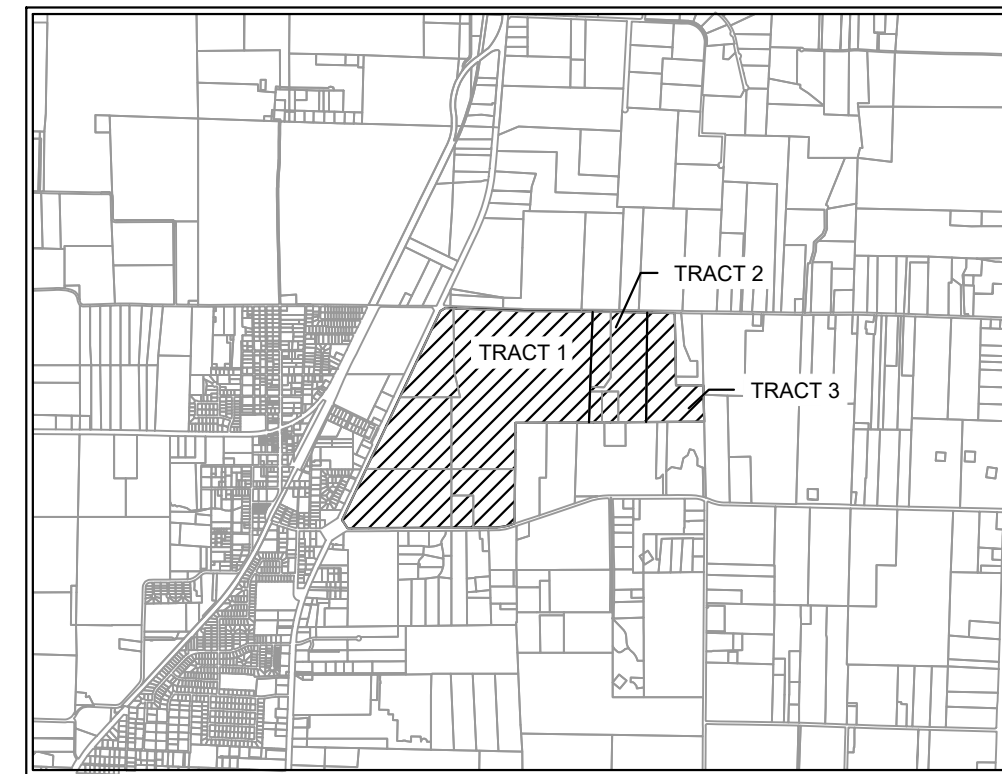
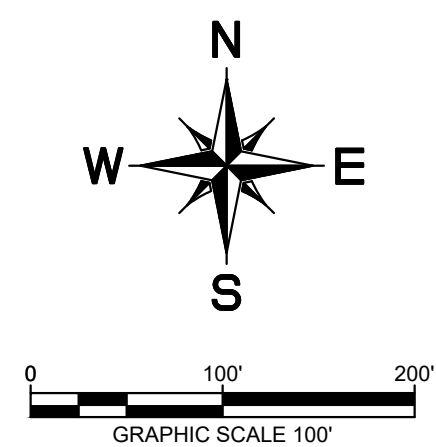
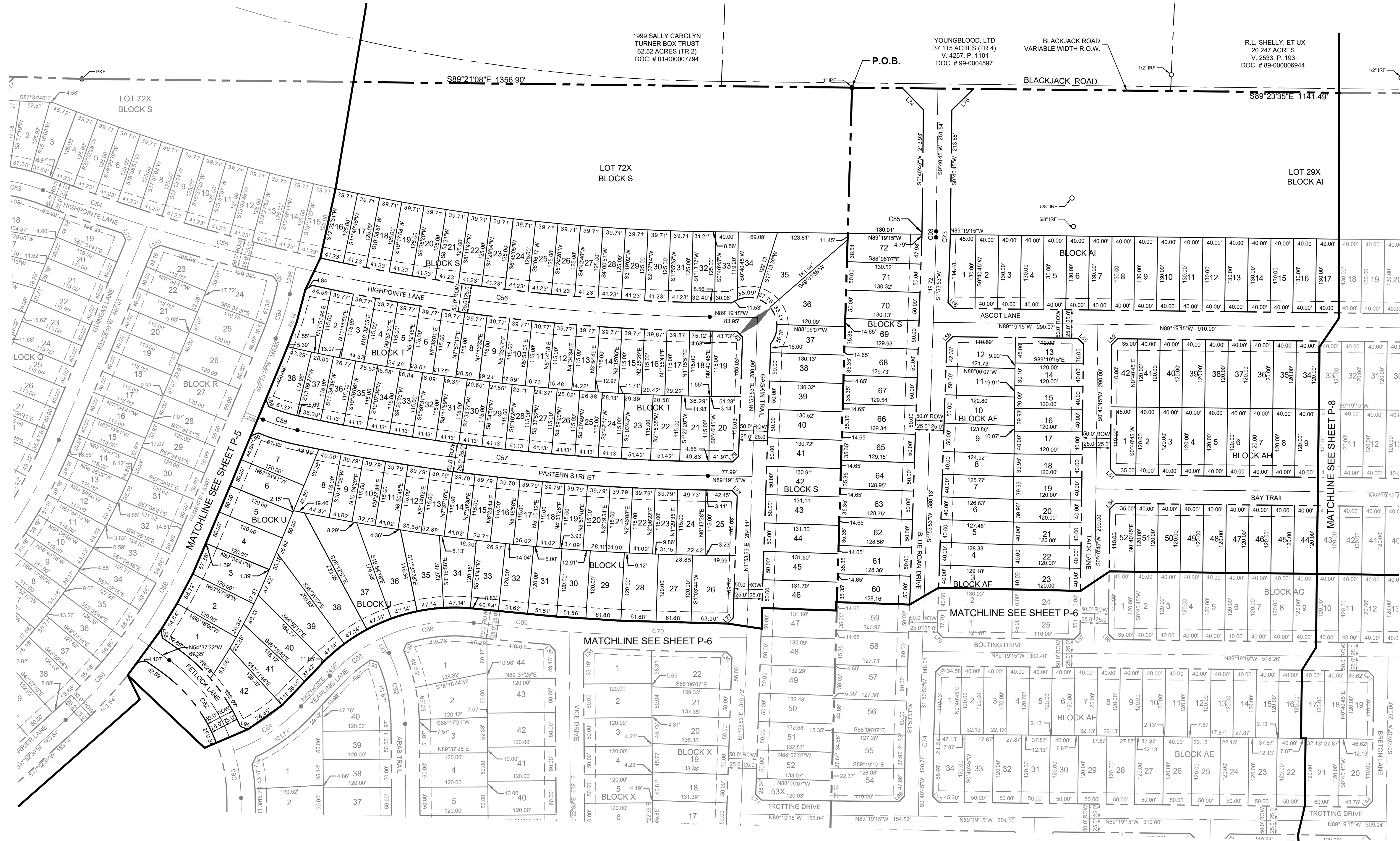
OWNER/DEVELOPER:
FM Land Investments I, LLC
138 Old Town Blvd., Suite 202
Argyle, TX 75226
Tel: (972) 740-5725
Contact: David Marks & Walter
Foss

ENGINEER:
Kimley-Horn
6160 Warren Pkwy, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Registration F-928

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103	P-5



Page 12 of 238



LEGEND	
D.R.D.C.T.	OFFICIAL RECORDS
HOA	DENTON COUNTY, TEXAS
B.L.	HOMEOWNERS ASSOCIATION
U.E.	BUILDING LINE
D.E.	UTILITY EASEMENT
W.E.	DRAINAGE EASEMENT
S.S.E.	WATER EASEMENT
R.O.W.	SANITARY SEWER EASEMENT
	RIGHT-OF-WAY
	STREET NAME CHANGE

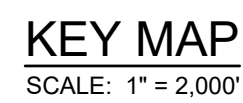
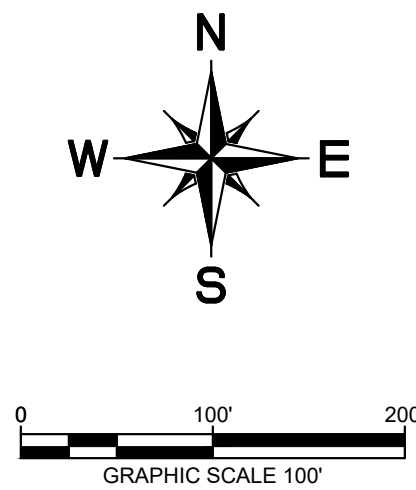
LINE TYPE LEGEND	
---	MATCH LINE
---	EASEMENT LINE
---	PHASE LINE
---	RIGHT-OF-WAY LINE
---	100-YEAR FLOODPLAIN
---	AUBREY CITY LIMITS

- NOTE:
- 1) ALL X LOTS ARE OWNED AND MAINTAINED BY THE HOA.
 - 2) ALL ISLANDS WITHIN THE ROW SHALL BE MAINTAINED BY THE HOA.
 - 3) PER APPROVED DEVELOPMENT AGREEMENT BLOCK LENGTH IS 1,250'.
 - 4) ALL FEMA FLOOD ZONES INDICATE A FLOODPLAIN & DRAINAGE EASEMENT.
 - 5) EXISTING FEMA FLOOD ZONES ARE LOCATED WITHIN FEMA FIRM PANEL NO. 4812100255G.
 - 6) PROPOSED FLOODPLAIN STUDY AND CLDM WILL SHOW LIMITS OF POST-DEVELOPMENT FLOODPLAIN.
 - 7) ALL OPEN SPACES WILL BE FLOODPLAIN & DRAINAGE EASEMENTS.
 - 8) LOT 70X, BLOCK N, LOT 72X, BLOCK S, LOT 40X, BLOCK AK AND LOT 29X, BLOCK AI ARE HOA LOTS THAT RESERVE FUTURE ROW FOR THE OUTER LOOP BASED ON PRELIMINARY ALIGNMENT STUDIES. ROW ACQUISITIONS WILL OCCUR ONCE ALIGNMENT & SCHEMATICS HAVE BEEN FINALIZED.

CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY PLAT
FOR
HIGH POINTE RANCH
1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN TIME
CITY OF AUBREY, DENTON COUNTY, TEXAS

<u>SURVEYOR:</u> Kimley-Horn 1610 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylviaña Gunawan Surveyor #6461	<u>OWNER/DEVELOPER:</u> Aubrey Blackjacket Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	<u>OWNER/DEVELOPER:</u> FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 75226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	<u>ENGINEER:</u> Kimley»Horn 1610 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-5680 Contact: Thomas Fletcher, P.E. Registration F-928			
DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	P-7

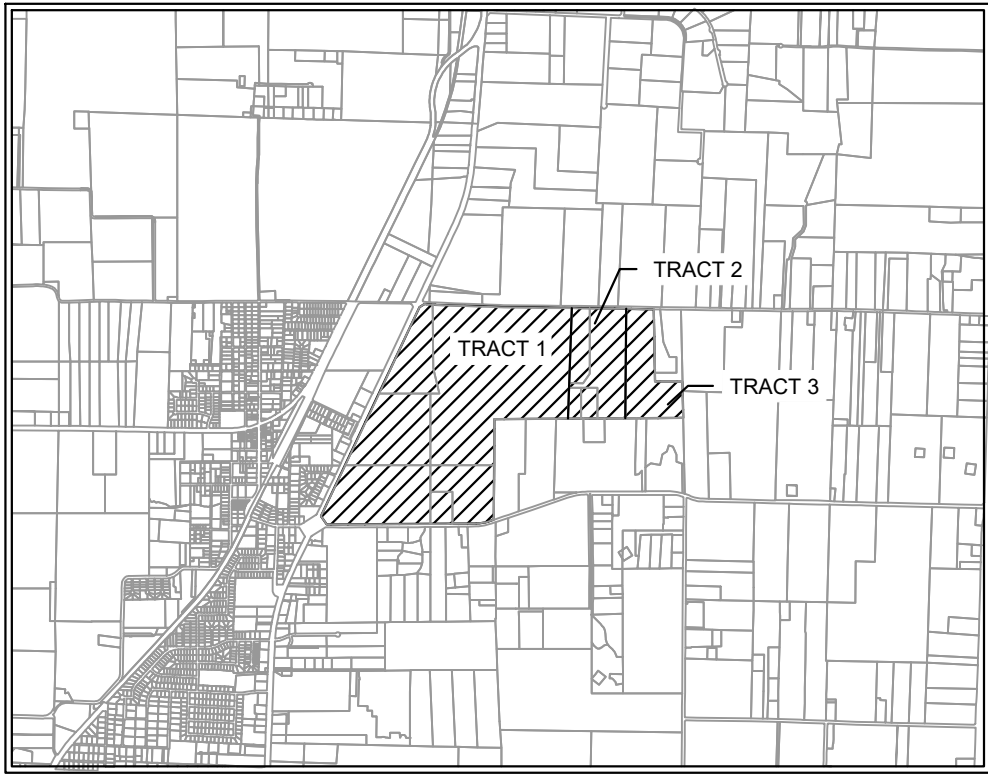
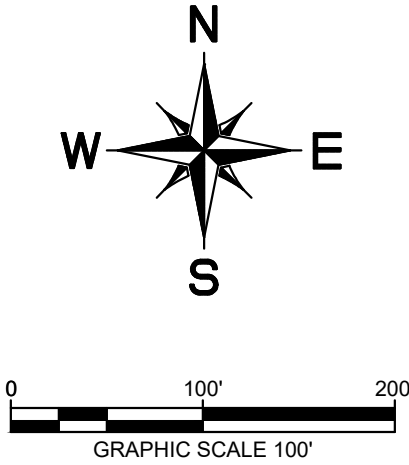
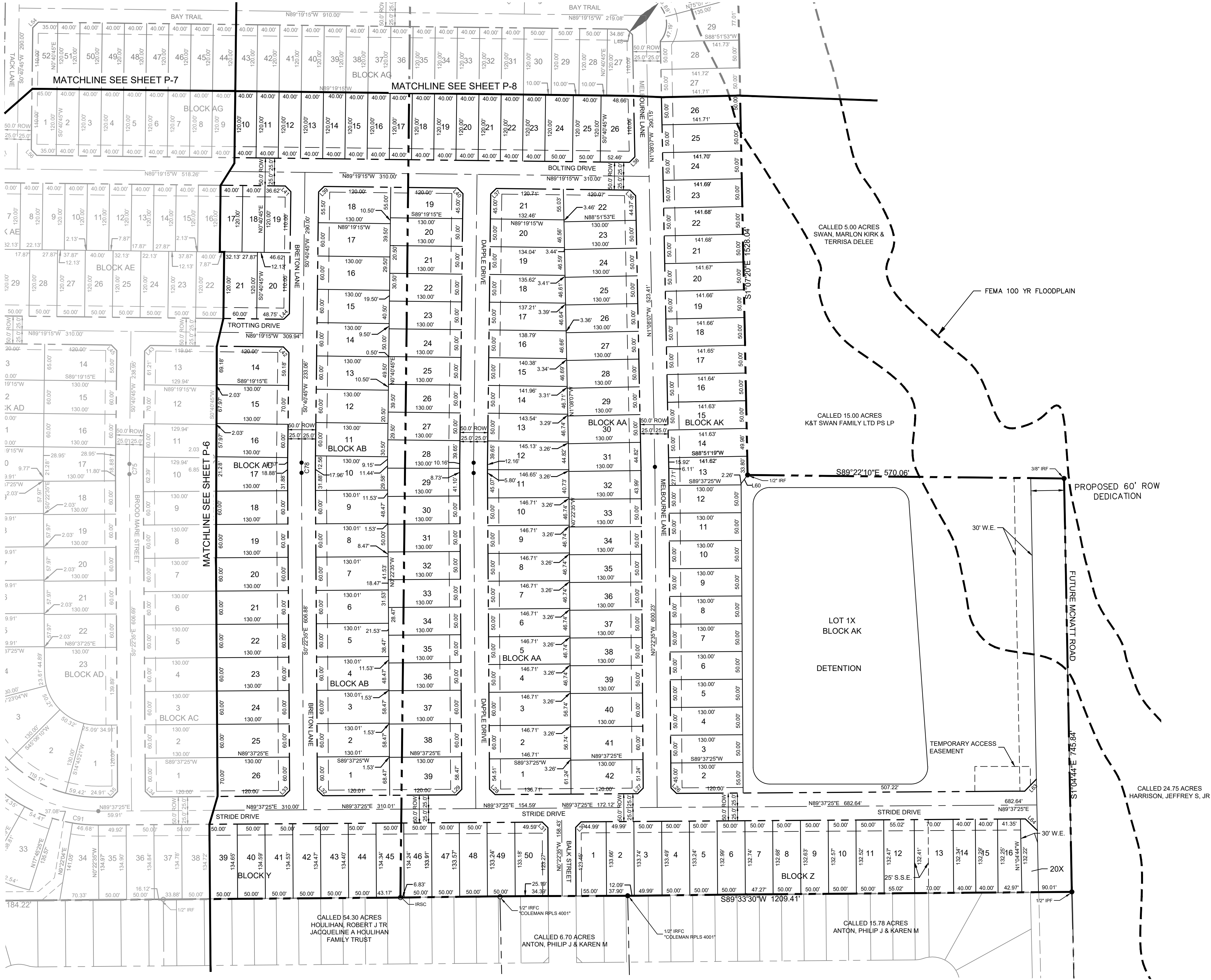


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- 4) ALL FEMA FLOOD ZONES INDICATE A FLOODPLAIN & DRAINAGE EASEMENT.
- 5) EXISTING FEMA FLOOD ZONES ARE LOCATED WITHIN FEMA FIRM PANEL NO. 48121C0265G.
- 6) PROPOSED FLOODPLAIN STUDY AND CLOMR WILL SHOW LIMITS OF POST-DEVELOPMENT FLOODPLAIN.
- 7) ALL OPEN SPACES WILL BE FLOODPLAIN & DRAINAGE EASEMENTS.
- 8) LOT 70X, BLOCK N, LOT 72X; BLOCK S, LOT 40X, BLOCK A AND 23X, BLOCK N ARE HOA LOTS THAT RESERVE FUTURE ROW FOR THE OUTER LUG-BASED ON PRELIMINARY ALIGNMENT STUDIES. ROW ACQUISITIONS WILL OCCUR ONCE ALIGNMENT & SCHEMATICS HAVE BEEN FINALIZED.

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OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
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CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Krimley-Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (469) 335-6058 Survey: Sylvia Gunawan Surveyor #6451	OWNER/DEVELOPER: Autrey Blackack Partners, LLC 2144 Cole Ave., Suite 1500 Dallas, TX 75205 Tel: (214) 764-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Angelo, TX 75604 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Krimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3550 Contact: Thomas Fletcher, P.E. Registration F-928			
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	P-8
DKT	DKT	TLF	AS SHOWN	SEP. 2021	20210303	



LEGEND	
D.R.D.C.T.	OFFICIAL RECORDS, TEXAS
HOA	HOMEOWNERS ASSOCIATION
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
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CITY PROJECT NUMBER: XXXXXXXXX

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Kimley-Horn 6160 Warren Pkwy Frisco, TX 75025 Tel: (972) 353-6058 Contact: Sylvia Gunawan Surveyor #6461		Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose		FM Land Investments I, LLC 130 Old Town Blvd., Suite 202 Argyle, TX 75226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	
DESIGNED	DRAWN	CHECKED	SCALE	DATE	PROJECT NO.
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103

PLATTED BY: KIMLEY-HORN, INC. DATE: 09/20/2021
DRAWN BY: KIMLEY-HORN, INC. DATE: 09/20/2021
CHECKED BY: KIMLEY-HORN, INC. DATE: 09/20/2021
LAST NAME: KIMLEY-HORN, INC. DATE: 09/20/2021

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 this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

OWNER'S CERTIFICATIONS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LW 377, LLC, AUBREY BLACKJACK PARTNERS, LLC, AND FM LAND INVESTMENTS I, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as **HIGH POINTE RANCH**, 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.

This approved subject to all platting ordinances, rules, and regulations of the City of Aubrey, Texas.

WITNESS my hand this the _____ day of _____, 20_____.
By: _____
Name: _____
Title: _____

STATE OF TEXAS

COUNTY OF _____

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

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

Notary Public in and for _____ County
My Commission Expires: _____

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	38°56'15"	300.00'	203.88'	S13°22'18"W	199.98'
C2	40°04'14"	300.00'	209.81'	N12°48'19"E	205.56'
C3	1°30'49"	2360.00'	62.35'	N83°31'36"E	62.34'
C4	33°46'24"	600.00'	353.67'	N65°53'00"E	348.57'
C5	86°37'30"	35.50'	53.67'	N05°41'03"E	48.70'
C6	9°25'12"	800.00'	131.53'	S32°50'08"E	131.38'
C7	18°23'39"	800.00'	256.83'	S19°00'40"E	255.73'
C8	11°31'47"	337.34'	67.88'	S66°11'48"W	67.77'
C9	13°26'10"	800.00'	187.60'	N16°31'55"W	187.17'
C10	6°34'18"	800.00'	91.76'	S19°57'51"E	91.71'
C11	24°14'05"	300.00'	126.89'	N28°47'44"W	125.95'
C12	15°10'51"	1000.00'	264.95'	N56°40'39"E	264.18'
C13	23°50'56"	800.00'	332.99'	S76°32'39"E	330.59'
C14	18°33'08"	600.00'	194.28'	N86°47'28"E	193.43'
C15	17°11'07"	1430.00'	428.92'	S75°20'25"E	427.31'
C16	24°14'05"	300.00'	126.89'	N28°47'44"W	125.95'
C17	16°31'53"	600.00'	173.12'	N82°57'30"E	172.52'
C18	22°13'38"	1740.00'	675.01'	S77°39'03"E	670.79'
C19	29°15'06"	2050.00'	1046.60'	S81°01'22"E	1035.27'
C20	1°06'01"	2007.50'	38.55'	N06°38'50"W	38.55'

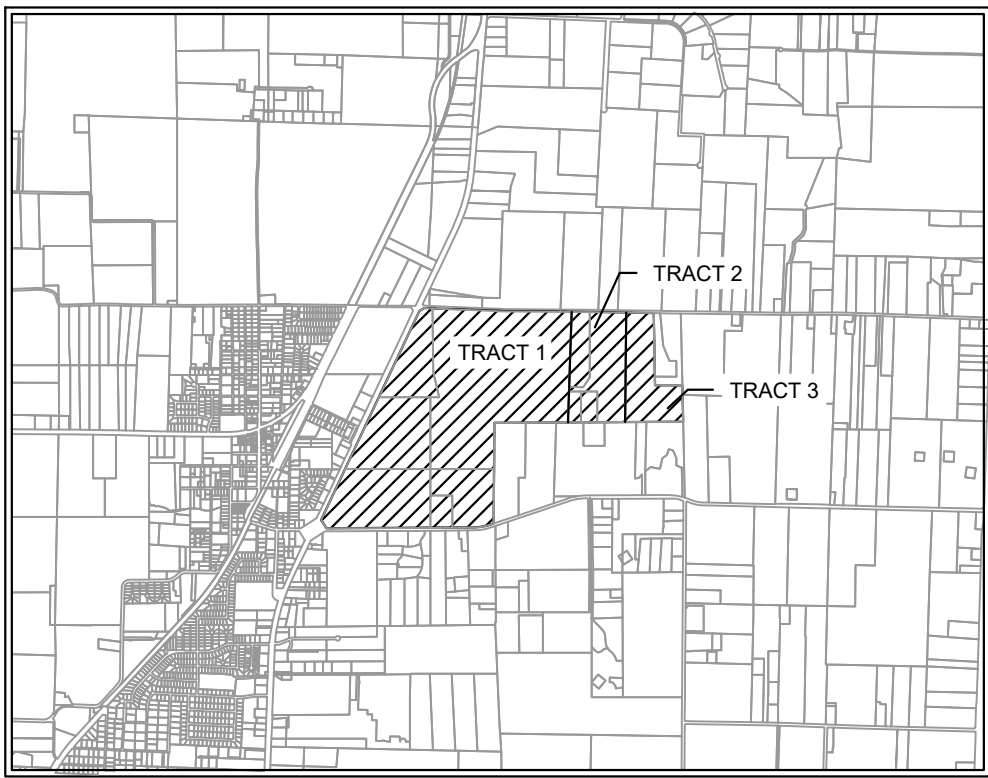
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C21	9°23'25"	2007.50'	329.01'	N11°53'33"W	328.65'
C22	0°05'26"	2007.50'	3.17'	N16°37'59"W	3.17'
C23	29°19'10"	2360.00'	1207.67'	S81°03'24"E	1194.53'
C24	82°10'23"	500.00'	717.09'	N20°34'10"W	657.20'
C25	15°42'42"	1304.94'	357.84'	N72°25'24"W	356.72'
C26	74°20'41"	200.00'	259.51'	N62°32'55"E	241.69'
C27	20°47'02"	500.00'	181.37'	S10°07'31"W	180.38'
C29	19°59'03"	760.00'	265.08'	N79°44'29"E	263.74'
C30	90°00'00"	35.50'	55.76'	S44°44'00"W	50.20'
C31	4°22'34"	800.00'	61.10'	N02°27'17"W	61.09'
C32	7°40'00"	800.00'	107.05'	N04°06'00"W	106.97'
C33	6°00'14"	300.00'	31.44'	N10°13'56"W	31.42'
C34	3°26'39"	2500.00'	150.28'	N14°57'22"W	150.26'
C35	23°42'24"	300.00'	124.13'	N52°45'59"W	123.24'
C36	39°25'06"	311.12'	214.04'	N49°36'28"E	209.85'
C37	24°05'50"	488.03'	205.25'	N81°27'56"E	203.74'
C38	16°51'31"	346.49'	101.95'	S73°05'08"E	101.58'
C39	23°42'24"	700.00'	289.63'	N52°45'59"W	287.57'
C40	22°58'57"	300.00'	120.34'	N13°51'42"E	119.53'
C44	5°54'28"	600.00'	61.86'	N61°41'35"W	61.84'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C45	16°36'52"	600.00'	173.98'	N50°25'56"W	173.38'
C46	10°16'40"	625.00'	112.11'	N50°22'08"W	111.98'
C47	17°49'35"	300.00'	93.34'	S40°10'26"W	92.96'
C48	26°39'55"	300.00'	139.62'	N35°45'16"E	138.36'
C49	3°06'18"	625.00'	33.87'	N43°40'39"W	33.87'
C50	26°39'55"	600.00'	279.24'	N35°45'16"E	276.72'
C51	20°03'05"	300.00'	104.99'	N12°23'46"E	104.45'
C52	19°58'00"	600.00'	209.09'	N12°26'19"E	208.03'
C53	18°23'31"	300.00'	96.30'	N78°20'56"W	95.89'
C54	3°15'17"	3415.00'	193.99'	S70°46'48"E	193.96'
C55	4°34'17"	3415.00'	272.47'	S74°41'35"E	272.40'
C56	12°20'31"	3415.00'	735.62'	S83°08'59"E	734.19'
C57	11°17'58"	3695.00'	728.70'	S83°40'16"E	727.52'
C58	10°26'35"	350.00'	63.79'	S72°47'59"E	63.71'
C59	12°57'10"	885.00'	200.07'	N12°43'29"E	199.64'
C60	12°30'02"	885.00'	193.08'	N41°37'29"E	192.70'
C61	90°00'00"	35.50'	55.76'	S87°07'30"E	50.20'
C62	38°03'29"	300.00'	199.27'	N35°35'47"W	195.63'
C63	16°11'27"	300.00'	84.78'	N08°28'18"W	84.49'
C64	27°16'05"	300.00'	142.78'	N56°42'23"E	141.43'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C65	26°39'55"	900.00'	418.86'	N35°45'16"E	415.09'
C66	21°52'54"	300.00'	114.57'	S54°00'48"W	113.88'
C67	14°34'56"	275.00'	69.99'	S50°21'48"W	69.80'
C68	31°37'48"	300.00'	165.61'	S80°46'09"W	163.52'
C69	2°25'55"	3980.00'	168.94'	S84°37'55"E	168.93'
C70	4°30'31"	3980.00'	313.18'	S88°06'08"E	313.10'
C71	1°53'13"	4005.00'	131.90'	S88°53'53"E	131.89'
C72	1°34'36"	4005.00'	110.20'	S87°09'59"E	110.20'
C73	0°38'18"	525.00'	5.85'	N01°34'44"E	5.85'
C74	1°13'08"	1000.00'	21.27'	S01°17'19"W	21.27'
C75	1°03'20"	1000.00'	18.42'	S00°09'05"W	18.42'
C76	1°03'20"	1000.00'	18.42'	S00°09'05"W	18.42'
C77	90°00'00"	250.00'	392.70'	S45°22'35"E	353.55'
C78	1°03'20"	1000.00'	18.42'	S00°09'05"W	18.42'
C82	24°40'11"	300.00'	129.17'	N12°42'40"W	128.17'
C83	73°55'57"	50.00'	64.52'	N00°16'48"W	60.13'
C84	9°24'03"	500.00'	82.04'	N17°43'17"E	81.94'
C85	0°38'29"	475.00'	5.32'	N01°00'00"E	5.32'
C86	4°22'34"	300.00'	22.91'	S87°32'43"W	22.91'
C91	9°43'36"	275.00'	46.68'	S85°29'44"E	46.63'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C92	17°20'00"	778.51'	235.52'	N79°58'26"E	234.62'
C93	1°13'08"	500.00'	10.64'	N01°17'19"E	10.64'

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



VICINITY MAP
SCALE: 1" = 4,000'

LEGEND

D.R.D.C.T. OFFICIAL RECORDS
DENTON COUNTY, TEXAS
HOA HOMEOWNER'S ASSOCIATION
B.L. BUILDING LINE
U.E. UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
R.O.W. RIGHT-OF-WAY
STREET NAME CHANGE

LINE TYPE LEGEND

MATCH LINE
EASEMENT LINE
PHASE LINE
RIGHT-OF-WAY LINE
100-YEAR FLOODPLAIN
AUBREY CITY LIMITS

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NO.	BEARING	LENGTH
L1	S44°44'00"W	40.88'
L2	S45°16'00"E	38.28'
L3	S45°16'00"E	14.14'
L4	N44°44'00"E	14.14'
L5	S45°08'00"E	13.93'
L6	N44°52'00"E	14.11'
L7	S45°16'00"E	14.14'
L8	N44°44'00"E	14.14'
L9	S45°16'00"E	14.14'
L10	N44°44'00"E	14.14'
L11	S45°16'00"E	47.27'
L12	S44°44'00"W	47.93'
L13	S00°16'00"E	6.35'
L14	S00°16'00"E	6.20'
L15	S44°44'00"W	14.14'
L16	S45°16'00"E	14.14'
L17	S45°16'00"E	14.14'
L18	N44°44'00"E	14.14'
L19	N10°39'09"E	22.56'
L20	N41°50'17"E	49.62'

NO.	BEARING	LENGTH
L22	S44°44'00"W	14.14'
L23	N44°44'00"E	14.14'
L24	N45°22'35"W	14.14'
L27	N44°37'25"E	14.14'
L28	S45°22'35"E	14.14'
L29	N44°37'25"E	14.14'
L30	N44°37'25"E	14.14'
L31	S45°22'35"E	14.14'
L32	S45°22'35"E	14.14'
L33	S44°37'25"W	14.14'
L34	S45°22'35"E	14.14'
L35	N44°37'25"E	14.14'
L36	N45°13'41"W	14.36'
L37	S45°40'45"W	14.14'
L38	N44°46'19"E	13.92'
L39	S45°40'45"W	14.14'
L40	N44°19'15"W	14.14'
L41	S44°19'15"E	14.14'
L42	S44°19'15"E	14.14'
L43	N45°40'45"E	14.14'

NO.	BEARING	LENGTH
L44	S45°40'45"W	14.14'
L45	S44°19'15"E	14.14'
L46	S45°40'45"W	14.14'
L47	S44°19'15"E	14.14'
L48	N45°13'41"W	14.36'
L49	S44°19'15"E	14.14'
L50	N45°40'45"E	14.14'
L51	S44°19'15"E	14.14'
L52	N45°40'45"E	14.14'
L53	S44°19'15"E	14.14'
L54	S45°40'45"W	14.14'
L55	S44°19'15"E	14.14'
L56	S44°19'15"E	14.14'
L57	N45°40'45"E	14.14'
L58	N46°17'19"E	14.29'
L60	N36°39'00"E	19.50'
L63	N44°12'00"E	30.11'
L64	S45°44'04"E	30.20'
L65	N44°19'15"W	14.14'
L66	N46°17'19"E	14.29'

NO.	BEARING	LENGTH
L67	N45°40'45"E	14.14'
L68	S43°42'41"E	13.99'
L69	N45°40'45"E	14.14'
L70	S43°42'41"E	13.99'
L71	N45°42'41"W	13.99'
L72	S44°19'15"E	56.37'
L73	N45°40'45"E	56.68'
L74	S44°19'15"E	53.07'
L75	N45°40'45"E	53.36'
L76	S46°17'19"W	14.29'
L77	N45°58'52"E	14.37'
L78	S43°42'41"E	13.99'
L79	N46°17'19"E	14.29'
L80	S44°00'27"E	13.92'
L81	N46°39'31"E	13.63'
L82	S42°54'40"E	14.74'
L83	S43°42'41"E	13.99'
L84	N57°46'17"E	14.20'
L85	S31°31'15"E	14.15'
L86	N22°35'04"W	14.14'

NO.	BEARING	LENGTH
L87	N45°45'39"E	14.42'
L88	S45°22'35"E	14.14'
L89	N19°07'33"W	23.96'
L90	N67°24'59"E	14.14'
L91	S44°37'25"E	14.14'
L92	N23°16'59"E	13.40'
L93	S72°56'17"E	13.29'
L94	N26°53'12"E	15.65'
L95	S69°08'20"E	13.68'
L96	N10°34'12"W	14.37'
L97	N87°07'30"W	14.14'
L98	N44°37'25"E	14.14'
L99	S45°22'35"E	14.14'
L100	N44°37'25"E	14.14'
L101	S45°22'35"E	14.14'
L102	N53°38'49"W	21.07'
L103	S45°22'35"E	14.14'
L104	N44°37'25"E	14.14'
L106	N00°22'35"W	20.15'
L107	N81°19'09"E	14.37'

NO.	BEARING	LENGTH
L108	N03°28'52"E	13.99'
L109	S86°31'08"E	14.29'
L110	N64°46'27"E	14.78'
L111	S86°31'08"E	14.52'
L112	S24°43'29"E	13.60'
L113	N48°31'44"E	14.88'
L114	N03°28'52"E	13.77'
L115	S03°00'47"W	13.88'
L116	S42°32'41"E	14.15'
L117	N47°27'19"E	61.01'
L118	N42°19'09"W	57.88'
L119	S86°31'08"E	14.52'
L120	S10°37'46"E	14.06'
L121	S31°15'38"W	12.95'
L122	N76°21'16"E	14.82'
L123	N70°21'11"E	14.14'
L124	S19°38'49"E	1

DESCRIPTION OF SURVEYED PROPERTY:

BEING a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas, and being all of a called 357.445 acre tract of land described in a deed to FM Land Investments I, LLC, as recorded in Instrument No. 2018-78707 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1 inch iron pipe found for the northeast corner of said 357.445 acre tract, common to the northwest corner of a called 61.611 acre tract of land described in a deed to LTR Dressage, LLC, as recorded in Instrument No. 2021-31043 of the Official Records of Denton County, Texas, being in the centerline of Black Jack Road, a variable width right-of-way, no record found;

THENCE South 1°40'23" West, departing the centerline of said Black Jack Road, along an easterly line of said 357.445 acre tract and the westerly line of said 61.611 acre tract part of the way, a distance of 2,322.77 feet to a 1/2 inch iron rod with plastic cap stamped "Price Surveying" found for the northerly southeast corner of said 357.445 acre tract;

THENCE South 89°34'57" West, along a southerly line of said 357.445 acre tract, the northerly line of a called 27.106 acre tract of land described in a deed to Aubrey Farms LLC, as recorded in Instrument No. 2019-83125 of the Official Records of Denton County, Texas, and the northerly line 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, a distance of 1539.46 feet to a 1/2 inch iron rod found for an ell corner of said 357.445 acre tract, common to the northwest corner of said 27.37 acre tract;

THENCE South 0°10'43" East, along an easterly line of said 357.445 acre tract and a westerly line of said 27.37 acre tract, a distance of 956.88 feet to a 1/2 inch iron rod with plastic cap stamped "Price Surveying" found for corner;

THENCE South 0°56'03" West, along an easterly line of said 357.445 acre tract and a westerly line of said 27.37 acre tract, a distance of 1129.76 feet to the southerly southeast corner of said 357.445 acre tract, common to the southwest corner of said 27.37 acre tract, being on the northerly right-of-way line of F.M. Highway No. 428, an 80 foot wide right-of-way;

THENCE along the southerly line of said 357.445 acre tract and the northerly right-of-way line of said F.M. Highway No. 428, the following courses and distances:

South 71°18'26" West, a distance of 118.62 feet to the beginning of a tangent curve to the right having a central angle of 17°20'00", a radius of 778.51 feet, a chord bearing and distance of South 79°58'26" West, 234.62 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 235.52 feet to a point for corner;

South 88°38'26" West, a distance of 376.09 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 1410.94 feet to the southerly southwest corner of said 357.445 acre tract, common to the south end of a corner clip at the intersection of the northerly right-of-way line of said F.M. Highway No. 428 with the easterly right-of-way line of U.S. Highway 377, a 120 foot wide right-of-way;

THENCE North 32°23'53" West, departing the northerly right-of-way line of said F.M. Highway No. 428, along a southwesterly line of said 357.445 acre tract and said corner clip, a distance of 217.06 feet to a wooden highway monument found for the northerly southwest corner of said 357.445 acre tract, common to the north end of said corner clip, being on the easterly right-of-way line of said U.S. Highway 377;

THENCE North 25°19'18" East, along a westerly line of said 357.445 acre tract and the easterly right-of-way line of said U.S. Highway 377, a distance of 4803.33 feet to the southerly northwest corner of said 357.445 acre tract, common to the south end of a corner clip at the intersection of the easterly right-of-way line of said U.S. Highway 377 with the centerline of aforesaid Black Jack Road;

THENCE North 59°03'32" East, departing the easterly right-of-way line of said U.S. Highway 377, along a northwesterly line of said 357.445 acre tract and said corner clip, a distance of 167.36 feet to a PK nail found for the northerly northwest corner of said 357.445 acre tract, common to the north end of said corner clip, being in the centerline of said Black Jack Road;

THENCE South 87°12'45" East, along a northerly line of said 357.445 acre tract and the centerline of said Black Jack Road, a distance of 1160.10 feet to a PK nail found for corner;

THENCE South 88°09'46" East, along a northerly line of said 357.445 acre tract and continuing along the centerline of said Black Jack Road, a distance of 505.03 feet to a PK nail found for corner;

THENCE South 89°21'08" East, along a northerly line of said 357.445 acre tract and continuing along the centerline of said Black Jack Road, a distance of 1356.90 feet to the **POINT OF BEGINNING** and containing 357.561 acres (15,575,370 square feet) of land, more or less.

BEING a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas, and being all of a called 61.667 acre tract of land described in a General Warranty Deed to Betsy Turner, as recorded in Instrument No. 97-0010270 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a mag nail set for the northeast corner of said 61.667 acre tract, common to the northwest corner of a called 41.640 acre tract of land described in a deed to Michael Ray Self and spouse, Hannah Carter Self, as recorded in Instrument No. 2020-72317 of the Official Records of Denton County, Texas, being on the southerly line of Tract I described in a deed to LTR Dressage, LLC, as recorded in Instrument No. 2012-60776 of the Official Records of Denton County, Texas, and in the centerline of Black Jack Road, a variable width right-of-way, no record found;

THENCE South 0°37'22" West, departing the southerly line of said Tract I and the centerline of said Black Jack Road, along the easterly line of said 61.667 acre tract and the westerly line of said 41.640 acre tract, a distance of 2297.48 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said 61.667 acre tract, common to the southwest corner of said 41.640 acre tract, being on the northerly line of a called 94.58 acre tract of land described in a deed to Robert J. Houlihan, Trustee of the Jacqueline A. Houlihan Family Trust, as recorded in Instrument No. 2015-75670 of the Official Records of Denton County, Texas;

THENCE South 89°33'30" West, along the southerly line of said 61.667 acre tract, the northerly line of said 94.58 acre tract and the northerly line of a called 5.000 acre tract of land described in a deed to Robert J. Houlihan, as recorded in Instrument No. 2015-75669 of the Official Records of Denton County, Texas, a distance of 1184.22 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said 61.667 acre tract, being on the easterly line of a called 166.34 acre tract of land described in a deed to ALW 377, LLC, as recorded in Instrument No. 2018-78707 of the Official Records of Denton County, Texas;

THENCE North 1°40'23" East, departing the northerly line of said 94.58 acre tract, along the westerly line of said 61.667 acre tract and the easterly line of said 166.34 acre tract, a distance of 2319.56 feet to a 1 inch iron pipe found for the northwest corner of said 61.667 acre tract, common to the northeast corner of said 166.34 acre tract, being on the southerly line of a called 37.115 acre tract of land described in a deed to Calvin Paul Redfearn, as recorded in Instrument No. 2014-96676 of the Official Records of Denton County, Texas, and in the middle of Black Jack Road;

THENCE South 89°23'35" East, along the northerly line of said 61.667 acre tract, the southerly line of said 37.115 acre tract, the southerly line of a called 20.236 acre tract of land described in a deed to Gary Conway and Debbie Conway, as recorded in Instrument No. 2019-158625 of the Official Records of Denton County, Texas, and the southerly line of said Tract I, a distance of 1141.49 feet to the **POINT OF BEGINNING** and containing 61.611 acres (2,683,778 square feet) of land, more or less.

BEING a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas, and being all of a called 41.640 acre tract of land described in a Warranty Deed with Vendor's Lien to Michael Ray Self and spouse, Hannah Carter Self, as recorded in Instrument No. 2020-72317 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a mag nail set for the northwest corner of said 41.640 acre tract, common to the northeast corner of a called 61.667 acre tract of land described in a deed to Betsy Turner, as recorded in Instrument No. 97-0010270 of the Official Records of Denton County, Texas, being on the southerly line of Tract I described in a deed to LTR Dressage, LLC, as recorded in Instrument No. 2012-60776 of the Official Records of Denton County, Texas, and in the centerline of Black Jack Road, a variable width right-of-way, no record found;

THENCE South 89°10'02" East, along a northerly line of said 41.640 acre tract, the southerly line of said Tract I, the southerly line of a called 22.380 acre tract of land described as Tract II in said deed recorded in Instrument No. 2012-60776 of the Official Records of Denton County, Texas, and the centerline of said Black Jack Road, a distance of 570.47 feet to a 1 inch iron pipe found for the northerly northeast corner of said 41.640 acre tract, common to the northwest corner of a called 14.975 acre tract of land described in a deed to K & T Swan Family Limited Partnership, L.P., as recorded in Instrument No. 2017-78524 of the Official Records of Denton County, Texas;

THENCE South 1°07'20" East, departing the southerly line of said Tract II and the centerline of said Black Jack Road, along an easterly line of said 41.640 acre tract and the westerly line of said 14.975 acre tract, a distance of 1528.04 feet to a 1/2 inch iron rod found for the southwest corner of said 14.975 acre tract, common to an ell corner of said 41.640 acre tract;

THENCE South 89°22'10" East, along a northerly line of said 41.640 acre tract and the southerly line of said 14.975 acre tract, a distance of 570.06 feet to a 3/8 inch iron rod found for the southerly northeast corner of said 41.640 acre tract, common to the southeast corner of said 14.975 acre tract;

THENCE South 1°04'44" East, along an easterly line of said 41.640 acre tract, a distance of 745.84 feet to a 1/2 inch iron pipe found for the southeast corner of said 41.640 acre tract, common to the northeast corner of a called 16.597 acre tract of land described in a deed to Phillip J. Anton and wife, Karen M. Anton, as recorded in Instrument No. 95-65740 of the Official Records of Denton County, Texas;

THENCE South 89°33'30" West, along the southerly line of said 41.640 acre tract, the northerly line of said 16.597 acre tract, the northerly line of a called 6.703 acre tract of land described in a deed to Phillip John Anton and wife, Karen Marie Anton, as recorded in Instrument No. 2005-92268 of the Official Records of Denton County, Texas, and the northerly line of a called 94.58 acre tract of land described in a deed to Robert J. Houlihan, Trustee of the Jacqueline A. Houlihan Family Trust, as recorded in Instrument No. 2015-75670 of the Official Records of Denton County, Texas, a distance of 1209.41 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said 41.640 acre tract, common to the southeast corner of aforesaid 61.667 acre tract;

THENCE North 0°37'22" East, departing the northerly line of said 94.58 acre tract, along the westerly line of said 41.640 acre tract and the easterly line of said 61.667 acre tract, a distance of 2297.48 feet to the **POINT OF BEGINNING** and containing 41.650 acres (1,814,290 square feet) of land, more or less.

SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, Sylviana Gunawan, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Subdivision 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 #6461

Kimley-Horn and Associates, Inc.

6160 Warren Parkway, Suite 210

Frisco, Texas 75034

972-335-3580

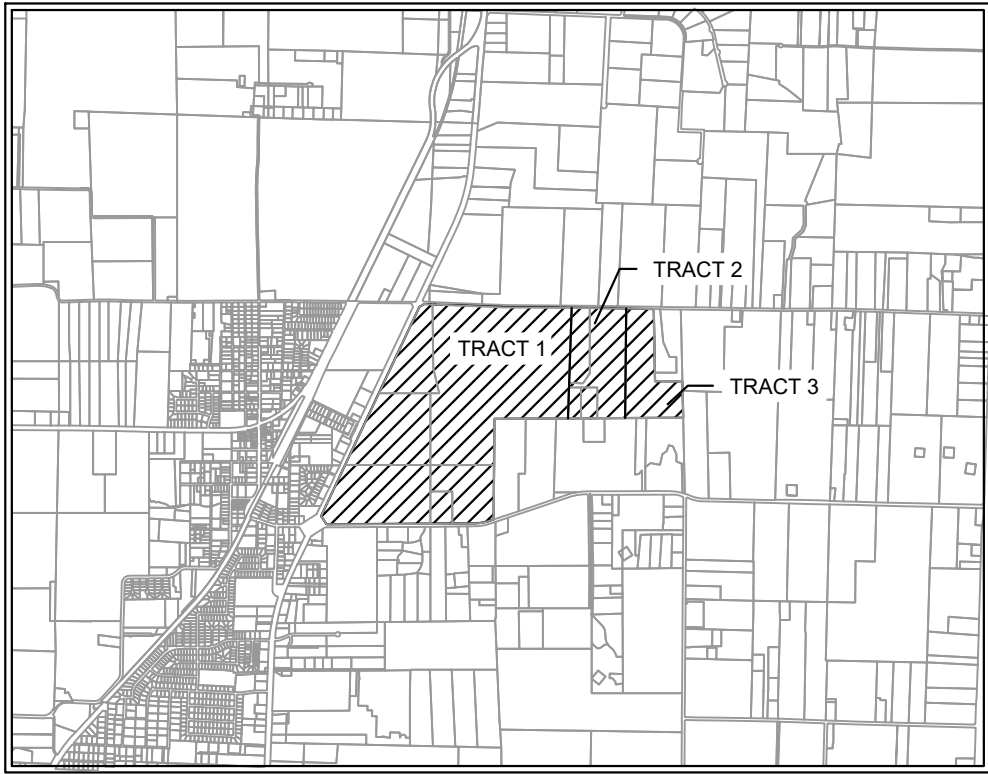
sylviana.gunawan@kimley-horn.com

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Sylviana Gunawan, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

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

NOTARY PUBLIC in and for the STATE OF TEXAS



VICINITY MAP
SCALE: 1" = 4,000'

LEGEND	
D.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY, TEXAS
HOA	HOMEOWNERS ASSOCIATION
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R.O.W.	RIGHT-OF-WAY
	STREET NAME CHANGE
LINE TYPE LEGEND	
	MATCH LINE
	EASEMENT LINE
	PHASE LINE
	RIGHT-OF-WAY LINE
	100-YEAR FLOODPLAIN
	AUBREY CITY LIMITS

NOTE:

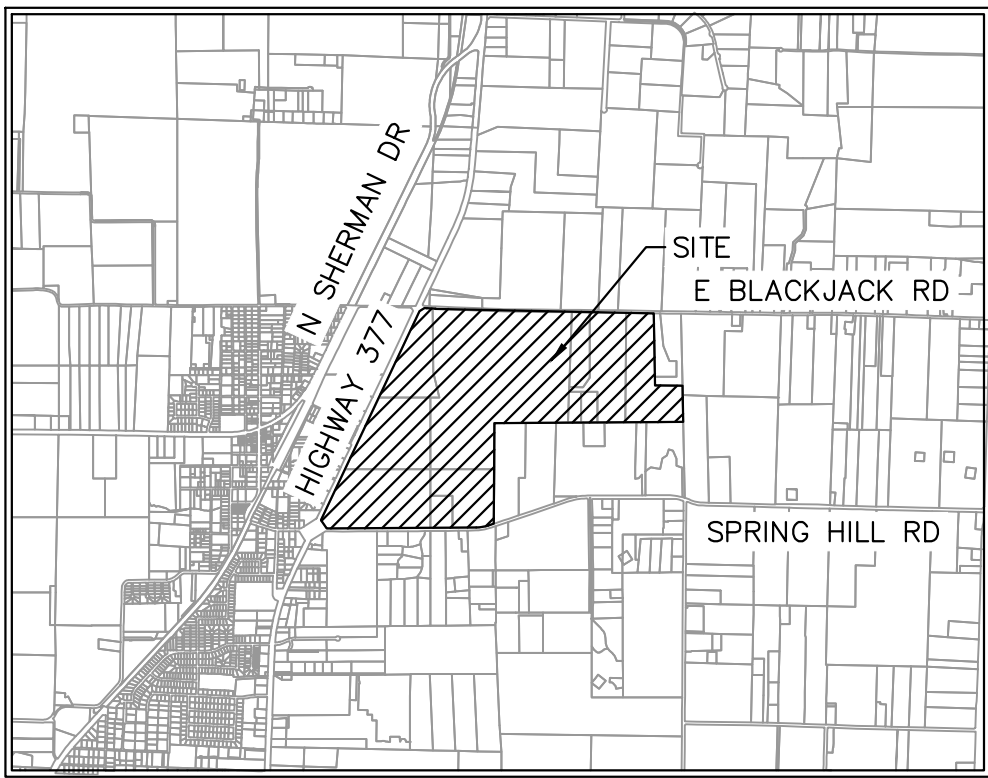
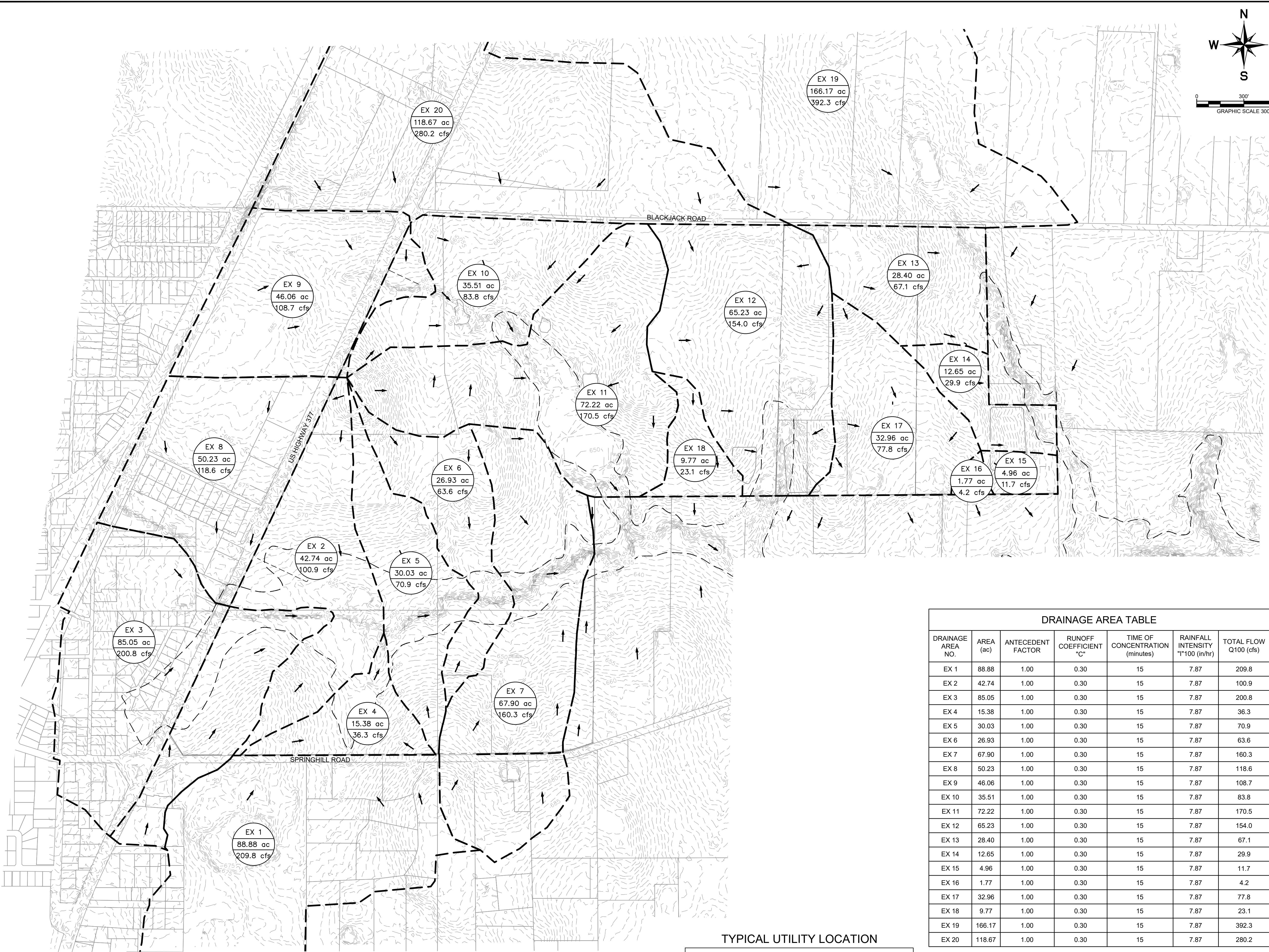
- 1) ALL X LOTS ARE OWNED AND MAINTAINED BY THE HOA.
- 2) ALL ISLANDS WITHIN THE ROW SHALL BE MAINTAINED BY THE HOA.
- 3) PER APPROVED DEVELOPMENT AGREEMENT BLOCK LENGTH IS 1,250'.
- 4) ALL FEMA FLOOD ZONES INDICATE A FLOODPLAIN & DRAINAGE EASEMENT.
- 5) EXISTING FEMA FLOOD ZONES ARE LOCATED WITHIN FEMA FIRM PANEL NO. 48121C0265G.
- 6) PROPOSED FLOODPLAIN STUDY AND CLOMR WILL SHOW LIMITS OF POST-DEVELOPMENT FLOODPLAIN.
- 7) ALL OPEN SPACES WILL BE FLOODPLAIN & DRAINAGE EASEMENTS.
- 8) LOT 70X, BLOCK N, LOT 72X, BLOCK S, LOT 40X, BLOCK AK AND LOT 29X, BLOCK AI ARE HOA LOTS THAT RESERVE FUTURE ROW FOR THE OUTER LOOP BASED ON PRELIMINARY ALIGNMENT STUDIES. ROW ACQUISITIONS WILL OCCUR ONCE ALIGNMENT & SCHEMATICS HAVE BEEN FINALIZED.

CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY PLAT FOR HIGH POINTE RANCH 1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT BEING 460.75 ACRES OUT OF THE FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243 AND THE IN THE CITY OF AUBREY, DENTON COUNTY, TEXAS					
SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75034 Tel: (469) 353-6058 Contact: Sylviana Gunawan Surveyor #6461		OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose		OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	
ENGINEER: Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928		DESIGNED DKT		DRAWN DKT	CHECKED TLF
SCALE AS SHOWN		DATE SEPT. 2021	KH PROJECT NO. 2020103	P-11	

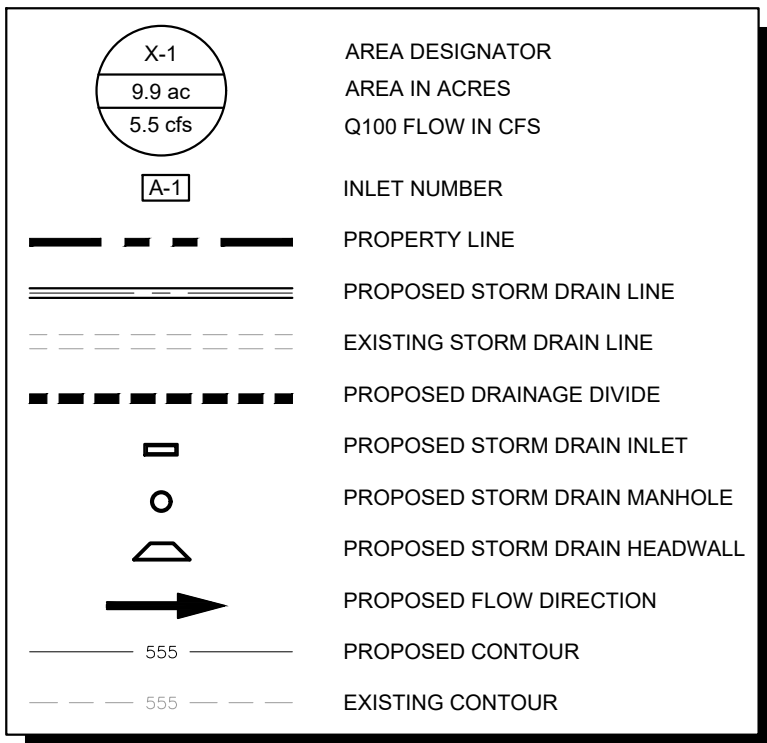
PLATTED BY: FRANCISCO, REVISED: 09/20/2021 4:44 PM
DRAWN BY: KPH, CIVIL ENGINEER'S SINGLE FAMILY PURSUITS_2020/2020/03 - CIRCLE Y RANCH/DAD/PRELIMINARY/PLANS/SHEETS/EX_1 - EXISTING DRAINAGE AREA MAP/DWG[EX-1]
LAST SAVED: 2/9/2022 4:52 PM

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



VICINITY MAP
SCALE: 1" = 4,000'

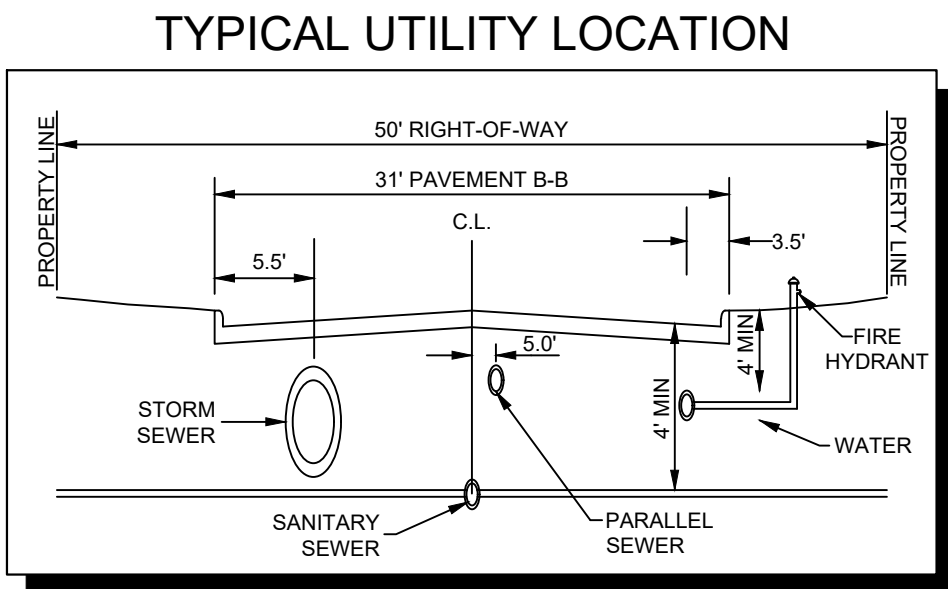
LEGEND



DRAINAGE DESIGN CRITERIA

Q100 = C*I*A
Q = FLOW IN CUBIC FEET PER SECOND (CFS)
C = RUNOFF COEFFICIENT = 0.65 (RESIDENTIAL)
0.30 (OPEN SPACE)
I = INTENSITY (TIME OF CONCENTRATION = TC)
TC OF 15 MINUTES (RESIDENTIAL) = 7.87 IN/HR
A = DRAINAGE AREA IN ACRES

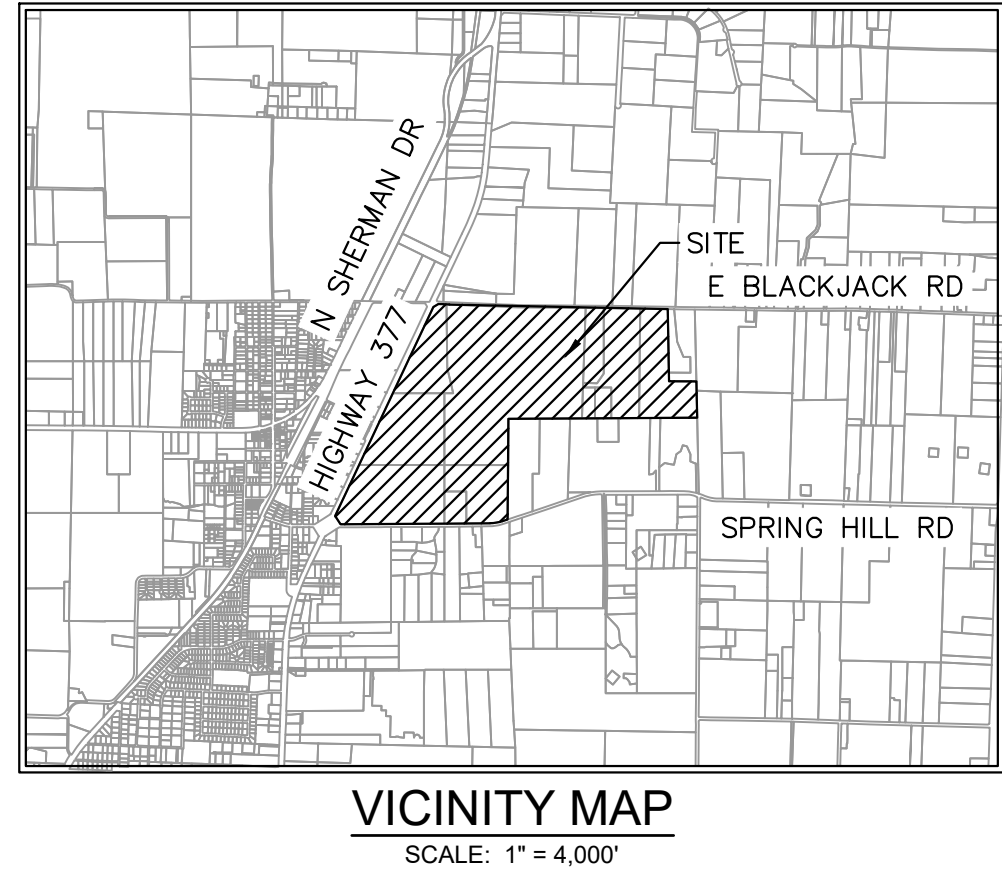
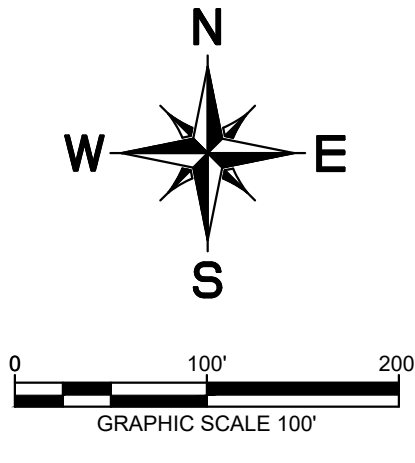
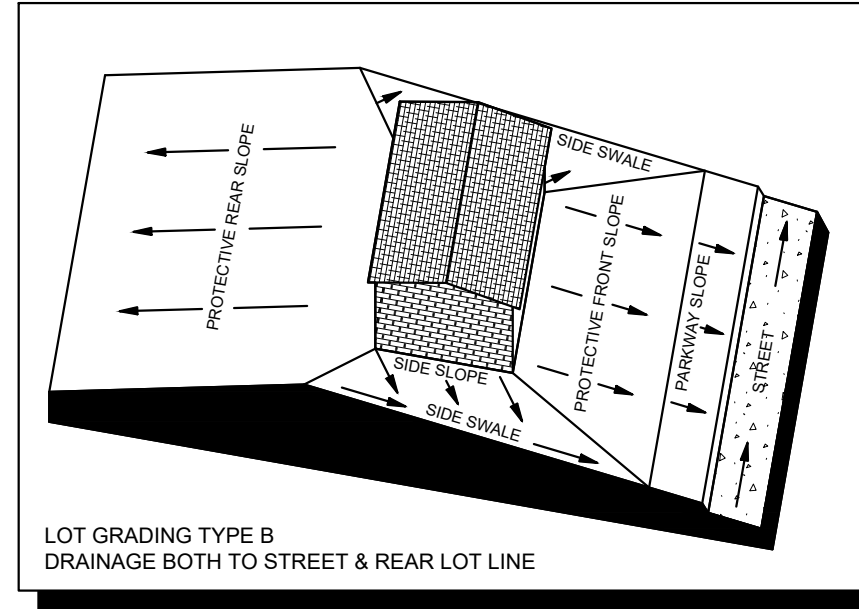
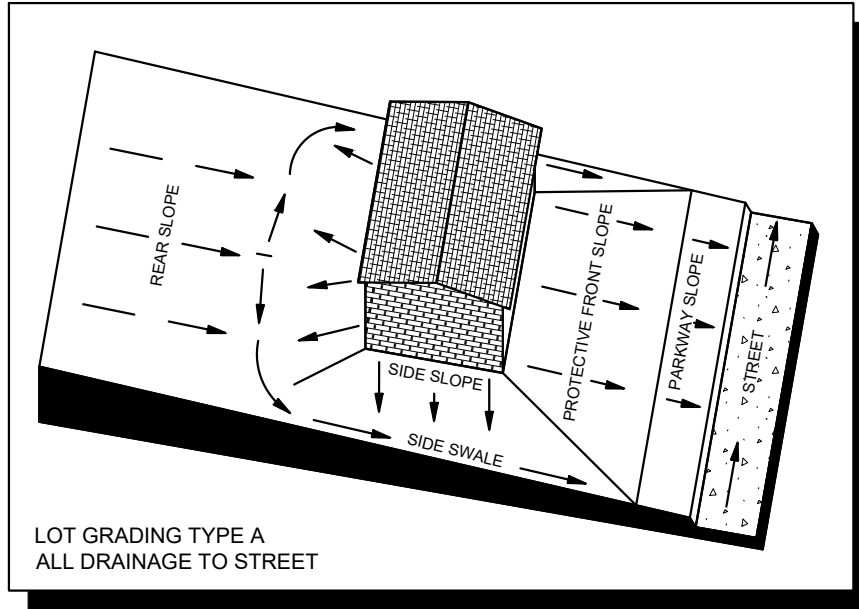
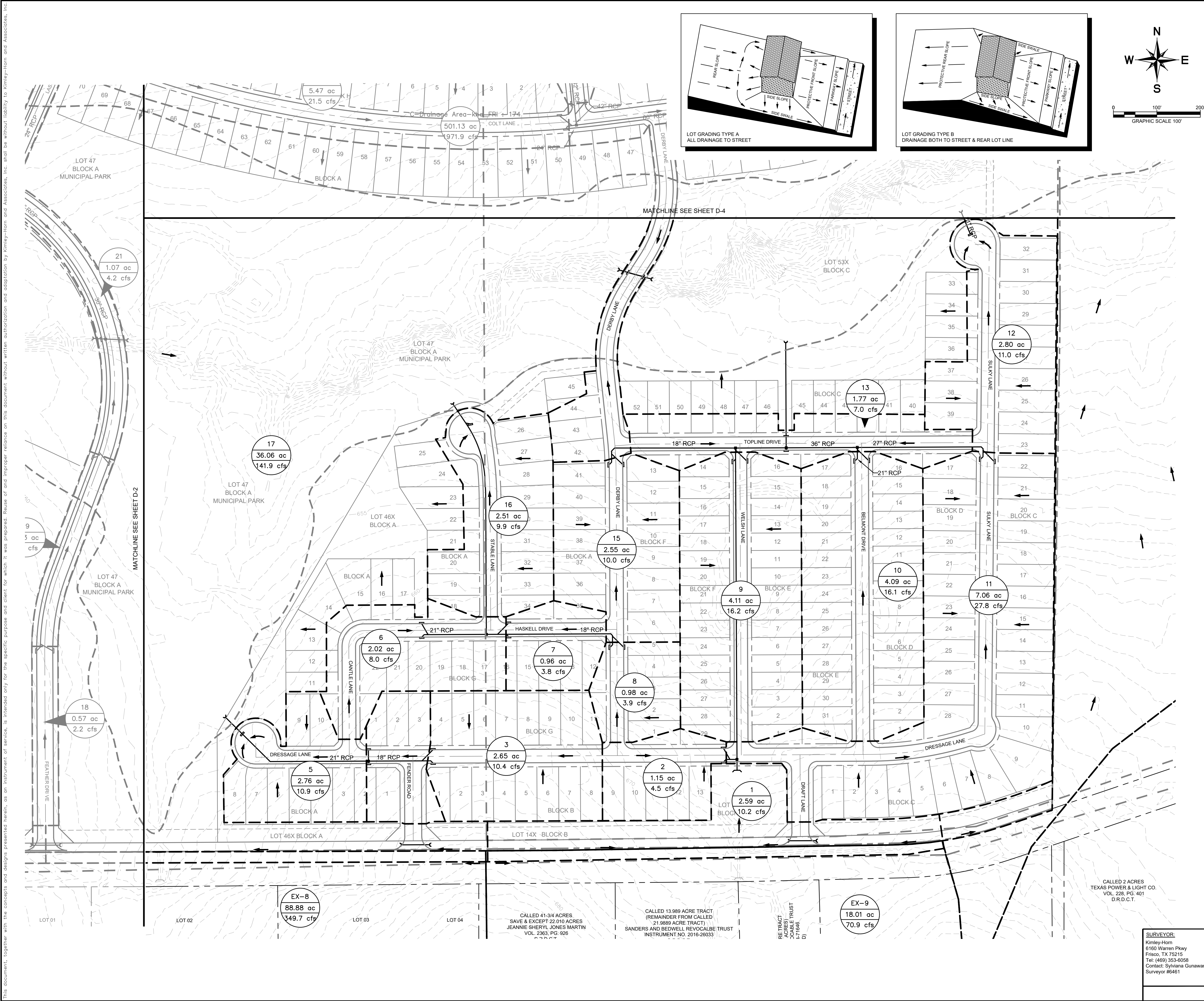
DRAINAGE AREA TABLE						
DRAINAGE AREA NO.	AREA (ac)	ANTECEDENT FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)
EX 1	88.88	1.00	0.30	15	7.87	209.8
EX 2	42.74	1.00	0.30	15	7.87	100.9
EX 3	85.05	1.00	0.30	15	7.87	200.8
EX 4	15.38	1.00	0.30	15	7.87	36.3
EX 5	30.03	1.00	0.30	15	7.87	70.9
EX 6	26.93	1.00	0.30	15	7.87	63.6
EX 7	67.90	1.00	0.30	15	7.87	160.3
EX 8	50.23	1.00	0.30	15	7.87	118.6
EX 9	46.06	1.00	0.30	15	7.87	108.7
EX 10	35.51	1.00	0.30	15	7.87	83.8
EX 11	72.22	1.00	0.30	15	7.87	170.5
EX 12	65.23	1.00	0.30	15	7.87	154.0
EX 13	28.40	1.00	0.30	15	7.87	67.1
EX 14	12.65	1.00	0.30	15	7.87	29.9
EX 15	4.96	1.00	0.30	15	7.87	11.7
EX 16	1.77	1.00	0.30	15	7.87	4.2
EX 17	32.96	1.00	0.30	15	7.87	77.8
EX 18	9.77	1.00	0.30	15	7.87	23.1
EX 19	166.17	1.00	0.30	15	7.87	392.3
EX 20	118.67	1.00	0.30	15	7.87	280.2



NOTE: EXISTING TOPOGRAPHIC INFORMATION IS FROM CURRENT TNRIS LIDAR.

DOCUMENT IS INTENDED FOR REVIEW PURPOSES ONLY. NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylviana Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley»Horn 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928																
<table><tr><td>DESIGNED</td><td>DRAWN</td><td>CHECKED</td><td>SCALE</td><td>DATE</td><td>KH PROJECT NO.</td><td rowspan="2">EX-1</td></tr><tr><td>DKT</td><td>KPH</td><td>TLF</td><td>AS SHOWN</td><td>SEPT. 2021</td><td>2020103</td></tr></table>							DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	EX-1	DKT	KPH	TLF	AS SHOWN	SEPT. 2021	2020103
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DKT	KPH	TLF	AS SHOWN	SEPT. 2021	2020103														



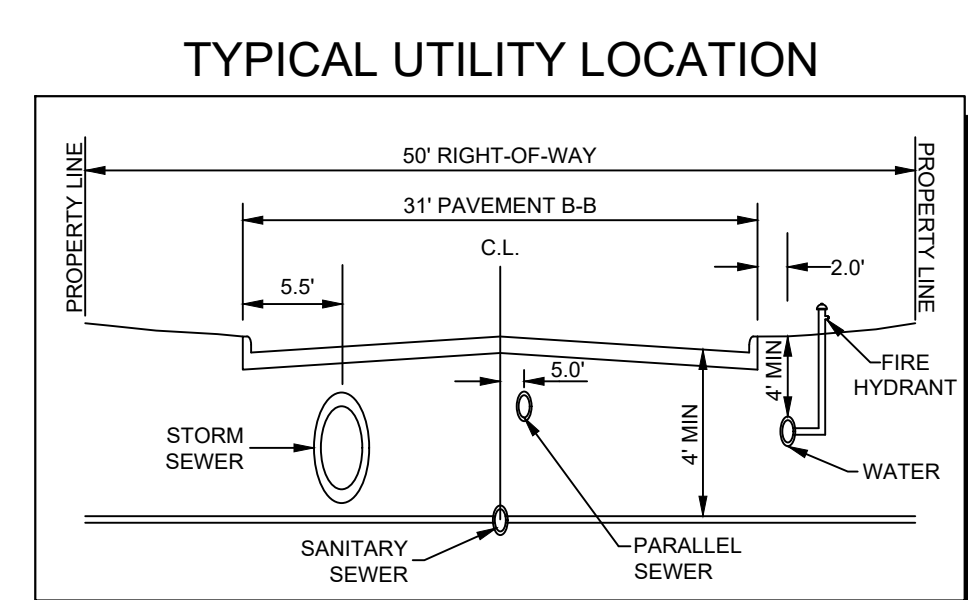
LEGEND

	AREA DESIGNATOR
	AREA IN ACRES
	Q100 FLOW IN CFS
	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED PHASE LINE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR

DRAINAGE DESIGN CRITERIA

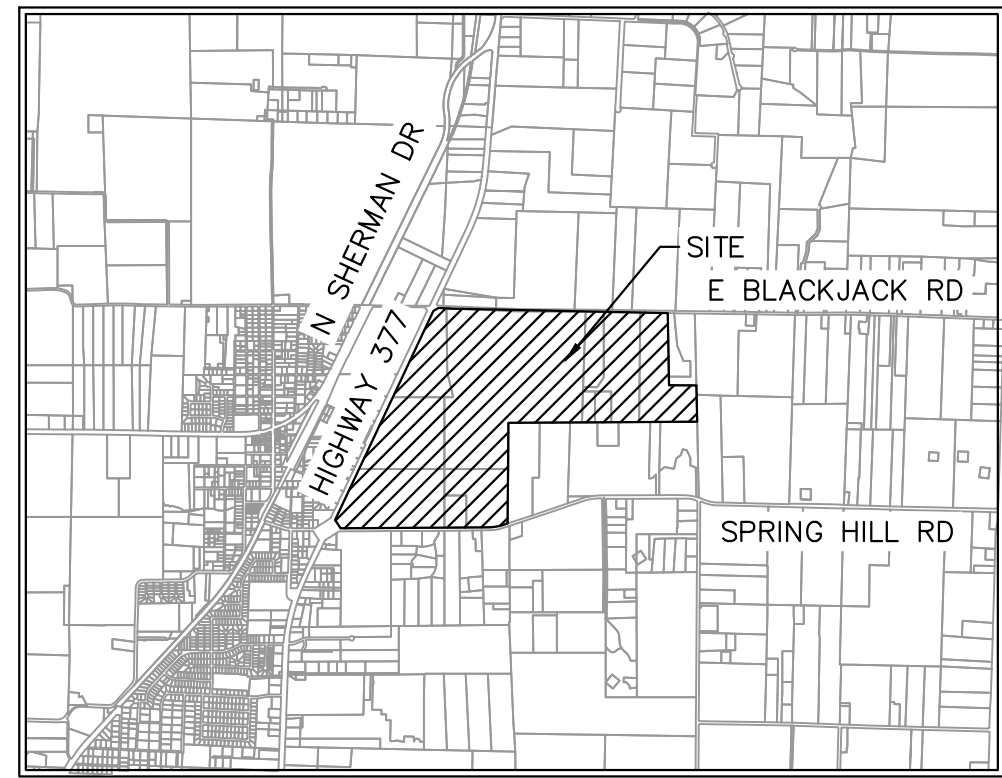
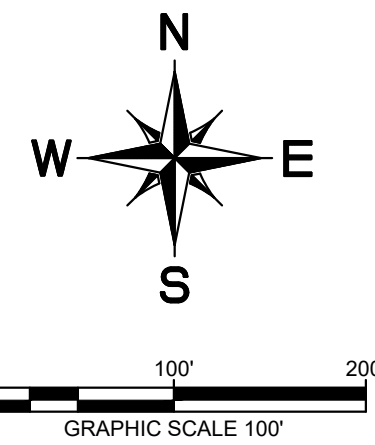
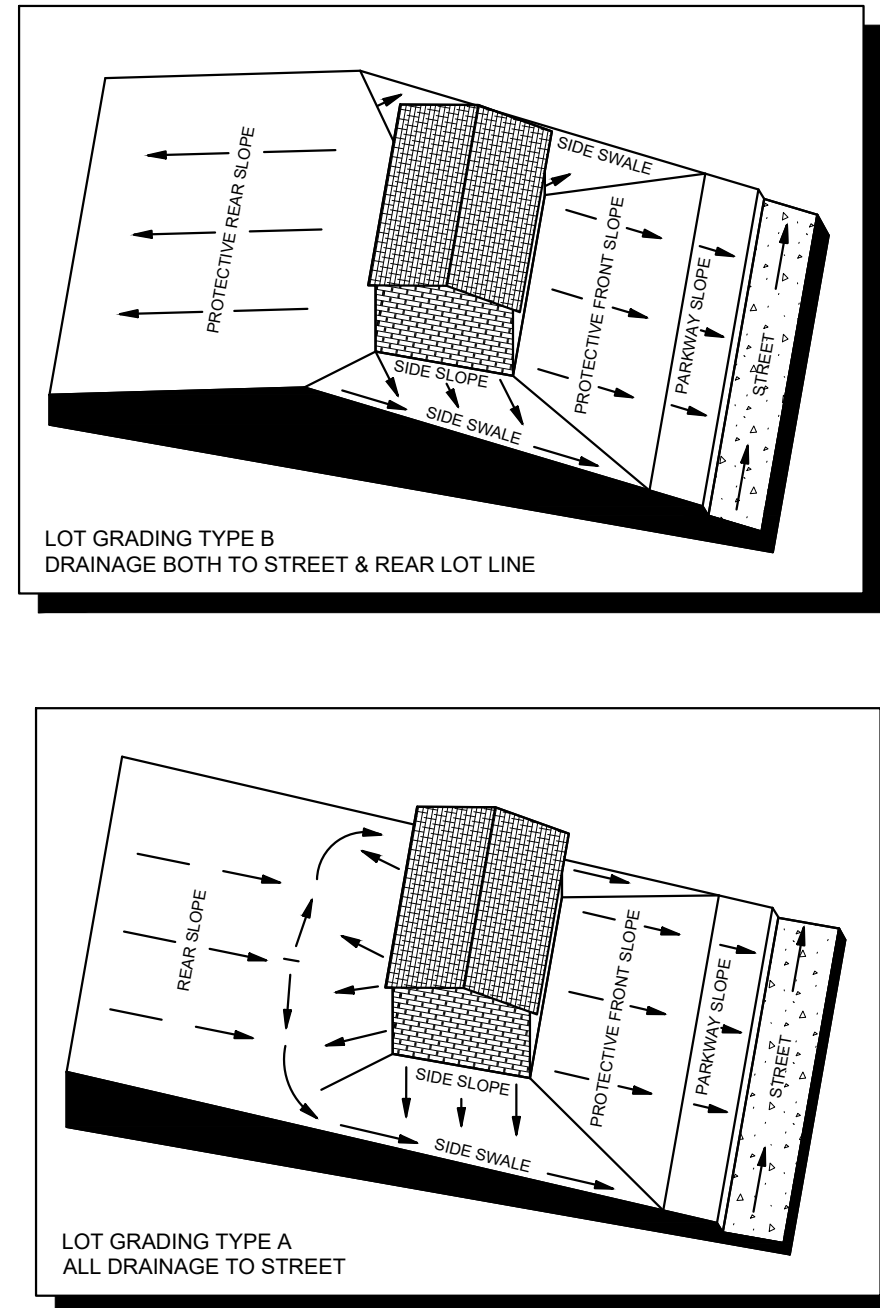
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TC OF 15 MINUTES (RESIDENTIAL) = 7.87 IN/HR
A = DRAINAGE AREA IN ACRES

- DRAINAGE GENERAL NOTES**
- LAYOUT SHOWN IS PRELIMINARY. STORM DRAIN PIPE SIZING, INLET LOCATIONS, AND JUNCTION BOX LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL PLAT AND CONSTRUCTION PLANS, BUT SHALL MEET THE REQUIREMENTS OF THE DENTON COUNTY DEVELOPMENT RULES AND REGULATIONS, EXCEPT FOR PROVIDING CAPTURE OF 100-YEAR STORM WITHIN RIGHT-OF-WAY.
 - ALL STORM DRAIN LATERALS ARE ASSUMED TO BE 18" DIAMETER UNLESS NOTED OTHERWISE.
 - STORM SEWER SHALL PIPE SHALL BE DESIGNED FOR THE 100-YEAR STORM.



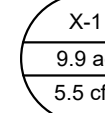
CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY DRAINAGE PLAN	
FOR	
HIGH POINTE RANCH	
1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT BEING 460.75 ACRES	
OUT OF THE	
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243	
AND THE	
IN THE	
CITY OF AUBREY, DENTON COUNTY, TEXAS	
SURVEYOR: Kimley-Horn 1380 Warren Parkway Frisco, TX 75035 Tel: (469) 353-6058 Contact: Sylvia Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose
OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd., Suite 202 Argyle, TX 75226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley-Horn 6180 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Registration F-928
DESIGNED: DKT	DRAWN: XXX
CHECKED: TLF	SCALE: AS SHOWN
DATE: SEPT. 2021	KH PROJECT NO.: 2020103
D-1	



VICINITY MAP
SCALE: 1" = 4,000'

LEGEND

	AREA DESIGNATOR AREA IN ACRES Q100 FLOW IN CFS
	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED PHASE LINE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR

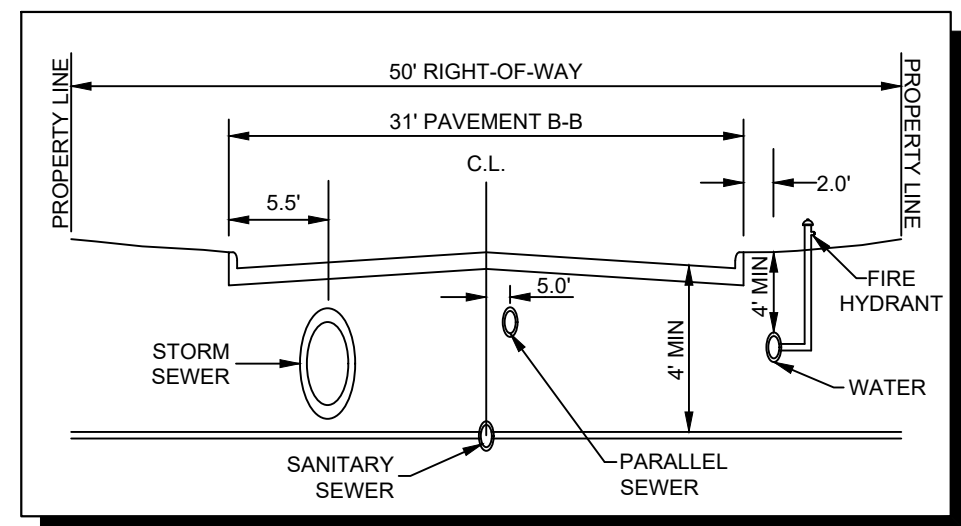
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DRAINAGE GENERAL NOTES

1. LAYOUT SHOWN IS PRELIMINARY. STORM DRAIN PIPE SIZING, INLET LOCATIONS, AND JUNCTION BOX LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL PLAT AND CONSTRUCTION PLANS, BUT SHALL MEET THE REQUIREMENTS OF THE DENTON COUNTY DEVELOPMENT RULES AND REGULATIONS. EXCEPT FOR PROVIDING CAPTURE OF 100-YEAR STORM WITHIN RIGHT-OF-WAY.
2. ALL STORM DRAIN LATERALS ARE ASSUMED TO BE 18" DIAMETER UNLESS NOTED OTHERWISE.
3. STORM SEWER SHALL PIPE SHALL BE DESIGNED FOR THE 100-YEAR STORM.

TYPICAL UTILITY LOCATION



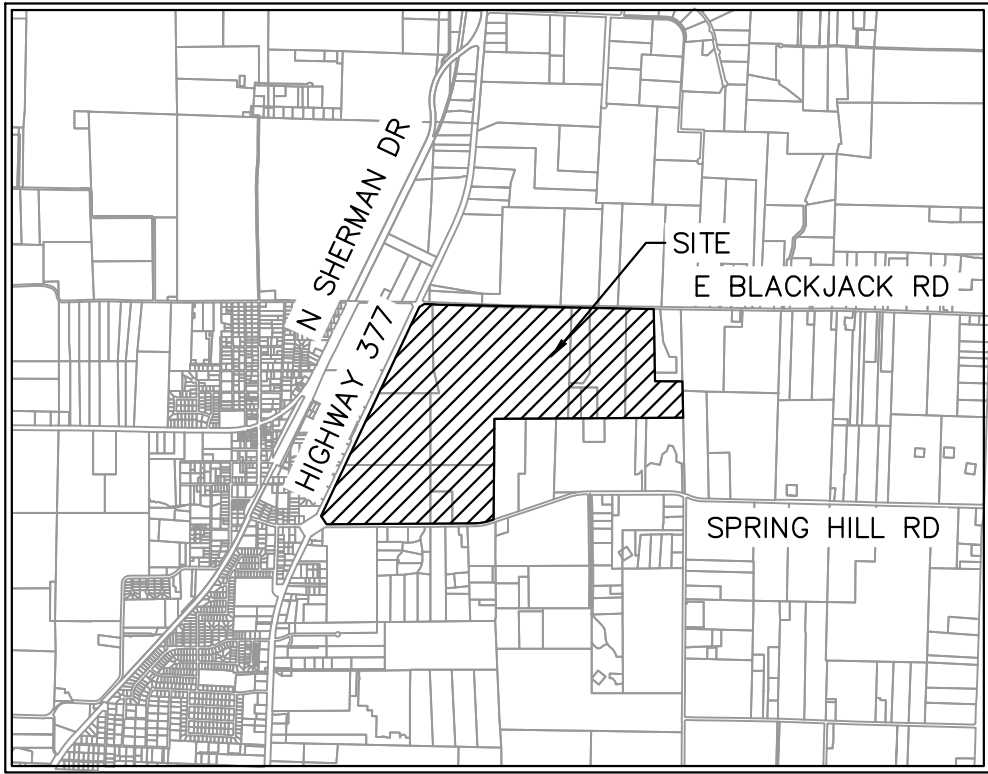
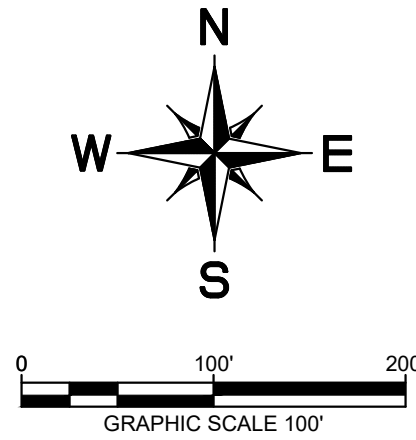
CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY DRAINAGE PLAN FOR HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6160 Warren Parkway P.O. Box 1212 Dallas, TX 75261 Tel: (469) 353-0508 Contact: Sylviaa Gunawan Contact: #6641	OWNER/DEVELOPER: Aubrey Blackcap Partners, LLC 4514 Cole Ave., Suite 1626 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose			OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd., N. Suite 202 Dallas, TX 75202 Tel: (972) 740-5725 Contact: David Marks & Walter Foss		ENGINEER:  6160 Warren Parkway, Suite 210 P.O. Box 1212 Dallas, TX 75261 Tel: (972) 353-3580 Contact: Thomas Fletcher, P.E. Registration F-528
	DESIGNED DKT	DRAWN XXX	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103

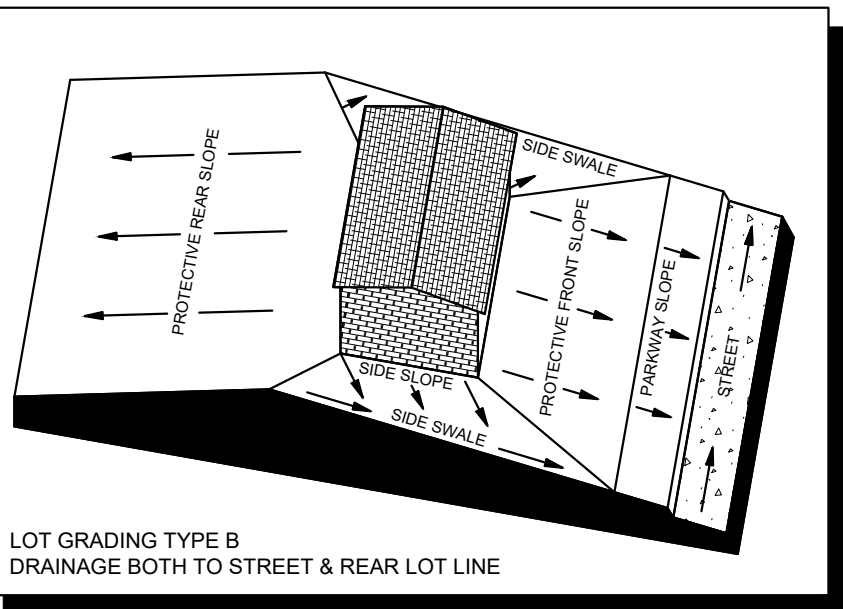
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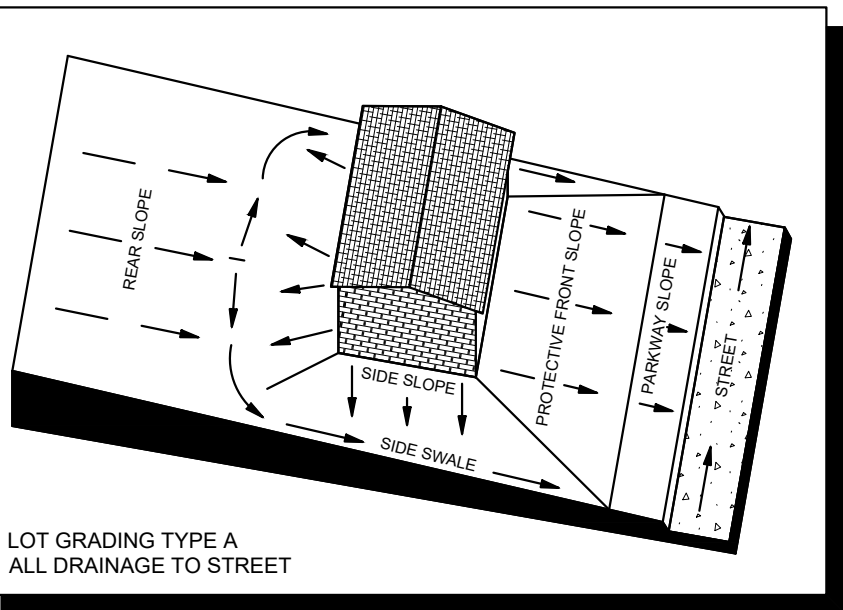
VICINITY MAP
SCALE: 1" = 4,000'

LEGEND

	AREA DESIGNATOR
	AREA IN ACRES Q100 FLOW IN CFS
	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED PHASE LINE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR



LOT GRADING TYPE B
DRAINAGE BOTH TO STREET & REAR LOT LINE



LOT GRADING TYPE A
ALL DRAINAGE TO STREET

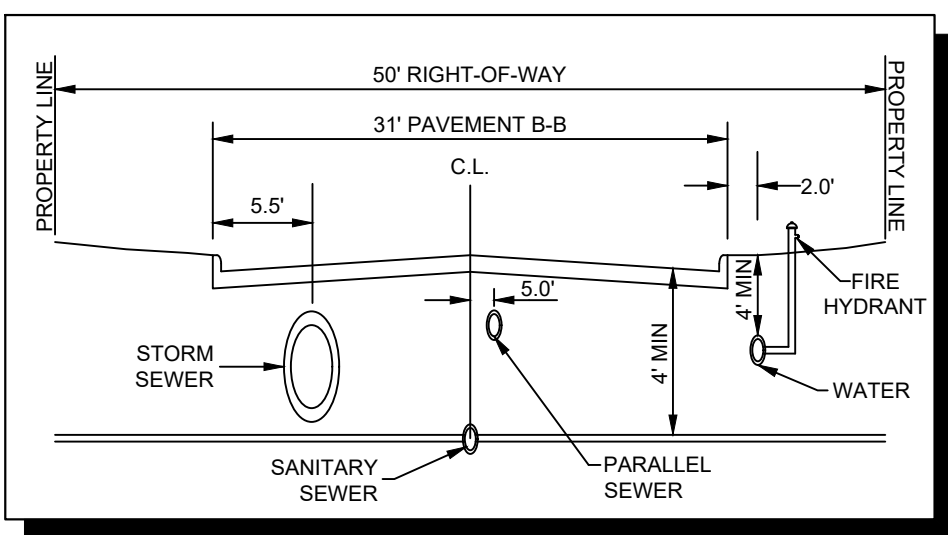
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TYPICAL UTILITY LOCATION



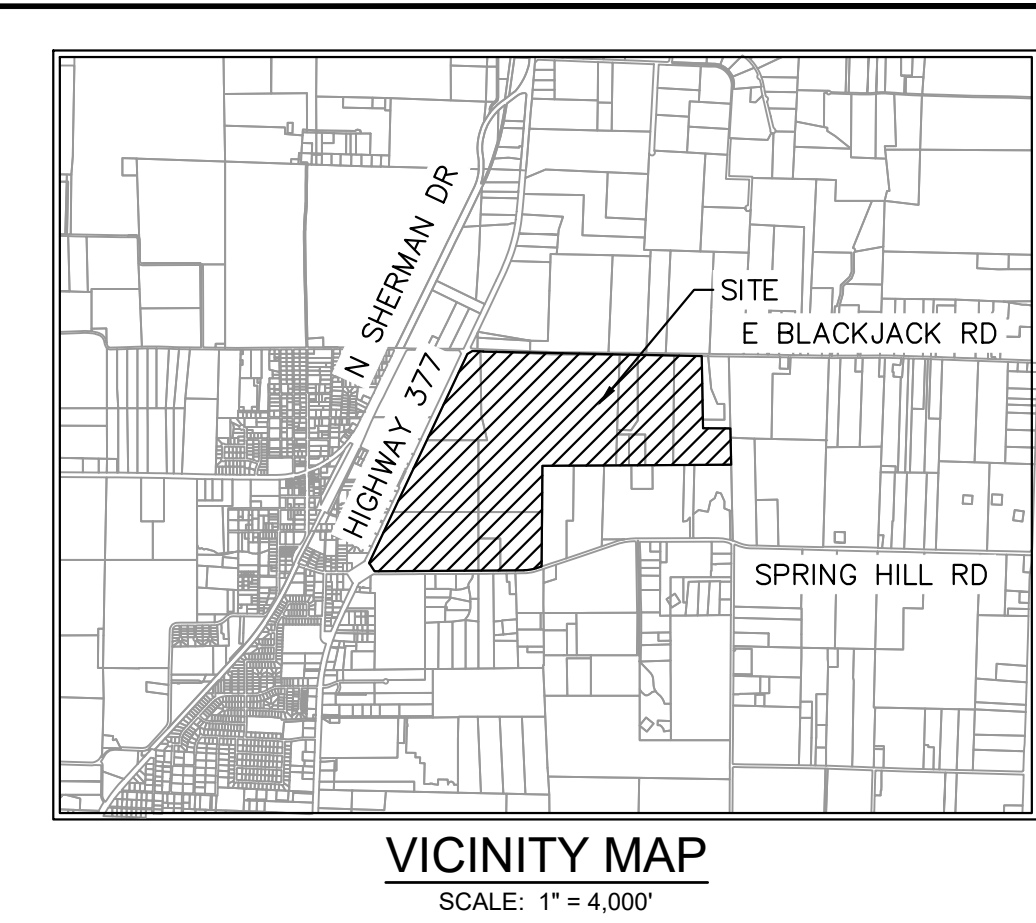
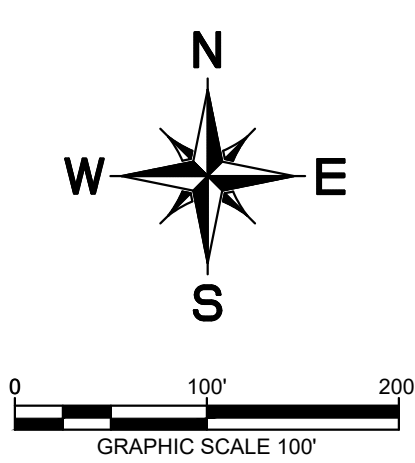
CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY DRAINAGE PLAN
FOR
HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
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DESIGNED DKT	DRAWN XXX	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	D-3

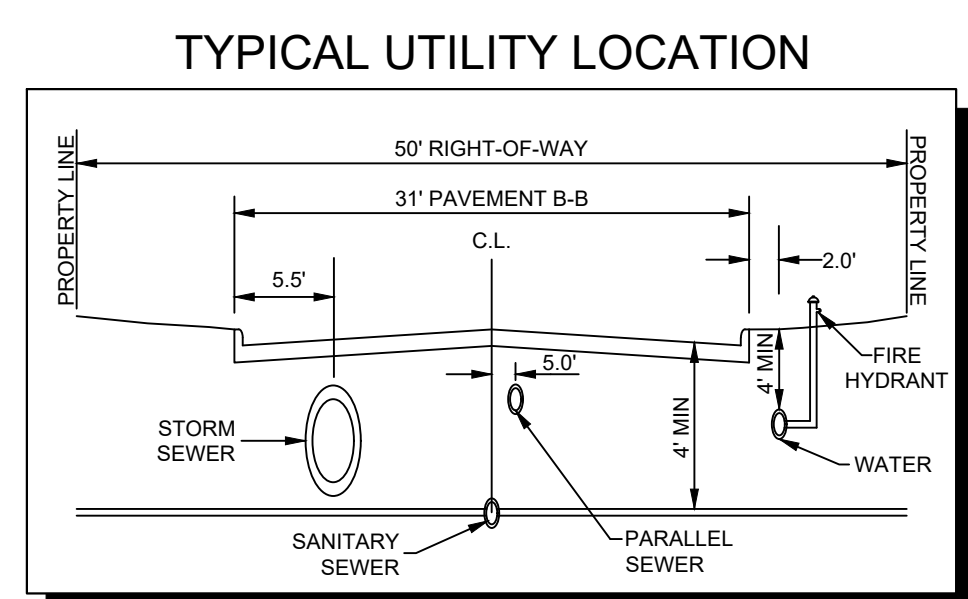
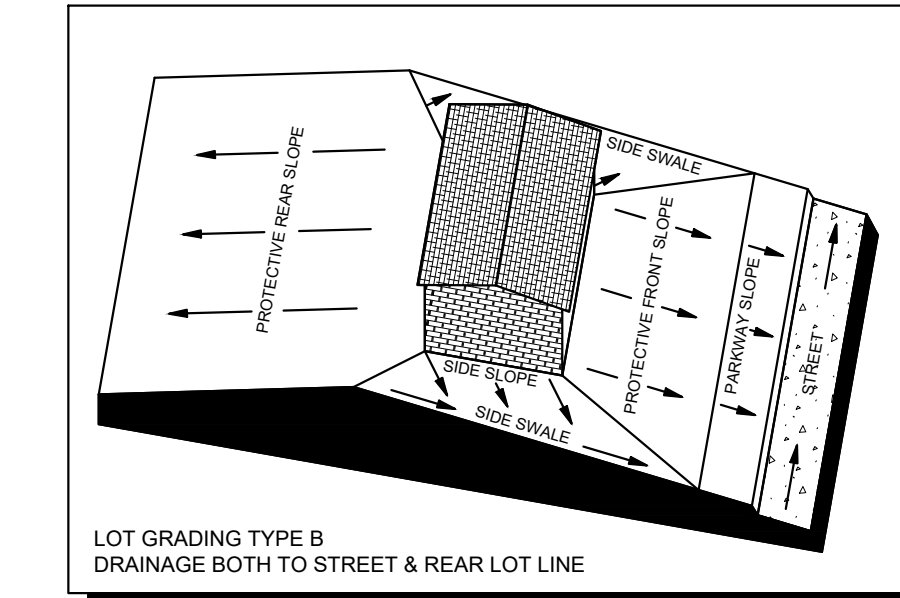
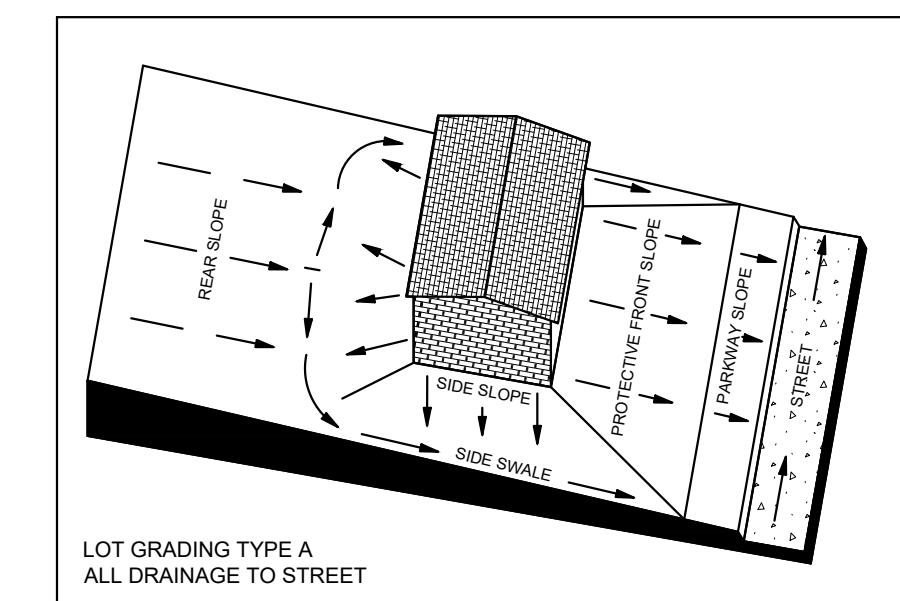
PROJECT: PRELIMINARY DRAINAGE PLAN FOR HIGH POINTE RANCH, SUBMITTAL NO. 2020020001-0001, CIRCLE Y RANCH CIVIL ENGINEERING, INC. (CIRCLE Y RANCH CIVIL ENGINEERING, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. FOR ANY REASON, INCLUDING BUT NOT LIMITED TO, NEGLIGENCE, WHETHER IN CONTRACT, TORT, OR OTHERWISE, FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS, THAT MAY BE INCURRED BY KIMLEY-HORN AND ASSOCIATES, INC. IN CONNECTION WITH THIS PROJECT.)
DATE: 12/02/2024 PM
LAST SAVE: 12/02/2024 PM
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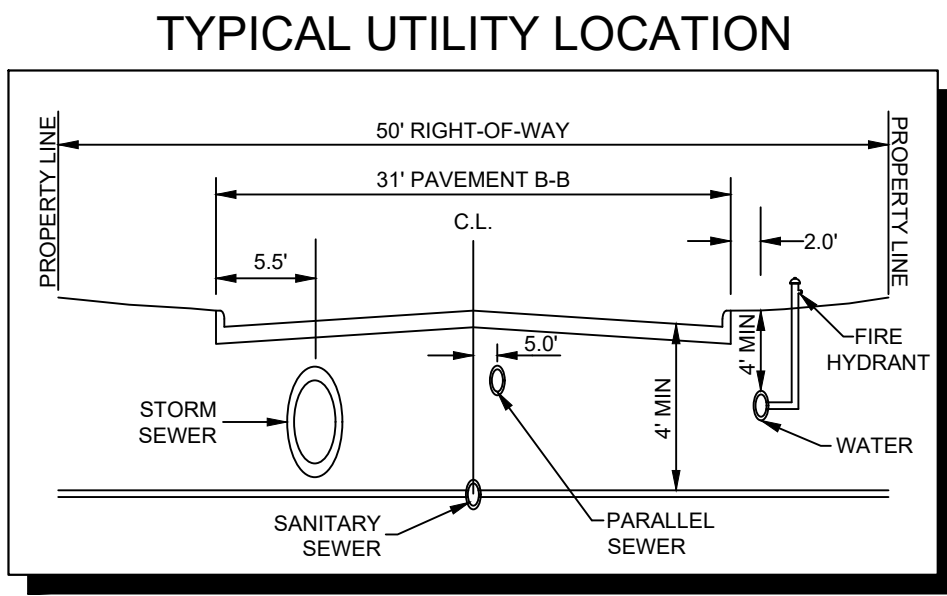
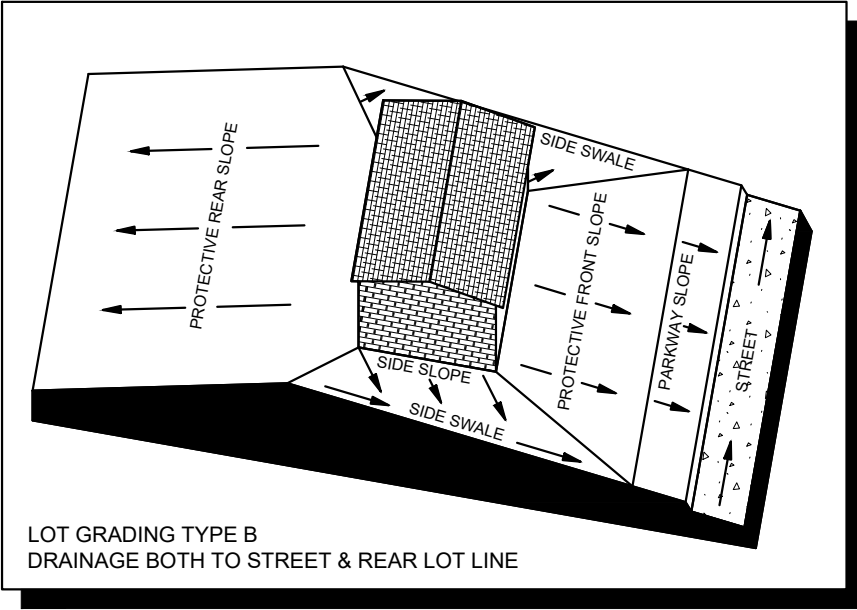
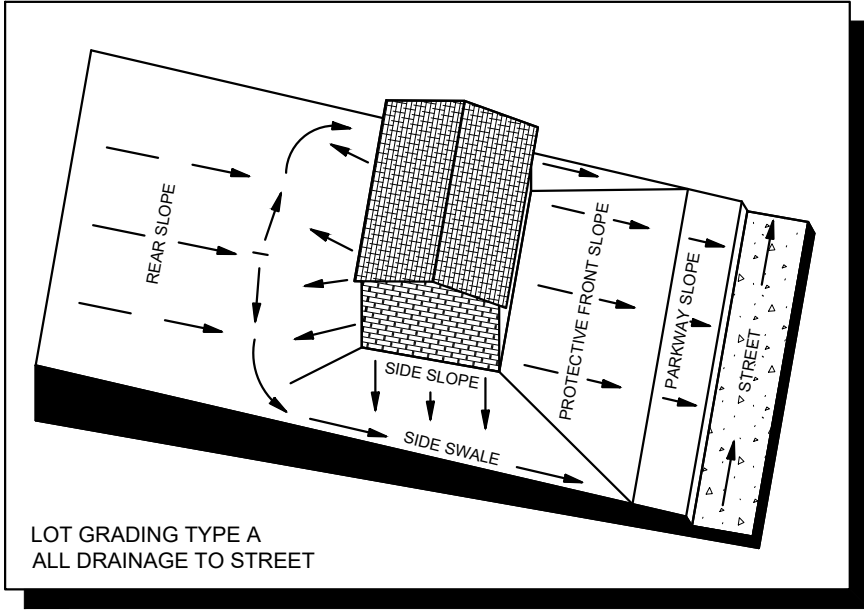
LEGEND	
	AREA DESIGNATOR
	AREA IN ACRES
	Q100 FLOW IN CFS
	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
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	PROPOSED STORM DRAIN HEADWALL
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CITY PROJECT NUMBER: XXXXXXXXX	
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1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT BEING 480.75 ACRES	
OUT OF THE	
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IN THE	
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DESIGNED DKT	DRAWN XXX
CHECKED TLF	SCALE AS SHOWN
DATE SEPT. 2021	DATE 2020103
KI PROJECT NO. 2020103	
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DRAINAGE GENERAL NOTES

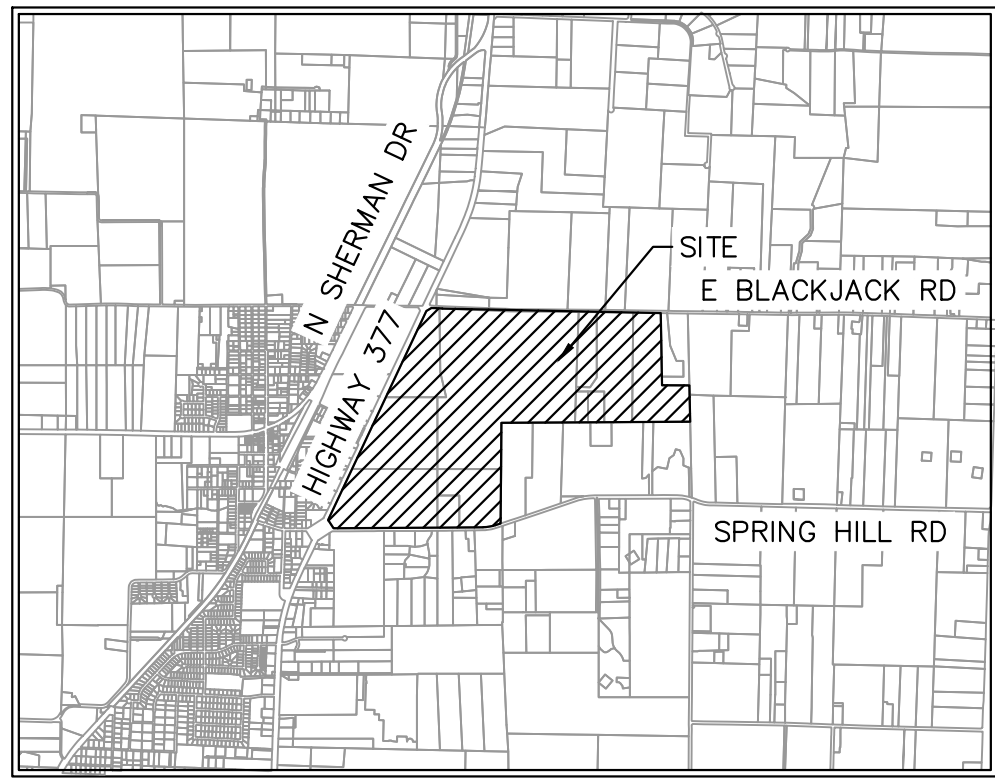
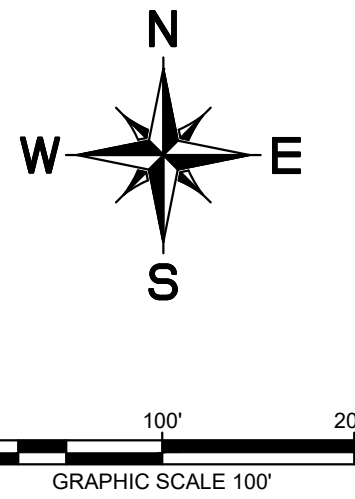
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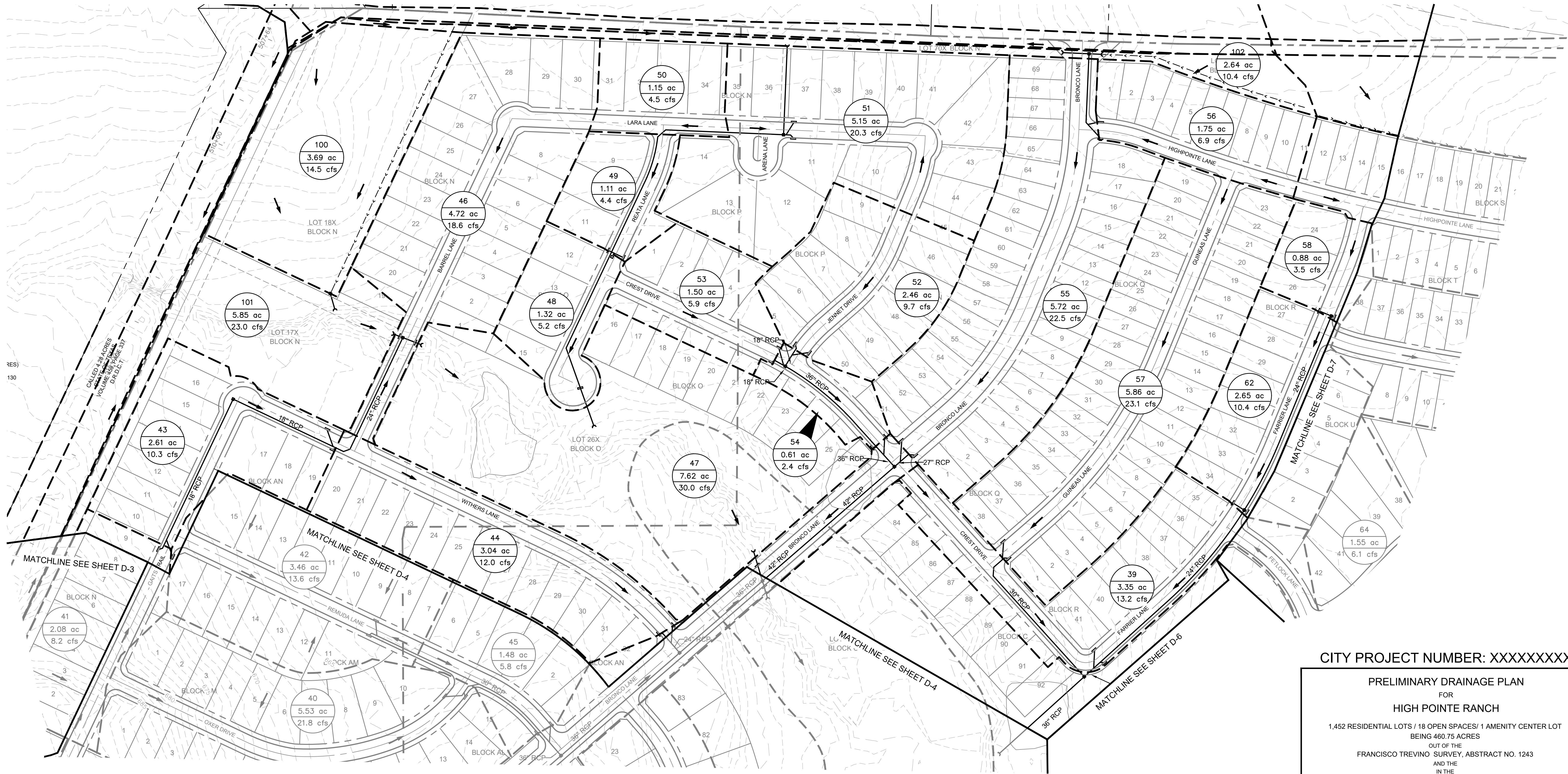
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	AREA DESIGNATOR
	AREA IN ACRES
	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
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	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR



VICINITY MAP
SCALE: 1" = 4,000'



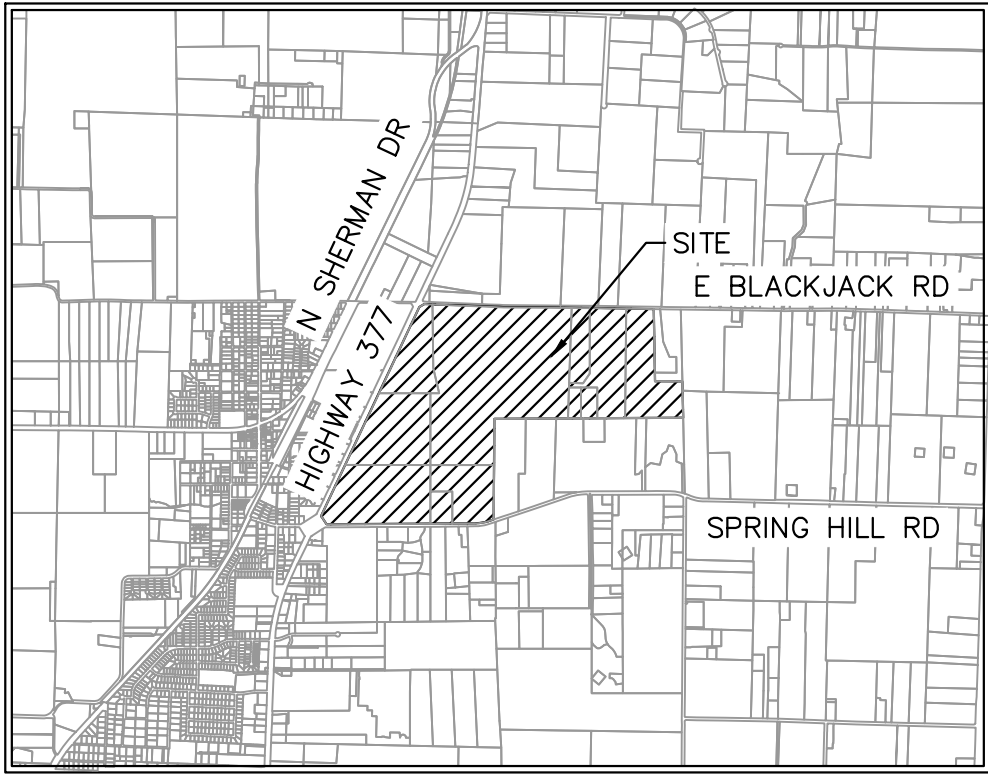
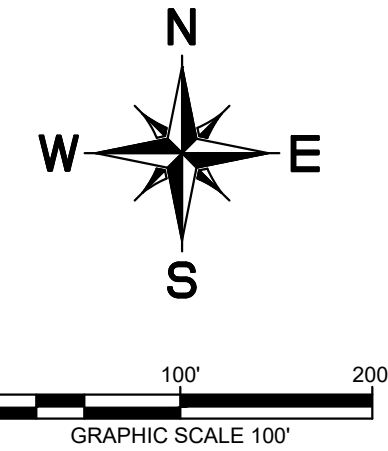
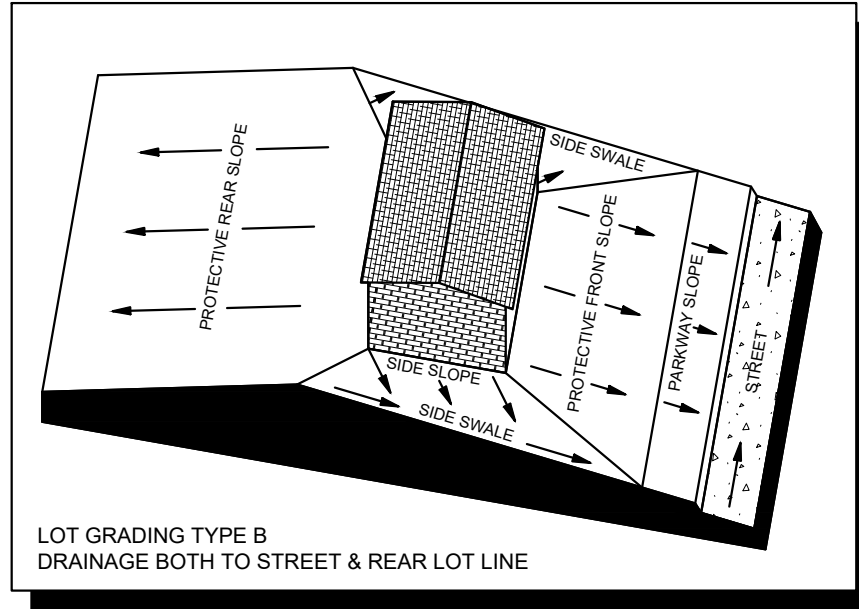
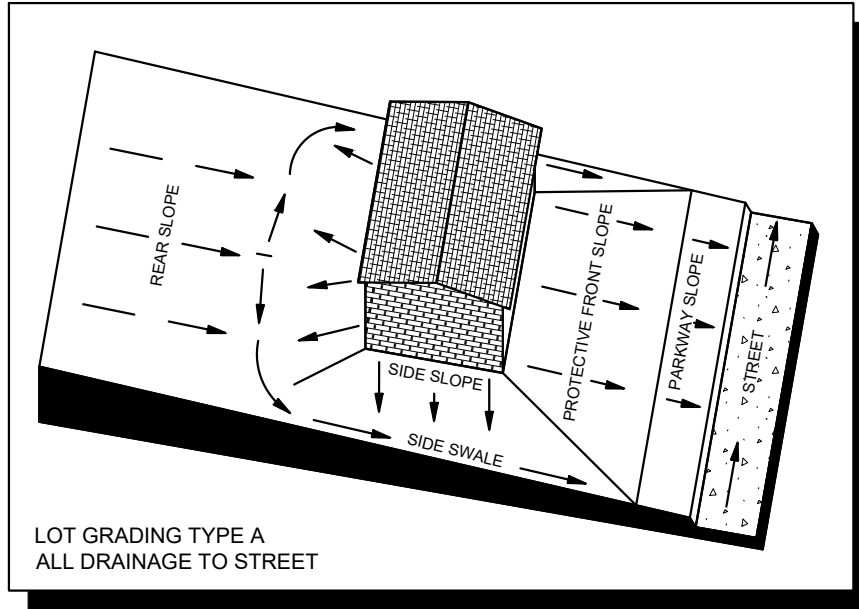
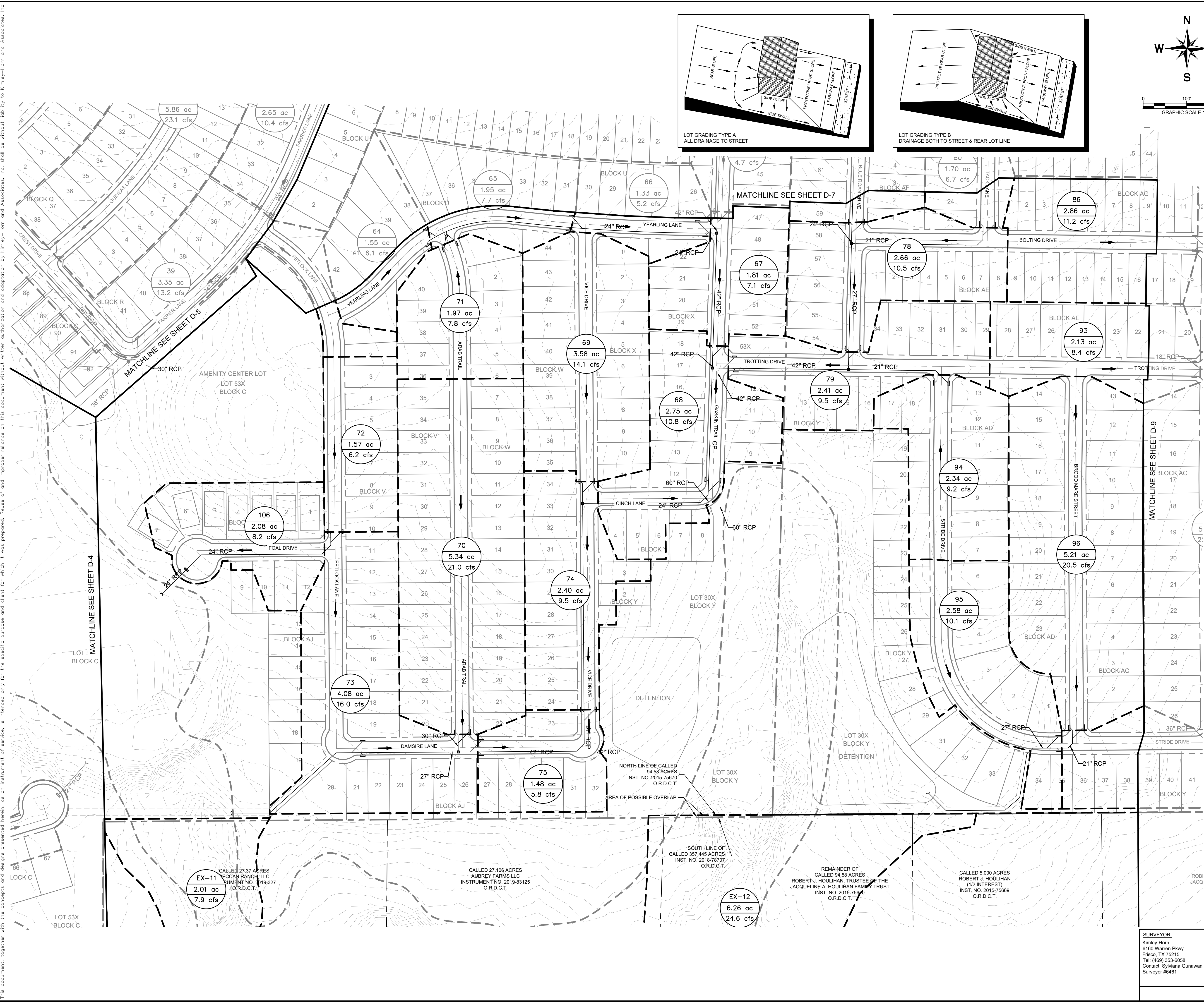
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DESIGNED: DKT	DRAWN: XXX	CHECKED: TLF	SCALE: AS SHOWN	DATE: SEPT. 2021	KH PROJECT NO.: 2020103	D-5

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LAST SAVED: 2/20/2022 2:12 PM
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LEGEND	
	AREA DESIGNATOR AREA IN ACRES Q100 FLOW IN CFS
	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED PHASE LINE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR

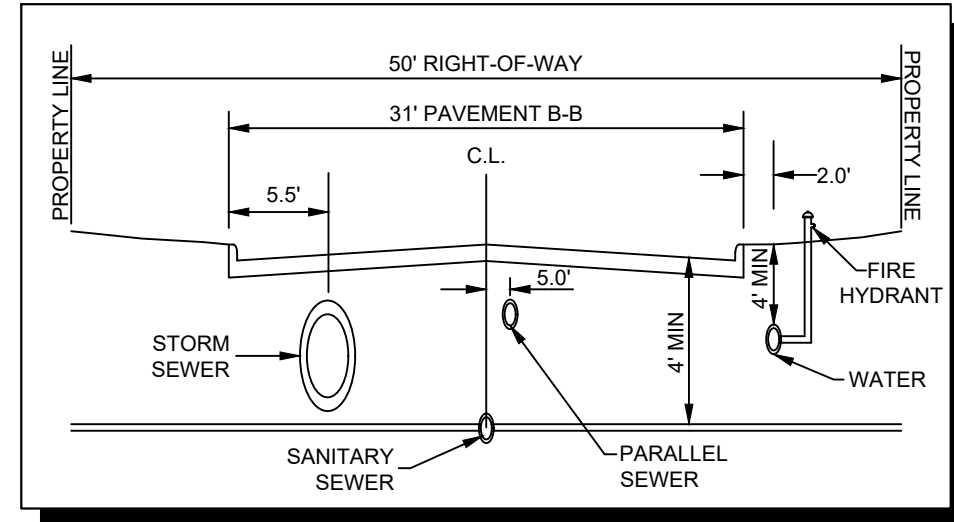
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TYPICAL UTILITY LOCATION

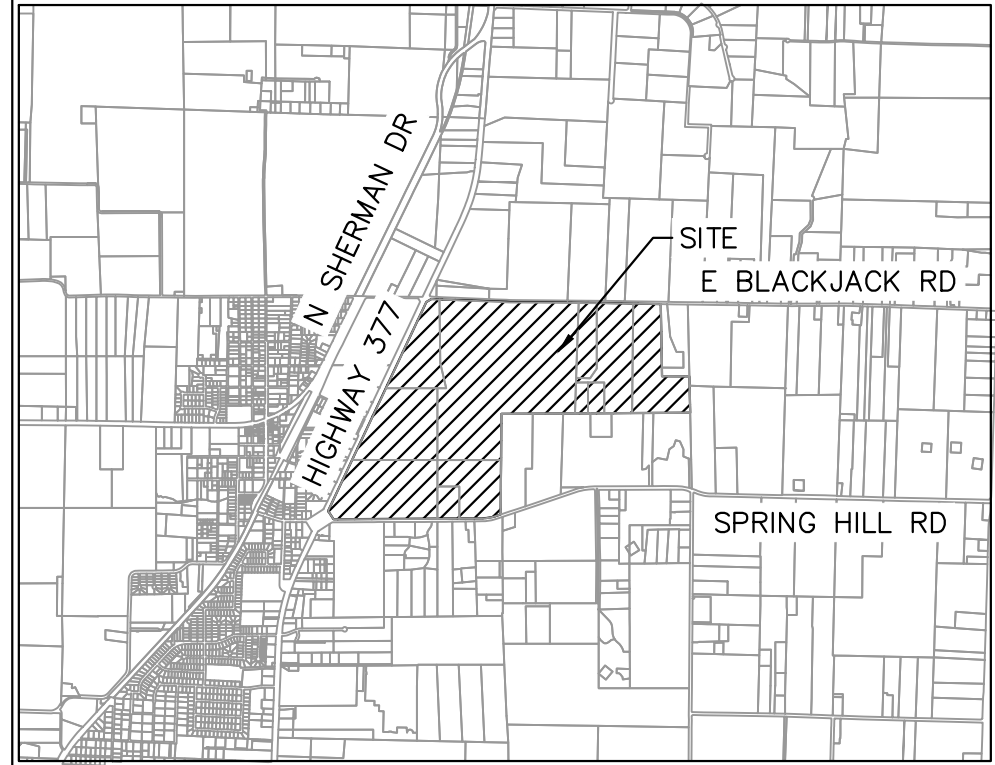
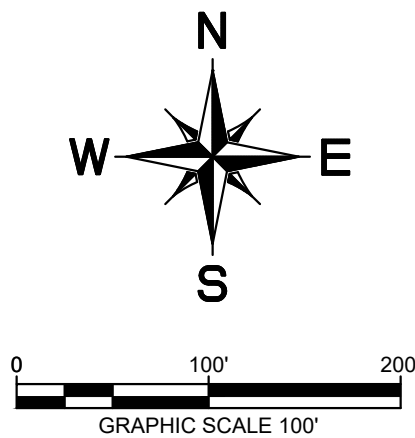
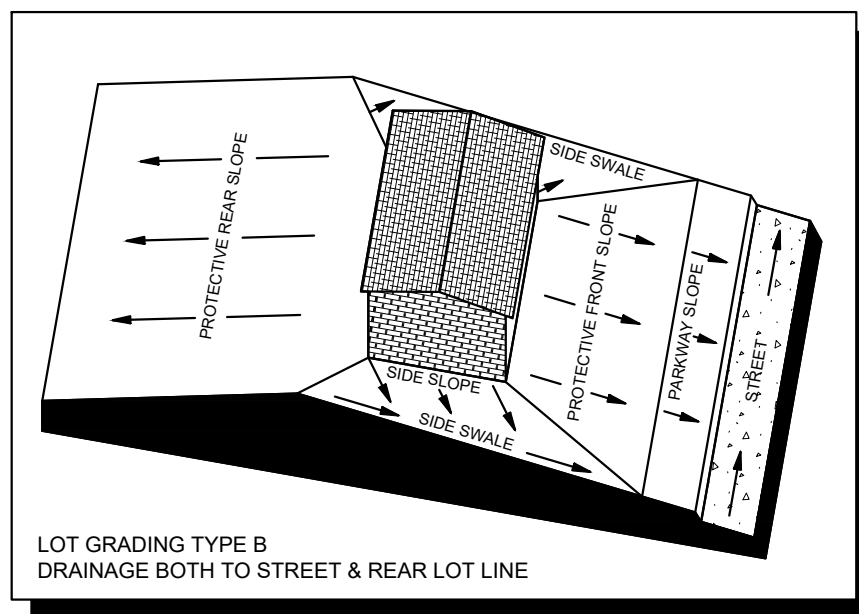
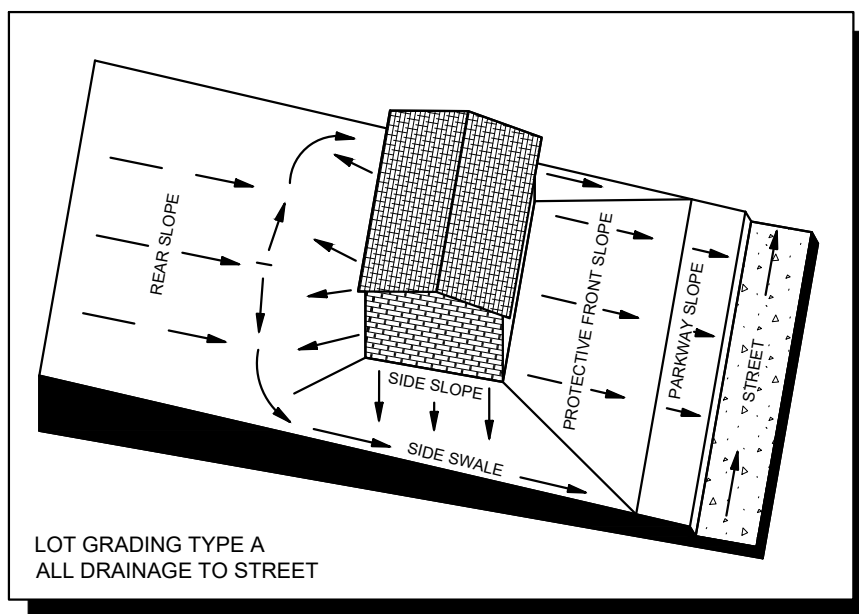
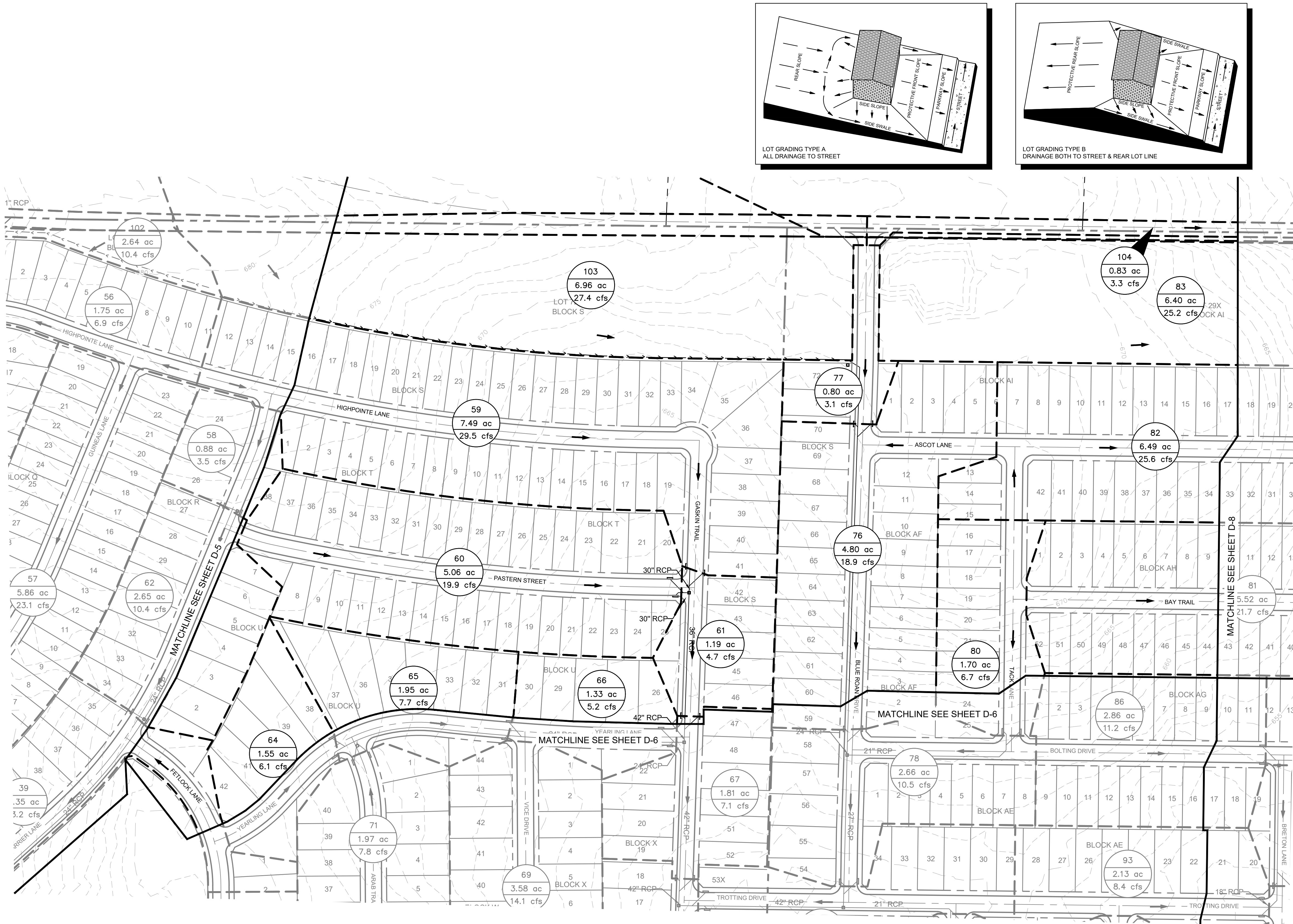


CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY DRAINAGE PLAN FOR HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 480.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 11800 Warren Parkway Frisco, TX 75225 Tel: (469) 353-6058 Contact: Sylvia Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjak Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 75226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley»Horn 11800 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928													
<table><tr><td>DESIGNED</td><td>DRAWN</td><td>CHECKED</td><td>SCALE</td><td>DATE</td><td>KH PROJECT NO.</td><td rowspan="2">D-6</td></tr><tr><td>DKT</td><td>DKT</td><td>TLF</td><td>AS SHOWN</td><td>SEPT. 2021</td><td>2020103</td></tr></table>				DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	D-6	DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	D-6										
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103											



VICINITY MAP
SCALE: 1" = 4,000'

LEGEND	
	AREA DESIGNATOR AREA IN ACRES Q100 FLOW IN CFS
	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED PHASE LINE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR

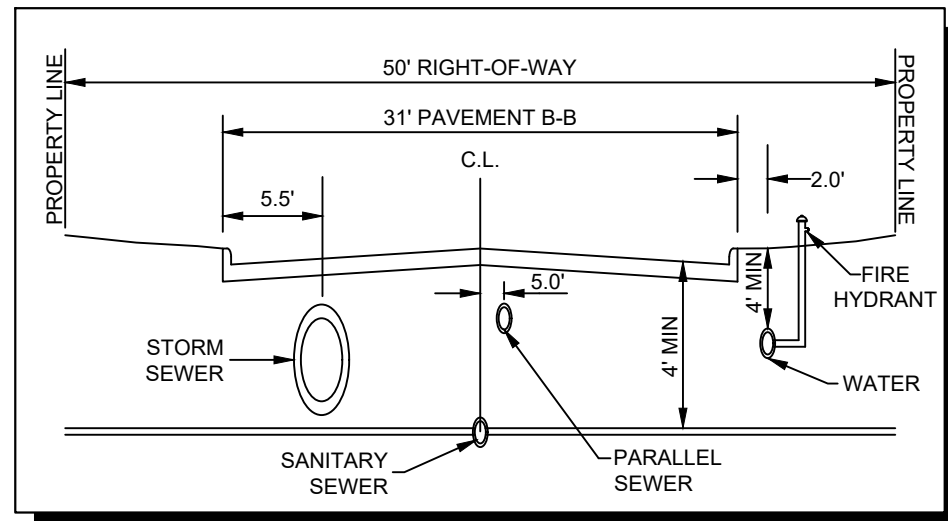
DRAINAGE DESIGN CRITERIA

$Q_{100} = C \cdot I \cdot A$
 Q = FLOW IN CUBIC FEET PER SECOND (CFS)
 C = RUNOFF COEFFICIENT = 0.50 (RESIDENTIAL)
 I = INTENSITY (TIME OF CONCENTRATION = TC)
TC OF 15 MINUTES (RESIDENTIAL) = 7.87 IN/HR
 A = DRAINAGE AREA IN ACRES

DRAINAGE GENERAL NOTES

- LAYOUT SHOWN IS PRELIMINARY. STORM DRAIN PIPE SIZING, INLET LOCATIONS, AND JUNCTION BOX LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL PLAT AND CONSTRUCTION PLANS, BUT SHALL MEET THE REQUIREMENTS OF THE DENTON COUNTY DEVELOPMENT RULES AND REGULATIONS, EXCEPT FOR PROVIDING CAPTURE OF 100-YEAR STORM WITHIN RIGHT-OF-WAY.
- ALL STORM DRAIN LATERALS ARE ASSUMED TO BE 18" DIAMETER UNLESS NOTED OTHERWISE.
- STORM SEWER SHALL PIPE SHALL BE DESIGNED FOR THE 100-YEAR STORM.

TYPICAL UTILITY LOCATION



CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY DRAINAGE PLAN

FOR

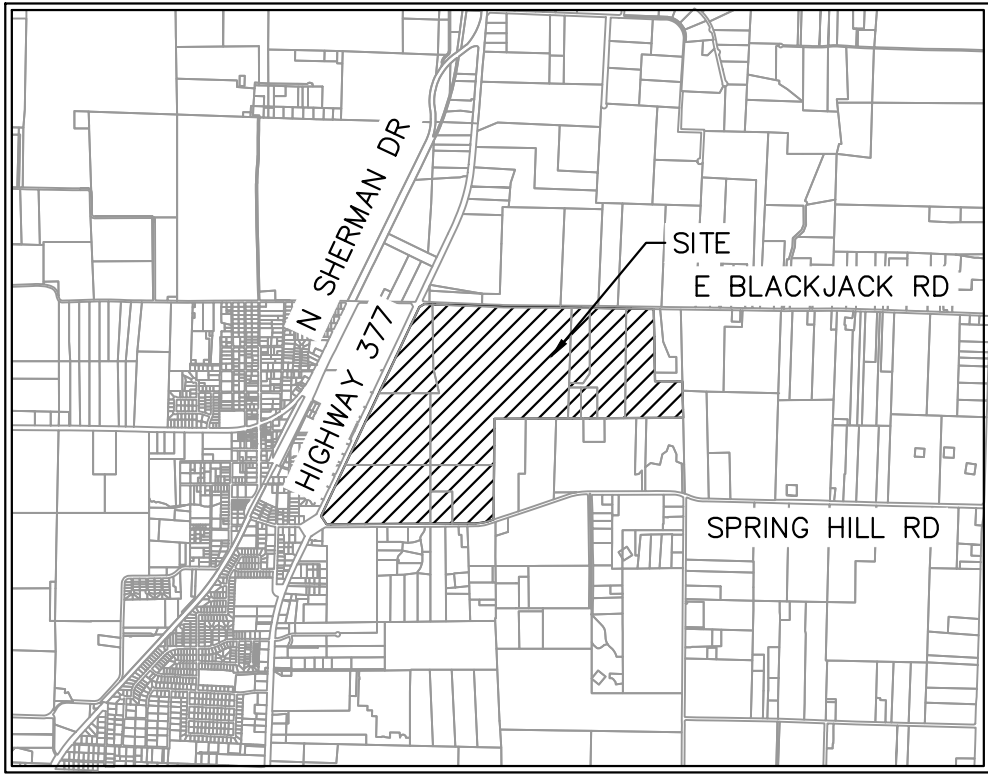
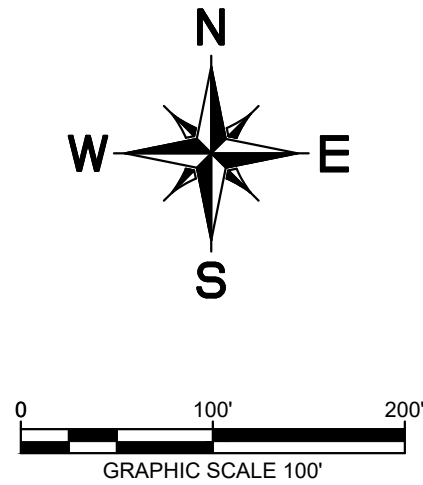
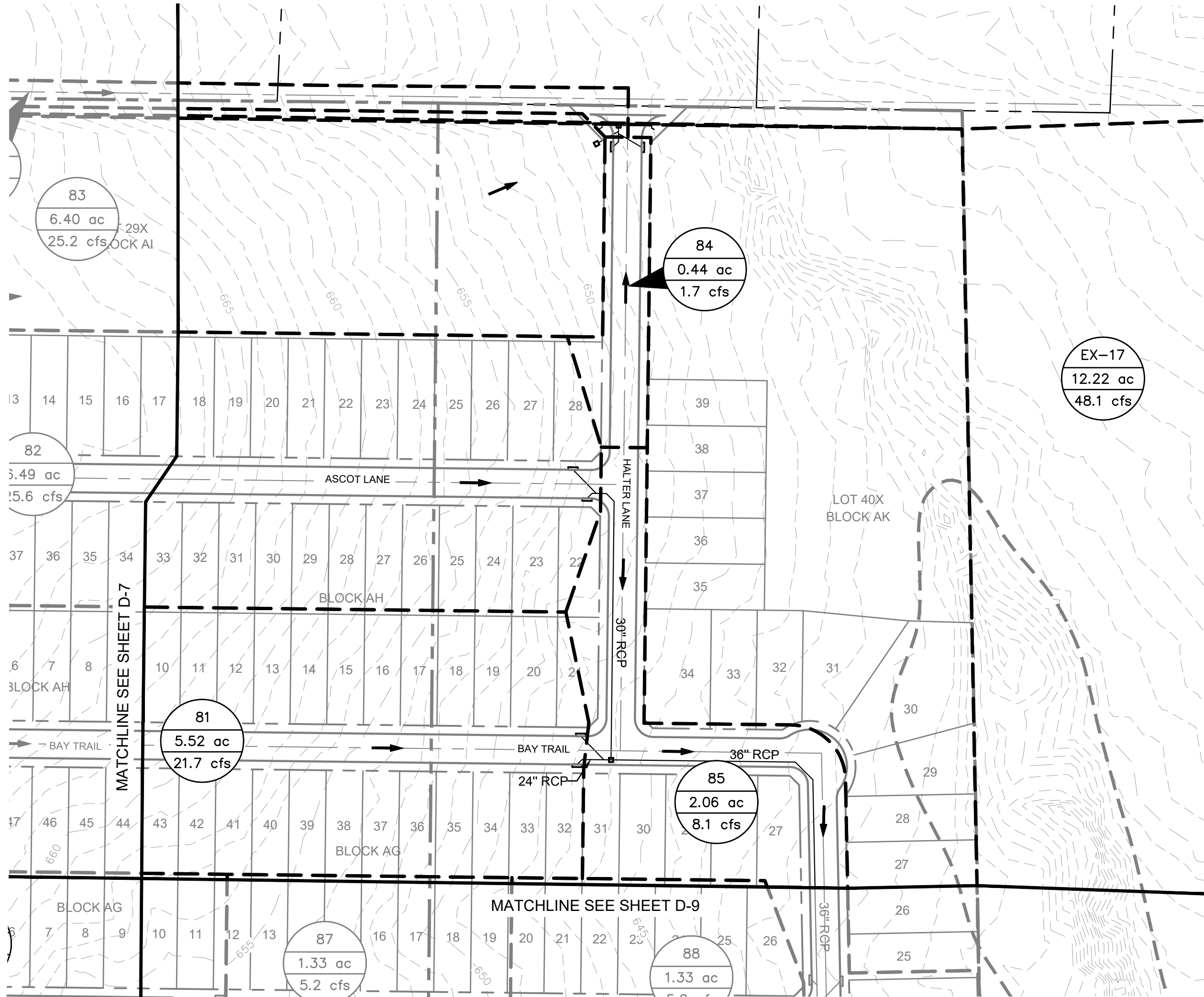
HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES

OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN THE

CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6180 Warren Parkway Frisco, TX 75034 Tel: (469) 353-6058 Contact: Sylviaa Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjak Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley»Horn 6180 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Registration F-928			
DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	D-7



VICINITY MAP
SCALE: 1" = 4,000'

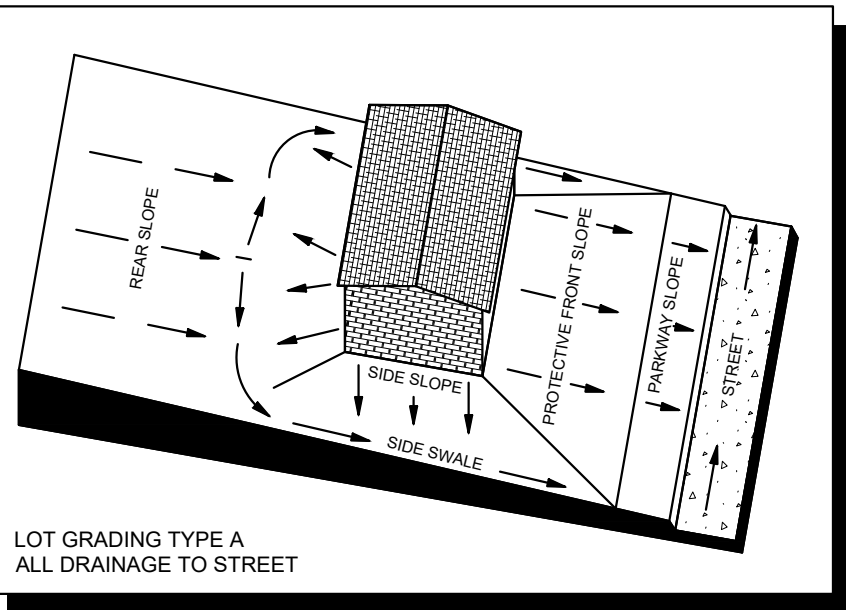
LEGEND	
	AREA DESIGNATOR AREA IN ACRES Q100 FLOW IN CFS
	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED PHASE LINE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR

DRAINAGE DESIGN CRITERIA

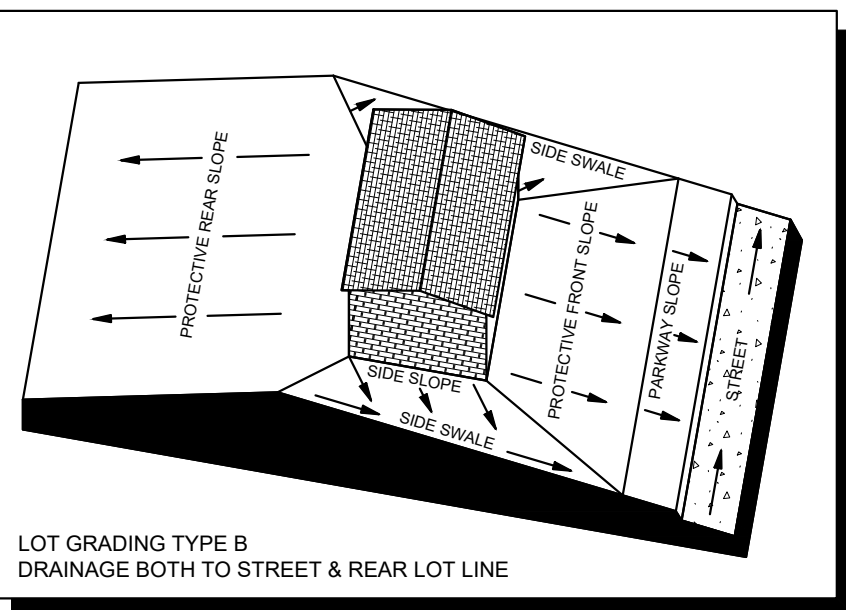
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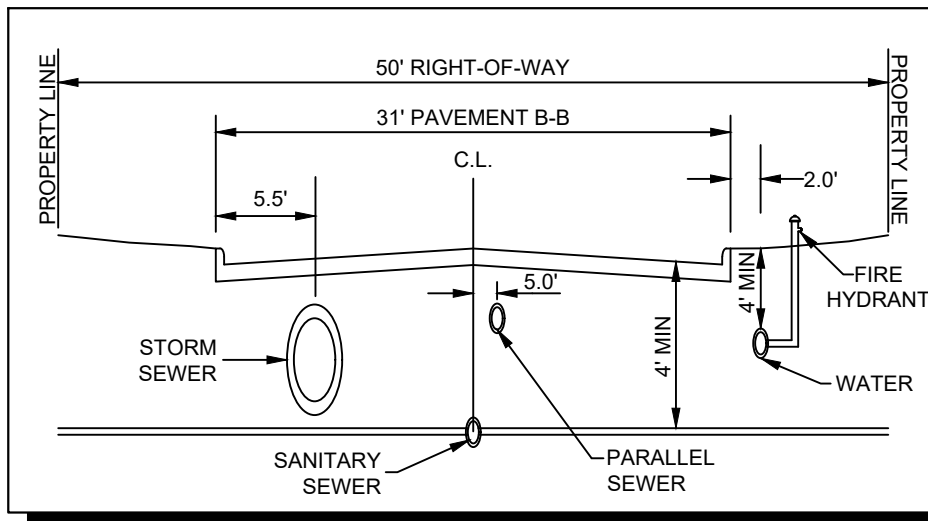


LOT GRADING TYPE A
ALL DRAINAGE TO STREET



LOT GRADING TYPE B
DRAINAGE BOTH TO STREET & REAR LOT LINE

TYPICAL UTILITY LOCATION



CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY DRAINAGE PLAN

FOR
HIGH POINTE RANCH

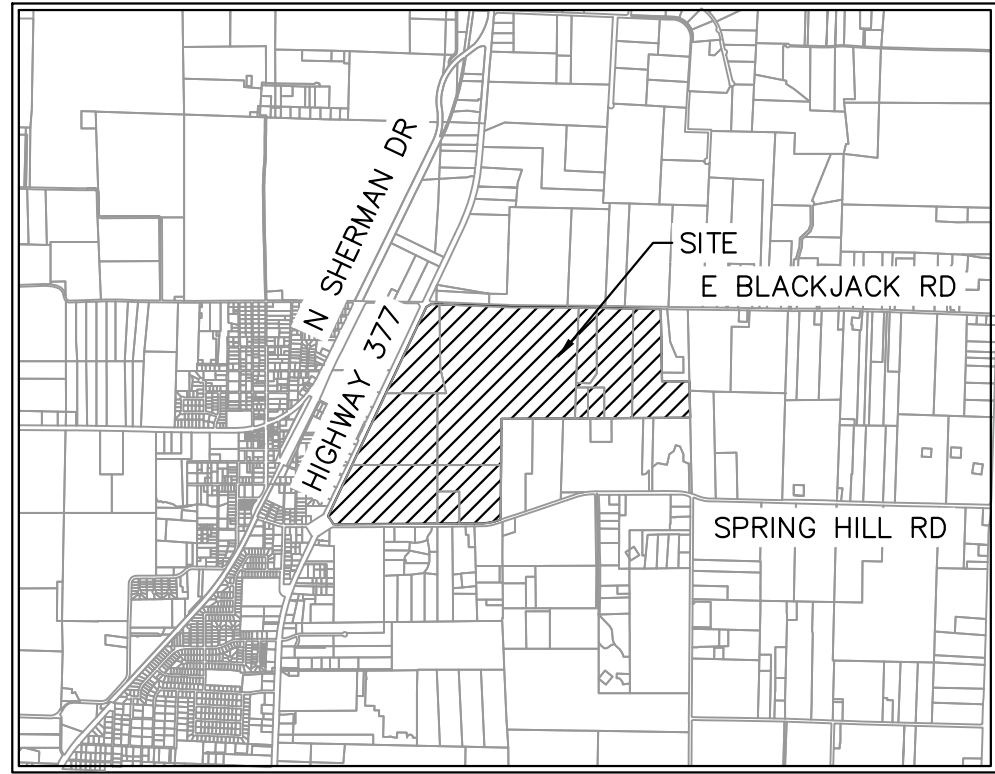
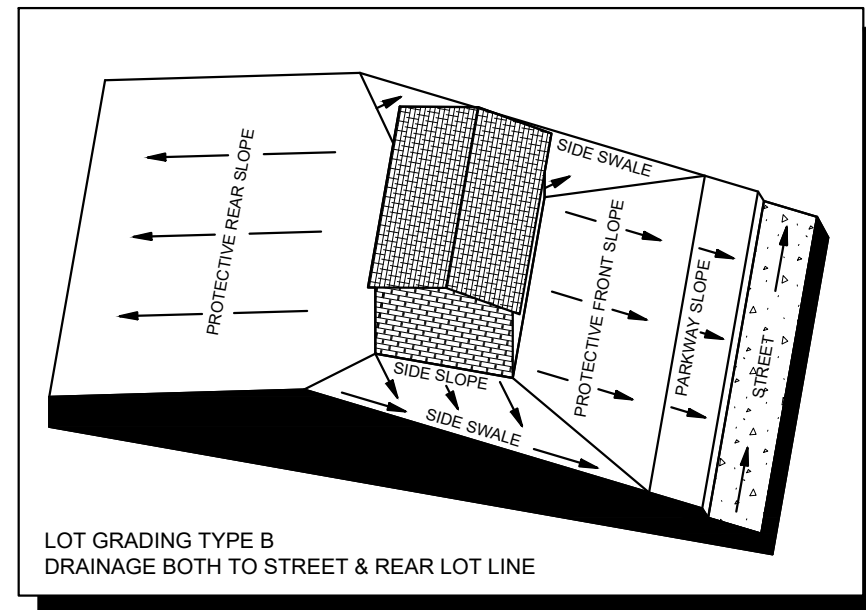
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CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75015 Tel: (469) 353-6058 Contact: Sylvia Gunawan Surveyor #6461		OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose		OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss		ENGINEER: Kimley-Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928	
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.		
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103		

D-8



VICINITY MAP
SCALE: 1" = 4,000'

	AREA DESIGNATOR AREA IN ACRES Q100 FLOW IN CFS
	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED PHASE LINE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR

Q100 = C*I*A
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A = DRAINAGE AREA IN ACRES

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2. ALL STORM DRAIN LATERALS ARE ASSUMED TO BE 18" DIAMETER UNLESS NOTED OTHERWISE.
3. STORM SEWER SHALL PIPE SHALL BE DESIGNED FOR THE 100-YEAR STORM.

The diagram illustrates a street cross-section with the following components and dimensions:

- 50' RIGHT-OF-WAY**: The total width of the street.
- 31' PAVEMENT B-B**: The width of the pavement base.
- PROPERTY LINE**: The boundary of the street right-of-way.
- 5.5'**: The distance from the left property line to the centerline (C.L.).
- C.L.**: Centerline of the street.
- 5.0'**: The distance from the centerline to the storm sewer.
- 4 MIN**: The minimum depth of the storm sewer.
- 2.0'**: The distance from the right property line to the fire hydrant.
- 4 MIN**: The minimum depth of the fire hydrant.
- STORM SEWER**: A circular pipe for stormwater drainage.
- SANITARY SEWER**: A pipe for wastewater collection.
- PARALLEL SEWER**: A pipe for stormwater or wastewater collection, shown below the sanitary sewer.
- FIRE HYDRANT**: A vertical pipe for fire protection.
- WATER**: A pipe for water supply, shown below the fire hydrant.

CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Krimley-Horn 6160 Warren Parkway Frisco, TX 75719 Tel: (469) 353-6658 Contact: Sylviaanna Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Capital Partners, LLC 2514 Coates Blvd. Dallas, TX 75205 Tel: (414) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Arling, TX 76010 Tel: (872) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Krimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75704 Tel: (469) 353-6658 Contact: Thomas Fletcher, P.E. Registration #328		
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
DKT	DKT	DKT	AS SHOWN	Sept. 2021	2020103

D-9

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)
2	1.15	1.00	0.50	15	7.87	4.5
3	2.65	1.00	0.50	15	7.87	10.4
5	2.76	1.00	0.50	15	7.87	10.9
6	2.02	1.00	0.50	15	7.87	8.0
7	0.96	1.00	0.50	15	7.87	3.8
8	0.98	1.00	0.50	15	7.87	3.9
9	4.11	1.00	0.50	15	7.87	16.2
10	4.09	1.00	0.50	15	7.87	16.1
12	2.80	1.00	0.50	15	7.87	11.0
13	1.77	1.00	0.50	15	7.87	7.0
15	2.55	1.00	0.50	15	7.87	10.0
16	2.51	1.00	0.50	15	7.87	9.9
17	36.06	1.00	0.50	15	7.87	141.9
18	0.57	1.00	0.50	15	7.87	2.2
19	0.63	1.00	0.50	15	7.87	2.5
20	41.12	1.00	0.50	15	7.87	161.8
21	1.07	1.00	0.50	15	7.87	4.2
22	0.52	1.00	0.50	15	7.87	2.0
23	4.75	1.00	0.50	15	7.87	18.7
24	0.96	1.00	0.50	15	7.87	3.8

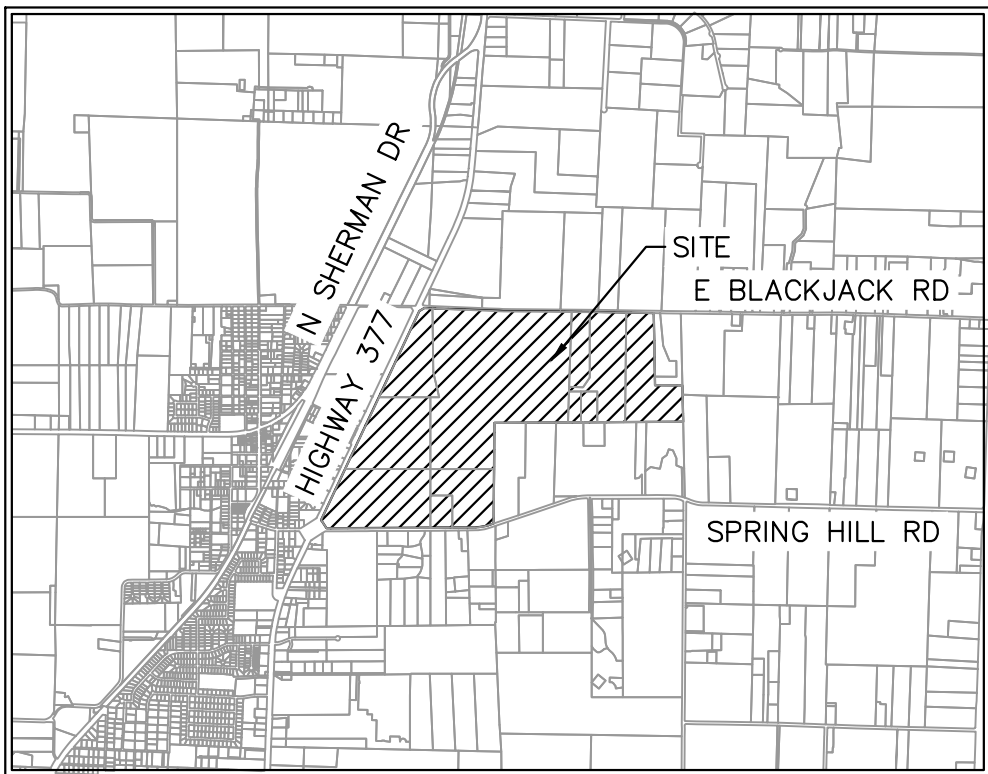
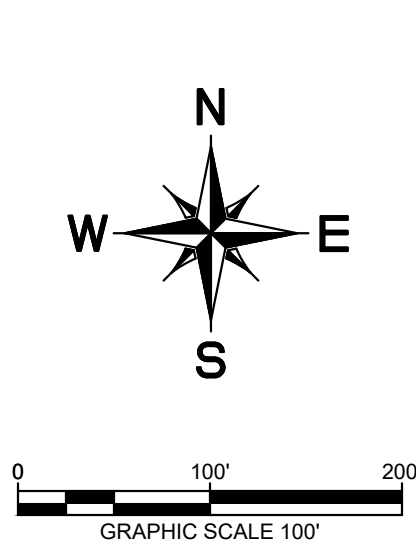
DRAINAGE AREA TABLE						
DRAINAGE AREA NO.	AREA (ac)	ANTECEDENT FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)
66	1.33	1.00	0.50	15	7.87	5.2
67	1.81	1.00	0.50	15	7.87	7.1
68	2.75	1.00	0.50	15	7.87	10.8
69	3.58	1.00	0.50	15	7.87	14.1
70	5.34	1.00	0.50	15	7.87	21.0
71	1.97	1.00	0.50	15	7.87	7.8
72	1.57	1.00	0.50	15	7.87	6.2
73	4.08	1.00	0.50	15	7.87	16.0
74	2.40	1.00	0.50	15	7.87	9.5
75	1.48	1.00	0.50	15	7.87	5.8
76	4.80	1.00	0.50	15	7.87	18.9
77	0.80	1.00	0.50	15	7.87	3.1
78	2.66	1.00	0.50	15	7.87	10.5
79	2.41	1.00	0.50	15	7.87	9.5
80	1.70	1.00	0.50	15	7.87	6.7
81	5.52	1.00	0.50	15	7.87	21.7
82	6.49	1.00	0.50	15	7.87	25.6
83	6.40	1.00	0.50	15	7.87	25.2
84	0.44	1.00	0.50	15	7.87	1.7
85	2.06	1.00	0.50	15	7.87	8.1

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)
25	5.47	1.00	0.50	15	7.87	21.5
26	1.14	1.00	0.50	15	7.87	4.5
27	4.08	1.00	0.50	15	7.87	16.0
28	7.46	1.00	0.50	15	7.87	29.4
29	1.64	1.00	0.50	15	7.87	6.5
30	6.16	1.00	0.50	15	7.87	24.2
31	7.07	1.00	0.50	15	7.87	27.8
32	3.74	1.00	0.50	15	7.87	14.7
33	2.00	1.00	0.50	15	7.87	7.9
34	7.17	1.00	0.50	15	7.87	28.2
35	6.08	1.00	0.50	15	7.87	23.9
36	1.55	1.00	0.50	15	7.87	6.1
37	1.86	1.00	0.50	15	7.87	7.3
38	3.62	1.00	0.50	15	7.87	14.3
39	3.35	1.00	0.50	15	7.87	13.2
40	5.53	1.00	0.50	15	7.87	21.8
41	2.08	1.00	0.50	15	7.87	8.2
42	3.46	1.00	0.50	15	7.87	13.6
43	2.61	1.00	0.50	15	7.87	10.3
44	3.04	1.00	0.50	15	7.87	12.0

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)
86	2.86	1.00	0.50	15	7.87	11.2
87	1.33	1.00	0.50	15	7.87	5.2
88	1.33	1.00	0.50	15	7.87	5.2
89	3.98	1.00	0.50	15	7.87	15.7
90	7.74	1.00	0.50	15	7.87	30.5
91	1.01	1.00	0.50	15	7.87	4.0
92	5.78	1.00	0.50	15	7.87	22.8
93	2.13	1.00	0.50	15	7.87	8.4
94	2.34	1.00	0.50	15	7.87	9.2
95	2.58	1.00	0.50	15	7.87	10.1
96	5.21	1.00	0.50	15	7.87	20.5
97	4.65	1.00	0.50	15	7.87	18.3
98	2.40	1.00	0.50	15	7.87	9.4
99	3.66	1.00	0.50	15	7.87	14.4
100	3.69	1.00	0.50	15	7.87	14.5
101	5.85	1.00	0.50	15	7.87	23.0
102	2.64	1.00	0.50	15	7.87	10.4
103	6.96	1.00	0.50	15	7.87	27.4
104	0.83	1.00	0.50	15	7.87	3.3
105	4.13	1.00	0.50	15	7.87	16.2

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)
45	1.48	1.00	0.50	15	7.87	5.8
46	4.72	1.00	0.50	15	7.87	18.6
47	7.62	1.00	0.50	15	7.87	30.0
48	1.32	1.00	0.50	15	7.87	5.2
49	1.11	1.00	0.50	15	7.87	4.4
50	1.15	1.00	0.50	15	7.87	4.5
51	5.15	1.00	0.50	15	7.87	20.3
52	2.46	1.00	0.50	15	7.87	9.7
53	1.50	1.00	0.50	15	7.87	5.9
54	0.61	1.00	0.50	15	7.87	2.4
55	5.72	1.00	0.50	15	7.87	22.5
56	1.75	1.00	0.50	15	7.87	6.9
57	5.86	1.00	0.50	15	7.87	23.1
58	0.88	1.00	0.50	15	7.87	3.5
59	7.49	1.00	0.50	15	7.87	29.5
60	5.06	1.00	0.50	15	7.87	19.9
61	1.19	1.00	0.50	15	7.87	4.7
62	2.65	1.00	0.50	15	7.87	10.4
64	1.55	1.00	0.50	15	7.87	6.1
65	1.95	1.00	0.50	15	7.87	7.7

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)
106	2.08	1.00	0.50	15	7.87	8.2
107	3.18	1.00	0.50	15	7.87	12.5



VICINITY MAP

SCALE: 1" = 4,000'

DRAINAGE DESIGN CRITERIA

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DRAINAGE GENERAL NOTES

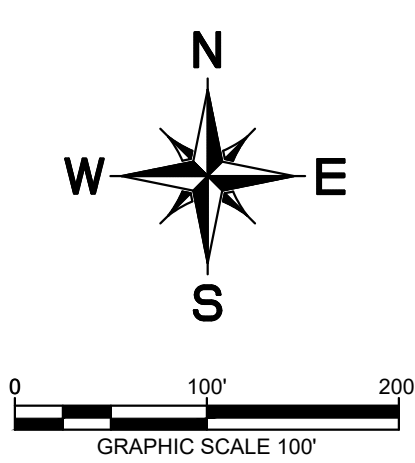
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CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY DRAINAGE PLAN
FOR
HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
 BEING 460.75 ACRES
 OUT OF THE
 FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
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 IN THE
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SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylviana Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: David Marks & Walter Foss	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 75226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley»Horn 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928	DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO. 2020103	D-10
				DKT	DKT	TLF	AS SHOWN	SEPT. 2021		



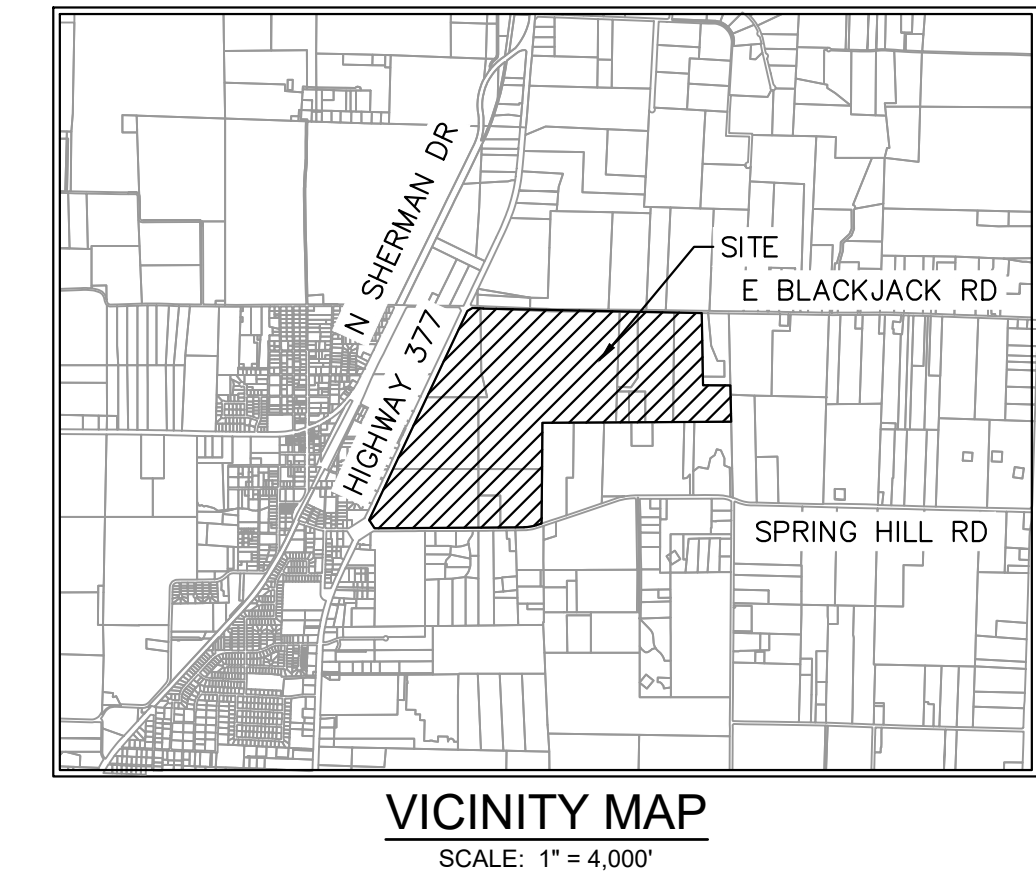
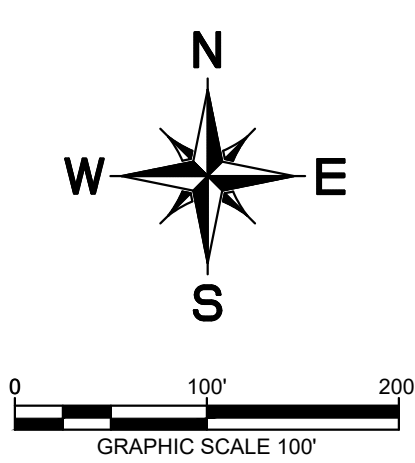
	PROPERTY LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER CLEANOUT
	SANITARY SEWER FLOW DIRECTION
	PROPOSED FIRE HYDRANT
	PROPOSED TAPPING SLEEVE & VALVE
	IRRIGATION SLEEVE
	PROPOSED SEWERSHED ACREAGE
	PROPOSED SEWERSHED CALC POINT

1. ALL WATER LINES ARE 8" UNLESS OTHERWISE NOTED.
2. ALL SANITARY SEWER LINES ARE 8" UNLESS OTHERWISE NOTED.
3. ALL FIRE HYDRANTS TO BE LOCATED AT PCORS OR LOT LINES
4. ALL WATER AND SANITARY SEWER LINES ARE CONCENTRIC AND PARALLEL TO THE STREET CENTERLINES UNLESS OTHERWISE NOTED.
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- 4' MIN**: The minimum distance from the storm sewer to the parallel sewer.
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- Components**:
 - STORM SEWER**: Represented by a large oval.
 - SANITARY SEWER**: Represented by a small circle.
 - PARALLEL SEWER**: Represented by a small circle.
 - FIRE HYDRANT**: Located near the right property line.
 - WATER**: Indicated near the fire hydrant.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	U-1
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103	

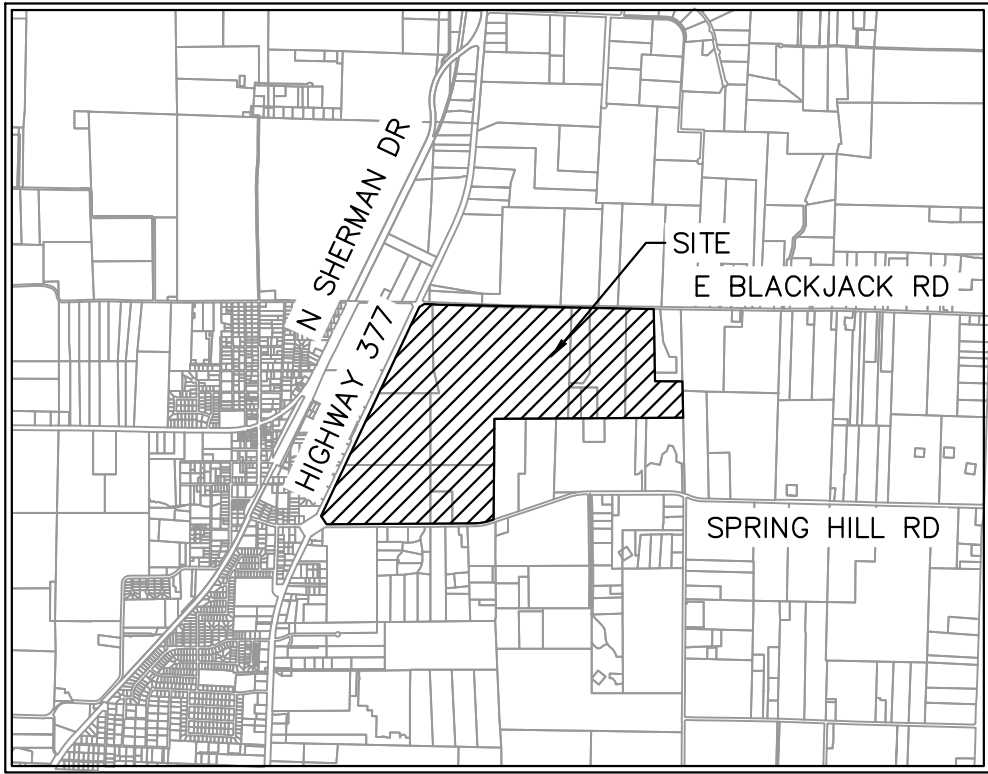
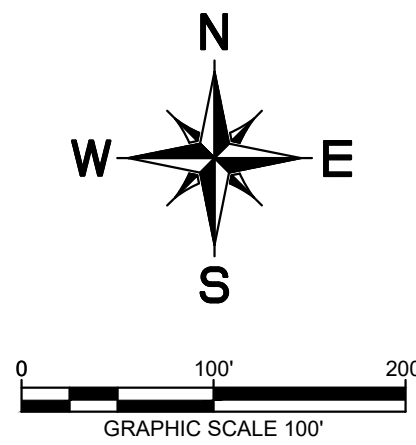
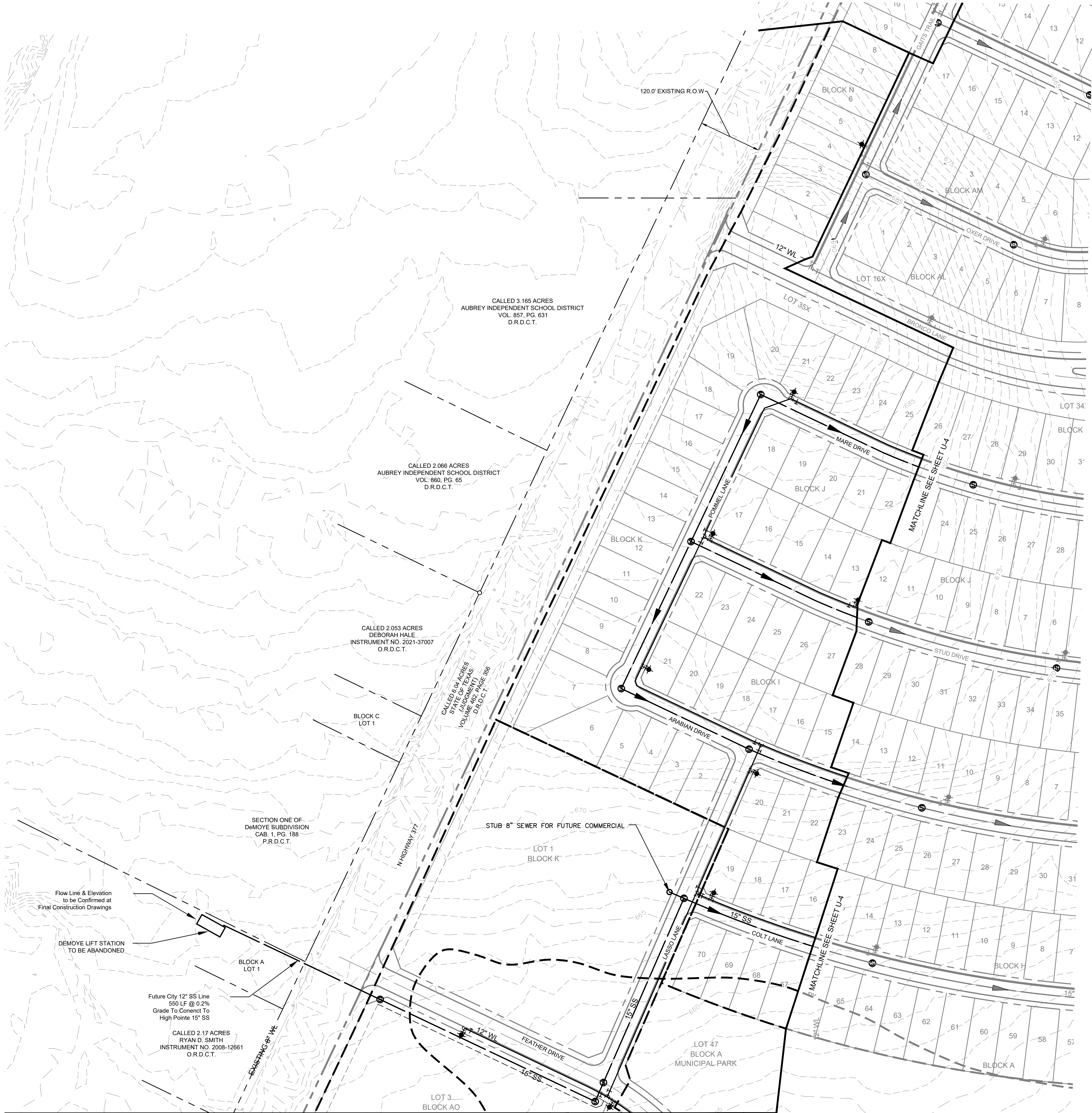


	PROPERTY LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER CLEANOUT
	SANITARY SEWER FLOW DIRECTION
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PRELIMINARY UTILITY PLAN
FOR
HIGH POINTE RANCH
1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

Page 30 of 238



VICINITY MAP
SCALE: 1" = 4,000'

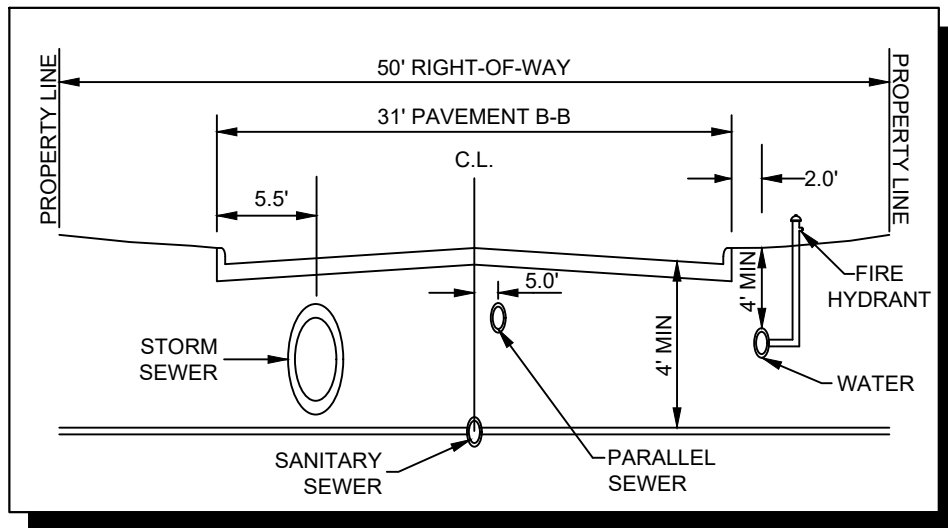
UTILITY LEGEND

	PROPERTY LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER CLEANOUT
	SANITARY SEWER FLOW DIRECTION
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TYPICAL UTILITY LOCATION



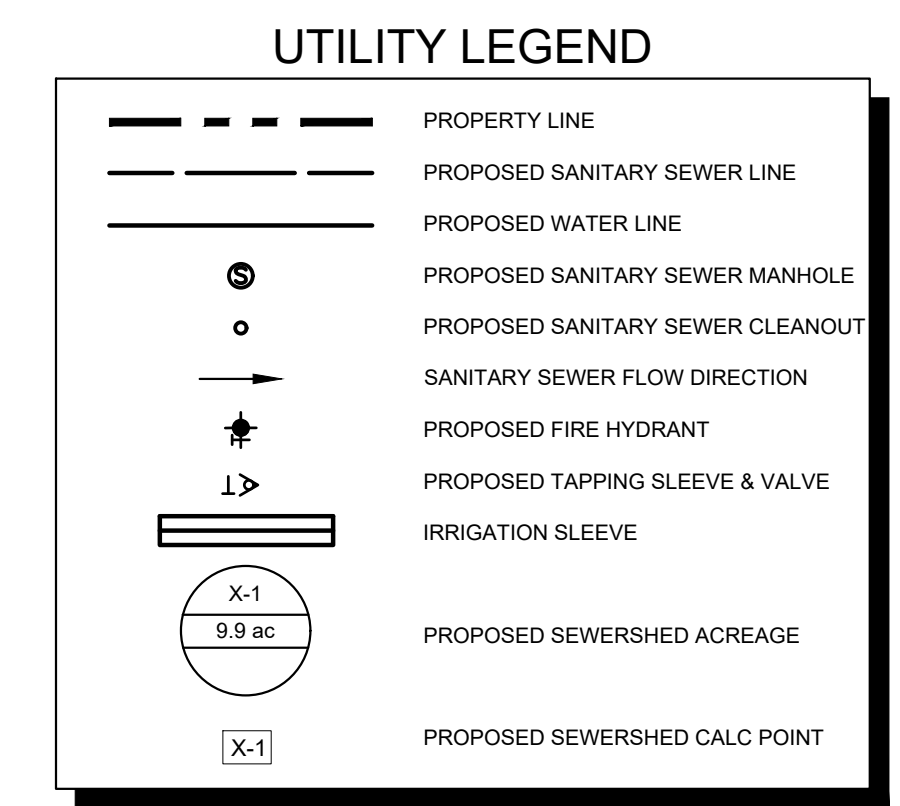
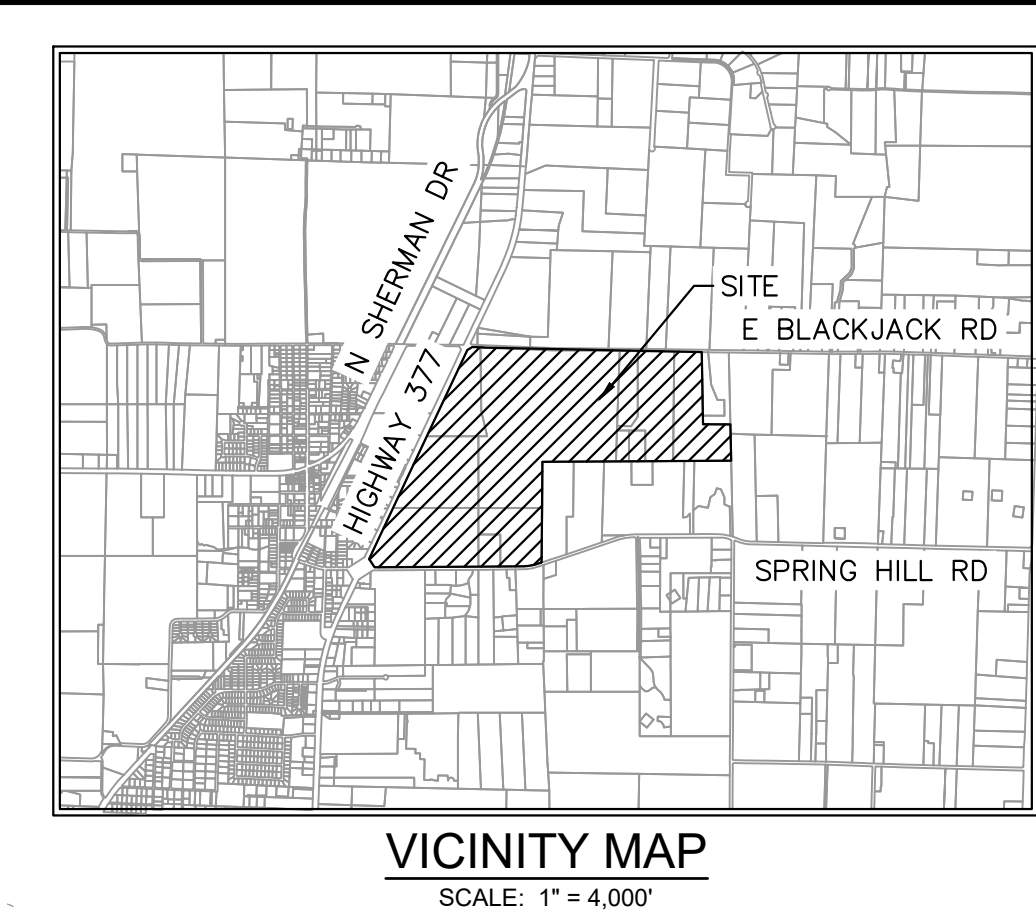
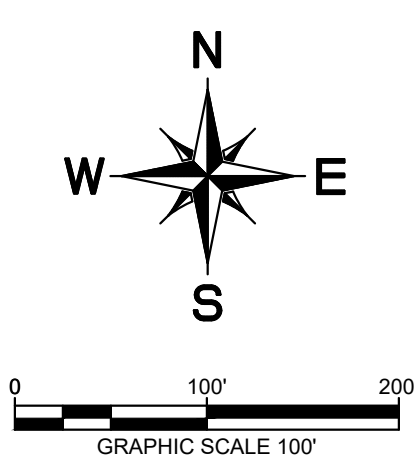
CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY UTILITY PLAN
FOR
HIGH POINTE RANCH

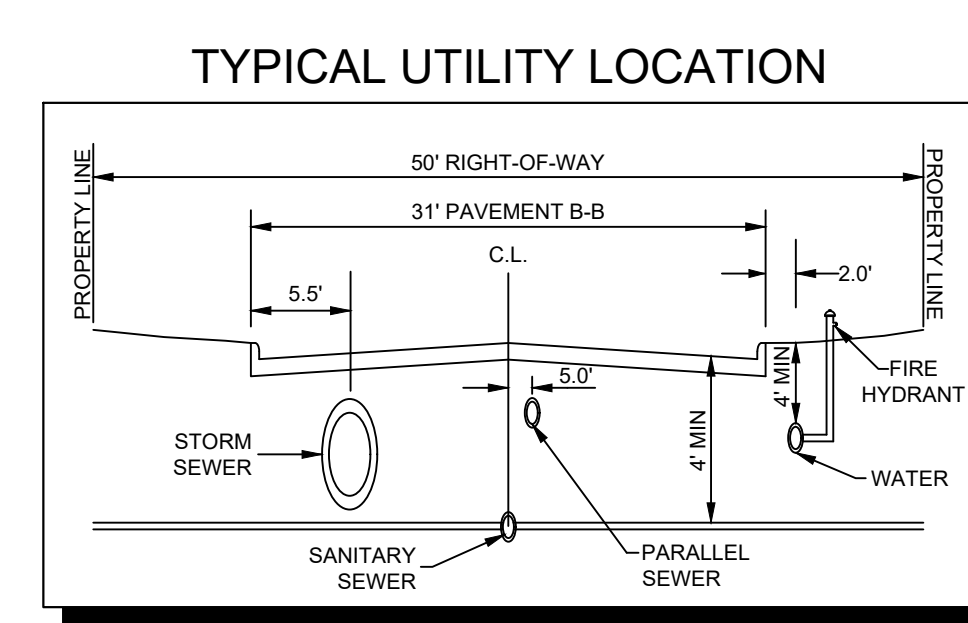
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BEING 460.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylviana Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley»Horn 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928			
DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	U-3

PLATTED BY: FRANCIS, BERRY, 20200215-2450N
DRAWN BY: KJRI CIVIL/FRISCO SINGLE FAMILY PURSUITS_2020020103 - CIRCLE Y RANCH/CAD/PRELIMINARY PLANS SHEETS U-1, UTILITY PLANS DWG [U-4]
LAST SAVED: 1/27/2022 11:58 AM
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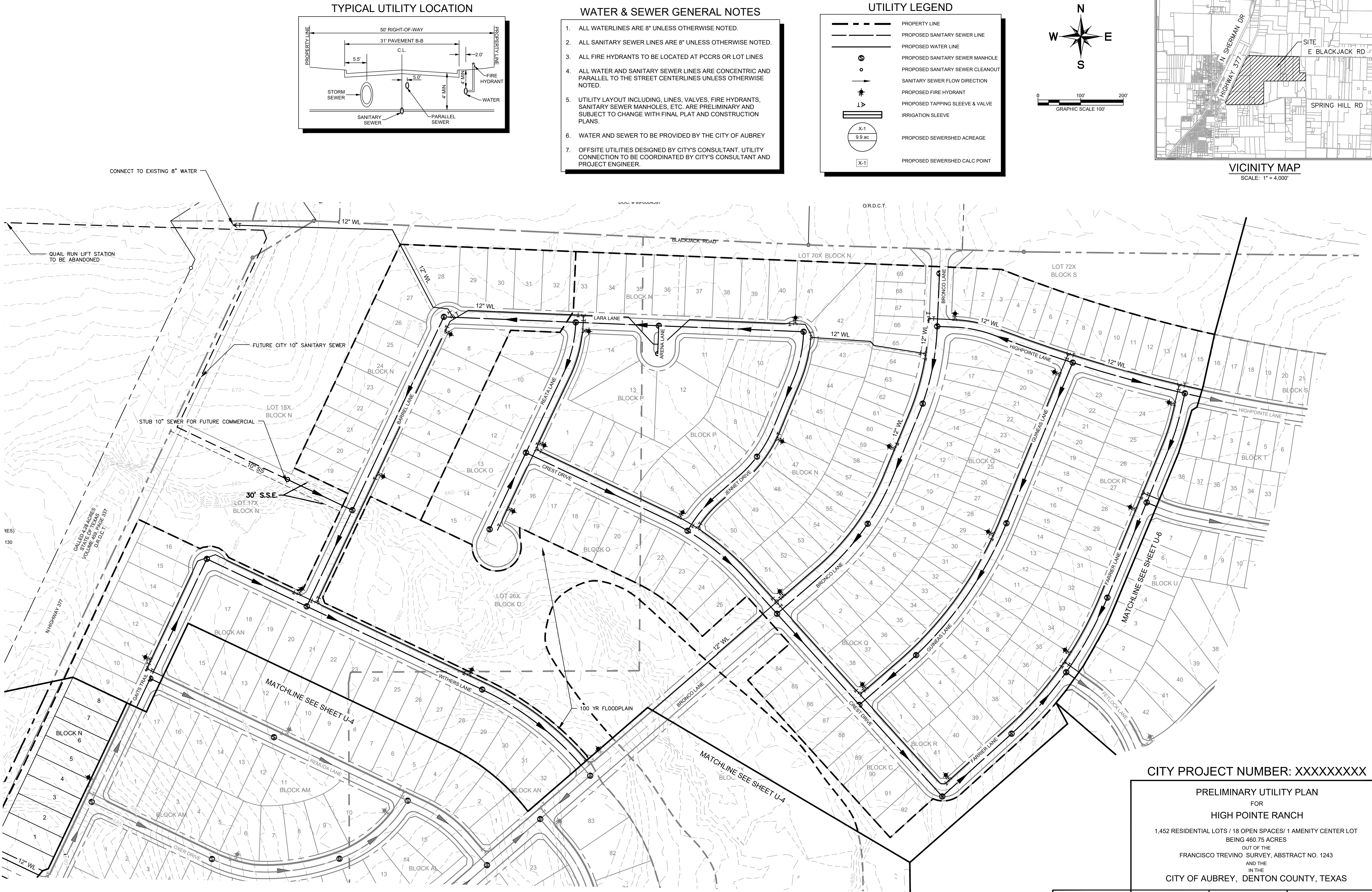
CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY UTILITY PLAN
FOR
HIGH POINTE RANCH
1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

<u>SURVEYOR:</u> Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylviana Gunawan Surveyor #6461	<u>OWNER/DEVELOPER:</u> Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	<u>OWNER/DEVELOPER:</u> FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 75226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	<u>ENGINEER:</u> Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928			
DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	U-4

PLATTED BY: FRANCIS, BERNARD, & ASSOCIATES, INC. DATE: 09/20/2023
DRAWN BY: KIMLEY-HORN & ASSOCIATES, INC. DATE: 09/20/2023
LAST NAME: KIMLEY-HORN & ASSOCIATES, INC. DATE: 09/20/2023

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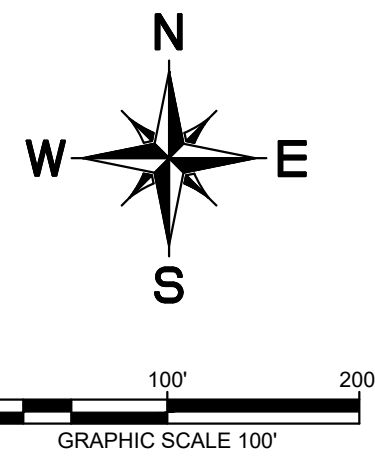
CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY UTILITY PLAN
FOR
HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
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DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	U-5
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	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
	PROPOSED SEWERSHED ACREAGE
	PROPOSED SEWERSHED CALC POINT

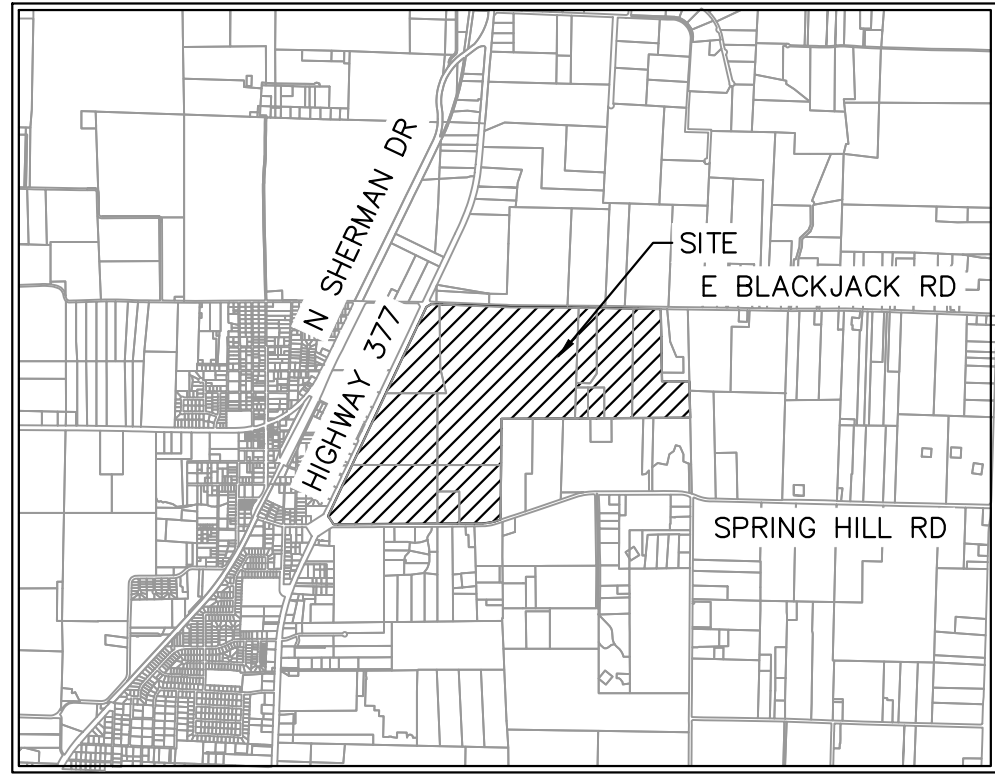
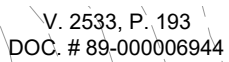
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The diagram illustrates a street cross-section with the following components and dimensions:

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- C.L.**: Centerline of the street.
- 5.5'**: Distance from the left property line to the left edge of the pavement.
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- 4.0' MIN**: Minimum distance from the centerline to the edge of the fire hydrant.
- 2.0'**: Distance from the right edge of the pavement to the fire hydrant.
- Utilities**: Storm sewer, Sanitary sewer, and Parallel sewer.
- Property Lines**: Indicated on both sides of the street.
- Fire Hydrant**: Located on the right side of the street.
- Water**: Indicated near the fire hydrant.

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: Thomas Fletcher, P.E.
Registration F-928

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	U-6
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103	



VICINITY MAP
SCALE: 1" = 4,000'

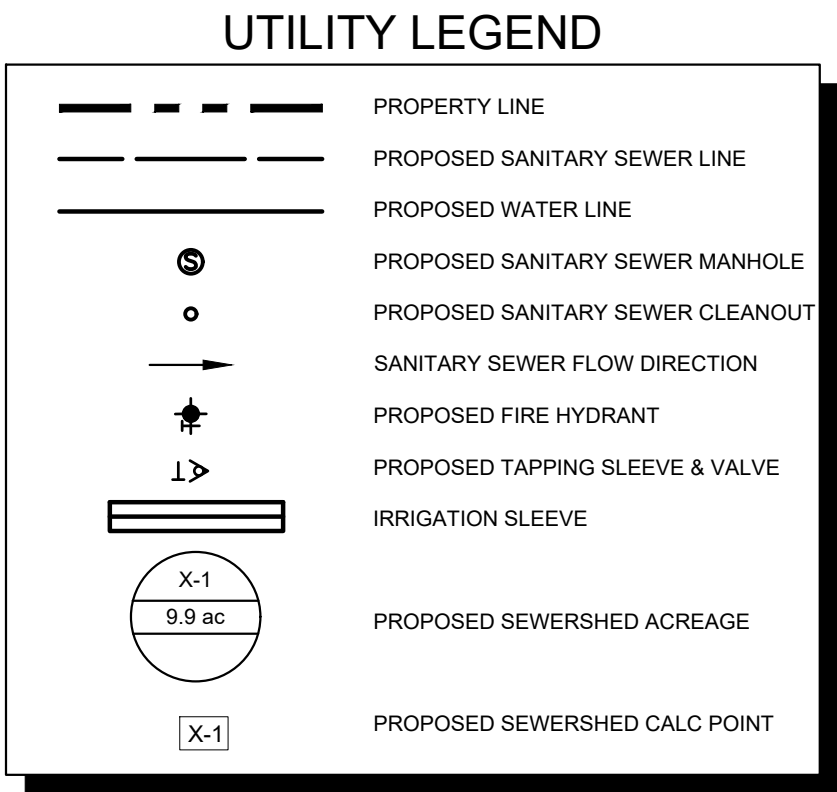
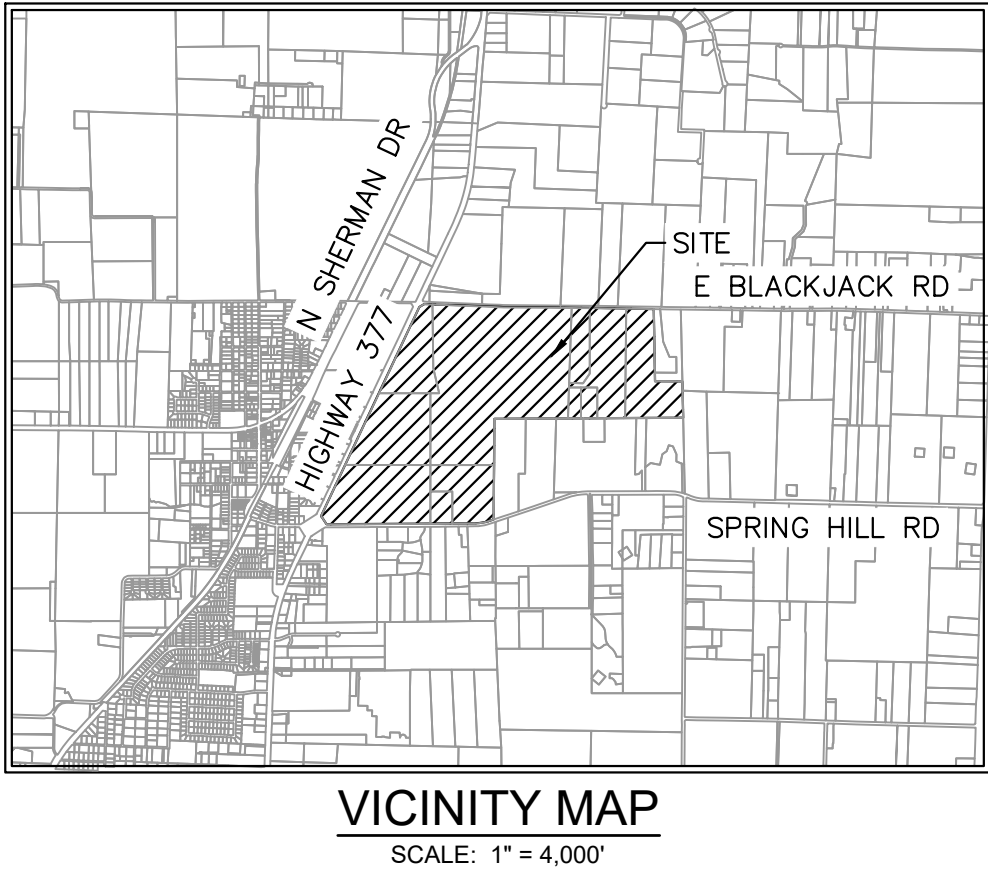
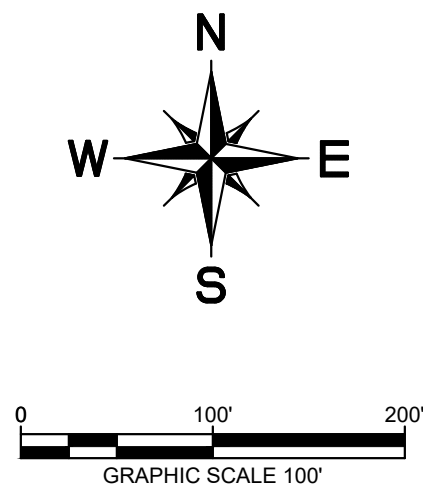
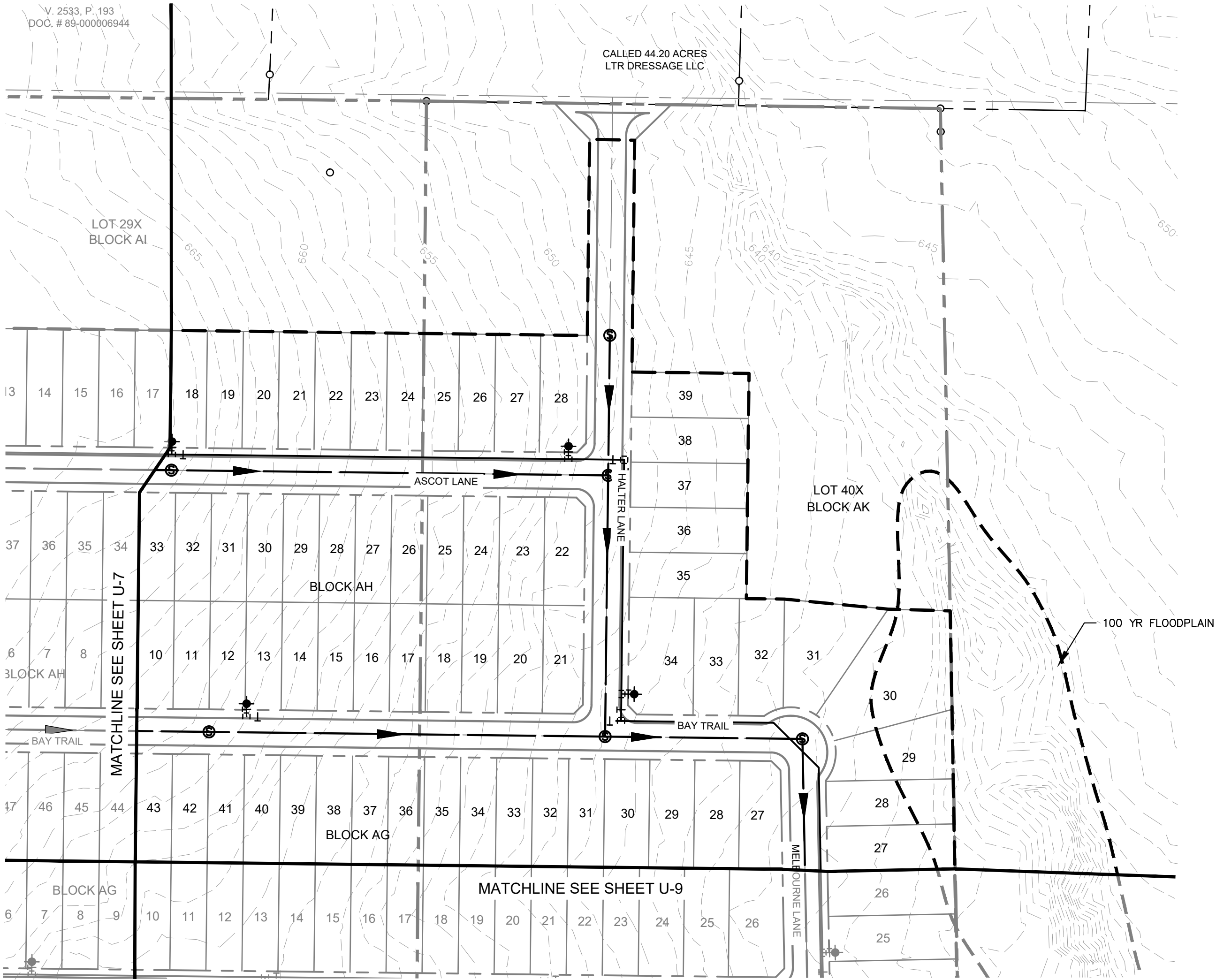
	PROPERTY LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
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- COMPONENTS**:
 - STORM SEWER**: Represented by a large oval.
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 - FIRE HYDRANT**: Represented by a vertical pipe with a cap.
 - WATER**: Indicated by a horizontal line representing the water main.

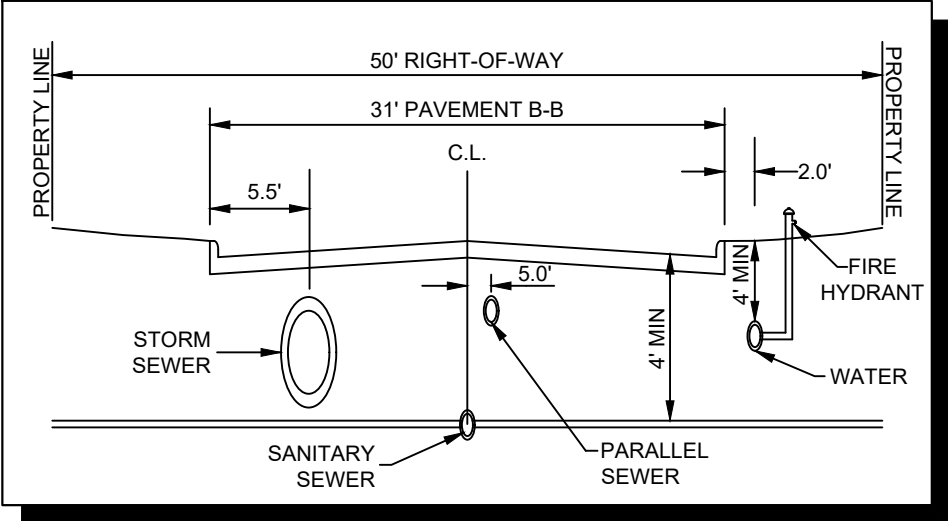
SURVEYOR: Kimley-Horn 6180 Warren Pkwy Harris, PA 15035 Tel: (409) 353-6058 Contact: Sylvia Gursunaw Surveyor #8461	OWNER/DEVELOPER: Aubrey Blackack Partners, LLC 4514 Cole Ave., Suite 1625 Dallas, TX 75205 Tel: (214) 674-8570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 136 Old Town Blvd., N. Suite 202 Argyle, TX 76010 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley®Horn 6180 Warren Parkway, Suite 210 Harris, TX 75034 Tel: (972) 335-6288 Contact: Thomas Fletcher, P.E. Registration F-598			
DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEP 2021	KH PROJECT NO. 2020103	U-7



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TYPICAL UTILITY LOCATION

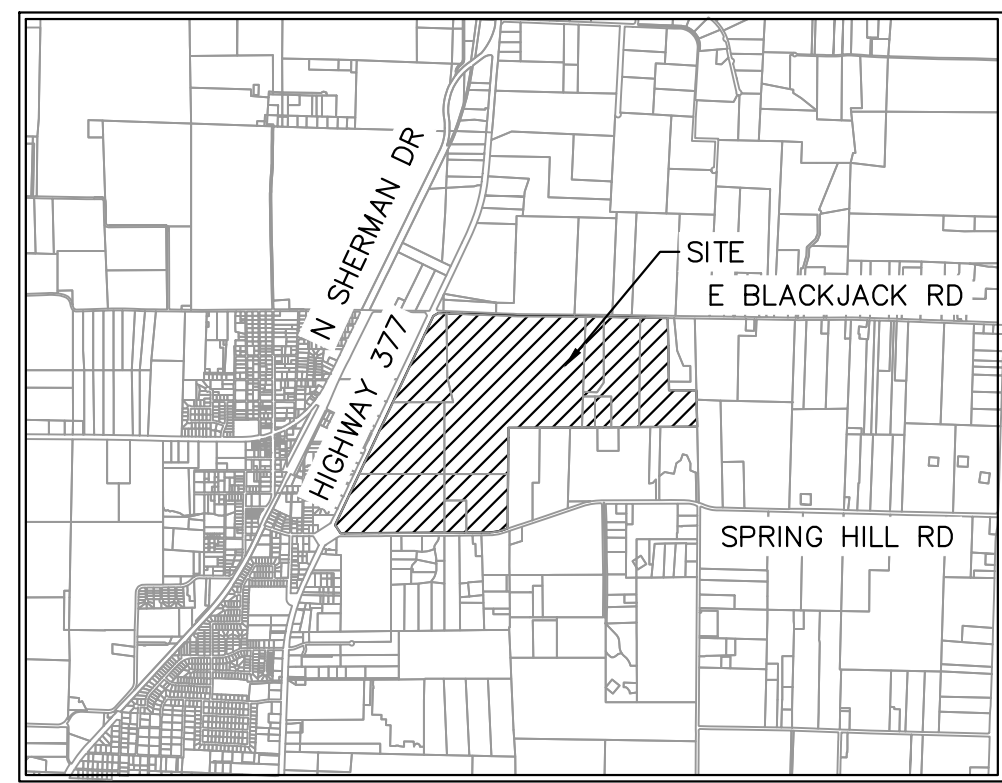
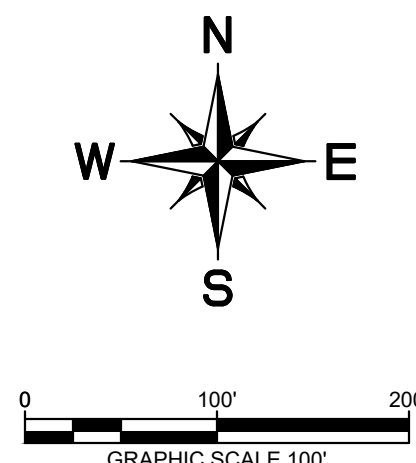
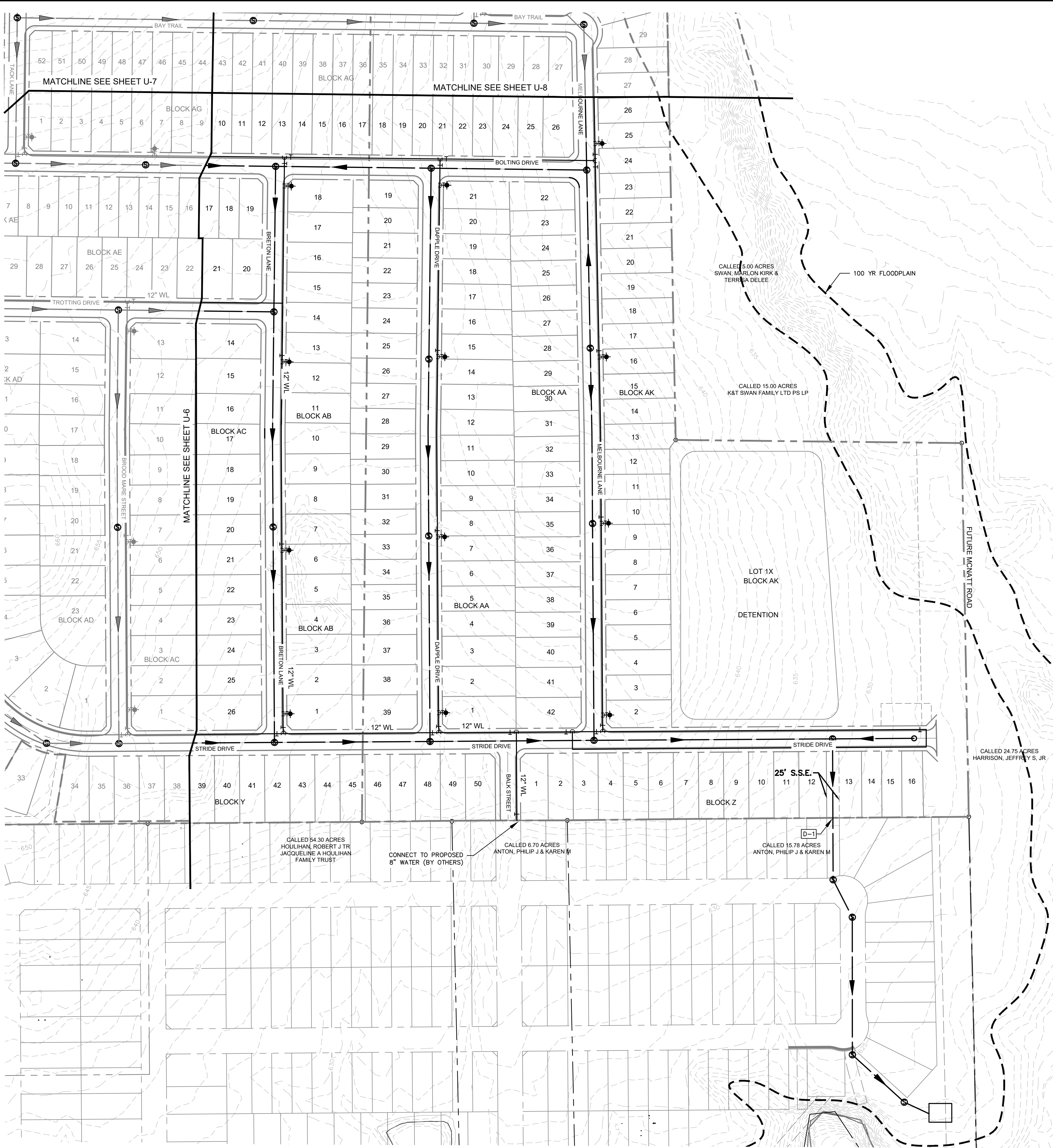


CITY PROJECT NUMBER: XXXXXXXXXX

**PRELIMINARY UTILITY PLAN
FOR
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BEING 460.75 ACRES
OUT OF THE
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.		U-8
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103		



VICINITY MAP
SCALE: 1" = 4,000'

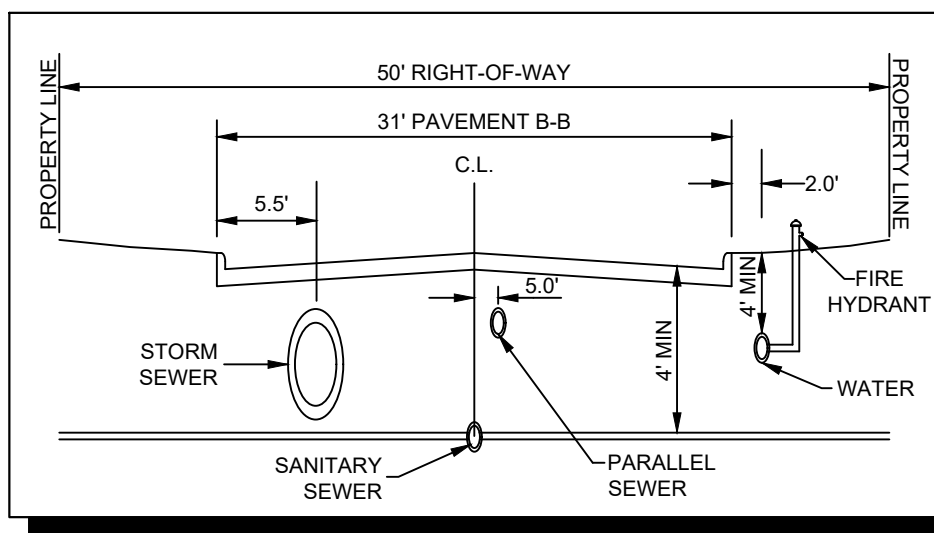
UTILITY LEGEND

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	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER MANHOLE
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TYPICAL UTILITY LOCATION



CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY UTILITY PLAN

FOR

HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES

OUT OF THE

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DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	U-9

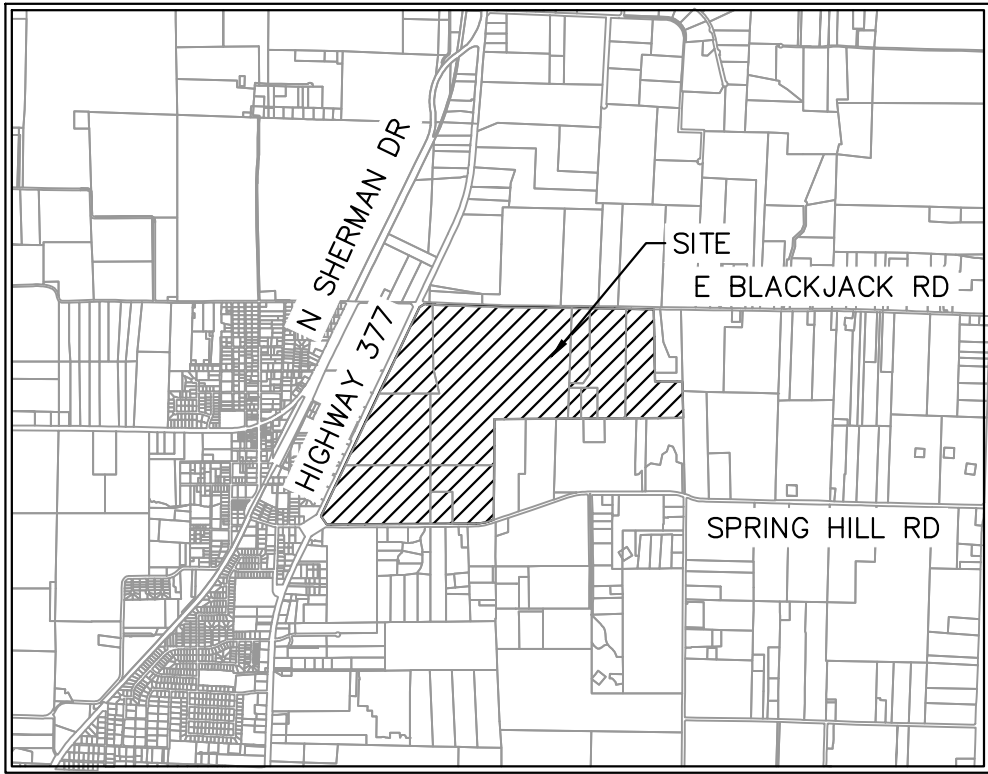
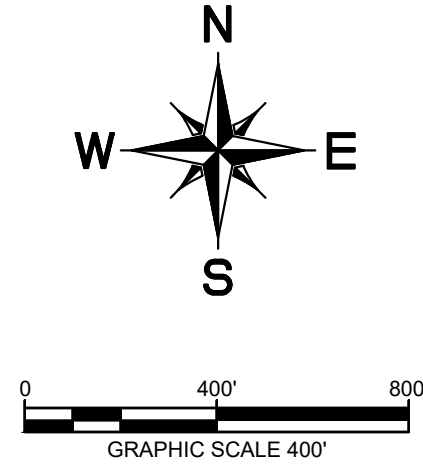
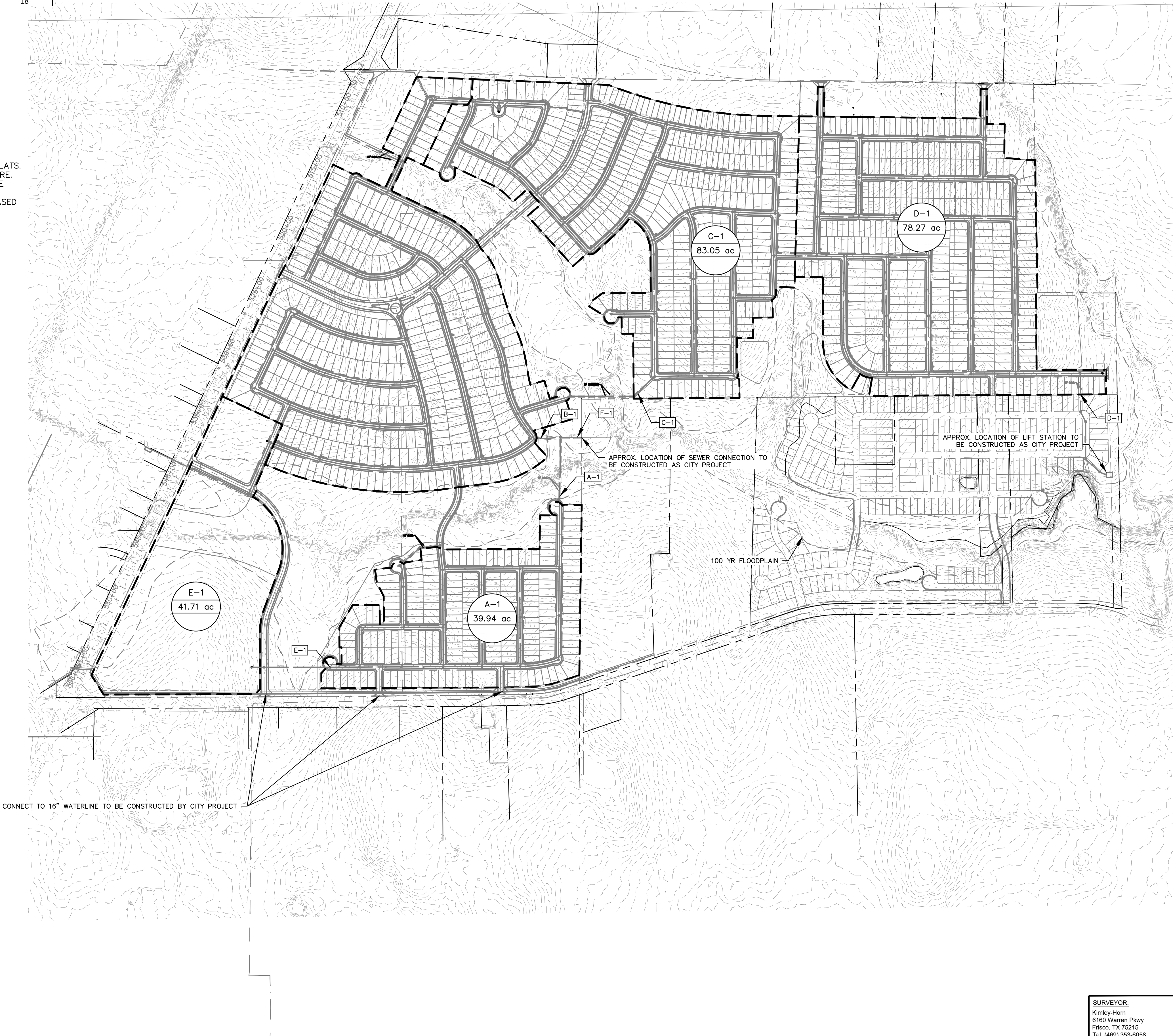
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DRAWN BY: KJH CIVIL ENGINEERING
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SEWER BASIN AREA FLOW CALCULATIONS						
AREA	AREA (AC)	NUMBER OF LOTS	FLOW (GPD)	DEMAND (MGD)	CUMULATIVE (MGD)	MIN PIPE SIZE (IN)
A-1	39.94	221	70,720	0.283	1.222	12
B-1	94.1	373	119,360	0.477	1.037	12
C-1	83.05	437	139,840	0.559	0.559	8
D-1	78.27	420	134,400	0.538	0.538	8
E-1	41.71	0	234,686	0.939	0.939	12
F-1	0	0	0	0.000	2.258	18

- NOTES:
1. FLOW IS ESTIMATED AS 3.2 PERSONS/UNIT AND 100 GPD/PERSON.
 2. UNITS ON DEVELOPED LAND ARE AS IDENTIFIED ON THE EXISTING PLATS.
 3. UNITS ON UNDEVELOPED LAND ARE ESTIMATED AT 4 UNITS PER ACRE.
 4. PEAKING FACTOR OF 4 IS APPLIED TO ALL FLOW RATES TO ACHIEVE DEMAND RATE.
 5. PIPE DIAMETER SHOWN REFLECTS THE MINIMUM INSIDE DIAMETER BASED ON THE CALCULATIONS SHOWN BELOW.

PIPE CAPACITY		
PIPE SIZE (IN)	SLOPE (%)	CAPACITY (MGD)
8	0.335	0.6
10	0.25	0.92
12	0.2	1.34
15	0.15	2.26
18	0.115	3.21

PIPE CAPACITY EQUATION: $C = \frac{0.299}{n} D^{2.67} S^{0.50}$
C: PIPE CAPACITY (MGD)
D: INSIDE PIPE DIAMETER (FT)
n: MANNING'S ROUGHNESS COEFFICIENT (0.010)
S: ENERGY GRADE LINE SLOPE (FT/FT)



VICINITY MAP
SCALE: 1" = 4,000'

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
	PROPOSED SEWERSHED ACREAGE
	PROPOSED SEWERSHED CALC POINT

WATER & SEWER GENERAL NOTES

1. ALL WATERLINES ARE 8" UNLESS OTHERWISE NOTED.
2. ALL SANITARY SEWER LINES ARE 8" UNLESS OTHERWISE NOTED.
3. ALL FIRE HYDRANTS TO BE LOCATED AT PCCRS OR LOT LINES
4. ALL WATER AND SANITARY SEWER LINES ARE CONCENTRIC AND PARALLEL TO THE STREET CENTERLINES UNLESS OTHERWISE NOTED.
5. UTILITY LAYOUT INCLUDING, LINES, VALVES, FIRE HYDRANTS, SANITARY SEWER MANHOLES, ETC. ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL PLAT AND CONSTRUCTION PLANS.
6. WATER AND SEWER TO BE PROVIDED BY THE CITY OF AUBREY
7. OFFSITE UTILITIES DESIGNED BY CITY'S CONSULTANT. UTILITY CONNECTION TO BE COORDINATED BY CITY'S CONSULTANT AND PROJECT ENGINEER.

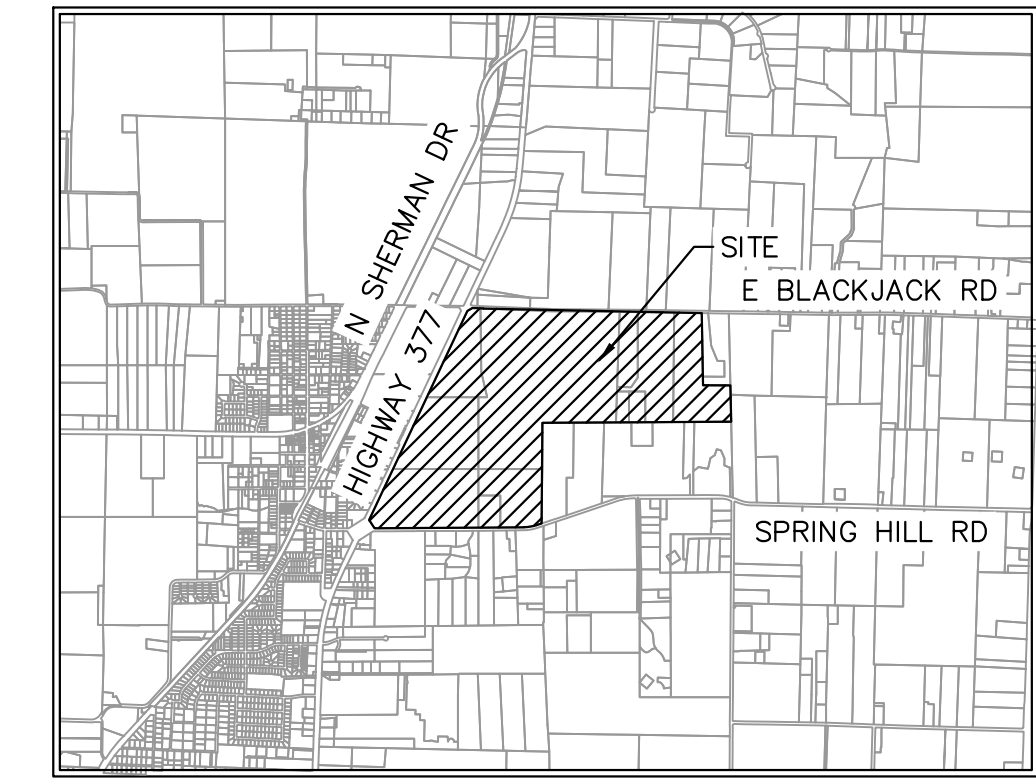
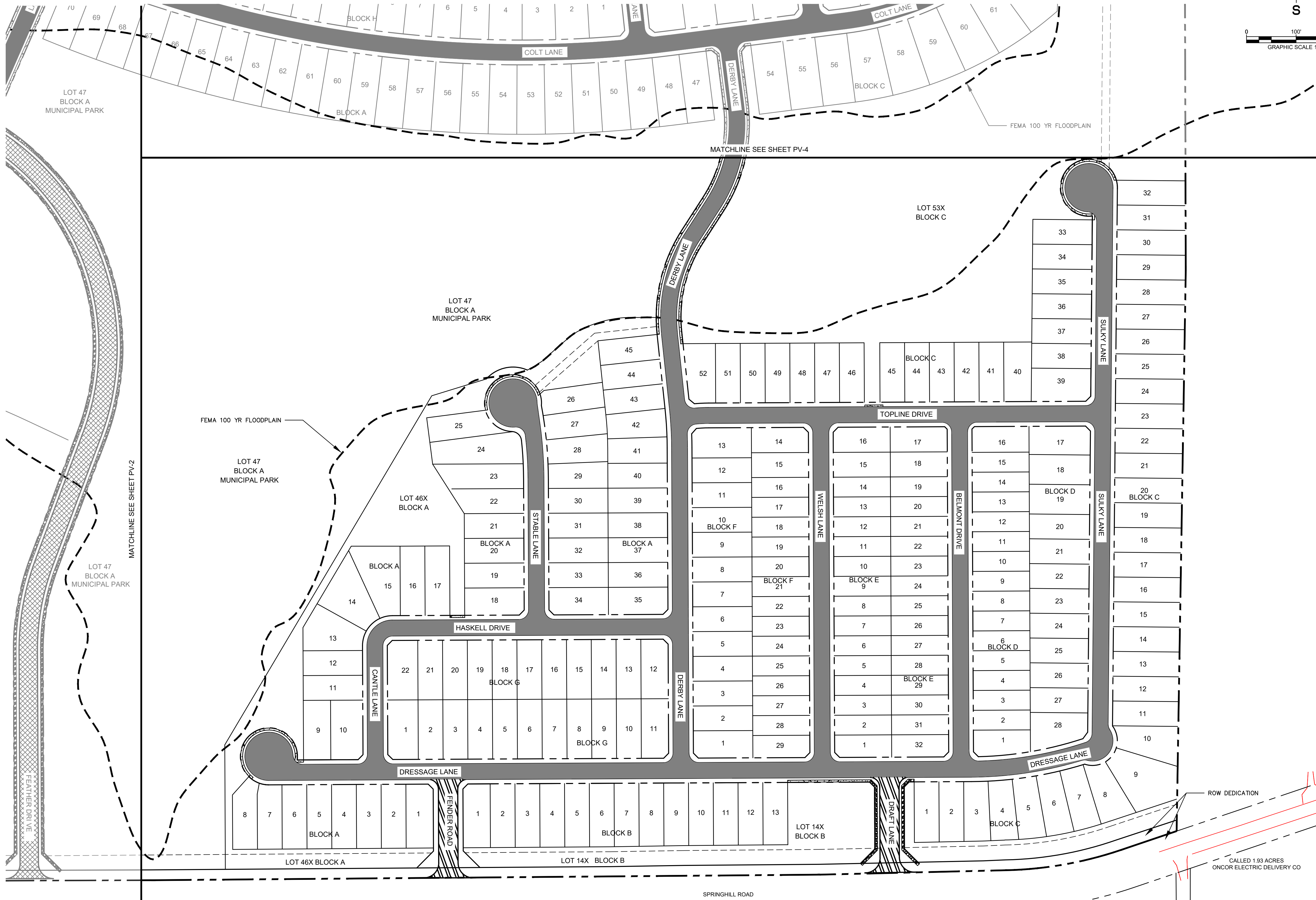
CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY SEWER SHED MAP
FOR
HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN-THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylvia Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Frisco, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928			
DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	U-10

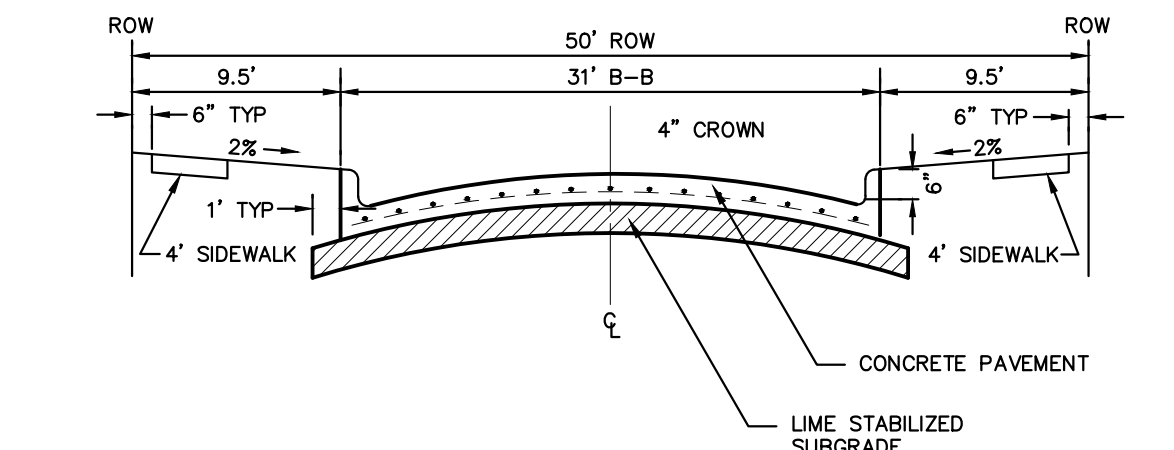
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VICINITY MAP
SCALE: 1" = 4,000'

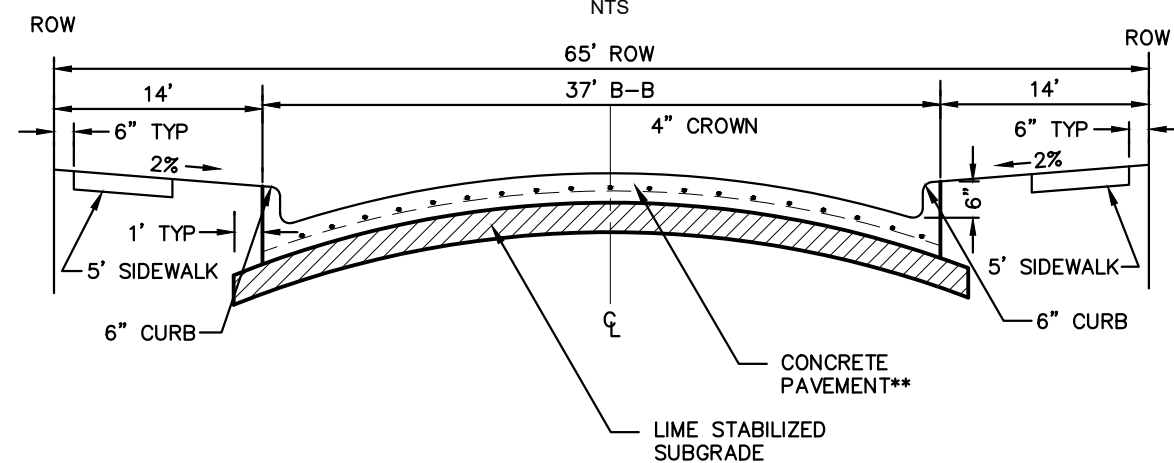
LEGEND

	PROPERTY LINE
	MATCH LINE
	4' CONCRETE SIDEWALK
	5' CONCRETE SIDEWALK
	31' B-B SECTION FOR RESIDENTIAL PAVEMENT
	37' B-B SECTION FOR COMMERCIAL COLLECTOR PAVEMENT
	39' B-B SECTION FOR RESIDENTIAL COLLECTOR PAVEMENT
	TEMPORARY PAVEMENT



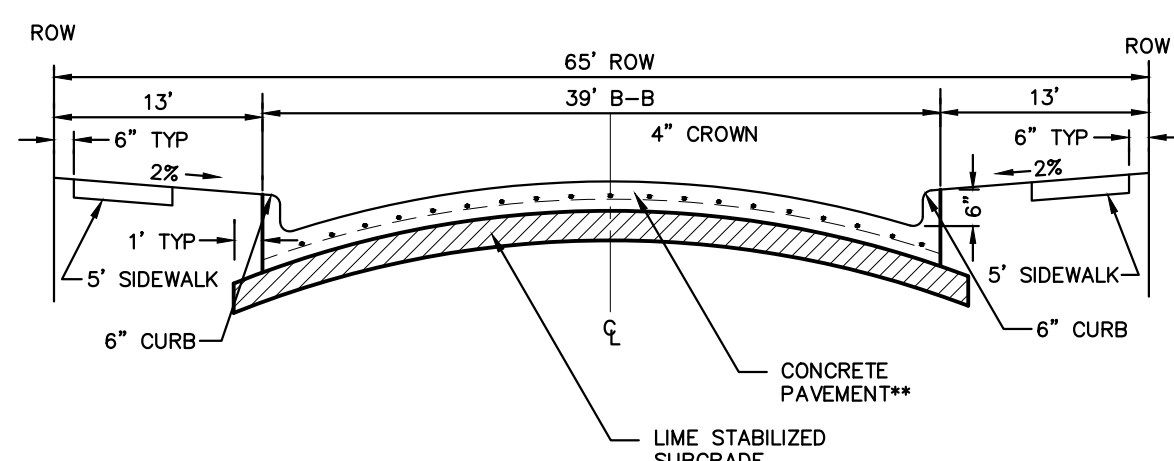
NOTE: PAVEMENT SECTION TO BE CALCULATED BY GEOTECHNICAL ENGINEER FOR MINIMUM 20-YEAR DESIGN, BUT SHALL NOT BE LESS THAN 6" THICK.

PARABOLIC RESIDENTIAL STREET SECTION



NOTE: PAVEMENT SECTION TO BE CALCULATED BY GEOTECHNICAL ENGINEER FOR MINIMUM 20-YEAR DESIGN, BUT SHALL NOT BE LESS THAN 8" THICK.

COMMERCIAL COLLECTOR STREET SECTION



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RESIDENTIAL COLLECTOR STREET SECTION

CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY PAVING PLAN

FOR
HIGH POINTE RANCH

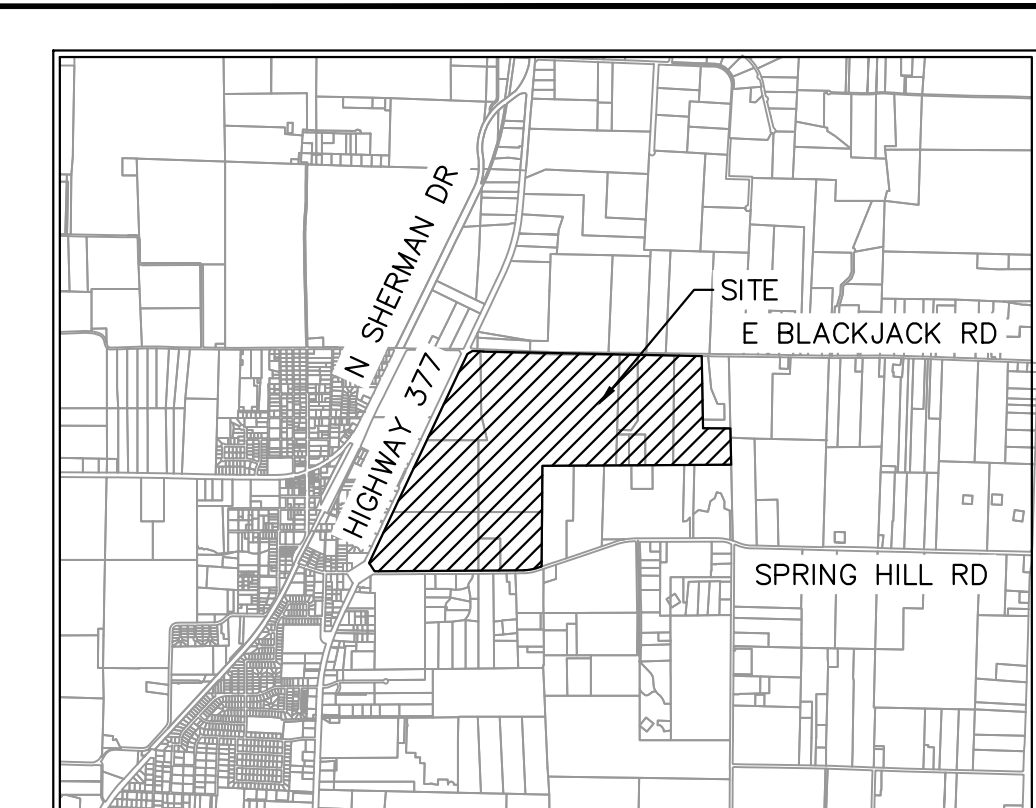
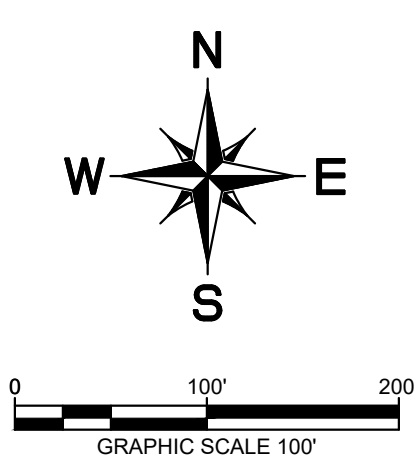
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OUT OF THE
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AND THE
IN THE

CITY OF AUBREY, DENTON COUNTY, TEXAS

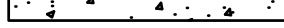
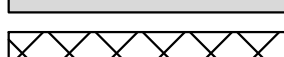
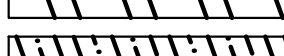
SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylviana Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Frisco, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd., Suite 202 Argyle, TX 75226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER:  6160 Warren Pkwy., Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928			
DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	PV-1

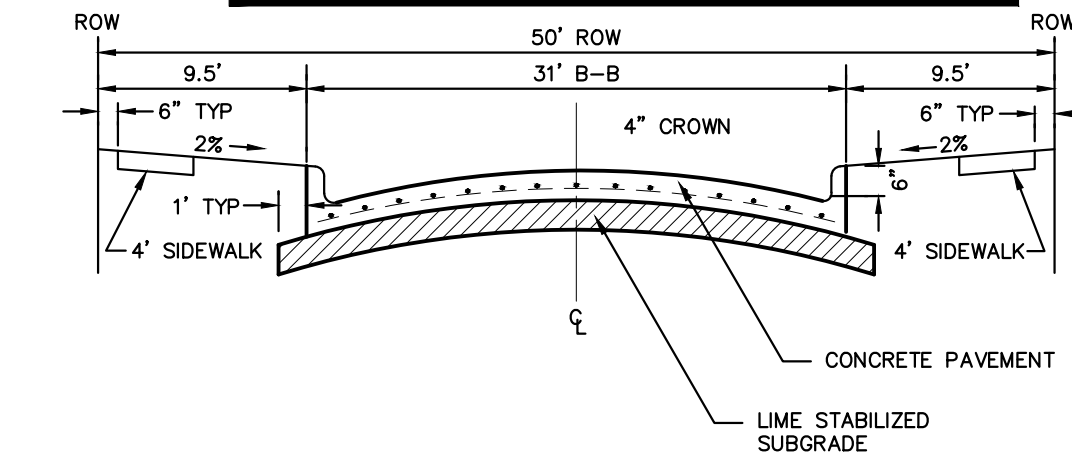


VICINITY MAP

SCALE: 1" = 4,000'

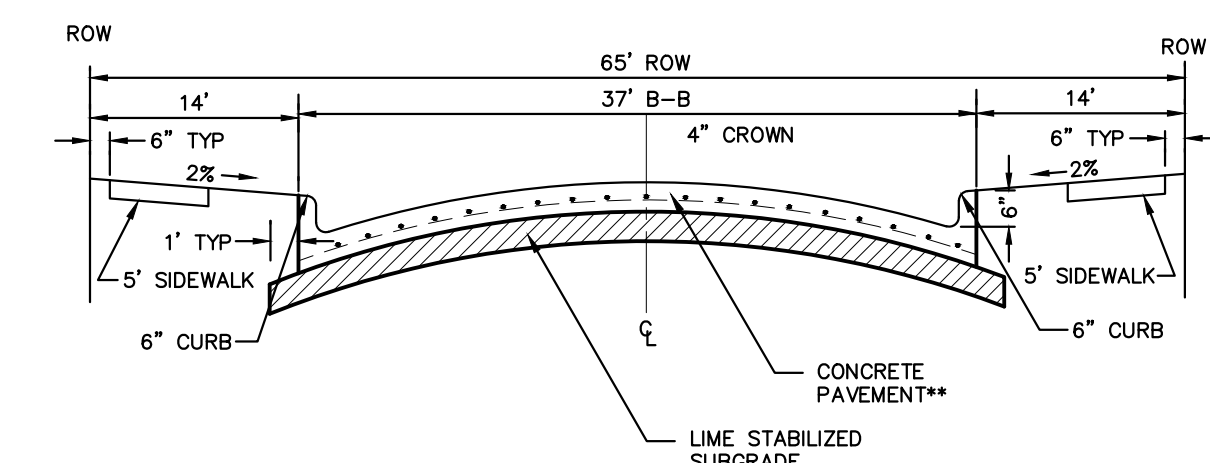
LEGEND

	PROPERTY LINE
	MATCH LINE
	4" CONCRETE SIDEWALK
	5" CONCRETE SIDEWALK
	31" B-B SECTION FOR RESIDENTIAL PAVEMENT
	37" B-B SECTION FOR COMMERCIAL COLLECTOR PAVEMENT
	39" B-B SECTION FOR RESIDENTIAL COLLECTOR PAVEMENT
	TEMPORARY PAVEMENT



NOTE: PAVEMENT SECTION TO BE CALCULATED BY GEOTECHNICAL ENGINEER FOR MINIMUM 20-YEAR DESIGN, BUT SHALL NOT BE LESS THAN 6" THICK.

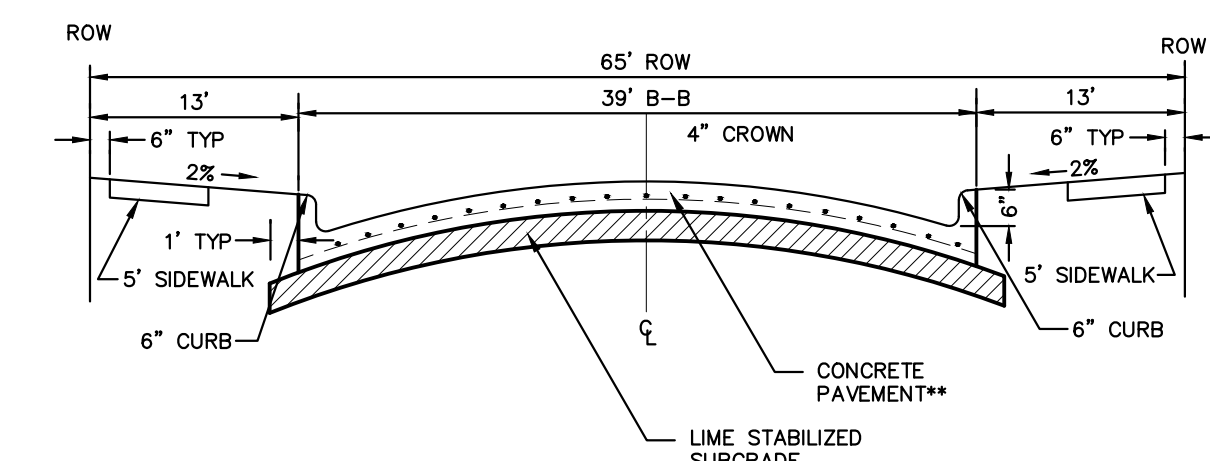
PARABOLIC RESIDENTIAL STREET SECTION

NT^a

NOTE: PAVEMENT SECTION TO BE CALCULATED BY GEOTECHNICAL ENGINEER FOR MINIMUM 20-YEAR DESIGN, BUT SHALL NOT BE LESS THAN 8" THICK.

COMMERCIAL COLLECTOR STREET SECTION

LC



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RESIDENTIAL COLLECTOR STREET SECTION

LCI

CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY PAVING PLAN
502

FOR
QUINTE RANCH

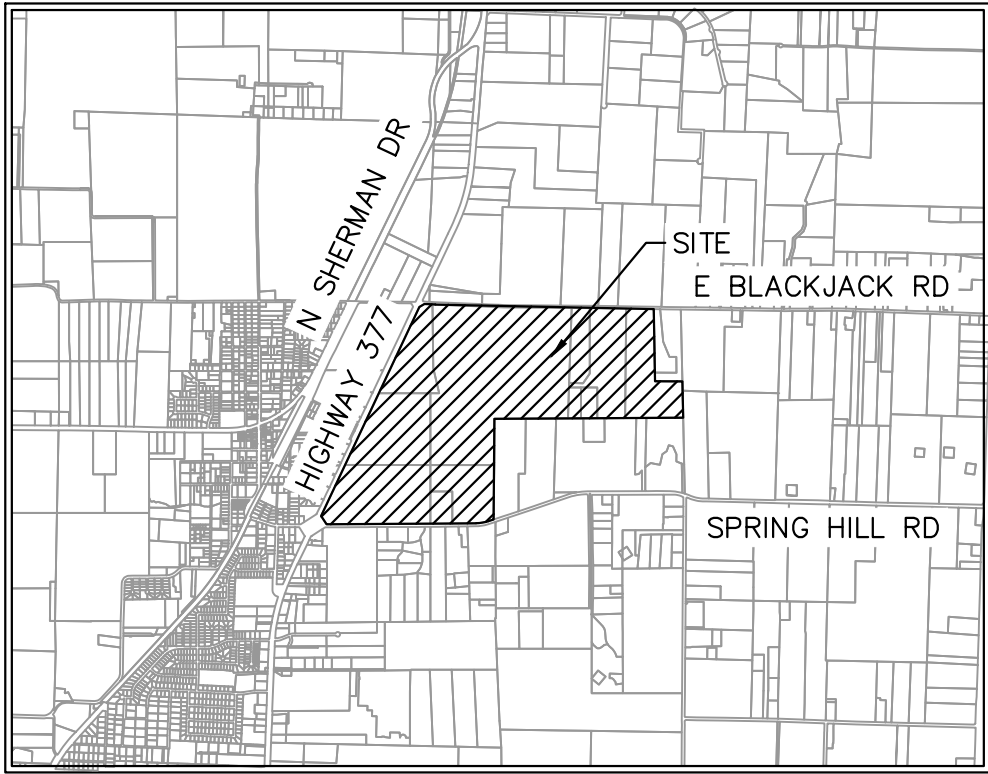
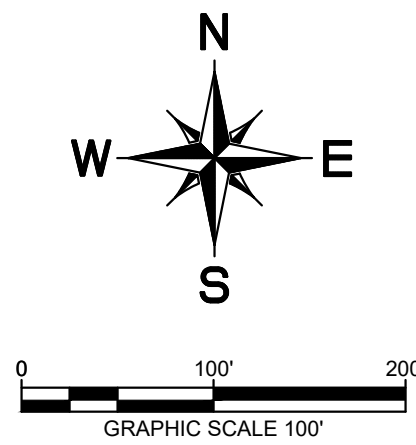
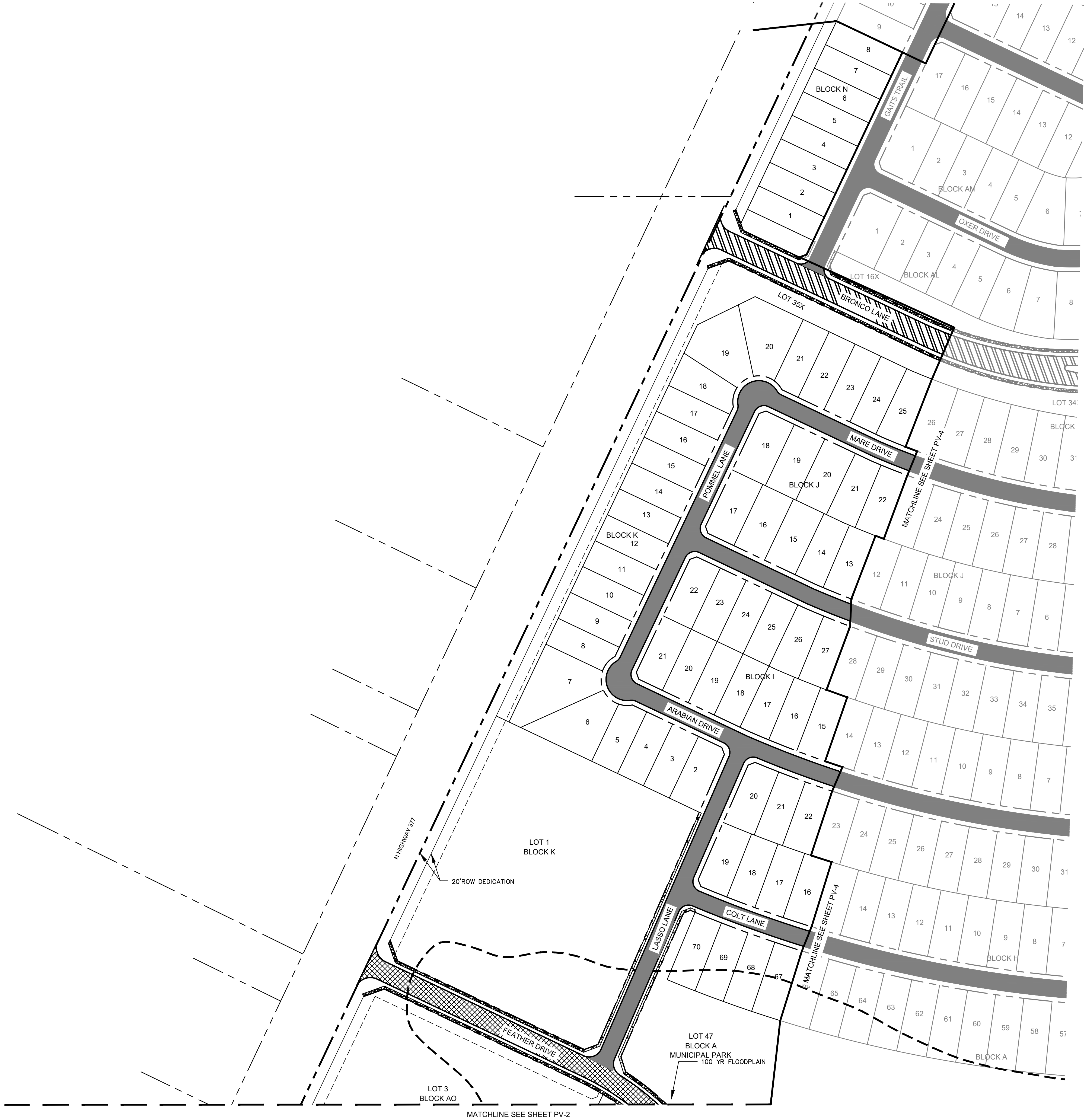
1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES

OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE

AND TITLE
IN DELAWARE

CITY OF AUBREY, DENTON COUNTY, TEXAS

<u>SURVEYOR:</u> Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylviaanna Gunawan Surveyor #4641	<u>OWNER/DEVELOPER:</u> Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	<u>OWNER/DEVELOPER:</u> FM Land Investments I, LLC 138 Old Town Blvd., N., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	<u>ENGINEER:</u>  6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-5680 Contact: Thomas Fletcher, P.E. Registration F-928
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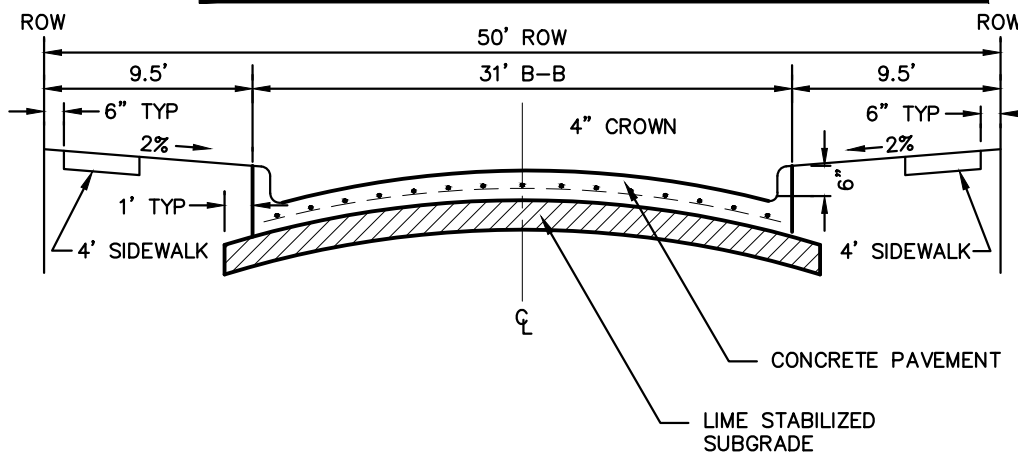


VICINITY MAP

SCALE: 1" = 4,000'

LEGEND

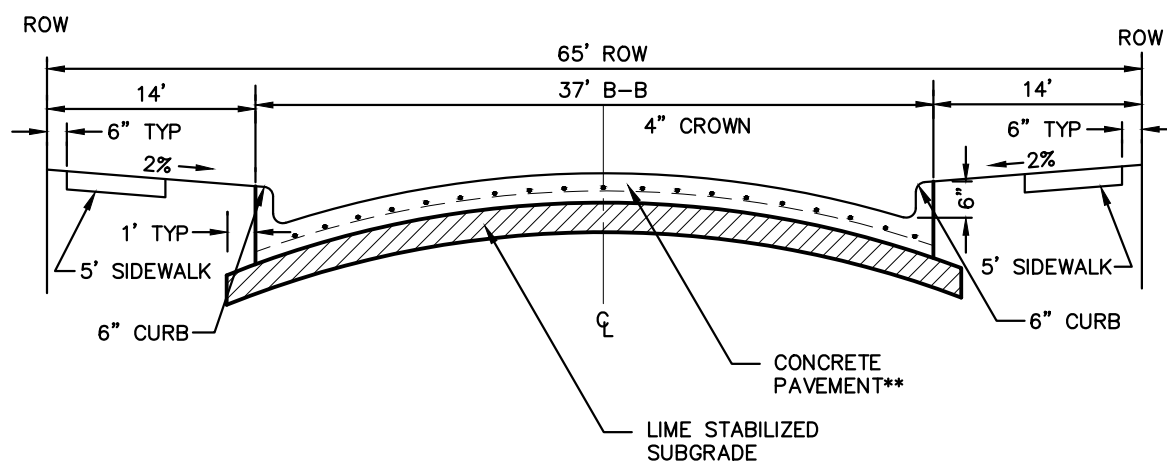
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PARABOLIC RESIDENTIAL STREET SECTION

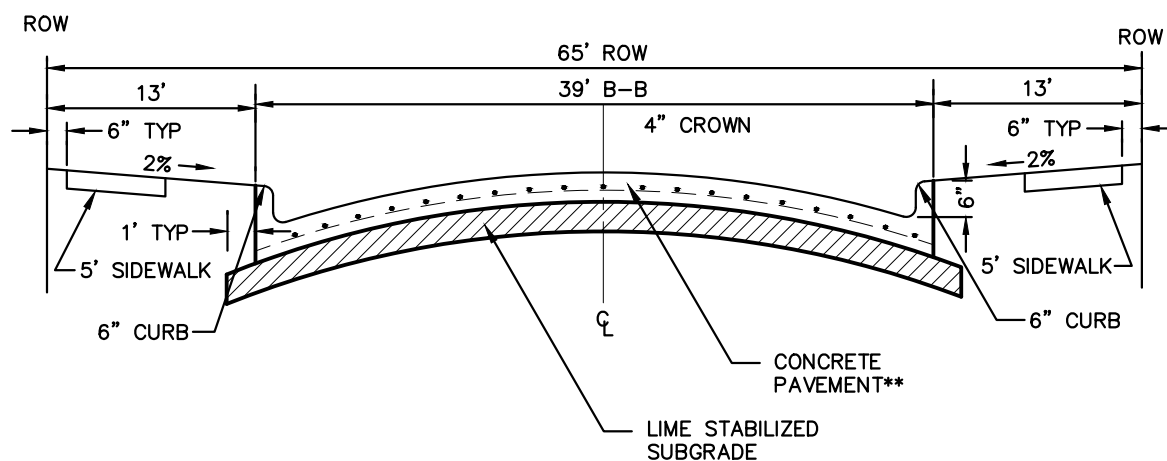
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COMMERCIAL COLLECTOR STREET SECTION

NTS



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RESIDENTIAL COLLECTOR STREET SECTION

NTS

CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY PAVING PLAN

FOR

HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES

OUT OF THE

FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243

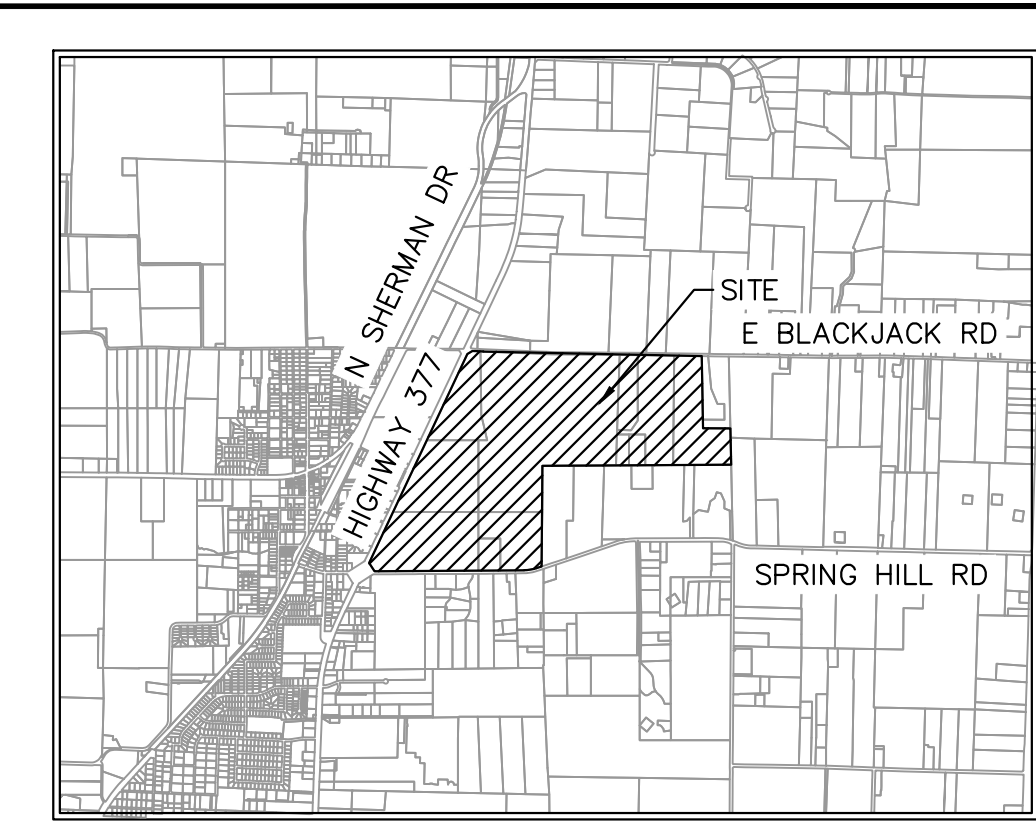
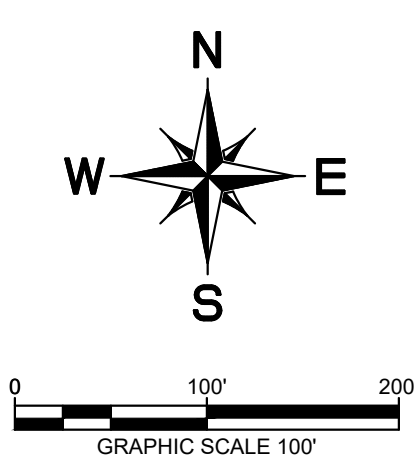
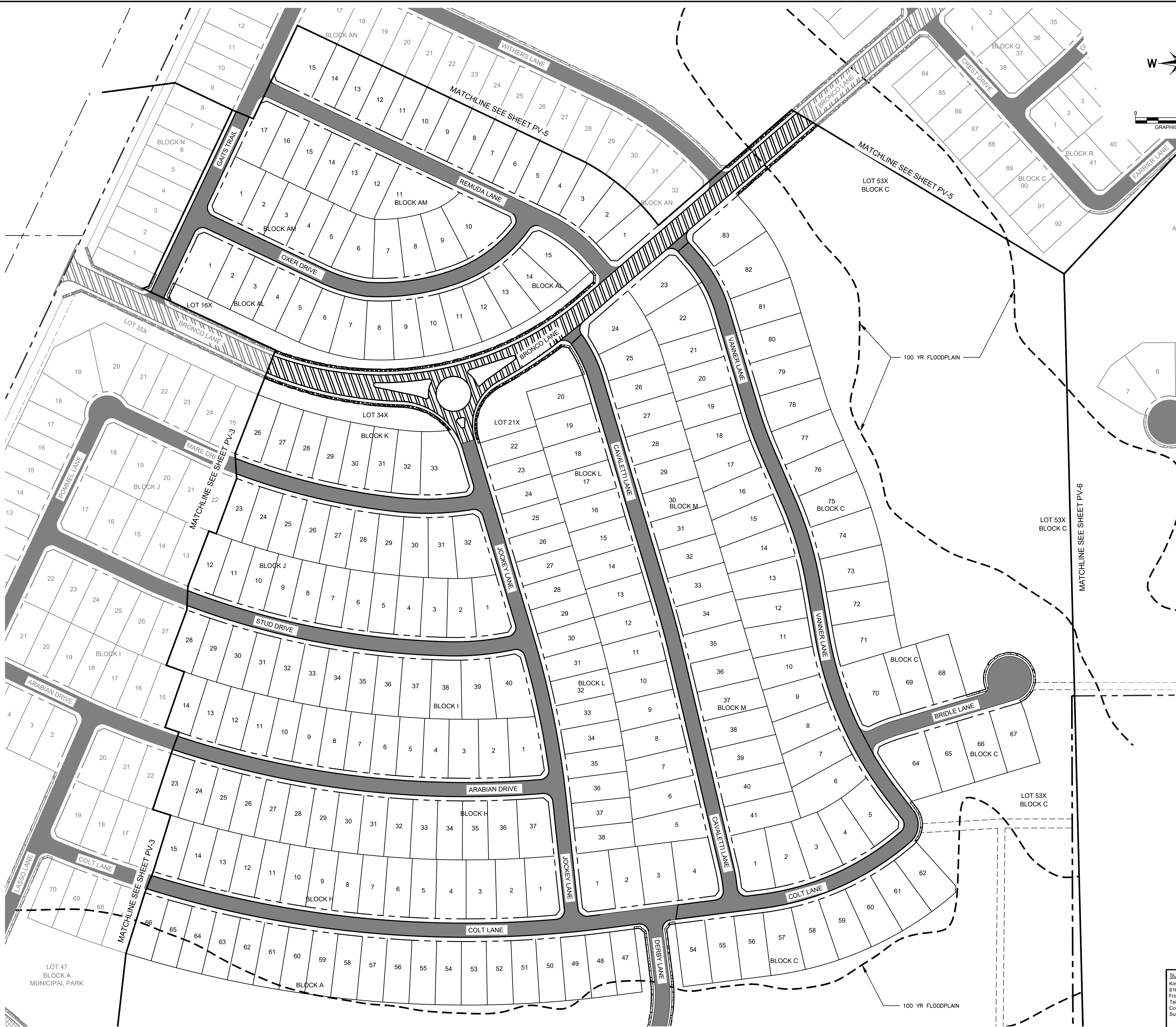
AND THE

IN THE

CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylvia Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Frisco, TX 75215 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N. Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928			
DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	PV-3

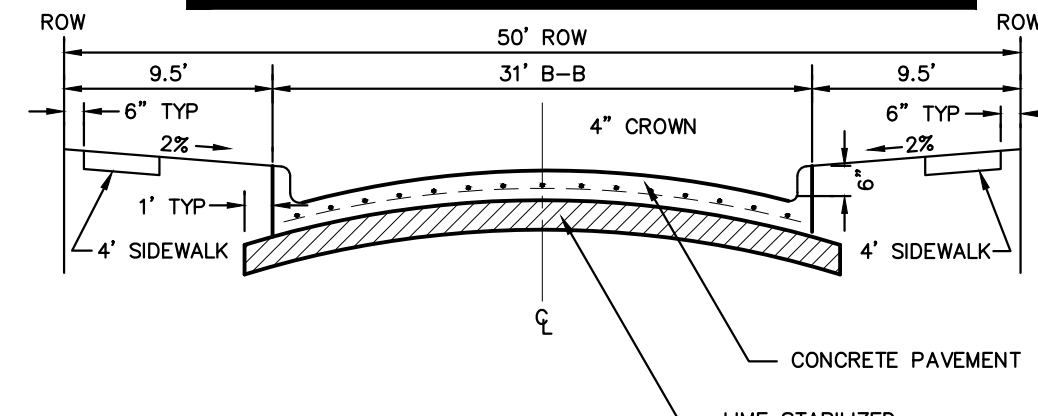
PLANNED BY: FRANCISCO TREVINO SURVEY, 2020/20/003 - CIRCLE Y RANCH/CD/PRELIMINARY/PLANS/SHEETS/PV-1 PAVING PLAN.DWG (PV-1)
DRAWN BY: KIMLEY-HORN & ASSOCIATES, INC. 2/2022 5:51 PM
LAST SAVED: 2/2022 5:51 PM
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VICINITY MAP
SCALE: 1" = 4,000'

LEGEND

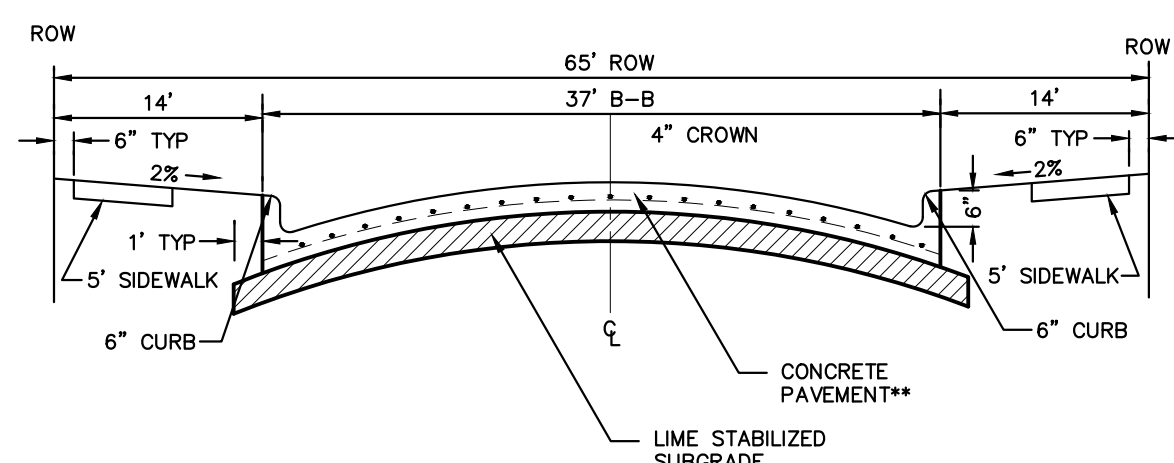
	PROPERTY LINE
	MATCH LINE
	4' CONCRETE SIDEWALK
	5' CONCRETE SIDEWALK
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	37' B-B SECTION FOR COMMERCIAL COLLECTOR PAVEMENT
	39' B-B SECTION FOR RESIDENTIAL COLLECTOR PAVEMENT
	TEMPORARY PAVEMENT



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PARABOLIC RESIDENTIAL STREET SECTION

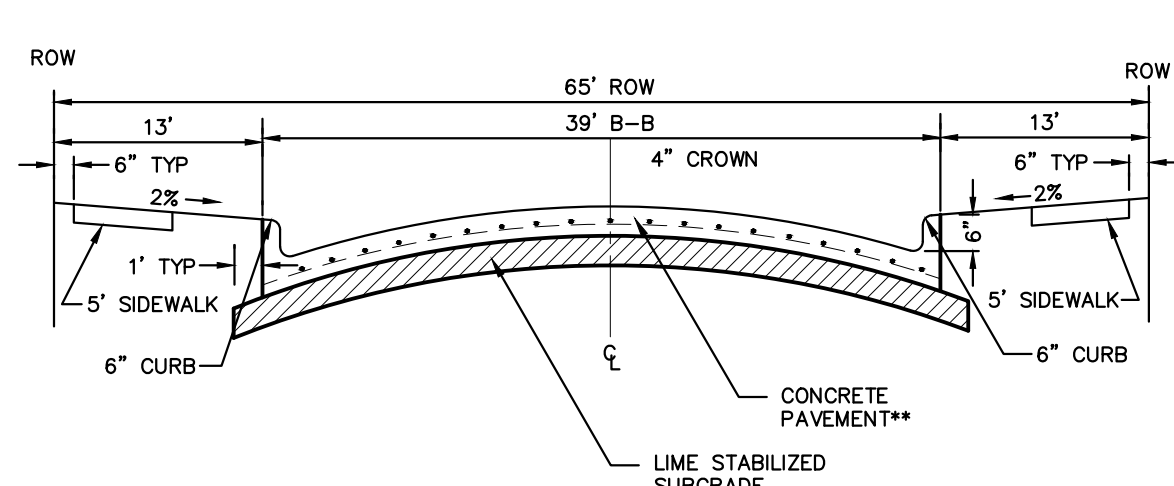
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COMMERCIAL COLLECTOR STREET SECTION

NTS



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RESIDENTIAL COLLECTOR STREET SECTION

NTS

CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY PAVING PLAN

FOR

HIGH POINTE RANCH

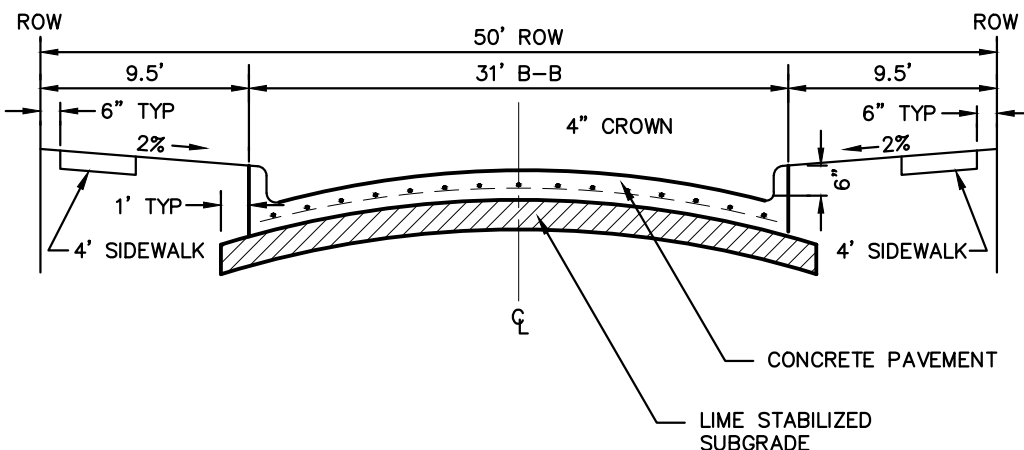
1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES

OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN-TIME

CITY OF AUBREY, DENTON COUNTY, TEXAS

<u>SURVEYOR:</u> Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylviana Gunawan Surveyor #6461	<u>OWNER/DEVELOPER:</u> Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	<u>OWNER/DEVELOPER:</u> FM Land Investments I, LLC 138 Old Town Blvd., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	<u>ENGINEER:</u> Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928			
DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	PV-4

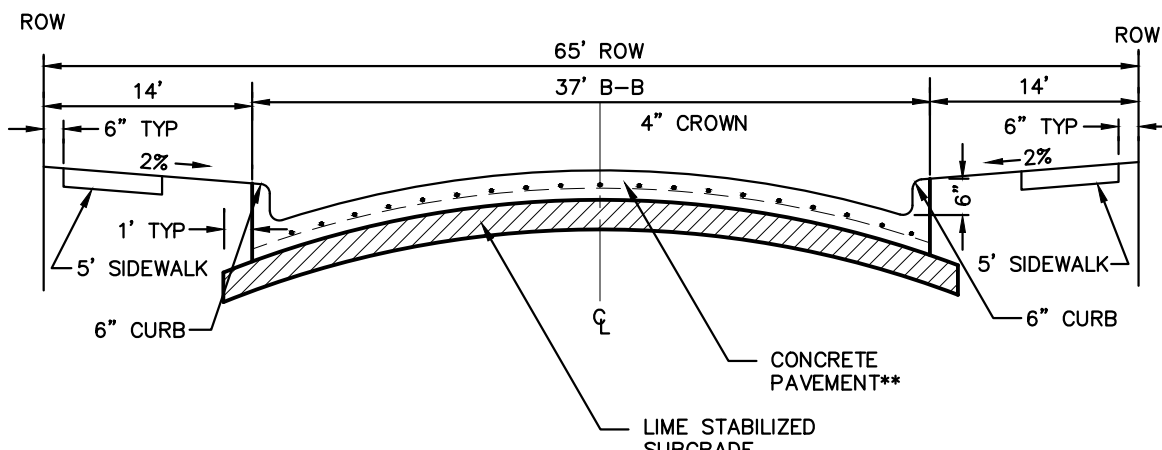
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LAST SAVED: 2/20/2022 2:51 PM
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PARABOLIC RESIDENTIAL STREET SECTION

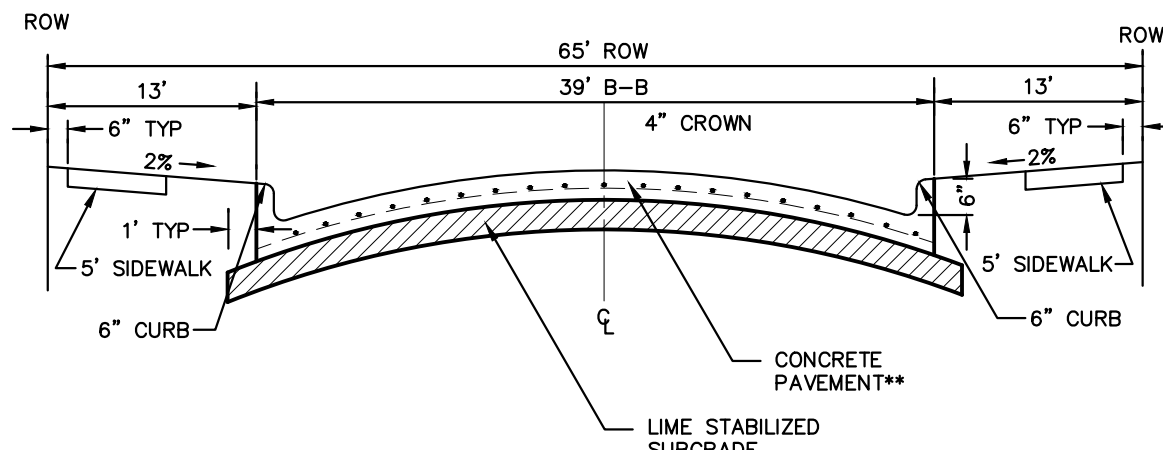
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COMMERCIAL COLLECTOR STREET SECTION

NTS

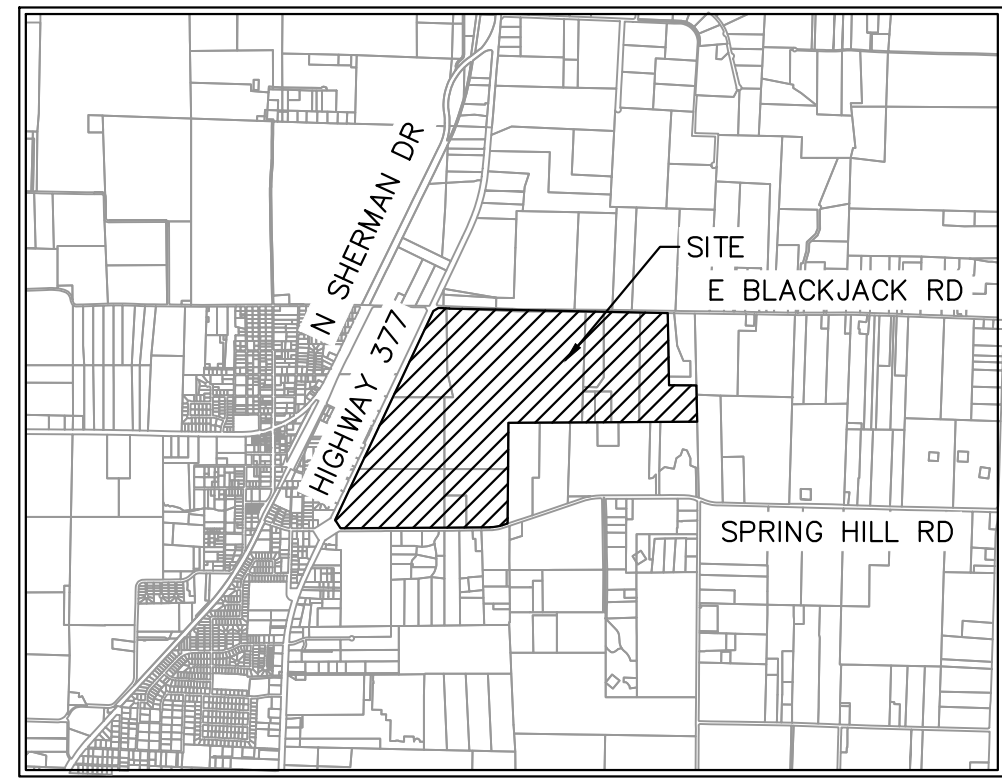
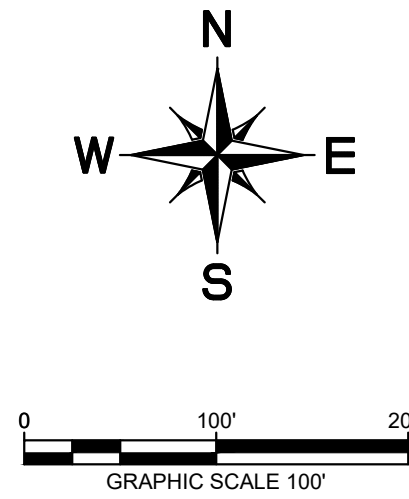


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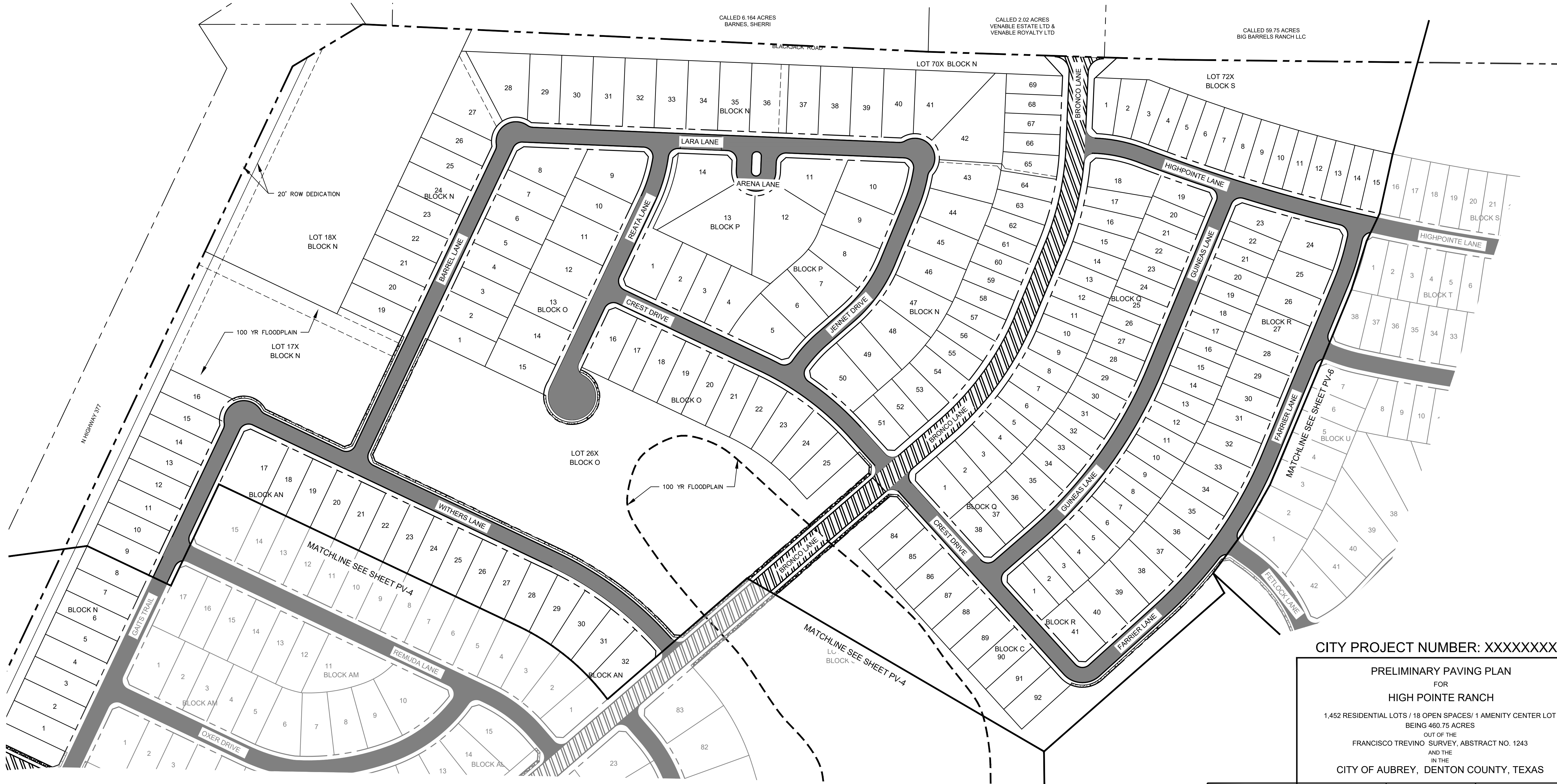
RESIDENTIAL COLLECTOR STREET SECTION

NTS

LEGEND	
	PROPERTY LINE MATCH LINE
	4" CONCRETE SIDEWALK
	5" CONCRETE SIDEWALK
	31' B-B SECTION FOR RESIDENTIAL PAVEMENT
	37' B-B SECTION FOR COMMERCIAL COLLECTOR PAVEMENT
	39' B-B SECTION FOR RESIDENTIAL COLLECTOR PAVEMENT
	TEMPORARY PAVEMENT



VICINITY MAP
SCALE: 1" = 4,000'



CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY PAVING PLAN

FOR

HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES

OUT OF THE

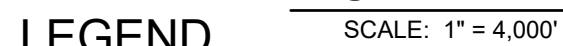
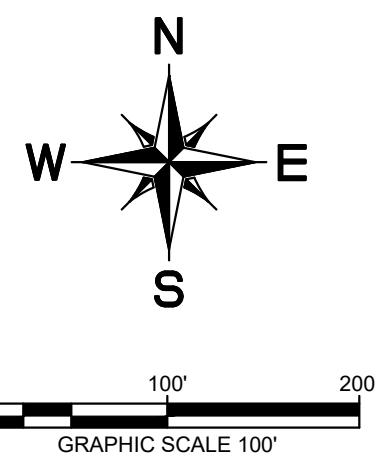
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243

AND THE

IN THE

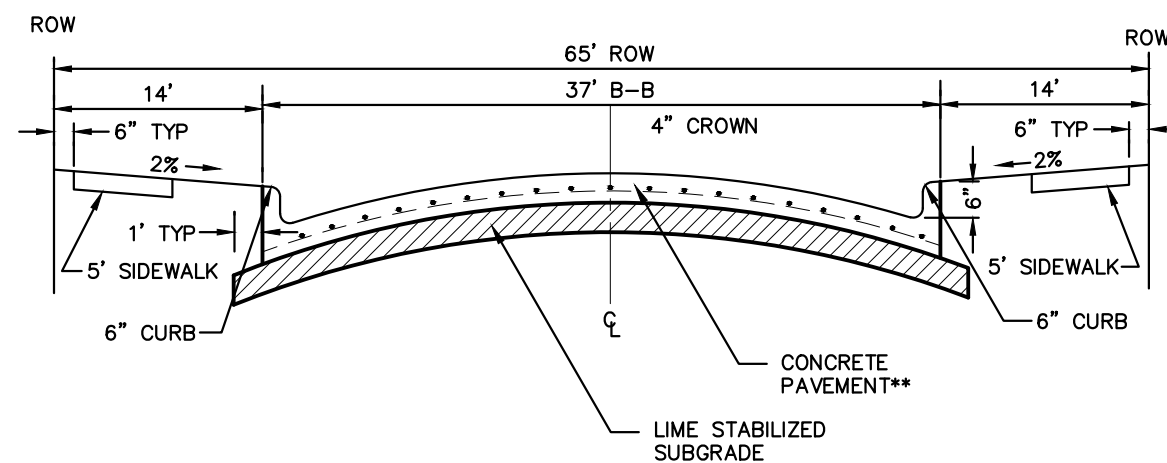
CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylvia Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley»Horn 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928			
DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	PV-5



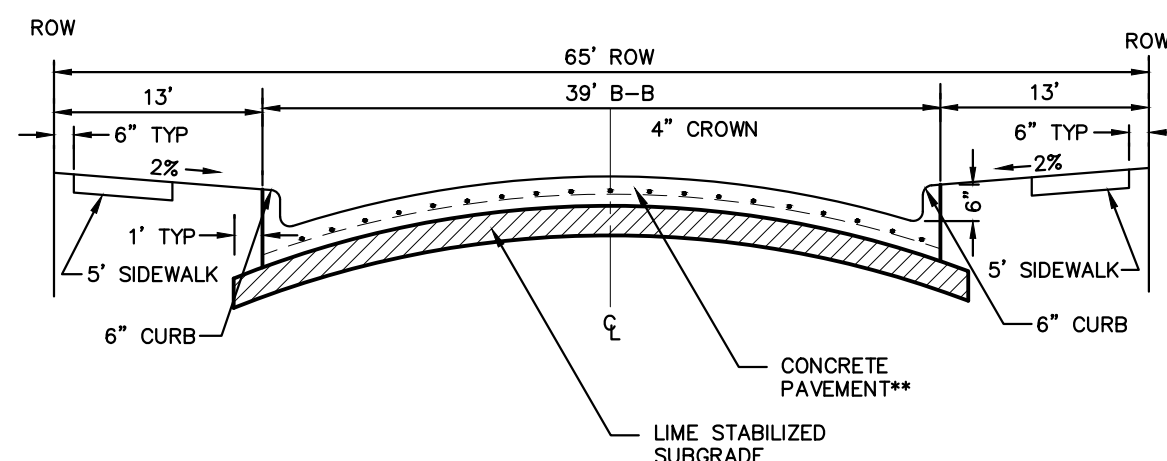
NOTE: PAVEMENT SECTION TO BE CALCULATED BY GEOTECHNICAL ENGINEER FOR MINIMUM 20-YEAR DESIGN, BUT SHALL NOT BE LESS THAN 6" THICK.

NTS



PAVEMENT SECTION TO BE CALCULATED BY GEOTECHNICAL ENGINEER FOR MINIMUM 20-YEAR DESIGN, BUT SHALL NOT BE LESS THAN 8" THICK.

NTS



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NTS

PRELIMINARY PAVING PLAN

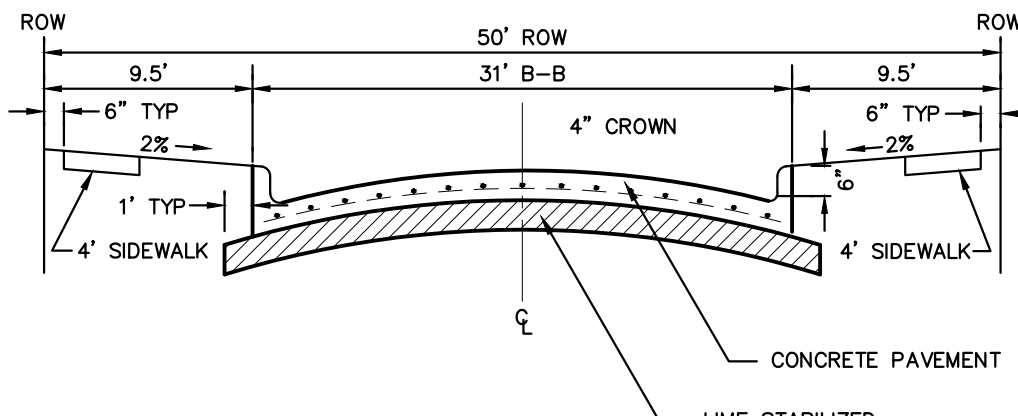
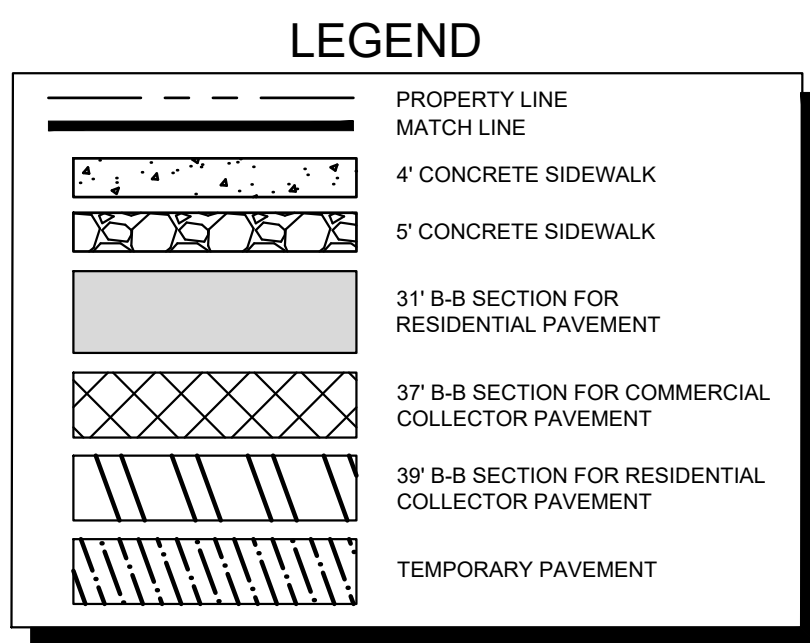
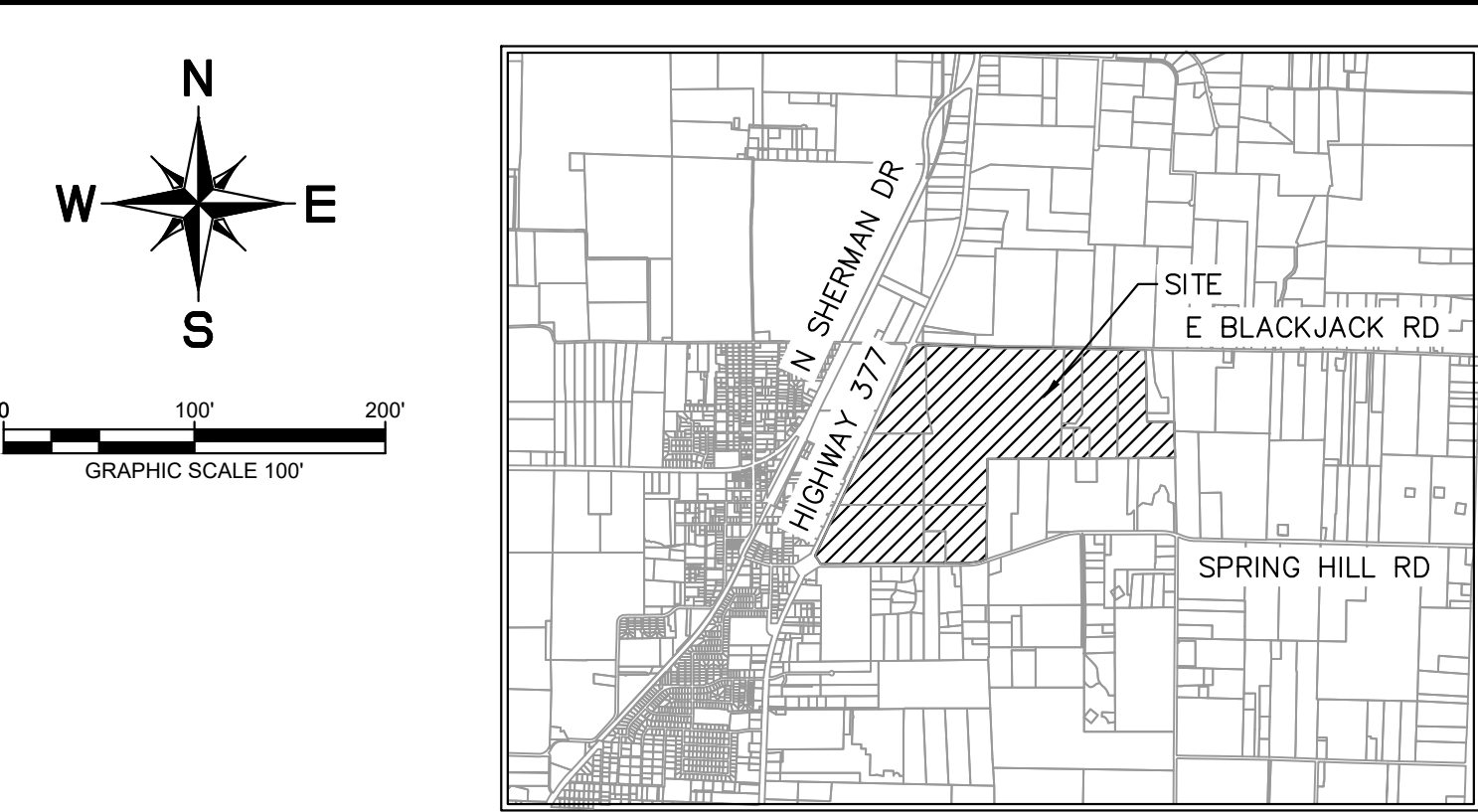
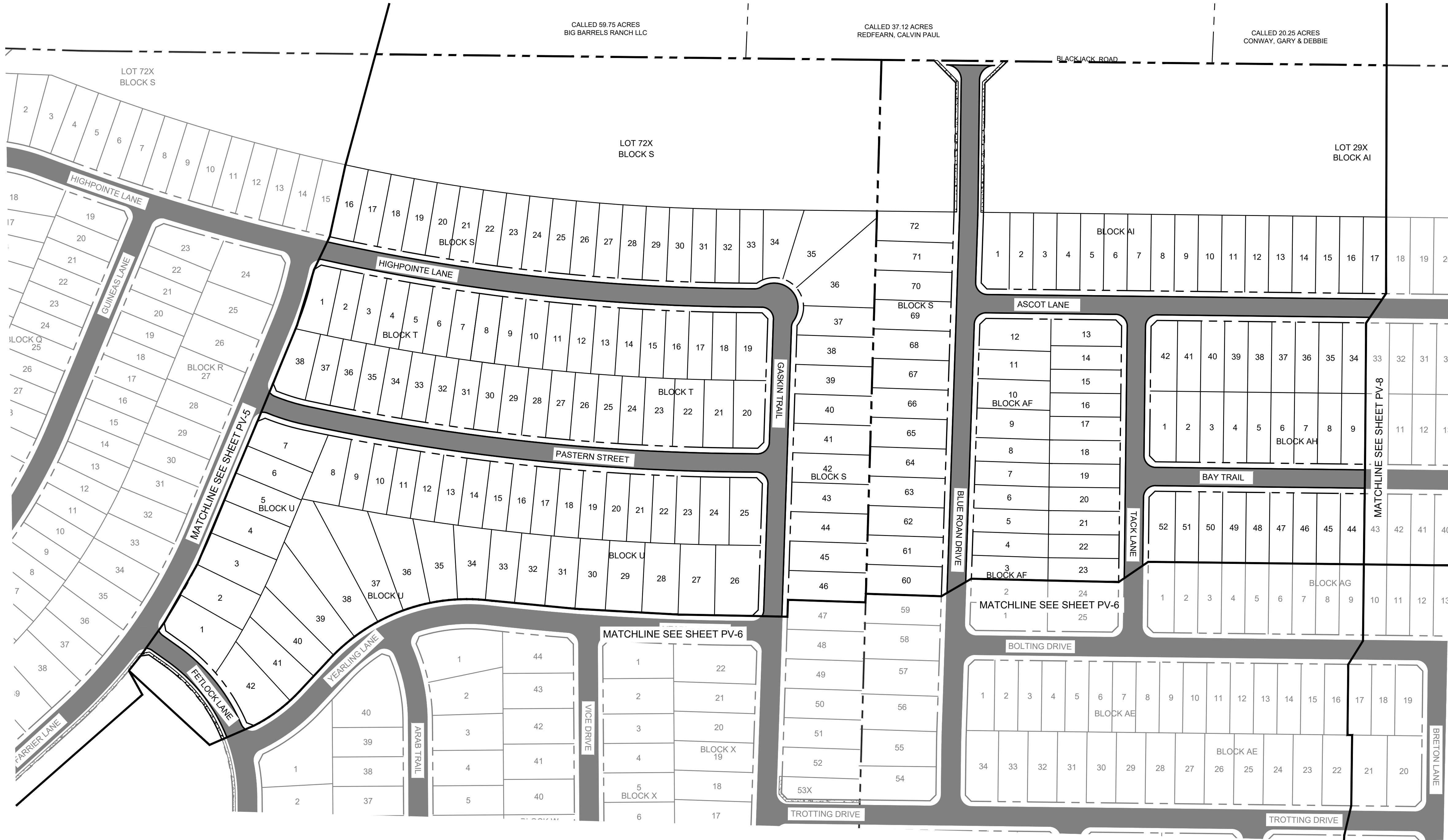
FOR
HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES

FRANCISCO TREVIÑO SURVEY, ABSTRACT NO. 1243
AND THE

CITY OF AUBREY, DENTON COUNTY, TEXAS

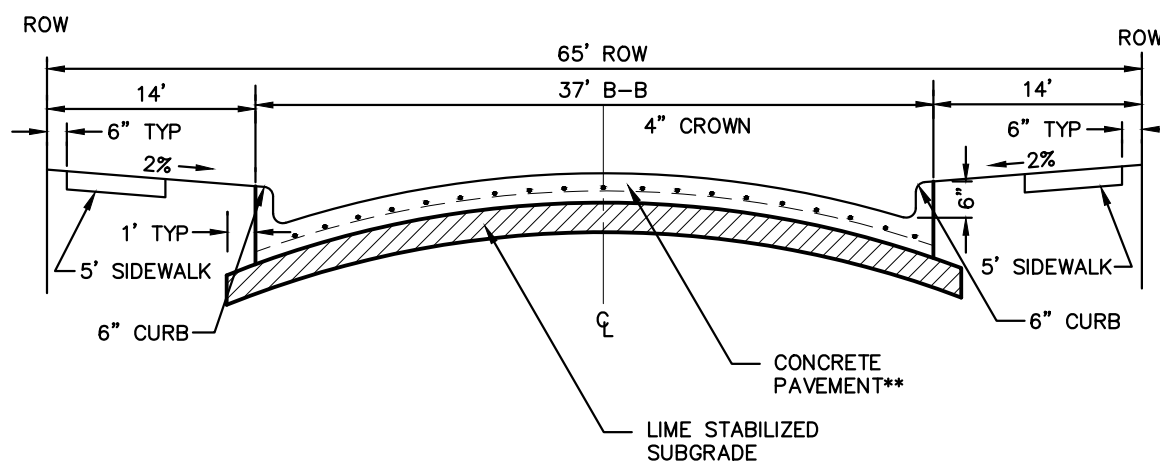
Page 44 of 238



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PARABOLIC RESIDENTIAL STREET SECTION

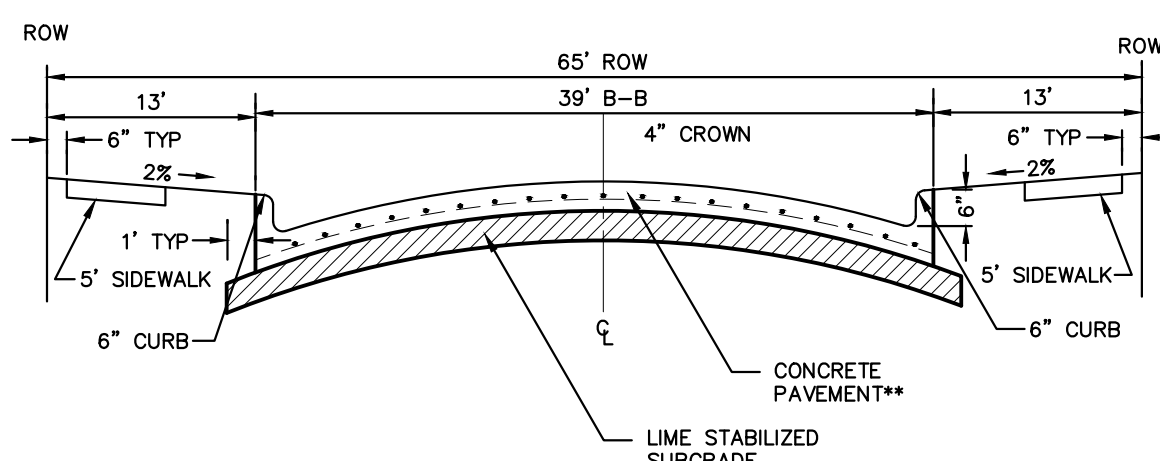
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COMMERCIAL COLLECTOR STREET SECTION

NTS



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RESIDENTIAL COLLECTOR STREET SECTION

NTS

CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY PAVING PLAN

FOR

HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES

OUT OF THE

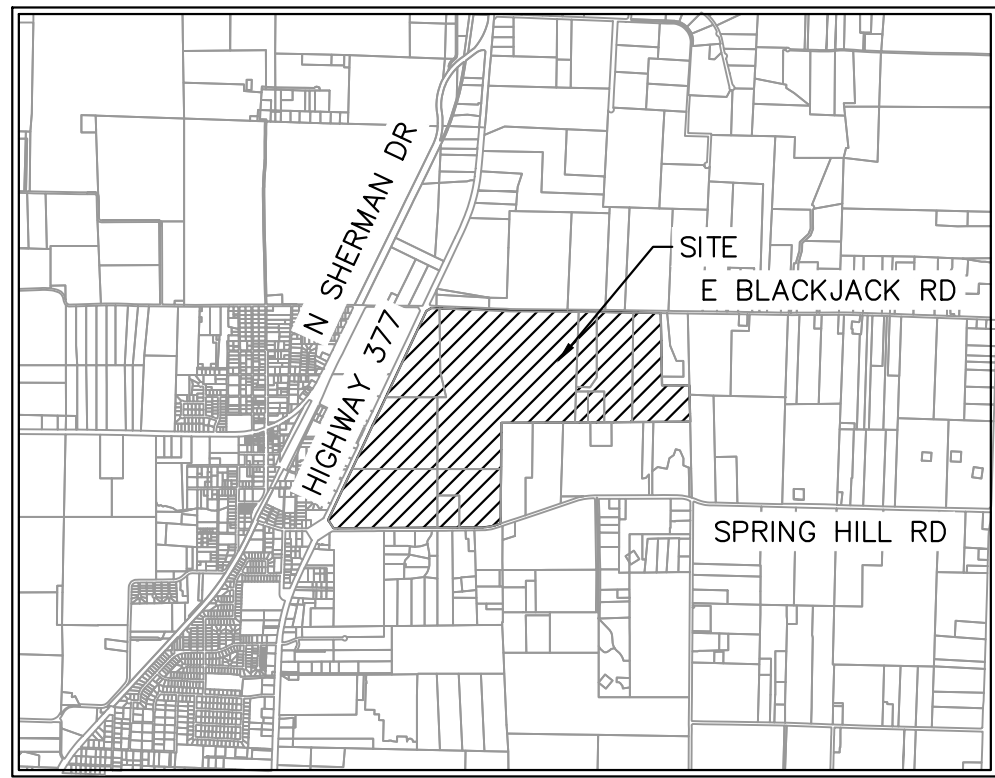
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243

AND THE

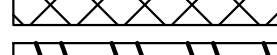
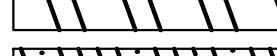
IN THE

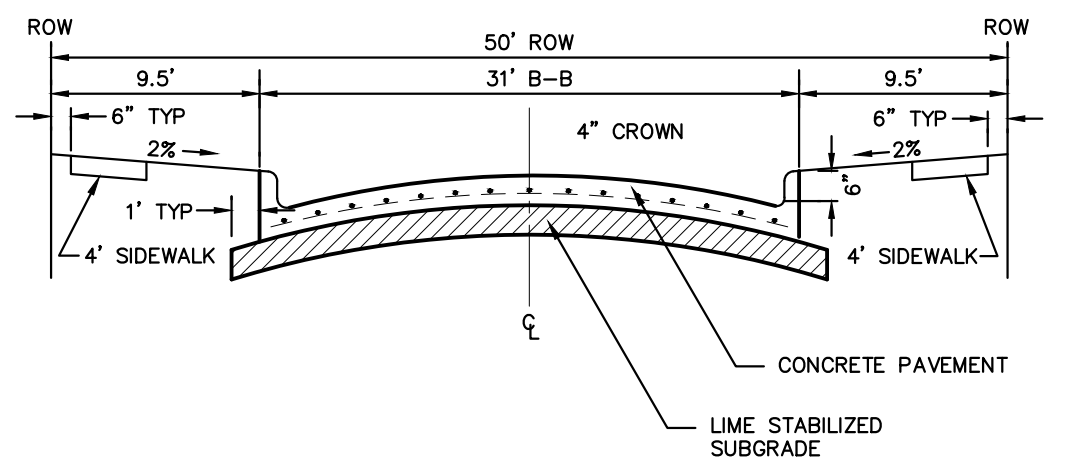
CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylviana Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Frisco, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N. Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928			
DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	PV-7



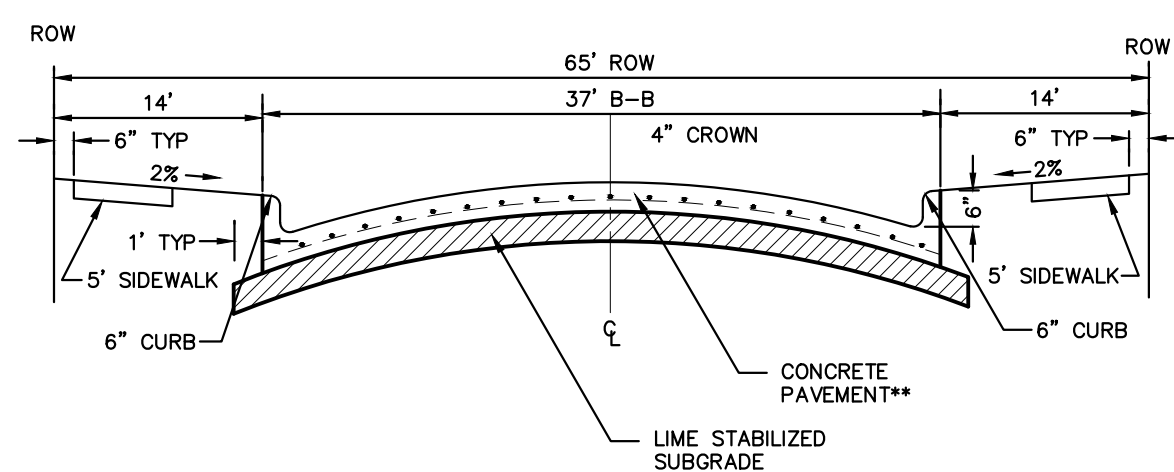
SCALE: 1" = 4,000'

	PROPERTY LINE MATCH LINE
	4" CONCRETE SIDEWALK
	5" CONCRETE SIDEWALK
	31" B-B SECTION FOR RESIDENTIAL PAVEMENT
	37" B-B SECTION FOR COMMERCIAL COLLECTOR PAVEMENT
	39" B-B SECTION FOR RESIDENTIAL COLLECTOR PAVEMENT
	TEMPORARY PAVEMENT



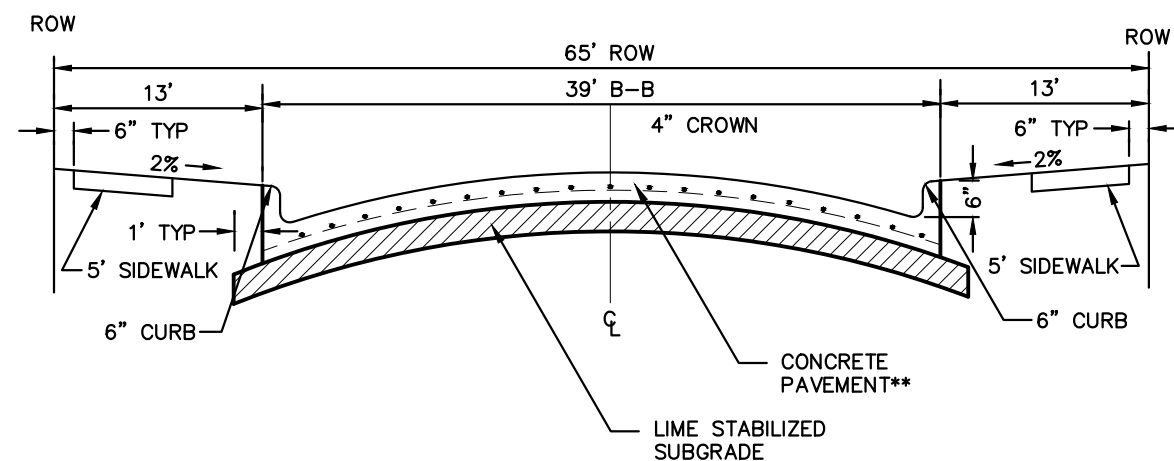
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PARABOLIC RESIDENTIAL STREET SECTION



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COMMERCIAL COLLECTOR STREET SECTION



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RESIDENTIAL COLLECTOR STREET SECTION

CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY PAVING PLAN

FOR

HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES

OUT OF THE
FRANKFURT-AM-MAIN

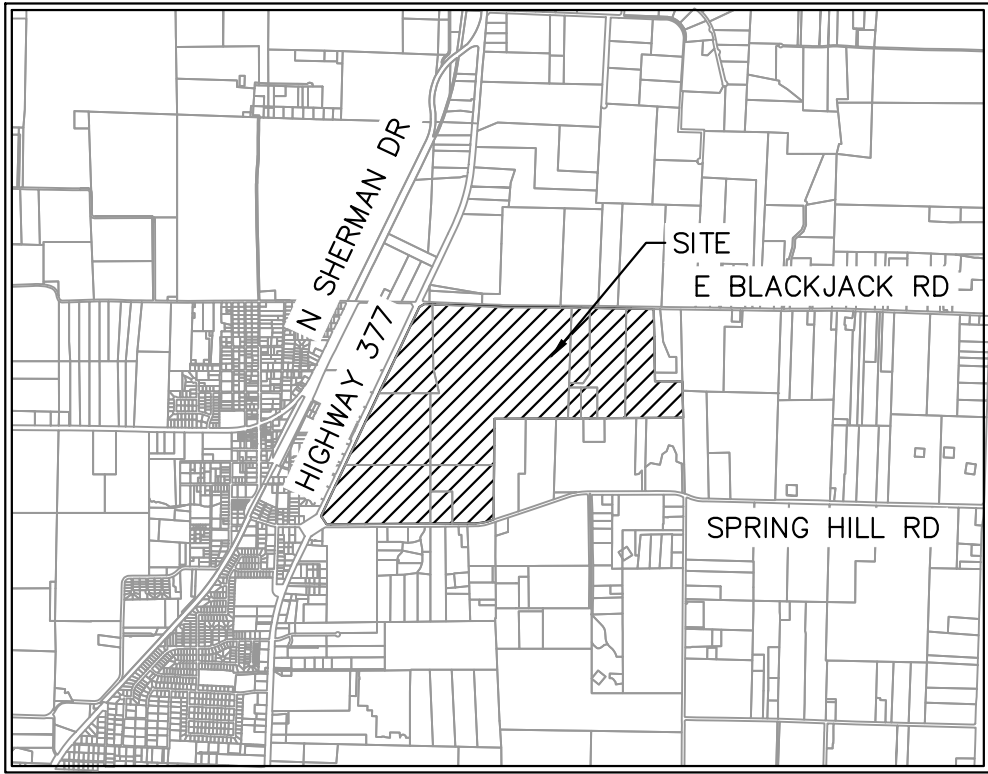
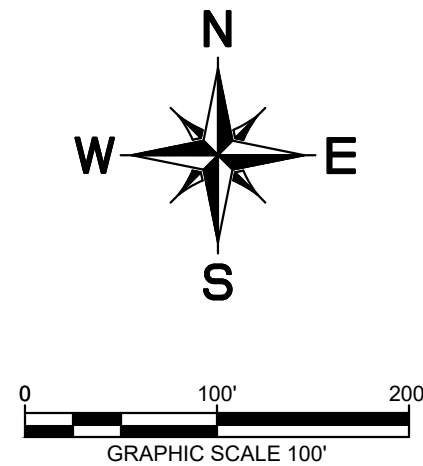
FRANCISCO TREVIÑO SURVEY, ABSTRACT NO. 1243
AND THE

IN THE

CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6160 Warren Parkway Frisco, TX 75034 Tel: (469) 353-6058 Contact: Shylani Surveyor: #54614	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-8670 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd., N. Suite 202 Frisco, TX 75029 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER:  6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-5580 Contact: Thomas Fleischer, P.E. Registration # 928		
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
DKT		TLF	AS SHOWN	DATE	20201003

Pv-8

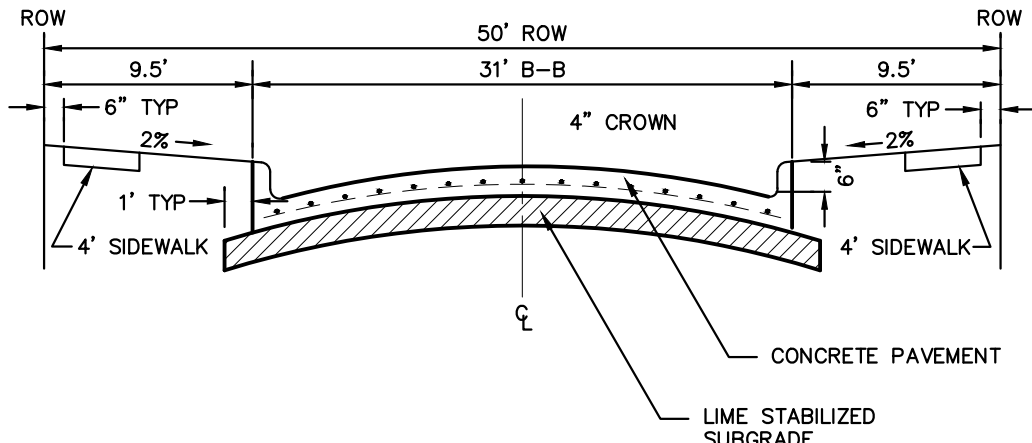


VICINITY MAP

SCALE: 1" = 4,000'

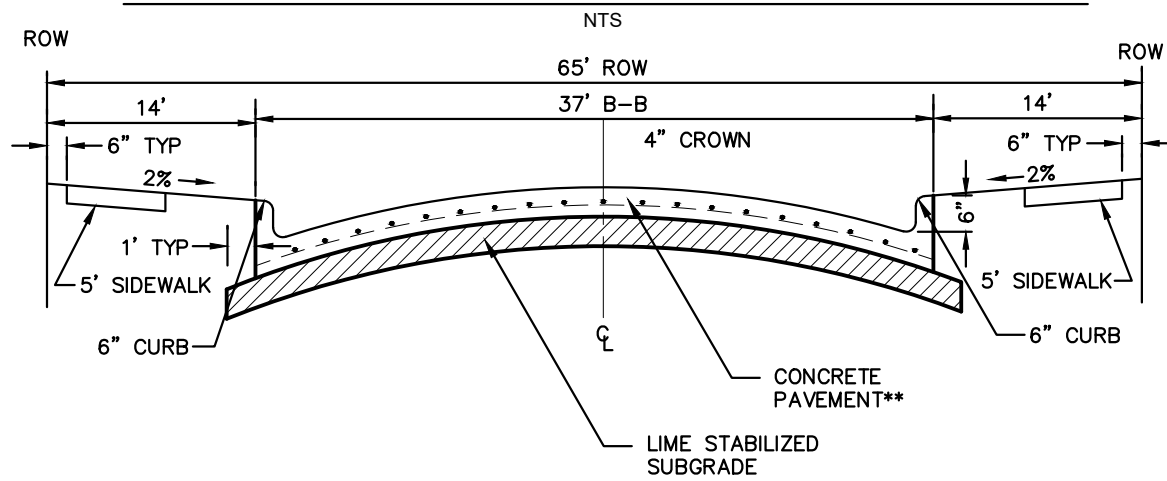
LEGEND

	PROPERTY LINE
	MATCH LINE
	4' CONCRETE SIDEWALK
	5' CONCRETE SIDEWALK
	31' B-B SECTION FOR RESIDENTIAL PAVEMENT
	37' B-B SECTION FOR COMMERCIAL COLLECTOR PAVEMENT
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	TEMPORARY PAVEMENT



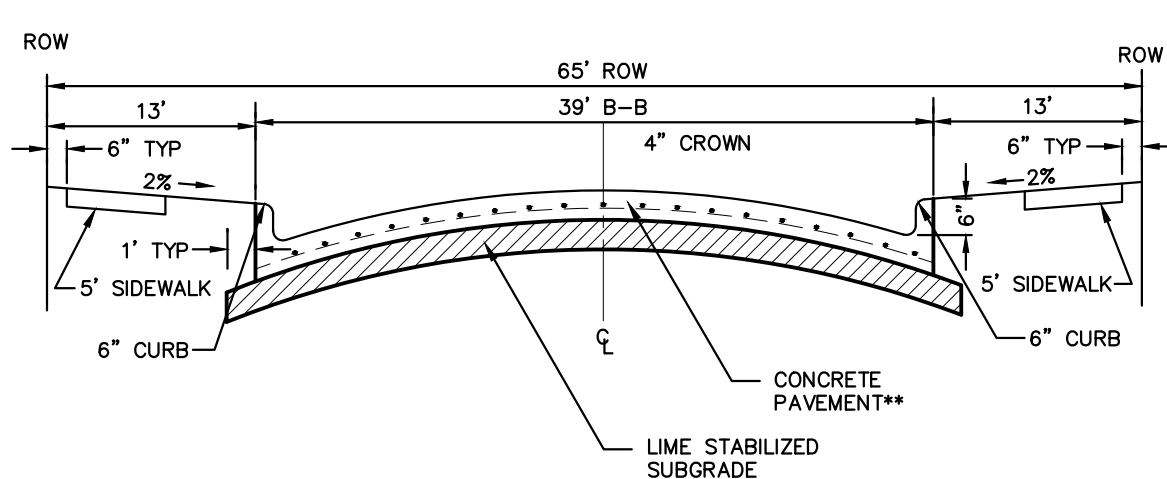
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PARABOLIC RESIDENTIAL STREET SECTION



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COMMERCIAL COLLECTOR STREET SECTION



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RESIDENTIAL COLLECTOR STREET SECTION

CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY PAVING PLAN

FOR

HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES

OUT OF THE

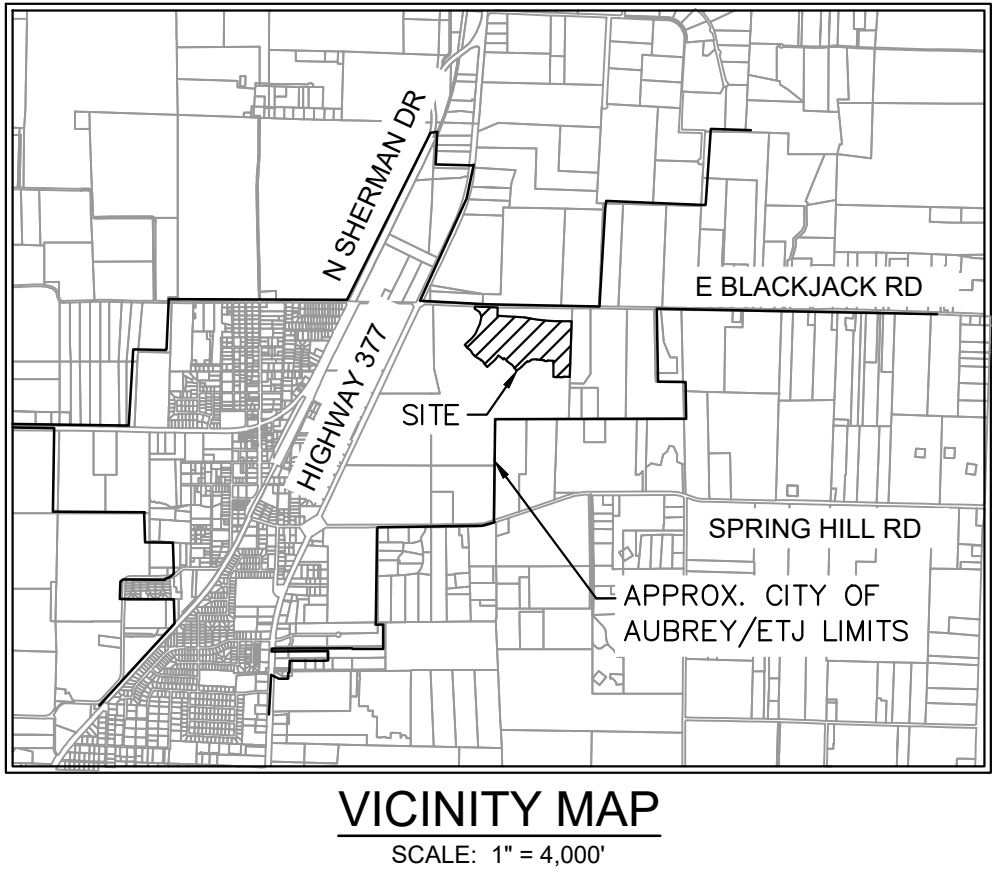
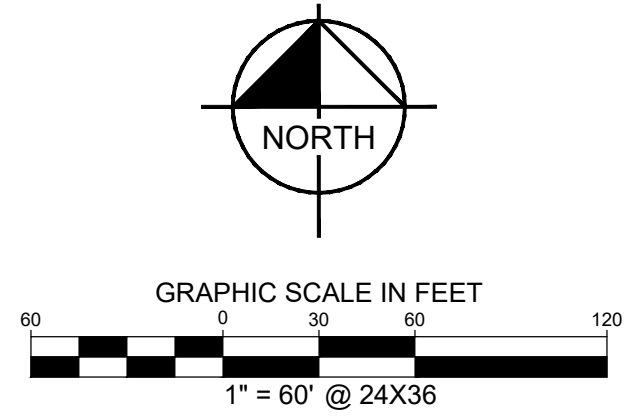
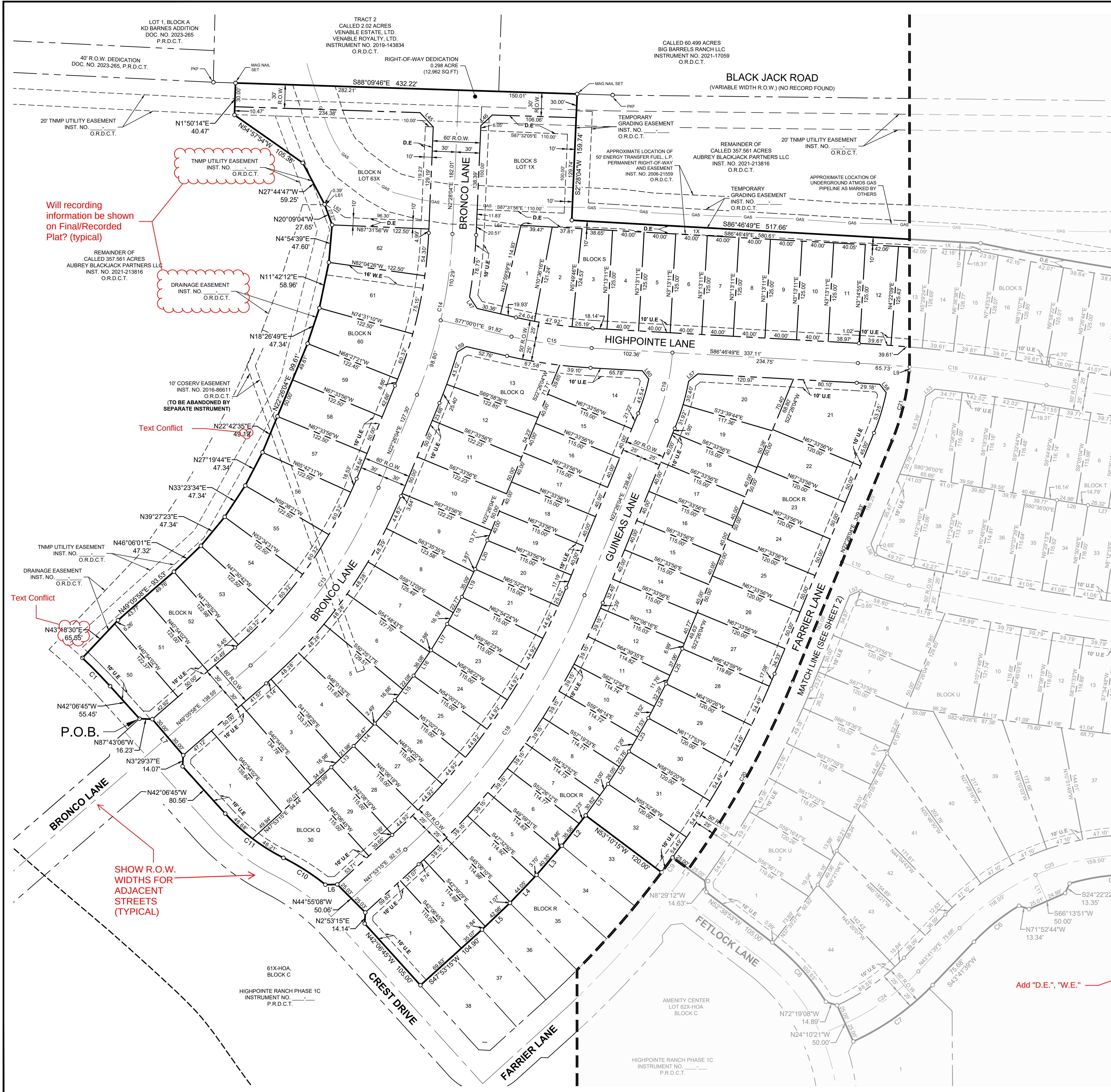
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243

AND THE

IN THE

CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylviana Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey BlackJack Partners, LLC 4514 Cole Ave., Suite 1650 Frisco, TX 75215 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N. Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley-Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928			
DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	PV-9



- Notes :**
- All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
 - 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.
 - 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.
 - Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
 - The City of Aubrey will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding conditions.
 - 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.
 - Construction not completed within two years of approval subject to current City of Aubrey Subdivision Rules and Regulations.
 - 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 feet above the 100-year flood elevation.
 - 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.
 - 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.
 - Water service to be provided by the City of Aubrey.
 - Sanitary Sewer to be provided by the City of Aubrey.
 - 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 losses arising out of or resulting from performance of the obligations said HOA or High Pointe Ranch Municipal Utility District No. 1.
 - All structures are located in the right-of-way except as shown.
 - 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.
 - Line and Curve table located on Sheet 3.

BHC Review
11-20-2024

First review of the Highpointe Ranch Phase 2 Final Plat submittal. Our review is for general compliance with the City 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.

Re-submittal 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.

Andrew Mata Jr., P.E.

LAND USE	ACREAGE	LOTS
RESIDENTIAL	28.653	219
HOA/OPEN SPACE	0.821	S-1X
HOA/OPEN SPACE	0.584	N-63X
STREET R.O.W.	8.096	-
TOTAL	38.154	221

FINAL PLAT
HIGHPOINTE RANCH PHASE 2
38.154 ACRES

BLOCK N, LOTS 50-62, AND 63X-HOA, BLOCK Q, LOTS 1-30, BLOCK R, LOTS 1-32, BLOCK S, LOTS 1-55, AND 1X-HOA, BLOCK T, LOTS 1-39, BLOCK U, LOTS 1-44, & BLOCK X, LOTS 17-22

219 RESIDENTIAL LOTS
2 HOA LOTS

F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY, DENTON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Firm # 10193822
Tel. No. (972) 335-3580
Frisco, Texas 75034
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	09/27/2024	063451861	1 OF 3

OWNER:
KL LB Buy 3, LLC c/o KL Services LLC
6900 E. Camelback Road, Suite 800
Scottsdale, AZ 85251
Phone: 760-753-8110
Contact: Nathan Holt

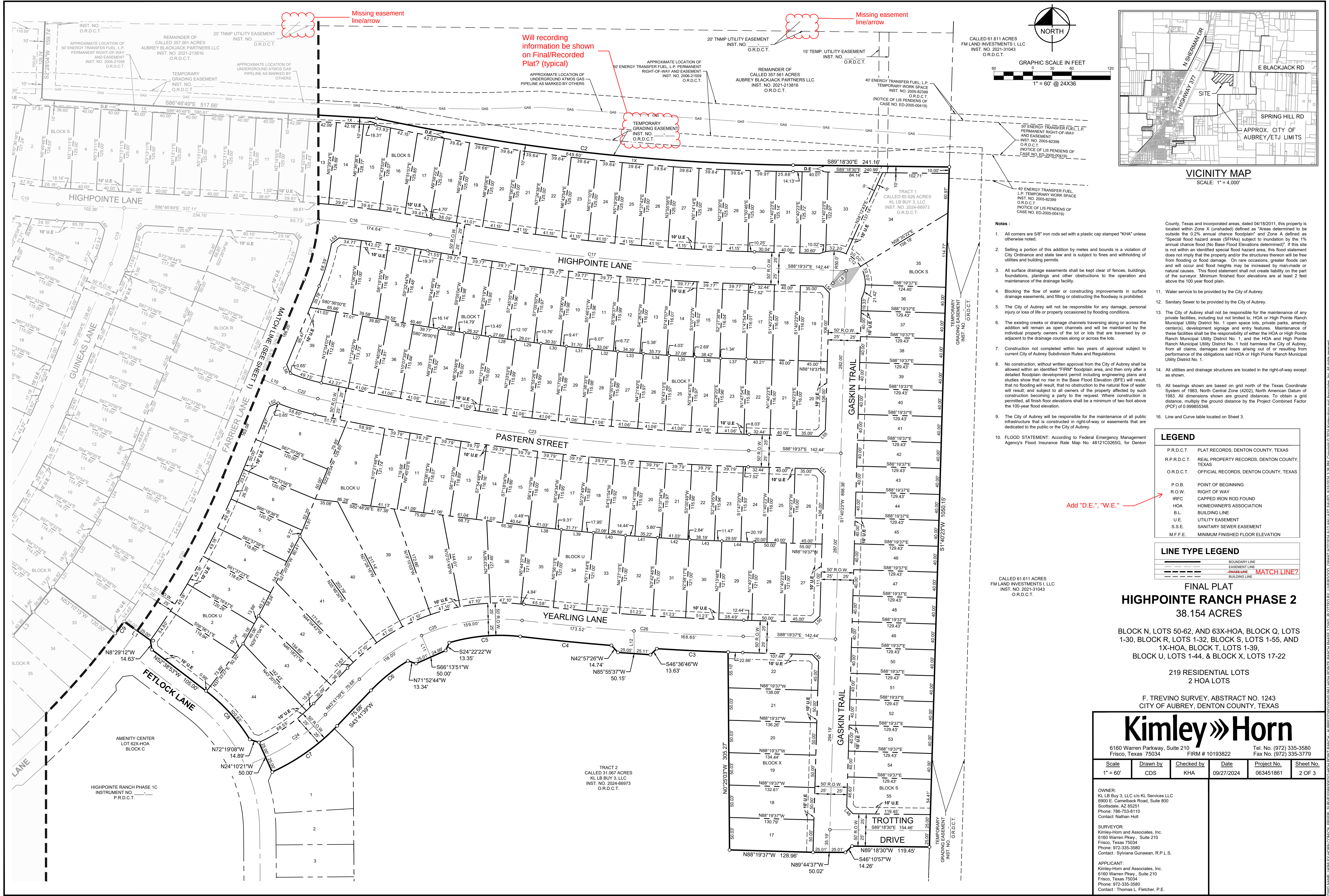
SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact: Sylviana Gunawan, R.P.L.S.

APPLICANT:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact: Thomas L. Fletcher, P.E.

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
---	MATCH LINE?

Add "D.E.", "W.E."



North arrow pointing up.

GRAPHIC SCALE IN FEET
1" = 60' @ 24X36

CALLLED 61.611 ACRES
FM LAND INVESTMENTS I, LLC
INST. NO. 2021-31043
O.R.D.C.T.

VICINITY MAP
SCALE: 1" = 4,000'

Map showing the site location relative to N Sherman Dr, E Blackjack Rd, and Spring Hill Rd. The site is located within the City of Aubrey/ETJ Limits.

- Notes:**
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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	HOMEOWNERS 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
---	PRASSE LINE
---	BUILDING LINE
---	MATCH LINE?

FINAL PLAT
HIGHPOINTE RANCH PHASE 2
38.154 ACRES

BLOCK N, LOTS 50-62, AND 63X-HOA, BLOCK Q, LOTS 1-30, BLOCK R, LOTS 1-32, BLOCK S, LOTS 1-55, AND 1X-HOA, BLOCK T, LOTS 1-39, BLOCK U, LOTS 1-44, & BLOCK X, LOTS 17-22

219 RESIDENTIAL LOTS
2 HOA LOTS

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CITY OF AUBREY, DENTON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

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

Scale
1" = 60'

Drawn by
CDS

Checked by
KHA

Date
09/27/2024

Project No.
063451861

Sheet No.
2 OF 3

OWNER:
KL LB Buy 3, LLC c/o KL Services LLC
6900 E. Camelback Road, Suite 800
Scottsdale, AZ 85251
Phone: 760-753-8110
Contact: Nathan Holt

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact: Sylvia G. Gowan, R.P.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.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS KL LB BUY 3, LLC, is the sole 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 65.626 acre tract of land described as Tract 1 in a deed to KL LB Buy 3, LLC, as recorded in Instrument Number 2024-66973, Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "KHA" set for the northerly most northeast corner of Highpointe Ranch, Phase 1C, according to the Final Plat therefor recorded in Instrument No. _____ of the Plat Records of Denton County, Texas, common to the northeasterly terminus of Crest Drive, a 60 foot wide right of way, as dedicated in said Final Plat, same being on the westerly line of said 65.626 acre tract;

THENCE departing said terminus and along the westerly line of said 65.626 acre tract, the following

North 42°06'45" West, a distance of 55.45 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 625.00 feet, a central angle of 04°34'45", and a chord bearing and distance of North 44°24'07" West, 49.94 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 49.95 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 43°18'30" East, a distance of 65.55 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 49°05'58" East, a distance of 93.53 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 46°06'01" East, a distance of 47.32 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 39°27'23" East, a distance of 47.34 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 33°23'34" East, a distance of 47.34 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 27°19'44" East, a distance of 47.34 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 22°42'35" East, a distance of 49.19 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 22°26'04" East, a distance of 99.61 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 18°26'49" East, a distance of 47.34 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 11°42'12" East, a distance of 58.96 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 04°54'39" East, a distance of 47.60 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 20°09'04" West, a distance of 27.65 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 27°44'47" West, a distance of 59.25 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 54°57'54" West, a distance of 105.36 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 01°50'14" East, a distance of 40.47 feet to a mag nail set for the northwest corner of said 65.626 acre tract, same being on the southerly line of a called 2.02 acre tract of land described as Tract 2 in a deed to Venable Estate, Ltd. and Venable Royalty, Ltd., as recorded in Instrument No. 2019-143834 of the Official Records of Denton County, Texas, same being in Blackjack Road, a variable width right of way;

THENCE South 88°09'46" East, along the northerly line of said 65.626 acre tract, the southerly line of said 2.02 acre tract, the southerly line of a called 60.499 acer tract of land described in a deed to Big Barrells Ranch, LLC, as recorded in Instrument No. 2021.17059, of the Official Records of Denton County, Texas, and said Blackjack Road, a distance of 432.22 feet to a mag nail set for the northerly most northeast corner of said 65.626 acre tract;

THENCE departing the southerly line of said 2.02 acre tract, the southerly line of a said 60.499 acer tract, and Blackjack Road, and continuing along the northerly line of said 65.626 acre tract, the following:

South 02°28'04" West, a distance of 159.74 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 86°46'40" East, a distance of 517.66 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 3,255.00 feet, a central angle of 11°24'47", and a chord bearing and distance of South 83°36'06" East, 647.32 feet;

In an easterly direction, with said non-tangent curve to the left, an arc distance of 648.39 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 89°18'30" East, a distance of 241.16 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the southerly most northeast corner of said 65.626 acre tract, same being the west line of a called 61.611 acre tract of land described in a deed to FM Land Investments I, LLC, as recorded in Instrument No. 2021-31043 of the Official Records of Denton County, Texas;

THENCE South 01°40'23" West, along the east line of said 65.626 acre tract and the west line of said 61.611 acre tract, a distance of 1,050.15 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northerly most southeast corner of said 65.626 acre tract, common to the southerly most northeast corner of as called 31.067 acre tract of land described as Tract 2, recorded in said deed to KL LB Buy 3, LLC;

THENE departing the east line of said 65.626 acre tract and the west line of said 64.611 acre tract, and along a southerly line of said 65.626 acre tract and the northerly line of said 31.067acre tract, the following:

North 89°18'30" West, a distance of 119.45 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 46°10'57" West, a distance of 14.26 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 89°44'37" West, a distance of 50.02 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 88°19'37" West, a distance of 128.96 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 00°25'03" West, a distance of 305.27 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 4,009.00 feet, a central angle of 01°34'30", and a chord bearing and distance of North 87°12'56" West, 110.20 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 110.20 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 46°36'46" West, a distance of 13.63 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 85°55'37" West, a distance of 50.15 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 42°57'26" West, a distance of 14.74 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 4,009.00 feet, a central angle of 02°01'20", and a chord bearing and distance of North 84°24'52" West, 141.49 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 141.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left with a radius of 275.00 feet, a central angle of 23°03'59", and a chord bearing and distance of South 85°03'48" West, 109.97 feet;

In a westerly direction, with said reverse curve to the left, an arc distance of 110.71 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 24°22'22" West, a distance of 13.35 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 66°13'51" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 71°52'44" West, a distance of 13.34 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 275.00 feet, a central angle of 15°14'14", and a chord bearing and

distance of South 51°18'46" West, 72.92 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 73.13 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 43°41'39" West, a distance of 75.68 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 325.00 feet, a central angle of 21°48'30", and a chord bearing and distance of South 54°35'54" West, 122.96 feet;

THENCE departing the northerly line of said 31.067 acre tract and the southerly line of said 65.626 acre tract, and along the northerly line of said Highpointe Ranch Phase 1C, the following

In a westerly direction, with said tangent curve to the right, an arc distance of 123.70 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 24°10'21" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 72°19'08" West, a distance of 14.89 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 275.00 feet, a central angle of 21°10'34", and a chord bearing and distance of North 42°03'36" West, 101.06 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 101.64 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 52°38'53" West, a distance of 105.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 08°29'12" West, a distance of 14.63 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 54°19'31" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 1,152.50 feet, a central angle of 01°09'16", and a chord bearing and distance of South 36°15'07" West, 23.22 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 23.22 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 53°10'15" West, a distance of 120.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 38°11'02" West, a distance of 48.82 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 40°53'34" West, a distance of 48.82 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 43°36'07" West, a distance of 48.82 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 46°18'07" West, a distance of 48.82 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 47°53'15" West, a distance of 104.90 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 42°06'45" West, a distance of 105.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 02°53'15" East, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 44°55'08" West, a distance of 50.06 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 88°44'40" West, a distance of 15.13 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 300.00 feet, a central angle of 12°02'56", and a chord bearing and distance of North 57°22'33" West, 62.97 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 63.09 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right with a radius of 250.00 feet, a central angle of 21°17'17", and a chord bearing and distance of North 52°45'23" West, 92.35 feet;

In a westerly direction, with said reverse curve to the right, an arc distance of 92.89 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 42°06'45" West, a distance of 80.56 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 03°29'37" East, a distance of 14.07 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 40°38'02" West, a distance of 60.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 87°43'06" West, a distance of 16.23 feet to the POINT OF BEGINNING and containing 38.154 acres (1,661,972 square feet) of land, more or less.

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N54°19'31"W	50.00'	L33	S85°18'47"E	39.77'
L2	S38°11'02"W	48.82'	L34	S85°57'15"E	39.77'
L3	S40°53'34"W	48.82'	L35	S86°35'45"E	39.77'
L4	S43°36'07"W	48.82'	L36	S87°13'46"E	39.77'
L5	S46°18'07"W	48.82'	L37	N87°55'50"W	39.77'
L6	S88°44'40"W	15.13'	L38	N83°41'01"W	50.83'
L7	N40°38'02"W	60.00'	L39	N84°26'01"W	49.66'
L8	S46°40'23"W	28.28'	L40	N85°10'30"W	49.66'
L9	N05°06'10"E	5.25'	L41	N85°54'59"W	49.66'
L10	S67°33'56"E	35.65'	L42	N86°39'28"W	49.66'
L11	N23°46'09"W	36.14'	L43	N87°23'57"W	49.66'
L12	N00°22'17"W	35.00'	L44	N88°07'05"W	49.75'
L13	N46°22'41"E	38.96'	L45	N42°50'51"W	24.61'
L14	N43°24'40"E	38.96'	L46	N47°09'09"E	19.83'
L15	N37°28'39"E	38.96'	L47	N33°21'35"W	17.44'
L16	N34°30'38"E	38.96'	L48	S43°49'03"E	14.02'
L17	N31°32'38"E	38.96'	L49	S43°19'37"E	14.14'
L18	N28°34'37"E	38.96'	L50	N46°40'23"E	14.14'
L19	N25°36'36"E	38.96'	L51	S43°19'37"E	14.14'
L20	N22°54'42"E	39.41'	L52	N67°26'04"E	14.14'
L21	N35°28'29"E	48.82'	L53	S52°43'35"W	14.57'
L22	N32°45'56"E	48.82'	L54	S43°19'37"E	14.14'
L23	N30°03'23"E	48.82'	L55	N46°40'23"E	14.14'
L24	N27°20'50"E	48.82'	L56	N22°33'56"W	14.14'
L25	N24°46'17"E	48.82'	L57	S51°23'58"W	14.90'
L26	S80°57'25"E	39.77'	L58	S37°44'48"E	13.37'
L27	S81°28'00"E	39.77'	L59	S59°21'33"W	13.24'
L28	S82°06'28"E	39.77'	L60	S37°57'58"E	13.17'
L29	S82°44'56"E	39.77'	L61	N90°00'00"E	1.54'
L30	S83°23'23"E	39.77'	L62	S56°19'26"E	29.40'
L31	S84°01'51"E	39.77'	L63	N40°26'40"E	38.96'
L32	S84°40'19"E	39.77'	L64	S81°41'03"E	56.44'

OWNER'S CERTIFICATIONS

STATE OF TEXAS §
COUNTY OF DENTON §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT KL LB BUY 3, LLC, acting herein by and through their duly authorized officers, do hereby adopt this plat designating the hereinabove described property as HIGHPOINTE RANCH PHASE 2, an addition to the City of Aubrey, Texas, and do 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: KL LB BUY 3, LLC

BY: _____

Name: _____

Title: _____

STATE OF _____ §

COUNTY OF _____ §

On this _____ day of _____, 2024, before me personally appeared _____ (name of signer), whom I know personally, and acknowledged that he/she executed the same.

Notary Public, State of _____

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.

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

PRELIMINARY

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

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared 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 2
38.154 ACRES

BLOCK N, LOTS 50-62, AND 63X-HOA, BLOCK Q, LOTS 1-30, BLOCK R, LOTS 1-32, BLOCK S, LOTS 1-55, AND 1X-HOA, BLOCK T, LOTS 1-39, BLOCK U, LOTS 1-44, & BLOCK X, LOTS 17-22

219 RESIDENTIAL LOTS
2 HOA LOTS

F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY, DENTON COUNTY, TEXAS

Kimley»Horn

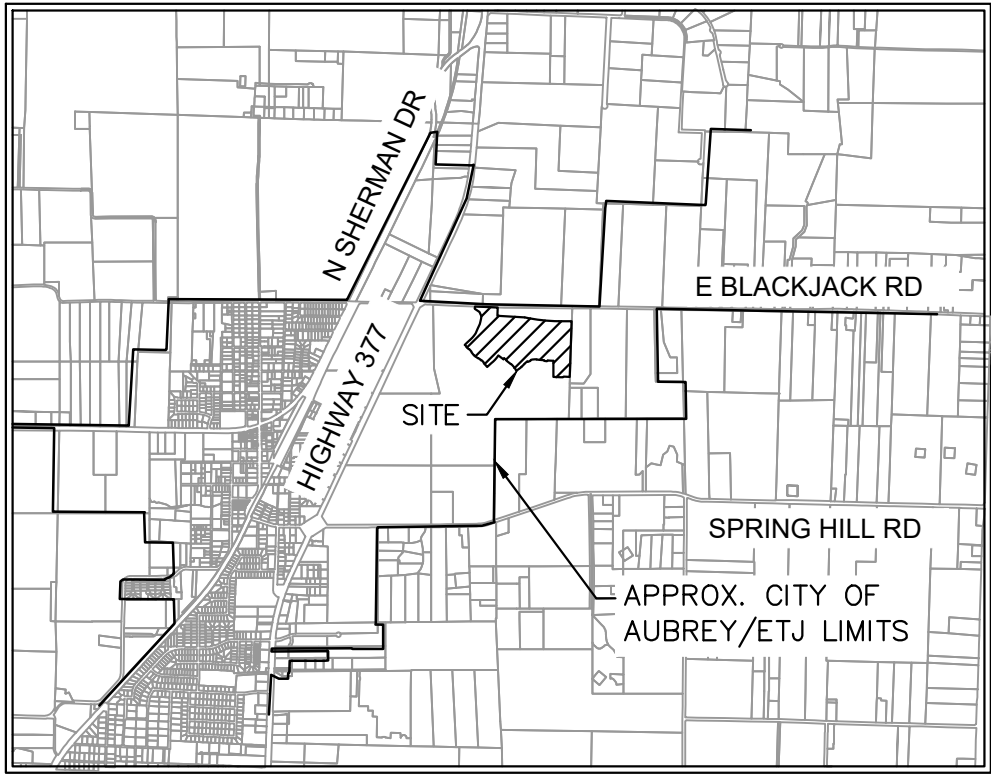
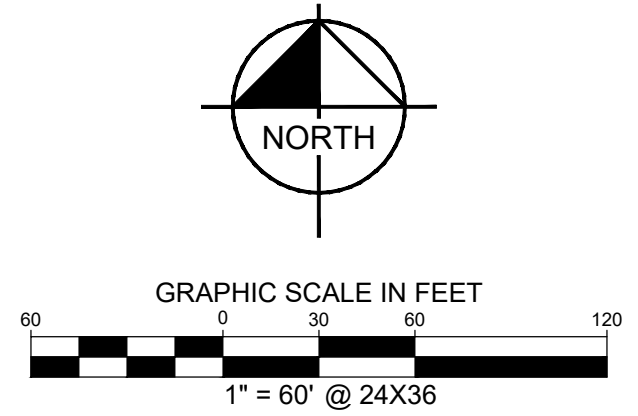
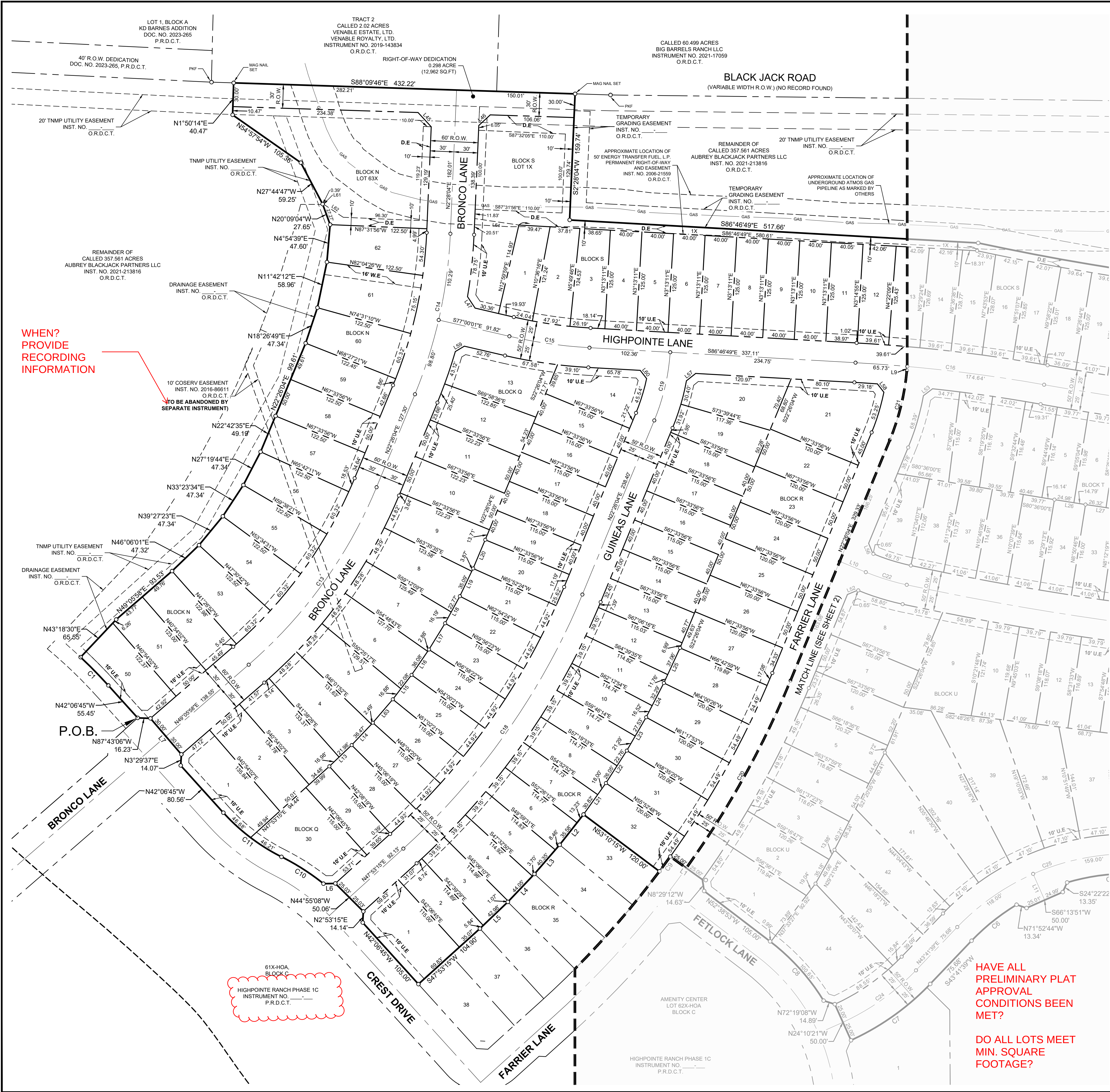
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDS	KHA	09/27/2024	063451861	3 OF 3

OWNER:
KL LB Buy 3, LLC c/o KL Services LLC
6900 E. Camelback Road, Suite 800
Scottsdale, AZ 85251
Phone: 766-753-8110
Contact: Nathan Holt

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.



VICINITY MAP
SCALE: 1" = 4,000'

Notes :

- All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
- 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.
- 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.
- Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the roadway is prohibited.
- The City of Aubrey will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding conditions.
- 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.
- Construction not completed within two years of approval subject to current City of Aubrey Subdivision Rules and Regulations.
- 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.
- 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.

- 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.

- Water service to be provided by the City of Aubrey.
- Sanitary Sewer to be provided by the City of Aubrey.

- 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 losses arising out of or resulting from performance of the obligations said HOA or High Pointe Ranch Municipal Utility District No. 1.

ALL X LOTS SHALL BE OWNED BY THE HOA AND BE UNDEVELOPABLE

- 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.

- Line and Curve table located on Sheet 3.

ADD BUILDING LINES

MOVE LABEL HERE

LAND USE	ACREAGE	LOTS
RESIDENTIAL	28.653	219
HOA/OPEN SPACE	0.821	S-1X
HOA/OPEN SPACE	0.584	N-63X
STREET R.O.W.	8.096	-
TOTAL	38.154	221

FINAL PLAT
HIGHPOINTE RANCH PHASE 2
38.154 ACRES

BLOCK N, LOTS 50-62, AND 63X-HOA, BLOCK Q, LOTS 1-30, BLOCK R, LOTS 1-32, BLOCK S, LOTS 1-55, AND 1X-HOA, BLOCK T, LOTS 1-39, BLOCK U, LOTS 1-44, & BLOCK X, LOTS 17-22

219 RESIDENTIAL LOTS
2 HOA LOTS

F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY, 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" = 60'	CDS	KHA	09/27/2024	063451861	1 OF 3

OWNER:
KL LB Buy 3, LLC c/o KL Services LLC
6900 E. Camelback Road, Suite 800
Scottsdale, AZ 85251
Phone: 760-753-8110
Contact: Nathan Holt

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.

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

HAVE ALL
PRELIMINARY PLAT
APPROVAL
CONDITIONS BEEN
MET?

DO ALL LOTS MEET
MIN. SQUARE
FOOTAGE?



- Notes:**
- All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
 - 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.
 - 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.
 - Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the roadway is prohibited.
 - The City of Aubrey will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding conditions.
 - 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.
 - Construction not completed within two years of approval subject to current City of Aubrey Subdivision Rules and Regulations.
 - No construction, without written approval from the City of Aubrey shall be allowed within an identified "FIRM" floodplain areas, 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 feet above the 100-year flood elevation.
 - 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.
 - FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0285G, 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 Elevation 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.

- Water service to be provided by the City of Aubrey.
- Sanitary Sewer to be provided by the City of Aubrey.
- 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 losses arising out of or resulting from performance of the obligations said HOA or High Pointe Ranch Municipal Utility District No. 1.
- All utilities and drainage structures are located in the right-of-way except as shown.
- 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.
- Line and Curve table located on Sheet 3.

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	HOMEOWNERS 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

FINAL PLAT
HIGHPOINTE RANCH PHASE 2
38.154 ACRES

BLOCK N, LOTS 50-62, AND 63X-HOA, BLOCK Q, LOTS 1-30, BLOCK R, LOTS 1-32, BLOCK S, LOTS 1-55, AND 1X-HOA, BLOCK T, LOTS 1-39, BLOCK U, LOTS 1-44, & BLOCK X, LOTS 17-22

219 RESIDENTIAL LOTS
2 HOA LOTS

F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY, 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" = 60'	CDS	KHA	09/27/2024	063451861	2 OF 3

OWNER:
KL LB Buy 3, LLC c/o KL Services LLC
6900 E. Camelback Road, Suite 800
Scottsdale, AZ 85251
Phone: 760-753-4110
Contact: Nathan Holt

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.

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS KL LB BUY 3, LLC, is the sole 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 65.626 acre tract of land described as Tract 1 in a deed to KL LB Buy 3, LLC, as recorded in Instrument Number 2024-66973, Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "KHA" set for the northerly most northeast corner of Highpointe Ranch, Phase 1C, according to the Final Plat thereof recorded in Instrument No. _____ of the Plat Records of Denton County, Texas, common to the northeasterly terminus of Crest Drive, a 60 foot wide right of way, as dedicated in said Final Plat, same being on the westerly line of said 65.626 acre tract;

THENCE departing said terminus and along the westerly line of said 65.626 acre tract, the following

North 42°06'45" West, a distance of 55.45 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 625.00 feet, a central angle of 04°34'45", and a chord bearing and distance of North 44°24'07" West, 49.94 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 49.95 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 43°18'30" East, a distance of 65.55 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 49°05'58" East, a distance of 93.53 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 46°06'01" East, a distance of 47.32 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 39°27'23" East, a distance of 47.34 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 33°23'34" East, a distance of 47.34 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 27°19'44" East, a distance of 47.34 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 22°42'35" East, a distance of 49.19 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 22°26'04" East, a distance of 99.61 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 18°26'49" East, a distance of 47.34 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 11°42'12" East, a distance of 58.96 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 04°54'39" East, a distance of 47.60 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 20°09'04" West, a distance of 27.65 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 27°44'47" West, a distance of 59.25 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 54°57'54" West, a distance of 105.36 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 01°50'14" East, a distance of 40.47 feet to a mag nail set for the northwest corner of said 65.626 acre tract, same being on the southerly line of a called 2.02 acre tract of land described as Tract 2 in a deed to Venable Estate, Ltd. and Venable Royalty, Ltd., as recorded in Instrument No. 2019-143834 of the Official Records of Denton County, Texas, same being in Blackjack Road, a variable width right of way;

THENCE South 88°09'46" East, along the northerly line of said 65.626 acre tract, the southerly line of said 2.02 acre tract, the southerly line of a called 60.499 acer tract of land described in a deed to Big Barrells Ranch, LLC, as recorded in Instrument No. 2021.17059, of the Official Records of Denton County, Texas, and said Blackjack Road, a distance of 432.22 feet to a mag nail set for the northerly most northeast corner of said 65.626 acre tract;

THENCE departing the southerly line of said 2.02 acre tract, the southerly line of a said 60.499 acer tract, and Blackjack Road, and continuing along the northerly line of said 65.626 acre tract, the following:

South 02°28'04" West, a distance of 159.74 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 86°46'40" East, a distance of 517.66 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 3,255.00 feet, a central angle of 11°24'47", and a chord bearing and distance of South 83°36'06" East, 647.32 feet;

In an easterly direction, with said non-tangent curve to the left, an arc distance of 648.39 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 89°18'30" East, a distance of 241.16 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the southerly most northeast corner of said 65.626 acre tract, same being the west line of a called 61.611 acre tract of land described in a deed to FM Land Investments I, LLC, as recorded in Instrument No. 2021-31043 of the Official Records of Denton County, Texas;

THENCE South 01°40'23" West, along the east line of said 65.626 acre tract and the west line of said 61.611 acre tract, a distance of 1,050.15 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northerly most southeast corner of said 65.626 acre tract, common to the southerly most northeast corner of as called 31.067 acre tract of land described as Tract 2, recorded in said deed to KL LB Buy 3, LLC;

THENE departing the east line of said 65.626 acre tract and the west line of said 64.611 acre tract, and along a southerly line of said 65.626 acre tract and the northerly line of said 31.067acre tract, the following:

North 89°18'30" West, a distance of 119.45 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 46°10'57" West, a distance of 14.26 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 89°44'37" West, a distance of 50.02 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 88°19'37" West, a distance of 128.96 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 00°25'03" West, a distance of 305.27 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 4,009.00 feet, a central angle of 01°34'30", and a chord bearing and distance of North 87°12'56" West, 110.20 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 110.20 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 46°36'46" West, a distance of 13.63 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 85°55'37" West, a distance of 50.15 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 42°57'26" West, a distance of 14.74 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 4,009.00 feet, a central angle of 02°01'20", and a chord bearing and distance of North 84°24'52" West, 141.49 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 141.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left with a radius of 275.00 feet, a central angle of 23°03'59", and a chord bearing and distance of South 85°03'48" West, 109.97 feet;

In a westerly direction, with said reverse curve to the left, an arc distance of 110.71 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 24°22'22" West, a distance of 13.35 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 66°13'51" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 71°52'44" West, a distance of 13.34 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 275.00 feet, a central angle of 15°14'14", and a chord bearing and

distance of South 51°18'46" West, 72.92 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 73.13 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 43°41'39" West, a distance of 75.68 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 325.00 feet, a central angle of 21°48'30", and a chord bearing and distance of South 54°35'54" West, 122.96 feet;

THENCE departing the northerly line of said 31.067 acre tract and the southerly line of said 65.626 acre tract, and along the northerly line of said Highpointe Ranch Phase 1C, the following

In a westerly direction, with said tangent curve to the right, an arc distance of 123.70 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 24°10'21" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 72°19'08" West, a distance of 14.89 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 275.00 feet, a central angle of 21°10'34", and a chord bearing and distance of North 42°03'36" West, 101.06 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 101.64 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 52°38'53" West, a distance of 105.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 08°29'12" West, a distance of 14.63 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 54°19'31" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 1,152.50 feet, a central angle of 01°09'16", and a chord bearing and distance of South 36°15'07" West, 23.22 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 23.22 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 53°10'15" West, a distance of 120.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 38°11'02" West, a distance of 48.82 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 40°53'34" West, a distance of 48.82 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 43°36'07" West, a distance of 48.82 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 46°18'07" West, a distance of 48.82 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 47°53'15" West, a distance of 104.90 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 42°06'45" West, a distance of 105.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 02°53'15" East, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 44°55'08" West, a distance of 50.06 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 88°44'40" West, a distance of 15.13 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 300.00 feet, a central angle of 12°02'56", and a chord bearing and distance of North 57°22'33" West, 62.97 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 63.09 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right with a radius of 250.00 feet, a central angle of 21°17'17", and a chord bearing and distance of North 52°45'23" West, 92.35 feet;

In a westerly direction, with said reverse curve to the right, an arc distance of 92.89 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 42°06'45" West, a distance of 80.56 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 03°29'37" East, a distance of 14.07 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 40°38'02" West, a distance of 60.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 87°43'06" West, a distance of 16.23 feet to the POINT OF BEGINNING and containing 38.154 acres (1,661,972 square feet) of land, more or less.

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N54°19'31"W	50.00'	L33	S85°18'47"E	39.77'
L2	S38°11'02"W	48.82'	L34	S85°57'15"E	39.77'
L3	S40°53'34"W	48.82'	L35	S86°35'45"E	39.77'
L4	S43°36'07"W	48.82'	L36	S87°13'46"E	39.77'
L5	S46°18'07"W	48.82'	L37	N87°55'50"W	39.77'
L6	S88°44'40"W	15.13'	L38	N83°41'01"W	50.83'
L7	N40°38'02"W	60.00'	L39	N84°26'01"W	49.66'
L8	S46°40'23"W	28.28'	L40	N85°10'30"W	49.66'
L9	N05°06'10"E	5.25'	L41	N85°54'59"W	49.66'
L10	S67°33'56"E	35.65'	L42	N86°39'28"W	49.66'
L11	N23°46'09"W	36.14'	L43	N87°23'57"W	49.66'
L12	N00°22'17"W	35.00'	L44	N88°07'05"W	49.75'
L13	N46°22'41"E	38.96'	L45	N42°50'51"W	24.61'
L14	N43°24'40"E	38.96'	L46	N47°09'09"E	19.83'
L15	N37°28'39"E	38.96'	L47	N33°21'35"W	17.44'
L16	N34°30'38"E	38.96'	L48	S43°49'03"E	14.02'
L17	N31°32'38"E	38.96'	L49	S43°19'37"E	14.14'
L18	N28°34'37"E	38.96'	L50	N46°40'23"E	14.14'
L19	N25°36'36"E	38.96'	L51	S43°19'37"E	14.14'
L20	N22°54'42"E	39.41'	L52	N67°26'04"E	14.14'
L21	N35°28'29"E	48.82'	L53	S52°43'35"W	14.57'
L22	N32°45'56"E	48.82'	L54	S43°19'37"E	14.14'
L23	N30°03'23"E	48.82'	L55	N46°40'23"E	14.14'
L24	N27°20'50"E	48.82'	L56	N22°33'56"W	14.14'
L25	N24°46'17"E	48.82'	L57	S51°23'58"W	14.90'
L26	S80°57'25"E	39.77'	L58	S37°44'48"E	13.37'
L27	S81°28'00"E	39.77'	L59	S59°21'33"W	13.24'
L28	S82°06'28"E	39.77'	L60	S37°57'58"E	13.17'
L29	S82°44'56"E	39.77'	L61	N90°00'00"E	1.54'
L30	S83°23'23"E	39.77'	L62	S56°19'26"E	29.40'
L31	S84°01'51"E	39.77'	L63	N40°26'40"E	38.96'
L32	S84°40'19"E	39.77'	L64	S81°41'03"E	56.44'

OWNER'S CERTIFICATIONS

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT KL LB BUY 3, LLC, acting herein by and through their duly authorized officers, do hereby adopt this plat designating the hereinabove described property as HIGHPOINTE RANCH PHASE 2, an addition to the City of Aubrey, Texas, and do 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: KL LB BUY 3, LLC

BY: _____

Name: _____

Title: _____

STATE OF _____ §

COUNTY OF _____ §

On this _____ day of _____, 2024, before me personally appeared _____ (name of signer), whom I know personally, and acknowledged that he/she executed the same.

Notary Public, State of _____

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.

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

PRELIMINARY

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

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared 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 2
38.154 ACRES

BLOCK N, LOTS 50-62, AND 63X-HOA, BLOCK Q, LOTS 1-30, BLOCK R, LOTS 1-32, BLOCK S, LOTS 1-55, AND 1X-HOA, BLOCK T, LOTS 1-39, BLOCK U, LOTS 1-44, & BLOCK X, LOTS 17-22

219 RESIDENTIAL LOTS
2 HOA LOTS

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 N/A	Drawn by CDS	Checked by KHA	Date 09/27/2024	Project No. 063451861	Sheet No. 3 OF 3
OWNER: KL LB Buy 3, LLC c/o KL Services LLC 6900 E. Camelback Road, Suite 800 Scottsdale, AZ 85251 Phone: 766-753-8110 Contact: Nathan Holt					
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.					



**Planning and Zoning Commission Meeting
Staff Report
December 12, 2024**

Agenda Item

Consider and make a recommendation to City Council regarding a Final Plat application for Highpointe Ranch Phase 2 containing 219 residential lots and two (2) HOA/nonresidential lots in approximately 38.154 acres of land out of the F. Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County, Texas. (KLB Buy 3, LLC)

Staff Contact

Helen-Eve Beadle, Planner
heleneve@heplanningdesign.com
469-360-6618

Summary

The City of Aubrey City Council approved a Preliminary Plat for Highpointe Ranch consisting of approximately 460.75 acres in March of 2022. Preliminary Plats expire after two (2) years and the Final Plat application requires review and approval of a new Preliminary Plat application. A Preliminary Plat application for Phase 2 precedes the Highpointe Ranch Phase 2 Final Plat on this meeting agenda. Individual phases have been final platted and the Final Plat application for Highpointe Ranch Phase 2 is the next step in the development process.

The property is zoned as a Planned Development District (PD) and the Final Plat lot standards meet the zoning requirements. The required will-serve letters from utility providers have been delivered along with notice to the school district of the residential development. The Final Plat includes civil engineering plans and the City Engineer and City Planner provided reviews on November 20, 2024 and anticipate a resubmission to address the required revisions prior to the meeting for Final Plat consideration.

The Final Plat is recommended for approval subject to the following conditions:

1. Per Chapter 10, Article 11, Appendix B, Final Plat Checklist, the required signatures and seals, tax certificate(s) and filing fees will be required prior to plat filing.
2. Per Chapter 10, Article 2, Section 4.01, a Preliminary Plat application approval is required prior to the application of a Final Plat and the Preliminary Plat shall be approved.
3. Per Chapter 10, Article 2, Section 4.03, the Final Plat shall demonstrate conformance with the Subdivision Regulations and the City Engineer and City Planner reviews have not been addressed at the time of agenda packet preparation. Reviews are included as attachments to the agenda item.
4. Per Chapter 10, Article 2, Section 4.05, the construction plans shall be approved by the City Engineer and the plans are currently in review. The landscaping and screening plans were submitted on November 19th and are in review.

The Planning & Zoning Commission may recommend to City Council:

1. Approve the Final Plat as submitted with staff's recommended conditions listed in this report;
 2. Approve the Final Plat with additional conditions; or
 3. Deny the Final Plat.
-

Attachments:

1. Highpointe Ranch Phase 2 Final Plat
2. Highpointe Ranch overall development Preliminary Plat (informational)
3. City Engineer Review of Highpointe Ranch Phase 2 Final Plat, November 20, 2024
4. City Planner Review Highpointe Ranch Phase 2 Final Plat, November 20, 2024

Financial Summary

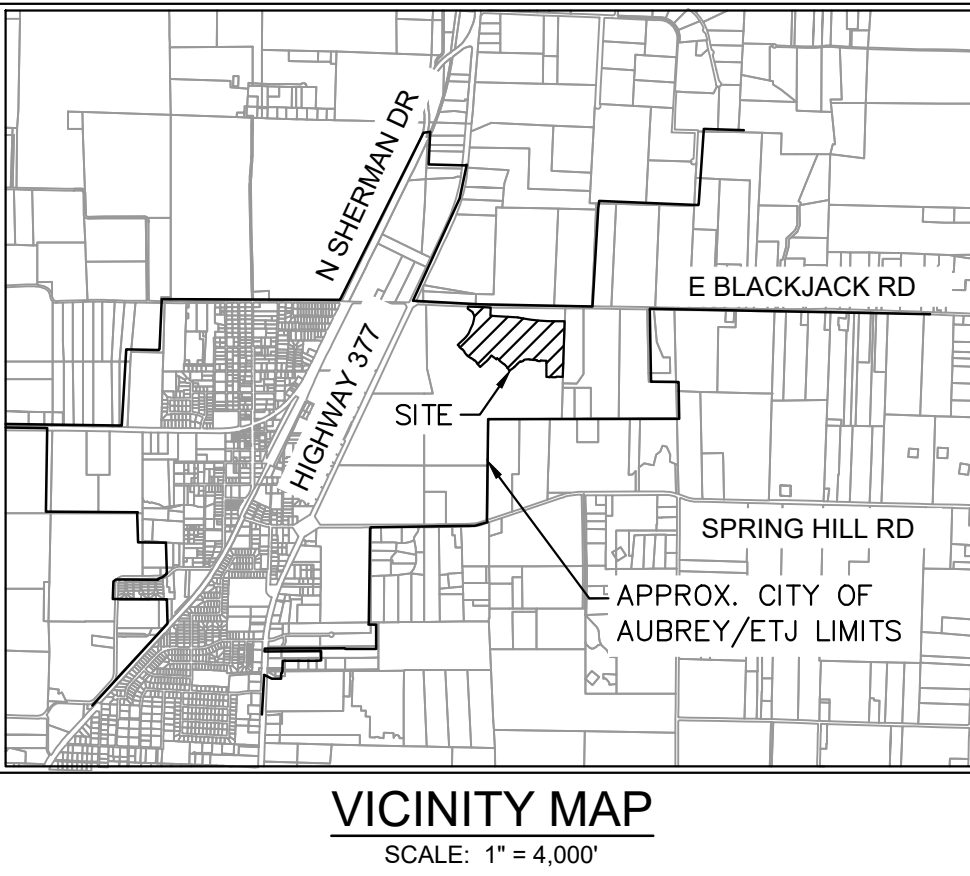
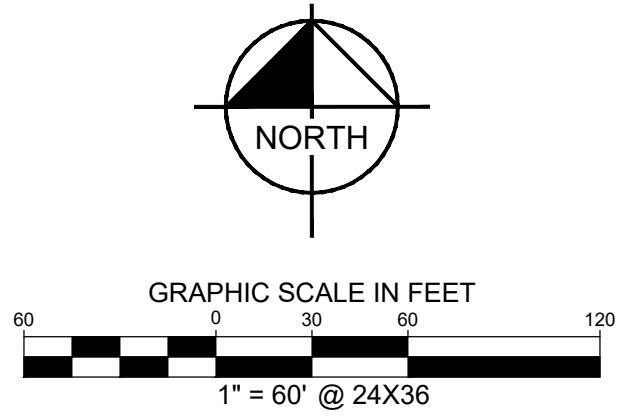
NA

Staff Recommended Action

Approve with Conditions

Staff Recommended Motion

Staff recommends that the Planning & Zoning Commission recommend Approval of the Final Plat subject to the conditions listed in the staff report.



- Notes :**
- All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
 - 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.
 - 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.
 - Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the roadway is prohibited.
 - The City of Aubrey will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding conditions.
 - 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.
 - Construction not completed within two years of approval subject to current City of Aubrey Subdivision Rules and Regulations.
 - 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.
 - 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.
 - 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.
 - Water service to be provided by the City of Aubrey.
 - Sanitary Sewer to be provided by the City of Aubrey.
 - 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 losses arising out of or resulting from performance of the obligations said HOA or High Pointe Ranch Municipal Utility District No. 1.
 - All utility and easement features are located in the right-of-way except as shown.
 - 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.
 - Line and Curve table located on Sheet 3.

LAND USE	ACREAGE	LOTS
RESIDENTIAL	28.653	219
HOA/OPEN SPACE	0.821	S-1X
HOA/OPEN SPACE	0.584	N-63X
STREET R.O.W.	8.096	-
TOTAL	38.154	221

FINAL PLAT
HIGHPOINTE RANCH PHASE 2
38.154 ACRES

BLOCK N, LOTS 50-62, AND 63X-HOA, BLOCK Q, LOTS 1-30, BLOCK R, LOTS 1-32, BLOCK S, LOTS 1-55, AND 1X-HOA, BLOCK T, LOTS 1-39, BLOCK U, LOTS 1-44, & BLOCK X, LOTS 17-22

219 RESIDENTIAL LOTS
2 HOA LOTS

F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY, DENTON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Firm No. 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	09/27/2024	063451861	1 OF 3

OWNER:
KL LB Buy 3, LLC c/o KL Services LLC
6900 E. Camelback Road, Suite 800
Scottsdale, AZ 85251
Phone: 766-753-8110
Contact: Nathan Holt

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.

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

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS KL LB BUY 3, LLC, is the sole 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 65.626 acre tract of land described as Tract 1 in a deed to KL LB Buy 3, LLC, as recorded in Instrument Number 2024-66973, Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "KHA" set for the northerly most northeast corner of Highpointe Ranch, Phase 1C, according to the Final Plat thereof recorded in Instrument No. _____ of the Plat Records of Denton County, Texas, common to the northeasterly terminus of Crest Drive, a 60 foot wide right of way, as dedicated in said Final Plat, same being on the westerly line of said 65.626 acre tract;

THENCE departing said terminus and along the westerly line of said 65.626 acre tract, the following

North 42°06'45" West, a distance of 55.45 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 625.00 feet, a central angle of 04°34'45", and a chord bearing and distance of North 44°24'07" West, 49.94 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 49.95 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 43°18'30" East, a distance of 65.55 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 49°05'58" East, a distance of 93.53 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 46°06'01" East, a distance of 47.32 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 39°27'23" East, a distance of 47.34 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 33°23'34" East, a distance of 47.34 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 27°19'44" East, a distance of 47.34 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 22°42'35" East, a distance of 49.19 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 22°26'04" East, a distance of 99.61 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 18°26'49" East, a distance of 47.34 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 11°42'12" East, a distance of 58.96 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 04°54'39" East, a distance of 47.60 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 20°09'04" West, a distance of 27.65 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 27°44'47" West, a distance of 59.25 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 54°57'54" West, a distance of 105.36 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 01°50'14" East, a distance of 40.47 feet to a mag nail set for the northwest corner of said 65.626 acre tract, same being on the southerly line of a called 2.02 acre tract of land described as Tract 2 in a deed to Venable Estate, Ltd. and Venable Royalty, Ltd., as recorded in Instrument No. 2019-143834 of the Official Records of Denton County, Texas, same being in Blackjack Road, a variable width right of way;

THENCE South 88°09'46" East, along the northerly line of said 65.626 acre tract, the southerly line of said 2.02 acre tract, the southerly line of a called 60.499 acer tract of land described in a deed to Big Barrells Ranch, LLC, as recorded in Instrument No. 2021.17059, of the Official Records of Denton County, Texas, and said Blackjack Road, a distance of 432.22 feet to a mag nail set for the northerly most northeast corner of said 65.626 acre tract;

THENCE departing the southerly line of said 2.02 acre tract, the southerly line of a said 60.499 acer tract, and Blackjack Road, and continuing along the northerly line of said 65.626 acre tract, the following:

South 02°28'04" West, a distance of 159.74 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 86°46'40" East, a distance of 517.66 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 3,255.00 feet, a central angle of 11°24'47", and a chord bearing and distance of South 83°36'06" East, 647.32 feet;

In an easterly direction, with said non-tangent curve to the left, an arc distance of 648.39 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 89°18'30" East, a distance of 241.16 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the southerly most northeast corner of said 65.626 acre tract, same being the west line of a called 61.611 acre tract of land described in a deed to FM Land Investments I, LLC, as recorded in Instrument No. 2021-31043 of the Official Records of Denton County, Texas;

THENCE South 01°40'23" West, along the east line of said 65.626 acre tract and the west line of said 61.611 acre tract, a distance of 1,050.15 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northerly most southeast corner of said 65.626 acre tract, common to the southerly most northeast corner of as called 31.067 acre tract of land described as Tract 2, recorded in said deed to KL LB Buy 3, LLC;

THENE departing the east line of said 65.626 acre tract and the west line of said 64.611 acre tract, and along a southerly line of said 65.626 acre tract and the northerly line of said 31.067acre tract, the following:

North 89°18'30" West, a distance of 119.45 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 46°10'57" West, a distance of 14.26 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 89°44'37" West, a distance of 50.02 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 88°19'37" West, a distance of 128.96 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 00°25'03" West, a distance of 305.27 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 4,009.00 feet, a central angle of 01°34'30", and a chord bearing and distance of North 87°12'56" West, 110.20 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 110.20 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 46°36'46" West, a distance of 13.63 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 85°55'37" West, a distance of 50.15 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 42°57'26" West, a distance of 14.74 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 4,009.00 feet, a central angle of 02°01'20", and a chord bearing and distance of North 84°24'52" West, 141.49 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 141.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left with a radius of 275.00 feet, a central angle of 23°03'59", and a chord bearing and distance of South 85°03'48" West, 109.97 feet;

In a westerly direction, with said reverse curve to the left, an arc distance of 110.71 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 24°22'22" West, a distance of 13.35 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 66°13'51" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 71°52'44" West, a distance of 13.34 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 275.00 feet, a central angle of 15°14'14", and a chord bearing and

distance of South 51°18'46" West, 72.92 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 73.13 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 43°41'39" West, a distance of 75.68 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 325.00 feet, a central angle of 21°48'30", and a chord bearing and distance of South 54°35'54" West, 122.96 feet;

THENCE departing the northerly line of said 31.067 acre tract and the southerly line of said 65.626 acre tract, and along the northerly line of said Highpointe Ranch Phase 1C, the following

In a westerly direction, with said tangent curve to the right, an arc distance of 123.70 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 24°10'21" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 72°19'08" West, a distance of 14.89 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 275.00 feet, a central angle of 21°10'34", and a chord bearing and distance of North 42°03'36" West, 101.06 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 101.64 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 52°38'53" West, a distance of 105.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 08°29'12" West, a distance of 14.63 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 54°19'31" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 1,152.50 feet, a central angle of 01°09'16", and a chord bearing and distance of South 36°15'07" West, 23.22 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 23.22 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 53°10'15" West, a distance of 120.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 38°11'02" West, a distance of 48.82 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 40°53'34" West, a distance of 48.82 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 43°36'07" West, a distance of 48.82 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 46°18'07" West, a distance of 48.82 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 47°53'15" West, a distance of 104.90 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 42°06'45" West, a distance of 105.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 02°53'15" East, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 44°55'08" West, a distance of 50.06 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 88°44'40" West, a distance of 15.13 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 300.00 feet, a central angle of 12°02'56", and a chord bearing and distance of North 57°22'33" West, 62.97 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 63.09 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right with a radius of 250.00 feet, a central angle of 21°17'17", and a chord bearing and distance of North 52°45'23" West, 92.35 feet;

In a westerly direction, with said reverse curve to the right, an arc distance of 92.89 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 42°06'45" West, a distance of 80.56 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 03°29'37" East, a distance of 14.07 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 40°38'02" West, a distance of 60.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 87°43'06" West, a distance of 16.23 feet to the POINT OF BEGINNING and containing 38.154 acres (1,661,972 square feet) of land, more or less.

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N54°19'31"W	50.00'	L33	S85°18'47"E	39.77'
L2	S38°11'02"W	48.82'	L34	S85°57'15"E	39.77'
L3	S40°53'34"W	48.82'	L35	S86°35'45"E	39.77'
L4	S43°36'07"W	48.82'	L36	S87°13'46"E	39.77'
L5	S46°18'07"W	48.82'	L37	N87°58'50"W	39.77'
L6	S88°44'40"W	15.13'	L38	N83°41'01"W	50.83'
L7	N40°38'02"W	60.00'	L39	N84°26'01"W	49.66'
L8	S46°40'23"W	28.28'	L40	N85°10'30"W	49.66'
L9	N05°06'10"E	5.25'	L41	N85°54'59"W	49.66'
L10	S67°33'56"E	35.65'	L42	N86°39'28"W	49.66'
L11	N23°46'09"W	36.14'	L43	N87°23'57"W	49.66'
L12	N00°22'17"W	35.00'	L44	N88°07'05"W	49.75'
L13	N46°22'41"E	38.96'	L45	N42°50'51"W	24.61'
L14	N43°24'40"E	38.96'	L46	N47°09'09"E	19.83'
L15	N37°28'39"E	38.96'	L47	N33°21'35"W	17.44'
L16	N34°30'38"E	38.96'	L48	S43°49'03"E	14.02'
L17	N31°32'38"E	38.96'	L49	S43°19'37"E	14.14'
L18	N28°34'37"E	38.96'	L50	N46°40'23"E	14.14'
L19	N25°36'36"E	38.96'	L51	S43°19'37"E	14.14'
L20	N22°54'42"E	39.41'	L52	N67°26'04"E	14.14'
L21	N35°28'29"E	48.82'	L53	S52°43'35"W	14.57'
L22	N32°45'56"E	48.82'	L54	S43°19'37"E	14.14'
L23	N30°03'23"E	48.82'	L55	N46°40'23"E	14.14'
L24	N27°20'50"E	48.82'	L56	N22°33'56"W	14.14'
L25	N24°46'17"E	48.82'	L57	S51°23'58"W	14.90'
L26	S80°57'25"E	39.77'	L58	S37°44'48"E	13.37'
L27	S81°28'00"E	39.77'	L59	S59°21'33"W	13.24'
L28	S82°06'28"E	39.77'	L60	S37°57'58"E	13.17'
L29	S82°44'56"E	39.77'	L61	N90°00'00"E	1.54'
L30	S83°23'23"E	39.77'	L62	S56°19'26"E	29.40'
L31	S84°01'51"E	39.77'	L63	N40°26'40"E	38.96'
L32	S84°40'19"E	39.77'	L64	S81°41'03"E	56.44'

OWNER'S CERTIFICATIONS

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT KL LB BUY 3, LLC, acting herein by and through their duly authorized officers, do hereby adopt this plat designating the hereinabove described property as HIGHPOINTE RANCH PHASE 2, an addition to the City of Aubrey, Texas, and do 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: KL LB BUY 3, LLC

BY: _____

Name: _____

Title: _____

STATE OF _____ §

COUNTY OF _____ §

On this _____ day of _____, 2024, before me personally appeared _____ (name of signer), whom I know personally, and acknowledged that he/she executed the same.

Notary Public, State of _____

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.

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

PRELIMINARY

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

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared 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 2
38.154 ACRES

BLOCK N, LOTS 50-62, AND 63X-HOA, BLOCK Q, LOTS 1-30, BLOCK R, LOTS 1-32, BLOCK S, LOTS 1-55, AND 1X-HOA, BLOCK T, LOTS 1-39, BLOCK U, LOTS 1-44, & BLOCK X, LOTS 17-22

219 RESIDENTIAL LOTS
2 HOA LOTS

F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY, 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	CDS	KHA	09/27/2024	063451861	3 OF 3
OWNER: KL LB Buy 3, LLC c/o KL Services LLC 6900 E. Camelback Road, Suite 800 Scottsdale, AZ 85251 Phone: 766-753-8110 Contact: Nathan Holt					
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.					

PRELIMINARY PLAT AND
PRELIMINARY ENGINEERING SUBMITTAL
FOR
HIGH POINTE RANCH
CITY OF AUBREY, DENTON COUNTY, TEXAS

ENGINEER

Kimley»Horn

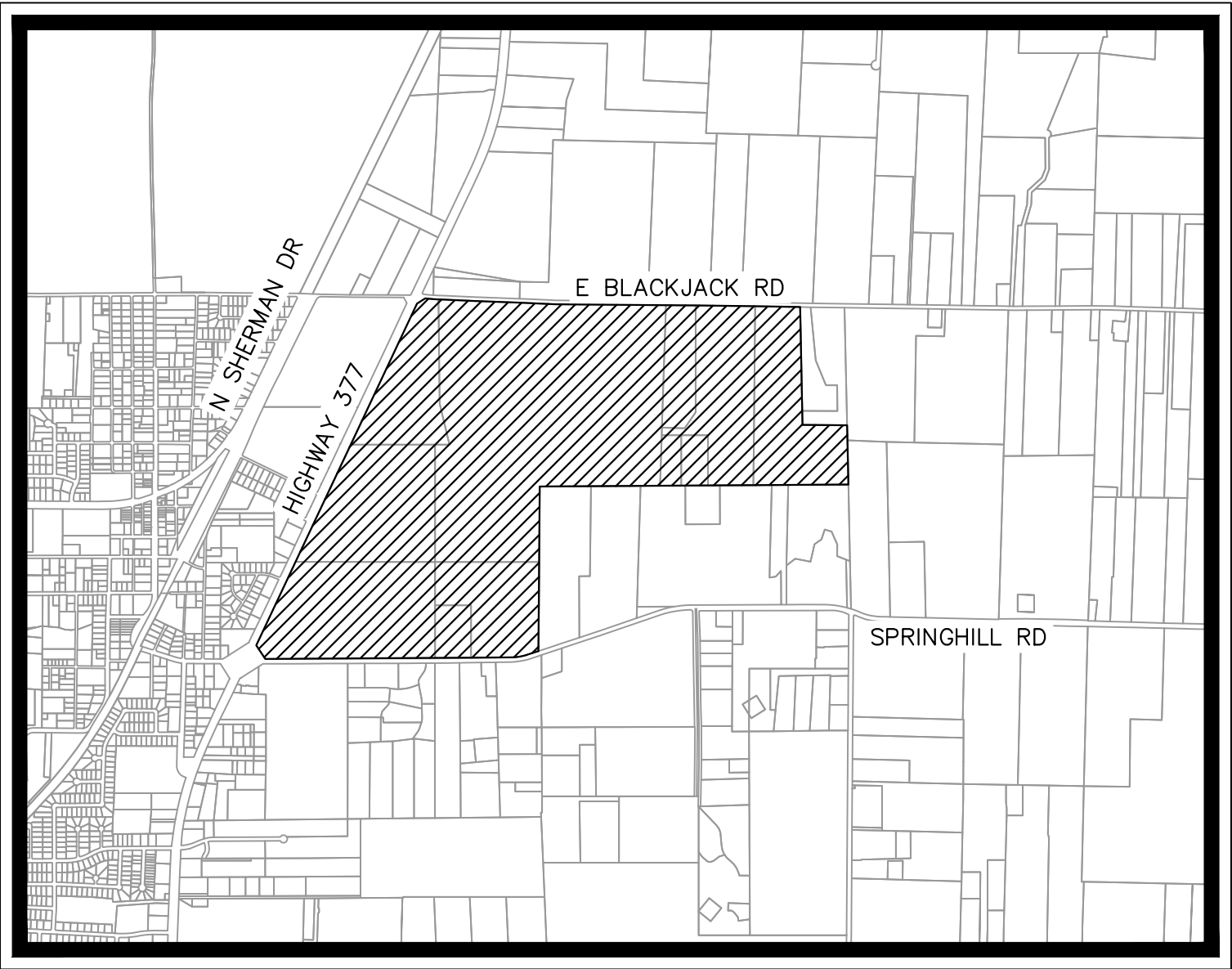
6160 WARREN PKWY SUITE 210
FRISCO, TEXAS 75034
TEL: (972) 335-3580
CONTACT: THOMAS L. FLETCHER, P.E.

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



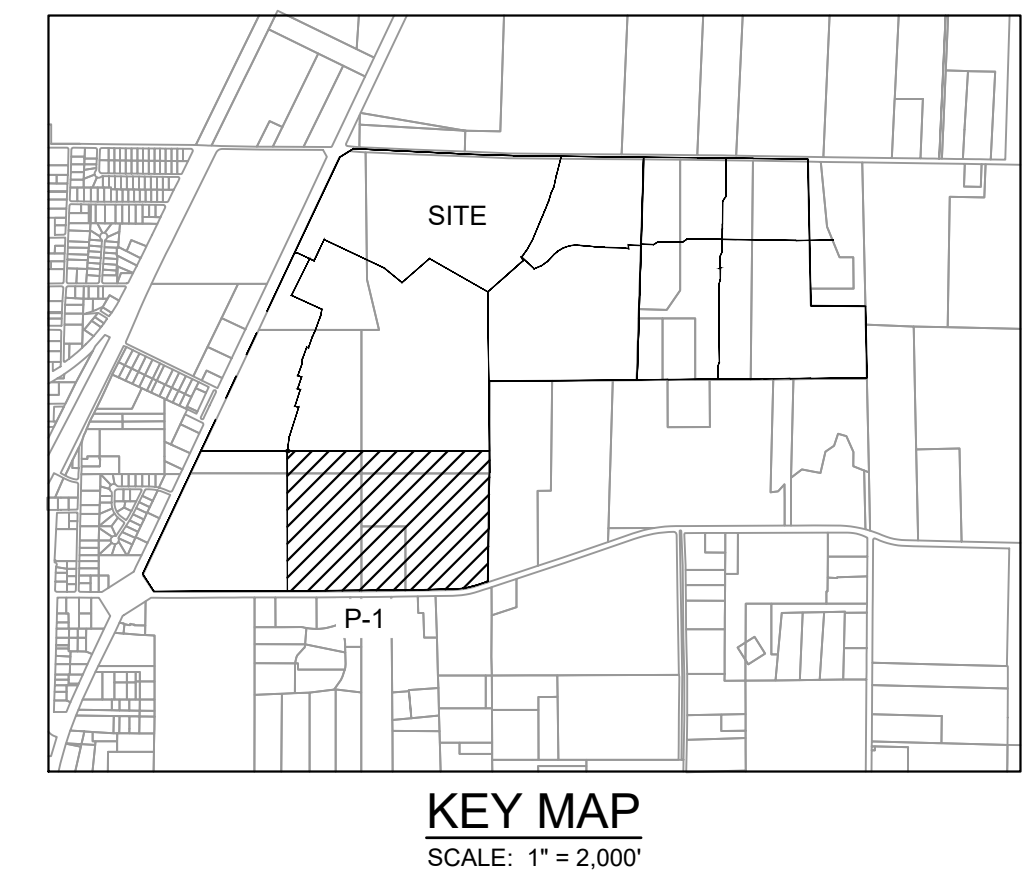
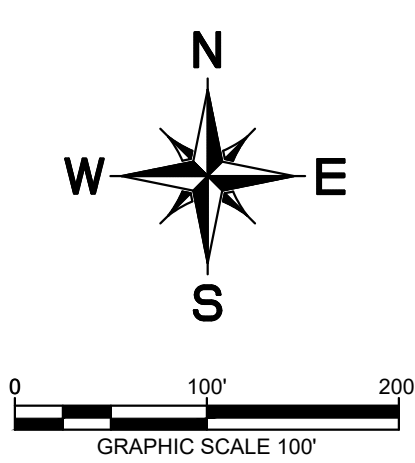
VICINITY MAP
SCALE: 1" = 2,000'

FEBRUARY 2022

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P-3	PRELIMINARY PLAT
P-4	PRELIMINARY PLAT
P-5	PRELIMINARY PLAT
P-6	PRELIMINARY PLAT
P-7	PRELIMINARY PLAT
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P-9	PRELIMINARY PLAT
P-10	PRELIMINARY PLAT
P-11	PRELIMINARY PLAT
EX-1	EXISTING DRAINAGE AREA MAP
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PV-5	PRELIMINARY PAVING PLAN
PV-6	PRELIMINARY PAVING PLAN
PV-7	PRELIMINARY PAVING PLAN
PV-8	PRELIMINARY PAVING PLAN
PV-9	PRELIMINARY PAVING PLAN

Variance Request: The following street exceeds the 1,250 foot block length in the development agreement: Cavaletti Lane



LEGEND	
D.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY, TEXAS
HOA	HOMEOWNER'S ASSOCIATION
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R.O.W.	RIGHT-OF-WAY
	STREET NAME CHANGE
LINE TYPE LEGEND	
	MATCH LINE
	EASEMENT LINE
	PHASE LINE
	RIGHT-OF-WAY LINE
	100-YEAR FLOODPLAIN
	AUBREY CITY LIMITS

- NOTE:
- 1) ALL X LOTS ARE OWNED AND MAINTAINED BY THE HOA.
 - 2) ALL ISLANDS WITHIN THE ROW SHALL BE MAINTAINED BY THE HOA.
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 - 7) LOT 70X, BLOCK N, LOT 72X, BLOCK S AND LOT 29X, BLOCK AI ARE HOA LOTS THAT RESERVE FUTURE ROW FOR THE OUTER LOOP BASED ON PRELIMINARY ALIGNMENT STUDIES. ROW ACQUISITIONS WILL OCCUR ONCE ALIGNMENT & SCHEMATICS HAVE BEEN FINALIZED.

CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY PLAT
FOR
HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES

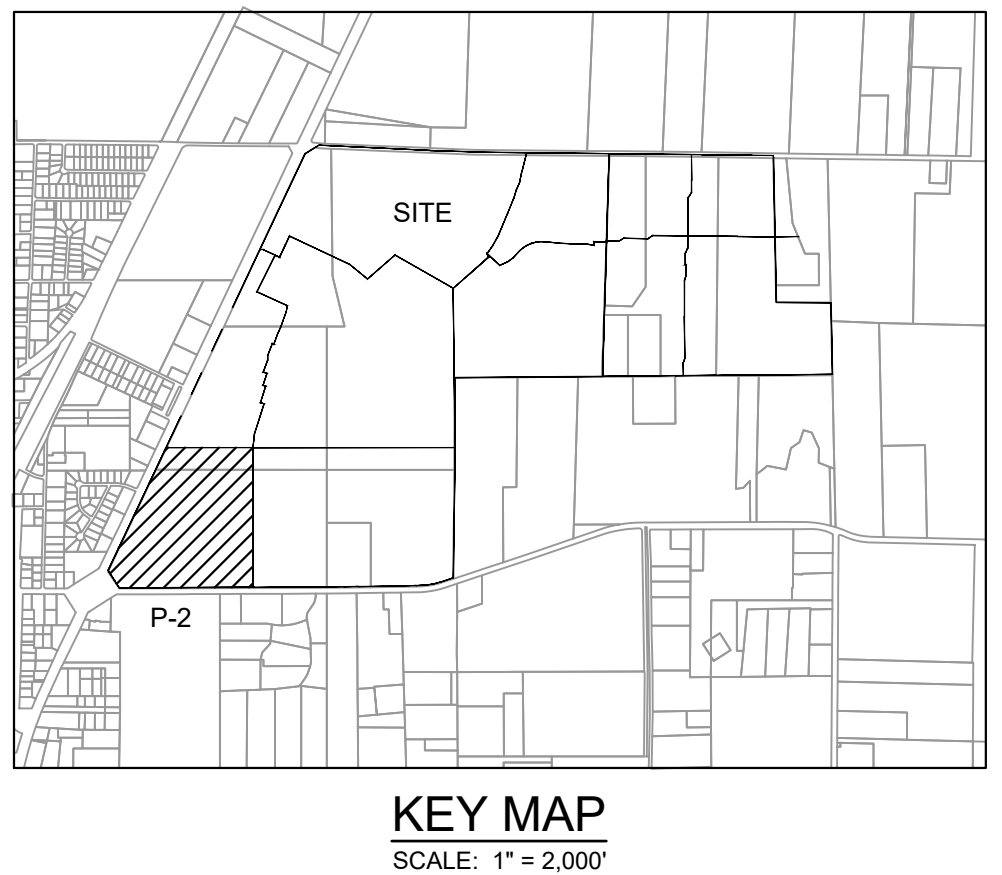
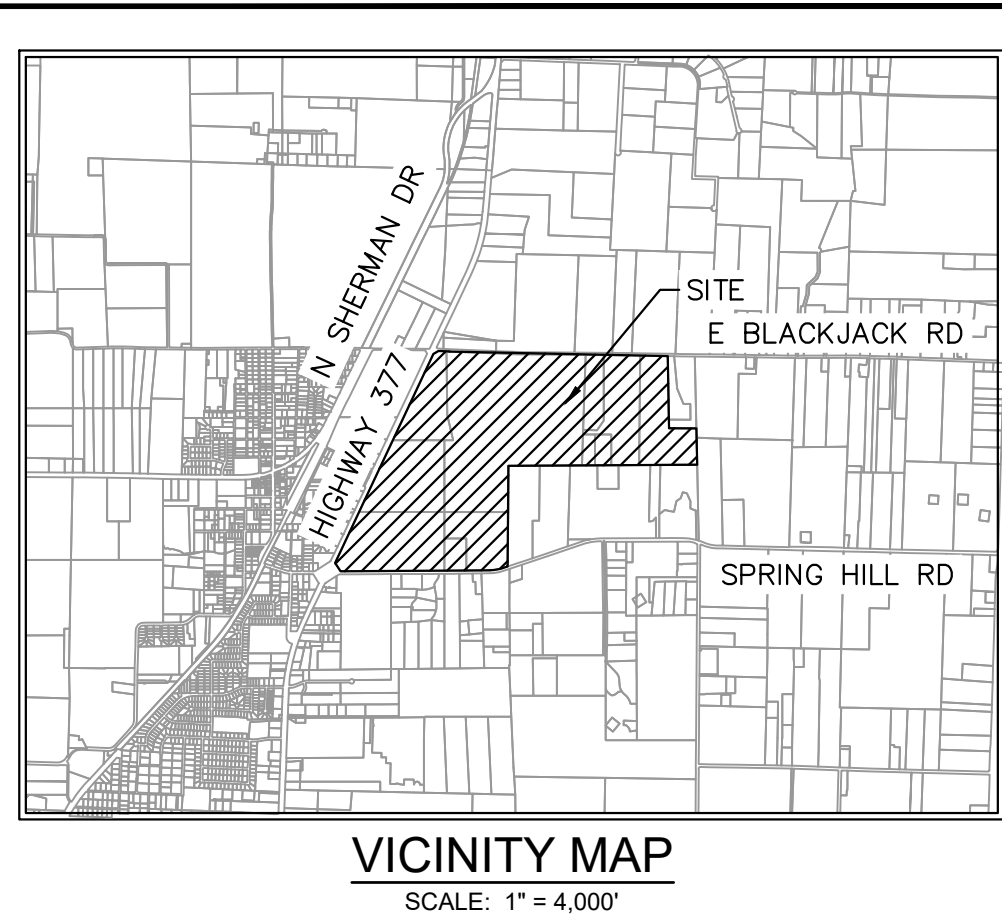
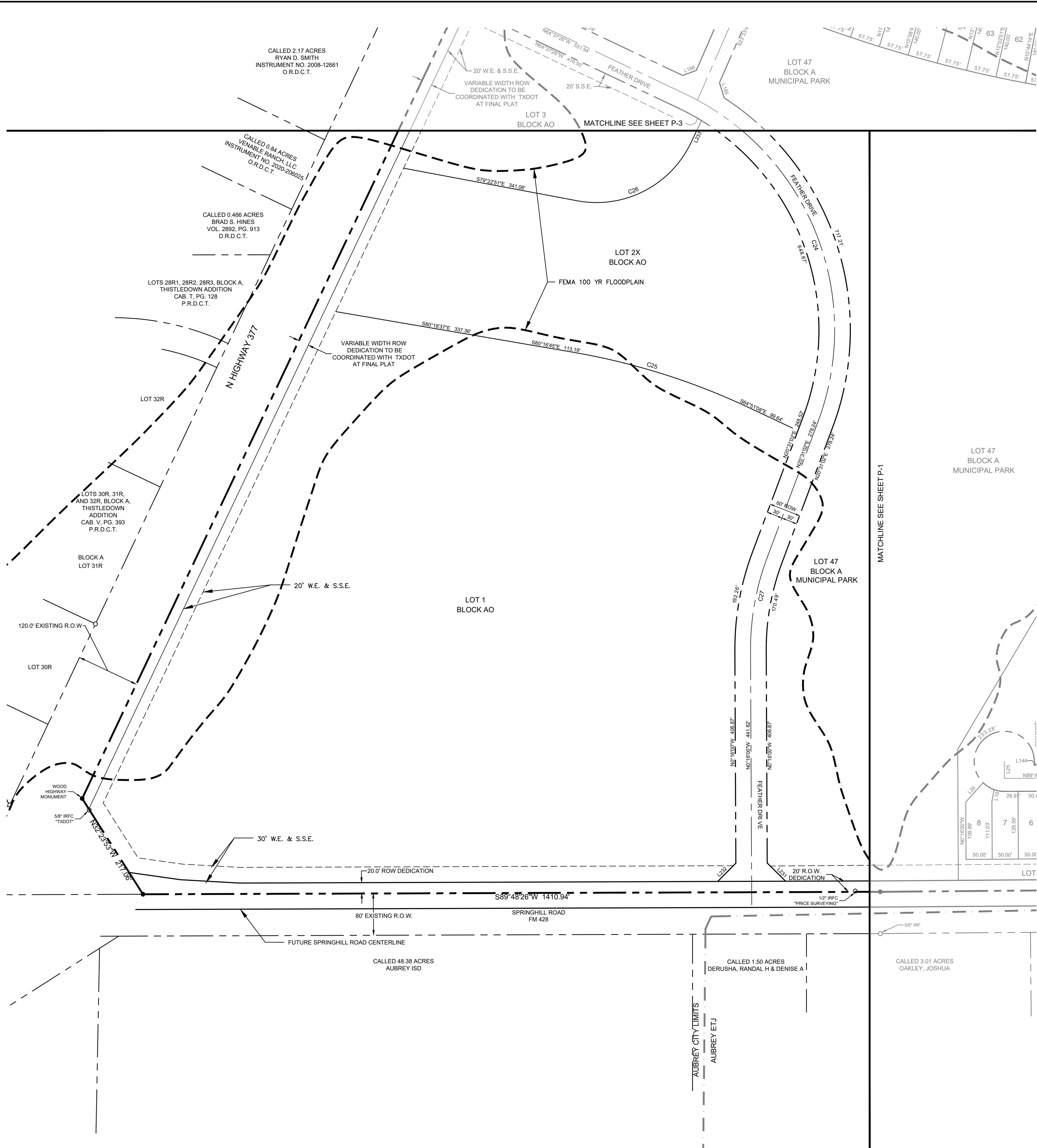
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

<u>SURVEYOR:</u> Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylviaiana Gunawan Surveyor #4641	<u>OWNER/DEVELOPER:</u> Aubrey Blackjak Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	<u>OWNER/DEVELOPER:</u> FM Land Investments I, LLC 138 Old Town Blvd., N. Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	<u>ENGINEER:</u>  6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-6580 Contact: Thomas Fletcher, P.E. Registration F-928		
<u>DESIGNED</u>	<u>DRAWN</u>	<u>CHECKED</u>	<u>SCALE</u>	<u>DATE</u>	<u>KH PROJECT NO.</u>
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103

P-1

PLATTED BY: FRANCIS, JEFFREY, 20200214 4:00 PM
DRAWN NAME: KJRI CIVIL/FRISCO SINGLE FAMILY PURSUITS_P-1 PRELIMINARY PLATING (P-1) PRELIMINARY PLATING (P-1) PRELIMINARY PLATING (P-1)
LAST SAVED: 1/26/2022 5:51 PM

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



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D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R.O.W.	RIGHT-OF-WAY
—●—	STREET NAME CHANGE
LINE TYPE LEGEND	
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- - -	EASEMENT LINE
- - -	PHASE LINE
- - -	RIGHT-OF-WAY LINE
- - -	100-YEAR FLOODPLAIN
- - -	AUBREY CITY LIMITS

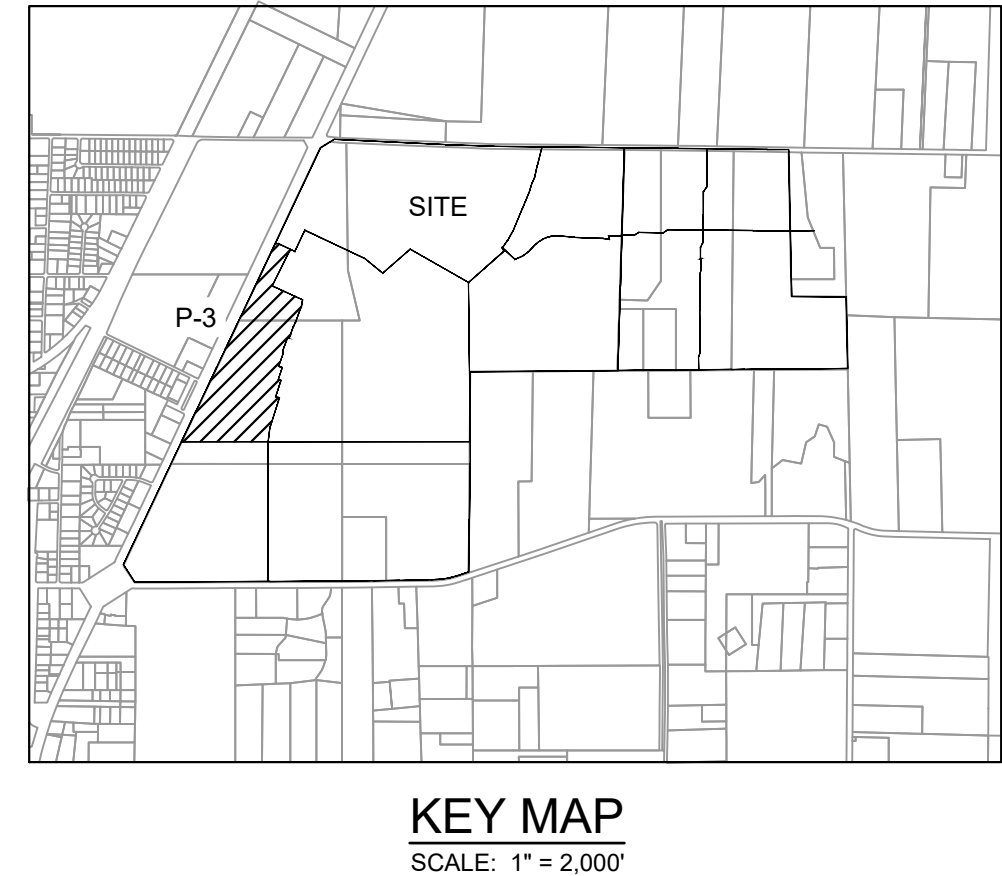
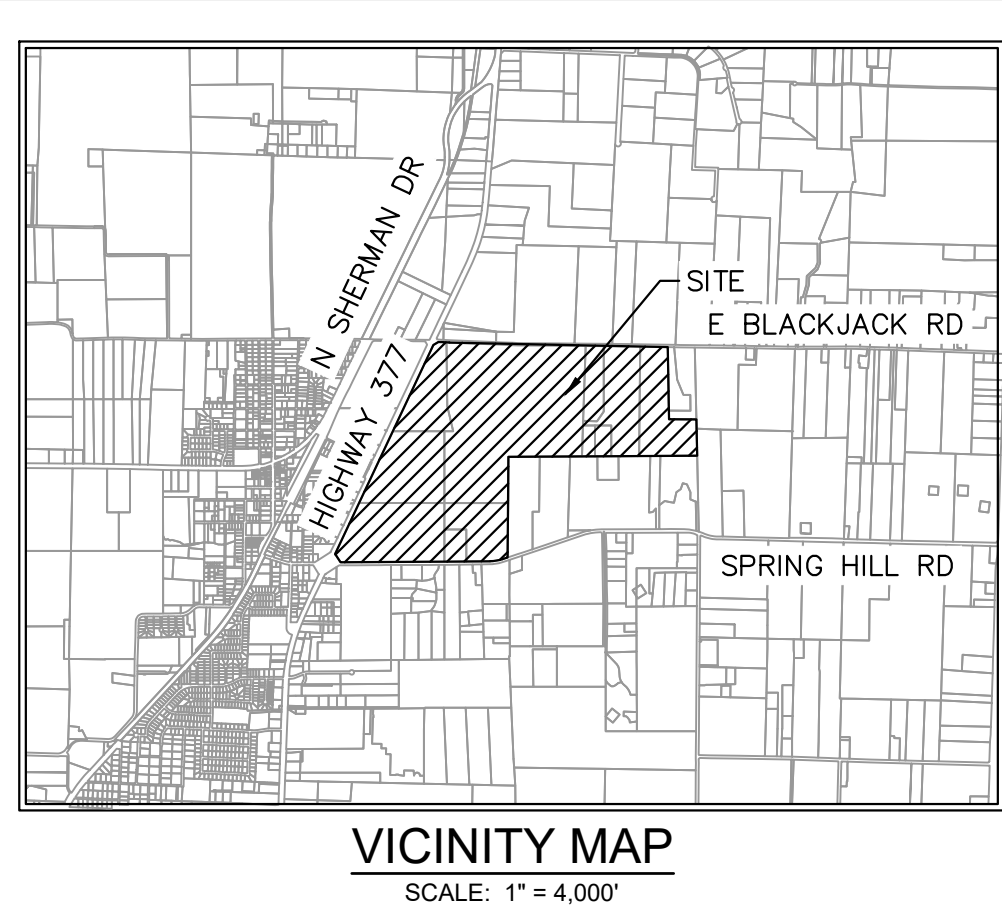
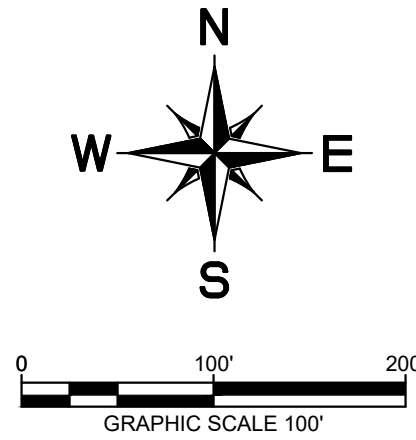
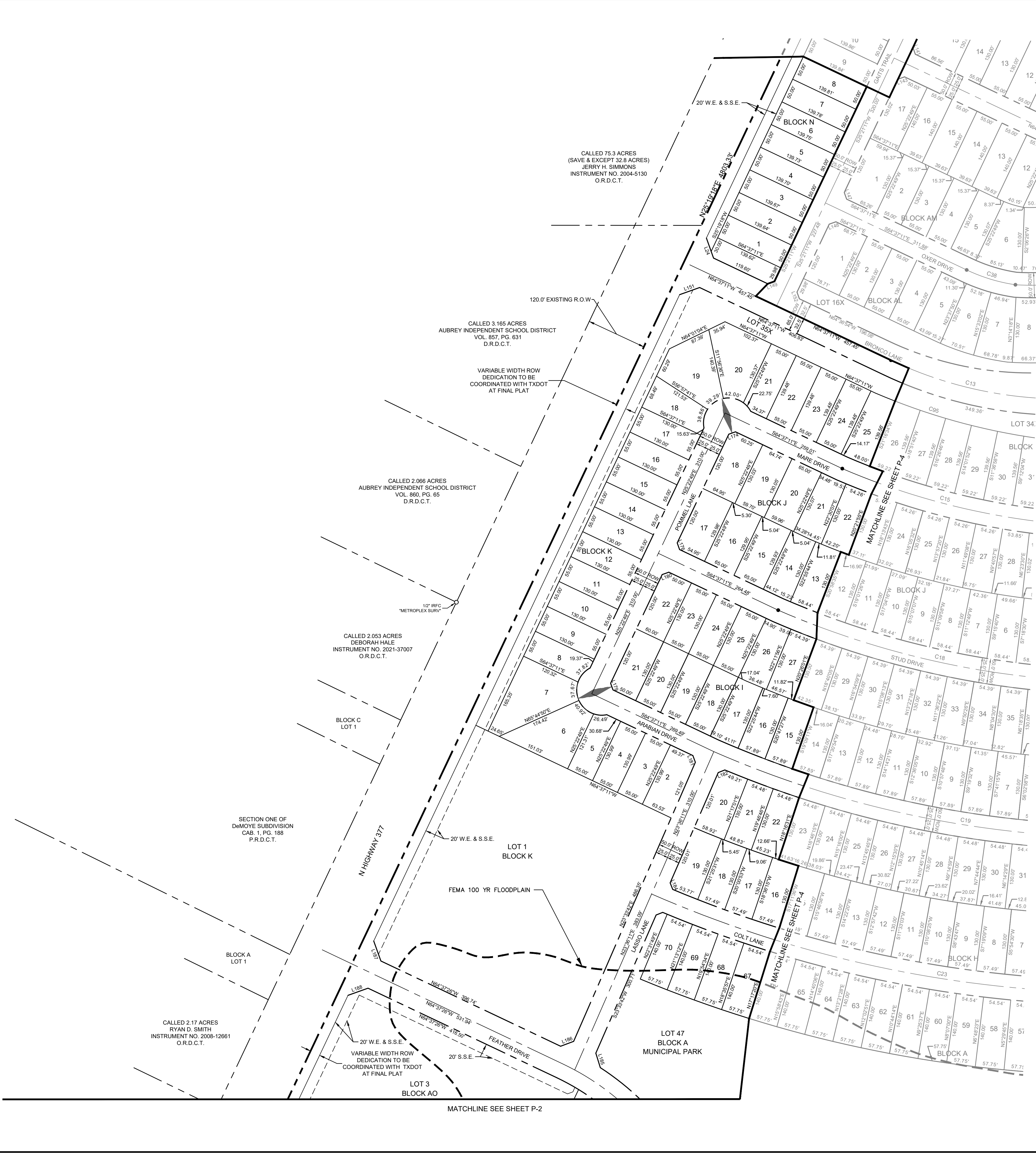
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PRELIMINARY PLAT
FOR
HIGH POINTE RANCH
1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN-THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylviana Gunawan Surveyor #6461		OWNER/DEVELOPER: Aubrey Blackjak Partners, LLC 4514 Cole Ave., Suite 1650 Frisco, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose		OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 75226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss		ENGINEER: Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928						
DESIGNED		DRAWN		CHECKED		SCALE		DATE		KH PROJECT NO.		P-2
DKT		DKT		TLF		AS SHOWN		SEPT. 2021		2020103		

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D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R.O.W.	RIGHT-OF-WAY
	STREET NAME CHANGE

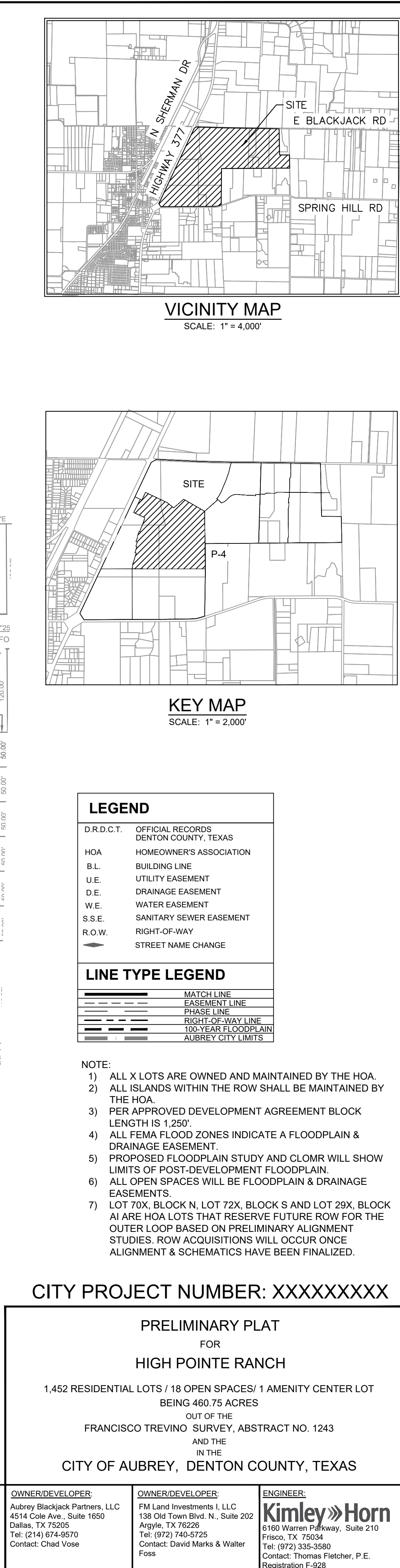
LINE TYPE LEGEND	
	MATCH LINE
	EASEMENT LINE
	PHASE LINE
	RIGHT-OF-WAY LINE
	100-YEAR FLOODPLAIN
	AUBREY CITY LIMITS

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DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	P-3



• • •

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TEXAS WEATHER
INSTRUMENTS, INC
0.538 ACRE
DOC. # 07-000023674

YOUNGBLOOD, LTD
6.164 ACRES (TR 5)
V. 4257, P. 1101
DOC. # 99-0004597

KEY MAP
SCALE: 1" = 2,000'

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W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R.O.W.	RIGHT-OF-WAY
	STREET NAME CHANGE

LINE TYPE LEGEND

---	MATCH LINE
- - - -	EASEMENT LINE
---	PHASE LINE
---	RIGHT-OF-WAY LINE
---	100-YEAR FLOODPLAIN
---	AUBREY CITY LIMITS

N
W
E
S

0 100' 200'
GRAPHIC SCALE 100'

VICINITY MAP
SCALE: 1" = 4,000'



CITY PROJECT NUMBER: XXXXXXXXX

**PRELIMINARY PLAT
FOR
HIGH POINTE RANCH**

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES

OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
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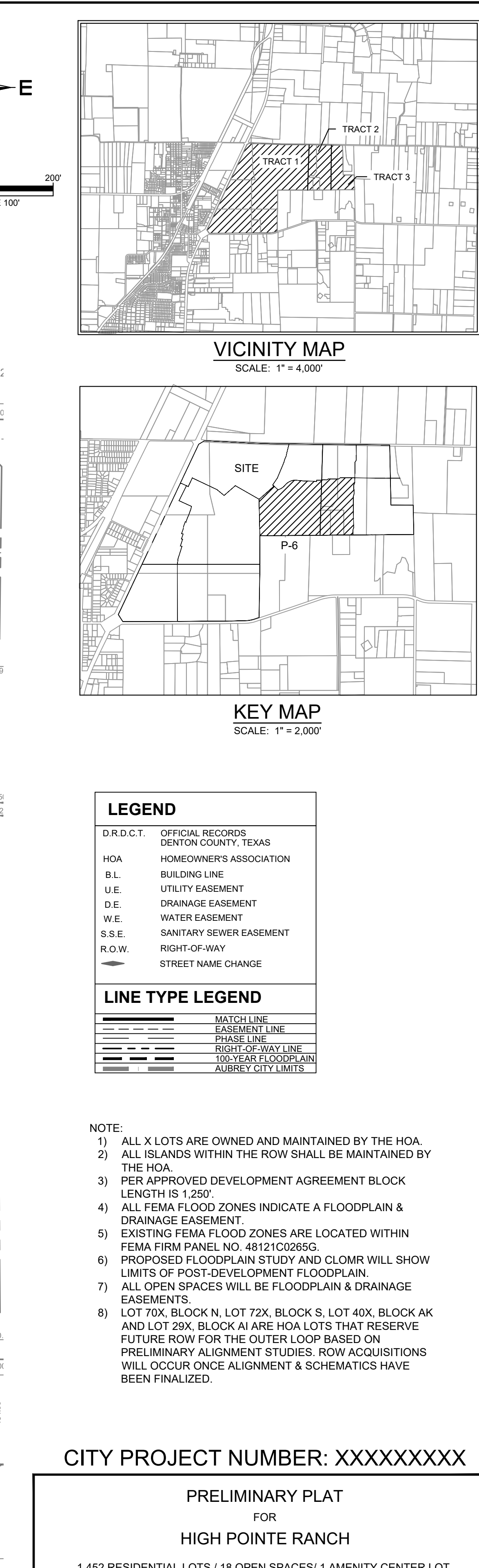
SURVEYOR:
Kimley-Horn
6160 Warren Pkwy
Frisco, TX 75025
Tel: (469) 353-6058
Contact: Sylvia Gunawan
Surveyor #6461

OWNER/DEVELOPER:
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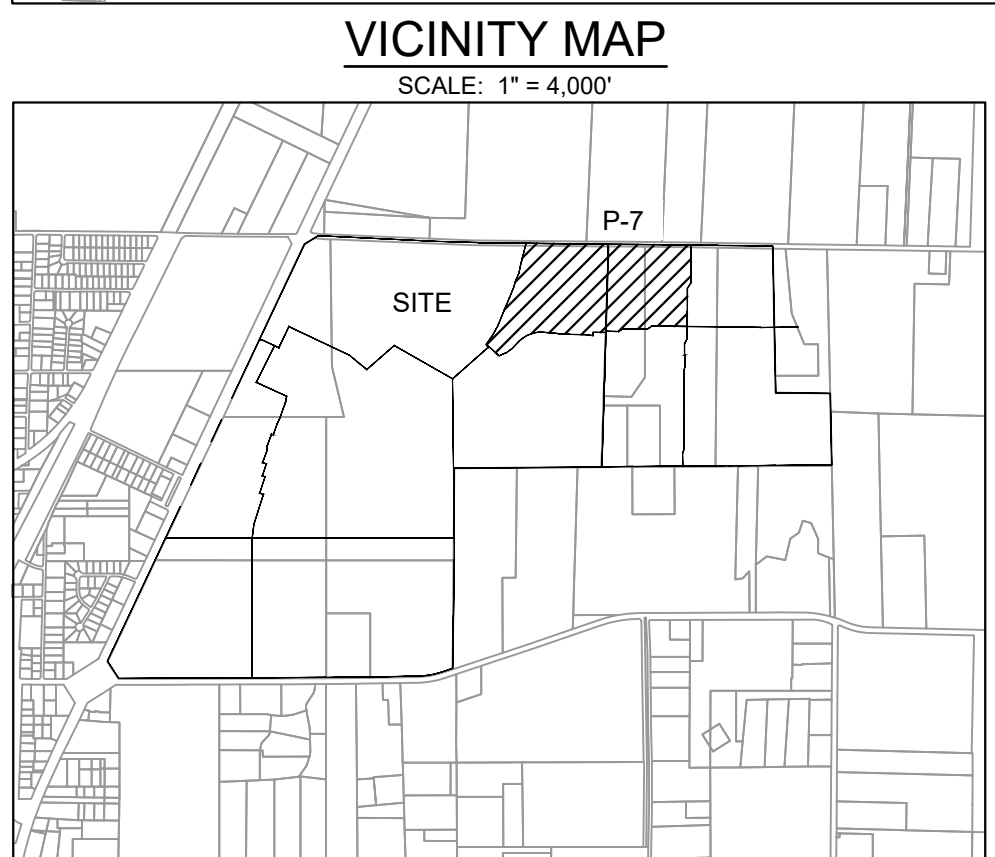
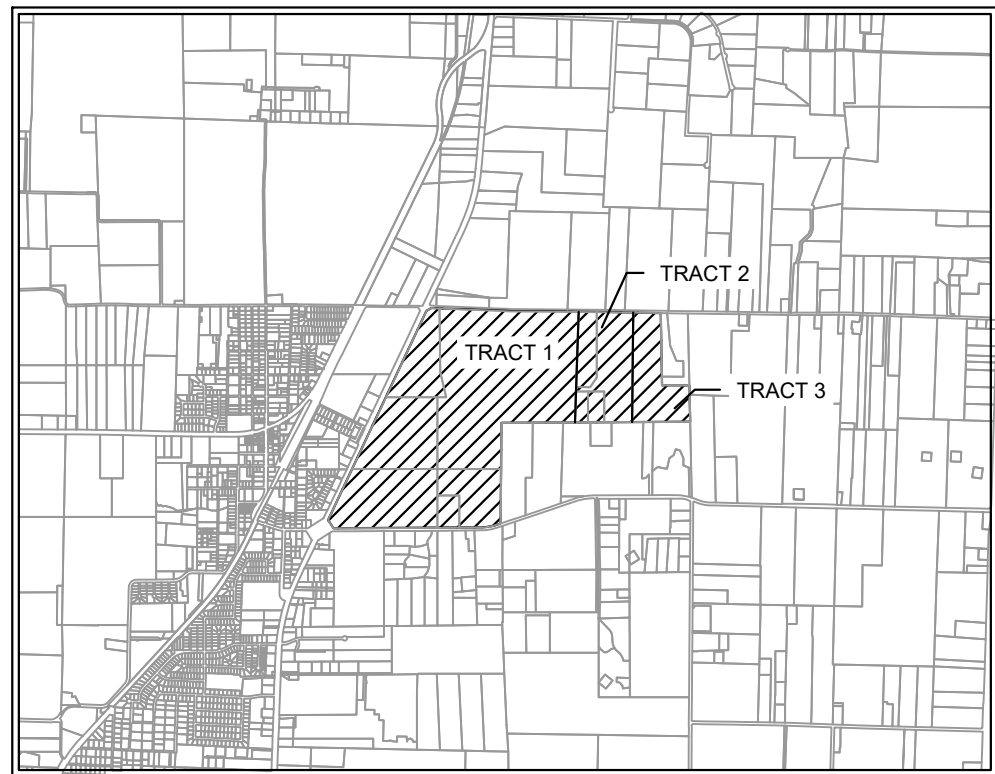
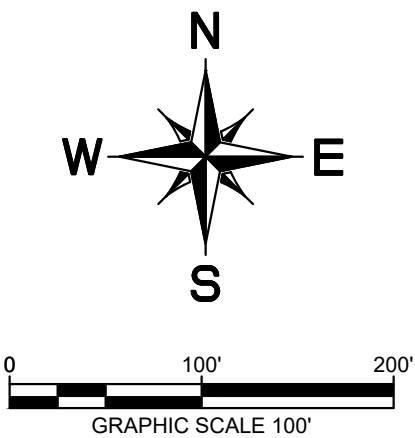
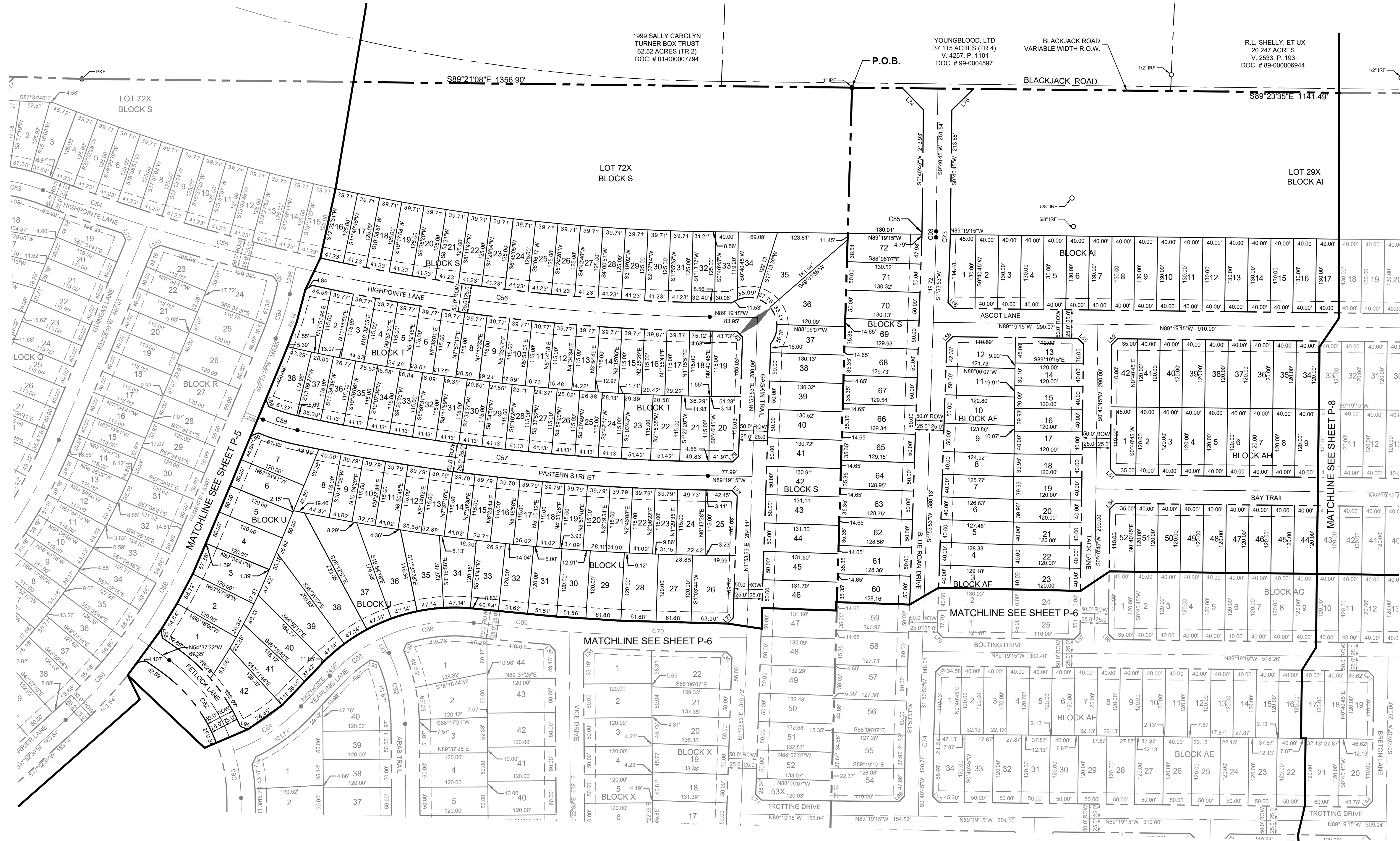
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Registration F-928

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	P-5
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103	



Page 65 of 238



LEGEND	
D.R.D.C.T.	OFFICIAL RECORDS
HOA	DENTON COUNTY, TEXAS
B.L.	HOMEOWNERS ASSOCIATION
U.E.	BUILDING LINE
D.E.	UTILITY EASEMENT
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LINE TYPE LEGEND	
---	MATCH LINE
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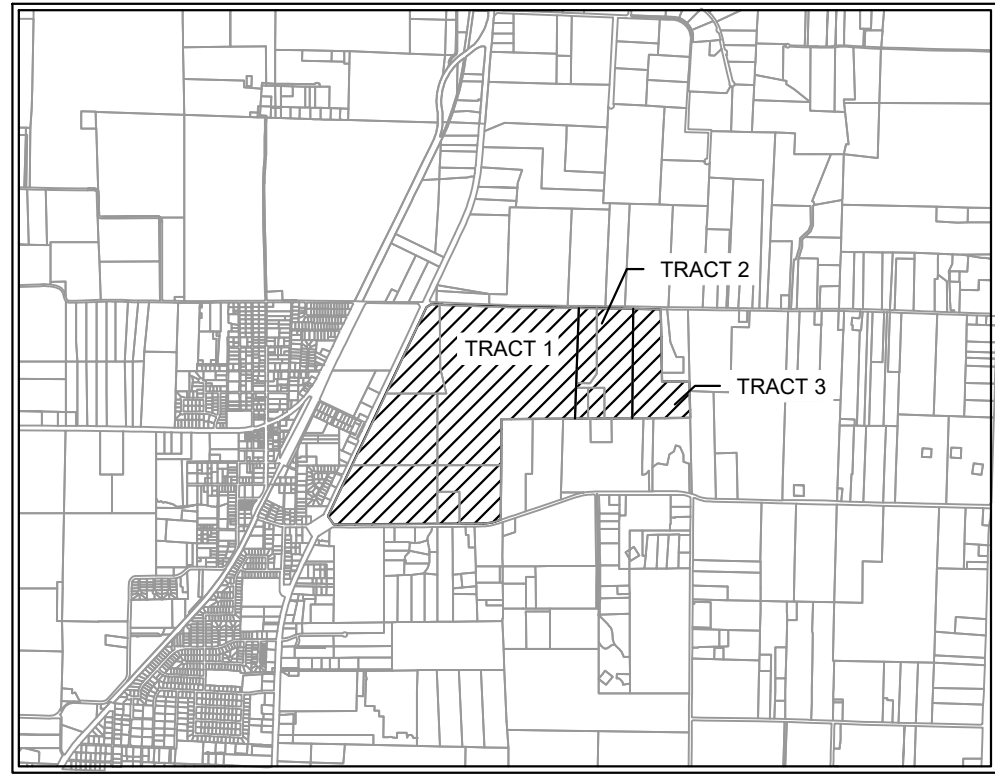
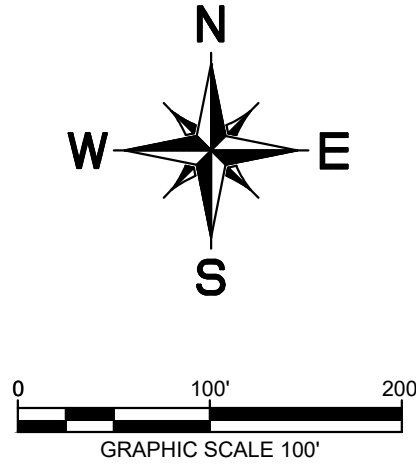
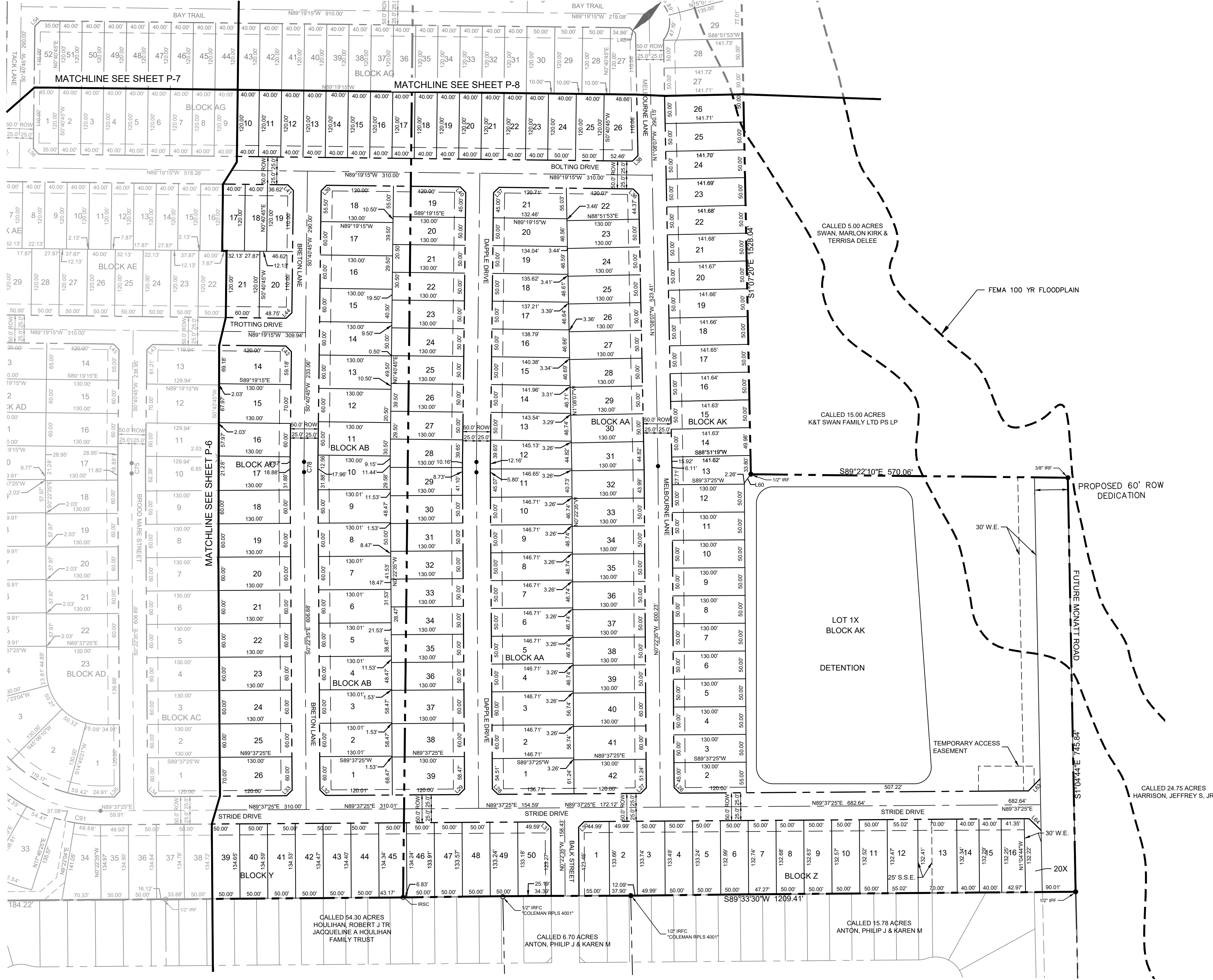
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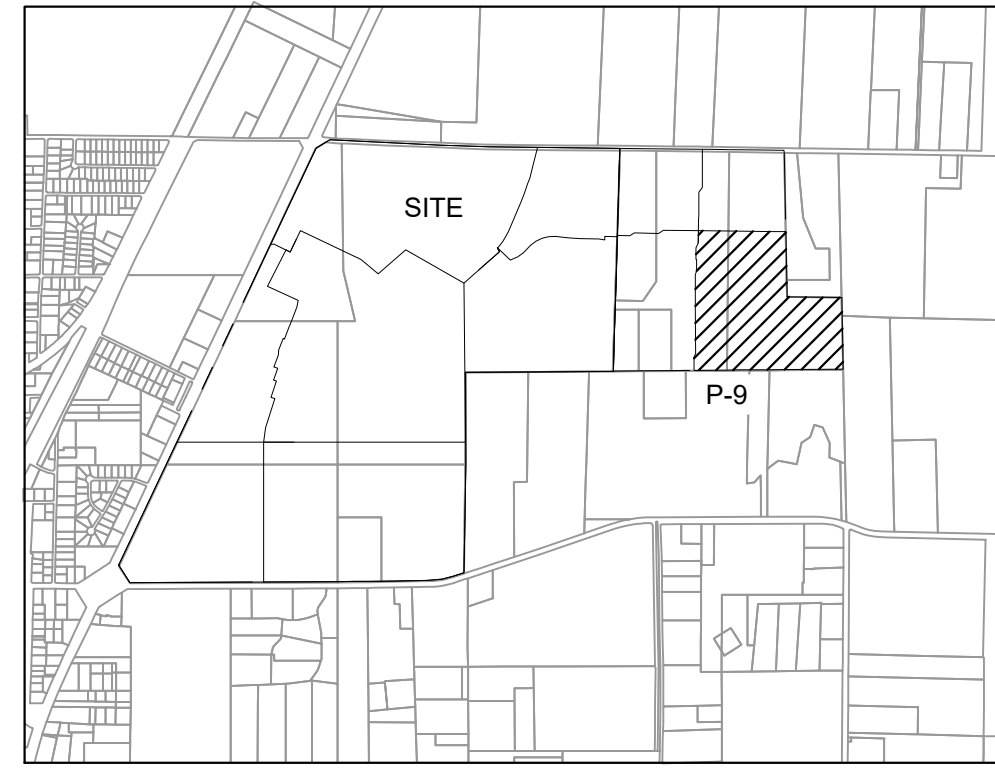
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VICINITY MAP
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KEY MAP
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 - 4) ALL FEMA FLOOD ZONES INDICATE A FLOODPLAIN & DRAINAGE EASEMENT.
 - 5) EXISTING FEMA FLOOD ZONES ARE LOCATED WITHIN FEMA FIRM PANEL NO. 48121C0265G.
 - 6) PROPOSED FLOODPLAIN STUDY AND CLOMR WILL SHOW LIMITS OF POST-DEVELOPMENT FLOODPLAIN.
 - 7) ALL OPEN SPACES WILL BE FLOODPLAIN & DRAINAGE EASEMENTS.
 - 8) LOT 70X, BLOCK N, LOT 72X, BLOCK S, LOT 40X, BLOCK AK AND LOT 29X, BLOCK AI ARE HOA LOTS THAT RESERVE FUTURE ROW FOR THE OUTER LOOP BASED ON PRELIMINARY ALIGNMENT STUDIES. ROW ACQUISITIONS WILL OCCUR ONCE ALIGNMENT & SCHEMATICS HAVE BEEN FINALIZED.

CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY PLAT
FOR
HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75025 Tel: (469) 353-6058 Contact: Sylvia Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 130 Old Town Blvd. N., Suite 202 Argyle, TX 75226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928			
DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	P-9

PLATTED BY: KIMLEY-HORN PREPARED BY: KIMLEY-HORN DATE: 09/20/2020 DWG NAME: KJPR CIVIL RISKS SINGLE FAMILY PURSUITS_2020/2020/01 - CIRCLE Y RANCH CAD PRELIMINARY PLANS SHEETS 2 - PRELIMINARY PLAT.DWG [PRELIMINARY PLAT 100] LAST SAVED: 2/20/2021 3:11 PM

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

OWNER'S CERTIFICATIONS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LW 377, LLC, AUBREY BLACKJACK PARTNERS, LLC, AND FM LAND INVESTMENTS I, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as **HIGH POINTE RANCH**, 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.

This approved subject to all platting ordinances, rules, and regulations of the City of Aubrey, Texas.

WITNESS my hand this the _____ day of _____, 20_____.
By: _____
Name: _____
Title: _____

STATE OF TEXAS

COUNTY OF _____

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

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

Notary Public in and for _____ County
My Commission Expires: _____

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	38°56'15"	300.00'	203.88'	S13°22'18"W	199.98'
C2	40°04'14"	300.00'	209.81'	N12°48'19"E	205.56'
C3	1°30'49"	2360.00'	62.35'	N83°31'36"E	62.34'
C4	33°46'24"	600.00'	353.67'	N65°53'00"E	348.57'
C5	86°37'30"	35.50'	53.67'	N05°41'03"E	48.70'
C6	9°25'12"	800.00'	131.53'	S32°50'08"E	131.38'
C7	18°23'39"	800.00'	256.83'	S19°00'40"E	255.73'
C8	11°31'47"	337.34'	67.88'	S66°11'48"W	67.77'
C9	13°26'10"	800.00'	187.60'	N16°31'55"W	187.17'
C10	6°34'18"	800.00'	91.76'	S19°57'51"E	91.71'
C11	24°14'05"	300.00'	126.89'	N28°47'44"W	125.95'
C12	15°10'51"	1000.00'	264.95'	N56°40'39"E	264.18'
C13	23°50'56"	800.00'	332.99'	S76°32'39"E	330.59'
C14	18°33'08"	600.00'	194.28'	N86°47'28"E	193.43'
C15	17°11'07"	1430.00'	428.92'	S75°20'25"E	427.31'
C16	24°14'05"	300.00'	126.89'	N28°47'44"W	125.95'
C17	16°31'53"	600.00'	173.12'	N82°57'30"E	172.52'
C18	22°13'38"	1740.00'	675.01'	S77°39'03"W	670.79'
C19	29°15'06"	2050.00'	1046.60'	S81°01'22"E	1035.27'
C20	1°06'01"	2007.50'	38.55'	N06°38'50"W	38.55'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C21	9°23'25"	2007.50'	329.01'	N11°53'33"W	328.65'
C22	0°05'26"	2007.50'	3.17'	N16°37'59"W	3.17'
C23	29°19'10"	2360.00'	1207.67'	S81°03'24"E	1194.53'
C24	82°10'23"	500.00'	717.09'	N20°34'10"W	657.20'
C25	15°42'42"	1304.94'	357.84'	N72°25'24"W	356.72'
C26	74°20'41"	200.00'	259.51'	N62°32'55"E	241.69'
C27	20°47'02"	500.00'	181.37'	S10°07'31"W	180.38'
C29	19°59'03"	760.00'	265.08'	N79°44'29"E	263.74'
C30	90°00'00"	35.50'	55.76'	S44°44'00"W	50.20'
C31	4°22'34"	800.00'	61.10'	N02°27'17"W	61.09'
C32	7°40'00"	800.00'	107.05'	N04°06'00"W	106.97'
C33	6°00'14"	300.00'	31.44'	N10°13'56"W	31.42'
C34	3°26'39"	2500.00'	150.28'	N14°57'22"W	150.26'
C35	23°42'24"	300.00'	124.13'	N52°45'59"W	123.24'
C36	39°25'06"	311.12'	214.04'	N49°36'28"E	209.85'
C37	24°05'50"	488.03'	205.25'	N81°27'56"E	203.74'
C38	16°51'31"	346.49'	101.95'	S73°05'08"E	101.58'
C39	23°42'24"	700.00'	289.63'	N52°45'59"W	287.57'
C40	22°58'57"	300.00'	120.34'	N13°51'42"E	119.53'
C44	5°54'28"	600.00'	61.86'	N61°41'35"W	61.84'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C45	16°36'52"	600.00'	173.98'	N50°25'56"W	173.38'
C46	10°16'40"	625.00'	112.11'	N50°22'08"W	111.98'
C47	17°49'35"	300.00'	93.34'	S40°10'26"W	92.96'
C48	26°39'55"	300.00'	139.62'	N35°45'16"E	138.36'
C49	3°06'18"	625.00'	33.87'	N43°40'39"W	33.87'
C50	26°39'55"	600.00'	279.24'	N35°45'16"E	276.72'
C51	20°03'05"	300.00'	104.99'	N12°23'46"E	104.45'
C52	19°58'00"	600.00'	209.09'	N12°26'19"E	208.03'
C53	18°23'31"	300.00'	96.30'	N78°20'56"W	95.89'
C54	3°15'17"	3415.00'	193.99'	S70°46'48"E	193.96'
C55	4°34'17"	3415.00'	272.47'	S74°41'35"E	272.40'
C56	12°20'31"	3415.00'	735.62'	S83°08'59"E	734.19'
C57	11°17'58"	3695.00'	728.70'	S83°40'16"E	727.52'
C58	10°26'35"	350.00'	63.79'	S72°47'59"E	63.71'
C59	12°57'10"	885.00'	200.07'	N12°43'29"E	199.64'
C60	12°30'02"	885.00'	193.08'	N41°37'29"E	192.70'
C61	90°00'00"	35.50'	55.76'	S87°07'30"E	50.20'
C62	38°03'29"	300.00'	199.27'	N35°35'47"W	195.63'
C63	16°11'27"	300.00'	84.78'	N08°28'18"W	84.49'
C64	27°16'05"	300.00'	142.78'	N56°42'23"E	141.43'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C65	26°39'55"	900.00'	418.86'	N35°45'16"E	415.09'
C66	21°52'54"	300.00'	114.57'	S54°00'48"W	113.88'
C67	14°34'56"	275.00'	69.99'	S50°21'48"W	69.80'
C68	31°37'48"	300.00'	165.61'	S80°46'09"W	163.52'
C69	2°25'55"	3980.00'	168.94'	S84°37'55"E	168.93'
C70	4°30'31"	3980.00'	313.18'	S88°06'08"E	313.10'
C71	1°53'13"	4005.00'	131.90'	S88°53'53"E	131.89'
C72	1°34'36"	4005.00'	110.20'	S87°09'59"E	110.20'
C73	0°38'18"	525.00'	5.85'	N01°34'44"E	5.85'
C74	1°13'08"	1000.00'	21.27'	S01°17'19"W	21.27'
C75	1°03'20"	1000.00'	18.42'	S00°09'05"W	18.42'
C76	1°03'20"	1000.00'	18.42'	S00°09'05"W	18.42'
C77	90°00'00"	250.00'	392.70'	S45°22'35"E	353.55'
C78	1°03'20"	1000.00'	18.42'	S00°09'05"W	18.42'
C82	24°40'11"	300.00'	129.17'	N12°42'40"W	128.17'
C83	73°55'57"	50.00'	64.52'	N00°16'48"W	60.13'
C84	9°24'03"	500.00'	82.04'	N17°43'17"E	81.94'
C85	0°38'29"	475.00'	5.32'	N01°00'00"E	5.32'
C86	4°22'34"	300.00'	22.91'	S87°32'43"W	22.91'
C91	9°43'36"	275.00'	46.68'	S85°29'44"E	46.63'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C92	17°20'00"	778.51'	235.52'	N79°58'26"E	234.62'
C93	1°13'08"	500.00'	10.64'	N01°17'19"E	10.64'

NO.	BEARING	LENGTH
L1	S44°44'00"W	40.98'
L2	S45°16'00"E	38.28'
L3	S45°16'00"E	14.14'
L4	N44°44'00"E	14.14'
L5	S45°08'00"E	13.93'
L6	N44°52'00"E	14.11'
L7	S45°16'00"E	14.14'
L8	N44°44'00"E	14.14'
L9	S45°16'00"E	14.14'
L10	N44°44'00"E	14.14'
L11	S45°16'00"E	47.27'
L12	S44°44'00"W	47.93'
L13	S00°16'00"E	6.35'
L14	S00°16'00"E	6.20'
L15	S44°44'00"W	14.14'
L16	S45°16'00"E	14.14'
L17	S45°16'00"E	14.14'
L18	N44°44'00"E	14.14'
L19	N10°39'09"E	22.56'
L20	N41°50'17"E	49.62'

NO.	BEARING	LENGTH
L22	S44°44'00"W	14.14'
L23	N44°44'00"E	14.14'
L24	N45°22'35"W	14.14'
L27	N44°37'25"E	14.14'
L28	S45°22'35"E	14.14'
L29	N44°37'25"E	14.14'
L30	N44°37'25"E	14.14'
L31	S45°22'35"E	14.14'
L32	S45°22'35"E	14.14'
L33	S44°37'25"W	14.14'
L34	S45°22'35"E	14.14'
L35	N44°37'25"E	14.14'
L36	N45°13'41"W	14.36'
L37	S45°40'45"W	14.14'
L38	N44°46'19"E	13.92'
L39	S45°40'45"W	14.14'
L40	N44°19'15"W	14.14'
L41	S44°19'15"E	14.14'
L42	S44°19'15"E	14.14'
L43	N45°40'45"E	14.14'

NO.	BEARING	LENGTH
L44	S45°40'45"W	14.14'
L45	S44°19'15"E	14.14'
L46	S45°40'45"W	14.14'
L47	S44°19'15"E	14.14'
L48	N45°13'41"W	14.36'
L49	S44°19'15"E	14.14'
L50	N45°40'45"E	14.14'
L51	S44°19'15"E	14.14'
L52	N45°40'45"E	14.14'
L53	S44°19'15"E	14.14'
L54	S45°40'45"W	14.14'
L55	S44°19'15"E	14.14'
L56	S44°19'15"E	14.14'
L57	N45°40'45"E	14.14'
L58	N46°17'19"E	14.29'
L60	N36°39'00"E	19.50'
L63	N44°12'00"E	30.11'
L64	S45°44'04"E	30.20'
L65	N44°19'15"W	14.14'
L66	N46°17'19"E	14.29'

NO.	BEARING	LENGTH
L67	N45°40'45"E	14.14'
L68	S43°42'41"E	13.99'
L69	N45°40'45"E	14.14'
L70	S43°42'41"E	13.99'
L71	N43°42'41"W	13.99'
L72	S44°19'15"E	56.37'
L73	N45°40'45"E	56.68'
L74	S44°19'15"E	53.07'
L75	N45°40'45"E	53.36'
L76	S46°17'19"W	14.29'
L77	N45°58'52"E	14.37'
L78	S43°42'41"E	13.99'
L79	N46°17'19"E	14.29'
L80	S44°00'27"E	13.92'
L81	N46°39'31"E	13.63'
L82	S42°54'40"E	14.74'
L83	S43°42'41"E	13.99'
L84	N57°46'17"E	14.20'
L85	S31°31'15"E	14.15'
L86	N22°35'04"W	14.14'

NO.	BEARING	LENGTH
L87	N45°45'39"E	14.42'
L88	S45°22'35"E	14.14'
L89	N19°07'33"W	23.96'
L90	N67°24'59"E	14.14'
L91	S44°37'25"W	14.14'
L92	N23°16'59"E	13.40'
L93	S72°56'17"E	13.29'
L94	N26°53'12"E	15.65'
L95	S69°08'20"E	13.68'
L96	N10°34'12"W	14.37'
L97	N87°07'30"W	14.14'
L98	N44°37'25"E	14.14'
L99	S45°22'35"E	14.14'
L100	N44°37'25"E	14.14'
L101	S45°22'35"E	14.14'
L102	N53°38'49"W	21.07'
L103	S45°22'35"E	14.14'
L124	S19°38'49"E	14.14'
L125	N64°38'49"W	31.96'
L126	N00°22'35"W	20.15'
L127	N02°27'19"E	6.58'
L128	N02°22'14"E	6.96'

NO.	BEARING	LENGTH
L108	N03°28'52"E	13.99'
L109	S86°31'08"E	14.29'
L110	N64°46'27"E	14.78'
L111	S86°31'08"E	14.52'
L112	S24°43'29"E	13.60'
L113	N48°31'44"E	14.88'
L114	N3°28'52"E	13.77'
L115	S03°00'47"W	13.88'
L116	S42°32'41"E	14.15'
L117	N47°27'19"E	61.01'
L118	N42°19'09"W	57.88'
L119	S86°31'08"E	14.52'
L120	S10°37'46"E	14.06'
L121	S31°15'38"W	12.95'
L122	N76°21'16"E	14.82'
L123	N70°21'11"E	14.14'
L124	S19°38'49"E	14.14'
L125	N64°38'49"W	31.96'
L126	N00°22'35"W	20.15'
L127	N02°27'19"E	6.58'
L128	N02°22'14"E	6.96'

LINE TABLE		
L.N.	BEARING	LENGTH
L129	S40°13'42"E	13.54'
L130	S42°37'46"E	14.14'
L131	N47°22'14"E	14.14'
L132	N49°39'45"E	14.70'
L133	S39°56'12"E	13.46'
L134	N58°51'42"E	16.68'
L135	S19°38'00"E	14.15'
L136	N70°22'00"E	14.14'
L137	S85°54'47"E	14.17'
L138	N04°05'13"E	14.11'
L139	N40°54'47"W	36.84'
L140	S85°54'47"E	14.14'
L141	S19°38'00"E	14.17'
L142	N70°22'00"E	14.12'
L143	N70°22'00"E	14.12'
L145	S14°09'54"E	12.73'
L146	N75°00'54"E	15.24'
L147	S19°38'00"E	14.15'
L148	N70°22'00"E	14.14'
L149	N70°22'00"E	14.14'

PLATTED BY: FRANKLIN, BECKER, & ASSOCIATES, INC. DATE: 04/18/2021 DRAWN NAME: KJFR CIVIL/FRANKLIN SINGLE FAMILY PURSUITS_20 PRELIMINARY PLATING PRELIMINARY PLAT[11] LAST NAME: 20/2021 11 PM This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

DESCRIPTION OF SURVEYED PROPERTY:

BEING a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas, and being all of a called 357.445 acre tract of land described in a deed to FM Land Investments I, LLC, as recorded in Instrument No. 2018-78707 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1 inch iron pipe found for the northeast corner of said 357.445 acre tract, common to the northwest corner of a called 61.611 acre tract of land described in a deed to LTR Dressage, LLC, as recorded in Instrument No. 2021-31043 of the Official Records of Denton County, Texas, being in the centerline of Black Jack Road, a variable width right-of-way, no record found;

THENCE South 1°40'23" West, departing the centerline of said Black Jack Road, along an easterly line of said 357.445 acre tract and the westerly line of said 61.611 acre tract part of the way, a distance of 2,322.77 feet to a 1/2 inch iron rod with plastic cap stamped "Price Surveying" found for the northerly southeast corner of said 357.445 acre tract;

THENCE South 89°34'57" West, along a southerly line of said 357.445 acre tract, the northerly line of a called 27.106 acre tract of land described in a deed to Aubrey Farms LLC, as recorded in Instrument No. 2019-83125 of the Official Records of Denton County, Texas, and the northerly line 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, a distance of 1539.46 feet to a 1/2 inch iron rod found for an ell corner of said 357.445 acre tract, common to the northwest corner of said 27.37 acre tract;

THENCE South 0°10'43" East, along an easterly line of said 357.445 acre tract and a westerly line of said 27.37 acre tract, a distance of 956.88 feet to a 1/2 inch iron rod with plastic cap stamped "Price Surveying" found for corner;

THENCE South 0°56'03" West, along an easterly line of said 357.445 acre tract and a westerly line of said 27.37 acre tract, a distance of 1129.76 feet to the southerly southeast corner of said 357.445 acre tract, common to the southwest corner of said 27.37 acre tract, being on the northerly right-of-way line of F.M. Highway No. 428, an 80 foot wide right-of-way;

THENCE along the southerly line of said 357.445 acre tract and the northerly right-of-way line of said F.M. Highway No. 428, the following courses and distances:

South 71°18'26" West, a distance of 118.62 feet to the beginning of a tangent curve to the right having a central angle of 17°20'00", a radius of 778.51 feet, a chord bearing and distance of South 79°58'26" West, 234.62 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 235.52 feet to a point for corner;

South 88°38'26" West, a distance of 376.09 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 1410.94 feet to the southerly southwest corner of said 357.445 acre tract, common to the south end of a corner clip at the intersection of the northerly right-of-way line of said F.M. Highway No. 428 with the easterly right-of-way line of U.S. Highway 377, a 120 foot wide right-of-way;

THENCE North 32°23'53" West, departing the northerly right-of-way line of said F.M. Highway No. 428, along a southwesterly line of said 357.445 acre tract and said corner clip, a distance of 217.06 feet to a wooden highway monument found for the northerly southwest corner of said 357.445 acre tract, common to the north end of said corner clip, being on the easterly right-of-way line of said U.S. Highway 377;

THENCE North 25°19'18" East, along a westerly line of said 357.445 acre tract and the easterly right-of-way line of said U.S. Highway 377, a distance of 4803.33 feet to the southerly northwest corner of said 357.445 acre tract, common to the south end of a corner clip at the intersection of the easterly right-of-way line of said U.S. Highway 377 with the centerline of aforesaid Black Jack Road;

THENCE North 59°03'32" East, departing the easterly right-of-way line of said U.S. Highway 377, along a northwesterly line of said 357.445 acre tract and said corner clip, a distance of 167.36 feet to a PK nail found for the northerly northwest corner of said 357.445 acre tract, common to the north end of said corner clip, being in the centerline of said Black Jack Road;

THENCE South 87°12'45" East, along a northerly line of said 357.445 acre tract and the centerline of said Black Jack Road, a distance of 1160.10 feet to a PK nail found for corner;

THENCE South 88°09'46" East, along a northerly line of said 357.445 acre tract and continuing along the centerline of said Black Jack Road, a distance of 505.03 feet to a PK nail found for corner;

THENCE South 89°21'08" East, along a northerly line of said 357.445 acre tract and continuing along the centerline of said Black Jack Road, a distance of 1356.90 feet to the **POINT OF BEGINNING** and containing 357.561 acres (15,575,370 square feet) of land, more or less.

BEING a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas, and being all of a called 61.667 acre tract of land described in a General Warranty Deed to Betsy Turner, as recorded in Instrument No. 97-0010270 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a mag nail set for the northeast corner of said 61.667 acre tract, common to the northwest corner of a called 41.640 acre tract of land described in a deed to Michael Ray Self and spouse, Hannah Carter Self, as recorded in Instrument No. 2020-72317 of the Official Records of Denton County, Texas, being on the southerly line of Tract I described in a deed to LTR Dressage, LLC, as recorded in Instrument No. 2012-60776 of the Official Records of Denton County, Texas, and in the centerline of Black Jack Road, a variable width right-of-way, no record found;

THENCE South 0°37'22" West, departing the southerly line of said Tract I and the centerline of said Black Jack Road, along the easterly line of said 61.667 acre tract and the westerly line of said 41.640 acre tract, a distance of 2297.48 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said 61.667 acre tract, common to the southwest corner of said 41.640 acre tract, being on the northerly line of a called 94.58 acre tract of land described in a deed to Robert J. Houlihan, Trustee of the Jacqueline A. Houlihan Family Trust, as recorded in Instrument No. 2015-75670 of the Official Records of Denton County, Texas;

THENCE South 89°33'30" West, along the southerly line of said 61.667 acre tract, the northerly line of said 94.58 acre tract and the northerly line of a called 5.000 acre tract of land described in a deed to Robert J. Houlihan, as recorded in Instrument No. 2015-75669 of the Official Records of Denton County, Texas, a distance of 1184.22 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said 61.667 acre tract, being on the easterly line of a called 166.34 acre tract of land described in a deed to ALW 377, LLC, as recorded in Instrument No. 2018-78707 of the Official Records of Denton County, Texas;

THENCE North 1°40'23" East, departing the northerly line of said 94.58 acre tract, along the westerly line of said 61.667 acre tract and the easterly line of said 166.34 acre tract, a distance of 2319.56 feet to a 1 inch iron pipe found for the northwest corner of said 61.667 acre tract, common to the northeast corner of said 166.34 acre tract, being on the southerly line of a called 37.115 acre tract of land described in a deed to Calvin Paul Redfearn, as recorded in Instrument No. 2014-96676 of the Official Records of Denton County, Texas, and in the middle of Black Jack Road;

THENCE South 89°23'35" East, along the northerly line of said 61.667 acre tract, the southerly line of said 37.115 acre tract, the southerly line of a called 20.236 acre tract of land described in a deed to Gary Conway and Debbie Conway, as recorded in Instrument No. 2019-158625 of the Official Records of Denton County, Texas, and the southerly line of said Tract I, a distance of 1141.49 feet to the **POINT OF BEGINNING** and containing 61.611 acres (2,683,778 square feet) of land, more or less.

BEING a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas, and being all of a called 41.640 acre tract of land described in a Warranty Deed with Vendor's Lien to Michael Ray Self and spouse, Hannah Carter Self, as recorded in Instrument No. 2020-72317 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a mag nail set for the northwest corner of said 41.640 acre tract, common to the northeast corner of a called 61.667 acre tract of land described in a deed to Betsy Turner, as recorded in Instrument No. 97-0010270 of the Official Records of Denton County, Texas, being on the southerly line of Tract I described in a deed to LTR Dressage, LLC, as recorded in Instrument No. 2012-60776 of the Official Records of Denton County, Texas, and in the centerline of Black Jack Road, a variable width right-of-way, no record found;

THENCE South 89°10'02" East, along a northerly line of said 41.640 acre tract, the southerly line of said Tract I, the southerly line of a called 22.380 acre tract of land described as Tract II in said deed recorded in Instrument No. 2012-60776 of the Official Records of Denton County, Texas, and the centerline of said Black Jack Road, a distance of 570.47 feet to a 1 inch iron pipe found for the northerly northeast corner of said 41.640 acre tract, common to the northwest corner of a called 14.975 acre tract of land described in a deed to K & T Swan Family Limited Partnership, L.P., as recorded in Instrument No. 2017-78524 of the Official Records of Denton County, Texas;

THENCE South 1°07'20" East, departing the southerly line of said Tract II and the centerline of said Black Jack Road, along an easterly line of said 41.640 acre tract and the westerly line of said 14.975 acre tract, a distance of 1528.04 feet to a 1/2 inch iron rod found for the southwest corner of said 14.975 acre tract, common to an ell corner of said 41.640 acre tract;

THENCE South 89°22'10" East, along a northerly line of said 41.640 acre tract and the southerly line of said 14.975 acre tract, a distance of 570.06 feet to a 3/8 inch iron rod found for the southerly northeast corner of said 41.640 acre tract, common to the southeast corner of said 14.975 acre tract;

THENCE South 1°04'44" East, along an easterly line of said 41.640 acre tract, a distance of 745.84 feet to a 1/2 inch iron pipe found for the southeast corner of said 41.640 acre tract, common to the northeast corner of a called 16.597 acre tract of land described in a deed to Phillip J. Anton and wife, Karen M. Anton, as recorded in Instrument No. 95-65740 of the Official Records of Denton County, Texas;

THENCE South 89°33'30" West, along the southerly line of said 41.640 acre tract, the northerly line of said 16.597 acre tract, the northerly line of a called 6.703 acre tract of land described in a deed to Phillip John Anton and wife, Karen Marie Anton, as recorded in Instrument No. 2005-92268 of the Official Records of Denton County, Texas, and the northerly line of a called 94.58 acre tract of land described in a deed to Robert J. Houlihan, Trustee of the Jacqueline A. Houlihan Family Trust, as recorded in Instrument No. 2015-75670 of the Official Records of Denton County, Texas, a distance of 1209.41 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said 41.640 acre tract, common to the southeast corner of aforesaid 61.667 acre tract;

THENCE North 0°37'22" East, departing the northerly line of said 94.58 acre tract, along the westerly line of said 41.640 acre tract and the easterly line of said 61.667 acre tract, a distance of 2297.48 feet to the **POINT OF BEGINNING** and containing 41.650 acres (1,814,290 square feet) of land, more or less.

SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, Sylviana Gunawan, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Subdivision Regulations of the City of Aubrey, Texas.

Sylviana Gunawan
Registered Professional Land Surveyor #6461
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
sylviana.gunawan@kimley-horn.com

PRELIMINARY

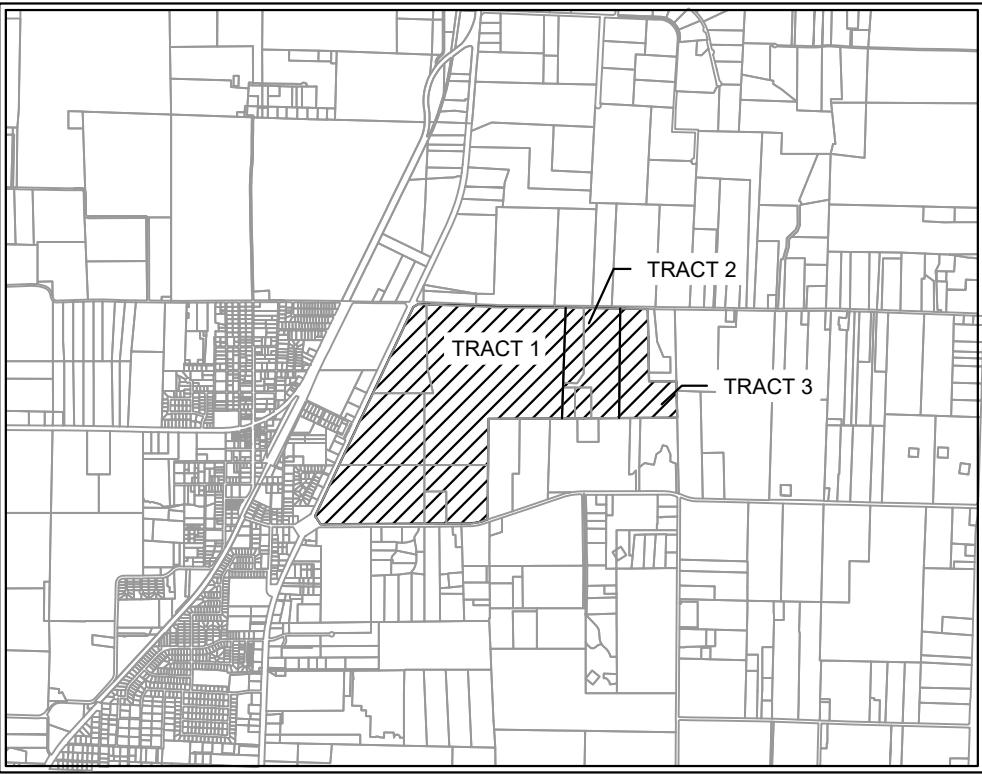
THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Sylviana Gunawan, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

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

NOTARY PUBLIC in and for the STATE OF TEXAS



VICINITY MAP
SCALE: 1" = 4,000'

LEGEND	
D.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY, TEXAS
HOA	HOMEOWNERS ASSOCIATION
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R.O.W.	RIGHT-OF-WAY
	STREET NAME CHANGE
LINE TYPE LEGEND	
	MATCH LINE
	EASEMENT LINE
	PHASE LINE
	RIGHT-OF-WAY LINE
	100-YEAR FLOODPLAIN
	AUBREY CITY LIMITS

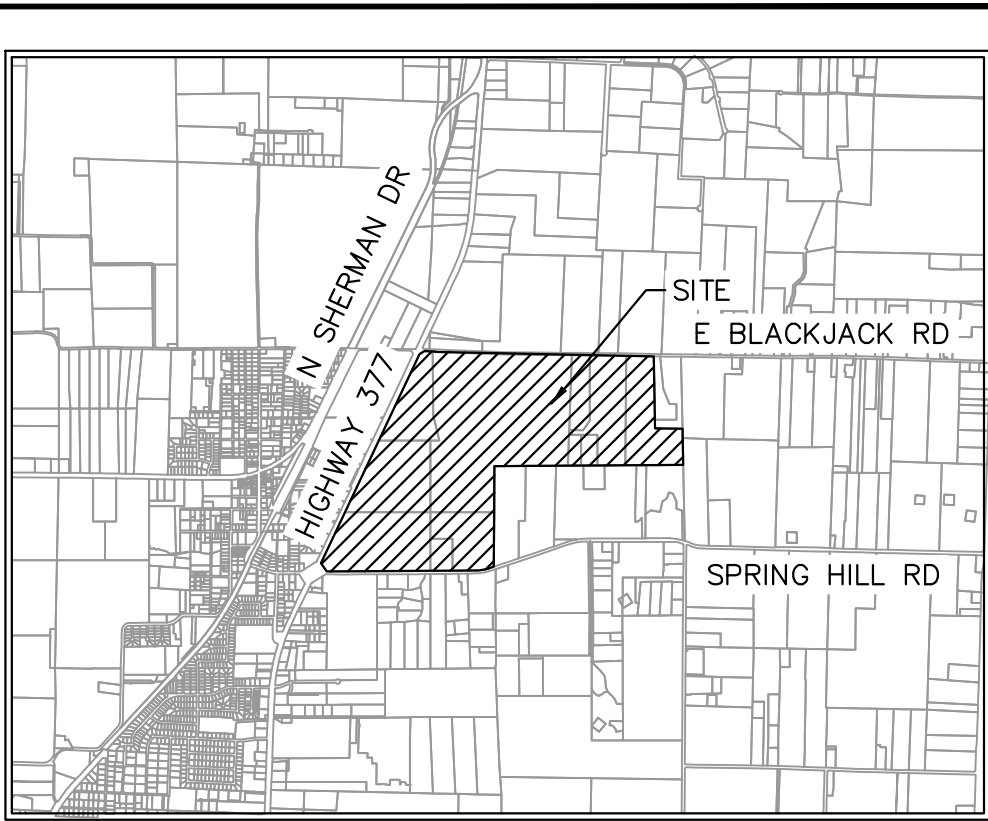
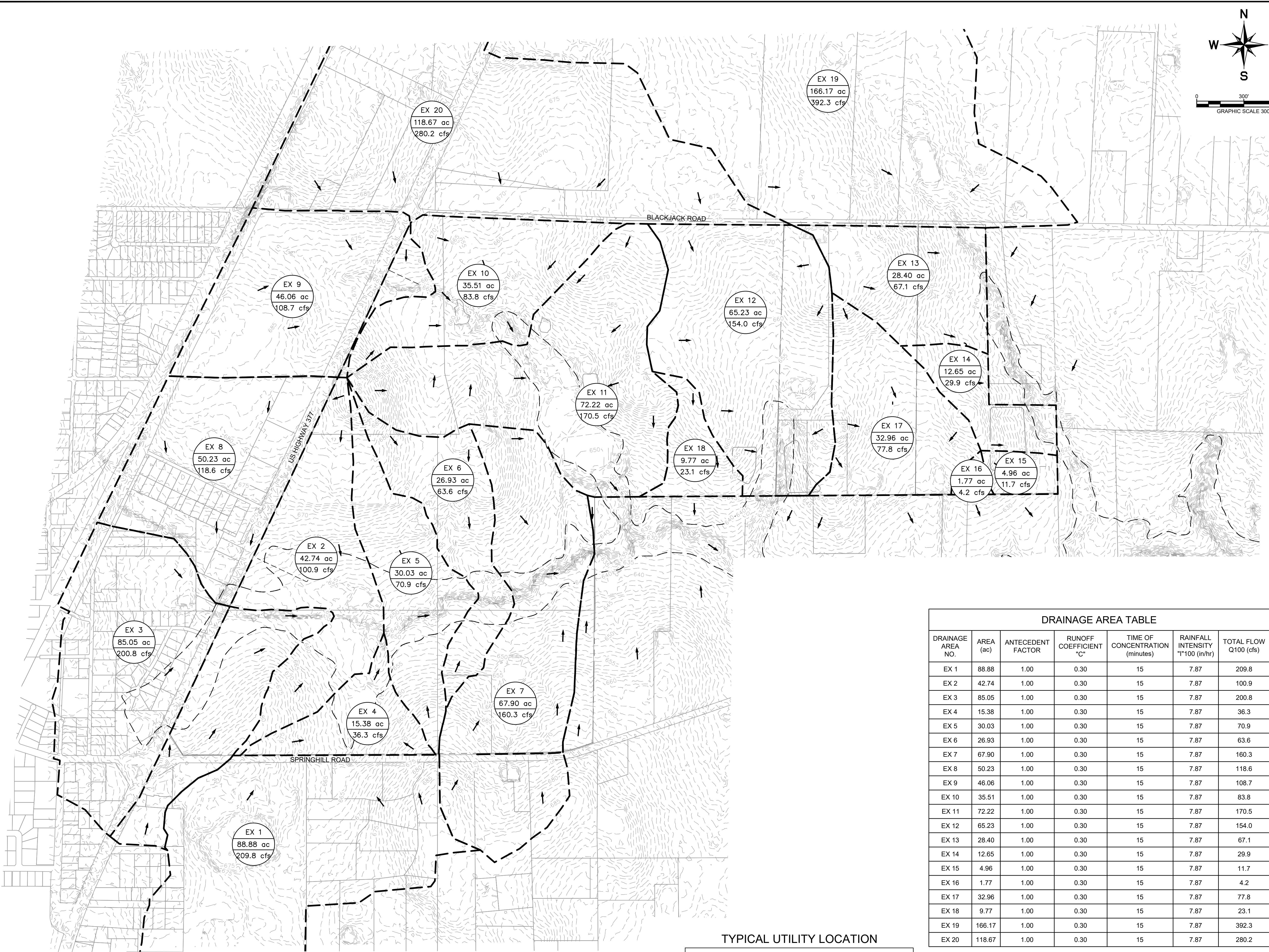
- NOTE:
- 1) ALL X LOTS ARE OWNED AND MAINTAINED BY THE HOA.
 - 2) ALL ISLANDS WITHIN THE ROW SHALL BE MAINTAINED BY THE HOA.
 - 3) PER APPROVED DEVELOPMENT AGREEMENT BLOCK LENGTH IS 1,250'.
 - 4) ALL FEMA FLOOD ZONES INDICATE A FLOODPLAIN & DRAINAGE EASEMENT.
 - 5) EXISTING FEMA FLOOD ZONES ARE LOCATED WITHIN FEMA FIRM PANEL NO. 48121C0265G.
 - 6) PROPOSED FLOODPLAIN STUDY AND CLOMR WILL SHOW LIMITS OF POST-DEVELOPMENT FLOODPLAIN.
 - 7) ALL OPEN SPACES WILL BE FLOODPLAIN & DRAINAGE EASEMENTS.
 - 8) LOT 70X, BLOCK N, LOT 72X, BLOCK S, LOT 40X, BLOCK AK AND LOT 29X, BLOCK AI ARE HOA LOTS THAT RESERVE FUTURE ROW FOR THE OUTER LOOP BASED ON PRELIMINARY ALIGNMENT STUDIES. ROW ACQUISITIONS WILL OCCUR ONCE ALIGNMENT & SCHEMATICS HAVE BEEN FINALIZED.

CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY PLAT FOR HIGH POINTE RANCH 1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT BEING 460.75 ACRES OUT OF THE FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243 AND THE IN THE CITY OF AUBREY, DENTON COUNTY, TEXAS					
SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75034 Tel: (469) 353-6058 Contact: Sylviana Gunawan Surveyor #6461		OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose		OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	
ENGINEER: Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928		DESIGNED	DRAWN	CHECKED	SCALE
		DKT	DKT	TLF	AS SHOWN
		DATE	KH PROJECT NO.		P-11
		SEPT. 2021	2020103		

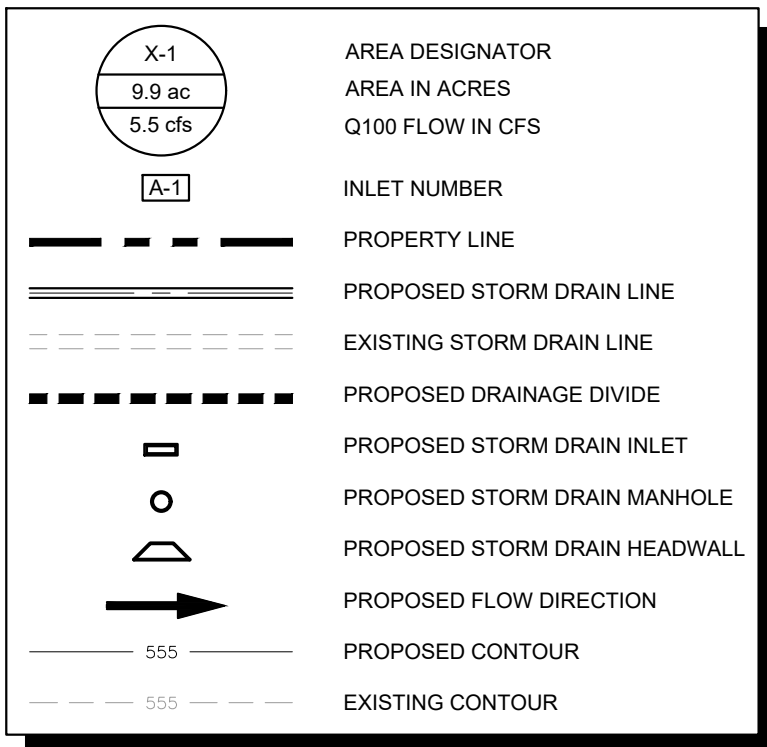
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DRAWN BY: KPH, CIVIL/ENGINEERING, 20200214 4:46 PM
LAST SAVED: 2/20/2021 4:52 PM

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



VICINITY MAP
SCALE: 1" = 4,000'

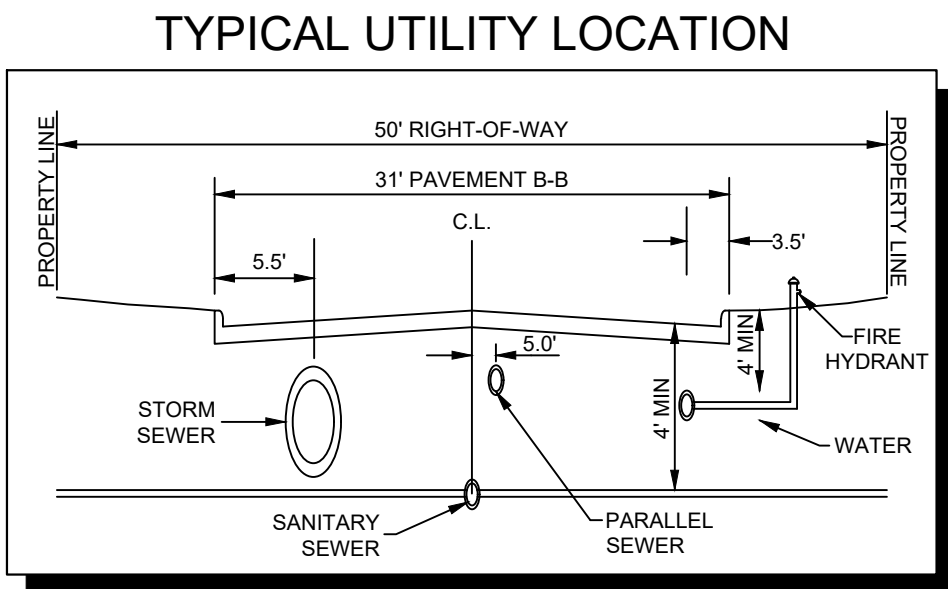
LEGEND



DRAINAGE DESIGN CRITERIA

Q100 = C¹/A
Q = FLOW IN CUBIC FEET PER SECOND (CFS)
C = RUNOFF COEFFICIENT = 0.65 (RESIDENTIAL)
0.30 (OPEN SPACE)
I = INTENSITY (TIME OF CONCENTRATION = TC)
TC OF 15 MINUTES (RESIDENTIAL) = 7.87 IN/HR
A = DRAINAGE AREA IN ACRES

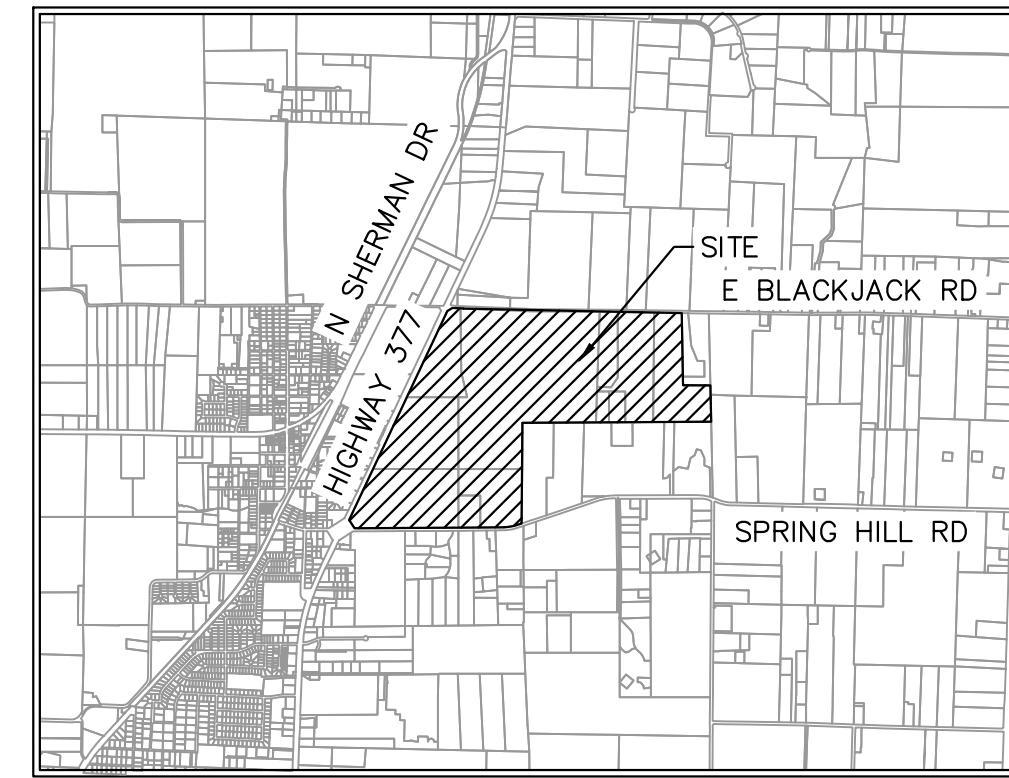
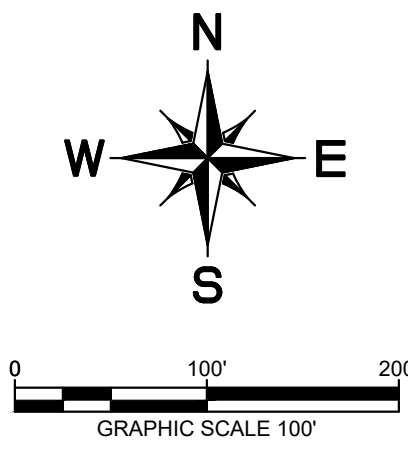
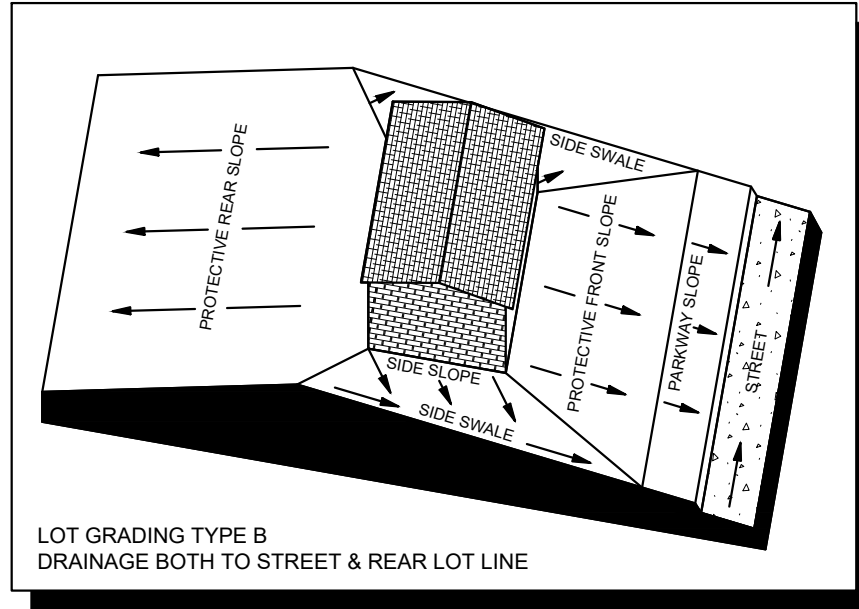
DRAINAGE AREA TABLE						
DRAINAGE AREA NO.	AREA (ac)	ANTECEDENT FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)
EX 1	88.88	1.00	0.30	15	7.87	209.8
EX 2	42.74	1.00	0.30	15	7.87	100.9
EX 3	85.05	1.00	0.30	15	7.87	200.8
EX 4	15.38	1.00	0.30	15	7.87	36.3
EX 5	30.03	1.00	0.30	15	7.87	70.9
EX 6	26.93	1.00	0.30	15	7.87	63.6
EX 7	67.90	1.00	0.30	15	7.87	160.3
EX 8	50.23	1.00	0.30	15	7.87	118.6
EX 9	46.06	1.00	0.30	15	7.87	108.7
EX 10	35.51	1.00	0.30	15	7.87	83.8
EX 11	72.22	1.00	0.30	15	7.87	170.5
EX 12	65.23	1.00	0.30	15	7.87	154.0
EX 13	28.40	1.00	0.30	15	7.87	67.1
EX 14	12.65	1.00	0.30	15	7.87	29.9
EX 15	4.96	1.00	0.30	15	7.87	11.7
EX 16	1.77	1.00	0.30	15	7.87	4.2
EX 17	32.96	1.00	0.30	15	7.87	77.8
EX 18	9.77	1.00	0.30	15	7.87	23.1
EX 19	166.17	1.00	0.30	15	7.87	392.3
EX 20	118.67	1.00	0.30	15	7.87	280.2



NOTE: EXISTING TOPOGRAPHIC INFORMATION IS FROM CURRENT TNRIS LIDAR.

DOCUMENT IS INTENDED FOR REVIEW PURPOSES ONLY. NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylviana Gunawan Surveyor #6461		OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose		OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss		ENGINEER: Kimley»Horn 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928	
DESIGNED DKT	DRAWN KPH	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KN PROJECT NO. 2020103	EX-1	



VICINITY MAP
SCALE: 1" = 4,000'

LEGEND

	AREA DESIGNATOR AREA IN ACRES Q100 FLOW IN CFS
	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED PHASE LINE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR

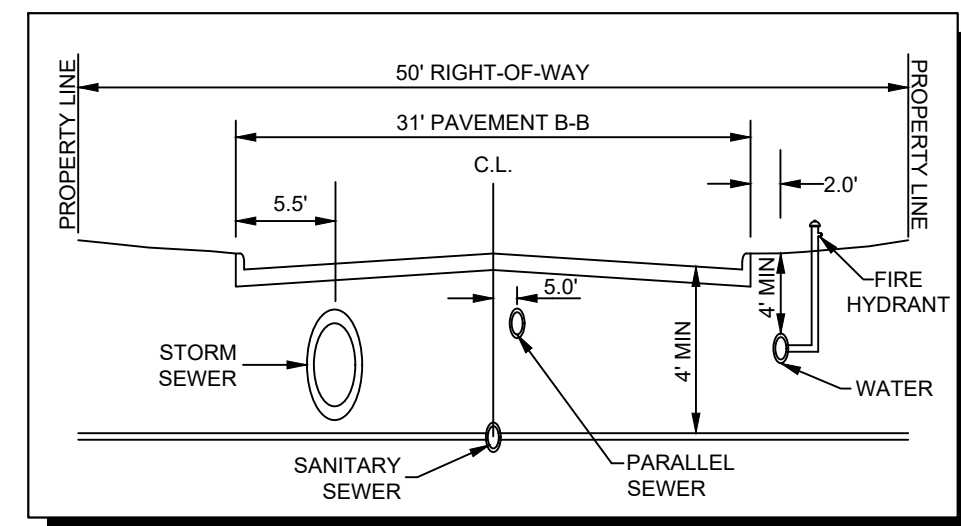
DRAINAGE DESIGN CRITERIA

Q100 = C*I^{1.4}
Q = FLOW IN CUBIC FEET PER SECOND (CFS)
C = RUNOFF COEFFICIENT = 0.50 (RESIDENTIAL)
I = INTENSITY (TIME OF CONCENTRATION = TC)
TC OF 15 MINUTES (RESIDENTIAL) = 7.87 IN/HR
A = DRAINAGE AREA IN ACRES

DRAINAGE GENERAL NOTES

1. LAYOUT SHOWN IS PRELIMINARY. STORM DRAIN PIPE SIZING, INLET LOCATIONS, AND JUNCTION BOX LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL PLAT AND CONSTRUCTION PLANS. BIDDERS SHALL MEET THE REQUIREMENTS OF THE DENTON COUNTY DEVELOPMENT RULES AND REGULATIONS, EXCEPT FOR PROVIDING CAPTURE OF 100-YEAR STORM WITHIN RIGHT-OF-WAY.
2. ALL STORM DRAIN LATERALS ARE ASSUMED TO BE 18" DIAMETER UNLESS NOTED OTHERWISE.
3. STORM SEWER SHALL PIPE SHALL BE DESIGNED FOR THE 100-YEAR STORM.

TYPICAL UTILITY LOCATION



CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY DRAINAGE PLAN

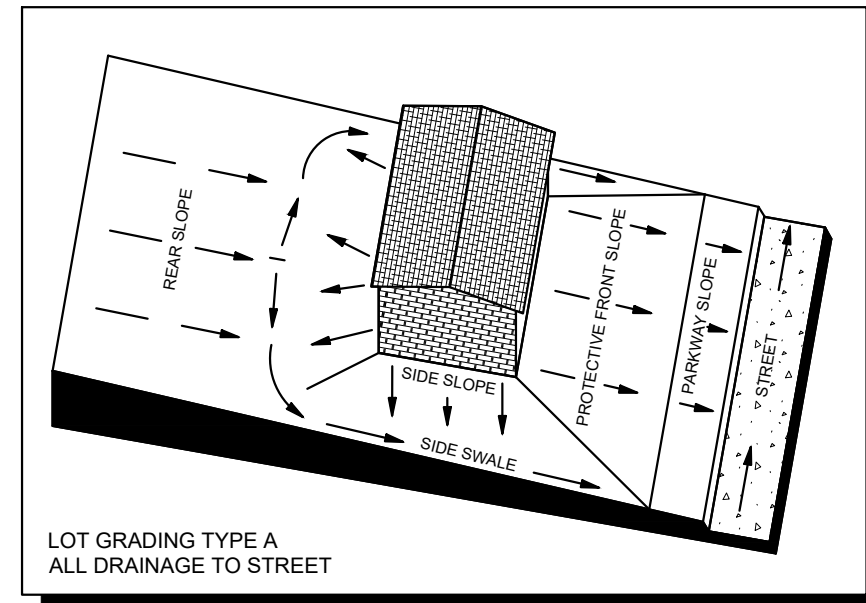
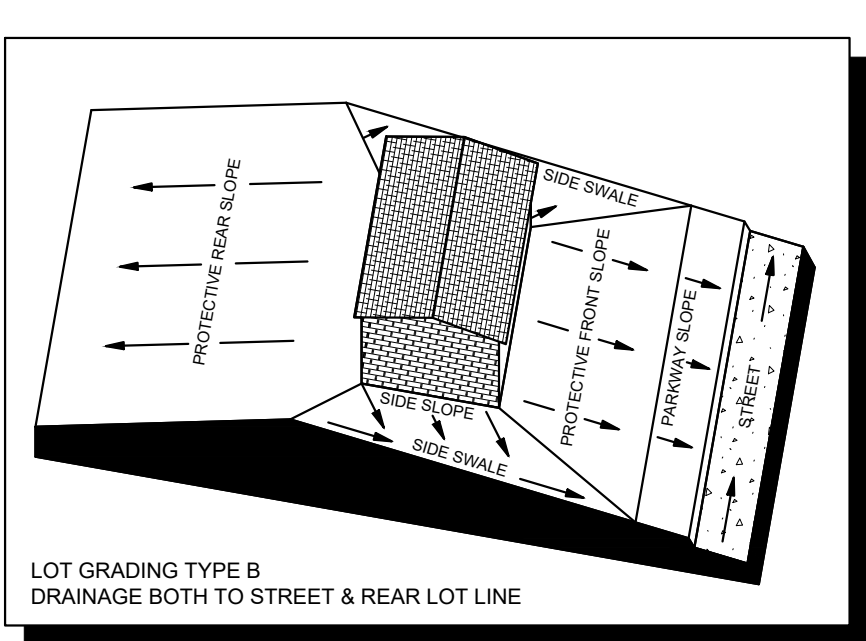
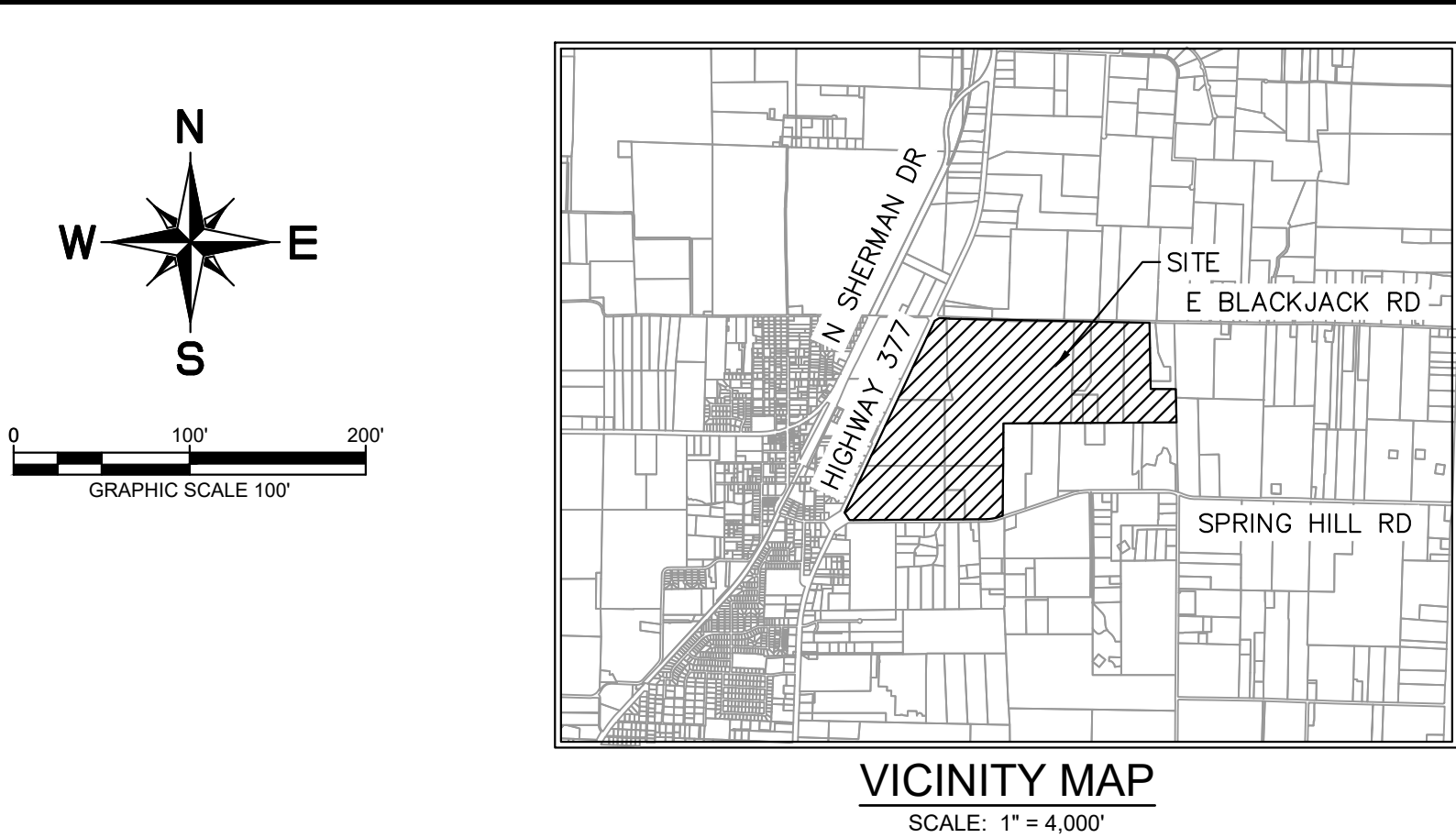
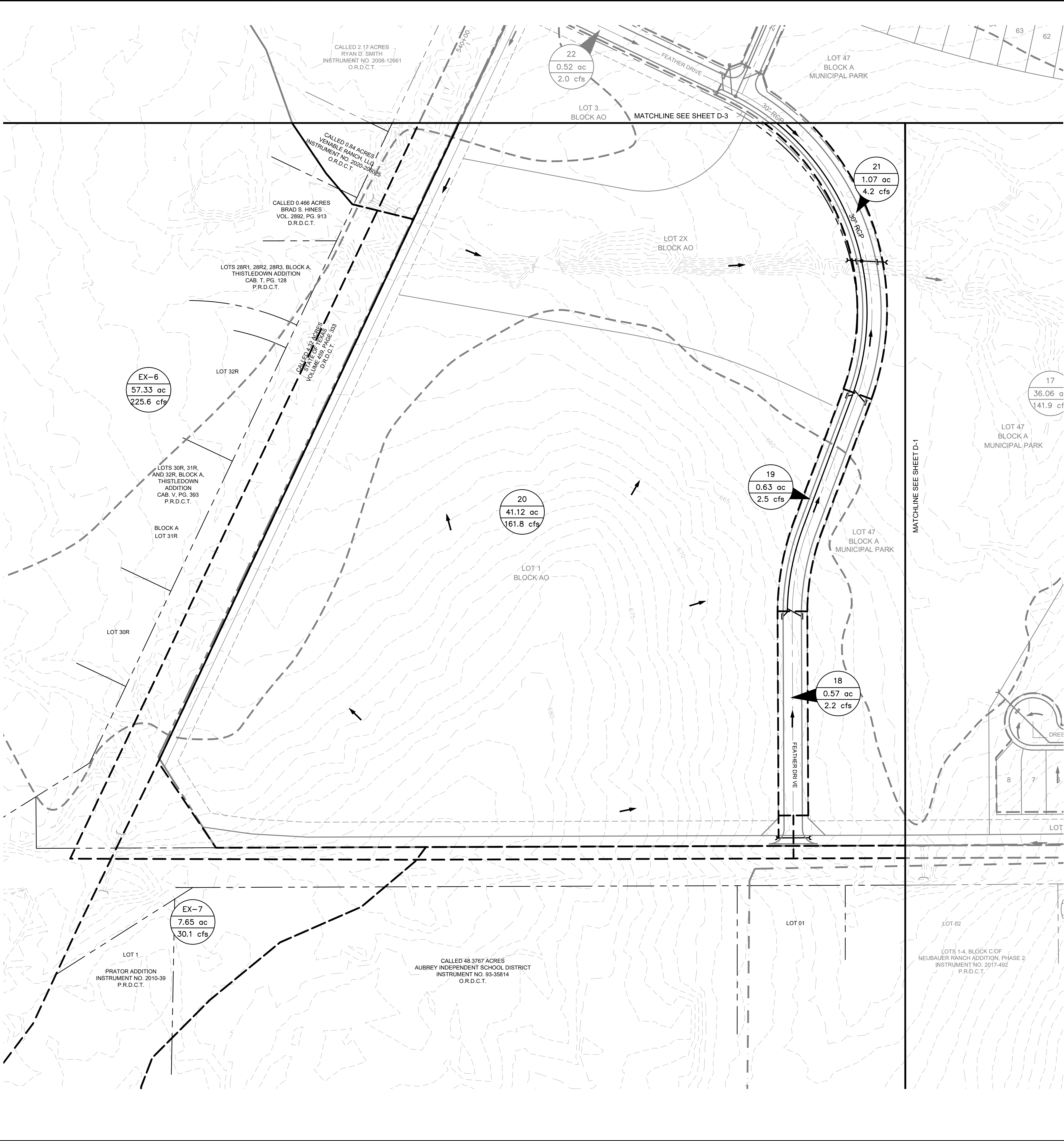
FOR
OINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES

OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243

CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6160 Warren Parkway Frisco, TX 75034 Tel: (469) 353-6058 Contact: Sylviaanna Gunawan Surveyor #6461	OWNER/DEVELOPER: Aurubay Blackack Partners, LLC 4514 Cole Ave., Suite 1605 Dallas, TX 75205 Tel: (214) 674-6570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Dallas, TX 75226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss Registration F-420	ENGINEER: Kimley-Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 353-3580 Contact: Thomas Fletcher, P.E. Registration F-420		
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
DKT	XXX	TLF	AS SHOWN	SEPT. 2021	2020103



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

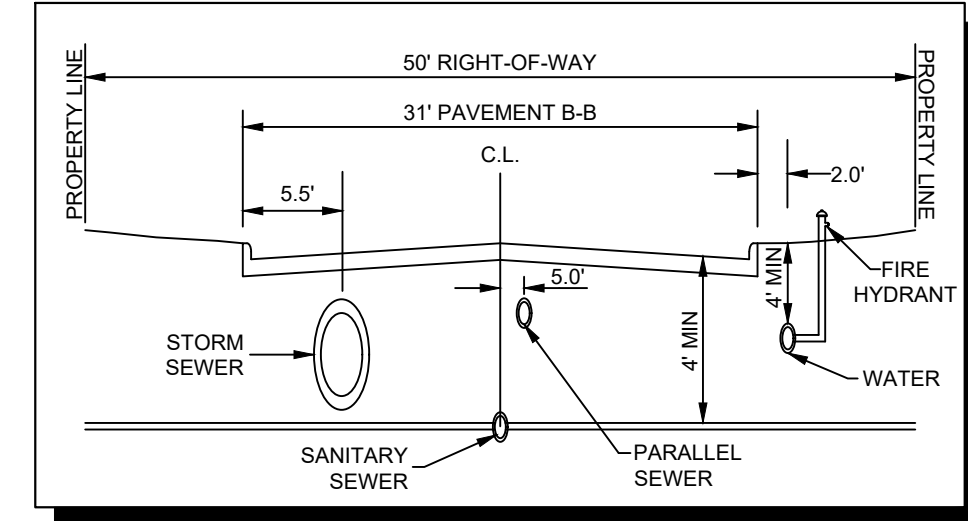
DRAINAGE DESIGN CRITERIA

$Q_{100} = C \cdot I \cdot A$
 Q = FLOW IN CUBIC FEET PER SECOND (CFS)
 C = RUNOFF COEFFICIENT = 0.50 (RESIDENTIAL)
 I = INTENSITY (TIME OF CONCENTRATION = TC)
 TC OF 15 MINUTES (RESIDENTIAL) = 7.87 IN/HR
 A = DRAINAGE AREA IN ACRES

DRAINAGE GENERAL NOTES

- LAYOUT SHOWN IS PRELIMINARY. STORM DRAIN PIPE SIZING, INLET LOCATIONS, AND JUNCTION BOX LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL PLAT AND CONSTRUCTION PLANS, BUT SHALL MEET THE REQUIREMENTS OF THE DENTON COUNTY DEVELOPMENT RULES AND REGULATIONS, EXCEPT FOR PROVIDING CAPTURE OF 100-YEAR STORM WITHIN RIGHT-OF-WAY.
- ALL STORM DRAIN LATERALS ARE ASSUMED TO BE 18" DIAMETER UNLESS NOTED OTHERWISE.
- STORM SEWER SHALL PIPE SHALL BE DESIGNED FOR THE 100-YEAR STORM.

TYPICAL UTILITY LOCATION



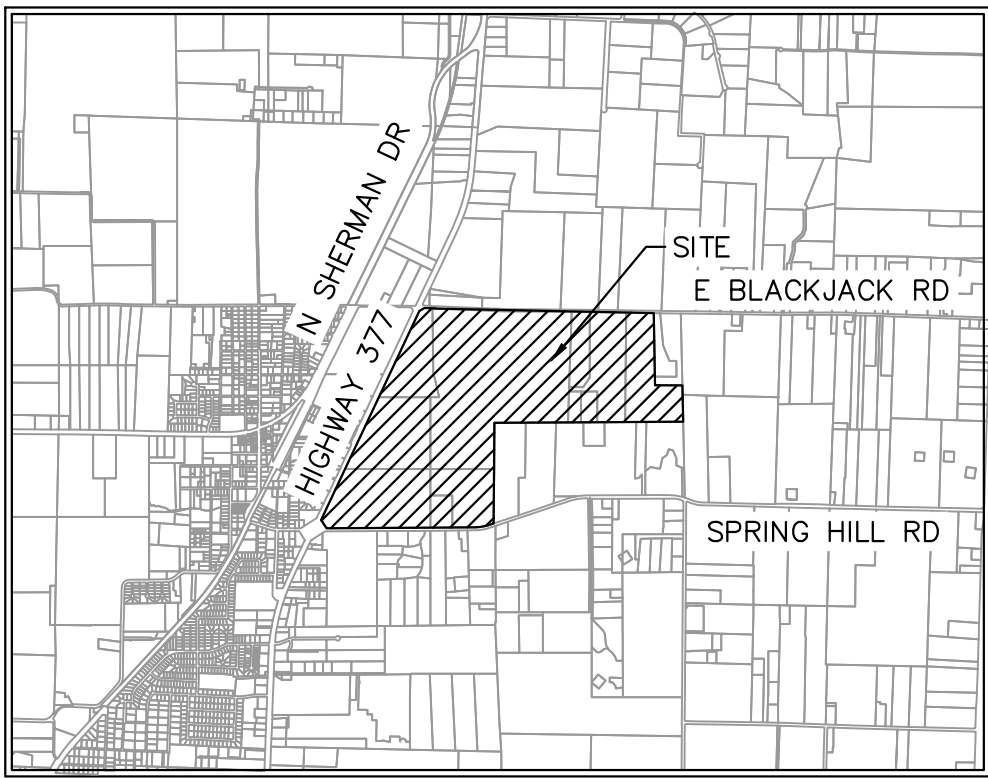
CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY DRAINAGE PLAN FOR HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
 BEING 460.75 ACRES
 OUT OF THE
 FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
 AND THE
 IN THE
 CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylvia Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley-Horn 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928
---	--	--	--

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	D-2
DKT	XXX	TLF	AS SHOWN	SEPT. 2021	2020103	



VICINITY MAP
SCALE: 1" = 4,000'

X-1
 9.9 ac
 5.5 cfs
 A-1
 AREA DESIGNATOR
 AREA IN ACRES
 Q100 FLOW IN CFS
 INLET NUMBER
 PROPERTY LINE
 PROPOSED STORM DRAIN LINE
 EXISTING STORM DRAIN LINE
 PROPOSED DRAINAGE DIVIDE
 PROPOSED PHASE LINE
 PROPOSED STORM DRAIN INLET
 PROPOSED STORM DRAIN MANHOLE
 PROPOSED STORM DRAIN HEADWALL
 PROPOSED FLOW DIRECTION
 PROPOSED CONTOUR
 EXISTING CONTOUR

Q100 = C"1/A

Q = FLOW IN CUBIC FEET PER SECOND (CFS)

C = RUNOFF COEFFICIENT = 0.50 (RESIDENTIAL)

I = INTENSITY (TIME OF CONCENTRATION = TC)

TC OF 15 MINUTES (RESIDENTIAL) = 7.87 IN/HR

A = DRAINAGE AREA IN ACRES

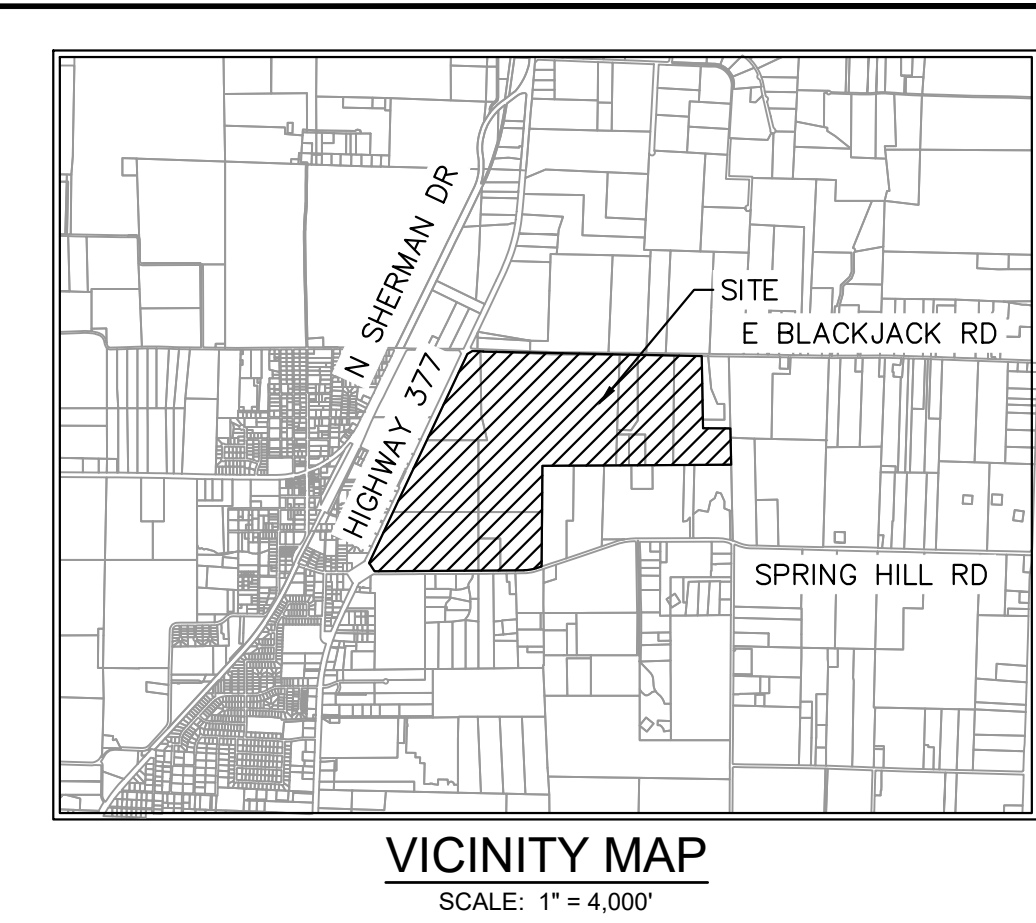
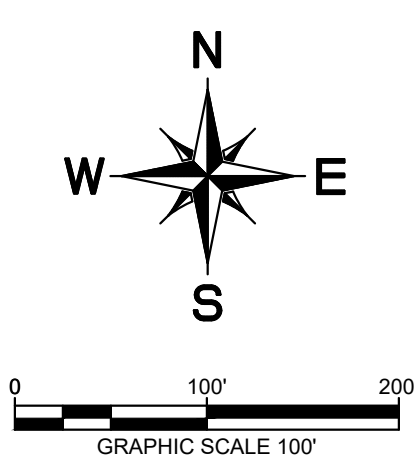
1. LAYOUT SHOWN IS PRELIMINARY. STORM DRAIN PIPE SIZING, INLET LOCATIONS, AND JUNCTION BOX LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL PLAT AND CONSTRUCTION PLANS, BUT SHALL MEET THE REQUIREMENTS OF THE DENTON COUNTY DEVELOPMENT RULES AND REGULATIONS. EXCEPT FOR PROVIDING CAPTURE OF 100-YEAR STORM WITHIN RIGHT-OF-WAY.
2. ALL STORM DRAIN LATERALS ARE ASSUMED TO BE 18" DIAMETER UNLESS NOTED OTHERWISE.
3. STORM SEWER SHALL PIPE SHALL BE DESIGNED FOR THE 100-YEAR STORM.

The diagram illustrates a cross-section of a curb and gutter. Key dimensions and components include:

- 50' RIGHT-OF-WAY**: The total width of the right-of-way.
- 31' PAVEMENT B-B**: The width of the pavement base.
- 5.5'**: The width of the curb.
- C.L.**: Centerline of the pavement.
- 5.0'**: The width of the gutter.
- 4 MIN**: The minimum depth of the gutter.
- 2.0'**: The width of the fire hydrant.
- PROPERTY LINE**: The boundary of the property.
- STORM SEWER**: A circular sewer pipe.
- SANITARY SEWER**: A circular sewer pipe.
- PARALLEL SEWER**: A circular sewer pipe.
- FIRE HYDRANT**: A vertical pipe with a valve.
- WATER**: The water supply line.

SURVEYOR: Kimley-Horn 6160 Warren Parkway Frisco, TX 75034 Tel: (469) 933-6058 Contact: Sylviaa Gunawan Surveyor #6641	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1620 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd., N. Suite 202 Arlington, TX 76010 Tel: (727) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (469) 933-5580 Contact: Katherine Fletcher, P.E. Registration F-928		
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
DKT	XXX	TLF	AS SHOWN	SEPT. 2021	2020.03
D					

PROJECT: PRELIMINARY DRAINAGE PLAN FOR HIGH POINTE RANCH, SUBMITTAL NO. 2020020001-0001, CIRCLE Y RANCH CIVIL ENGINEERING, INC. (CIRCLE Y RANCH CIVIL ENGINEERING, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. FOR ANY REASON, INCLUDING BUT NOT LIMITED TO, NEGLIGENCE, WHETHER IN CONTRACT, TORT, OR OTHERWISE, FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS, INCURRED BY KIMLEY-HORN AND ASSOCIATES, INC. IN CONNECTION WITH THIS PROJECT.)
DATE: 12/02/2024 PM
LAST SAVE: 12/02/2024 PM
This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

	AREA DESIGNATOR
	AREA IN ACRES
	Q100 FLOW IN CFS
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED PHASE LINE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR

DRAINAGE DESIGN CRITERIA

$Q_{100} = C \cdot I \cdot A$

Q = FLOW IN CUBIC FEET PER SECOND (CFS)

C = RUNOFF COEFFICIENT = 0.50 (RESIDENTIAL)

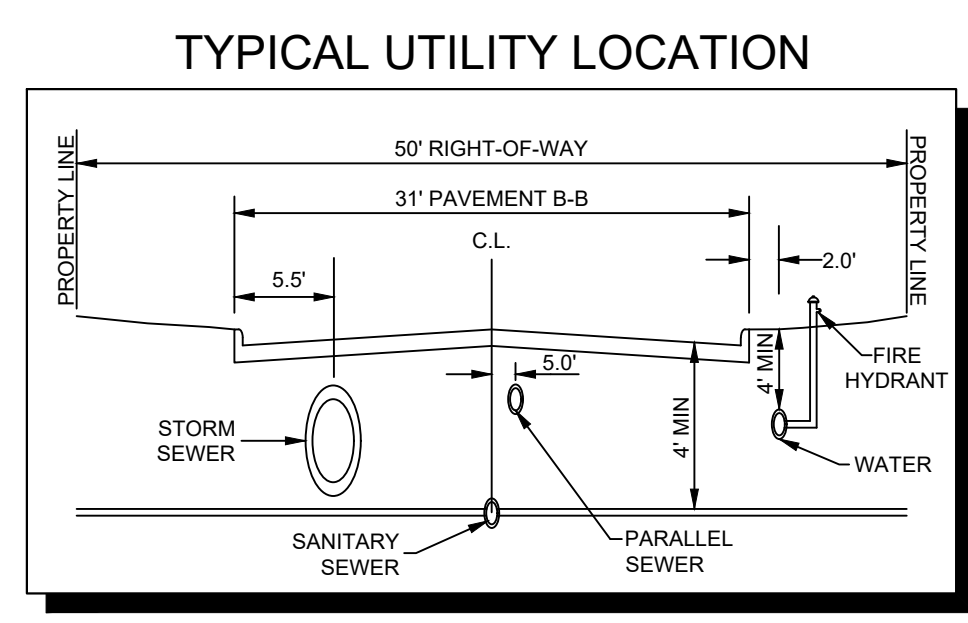
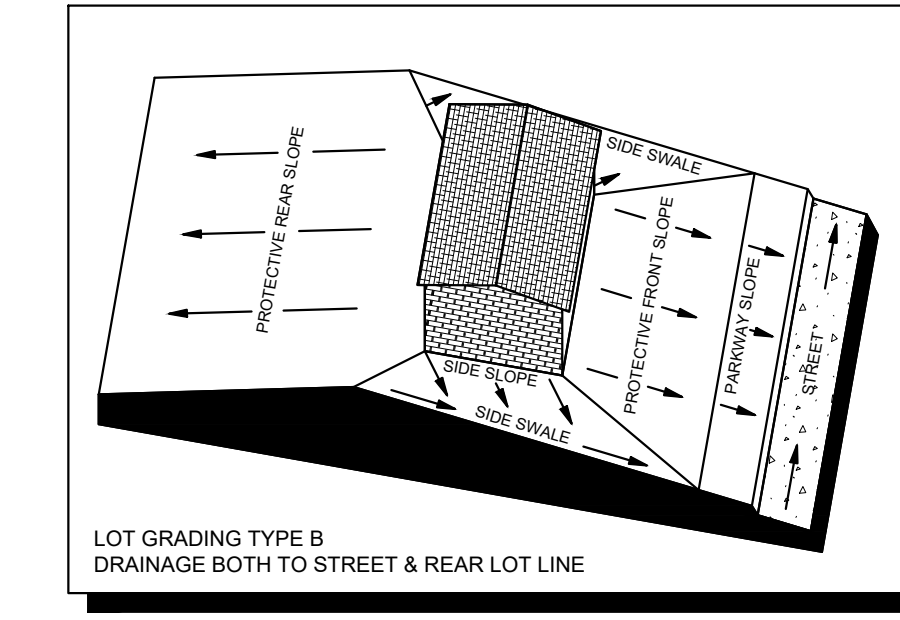
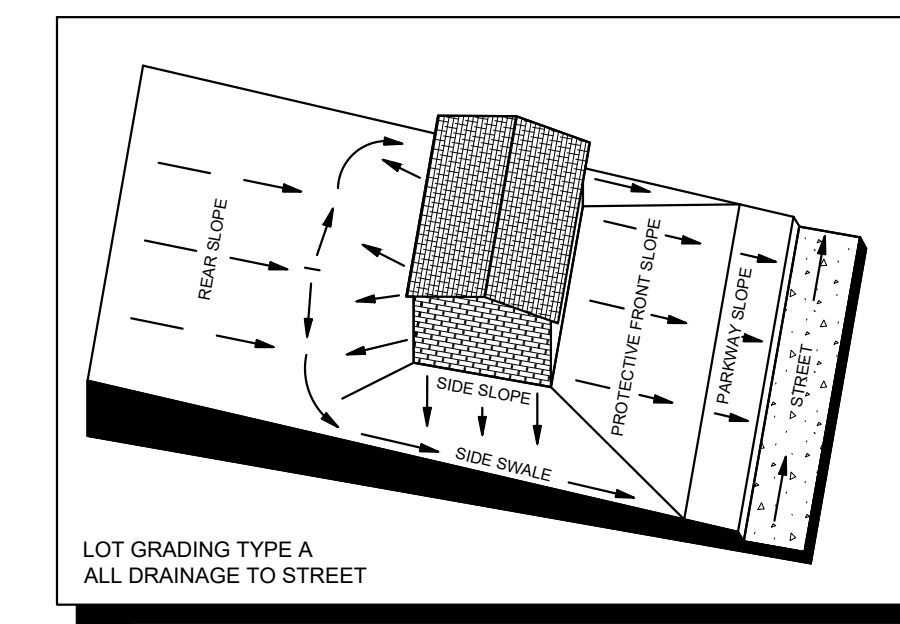
I = INTENSITY (TIME OF CONCENTRATION = TC)

TC OF 15 MINUTES (RESIDENTIAL) = 7.87 IN/HR

A = DRAINAGE AREA IN ACRES

DRAINAGE GENERAL NOTES

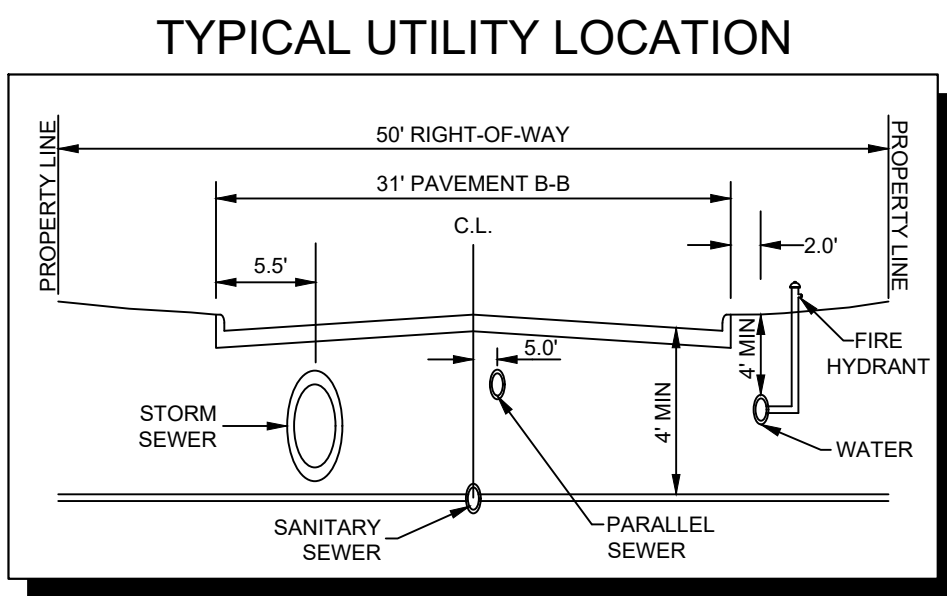
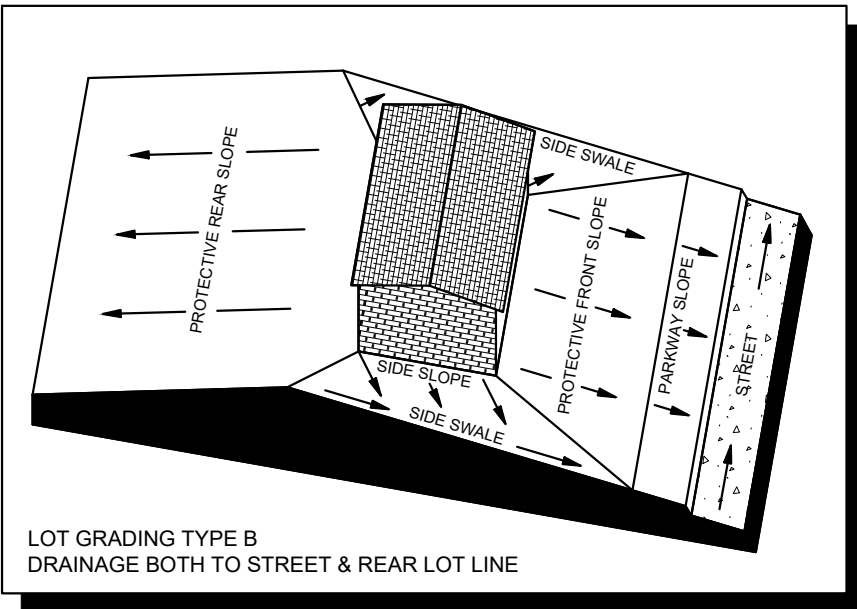
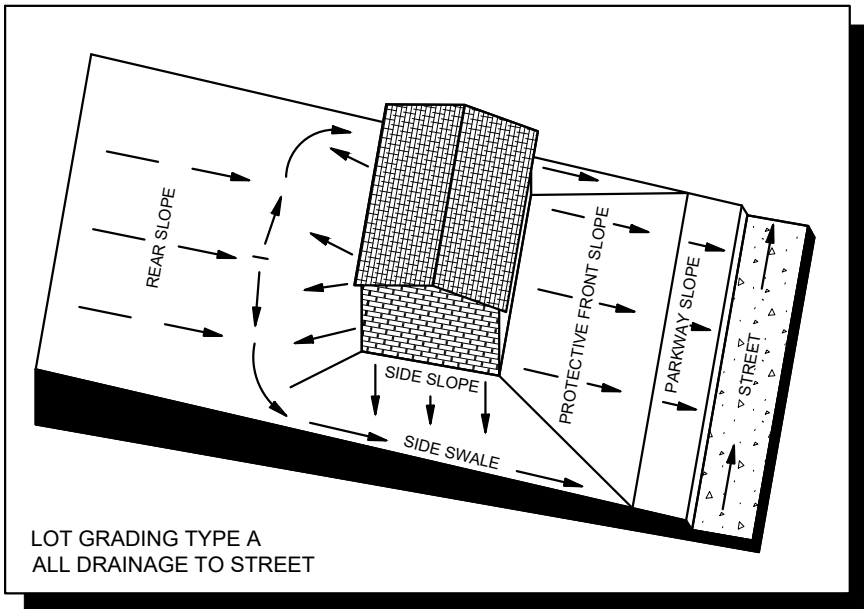
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CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY DRAINAGE PLAN
FOR
HIGH POINTE RANCH
1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 480.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75025 Tel: (469) 353-6058 Contact: Sylvia Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey BlackJack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 75226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Registration F-928			
DESIGNED DKT	DRAWN XXX	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	D-4



DRAINAGE GENERAL NOTES

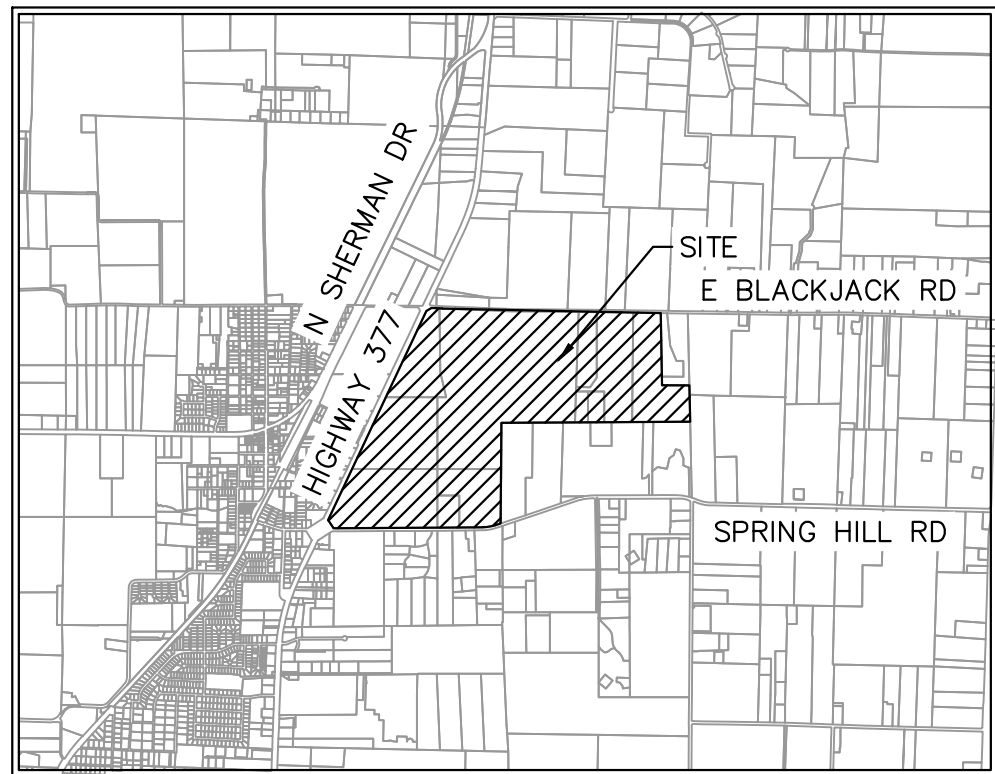
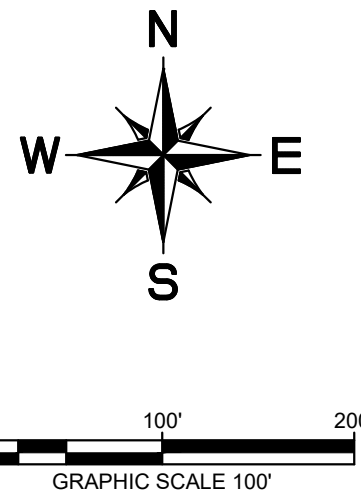
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DRAINAGE DESIGN CRITERIA

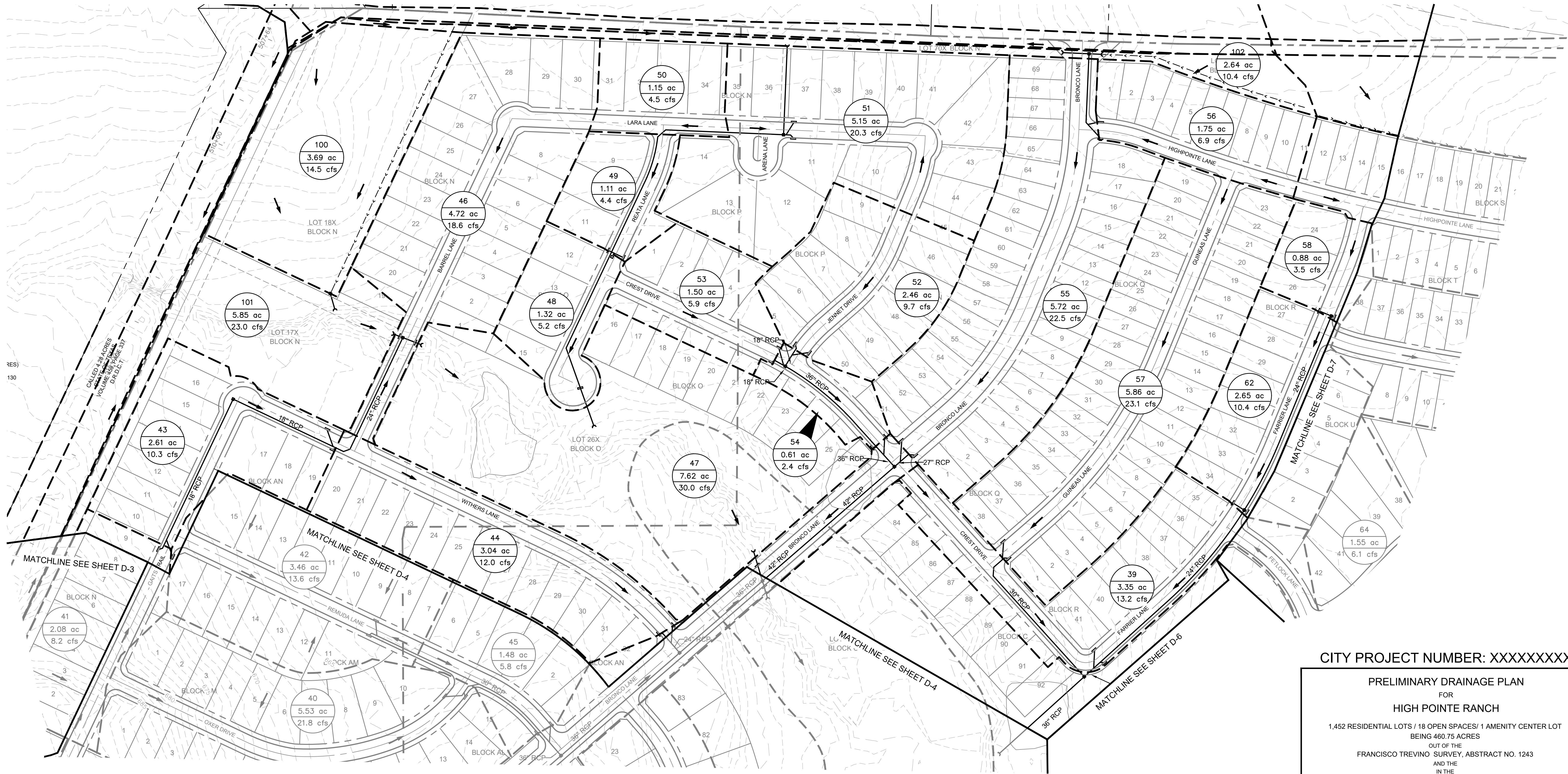
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 I = INTENSITY (TIME OF CONCENTRATION = TC)
TC OF 15 MINUTES (RESIDENTIAL) = 7.87 IN/H
 A = DRAINAGE AREA IN ACRES

LEGEND

	AREA DESIGNATOR
	AREA IN ACRES
	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED PHASE LINE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR



VICINITY MAP
SCALE: 1" = 4,000'

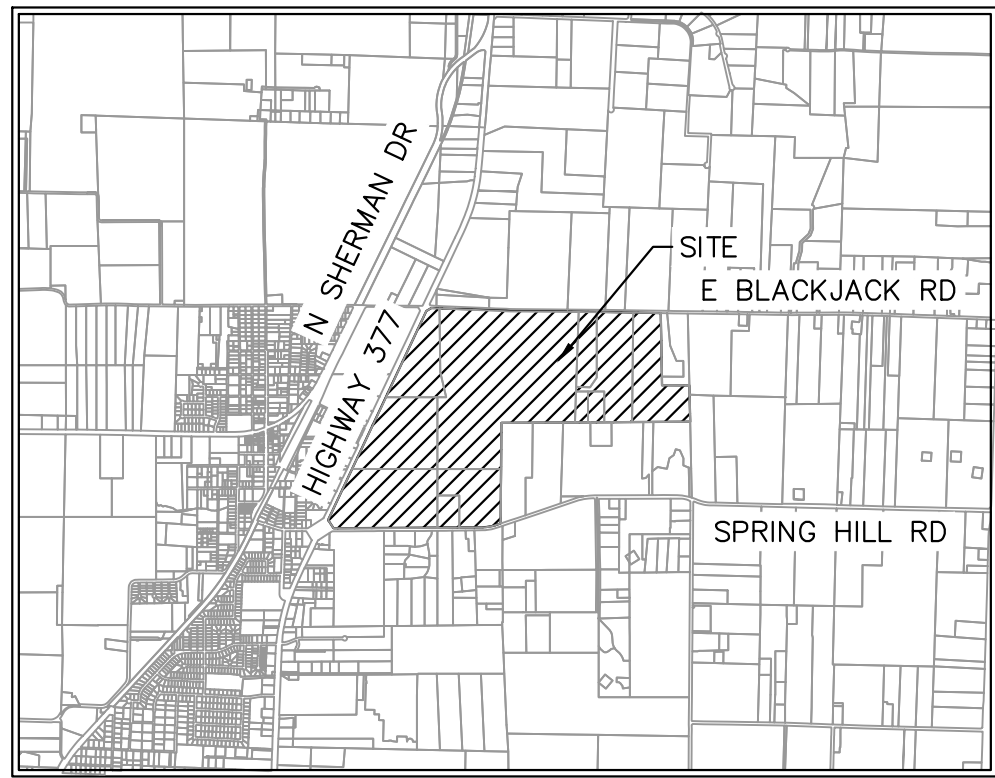
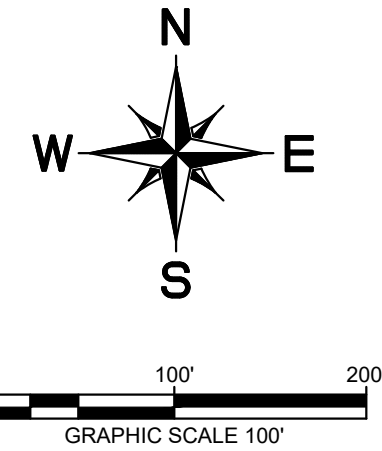
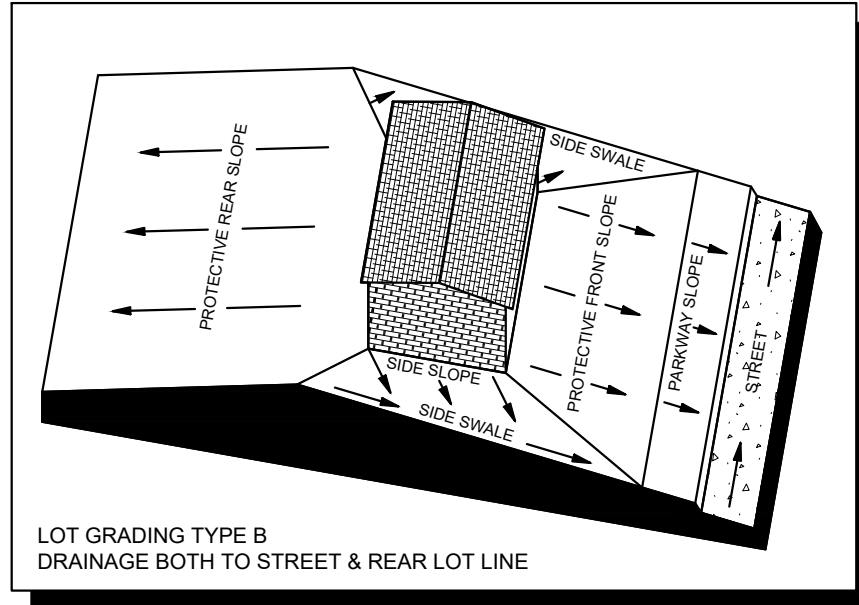


CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY DRAINAGE PLAN FOR HIGH POINTE RANCH

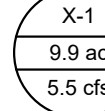
1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylvia Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Frisco, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928			
DESIGNED DKT	DRAWN XXX	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	D-5



VICINITY MAP
SCALE: 1" = 4,000'

LEGEND

	AREA DESIGNATOR
	AREA IN ACRES
	Q100 FLOW IN CFS
	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED PHASE LINE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
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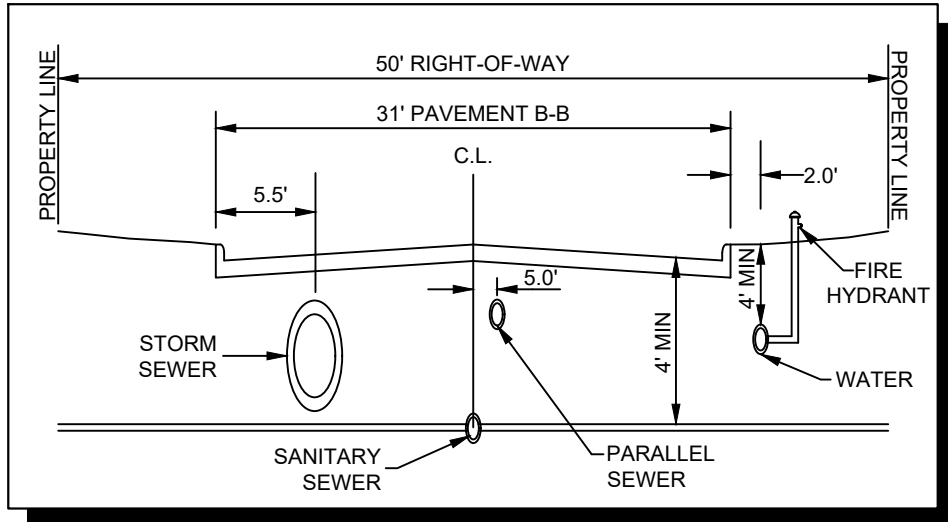
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DRAINAGE GENERAL NOTES

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TYPICAL UTILITY LOCATION



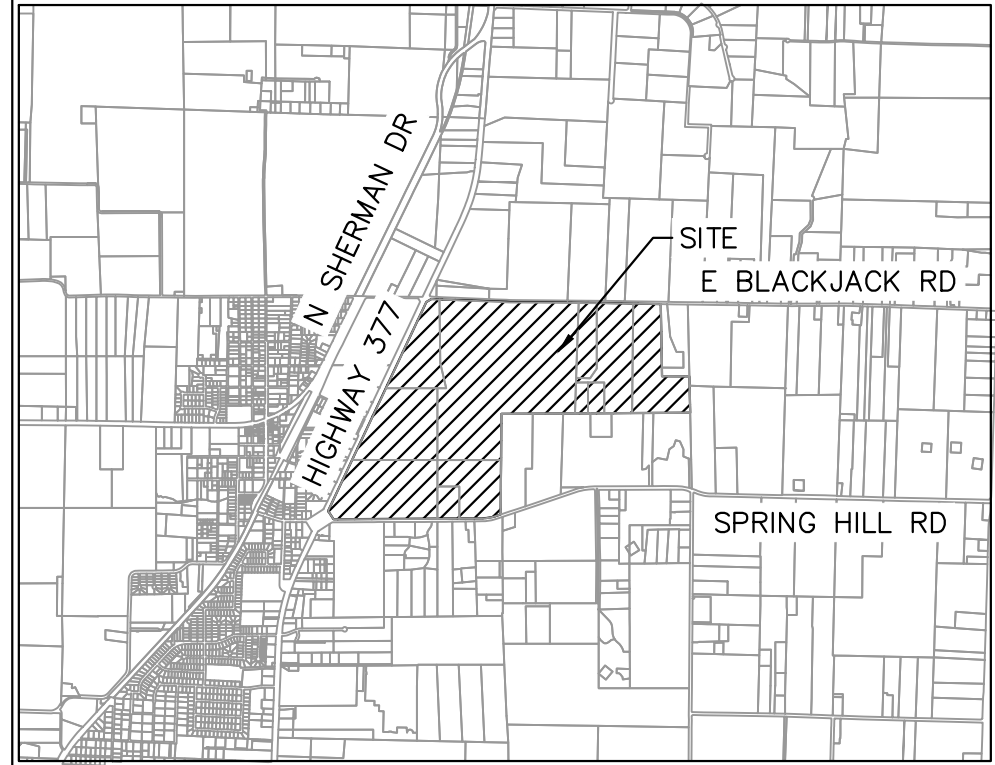
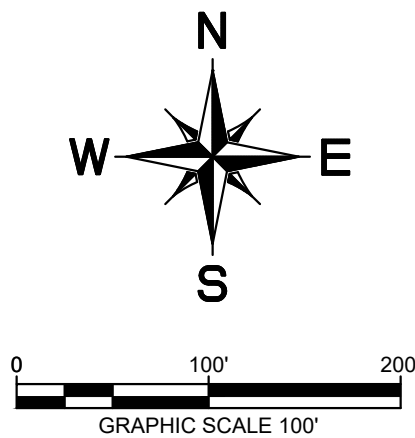
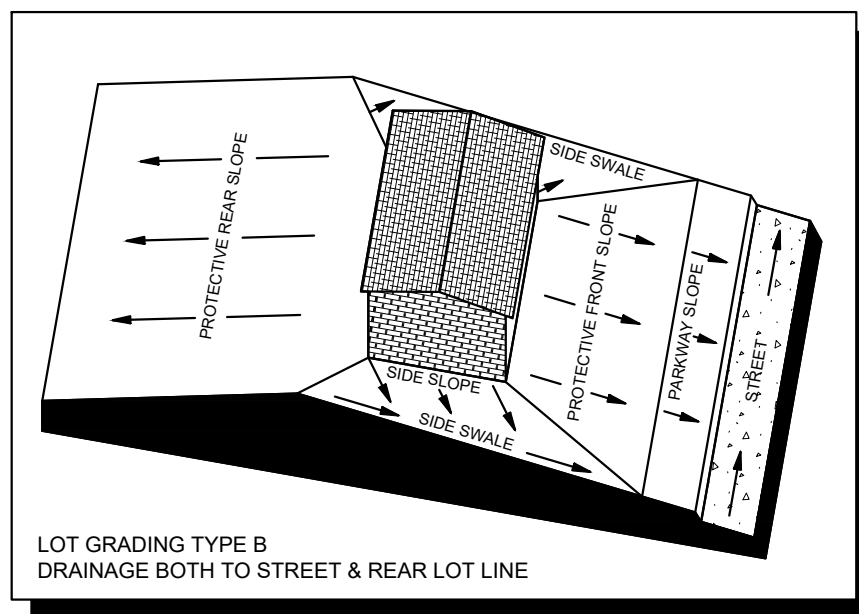
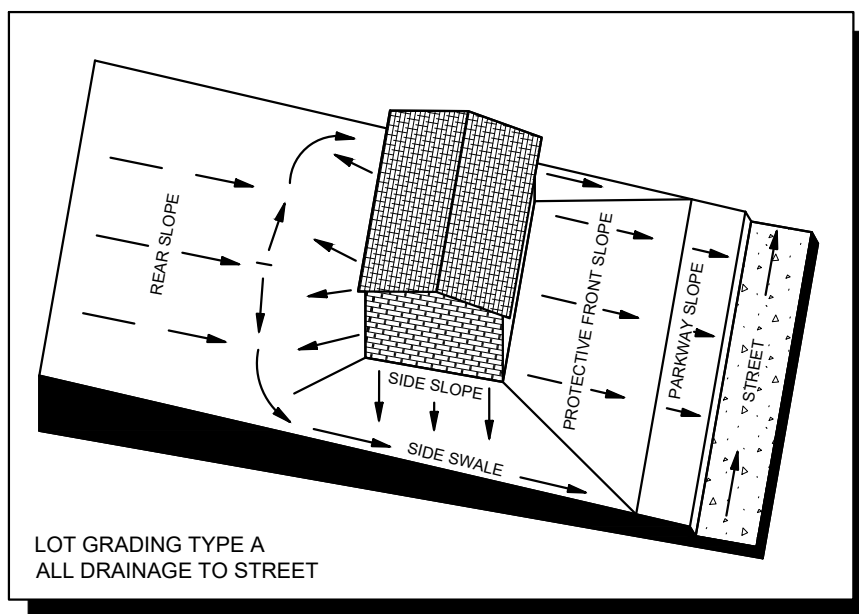
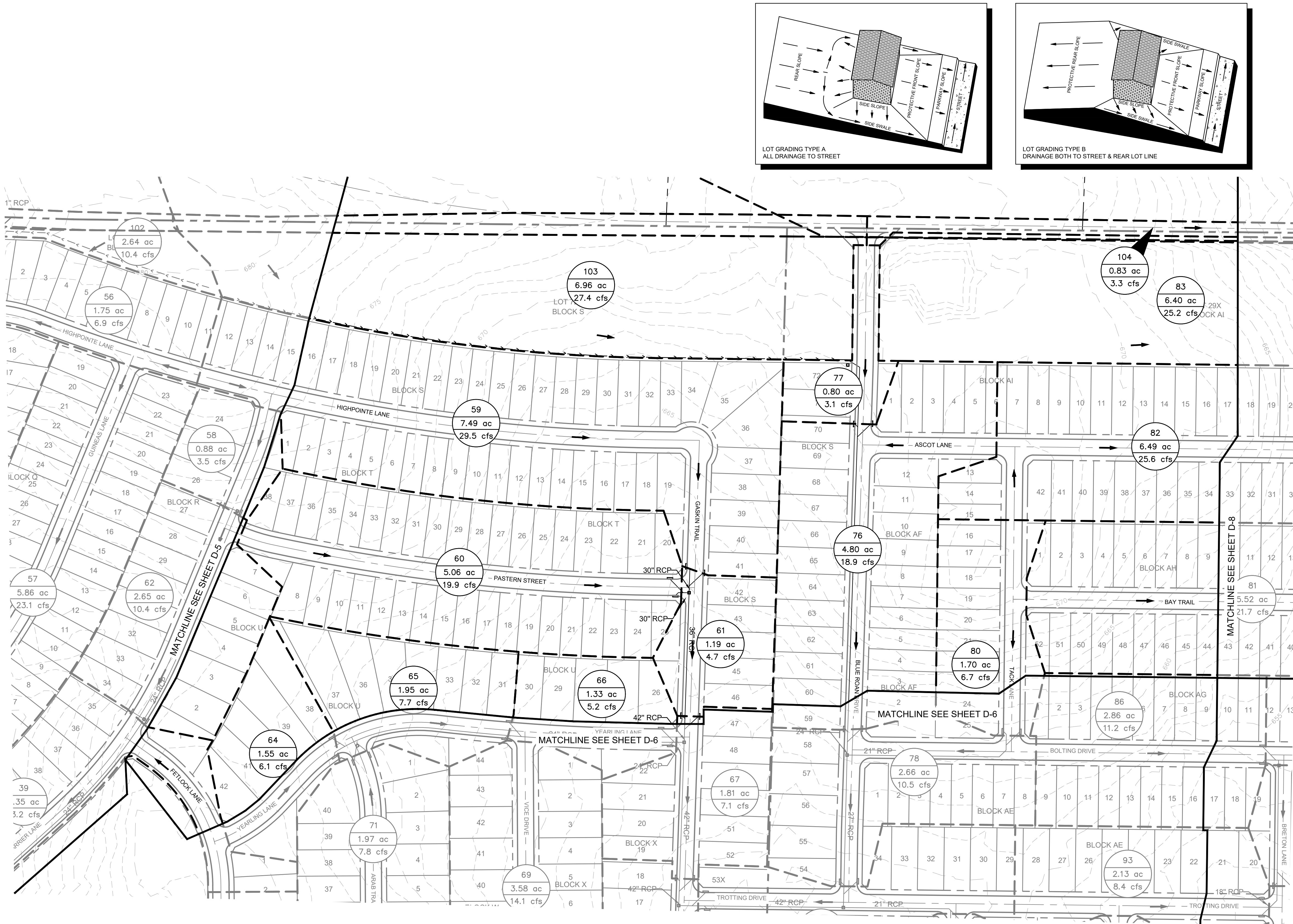
CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY DRAINAGE PLAN FOR HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6180 Warren Pkwy Falls Church, VA 22040 Tel: (469) 353-6058 Contact: Sylvia Gansaw Surveyor #8461	OWNER/DEVELOPER: Aubrey Blackack Partners, LLC 4514 Cole Ave., Suite 1625 Dallas, TX 75205 Tel: (214) 674-8570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 136 Old Town Blvd., N. Suite 202 Arlingt, TX 76010 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley-Horn 6180 Warren Parkway, Suite 210 Falls Church, VA 22040 Tel: (972) 353-6088 Contact: Thomas Fletcher, P.E. Registration F-528		
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
DKT	DKT	TLF	AS SHOWN	SEP 2021	2020103

D-6



VICINITY MAP
SCALE: 1" = 4,000'

LEGEND	
	AREA DESIGNATOR AREA IN ACRES Q100 FLOW IN CFS
	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED PHASE LINE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR

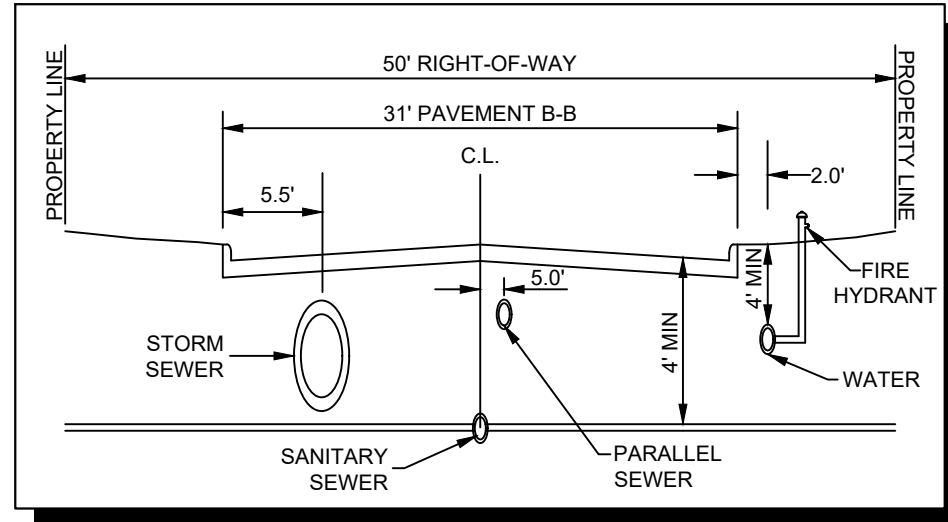
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TYPICAL UTILITY LOCATION

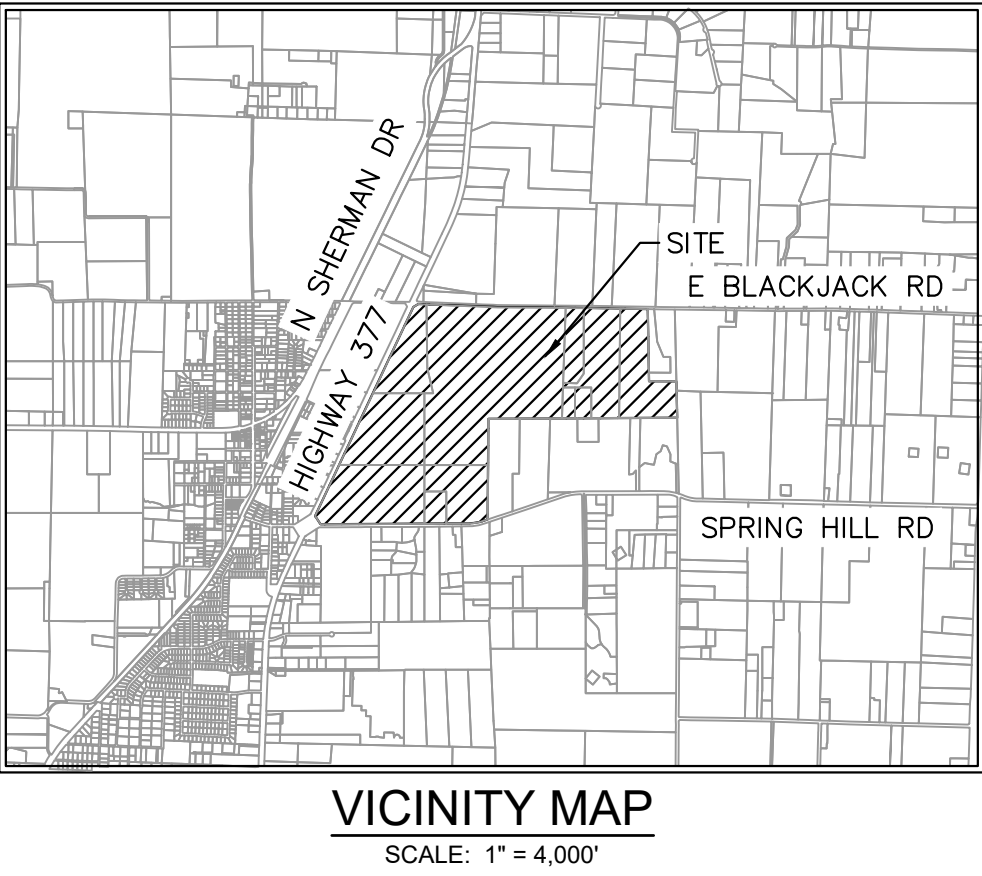
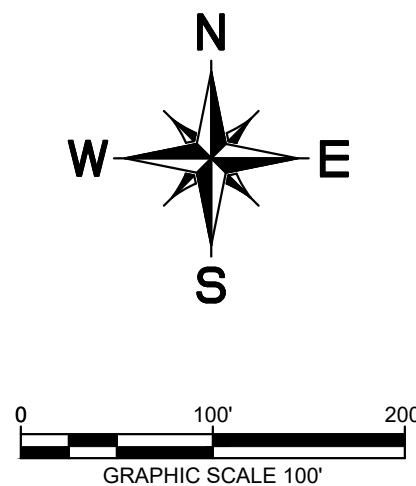
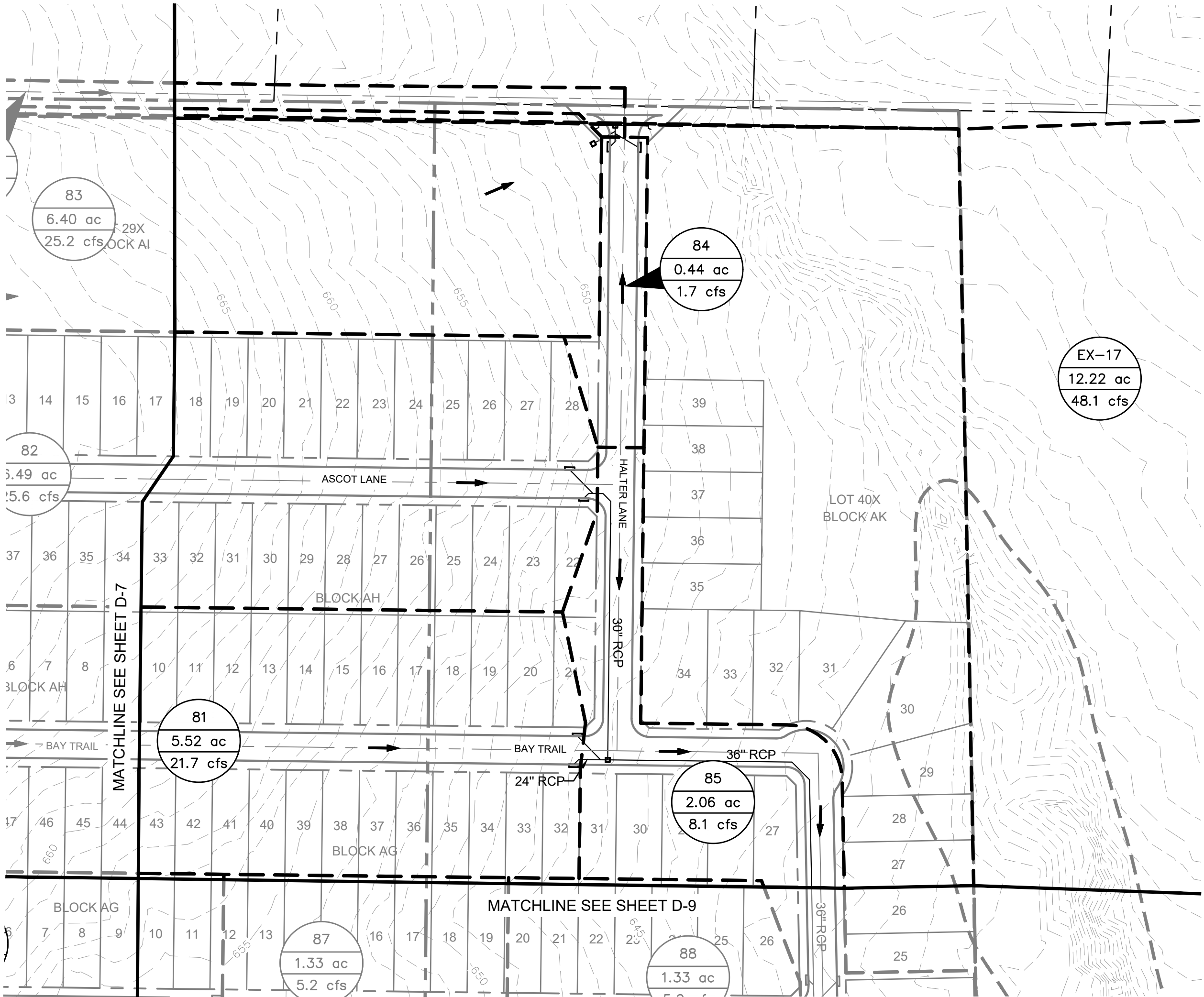


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PRELIMINARY DRAINAGE PLAN FOR HIGH POINTE RANCH

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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103



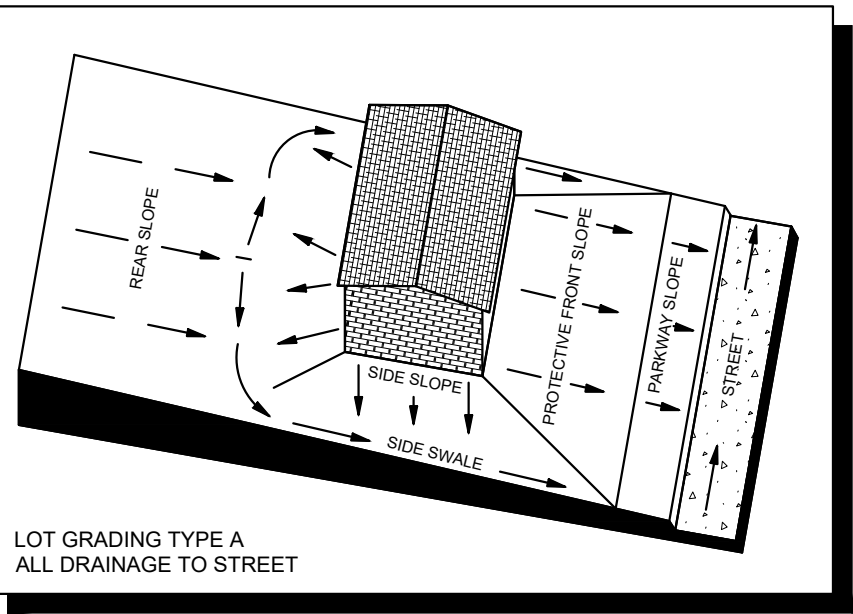
LEGEND	
X-1 9.9 ac 5.5 cfs	AREA DESIGNATOR
A-1	AREA IN ACRES
---	Q100 FLOW IN CFS
---	INLET NUMBER
---	PROPERTY LINE
---	PROPOSED STORM DRAIN LINE
---	EXISTING STORM DRAIN LINE
---	PROPOSED DRAINAGE DIVIDE
---	PROPOSED PHASE LINE
□	PROPOSED STORM DRAIN INLET
○	PROPOSED STORM DRAIN MANHOLE
---	PROPOSED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

DRAINAGE DESIGN CRITERIA

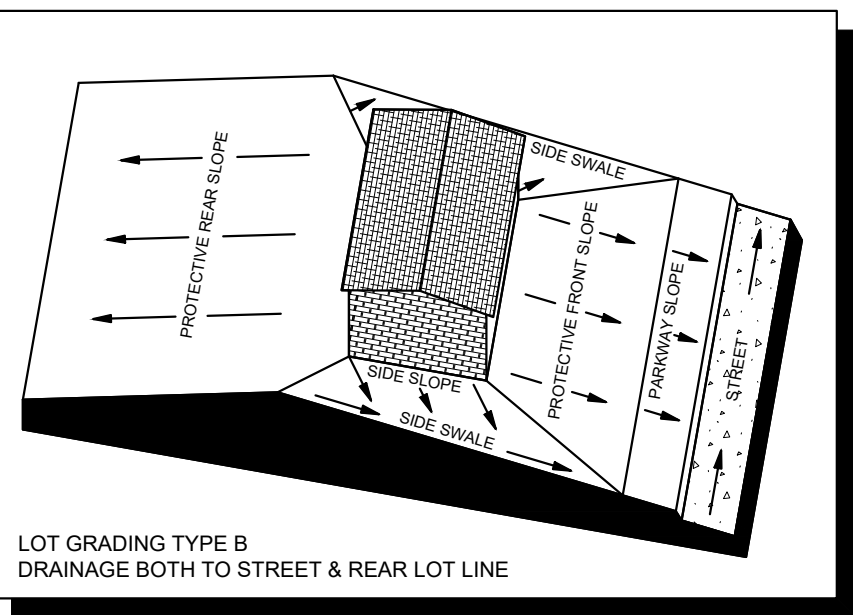
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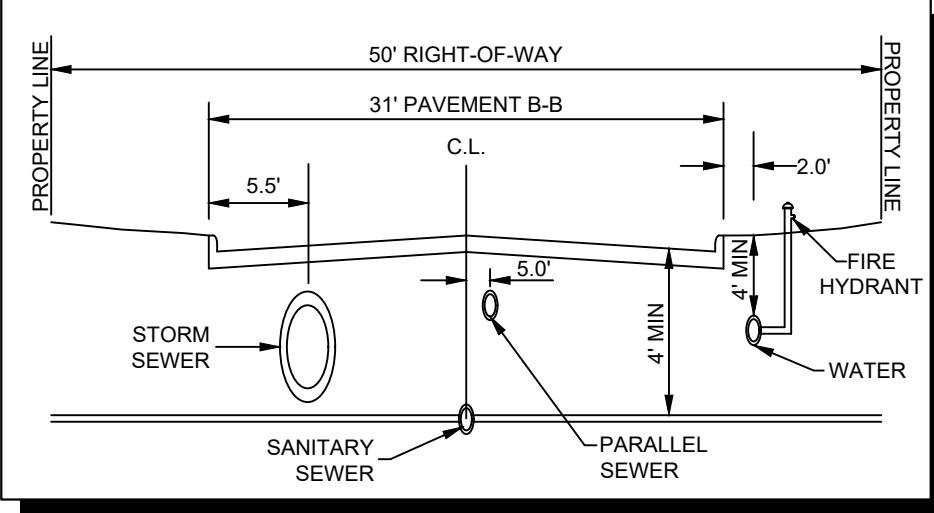


LOT GRADING TYPE A
ALL DRAINAGE TO STREET



LOT GRADING TYPE B
DRAINAGE BOTH TO STREET & REAR LOT LINE

TYPICAL UTILITY LOCATION

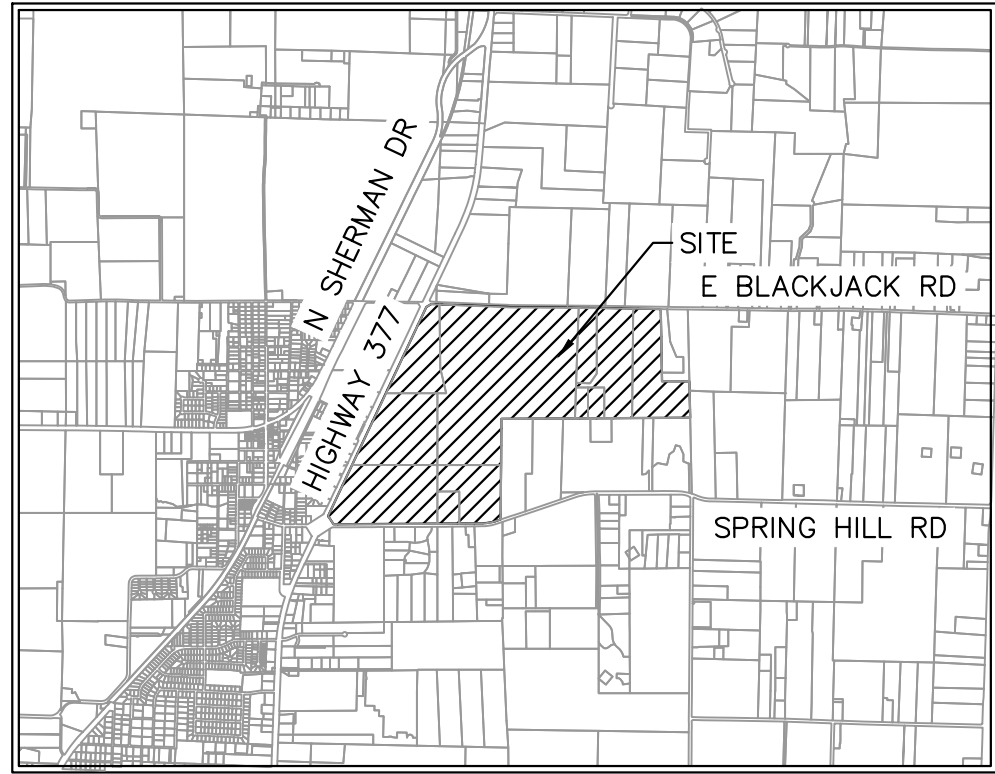
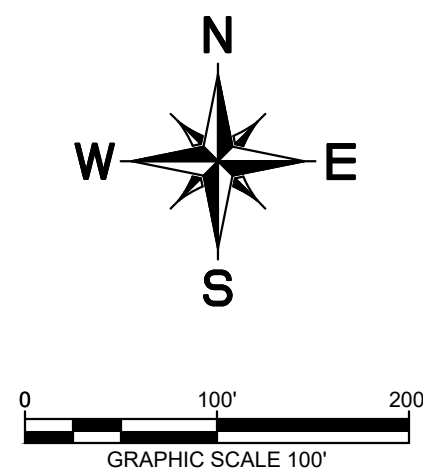
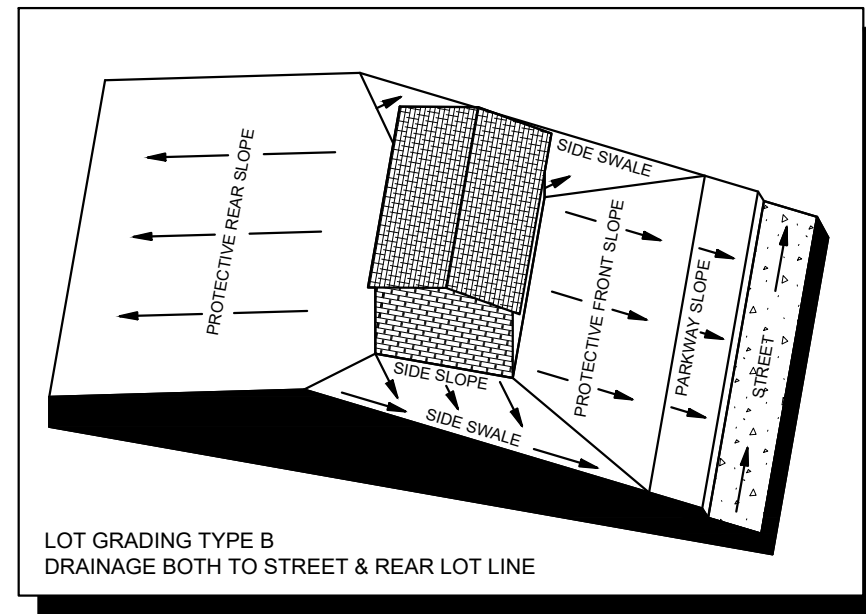
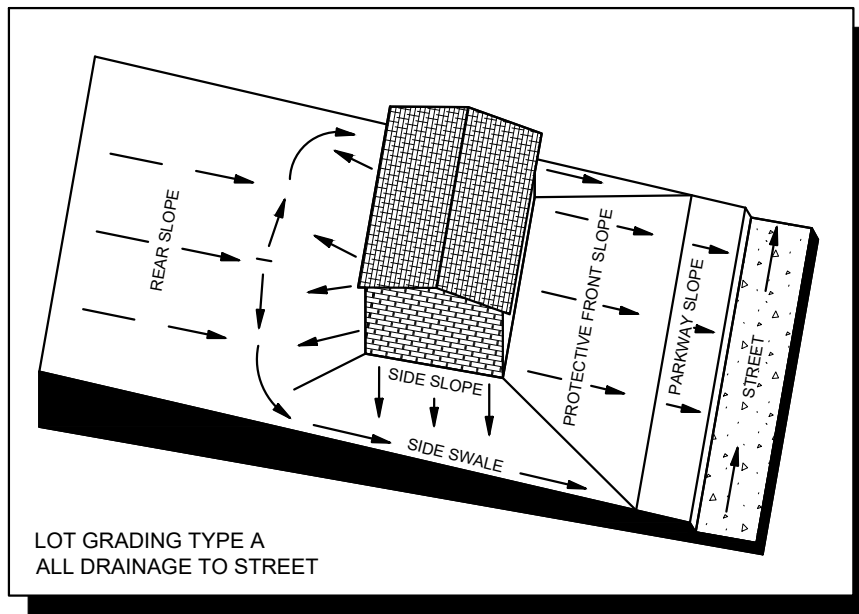
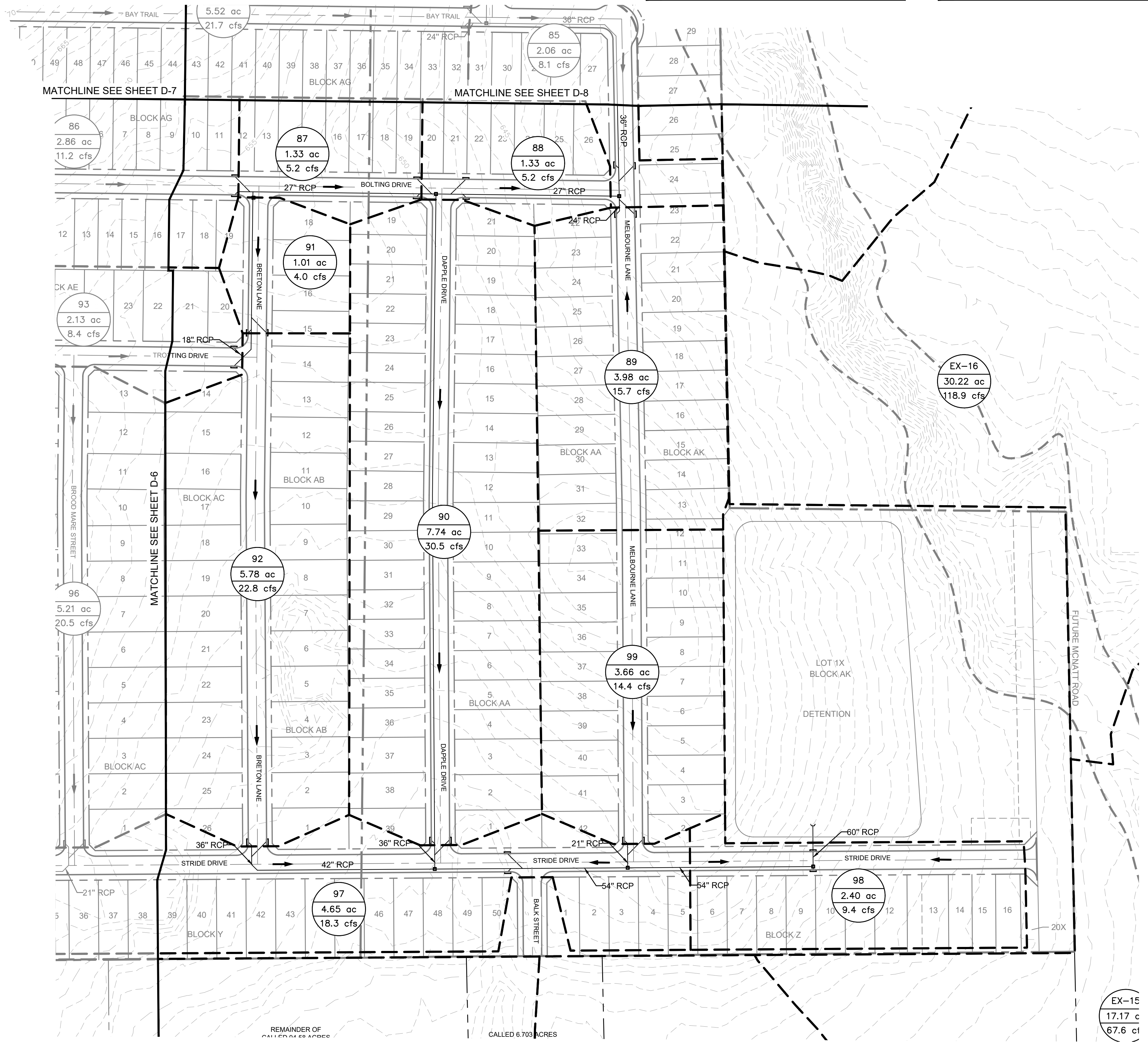


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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.		D-8
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103		



VICINITY MAP
SCALE: 1" = 4,000'

LEGEND

	AREA DESIGNATOR
	AREA IN ACRES
	Q100 FLOW IN CFS
	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED PHASE LINE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR

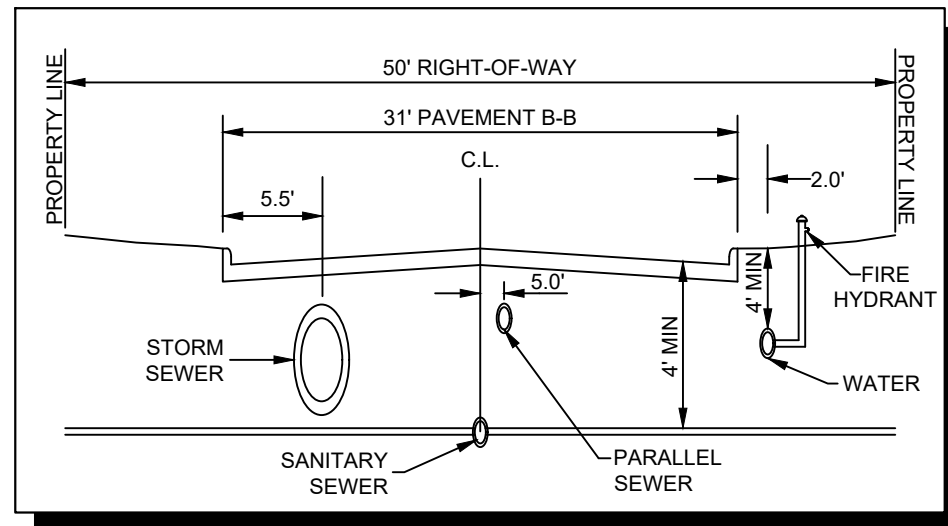
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A = DRAINAGE AREA IN ACRES

DRAINAGE GENERAL NOTES

- LAYOUT SHOWN IS PRELIMINARY. STORM DRAIN PIPE SIZING, INLET LOCATIONS, AND JUNCTION BOX LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL PLAT AND CONSTRUCTION PLANS, BUT SHALL MEET THE REQUIREMENTS OF THE DENTON COUNTY DEVELOPMENT RULES AND REGULATIONS, EXCEPT FOR PROVIDING CAPTURE OF 100-YEAR STORM WITHIN RIGHT-OF-WAY.
- ALL STORM DRAIN LATERALS ARE ASSUMED TO BE 18" DIAMETER UNLESS NOTED OTHERWISE.
- STORM SEWER SHALL PIPE SHALL BE DESIGNED FOR THE 100-YEAR STORM.

TYPICAL UTILITY LOCATION



CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY DRAINAGE PLAN FOR HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylviana Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey BlackJack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd., N., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley-Horn 6160 Warren Pkwy., Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928			
DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	D-9

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)
2	1.15	1.00	0.50	15	7.87	4.5
3	2.65	1.00	0.50	15	7.87	10.4
5	2.76	1.00	0.50	15	7.87	10.9
6	2.02	1.00	0.50	15	7.87	8.0
7	0.96	1.00	0.50	15	7.87	3.8
8	0.98	1.00	0.50	15	7.87	3.9
9	4.11	1.00	0.50	15	7.87	16.2
10	4.09	1.00	0.50	15	7.87	16.1
12	2.80	1.00	0.50	15	7.87	11.0
13	1.77	1.00	0.50	15	7.87	7.0
15	2.55	1.00	0.50	15	7.87	10.0
16	2.51	1.00	0.50	15	7.87	9.9
17	36.06	1.00	0.50	15	7.87	141.9
18	0.57	1.00	0.50	15	7.87	2.2
19	0.63	1.00	0.50	15	7.87	2.5
20	41.12	1.00	0.50	15	7.87	161.8
21	1.07	1.00	0.50	15	7.87	4.2
22	0.52	1.00	0.50	15	7.87	2.0
23	4.75	1.00	0.50	15	7.87	18.7
24	0.96	1.00	0.50	15	7.87	3.8

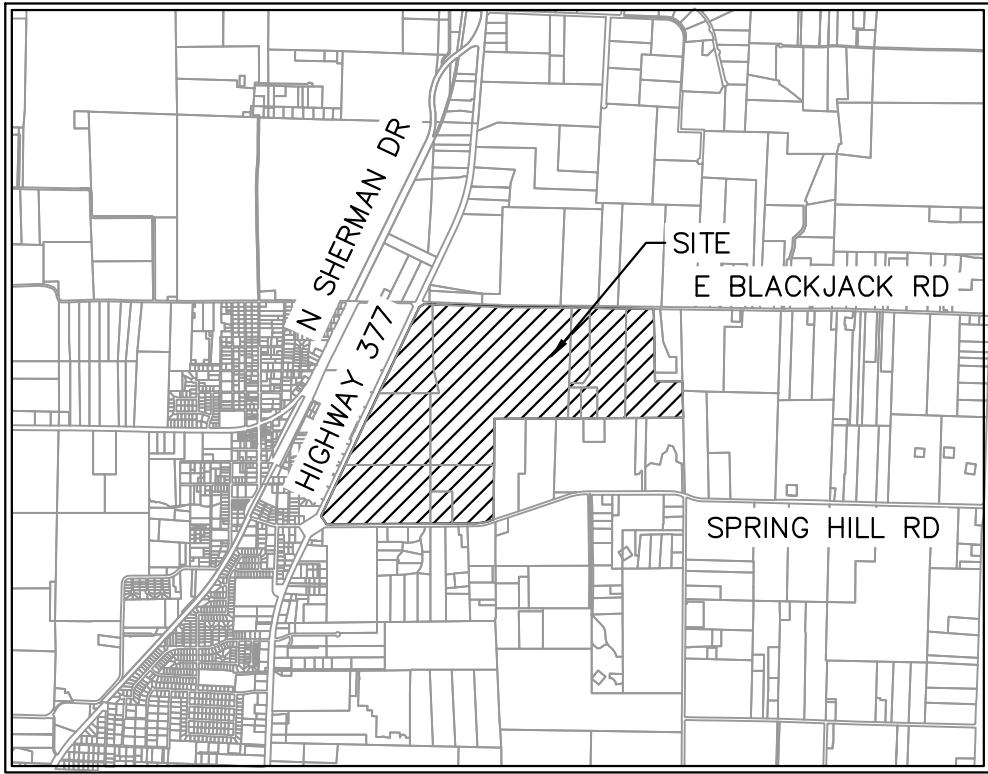
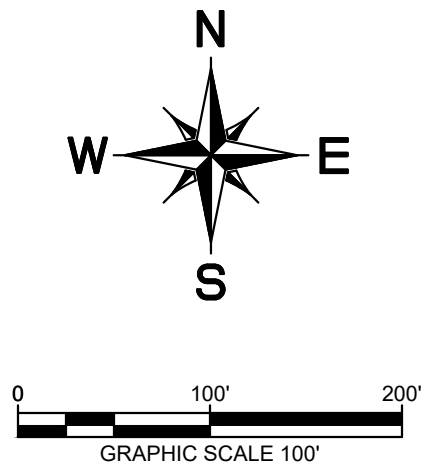
DRAINAGE AREA TABLE						
DRAINAGE AREA NO.	AREA (ac)	ANTECEDENT FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)
66	1.33	1.00	0.50	15	7.87	5.2
67	1.81	1.00	0.50	15	7.87	7.1
68	2.75	1.00	0.50	15	7.87	10.8
69	3.58	1.00	0.50	15	7.87	14.1
70	5.34	1.00	0.50	15	7.87	21.0
71	1.97	1.00	0.50	15	7.87	7.8
72	1.57	1.00	0.50	15	7.87	6.2
73	4.08	1.00	0.50	15	7.87	16.0
74	2.40	1.00	0.50	15	7.87	9.5
75	1.48	1.00	0.50	15	7.87	5.8
76	4.80	1.00	0.50	15	7.87	18.9
77	0.80	1.00	0.50	15	7.87	3.1
78	2.66	1.00	0.50	15	7.87	10.5
79	2.41	1.00	0.50	15	7.87	9.5
80	1.70	1.00	0.50	15	7.87	6.7
81	5.52	1.00	0.50	15	7.87	21.7
82	6.49	1.00	0.50	15	7.87	25.6
83	6.40	1.00	0.50	15	7.87	25.2
84	0.44	1.00	0.50	15	7.87	1.7
85	2.06	1.00	0.50	15	7.87	8.1

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)
25	5.47	1.00	0.50	15	7.87	21.5
26	1.14	1.00	0.50	15	7.87	4.5
27	4.08	1.00	0.50	15	7.87	16.0
28	7.46	1.00	0.50	15	7.87	29.4
29	1.64	1.00	0.50	15	7.87	6.5
30	6.16	1.00	0.50	15	7.87	24.2
31	7.07	1.00	0.50	15	7.87	27.8
32	3.74	1.00	0.50	15	7.87	14.7
33	2.00	1.00	0.50	15	7.87	7.9
34	7.17	1.00	0.50	15	7.87	28.2
35	6.08	1.00	0.50	15	7.87	23.9
36	1.55	1.00	0.50	15	7.87	6.1
37	1.86	1.00	0.50	15	7.87	7.3
38	3.62	1.00	0.50	15	7.87	14.3
39	3.35	1.00	0.50	15	7.87	13.2
40	5.53	1.00	0.50	15	7.87	21.8
41	2.08	1.00	0.50	15	7.87	8.2
42	3.46	1.00	0.50	15	7.87	13.6
43	2.61	1.00	0.50	15	7.87	10.3
44	3.04	1.00	0.50	15	7.87	12.0

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)
86	2.86	1.00	0.50	15	7.87	11.2
87	1.33	1.00	0.50	15	7.87	5.2
88	1.33	1.00	0.50	15	7.87	5.2
89	3.98	1.00	0.50	15	7.87	15.7
90	7.74	1.00	0.50	15	7.87	30.5
91	1.01	1.00	0.50	15	7.87	4.0
92	5.78	1.00	0.50	15	7.87	22.8
93	2.13	1.00	0.50	15	7.87	8.4
94	2.34	1.00	0.50	15	7.87	9.2
95	2.58	1.00	0.50	15	7.87	10.1
96	5.21	1.00	0.50	15	7.87	20.5
97	4.65	1.00	0.50	15	7.87	18.3
98	2.40	1.00	0.50	15	7.87	9.4
99	3.66	1.00	0.50	15	7.87	14.4
100	3.69	1.00	0.50	15	7.87	14.5
101	5.85	1.00	0.50	15	7.87	23.0
102	2.64	1.00	0.50	15	7.87	10.4
103	6.96	1.00	0.50	15	7.87	27.4
104	0.83	1.00	0.50	15	7.87	3.3
105	4.13	1.00	0.50	15	7.87	16.2

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)
45	1.48	1.00	0.50	15	7.87	5.8
46	4.72	1.00	0.50	15	7.87	18.6
47	7.62	1.00	0.50	15	7.87	30.0
48	1.32	1.00	0.50	15	7.87	5.2
49	1.11	1.00	0.50	15	7.87	4.4
50	1.15	1.00	0.50	15	7.87	4.5
51	5.15	1.00	0.50	15	7.87	20.3
52	2.46	1.00	0.50	15	7.87	9.7
53	1.50	1.00	0.50	15	7.87	5.9
54	0.61	1.00	0.50	15	7.87	2.4
55	5.72	1.00	0.50	15	7.87	22.5
56	1.75	1.00	0.50	15	7.87	6.9
57	5.86	1.00	0.50	15	7.87	23.1
58	0.88	1.00	0.50	15	7.87	3.5
59	7.49	1.00	0.50	15	7.87	29.5
60	5.06	1.00	0.50	15	7.87	19.9
61	1.19	1.00	0.50	15	7.87	4.7
62	2.65	1.00	0.50	15	7.87	10.4
64	1.55	1.00	0.50	15	7.87	6.1
65	1.95	1.00	0.50	15	7.87	7.7

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)
106	2.08	1.00	0.50	15	7.87	8.2
107	3.18	1.00	0.50	15	7.87	12.5



DRAINAGE DESIGN CRITERIA

Q100 = C*I*A
 Q = FLOW IN CUBIC FEET PER SECOND (CFS)
 C = RUNOFF COEFFICIENT = 0.50 (RESIDENTIAL)
 I = INTENSITY (TIME OF CONCENTRATION = TC)
 TC OF 15 MINUTES (RESIDENTIAL) = 7.87 IN/HR
 A = DRAINAGE AREA IN ACRES

DRAINAGE GENERAL NOTES

- LAYOUT SHOWN IS PRELIMINARY. STORM DRAIN PIPE SIZING, INLET LOCATIONS, AND JUNCTION BOX LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL PLAT AND CONSTRUCTION PLANS, BUT SHALL MEET THE REQUIREMENTS OF THE DENTON COUNTY DEVELOPMENT RULES AND REGULATIONS, EXCEPT FOR PROVIDING CAPTURE OF 100-YEAR STORM WITHIN RIGHT-OF-WAY.
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CITY PROJECT NUMBER: XXXXXXXXXX

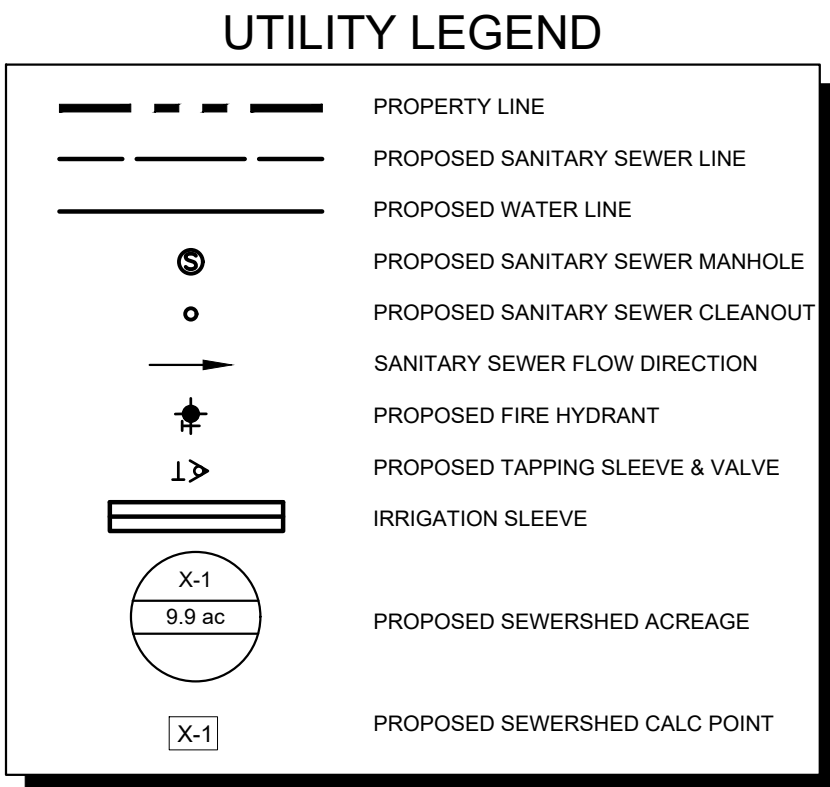
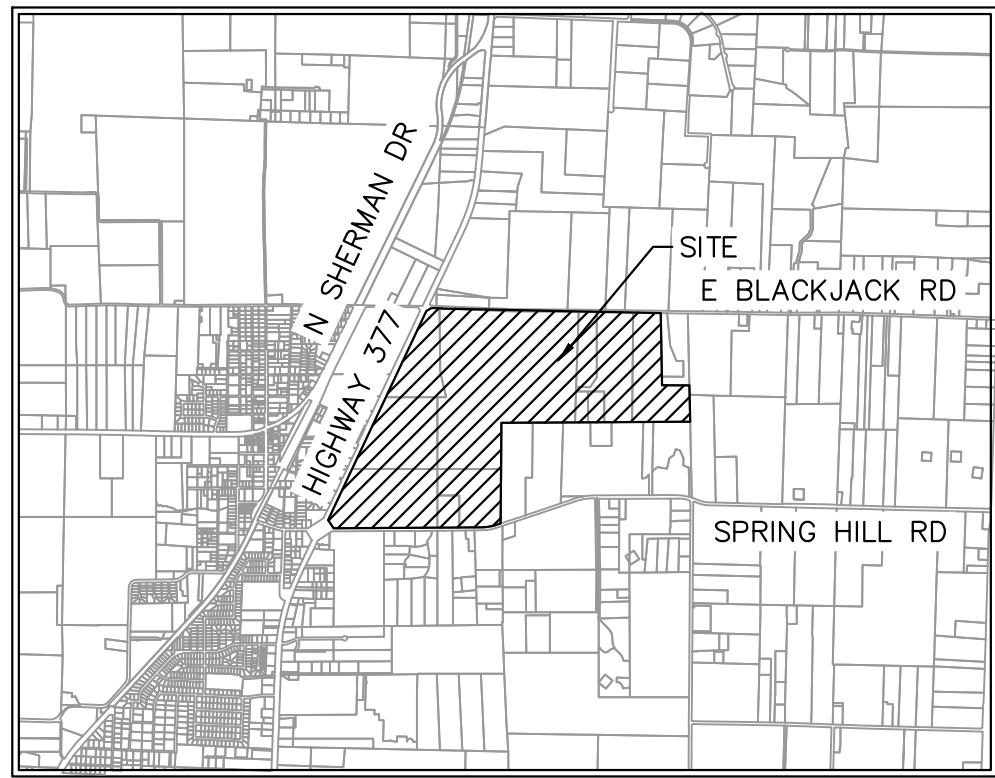
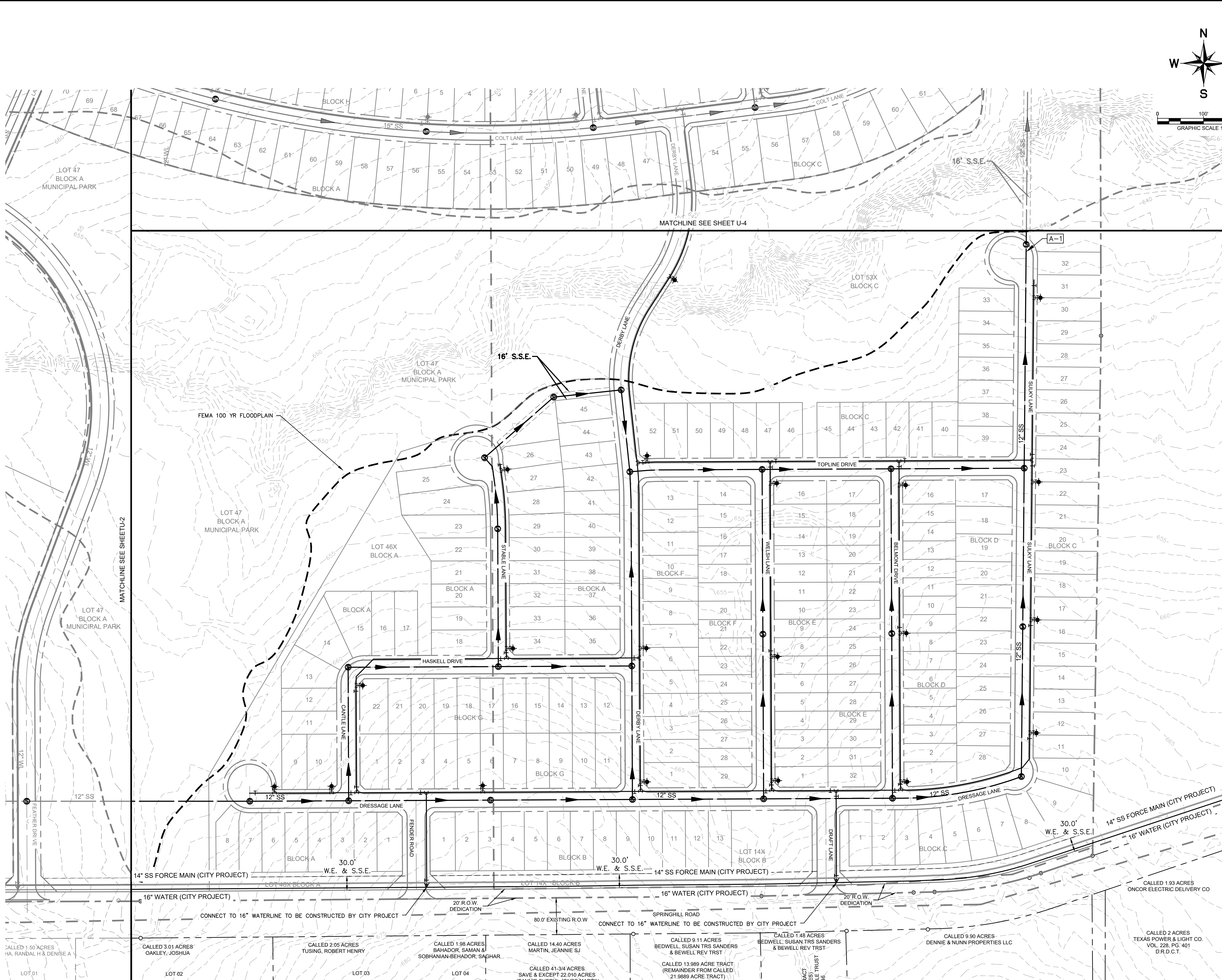
PRELIMINARY DRAINAGE PLAN
 FOR
 HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
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OUT OF THE
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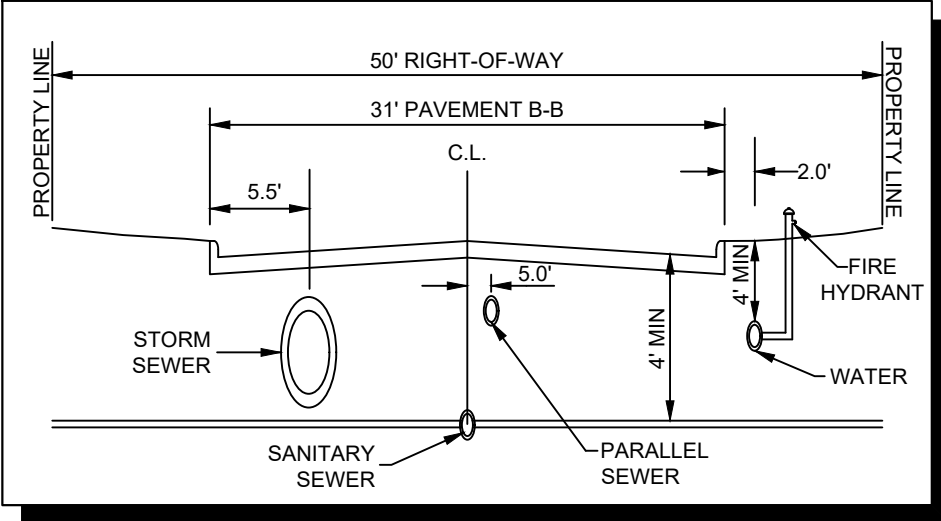
SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylviana Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 75226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley»Horn 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928				
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.		D-10
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103		



WATER & SEWER GENERAL NOTES

- ALL WATERLINES ARE 8" UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER LINES ARE 8" UNLESS OTHERWISE NOTED.
- ALL FIRE HYDRANTS TO BE LOCATED AT PCCRS OR LOT LINES
- ALL WATER AND SANITARY SEWER LINES ARE CONCENTRIC AND PARALLEL TO THE STREET CENTERLINES UNLESS OTHERWISE NOTED.
- UTILITY LAYOUT INCLUDING, LINES, VALVES, FIRE HYDRANTS, SANITARY SEWER MANHOLES, ETC. ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL PLAT AND CONSTRUCTION PLANS.
- WATER AND SEWER TO BE PROVIDED BY THE CITY OF AUBREY
- OFFSITE UTILITIES DESIGNED BY CITY'S CONSULTANT. UTILITY CONNECTION TO BE COORDINATED BY CITY'S CONSULTANT AND PROJECT ENGINEER.

TYPICAL UTILITY LOCATION



CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY UTILITY PLAN

FOR HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES

OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE

CITY OF AUBREY, DENTON COUNTY, TEXAS

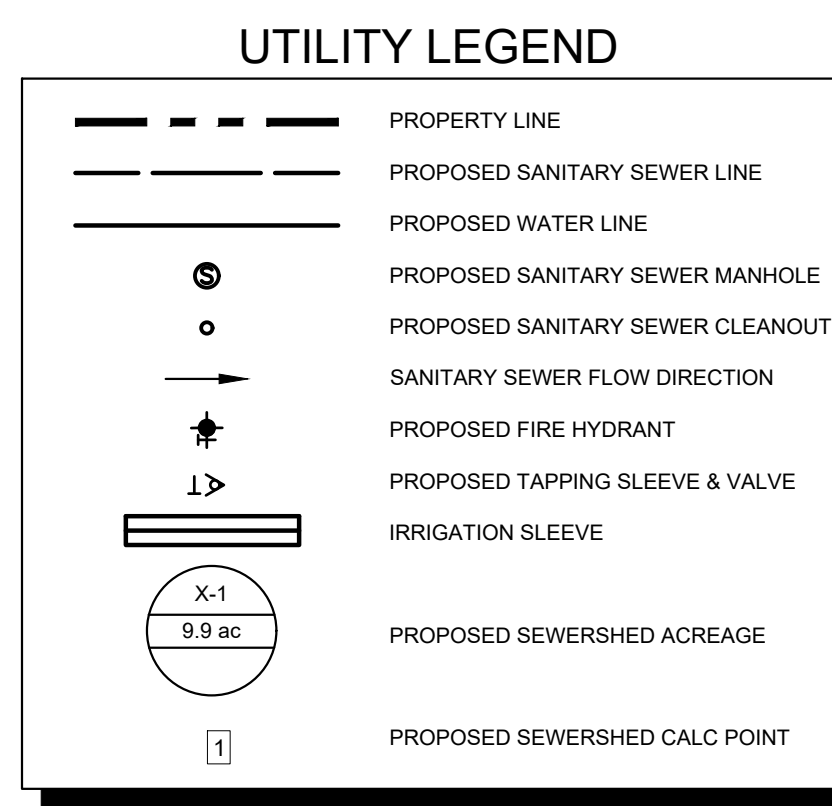
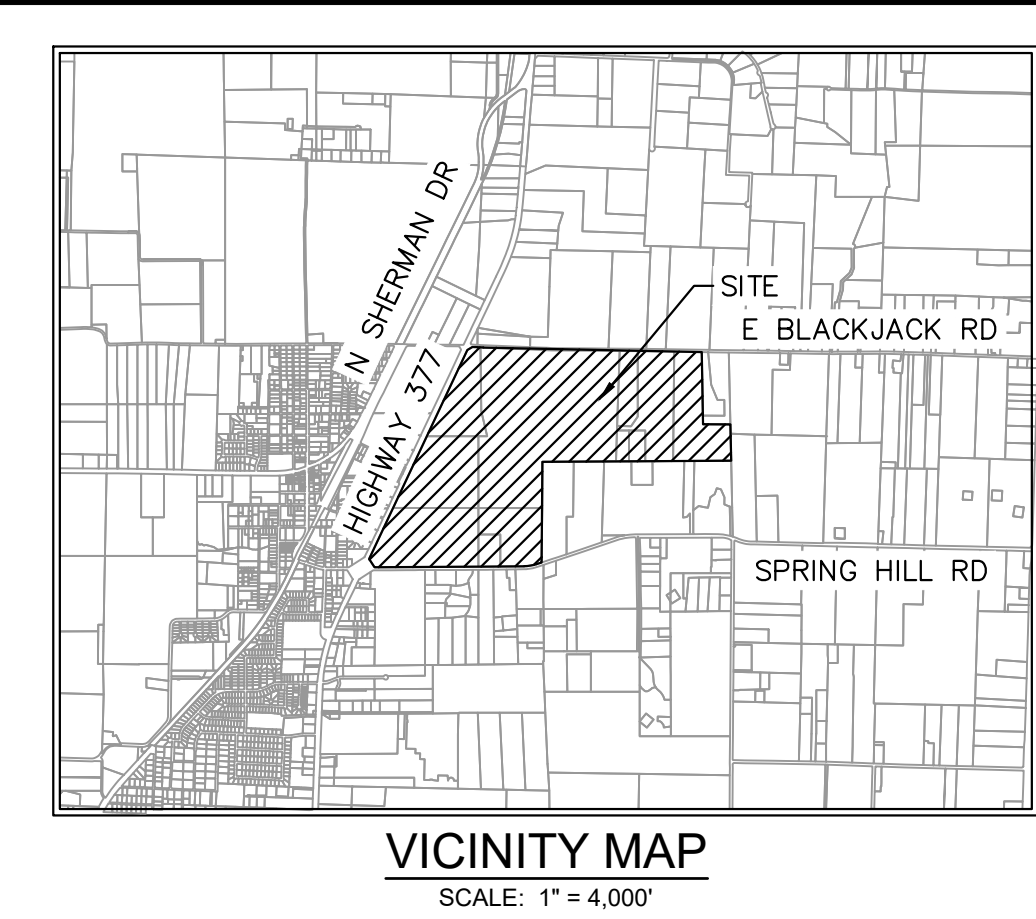
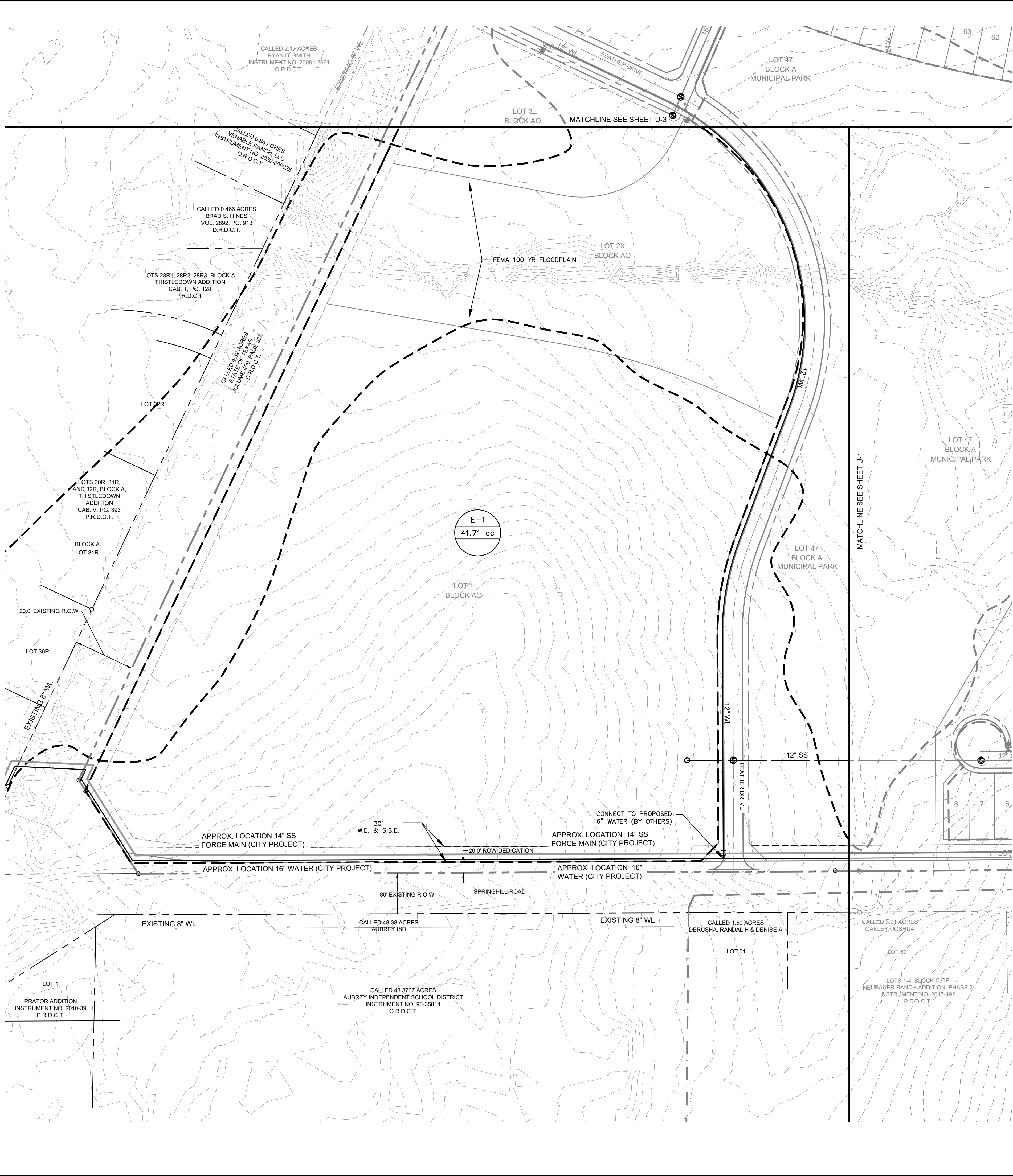
SURVEYOR:
Kimley-Horn
Aubrey Blackjack Partners I, LLC
4514 Cole Ave., Suite 1650
Frisco, TX 75025
Tel: (469) 353-6058
Contact: Sylvia G. Gowan
Surveyor #6461

OWNER/DEVELOPER:
Aubrey Blackjack Partners I, LLC
4514 Cole Ave., Suite 1650
Frisco, TX 75025
Tel: (214) 674-9570
Contact: Chad Vose

OWNER/DEVELOPER:
FM Land Investments I, LLC
130 Old Town Blvd., Suite 202
Argyle, TX 76226
Tel: (972) 740-5725
Contact: David Marks & Walter
Foss

ENGINEER:
Kimley-Horn
6180 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: Thomas Fletcher, P.E.
Registration F-928

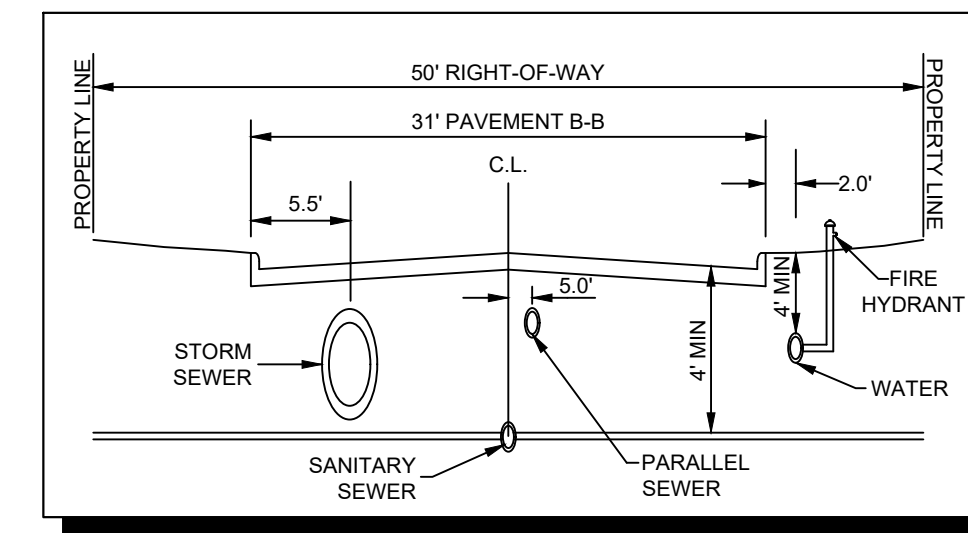
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	U-1
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103	



WATER & SEWER GENERAL NOTES

1. ALL WATERLINES ARE 8" UNLESS OTHERWISE NOTED.
2. ALL SANITARY SEWER LINES ARE 8" UNLESS OTHERWISE NOTED.
3. ALL FIRE HYDRANTS TO BE LOCATED AT PCCRS OR LOT LINES
4. ALL WATER AND SANITARY SEWER LINES ARE CONCENTRIC AND PARALLEL TO THE STREET CENTERLINES UNLESS OTHERWISE NOTED.
5. UTILITY LAYOUT INCLUDING, LINES, VALVES, FIRE HYDRANTS, SANITARY SEWER MANHOLES, ETC. ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL PLAT AND CONSTRUCTION PLANS.
6. WATER AND SEWER TO BE PROVIDED BY THE CITY OF AUBREY
7. OFFSITE UTILITIES DESIGNED BY CITY'S CONSULTANT. UTILITY CONNECTION TO BE COORDINATED BY CITY'S CONSULTANT AND PROJECT ENGINEER.

TYPICAL UTILITY LOCATION

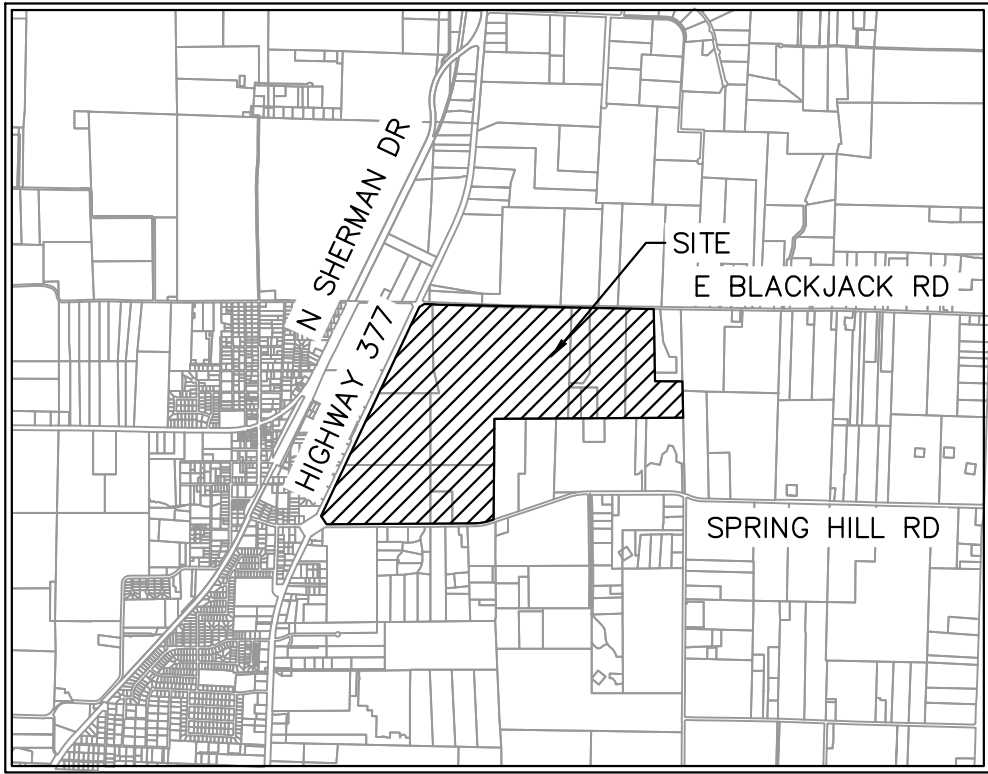
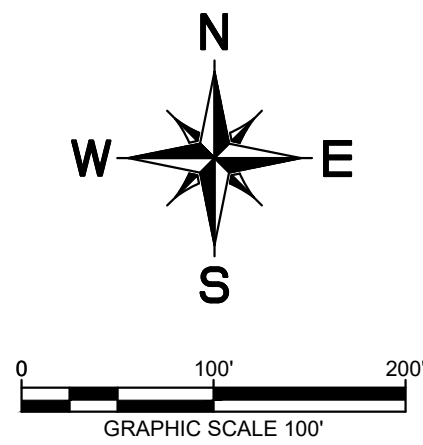
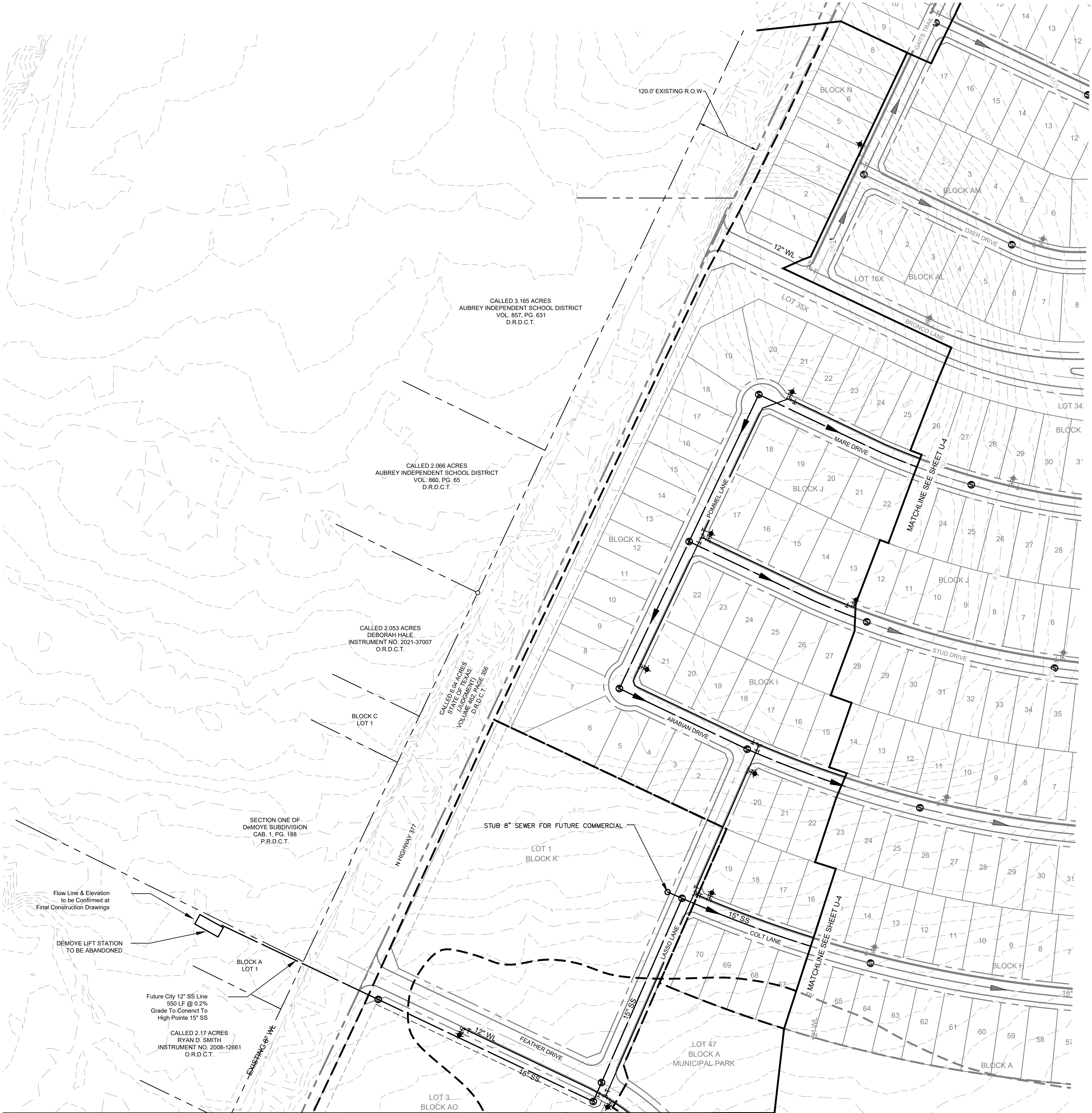


CITY PROJECT NUMBER: XXXXXXXXXX

**PRELIMINARY UTILITY PLAN
FOR
HIGH POINTE RANCH**

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
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DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	U-2



VICINITY MAP
SCALE: 1" = 4,000'

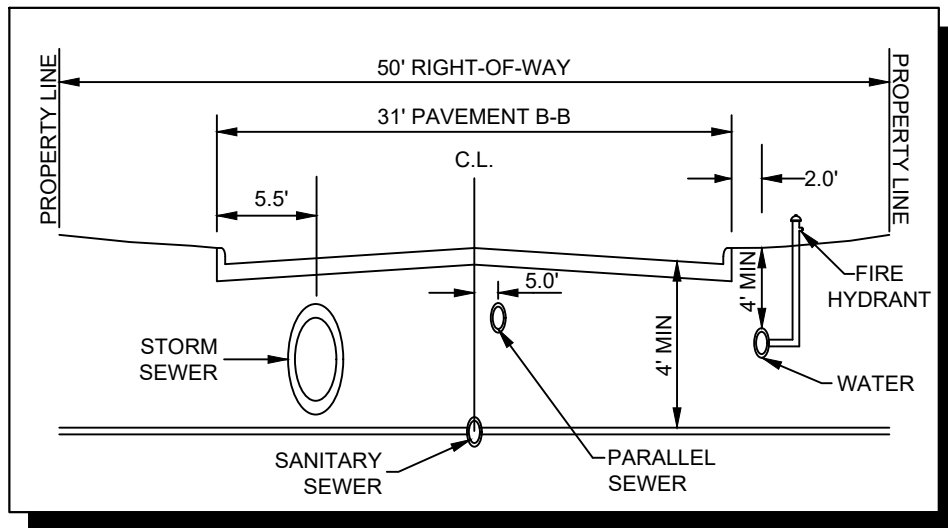
UTILITY LEGEND

	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
	PROPOSED SEWERSHED ACREAGE
	PROPOSED SEWERSHED CALC POINT

WATER & SEWER GENERAL NOTES

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TYPICAL UTILITY LOCATION



CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY UTILITY PLAN FOR HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES

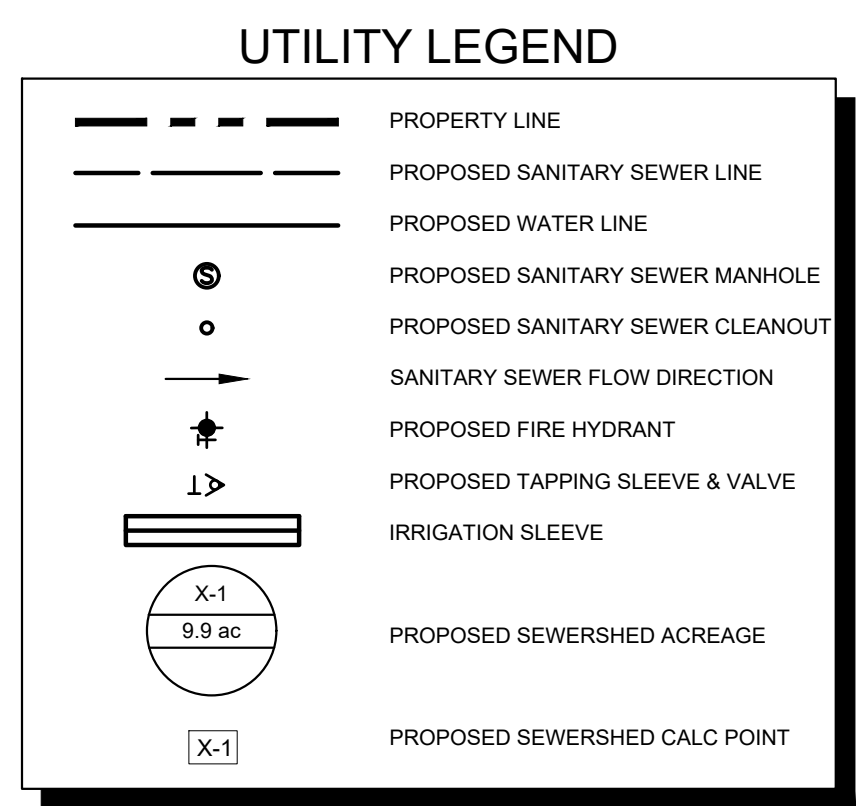
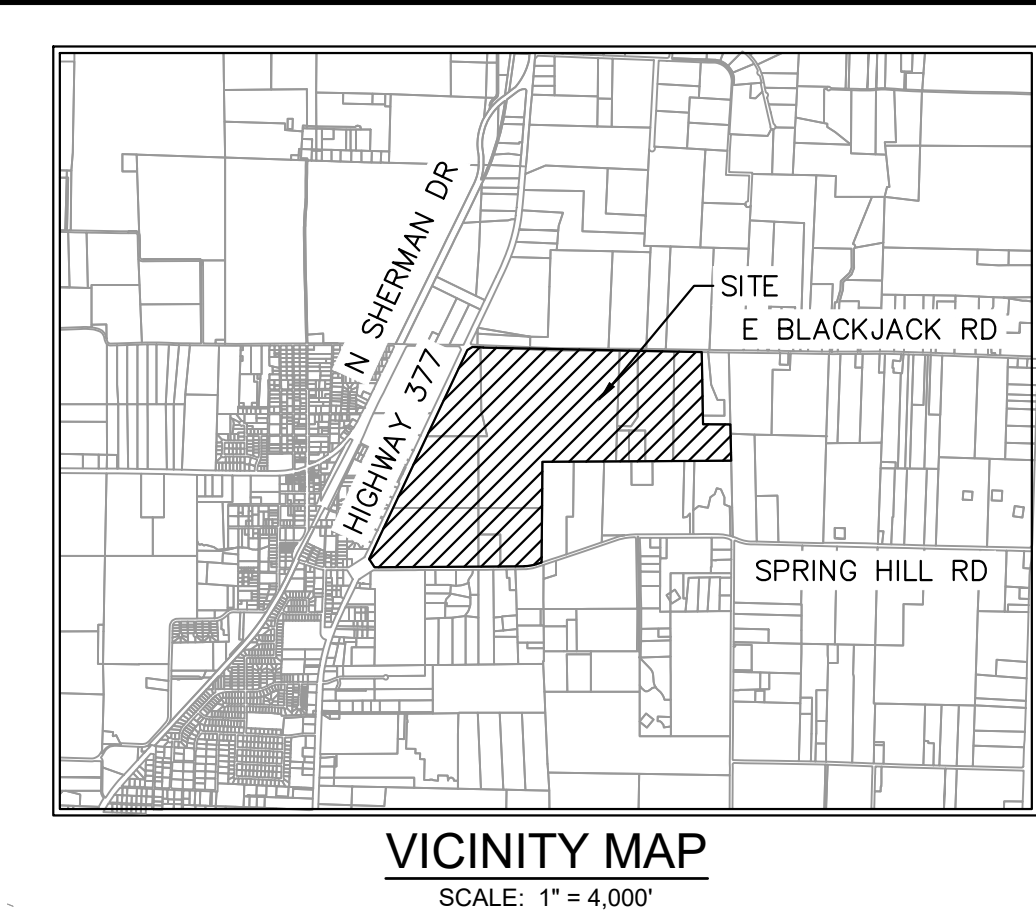
OUT OF THE
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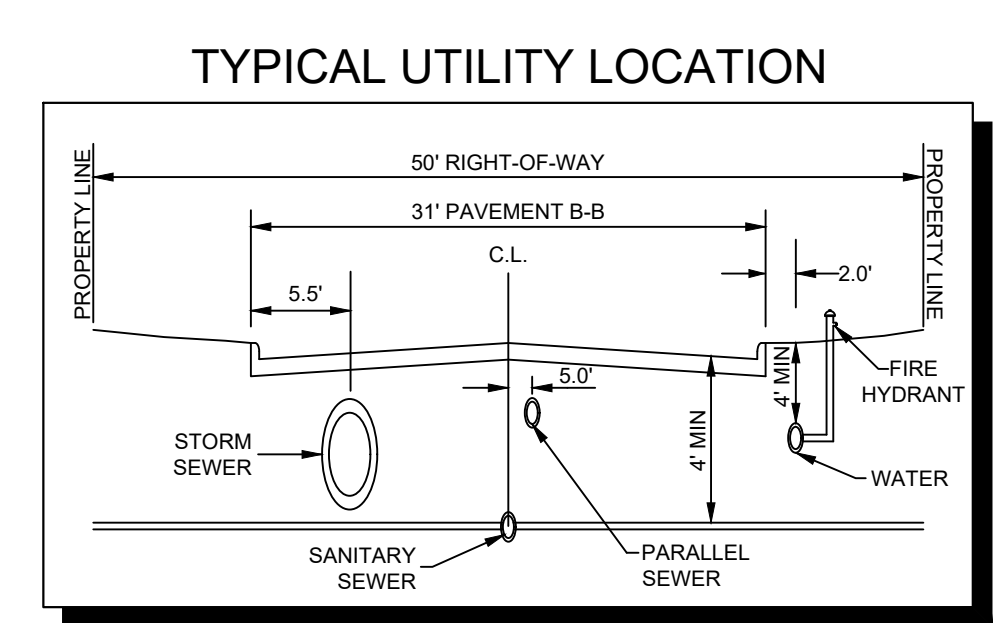
SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylviana Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley»Horn 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928			
DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	U-3

PLATTED BY: FRANCISCO TREVINO, P.E. 2020020003 - CIRCLE Y RANCH CAD PRELIMINARY PLANS SHEETS U-1, UTILITY PLAN DWG [U-4]
DRAWN NAME: KJFR CIVIL ENGINEERING SINGLE FAMILY PURSUITS, 2020/202003
LAST SAVED: 12/20/2021 11:58 AM

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CITY PROJECT NUMBER: XXXXXXXXX

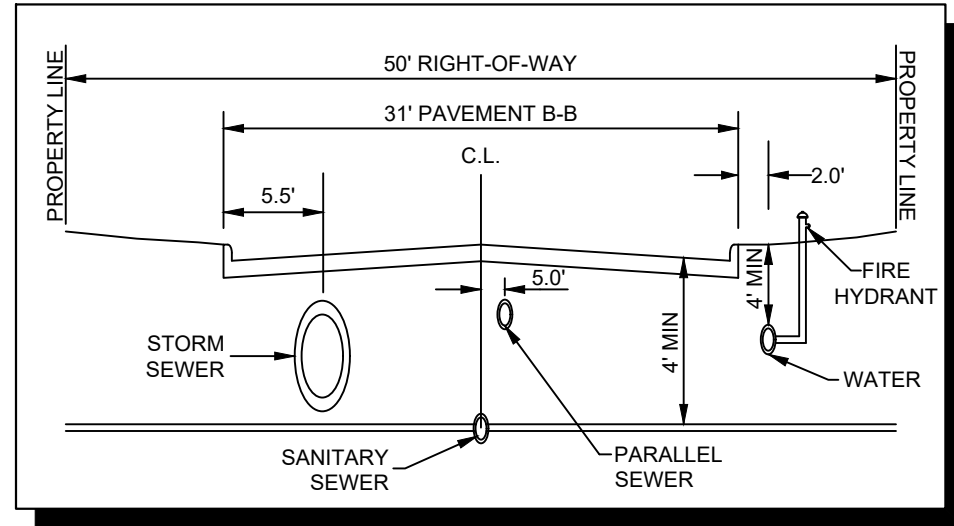
PRELIMINARY UTILITY PLAN
FOR
HIGH POINTE RANCH
1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN-TIME
CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylvia G. Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Frisco, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 75226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley»Horn 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928			
DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	U-4

PLATTED BY: FRANCIS, BERNARD, & ASSOCIATES, INC. DATE: 09/20/2023 11:58 AM
DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 09/20/2023 11:58 AM
LAST SAVED: 12/20/2023 11:58 AM

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TYPICAL UTILITY LOCATION

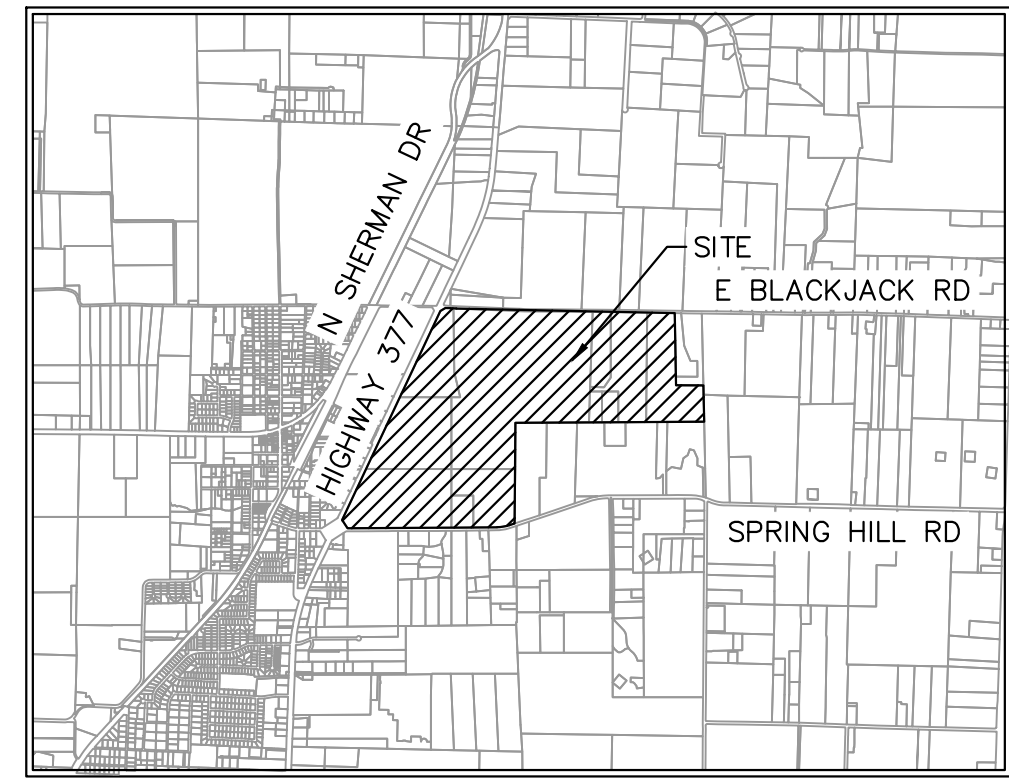
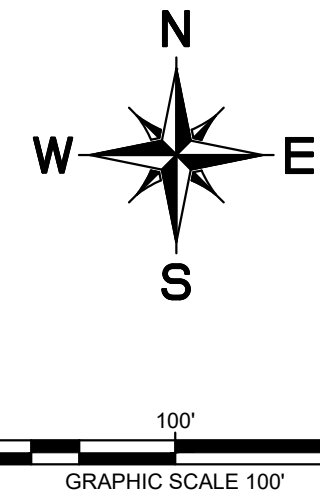


WATER & SEWER GENERAL NOTES

1. ALL WATERLINES ARE 8" UNLESS OTHERWISE NOTED.
2. ALL SANITARY SEWER LINES ARE 8" UNLESS OTHERWISE NOTED.
3. ALL FIRE HYDRANTS TO BE LOCATED AT PCCRS OR LOT LINES
4. ALL WATER AND SANITARY SEWER LINES ARE CONCENTRIC AND PARALLEL TO THE STREET CENTERLINES UNLESS OTHERWISE NOTED.
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	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
	PROPOSED SEWERSHED ACREAGE
	PROPOSED SEWERSHED CALC POINT



VICINITY MAP
SCALE: 1" = 4,000'



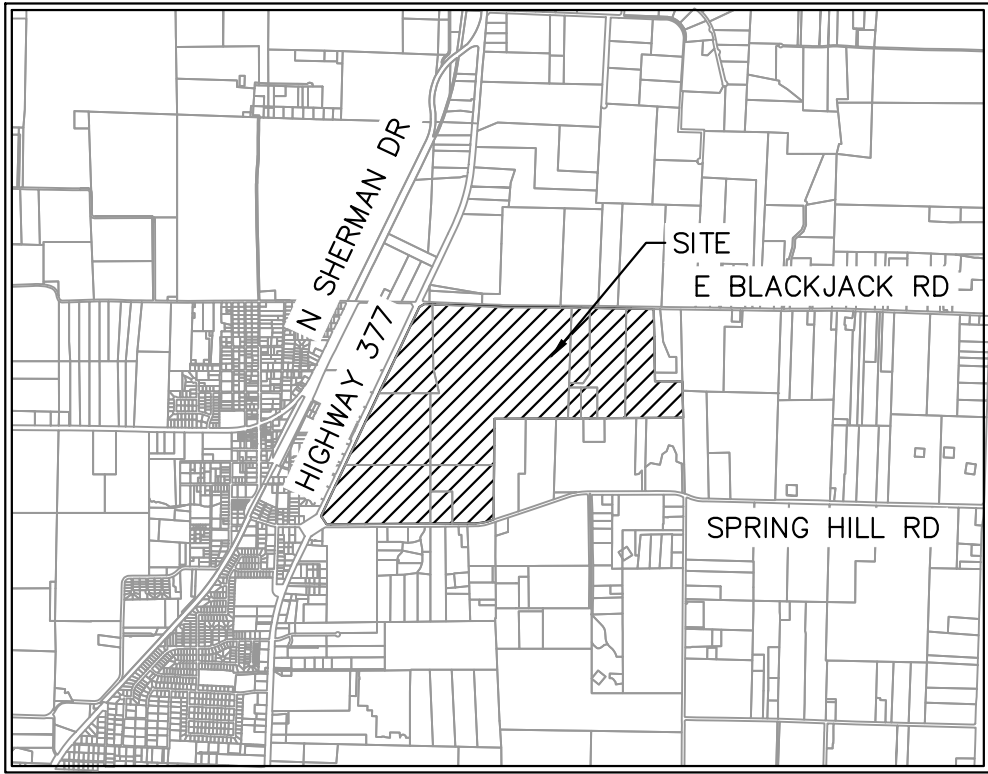
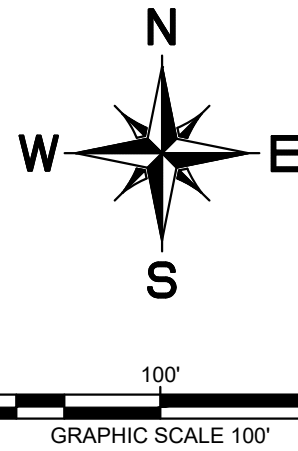
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DESIGNED: DKT	DRAWN: DKT	CHECKED: TLF	SCALE: AS SHOWN	DATE: SEPT. 2021	KH PROJECT NO.: 2020103	U-5

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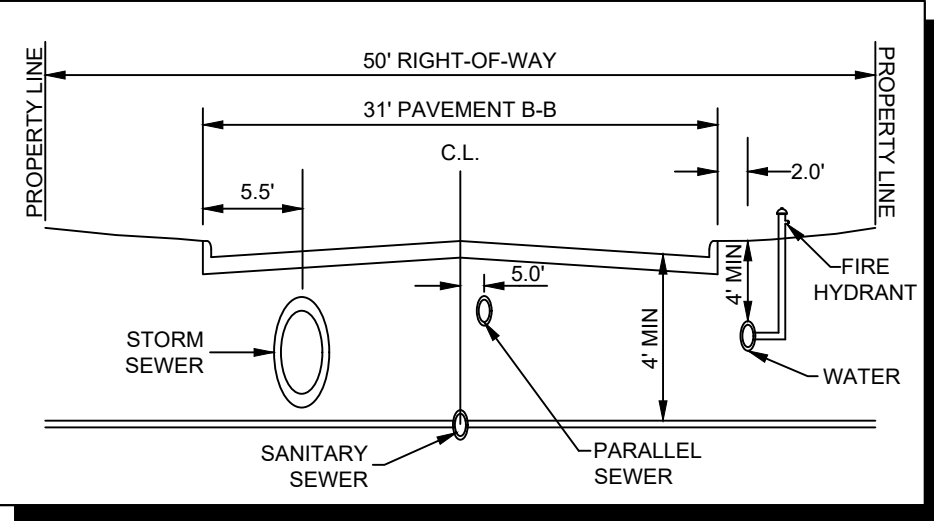
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Aubrey Blackjack Partners, LLC
4514 Cole Ave., Suite 1650
Frisco, TX 75215
Tel: (469) 353-6058
Contact: Sylvia Gunawan
Surveyor #6461

OWNER/DEVELOPER:
Aubrey Blackjack Partners, LLC
4514 Cole Ave., Suite 1650
Frisco, TX 75215
Tel: (214) 674-9570
Contact: Chad Vose

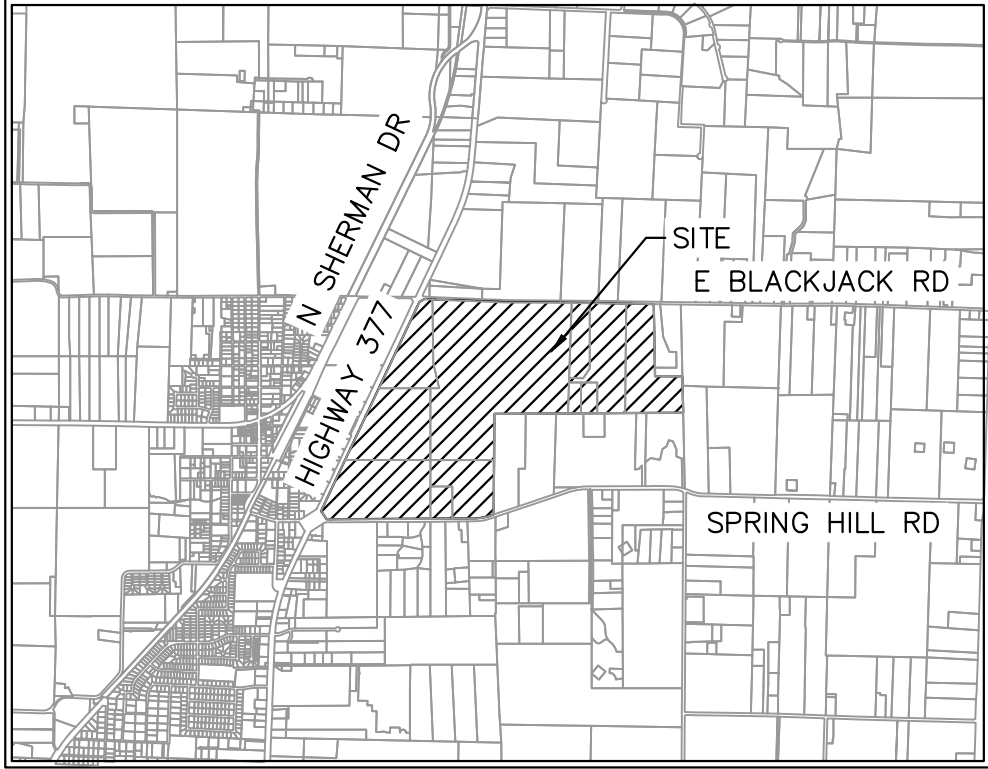
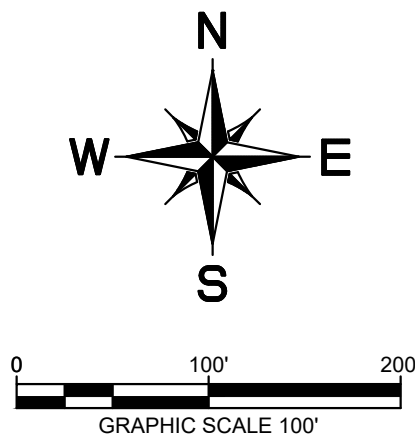
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Argyle, TX 76226
Tel: (972) 740-5725
Contact: David Marks & Walter Foss

ENGINEER:
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6180 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: Thomas Fletcher, P.E.
Registration F-928

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	U-6
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103	

PLOTTED BY: TROSCER, JEFFREY 2020/09/24 2:50 PM
DRAWN BY: KJRI CIVIL/FRISCO SINGLE FAMILY PURSUITS_2020/09/04 - CIRCLE Y RANCH/CAD/PRELIMINARY PLANS/SHEETS U-2, UTILITY PLAN.DWG [U-7]
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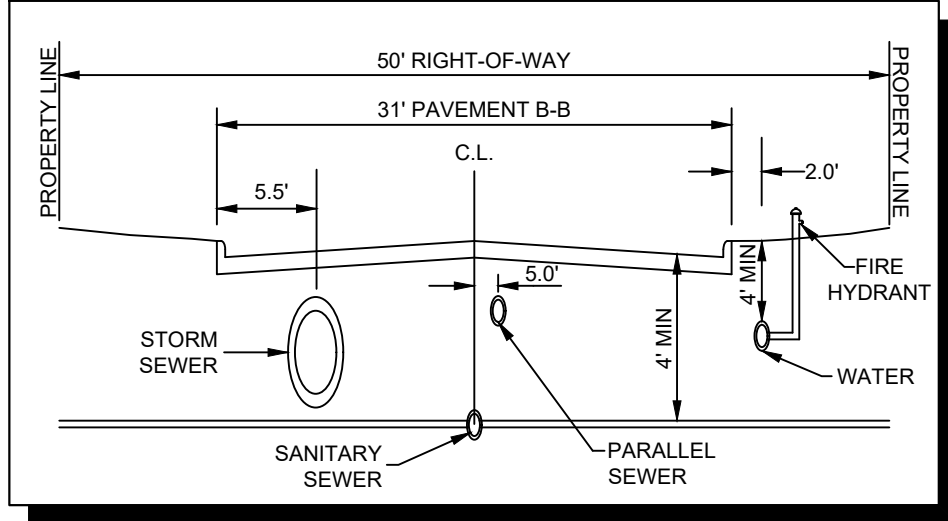
VICINITY MAP
SCALE: 1" = 4,000'

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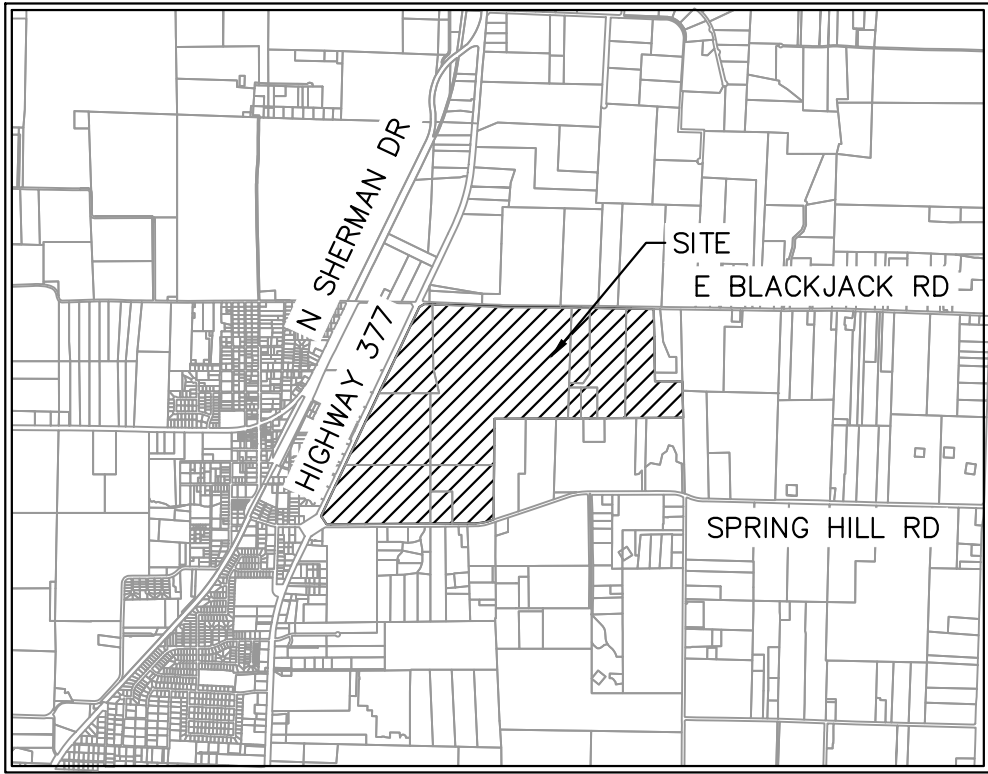
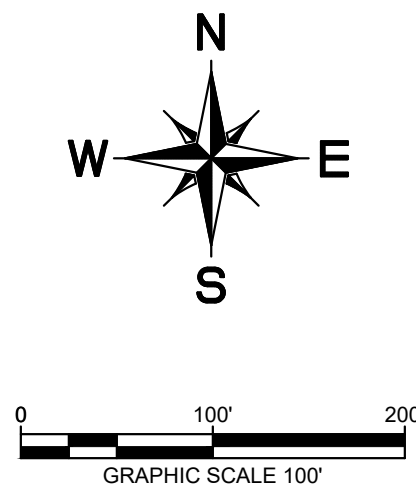
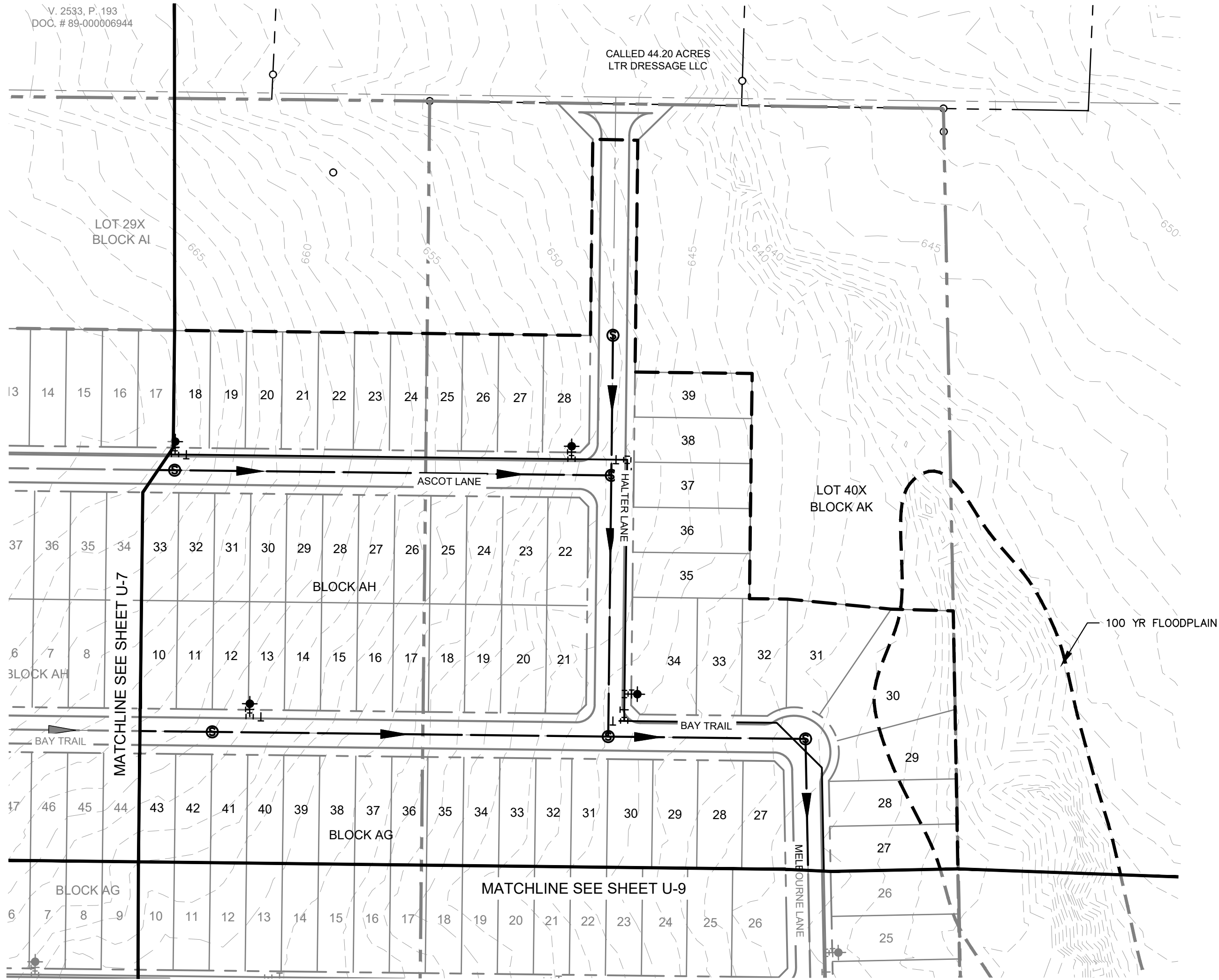
CITY PROJECT NUMBER: XXXXXXXXXX

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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.		
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103		

U-7



VICINITY MAP
SCALE: 1" = 4,000'

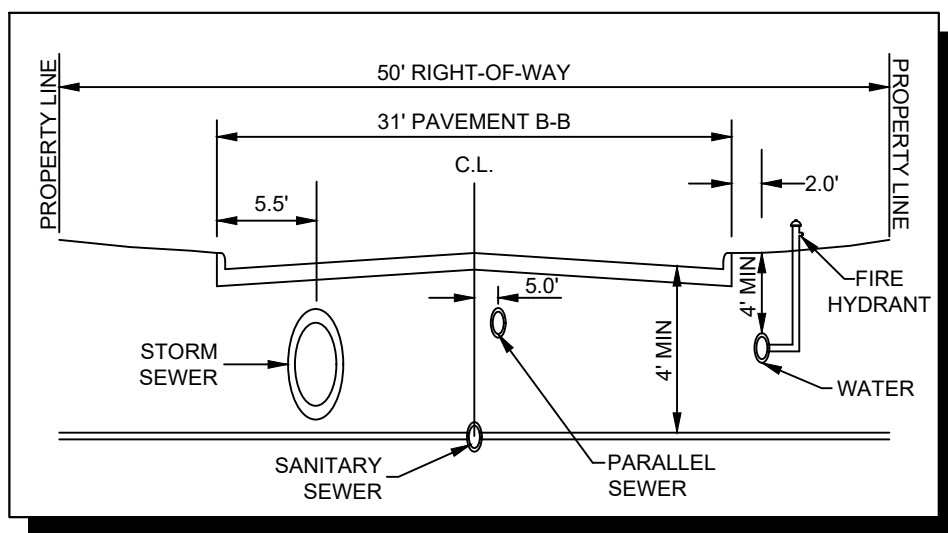
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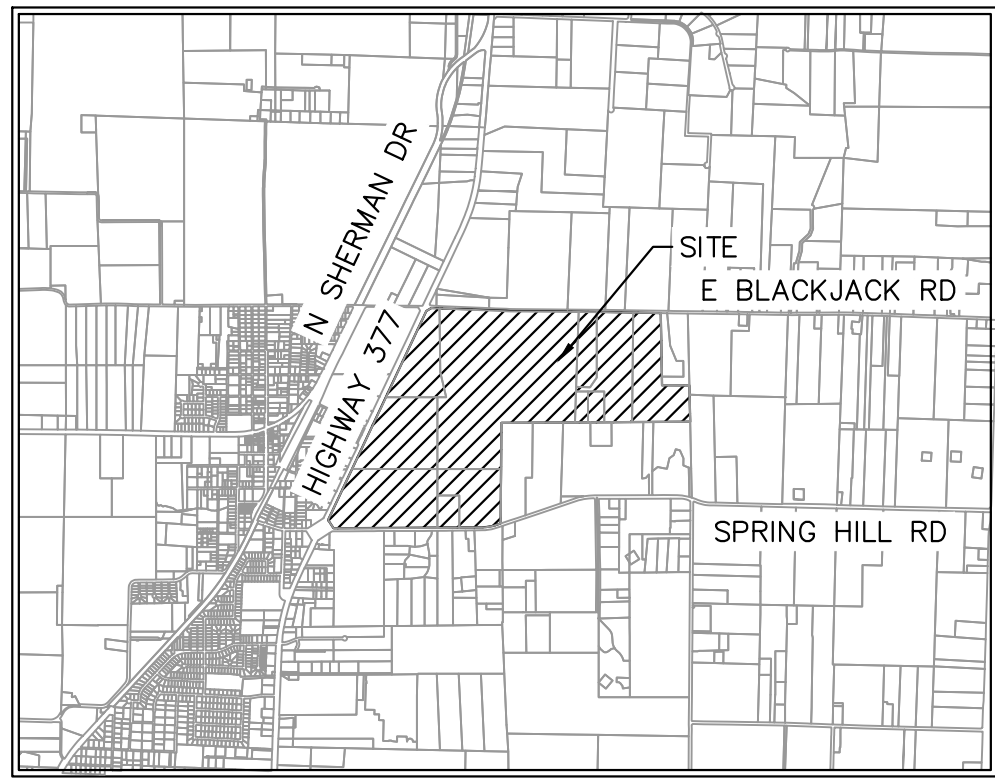
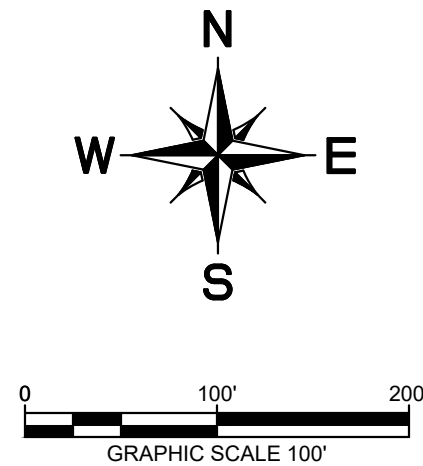
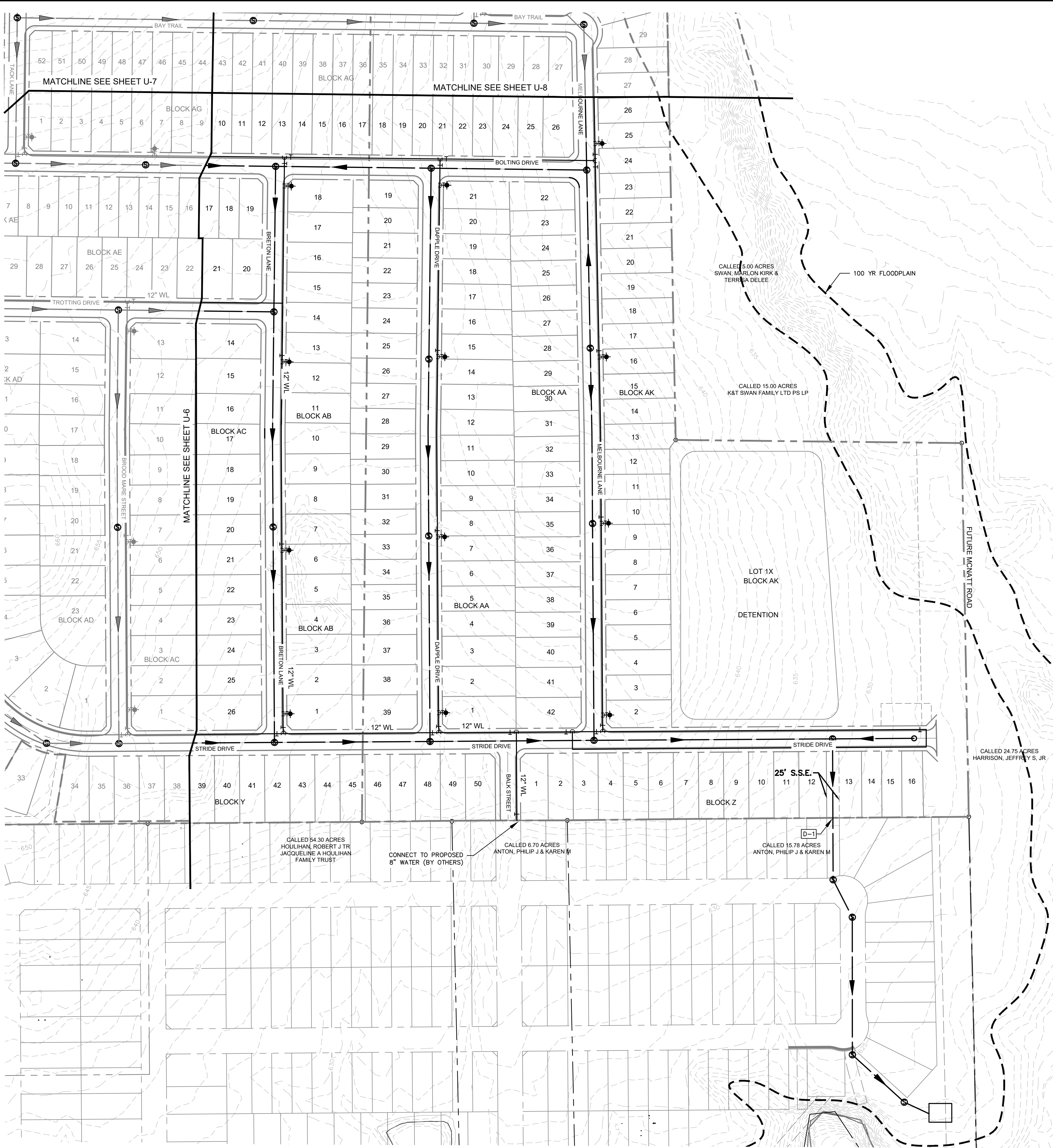


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PRELIMINARY UTILITY PLAN FOR HIGH POINTE RANCH

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DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	U-8



VICINITY MAP
SCALE: 1" = 4,000'

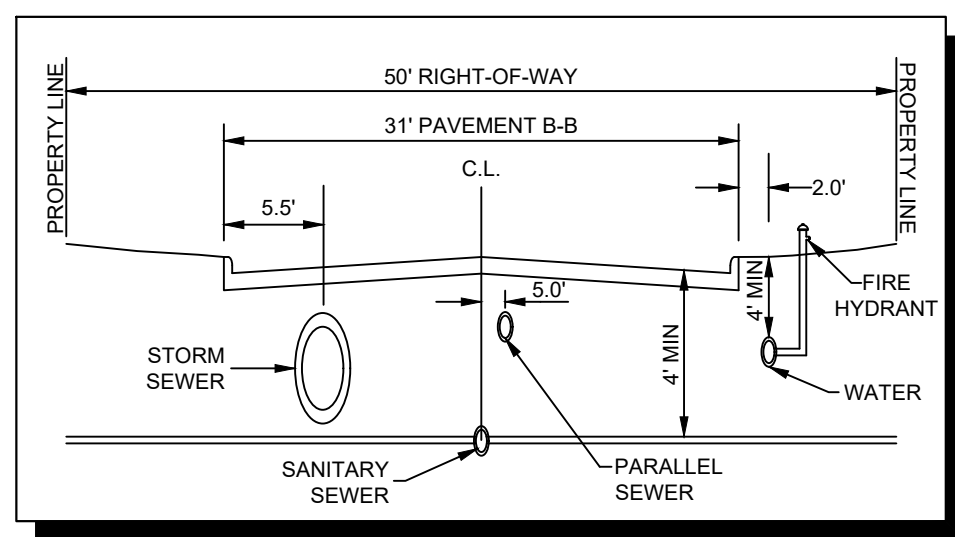
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CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY UTILITY PLAN

FOR

HIGH POINTE RANCH

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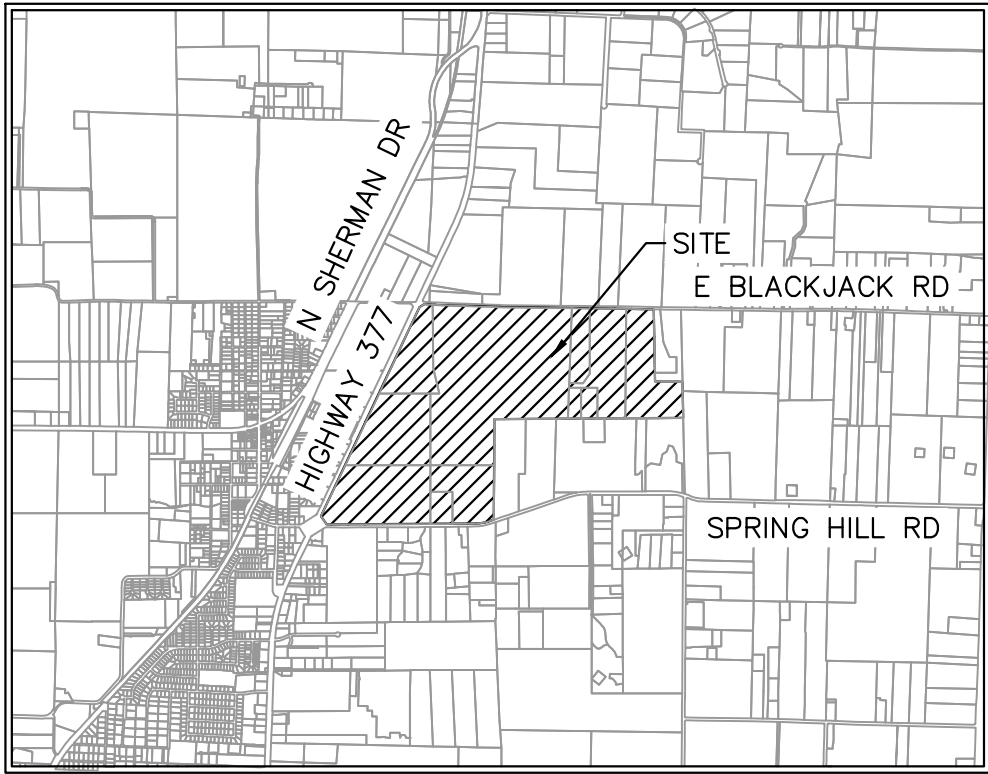
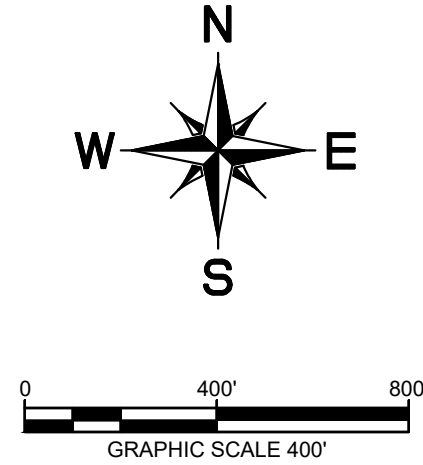
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DRAWN BY: KJH CIVIL ENGINEERING
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SEWER BASIN AREA FLOW CALCULATIONS						
AREA	AREA (AC)	NUMBER OF LOTS	FLOW (GPD)	DEMAND (MGD)	CUMULATIVE (MGD)	MIN PIPE SIZE (IN)
A-1	39.94	221	70,720	0.283	1.222	12
B-1	94.1	373	119,360	0.477	1.037	12
C-1	83.05	437	139,840	0.559	0.559	8
D-1	78.27	420	134,400	0.538	0.538	8
E-1	41.71	0	234,686	0.939	0.939	12
F-1	0	0	0	0.000	2.258	18

- NOTES:
1. FLOW IS ESTIMATED AS 3.2 PERSONS/UNIT AND 100 GPD/PERSON.
 2. UNITS ON DEVELOPED LAND ARE AS IDENTIFIED ON THE EXISTING PLATS.
 3. UNITS ON UNDEVELOPED LAND ARE ESTIMATED AT 4 UNITS PER ACRE.
 4. PEAKING FACTOR OF 4 IS APPLIED TO ALL FLOW RATES TO ACHIEVE DEMAND RATE.
 5. PIPE DIAMETER SHOWN REFLECTS THE MINIMUM INSIDE DIAMETER BASED ON THE CALCULATIONS SHOWN BELOW.

PIPE CAPACITY		
PIPE SIZE (IN)	SLOPE (%)	CAPACITY (MGD)
8	0.335	0.6
10	0.25	0.92
12	0.2	1.34
15	0.15	2.26
18	0.115	3.21

PIPE CAPACITY EQUATION: $C = \frac{0.299}{n} D^{2.67} S^{0.50}$
C: PIPE CAPACITY (MGD)
D: INSIDE PIPE DIAMETER (FT)
n: MANNING'S ROUGHNESS COEFFICIENT (0.010)
S: ENERGY GRADE LINE SLOPE (FT/FT)



VICINITY MAP
SCALE: 1" = 4,000'

UTILITY LEGEND

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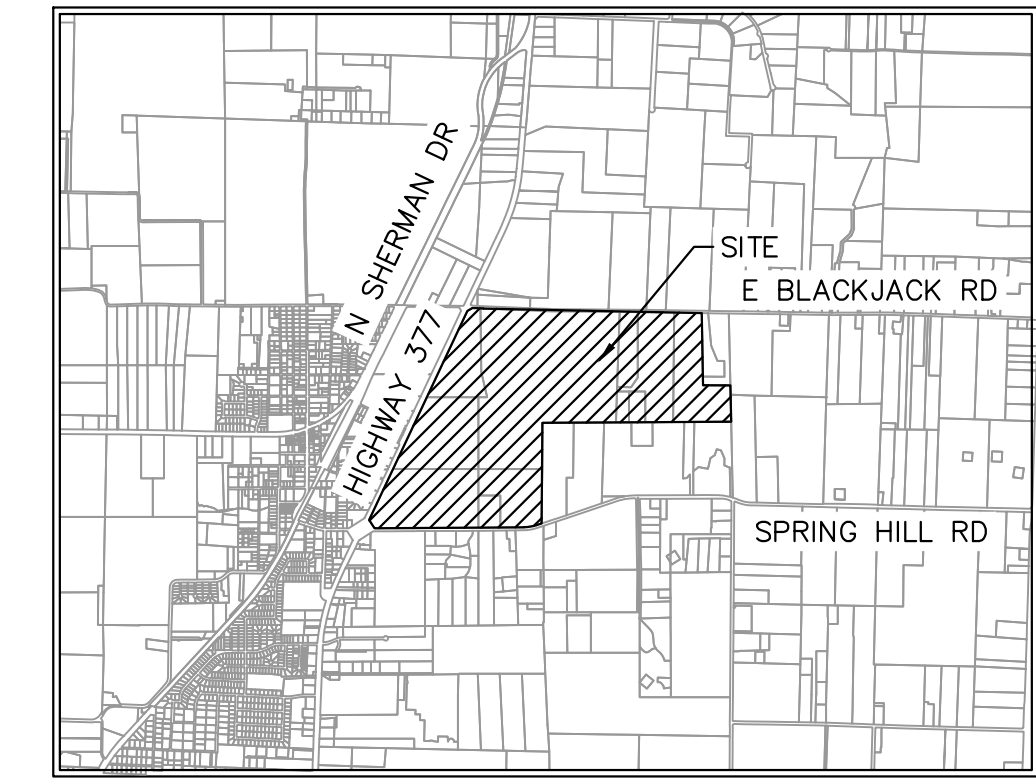
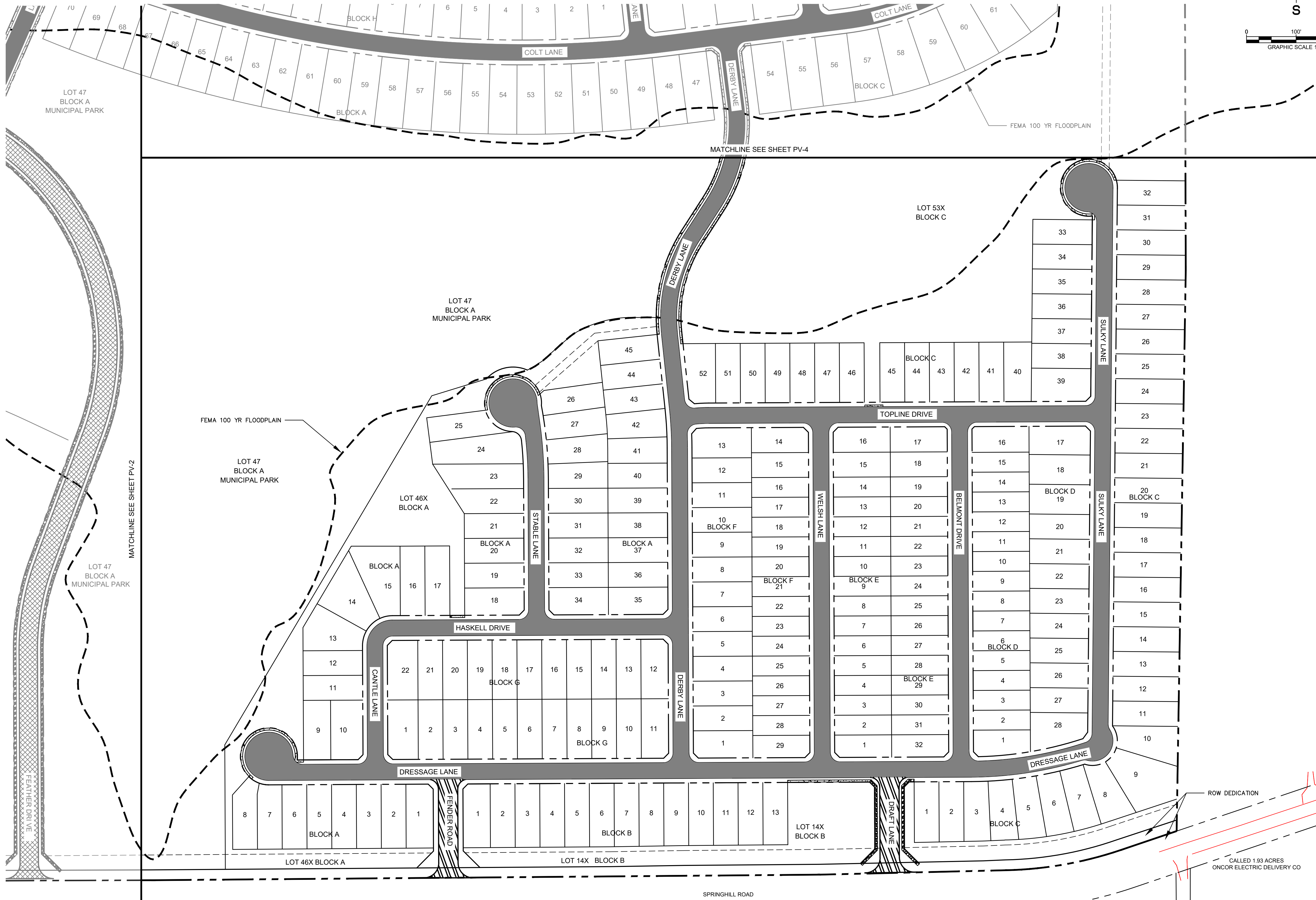
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PRELIMINARY SEWER SHED MAP FOR HIGH POINTE RANCH

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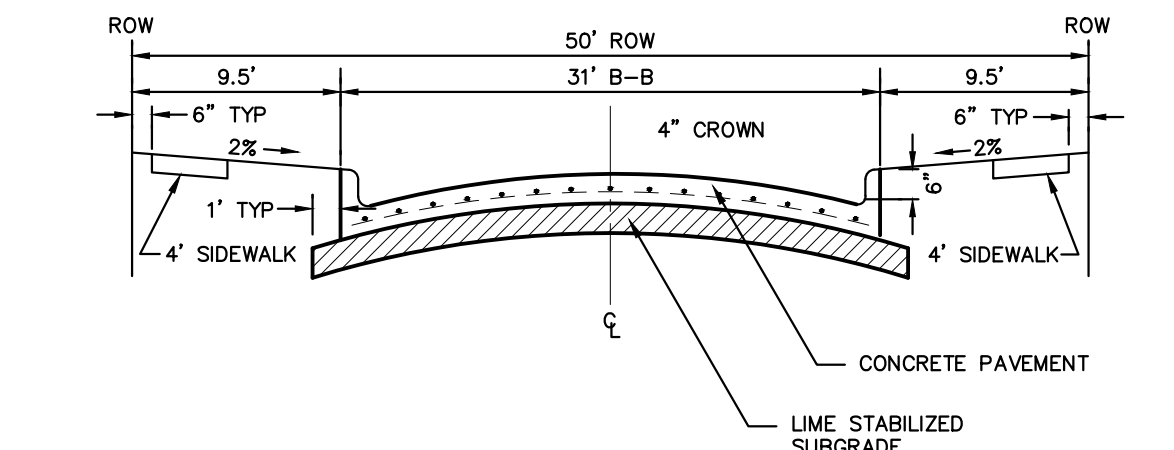
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VICINITY MAP
SCALE: 1" = 4,000'

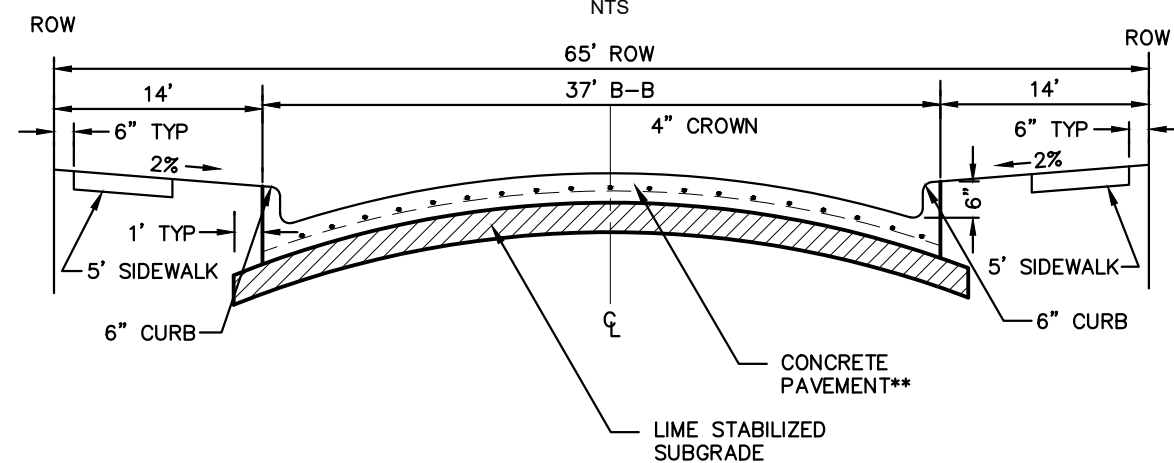
LEGEND

	PROPERTY LINE
	MATCH LINE
	4' CONCRETE SIDEWALK
	5' CONCRETE SIDEWALK
	31' B-B SECTION FOR RESIDENTIAL PAVEMENT
	37' B-B SECTION FOR COMMERCIAL COLLECTOR PAVEMENT
	39' B-B SECTION FOR RESIDENTIAL COLLECTOR PAVEMENT
	TEMPORARY PAVEMENT



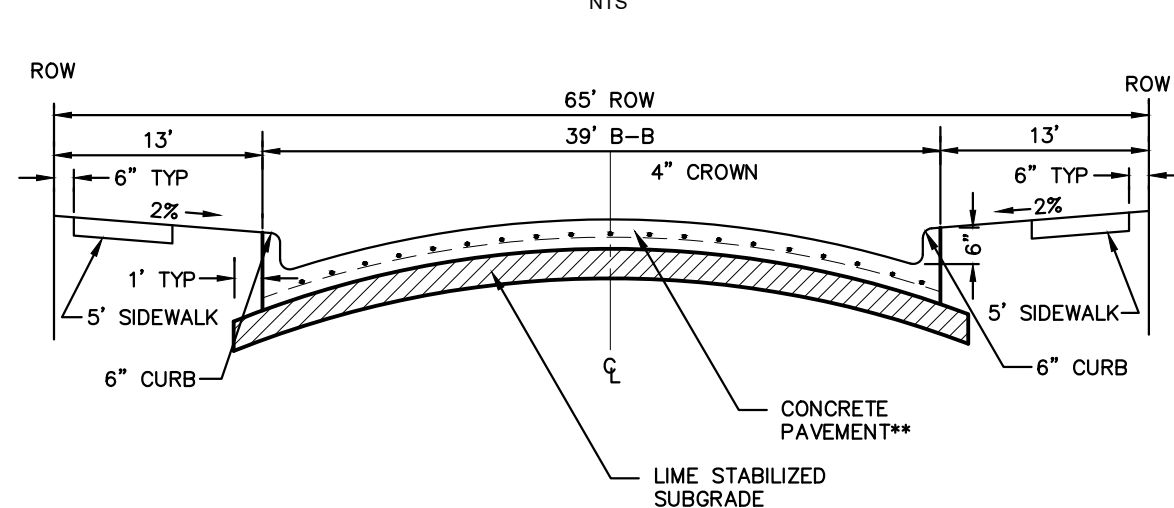
NOTE: PAVEMENT SECTION TO BE CALCULATED BY GEOTECHNICAL ENGINEER FOR MINIMUM 20-YEAR DESIGN, BUT SHALL NOT BE LESS THAN 6" THICK.

PARABOLIC RESIDENTIAL STREET SECTION



NOTE: PAVEMENT SECTION TO BE CALCULATED BY GEOTECHNICAL ENGINEER FOR MINIMUM 20-YEAR DESIGN, BUT SHALL NOT BE LESS THAN 8" THICK.

COMMERCIAL COLLECTOR STREET SECTION



NOTE: PAVEMENT SECTION TO BE CALCULATED BY GEOTECHNICAL ENGINEER FOR MINIMUM 20-YEAR DESIGN, BUT SHALL NOT BE LESS THAN 8" THICK.

RESIDENTIAL COLLECTOR STREET SECTION

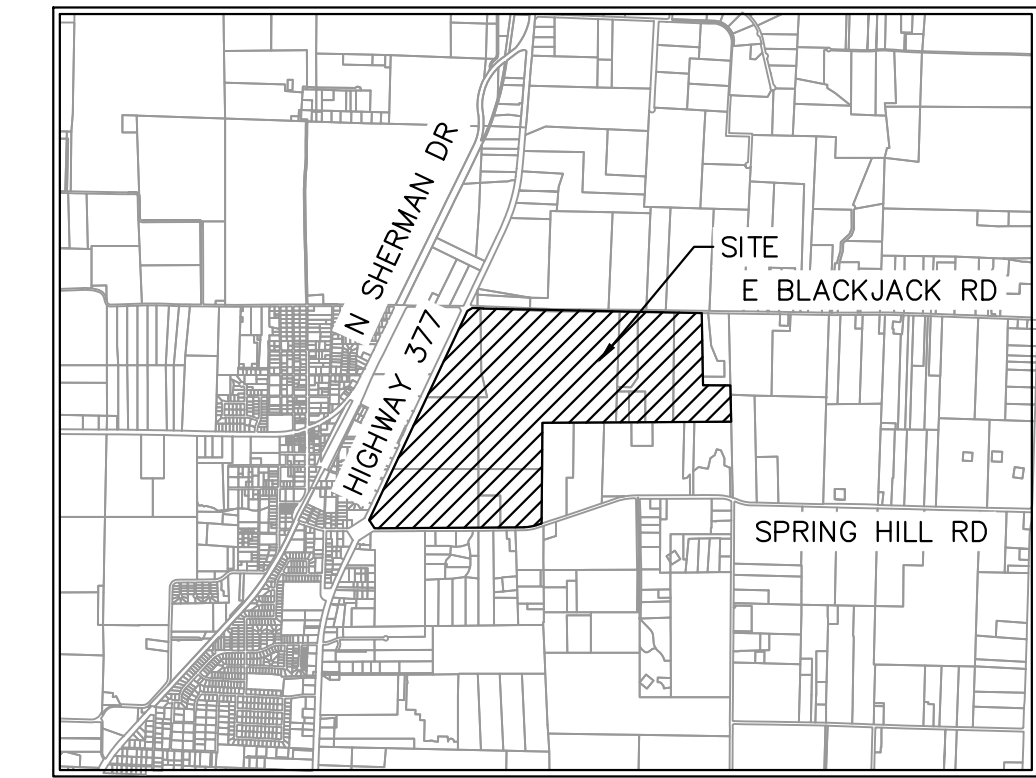
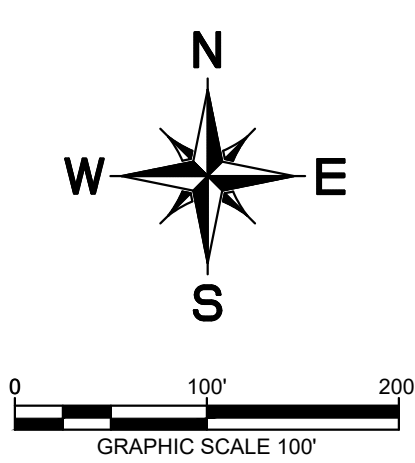
CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY PAVING PLAN
FOR
HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES

OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

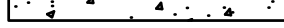
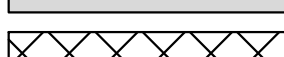
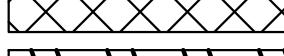
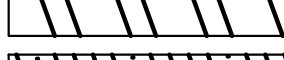
SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylviana Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Frisco, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd., Suite 202 Argyle, TX 75226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley»Horn 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928			
DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	PV-1

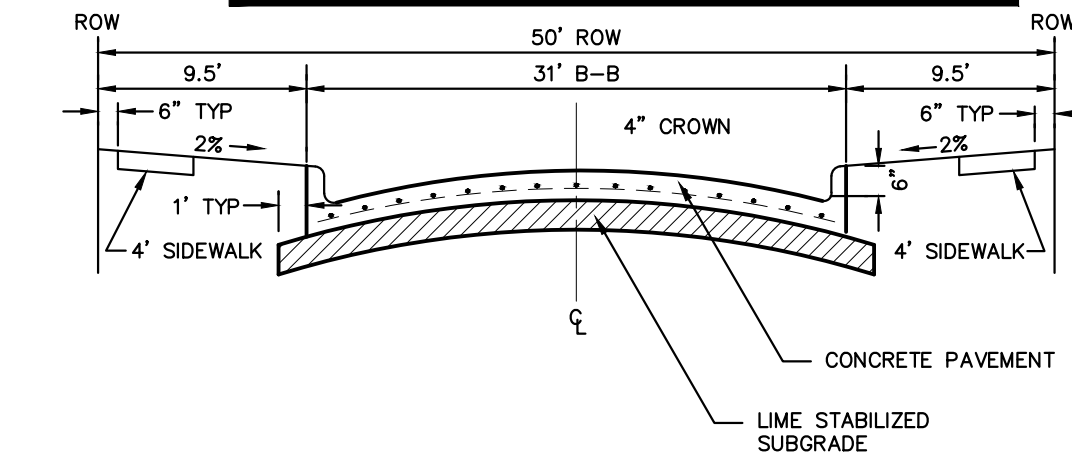


VICINITY MAP
SCALE: 1" = 4,000'

LEGEND

LEGEND

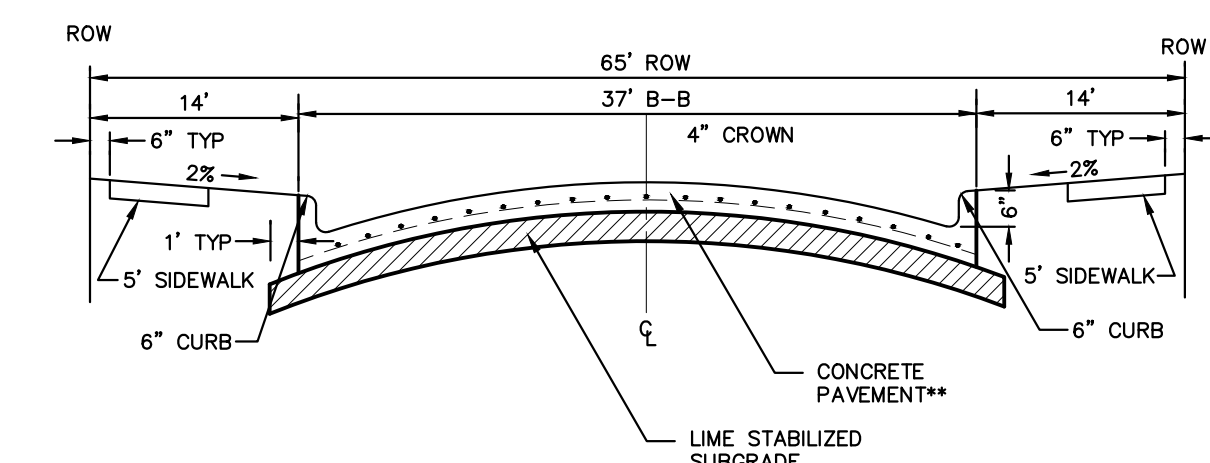
	PROPERTY LINE
	MATCH LINE
	4" CONCRETE SIDEWALK
	5" CONCRETE SIDEWALK
	31" B-B SECTION FOR RESIDENTIAL PAVEMENT
	37" B-B SECTION FOR COMMERCIAL COLLECTOR PAVEMENT
	39" B-B SECTION FOR RESIDENTIAL COLLECTOR PAVEMENT
	TEMPORARY PAVEMENT



NOTE: PAVEMENT SECTION TO BE CALCULATED BY GEOTECHNICAL ENGINEER FOR MINIMUM 20-YEAR DESIGN, BUT SHALL NOT BE LESS THAN 6" THICK.

PARABOLIC RESIDENTIAL STREET SECTION

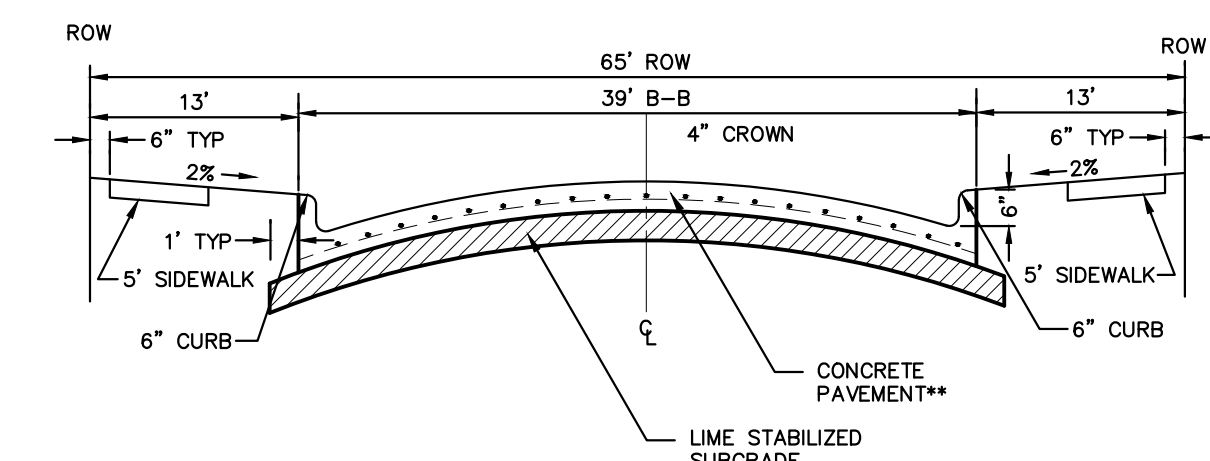
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NOTE: PAVEMENT SECTION TO BE CALCULATED BY GEOTECHNICAL ENGINEER FOR MINIMUM 20-YEAR DESIGN, BUT SHALL NOT BE LESS THAN 8" THICK.

COMMERCIAL COLLECTOR STREET SECTION

NTS



NOTE: PAVEMENT SECTION TO BE CALCULATED BY GEOTECHNICAL ENGINEER FOR MINIMUM 20-YEAR DESIGN, BUT SHALL NOT BE LESS THAN 8" THICK.

RESIDENTIAL COLLECTOR STREET SECTION

NTS

CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY PAVING PLAN
502

FOR
OINTE RANCH

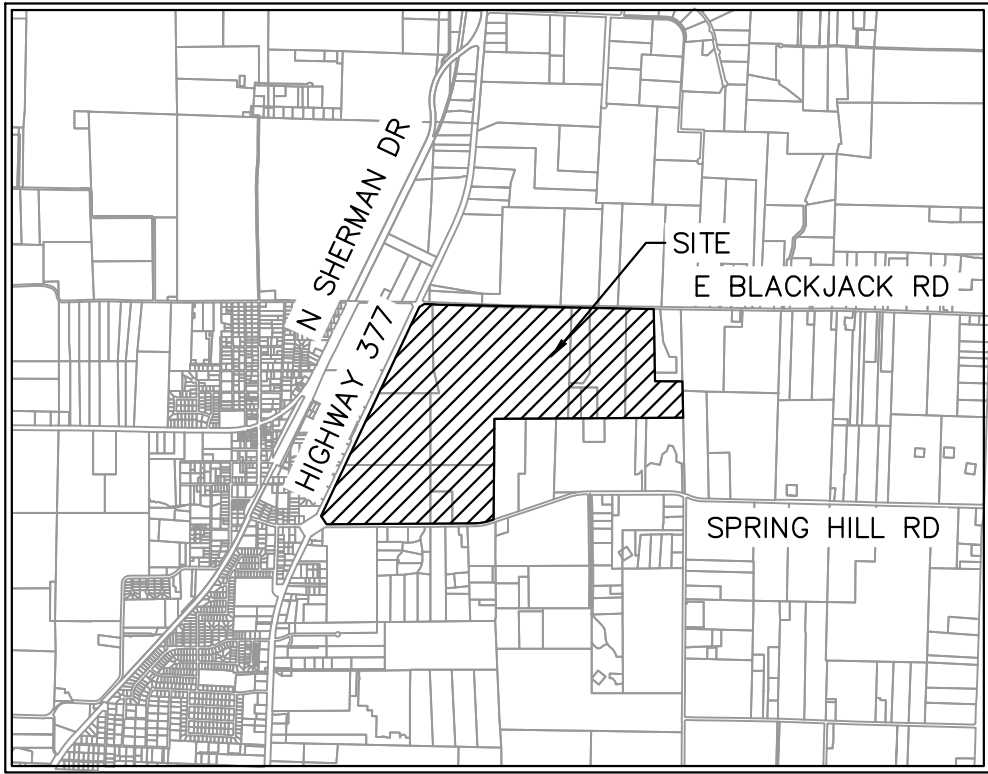
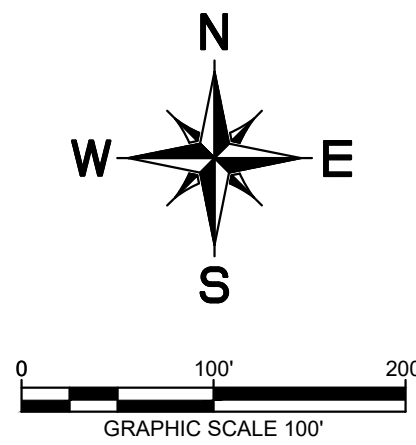
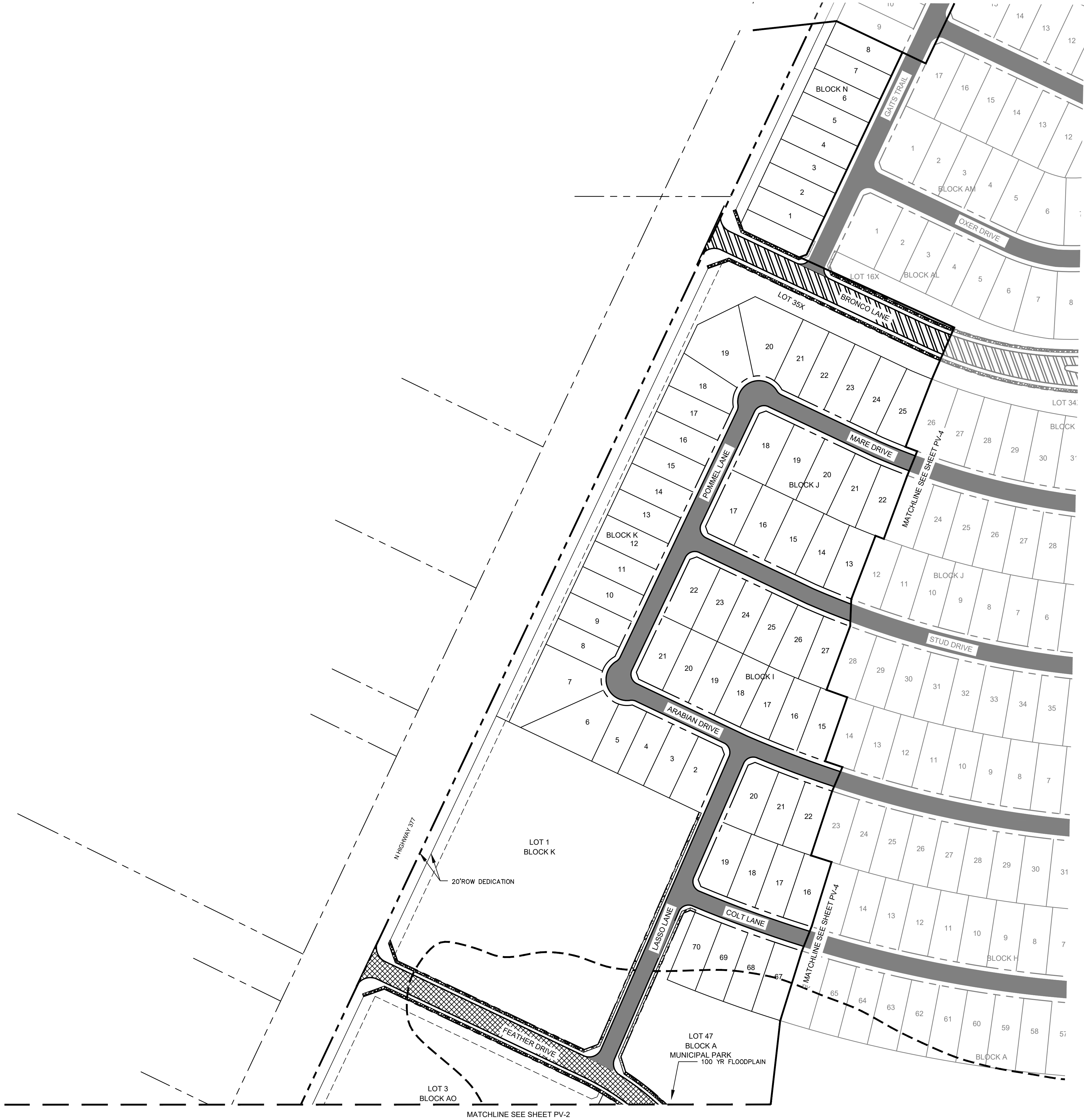
1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES

OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE

IN THE

CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6160 Warren Parkway Ft. Worth, TX 76245 Tel: (817) 354-4058 Contact: Yusefina Gunawan Survey: #6461	OWNER/DEVELOPER: Aubrey Blackcap Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 774-6870 Contact: Chad Voss	OWNER/DEVELOPER: FM Land Investments I, LLC 18 Old Town Blvd., Suite 202 Argyle, TX 76226 Tel: (817) 748-5725 Contact: David Marks & Walter Foss	ENGINEER:  6160 Warren Parkway, Suite 210 Ft. Worth, TX 76245 Tel: (817) 353-5880 Contact: Thomas Fletcher, P.E. Registration F-4928
DKT	DKT	SCALE	KH PROJECT NO.
DESIGNED	DRAWN	CHECKED	DATE
TLF	TLF	AS SHOWN	2021
2021	2021	2021	2021

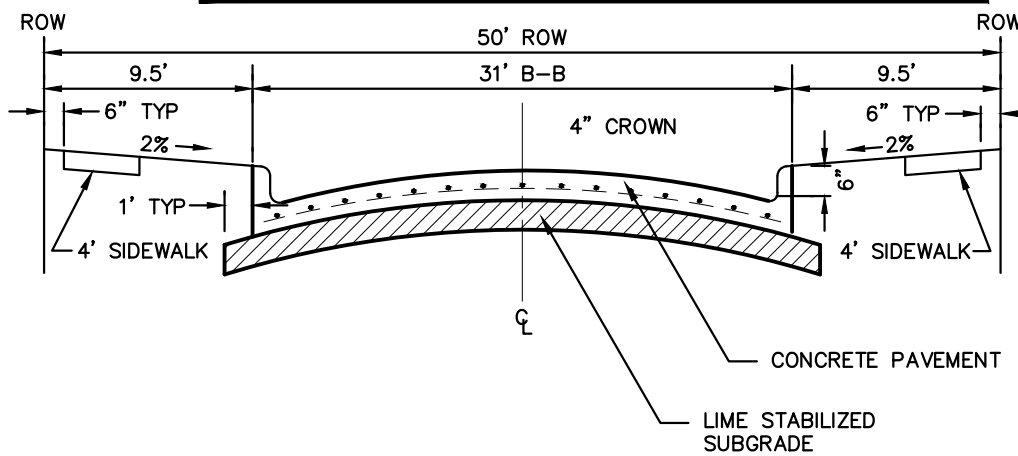


VICINITY MAP

SCALE: 1" = 4,000'

LEGEND

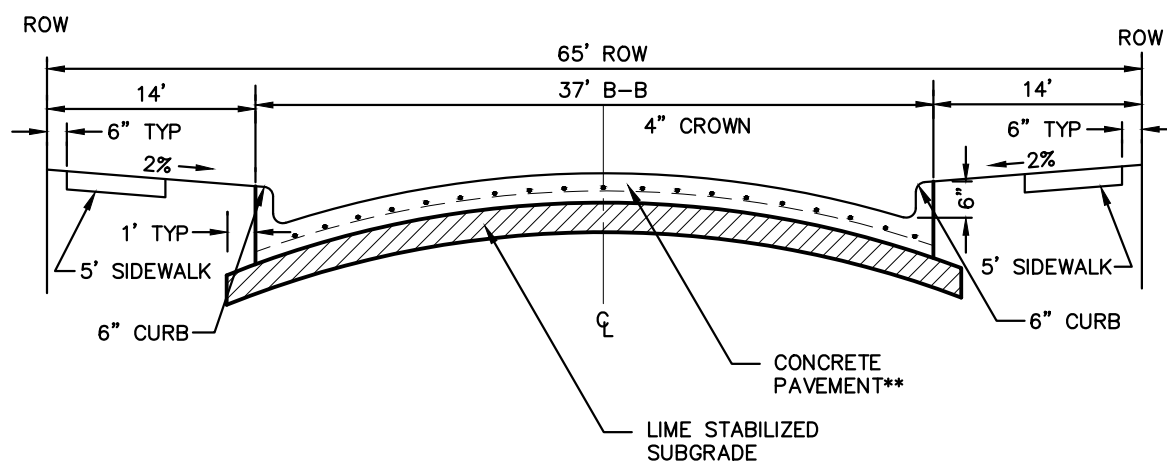
	PROPERTY LINE
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PARABOLIC RESIDENTIAL STREET SECTION

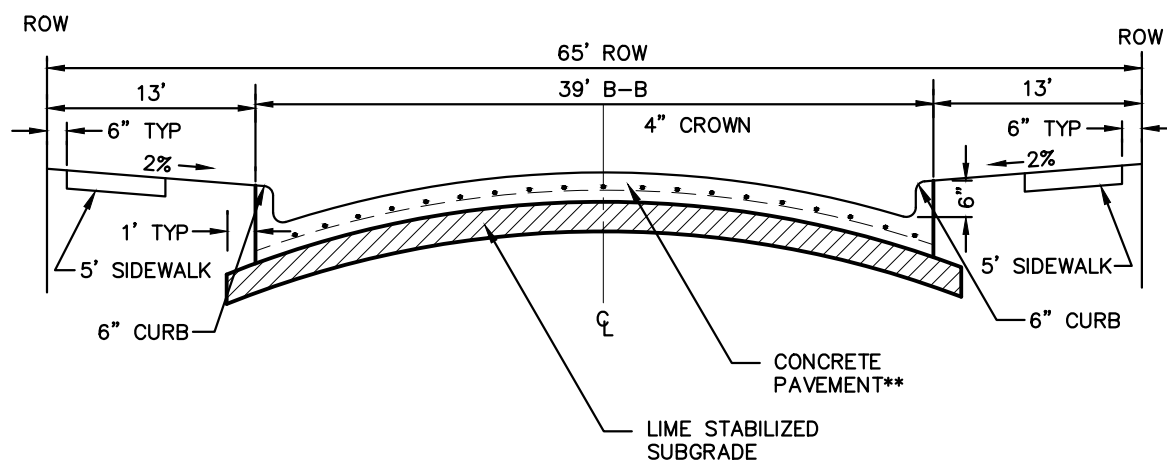
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COMMERCIAL COLLECTOR STREET SECTION

NTS



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RESIDENTIAL COLLECTOR STREET SECTION

NTS

CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY PAVING PLAN

FOR

HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES

OUT OF THE

FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243

AND THE

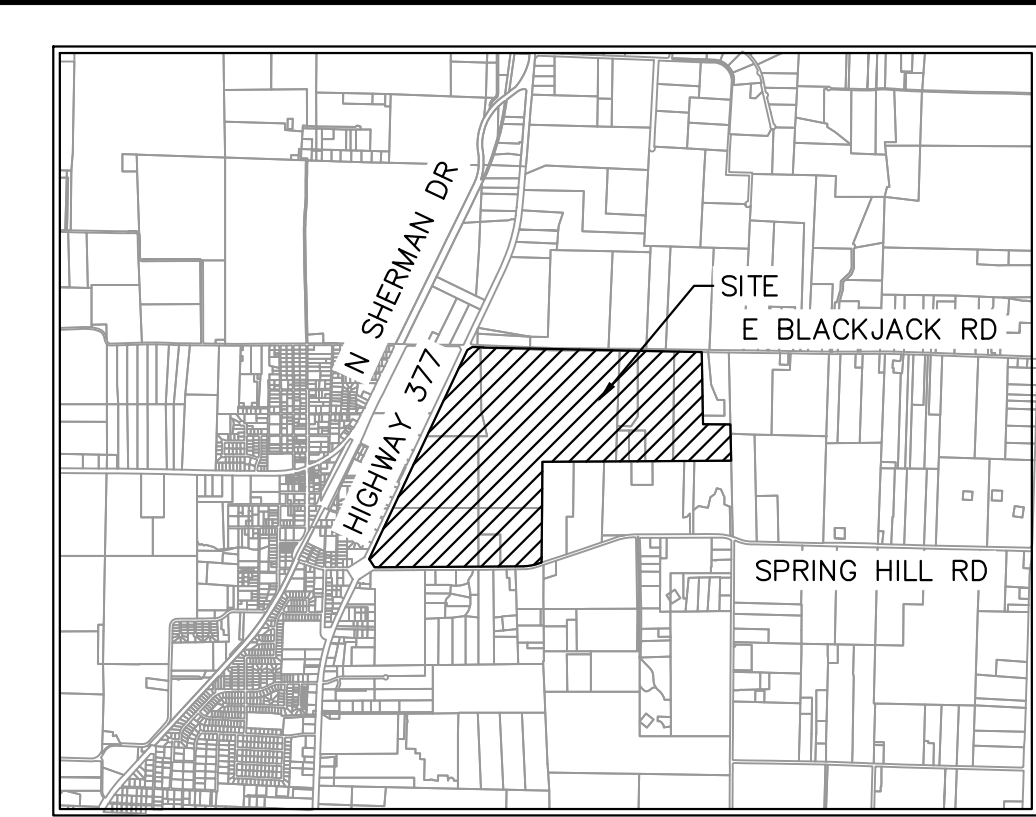
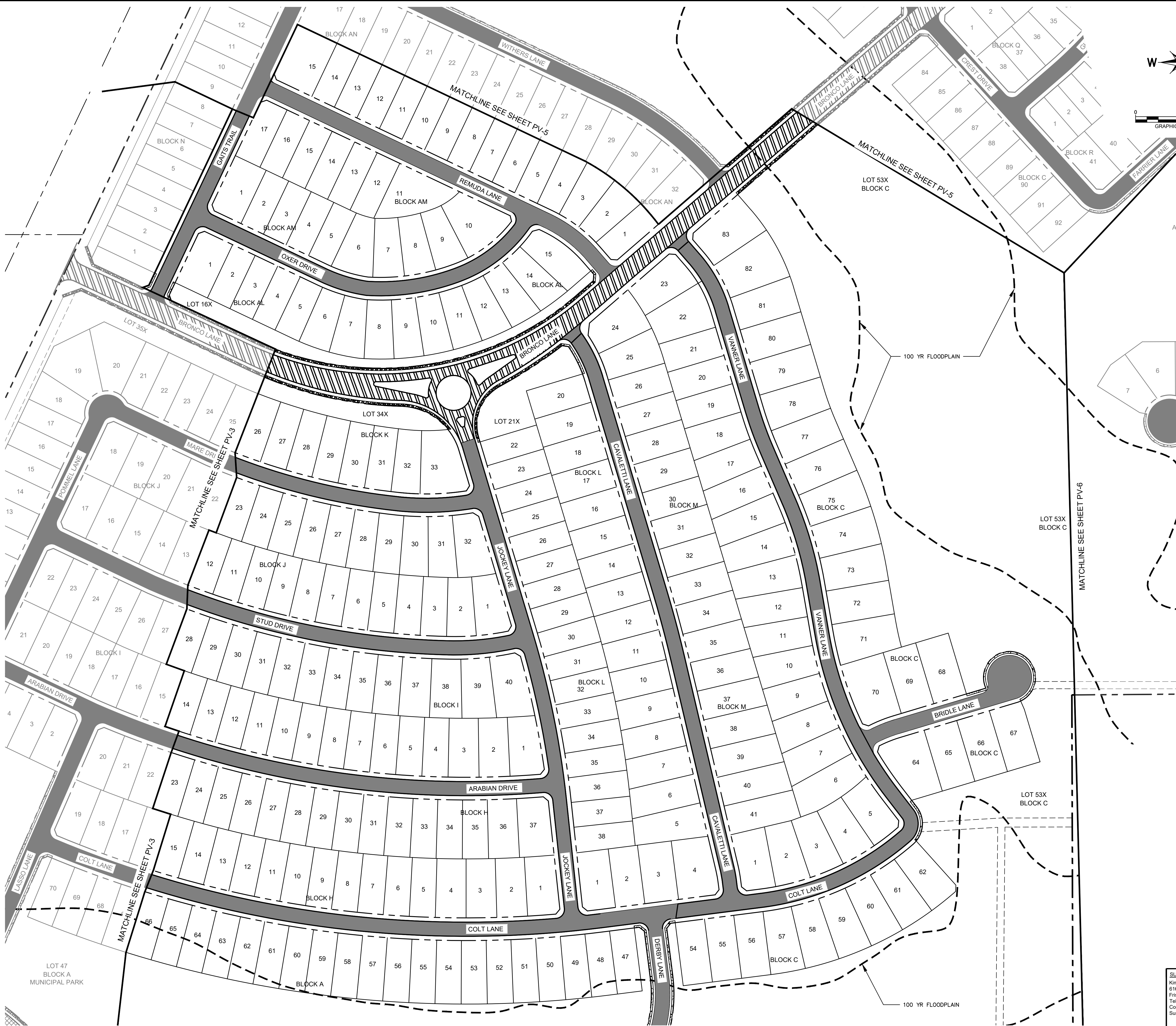
IN THE

CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylvia Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Frisco, TX 75215 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928			
DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	PV-3

PLATTED BY: FRANCISCO TREVINO, 2020020003 - CIRCLE Y RANCH CAD PRELIMINARY PLANS SHEETS PV-1 PAVING PLAN DWG [PV-1]
DRAWN BY: KIMLEY-HORN, 2020020003 - CIRCLE Y RANCH CAD PRELIMINARY PLANS SHEETS PV-1 PAVING PLAN DWG [PV-1]
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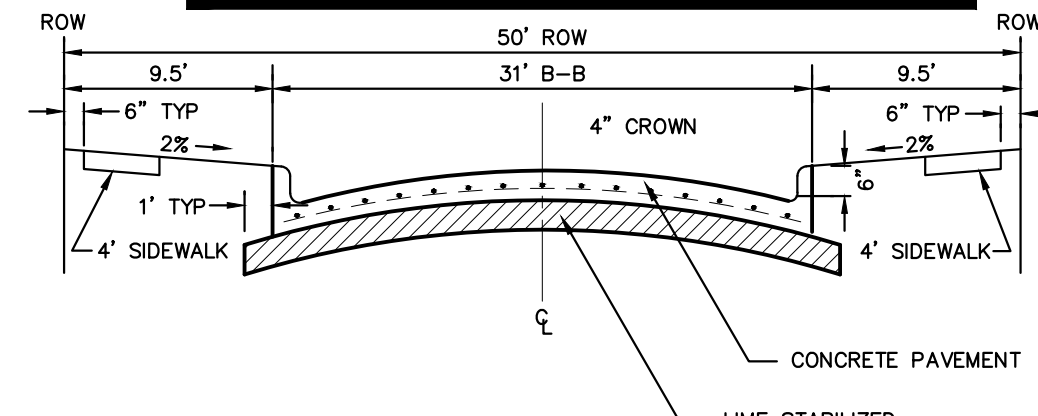
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VICINITY MAP
SCALE: 1" = 4,000'

LEGEND

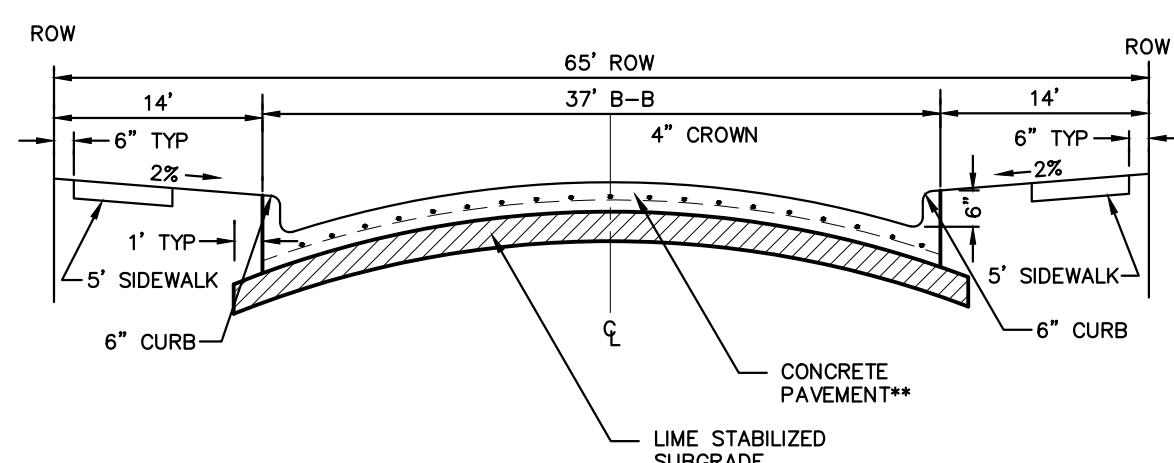
	PROPERTY LINE
	MATCH LINE
	4' CONCRETE SIDEWALK
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	TEMPORARY PAVEMENT



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PARABOLIC RESIDENTIAL STREET SECTION

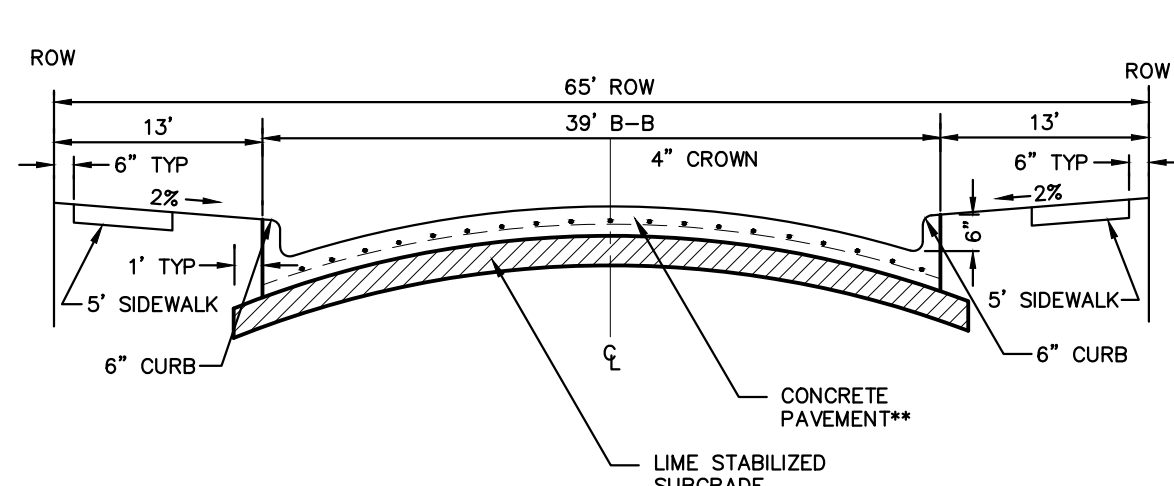
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NOTE: PAVEMENT SECTION TO BE CALCULATED BY GEOTECHNICAL ENGINEER FOR MINIMUM 20-YEAR DESIGN, BUT SHALL NOT BE LESS THAN 8" THICK.

COMMERCIAL COLLECTOR STREET SECTION

NTS



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RESIDENTIAL COLLECTOR STREET SECTION

NTS

CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY PAVING PLAN
FOR
HIGH POINT RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES

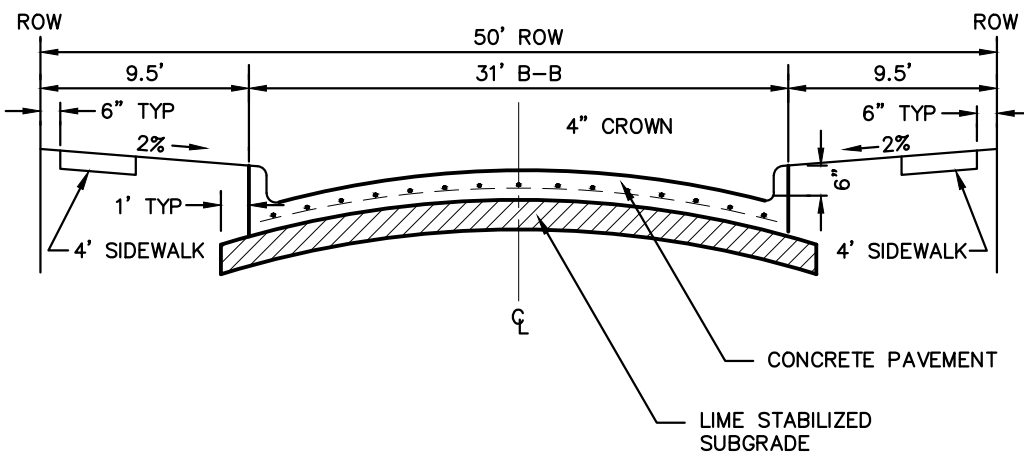
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN-TIME

CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylviana Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd., N. Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928			
DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	PV-4

PLATTED BY: FRANCIS, BECKER, 20200215.DWG
DRAWN NAME: KJRI CIVIL/FRISCO SINGLE FAMILY PURSUITS_2020/202003 - CIRCLE Y RANCH/CD/PRELIMINARY PLANS/SHEETS/PV-1 PAVING PLAN.DWG[PV-5]
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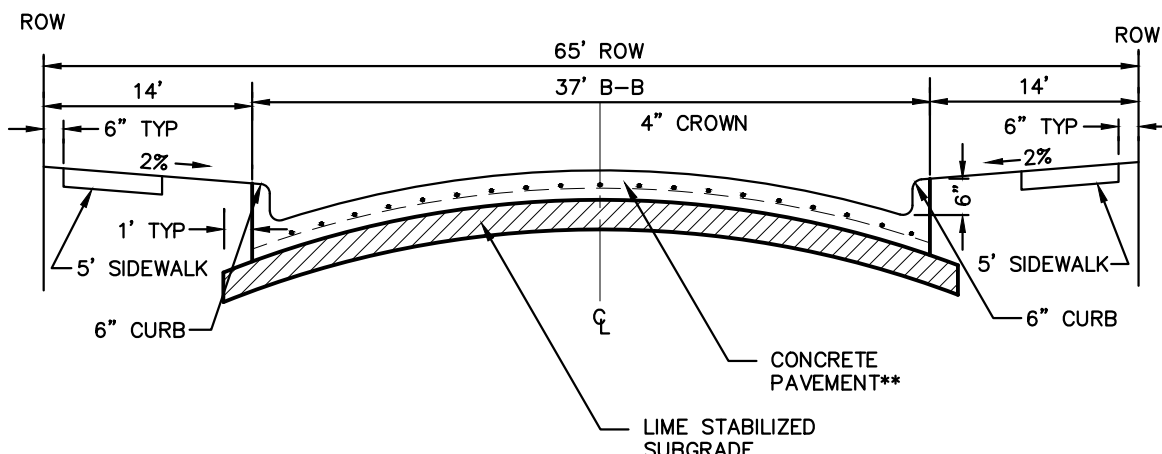
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



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PARABOLIC RESIDENTIAL STREET SECTION

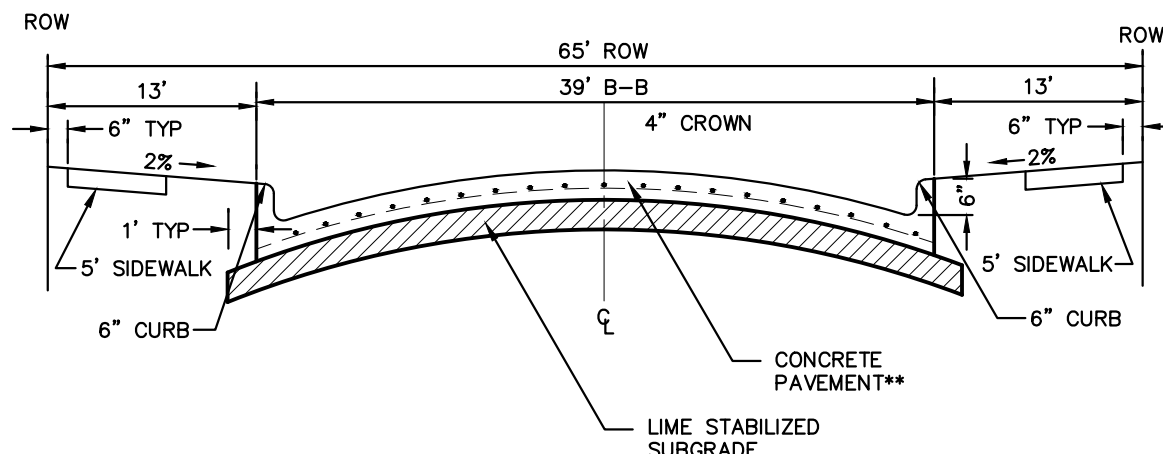
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NOTE: PAVEMENT SECTION TO BE CALCULATED BY GEOTECHNICAL ENGINEER FOR MINIMUM 20-YEAR DESIGN, BUT SHALL NOT BE LESS THAN 8" THICK.

COMMERCIAL COLLECTOR STREET SECTION

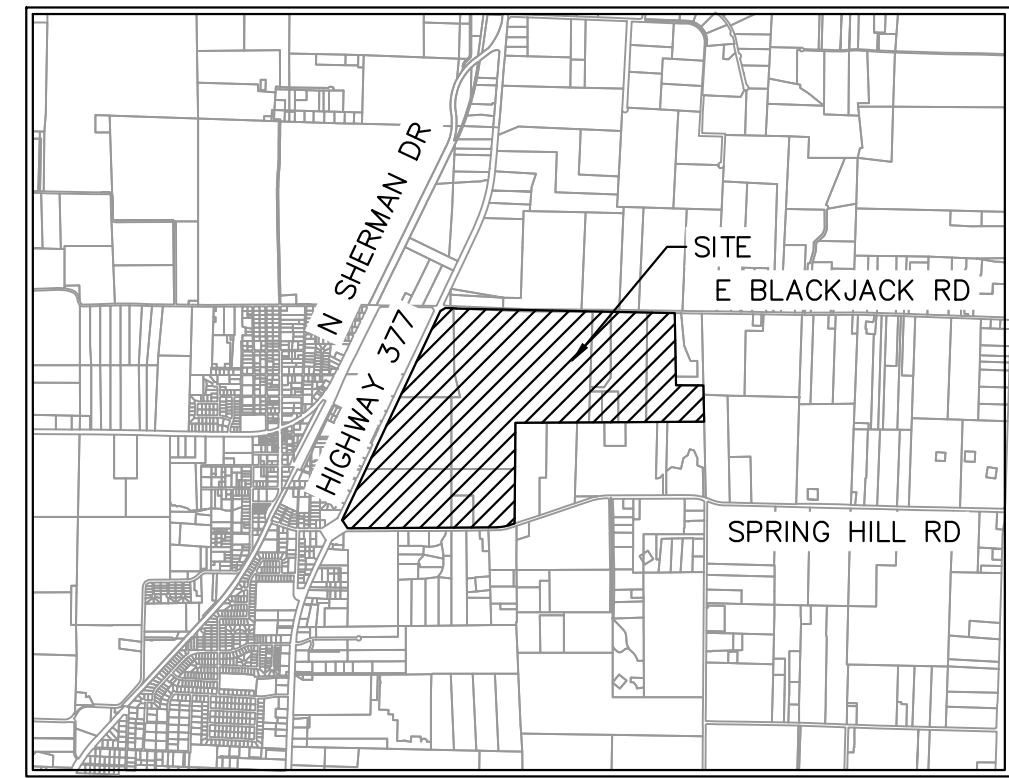
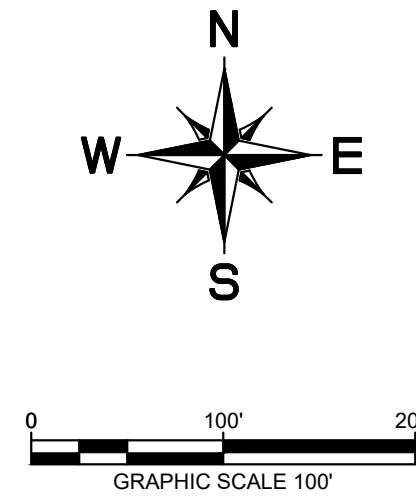
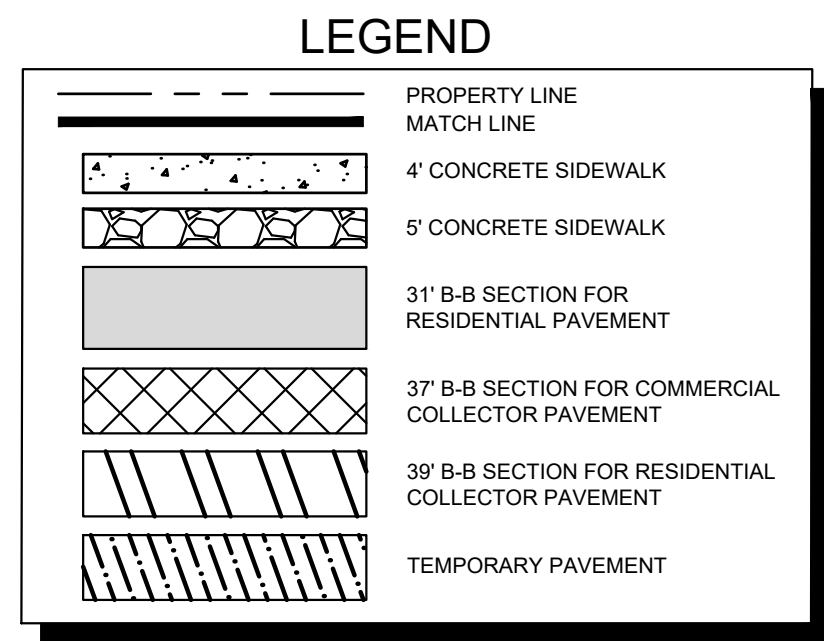
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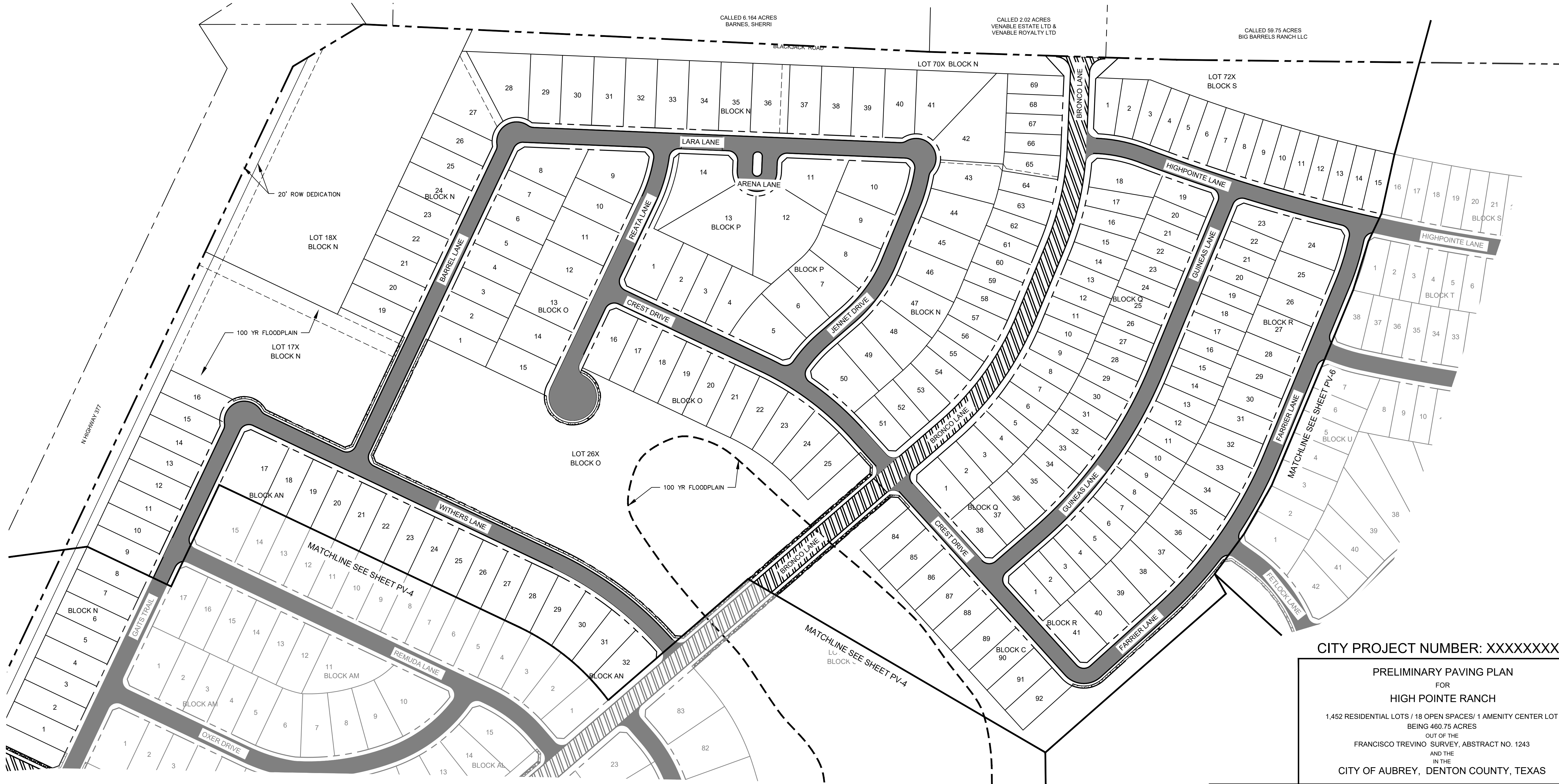
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RESIDENTIAL COLLECTOR STREET SECTION

NTS



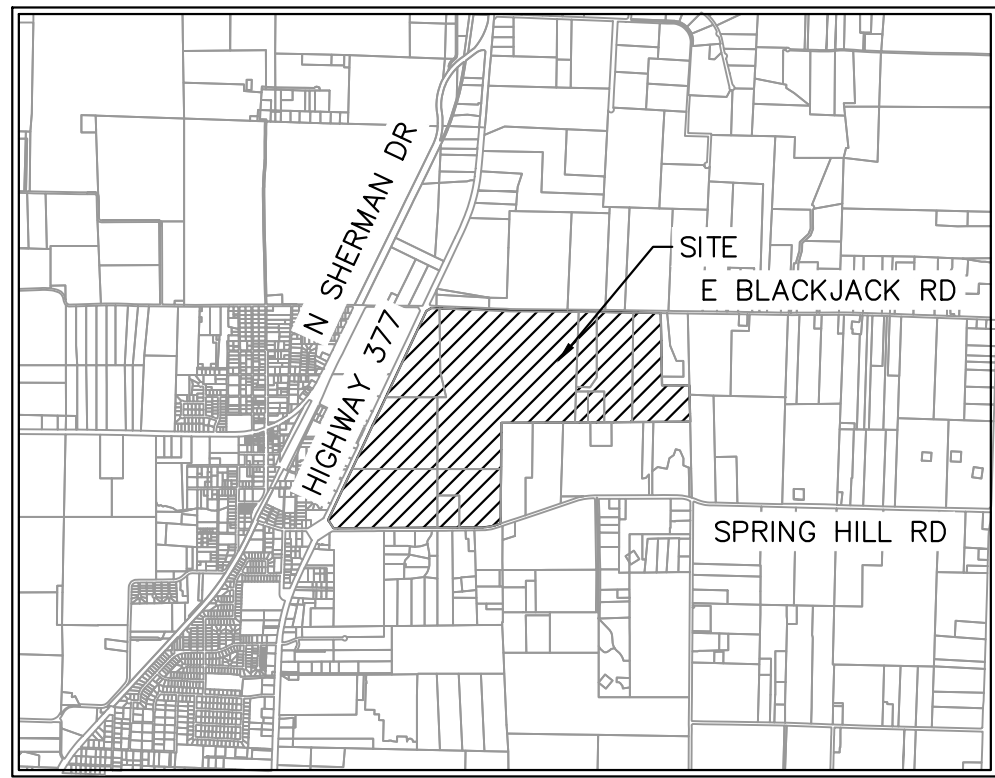
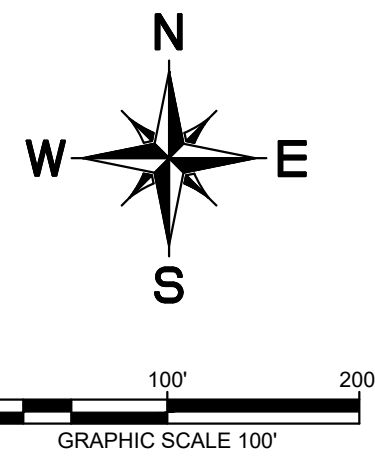
VICINITY MAP
SCALE: 1" = 4,000'



CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY PAVING PLAN
FOR
HIGH POINTE RANCH
1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
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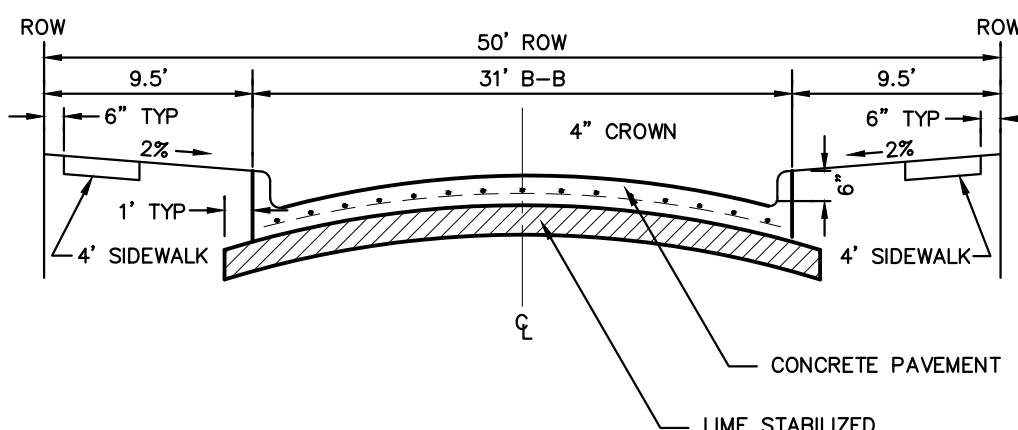
SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylvia Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: KimleyHorn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928			
DESIGNED: DKT	DRAWN: DKT	CHECKED: TLF	SCALE: AS SHOWN	DATE: SEPT. 2021	KH PROJECT NO.: 2020103	PV-5



VICINITY MAP

SCALE: 1" = 4,000'

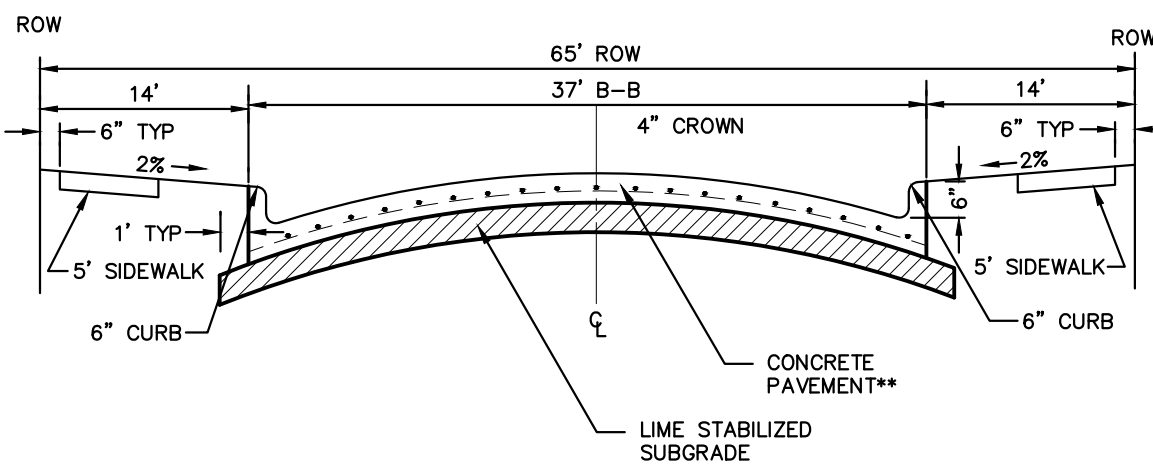
- | | |
|--|--|
| | PROPERTY LINE |
| | MATCH LINE |
| | 4' CONCRETE SIDEWALK |
| | 5' CONCRETE SIDEWALK |
| | 31' B-B SECTION FOR RESIDENTIAL PAVEMENT |
| | 37' B-B SECTION FOR COMMERCIAL COLLECTOR PAVEMENT |
| | 39' B-B SECTION FOR RESIDENTIAL COLLECTOR PAVEMENT |
| | TEMPORARY PAVEMENT |



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PARABOLIC RESIDENTIAL STREET SECTION

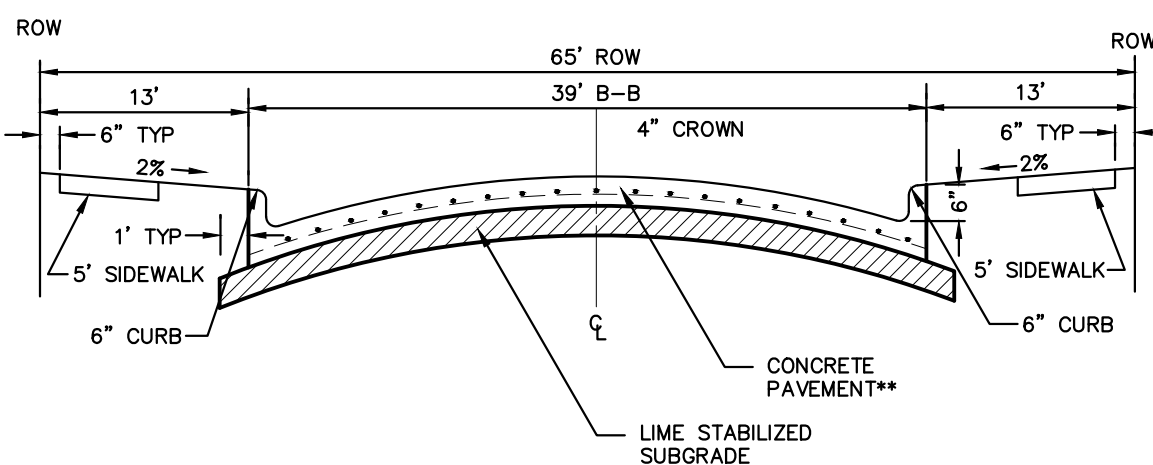
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COMMERCIAL COLLECTOR STREET SECTION

NTS



NOTE: PAVEMENT SECTION TO BE CALCULATED BY GEOTECHNICAL ENGINEER FOR MINIMUM 20-YEAR DESIGN, BUT SHALL NOT BE LESS THAN 8" THICK.

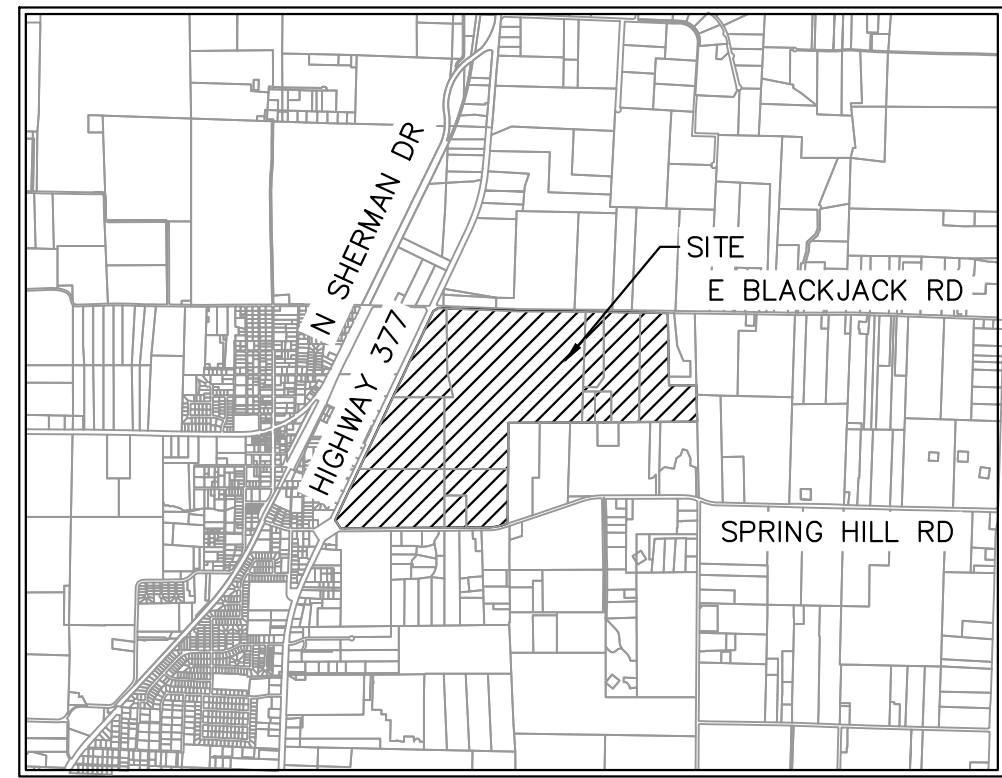
RESIDENTIAL COLLECTOR STREET SECTION

NTS

CITY OF AUBREY, DENTON COUNTY, TEXAS

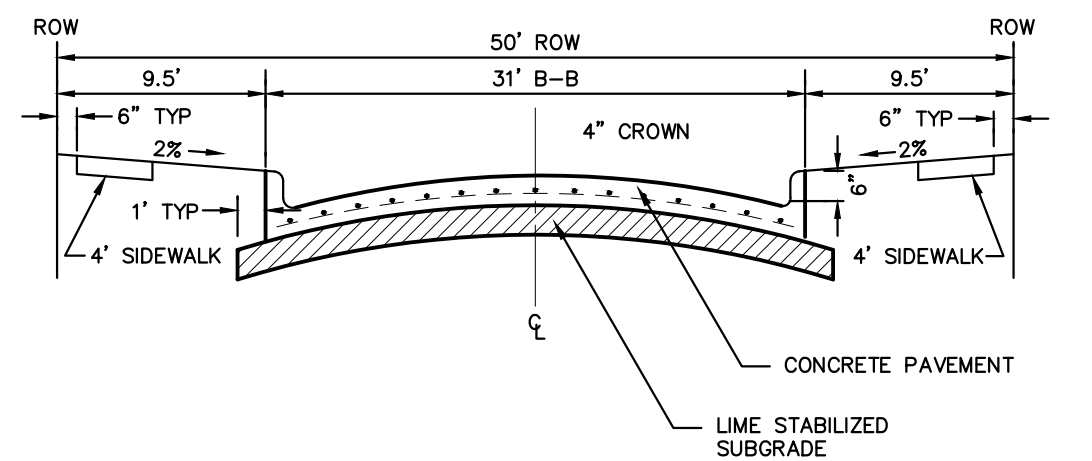
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: Thomas Fletcher, P.E.
Registration F-928

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	PV-6
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103	



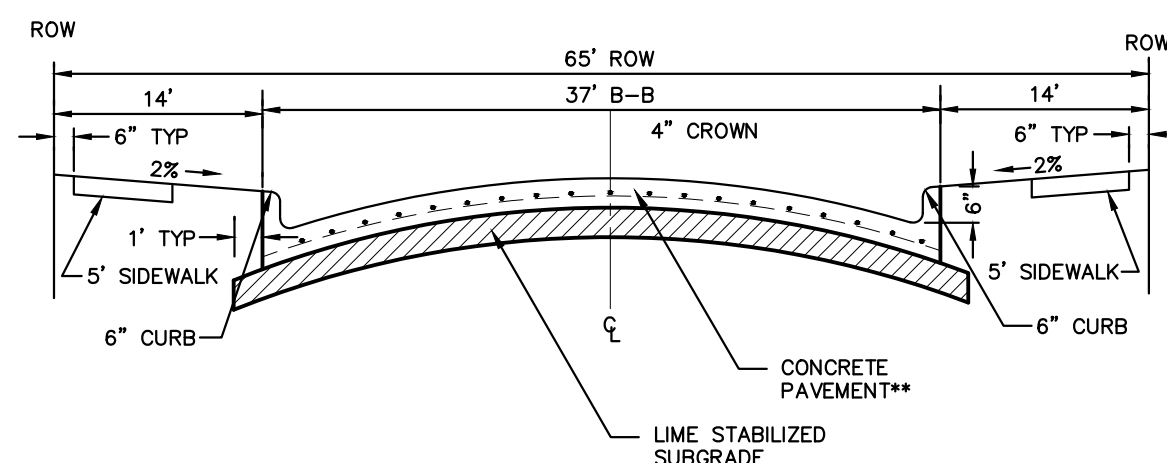
SCALE: 1" = 4,000'

	PROPERTY LINE MATCH LINE
	4" CONCRETE SIDEWALK
	5" CONCRETE SIDEWALK
	31" B-B SECTION FOR RESIDENTIAL PAVEMENT
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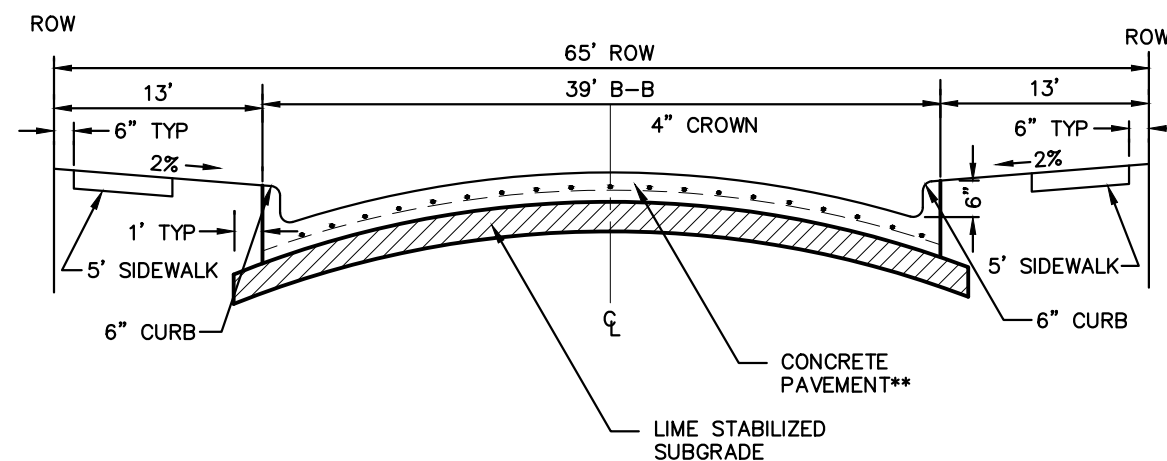
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NTS



NOTE: PAVEMENT SECTION TO BE CALCULATED BY GEOTECHNICAL ENGINEER FOR MINIMUM 20-YEAR DESIGN, BUT SHALL NOT BE LESS THAN 8" THICK.

NTS



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NTS

CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY PAVING PLAN

FOF

HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES

OUT OF THE

FRANCISCO TREVINO SURVEY

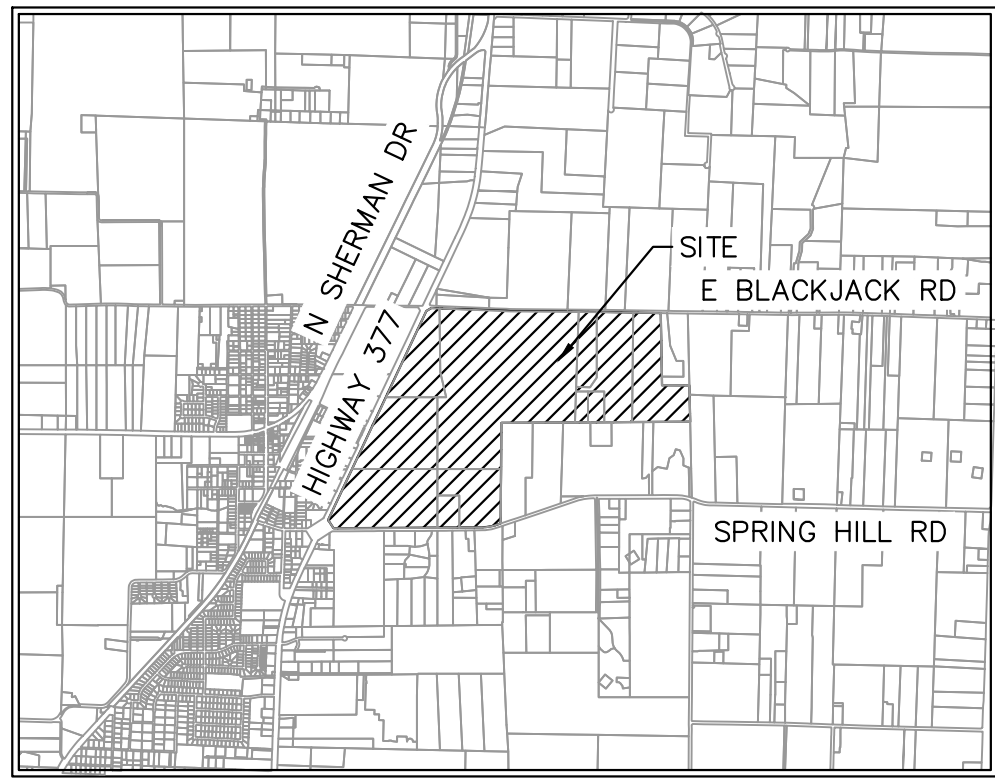
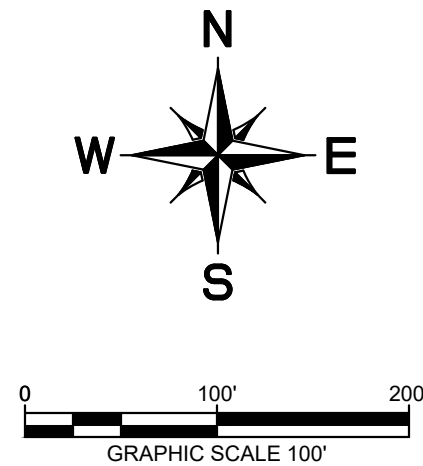
AND THE

AND THE INTELLECT

CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6160 Warren Parkway Frisco, TX 75034 Tel: (469) 353-6058 Contact: Shylani Surveyor #54614	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-1670 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd., N. Suite 202 Frisco, TX 75029 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER:  6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-5580 Contact: Thomas Fleischer, P.E. Registration # 928		
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
DKT		TLF	AS SHOWN	DATE	20201003

Pv-8

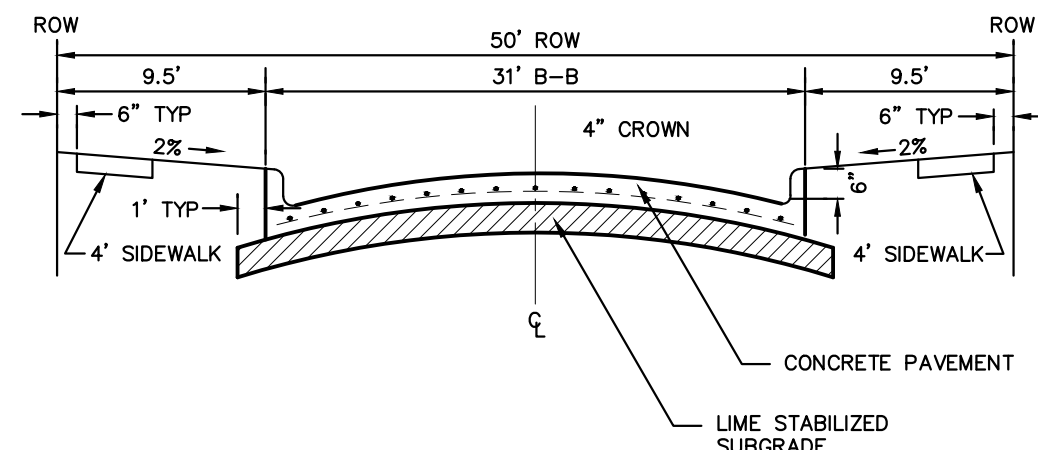


VICINITY MAP

SCALE: 1" = 4,000'

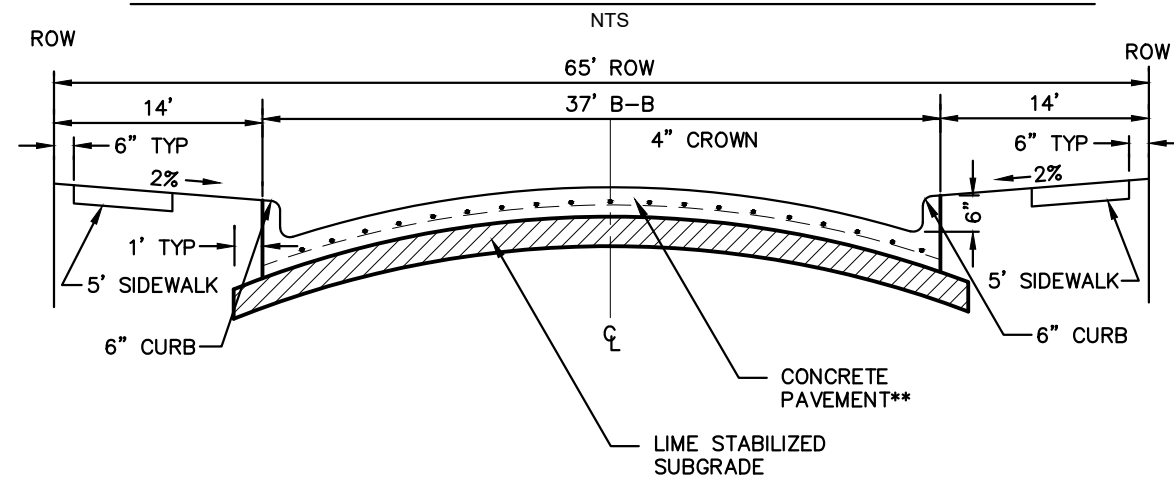
LEGEND

	PROPERTY LINE
	MATCH LINE
	4' CONCRETE SIDEWALK
	5' CONCRETE SIDEWALK
	31' B-B SECTION FOR RESIDENTIAL PAVEMENT
	37' B-B SECTION FOR COMMERCIAL COLLECTOR PAVEMENT
	39' B-B SECTION FOR RESIDENTIAL COLLECTOR PAVEMENT
	TEMPORARY PAVEMENT



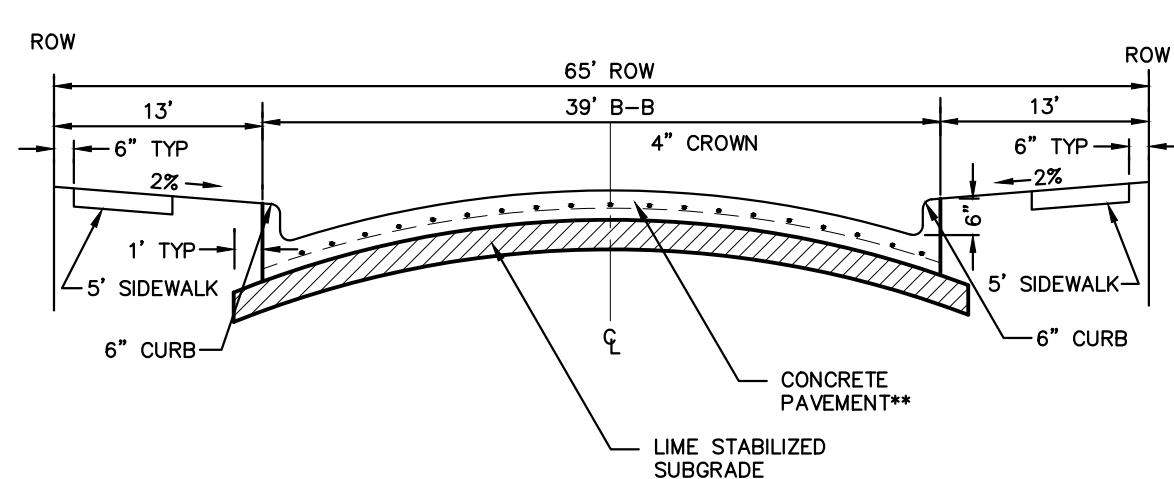
NOTE: PAVEMENT SECTION TO BE CALCULATED BY GEOTECHNICAL ENGINEER FOR MINIMUM 20-YEAR DESIGN, BUT SHALL NOT BE LESS THAN 6" THICK.

PARABOLIC RESIDENTIAL STREET SECTION



NOTE: PAVEMENT SECTION TO BE CALCULATED BY GEOTECHNICAL ENGINEER FOR MINIMUM 20-YEAR DESIGN, BUT SHALL NOT BE LESS THAN 8" THICK.

COMMERCIAL COLLECTOR STREET SECTION



NOTE: PAVEMENT SECTION TO BE CALCULATED BY GEOTECHNICAL ENGINEER FOR MINIMUM 20-YEAR DESIGN, BUT SHALL NOT BE LESS THAN 8" THICK.

RESIDENTIAL COLLECTOR STREET SECTION

CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY PAVING PLAN

FOR

HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES

OUT OF THE

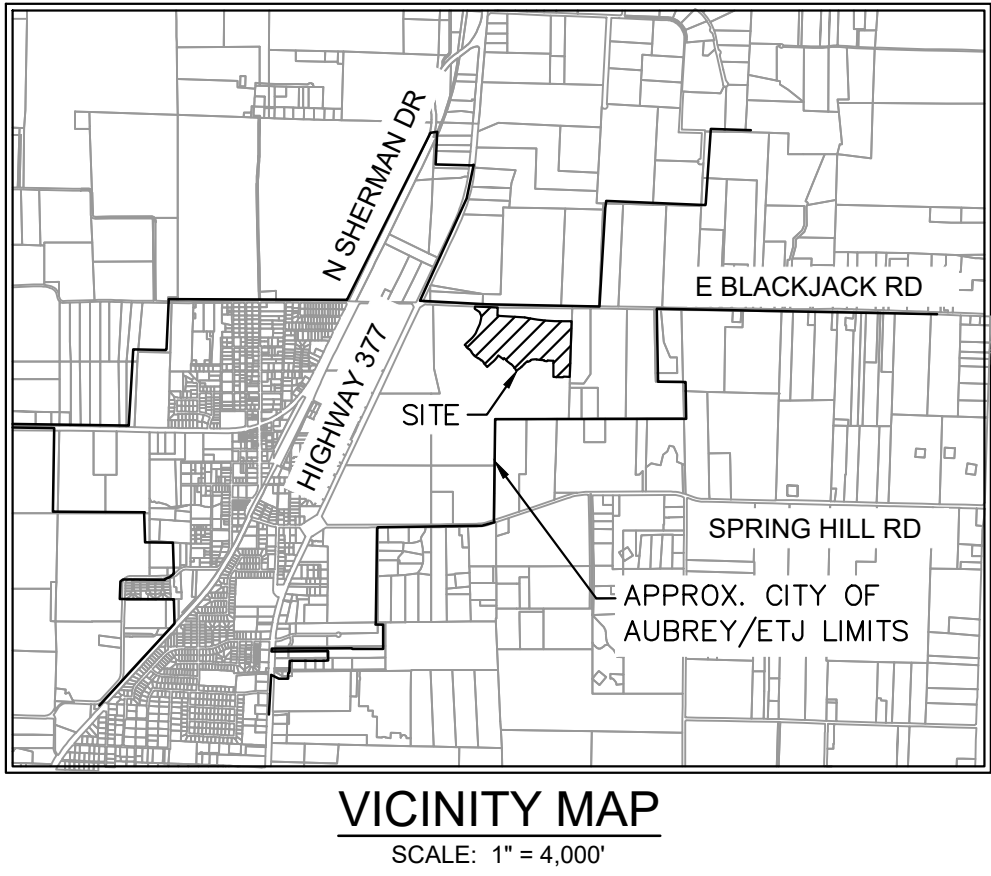
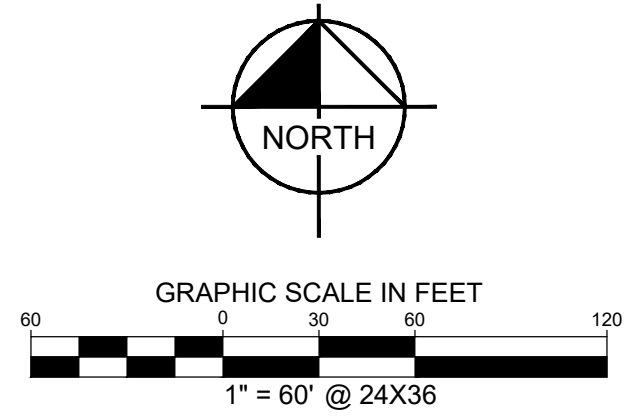
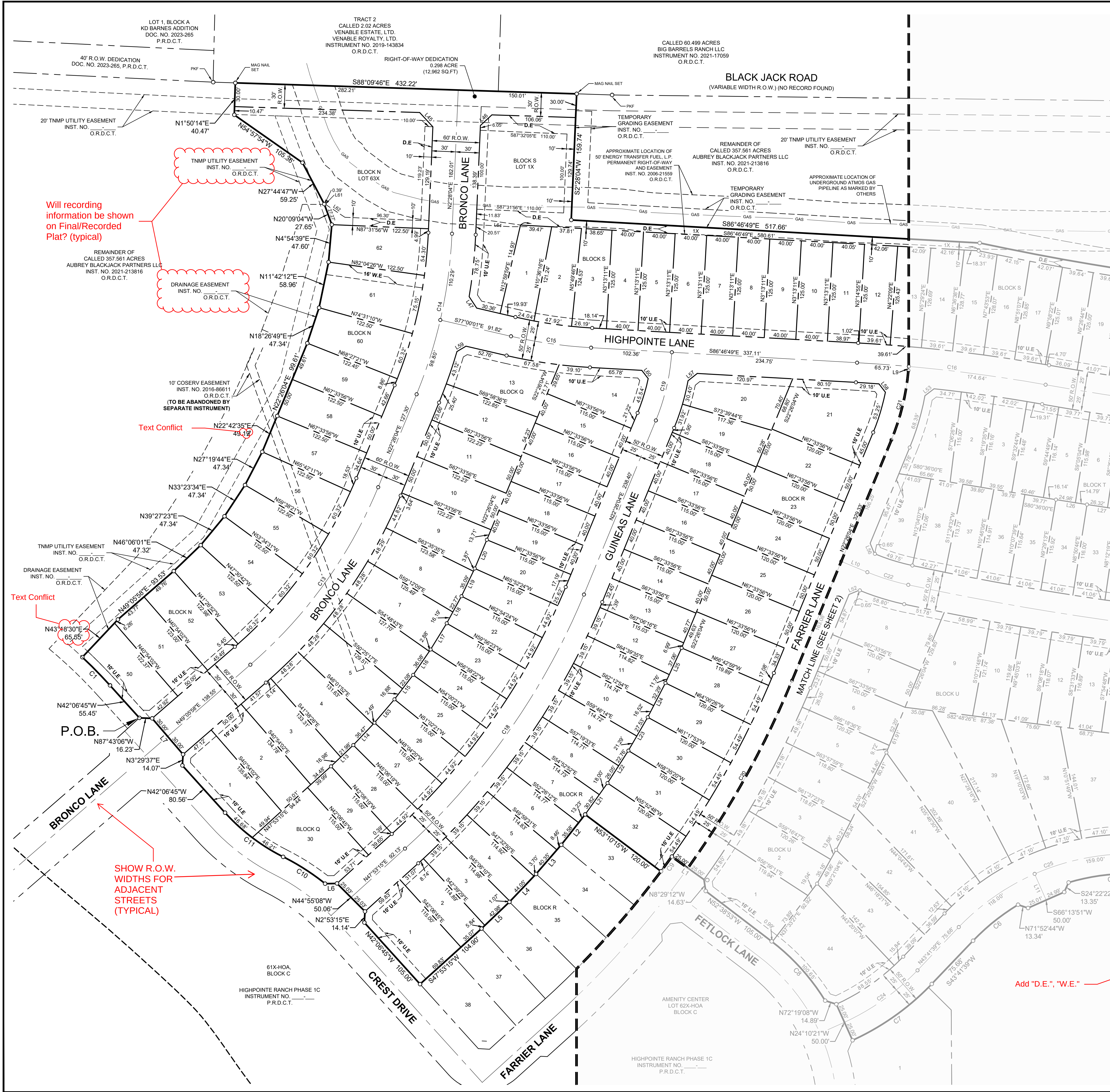
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243

AND THE

IN THE

CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylviana Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Frisco, TX 75215 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928			
DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	PV-9



Notes :

- All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
- 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.
- 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.
- Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
- The City of Aubrey will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding conditions.
- 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.
- Construction not completed within two years of approval subject to current City of Aubrey Subdivision Rules and Regulations.
- 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 feet above the 100-year flood elevation.
- 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.

- Water service to be provided by the City of Aubrey.
- Sanitary Sewer to be provided by the City of Aubrey.

13. 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 losses arising out of or resulting from performance of the obligations said HOA or High Pointe Ranch Municipal Utility District No. 1.

14. All ~~land use~~ features are located in the right-of-way except as shown.

15. 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.

16. Line and Curve table located on Sheet 3.

BHC Review
11-20-2024

First review of the Highpointe Ranch Phase 2 Final Plat submittal. Our review is for general compliance with the City 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.

Re-submittal 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.

Andrew Mata Jr., P.E.

LAND USE	ACREAGE	LOTS
RESIDENTIAL	28.653	219
HOA/OPEN SPACE	0.821	S-1X
HOA/OPEN SPACE	0.584	N-63X
STREET R.O.W.	8.096	-
TOTAL	38.154	221

FINAL PLAT
HIGHPOINTE RANCH PHASE 2
38.154 ACRES

BLOCK N, LOTS 50-62, AND 63X-HOA, BLOCK Q, LOTS 1-30, BLOCK R, LOTS 1-32, BLOCK S, LOTS 1-55, AND 1X-HOA, BLOCK T, LOTS 1-39, BLOCK U, LOTS 1-44, & BLOCK X, LOTS 17-22

219 RESIDENTIAL LOTS
2 HOA LOTS

F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY, 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" = 60'	CDS	KHA	09/27/2024	063451861	1 OF 3

OWNER:
KL LB Buy 3, LLC c/o KL Services LLC
6900 E. Camelback Road, Suite 800
Scottsdale, AZ 85251
Phone: 760-753-8110
Contact: Nathan Holt

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.

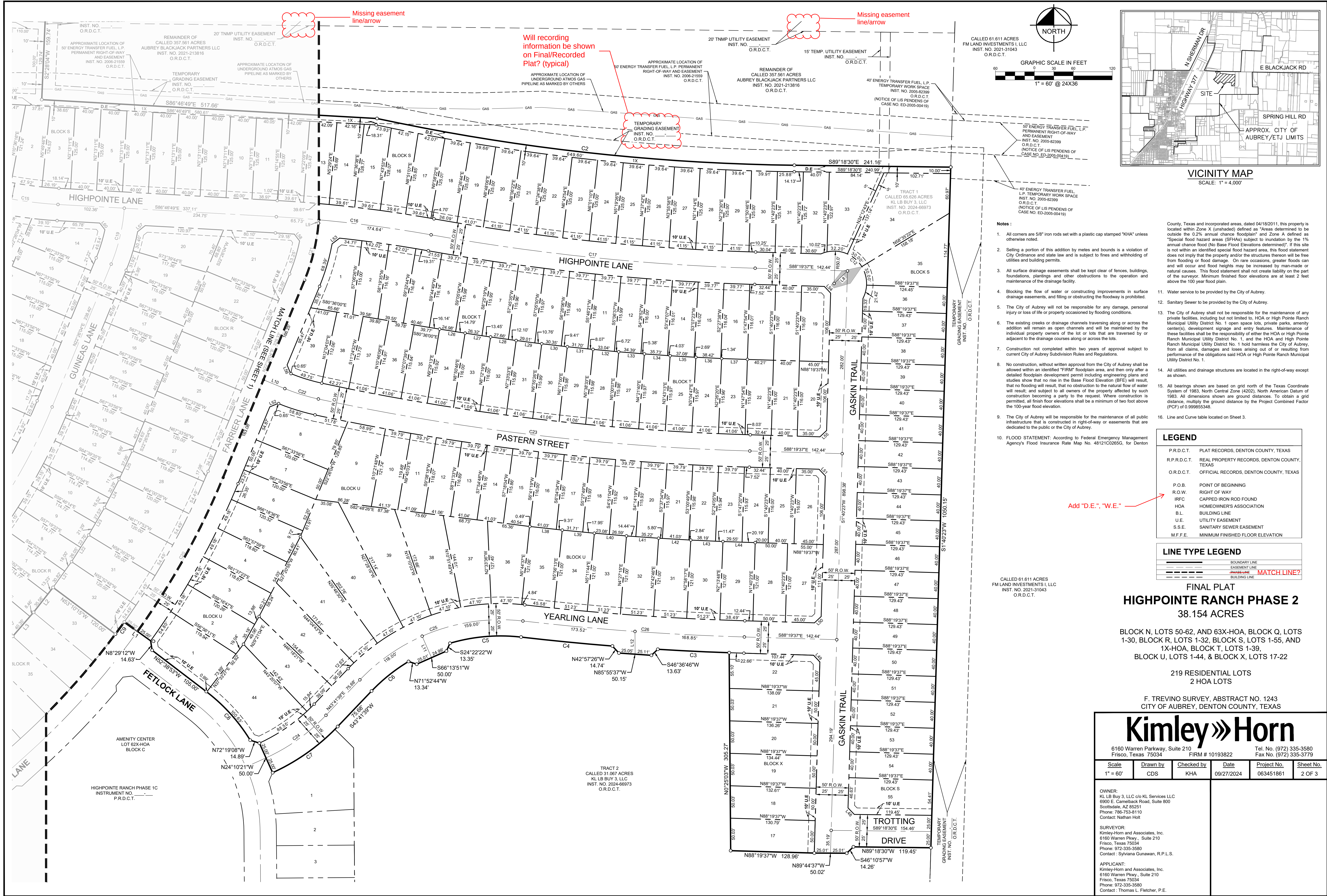
APPLICANT:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact: Thomas L. Fletcher, P.E.

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
- - -	MATCH LINE?



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS KL LB BUY 3, LLC, is the sole 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 65.626 acre tract of land described as Tract 1 in a deed to KL LB Buy 3, LLC, as recorded in Instrument Number 2024-66973, Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "KHA" set for the northerly most northeast corner of Highpointe Ranch, Phase 1C, according to the Final Plat therefor recorded in Instrument No. _____ of the Plat Records of Denton County, Texas, common to the northeasterly terminus of Crest Drive, a 60.00 foot wide right of way, as dedicated in said Final Plat, same being on the westerly line of said 65.626 acre tract;

THENCE departing said terminus and along the westerly line of said 65.626 acre tract, the following

North 42°06'45" West, a distance of 55.45 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 625.00 feet, a central angle of 04°34'45", and a chord bearing and distance of North 44°24'07" West, 49.94 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 49.95 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 43°18'30" East, a distance of 65.55 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 49°05'58" East, a distance of 93.53 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 46°06'01" East, a distance of 47.32 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 39°27'23" East, a distance of 47.34 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 33°23'34" East, a distance of 47.34 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 27°19'44" East, a distance of 47.34 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 22°42'35" East, a distance of 49.19 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 22°26'04" East, a distance of 99.61 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 18°26'49" East, a distance of 47.34 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 11°42'12" East, a distance of 58.96 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 04°54'39" East, a distance of 47.60 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 20°09'04" West, a distance of 27.65 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 27°44'47" West, a distance of 59.25 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 54°57'54" West, a distance of 105.36 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 01°50'14" East, a distance of 40.47 feet to a mag nail set for the northwest corner of said 65.626 acre tract, same being on the southerly line of a called 2.02 acre tract of land described as Tract 2 in a deed to Venable Estate, Ltd. and Venable Royalty, Ltd., as recorded in Instrument No. 2019-143834 of the Official Records of Denton County, Texas, same being in Blackjack Road, a variable width right of way;

THENCE South 88°09'46" East, along the northerly line of said 65.626 acre tract, the southerly line of said 2.02 acre tract, the southerly line of a called 60.499 acer tract of land described in a deed to Big Barrells Ranch, LLC, as recorded in Instrument No. 2021.17059, of the Official Records of Denton County, Texas, and said Blackjack Road, a distance of 432.22 feet to a mag nail set for the northerly most northeast corner of said 65.626 acre tract;

THENCE departing the southerly line of said 2.02 acre tract, the southerly line of a said 60.499 acer tract, and Blackjack Road, and continuing along the northerly line of said 65.626 acre tract, the following:

South 02°28'04" West, a distance of 159.74 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 86°46'40" East, a distance of 517.66 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 3,255.00 feet, a central angle of 11°24'47", and a chord bearing and distance of South 83°36'06" East, 647.32 feet;

In an easterly direction, with said non-tangent curve to the left, an arc distance of 648.39 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 89°18'30" East, a distance of 241.16 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the southerly most northeast corner of said 65.626 acre tract, same being the west line of a called 61.611 acre tract of land described in a deed to FM Land Investments I, LLC, as recorded in Instrument No. 2021-31043 of the Official Records of Denton County, Texas;

THENCE South 01°40'23" West, along the east line of said 65.626 acre tract and the west line of said 61.611 acre tract, a distance of 1,050.15 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northerly most southeast corner of said 65.626 acre tract, common to the southerly most northeast corner of as called 31.067 acre tract of land described as Tract 2, recorded in said deed to KL LB Buy 3, LLC;

THENE departing the east line of said 65.626 acre tract and the west line of said 64.611 acre tract, and along a southerly line of said 65.626 acre tract and the northerly line of said 31.067acre tract, the following:

North 89°18'30" West, a distance of 119.45 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 46°10'57" West, a distance of 14.26 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 89°44'37" West, a distance of 50.02 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 88°19'37" West, a distance of 128.96 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 00°25'03" West, a distance of 305.27 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 4,009.00 feet, a central angle of 01°34'30", and a chord bearing and distance of North 87°12'56" West, 110.20 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 110.20 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 46°36'46" West, a distance of 13.63 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 85°55'37" West, a distance of 50.15 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 42°57'26" West, a distance of 14.74 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 4,009.00 feet, a central angle of 02°01'20", and a chord bearing and distance of North 84°24'52" West, 141.49 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 141.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left with a radius of 275.00 feet, a central angle of 23°03'59", and a chord bearing and distance of South 85°03'48" West, 109.97 feet;

In a westerly direction, with said reverse curve to the left, an arc distance of 110.71 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 24°22'22" West, a distance of 13.35 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 66°13'51" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 71°52'44" West, a distance of 13.34 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 275.00 feet, a central angle of 15°14'14", and a chord bearing and

distance of South 51°18'46" West, 72.92 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 73.13 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 43°41'39" West, a distance of 75.68 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 325.00 feet, a central angle of 21°48'30", and a chord bearing and distance of South 54°35'54" West, 122.96 feet;

THENCE departing the northerly line of said 31.067 acre tract and the southerly line of said 65.626 acre tract, and along the northerly line of said Highpointe Ranch Phase 1C, the following

In a westerly direction, with said tangent curve to the right, an arc distance of 123.70 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 24°10'21" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 72°19'08" West, a distance of 14.89 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 275.00 feet, a central angle of 21°10'34", and a chord bearing and distance of North 42°03'36" West, 101.06 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 101.64 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 52°38'53" West, a distance of 105.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 08°29'12" West, a distance of 14.63 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 54°19'31" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 1,152.50 feet, a central angle of 01°09'16", and a chord bearing and distance of South 36°15'07" West, 23.22 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 23.22 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 53°10'15" West, a distance of 120.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 38°11'02" West, a distance of 48.82 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 40°53'34" West, a distance of 48.82 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 43°36'07" West, a distance of 48.82 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 46°18'07" West, a distance of 48.82 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 47°53'15" West, a distance of 104.90 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 42°06'45" West, a distance of 105.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 02°53'15" East, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 44°55'08" West, a distance of 50.06 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 88°44'40" West, a distance of 15.13 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 300.00 feet, a central angle of 12°02'56", and a chord bearing and distance of North 57°22'33" West, 62.97 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 63.09 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right with a radius of 250.00 feet, a central angle of 21°17'17", and a chord bearing and distance of North 52°45'23" West, 92.35 feet;

In a westerly direction, with said reverse curve to the right, an arc distance of 92.89 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 42°06'45" West, a distance of 80.56 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 03°29'37" East, a distance of 14.07 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 40°38'02" West, a distance of 60.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 87°43'06" West, a distance of 16.23 feet to the POINT OF BEGINNING and containing 38.154 acres (1,661,972 square feet) of land, more or less.

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N54°19'31"W	50.00'	L33	S85°18'47"E	39.77'
L2	S38°11'02"W	48.82'	L34	S85°57'15"E	39.77'
L3	S40°53'34"W	48.82'	L35	S86°35'45"E	39.77'
L4	S43°36'07"W	48.82'	L36	S87°13'46"E	39.77'
L5	S46°18'07"W	48.82'	L37	N87°55'50"W	39.77'
L6	S88°44'40"W	15.13'	L38	N83°41'01"W	50.83'
L7	N40°38'02"W	60.00'	L39	N84°26'01"W	49.66'
L8	S46°40'23"W	28.28'	L40	N85°10'30"W	49.66'
L9	N05°06'10"E	5.25'	L41	N85°54'59"W	49.66'
L10	S67°33'56"E	35.65'	L42	N86°39'28"W	49.66'
L11	N23°46'09"W	36.14'	L43	N87°23'57"W	49.66'
L12	N00°22'17"W	35.00'	L44	N88°07'05"W	49.75'
L13	N46°22'41"E	38.96'	L45	N42°50'51"W	24.61'
L14	N43°24'40"E	38.96'	L46	N47°09'09"E	19.83'
L15	N37°28'39"E	38.96'	L47	N33°21'35"W	17.44'
L16	N34°30'38"E	38.96'	L48	S43°49'03"E	14.02'
L17	N31°32'38"E	38.96'	L49	S43°19'37"E	14.14'
L18	N28°34'37"E	38.96'	L50	N46°40'23"E	14.14'
L19	N25°36'36"E	38.96'	L51	S43°19'37"E	14.14'
L20	N22°54'42"E	39.41'	L52	N67°26'04"E	14.14'
L21	N35°28'29"E	48.82'	L53	S52°43'35"W	14.57'
L22	N32°45'56"E	48.82'	L54	S43°19'37"E	14.14'
L23	N30°03'23"E	48.82'	L55	N46°40'23"E	14.14'
L24	N27°20'50"E	48.82'	L56	N22°33'56"W	14.14'
L25	N24°46'17"E	48.82'	L57	S51°23'58"W	14.90'
L26	S80°57'25"E	39.77'	L58	S37°44'48"E	13.37'
L27	S81°28'00"E	39.77'	L59	S59°21'33"W	13.24'
L28	S82°06'28"E	39.77'	L60	S37°57'58"E	13.17'
L29	S82°44'56"E	39.77'	L61	N90°00'00"E	1.54'
L30	S83°23'23"E	39.77'	L62	S56°19'26"E	29.40'
L31	S84°01'51"E	39.77'	L63	N40°26'40"E	38.96'
L32	S84°40'19"E	39.77'	L64	S81°41'03"E	56.44'

OWNER'S CERTIFICATIONS

STATE OF TEXAS §
COUNTY OF DENTON §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT KL LB BUY 3, LLC, acting herein by and through their duly authorized officers, do hereby adopt this plat designating the hereinabove described property as HIGHPOINTE RANCH PHASE 2, an addition to the City of Aubrey, Texas, and do 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: KL LB BUY 3, LLC

BY: _____

Name: _____

Title: _____

STATE OF _____ §

COUNTY OF _____ §

On this _____ day of _____, 2024, before me personally appeared _____ (name of signer), whom I know personally, and acknowledged that he/she executed the same.

Notary Public, State of _____

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.

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

PRELIMINARY

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

STATE OF TEXAS §

COUNTY OF COLLIN §

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

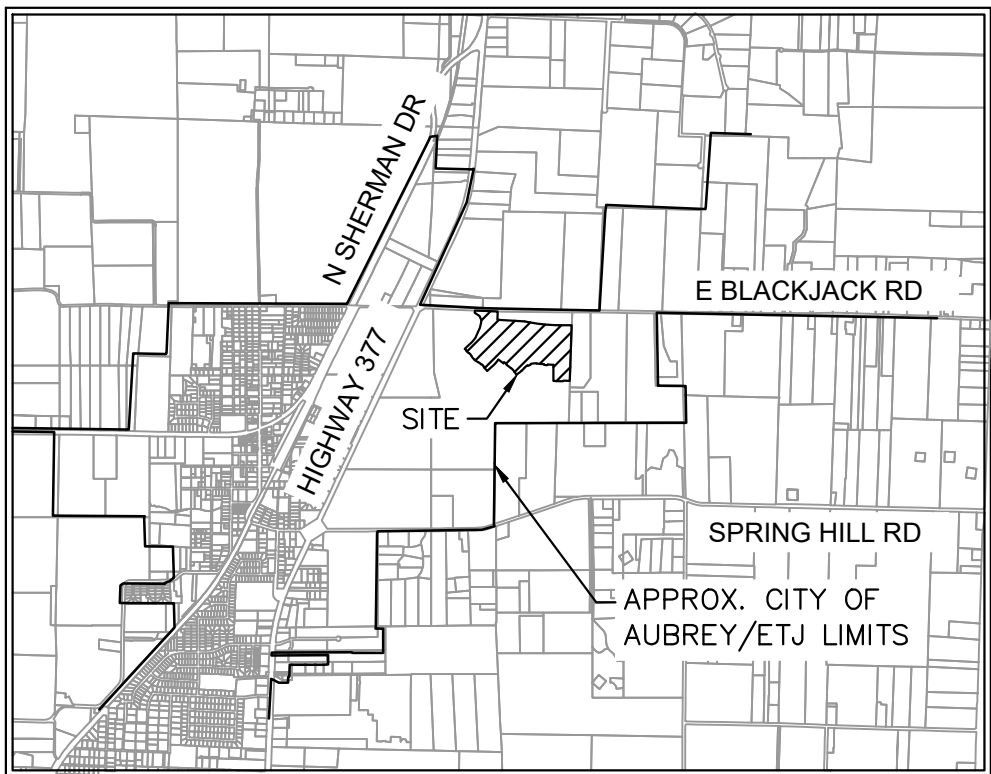
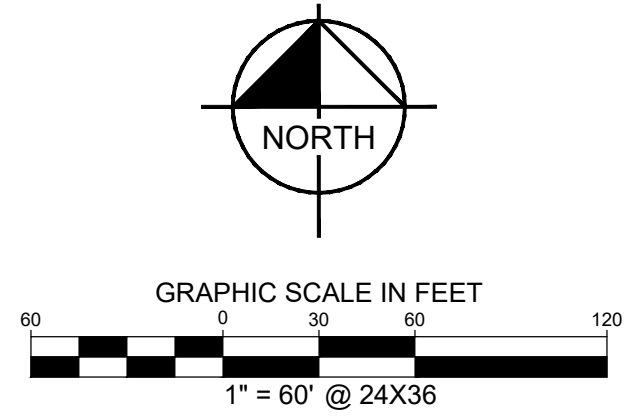
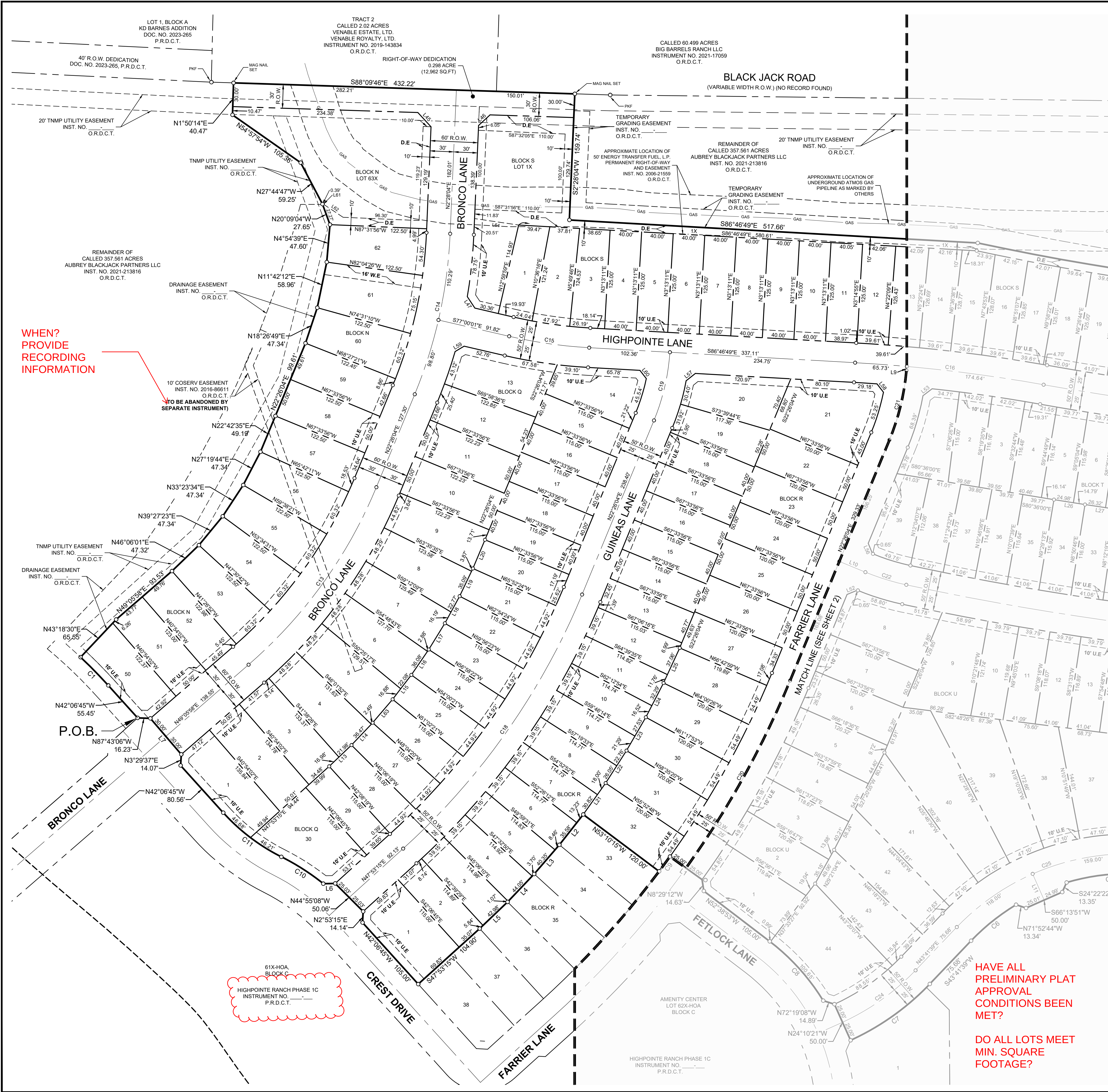
FINAL PLAT
HIGHPOINTE RANCH PHASE 2
38.154 ACRES

BLOCK N, LOTS 50-62, AND 63X-HOA, BLOCK Q, LOTS 1-30, BLOCK R, LOTS 1-32, BLOCK S, LOTS 1-55, AND 1X-HOA, BLOCK T, LOTS 1-39, BLOCK U, LOTS 1-44, & BLOCK X, LOTS 17-22

219 RESIDENTIAL LOTS
2 HOA LOTS

F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY, 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 N/A	Drawn by CDS	Checked by KHA	Date 09/27/2024	Project No. 063451861	Sheet No. 3 OF 3
OWNER: KL LB Buy 3, LLC c/o KL Services LLC 6900 E. Camelback Road, Suite 800 Scottsdale, AZ 85251 Phone: 766-753-8110 Contact: Nathan Holt					
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.					



VICINITY MAP
SCALE: 1" = 4,000'

Notes :

- All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
- 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.
- 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.
- Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the roadway is prohibited.
- The City of Aubrey will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding conditions.
- 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.
- Construction not completed within two years of approval subject to current City of Aubrey Subdivision Rules and Regulations.
- 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 feet above the 100-year flood elevation.
- 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.

- 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.

- Water service to be provided by the City of Aubrey.
- Sanitary Sewer to be provided by the City of Aubrey.

- 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 losses arising out of or resulting from performance of the obligations said HOA or High Pointe Ranch Municipal Utility District No. 1.

- All utility structures are located in the right-of-way except as shown.

- 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 0.99985348.

- Line and Curve table located on Sheet 3.

ADD BUILDING LINES

MOVE LABEL HERE

LAND USE	ACREAGE	LOTS
RESIDENTIAL	28.653	219
HOA/OPEN SPACE	0.821	S-1X
HOA/OPEN SPACE	0.584	N-63X
STREET R.O.W.	8.096	-
TOTAL	38.154	221

FINAL PLAT
HIGHPOINTE RANCH PHASE 2
38.154 ACRES

BLOCK N, LOTS 50-62, AND 63X-HOA, BLOCK Q, LOTS 1-30, BLOCK R, LOTS 1-32, BLOCK S, LOTS 1-55, AND 1X-HOA, BLOCK T, LOTS 1-39, BLOCK U, LOTS 1-44, & BLOCK X, LOTS 17-22

219 RESIDENTIAL LOTS
2 HOA LOTS

F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY, 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" = 60'	CDS	KHA	09/27/2024	063451861	1 OF 3

OWNER:
KL LB Buy 3, LLC c/o KL Services LLC
6900 E. Camelback Road, Suite 800
Scottsdale, AZ 85251
Phone: 760-753-8110
Contact: Nathan Holt

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.

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

HAVE ALL
PRELIMINARY PLAT
APPROVAL
CONDITIONS BEEN
MET?

DO ALL LOTS MEET
MIN. SQUARE
FOOTAGE?



OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS KL LB BUY 3, LLC, is the sole 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 65.626 acre tract of land described as Tract 1 in a deed to KL LB Buy 3, LLC, as recorded in Instrument Number 2024-66973, Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "KHA" set for the northerly most northeast corner of Highpointe Ranch, Phase 1C, according to the Final Plat thereof recorded in Instrument No. _____ of the Plat Records of Denton County, Texas, common to the northeasterly terminus of Crest Drive, a 60 foot wide right of way, as dedicated in said Final Plat, same being on the westerly line of said 65.626 acre tract;

THENCE departing said terminus and along the westerly line of said 65.626 acre tract, the following

North 42°06'45" West, a distance of 55.45 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 625.00 feet, a central angle of 04°34'45", and a chord bearing and distance of North 44°24'07" West, 49.94 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 49.95 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 43°18'30" East, a distance of 65.55 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 49°05'58" East, a distance of 93.53 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 46°06'01" East, a distance of 47.32 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 39°27'23" East, a distance of 47.34 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 33°23'34" East, a distance of 47.34 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 27°19'44" East, a distance of 47.34 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 22°42'35" East, a distance of 49.19 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 22°26'04" East, a distance of 99.61 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 18°26'49" East, a distance of 47.34 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 11°42'12" East, a distance of 58.96 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 04°54'39" East, a distance of 47.60 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 20°09'04" West, a distance of 27.65 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 27°44'47" West, a distance of 59.25 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 54°57'54" West, a distance of 105.36 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 01°50'14" East, a distance of 40.47 feet to a mag nail set for the northwest corner of said 65.626 acre tract, same being on the southerly line of a called 2.02 acre tract of land described as Tract 2 in a deed to Venable Estate, Ltd. and Venable Royalty, Ltd., as recorded in Instrument No. 2019-143834 of the Official Records of Denton County, Texas, same being in Blackjack Road, a variable width right of way;

THENCE South 88°09'46" East, along the northerly line of said 65.626 acre tract, the southerly line of said 2.02 acre tract, the southerly line of a called 60.499 acer tract of land described in a deed to Big Barrells Ranch, LLC, as recorded in Instrument No. 2021.17059, of the Official Records of Denton County, Texas, and said Blackjack Road, a distance of 432.22 feet to a mag nail set for the northerly most northeast corner of said 65.626 acre tract;

THENCE departing the southerly line of said 2.02 acre tract, the southerly line of a said 60.499 acer tract, and Blackjack Road, and continuing along the northerly line of said 65.626 acre tract, the following:

South 02°28'04" West, a distance of 159.74 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 86°46'40" East, a distance of 517.66 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 3,255.00 feet, a central angle of 11°24'47", and a chord bearing and distance of South 83°36'06" East, 647.32 feet;

In an easterly direction, with said non-tangent curve to the left, an arc distance of 648.39 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 89°18'30" East, a distance of 241.16 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the southerly most northeast corner of said 65.626 acre tract, same being the west line of a called 61.611 acre tract of land described in a deed to FM Land Investments I, LLC, as recorded in Instrument No. 2021-31043 of the Official Records of Denton County, Texas;

THENCE South 01°40'23" West, along the east line of said 65.626 acre tract and the west line of said 61.611 acre tract, a distance of 1,050.15 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northerly most southeast corner of said 65.626 acre tract, common to the southerly most northeast corner of as called 31.067 acre tract of land described as Tract 2, recorded in said deed to KL LB Buy 3, LLC;

THENE departing the east line of said 65.626 acre tract and the west line of said 64.611 acre tract, and along a southerly line of said 65.626 acre tract and the northerly line of said 31.067acre tract, the following:

North 89°18'30" West, a distance of 119.45 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 46°10'57" West, a distance of 14.26 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 89°44'37" West, a distance of 50.02 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 88°19'37" West, a distance of 128.96 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 00°25'03" West, a distance of 305.27 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 4,009.00 feet, a central angle of 01°34'30", and a chord bearing and distance of North 87°12'56" West, 110.20 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 110.20 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 46°36'46" West, a distance of 13.63 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 85°55'37" West, a distance of 50.15 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 42°57'26" West, a distance of 14.74 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 4,009.00 feet, a central angle of 02°01'20", and a chord bearing and distance of North 84°24'52" West, 141.49 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 141.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left with a radius of 275.00 feet, a central angle of 23°03'59", and a chord bearing and distance of South 85°03'48" West, 109.97 feet;

In a westerly direction, with said reverse curve to the left, an arc distance of 110.71 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 24°22'22" West, a distance of 13.35 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 66°13'51" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 71°52'44" West, a distance of 13.34 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 275.00 feet, a central angle of 15°14'14", and a chord bearing and

distance of South 51°18'46" West, 72.92 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 73.13 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 43°41'39" West, a distance of 75.68 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 325.00 feet, a central angle of 21°48'30", and a chord bearing and distance of South 54°35'54" West, 122.96 feet;

THENCE departing the northerly line of said 31.067 acre tract and the southerly line of said 65.626 acre tract, and along the northerly line of said Highpointe Ranch Phase 1C, the following

In a westerly direction, with said tangent curve to the right, an arc distance of 123.70 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 24°10'21" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 72°19'08" West, a distance of 14.89 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 275.00 feet, a central angle of 21°10'34", and a chord bearing and distance of North 42°03'36" West, 101.06 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 101.64 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 52°38'53" West, a distance of 105.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 08°29'12" West, a distance of 14.63 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 54°19'31" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 1,152.50 feet, a central angle of 01°09'16", and a chord bearing and distance of South 36°15'07" West, 23.22 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 23.22 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 53°10'15" West, a distance of 120.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 38°11'02" West, a distance of 48.82 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 40°53'34" West, a distance of 48.82 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 43°36'07" West, a distance of 48.82 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 46°18'07" West, a distance of 48.82 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 47°53'15" West, a distance of 104.90 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 42°06'45" West, a distance of 105.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 02°53'15" East, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 44°55'08" West, a distance of 50.06 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 88°44'40" West, a distance of 15.13 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 300.00 feet, a central angle of 12°02'56", and a chord bearing and distance of North 57°22'33" West, 62.97 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 63.09 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right with a radius of 250.00 feet, a central angle of 21°17'17", and a chord bearing and distance of North 52°45'23" West, 92.35 feet;

In a westerly direction, with said reverse curve to the right, an arc distance of 92.89 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 42°06'45" West, a distance of 80.56 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 03°29'37" East, a distance of 14.07 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 40°38'02" West, a distance of 60.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 87°43'06" West, a distance of 16.23 feet to the POINT OF BEGINNING and containing 38.154 acres (1,661,972 square feet) of land, more or less.

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N54°19'31"W	50.00'	L33	S85°18'47"E	39.77'
L2	S38°11'02"W	48.82'	L34	S85°57'15"E	39.77'
L3	S40°53'34"W	48.82'	L35	S86°35'45"E	39.77'
L4	S43°36'07"W	48.82'	L36	S87°13'46"E	39.77'
L5	S46°18'07"W	48.82'	L37	N87°55'50"W	39.77'
L6	S88°44'40"W	15.13'	L38	N83°41'01"W	50.83'
L7	N40°38'02"W	60.00'	L39	N84°26'01"W	49.66'
L8	S46°40'23"W	28.28'	L40	N85°10'30"W	49.66'
L9	N05°06'10"E	5.25'	L41	N85°54'59"W	49.66'
L10	S67°33'56"E	35.65'	L42	N86°39'28"W	49.66'
L11	N23°46'09"W	36.14'	L43	N87°23'57"W	49.66'
L12	N00°22'17"W	35.00'	L44	N88°07'05"W	49.75'
L13	N46°22'41"E	38.96'	L45	N42°50'51"W	24.61'
L14	N43°24'40"E	38.96'	L46	N47°09'09"E	19.83'
L15	N37°28'39"E	38.96'	L47	N33°21'35"W	17.44'
L16	N34°30'38"E	38.96'	L48	S43°49'03"E	14.02'
L17	N31°32'38"E	38.96'	L49	S43°19'37"E	14.14'
L18	N28°34'37"E	38.96'	L50	N46°40'23"E	14.14'
L19	N25°36'36"E	38.96'	L51	S43°19'37"E	14.14'
L20	N22°54'42"E	39.41'	L52	N67°26'04"E	14.14'
L21	N35°28'29"E	48.82'	L53	S52°43'35"W	14.57'
L22	N32°45'56"E	48.82'	L54	S43°19'37"E	14.14'
L23	N30°03'23"E	48.82'	L55	N46°40'23"E	14.14'
L24	N27°20'50"E	48.82'	L56	N22°33'56"W	14.14'
L25	N24°46'17"E	48.82'	L57	S51°23'58"W	14.90'
L26	S80°57'25"E	39.77'	L58	S37°44'48"E	13.37'
L27	S81°28'00"E	39.77'	L59	S59°21'33"W	13.24'
L28	S82°06'28"E	39.77'	L60	S37°57'58"E	13.17'
L29	S82°44'56"E	39.77'	L61	N90°00'00"E	1.54'
L30	S83°23'23"E	39.77'	L62	S56°19'26"E	29.40'
L31	S84°01'51"E	39.77'	L63	N40°26'40"E	38.96'
L32	S84°40'19"E	39.77'	L64	S81°41'03"E	56.44'

OWNER'S CERTIFICATIONS

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT KL LB BUY 3, LLC, acting herein by and through their duly authorized officers, do hereby adopt this plat designating the hereinabove described property as HIGHPOINTE RANCH PHASE 2, an addition to the City of Aubrey, Texas, and do 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: KL LB BUY 3, LLC

BY: _____

Name: _____

Title: _____

STATE OF _____ §

COUNTY OF _____ §

On this _____ day of _____, 2024, before me personally appeared _____ (name of signer), whom I know personally, and acknowledged that he/she executed the same.

Notary Public, State of _____

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.

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

PRELIMINARY

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

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared 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 2
38.154 ACRES

BLOCK N, LOTS 50-62, AND 63X-HOA, BLOCK Q, LOTS 1-30, BLOCK R, LOTS 1-32, BLOCK S, LOTS 1-55, AND 1X-HOA, BLOCK T, LOTS 1-39, BLOCK U, LOTS 1-44, & BLOCK X, LOTS 17-22

219 RESIDENTIAL LOTS
2 HOA LOTS

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 N/A	Drawn by CDS	Checked by KHA	Date 09/27/2024	Project No. 063451861	Sheet No. 3 OF 3
OWNER: KL LB Buy 3, LLC c/o KL Services LLC 6900 E. Camelback Road, Suite 800 Scottsdale, AZ 85251 Phone: 766-753-8110 Contact: Nathan Holt					
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.					



**Planning and Zoning Commission Meeting
Staff Report
December 12, 2024**

Agenda Item

Consider and make a recommendation to City Council regarding a Preliminary Plat application for Highpointe Ranch Phase 3 containing 146 residential lots and one (1) HOA/nonresidential lot in approximately 31.067 acres of land out of the F. Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County, Texas. (*KLB Buy 3, LLC*)

Staff Contact

Helen-Eve Beadle, Planner
heleneve@heplanningdesign.com
469-360-6618

Summary

The City of Aubrey City Council approved a Preliminary Plat for Highpointe Ranch consisting of approximately 460.75 acres in March of 2022. The Preliminary Plat has expired and a new application and approval is required for Final Plats to be submitted and acted on. An updated Preliminary Plat for the overall development (460.75 acres) is included in this agenda as historical information.

The property is zoned as a Planned Development District (PD) and the Preliminary Plat lot standards meet the zoning requirements. The civil engineering sets accompanying the Final Plat application will serve as the preliminary water, sewer, and drainage plans for the Preliminary Plat. The required will-serve letters from utility providers have been delivered along with notice to the school district of the residential development. The Final Plat includes civil engineering plans and the City Engineer and City Planner provided reviews on November 20, 2024 and anticipate a resubmission to address the required revisions prior to the meeting for Final Plat consideration.

The Preliminary Plat is recommended for approval subject to the following conditions:

1. Per Chapter 10, Article 2, Section 3.04, the Preliminary Plat shall demonstrate conformance with the Subdivision Regulations and the City Engineer and City Planner reviews have not been addressed at the time of agenda packet preparation. Reviews are included as attachments to the agenda item.
2. Per Chapter 10, Article 2, Section 3.01, Generally, the preliminary water, sewer, and drainage plans shall be approved by the City Engineer and the plans are currently in review.

The Planning & Zoning Commission may recommend to City Council:

1. Approve the Preliminary Plat as submitted with staff's recommended conditions listed in this report;
2. Approve the Preliminary Plat with additional conditions; or
3. Deny the Preliminary Plat.

Attachments:

1. Highpointe Ranch Phase 3 Preliminary Plat
 2. Highpointe Ranch overall development Preliminary Plat (informational)
-

3. City Engineer Review of Highpointe Ranch Phase 2 Final Plat, November 20, 2024
4. City Planner Review Highpointe Ranch Phase 2 Final Plat, November 20, 2024

Financial Summary

NA

Staff Recommended Action

Approve with Conditions

Staff Recommended Motion

Staff recommends that the Planning & Zoning Commission recommend approval of the Preliminary Plat subject to the conditions listed in the staff report.

PRELIMINARY PLAT AND
PRELIMINARY ENGINEERING SUBMITTAL
FOR
HIGH POINTE RANCH
CITY OF AUBREY, DENTON COUNTY, TEXAS

ENGINEER

Kimley»Horn

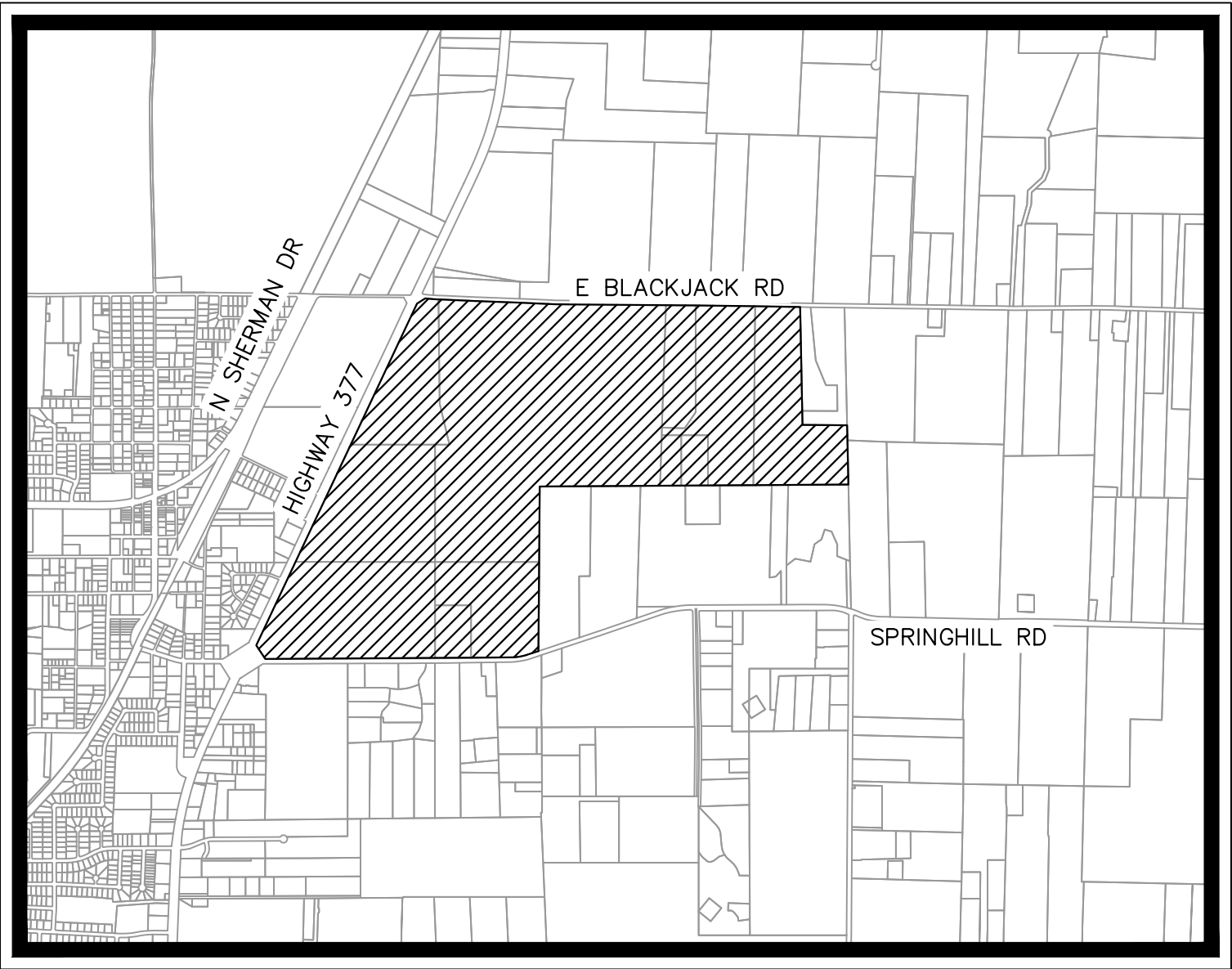
6160 WARREN PKWY SUITE 210
FRISCO, TEXAS 75034
TEL: (972) 335-3580
CONTACT: THOMAS L. FLETCHER, P.E.

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



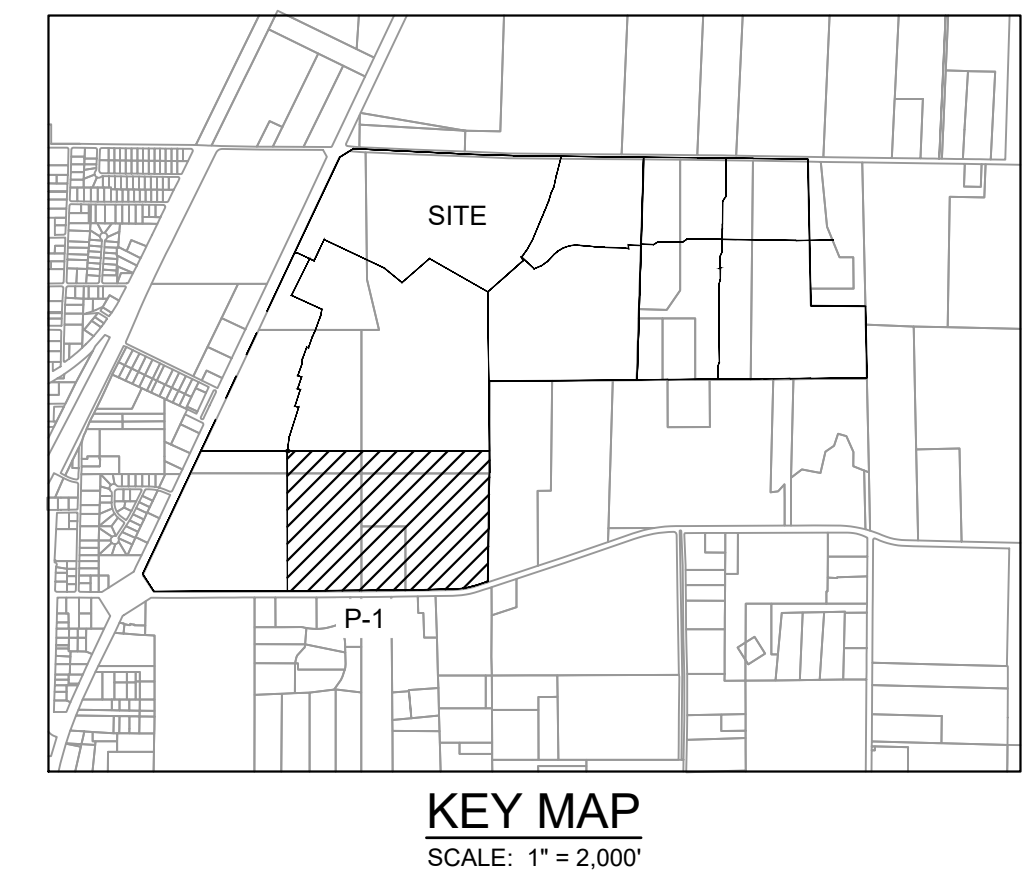
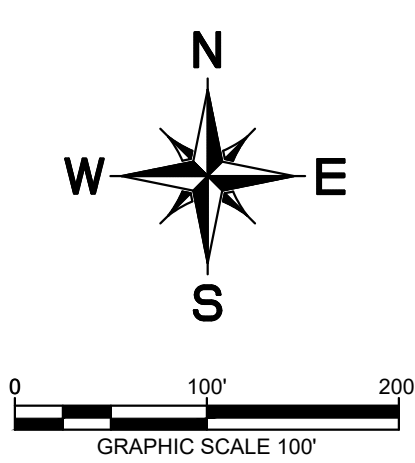
VICINITY MAP
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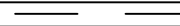
FEBRUARY 2022

SHEET INDEX

Sheet Number	Sheet Title
C-1	COVER SHEET
P-1	PRELIMINARY PLAT
P-2	PRELIMINARY PLAT
P-3	PRELIMINARY PLAT
P-4	PRELIMINARY PLAT
P-5	PRELIMINARY PLAT
P-6	PRELIMINARY PLAT
P-7	PRELIMINARY PLAT
P-8	PRELIMINARY PLAT
P-9	PRELIMINARY PLAT
P-10	PRELIMINARY PLAT
P-11	PRELIMINARY PLAT
EX-1	EXISTING DRAINAGE AREA MAP
D-1	PRELIMINARY DRAINAGE PLAN
D-2	PRELIMINARY DRAINAGE PLAN
D-3	PRELIMINARY DRAINAGE PLAN
D-4	PRELIMINARY DRAINAGE PLAN
D-5	PRELIMINARY DRAINAGE PLAN
D-6	PRELIMINARY DRAINAGE PLAN
D-7	PRELIMINARY DRAINAGE PLAN
D-8	PRELIMINARY DRAINAGE PLAN
D-9	PRELIMINARY DRAINAGE PLAN
D-10	PRELIMINARY DRAINAGE PLAN
U-1	PRELIMINARY UTILITY PLAN
U-2	PRELIMINARY UTILITY PLAN
U-3	PRELIMINARY UTILITY PLAN
U-4	PRELIMINARY UTILITY PLAN
U-5	PRELIMINARY UTILITY PLAN
U-6	PRELIMINARY UTILITY PLAN
U-7	PRELIMINARY UTILITY PLAN
U-8	PRELIMINARY UTILITY PLAN
U-9	PRELIMINARY UTILITY PLAN
U-10	PRELIMINARY SEWER SHED MAP
PV-1	PRELIMINARY PAVING PLAN
PV-2	PRELIMINARY PAVING PLAN
PV-3	PRELIMINARY PAVING PLAN
PV-4	PRELIMINARY PAVING PLAN
PV-5	PRELIMINARY PAVING PLAN
PV-6	PRELIMINARY PAVING PLAN
PV-7	PRELIMINARY PAVING PLAN
PV-8	PRELIMINARY PAVING PLAN
PV-9	PRELIMINARY PAVING PLAN

Variance Request: The following street exceeds the 1,250 foot block length in the development agreement: Cavaletti Lane



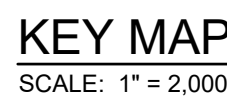
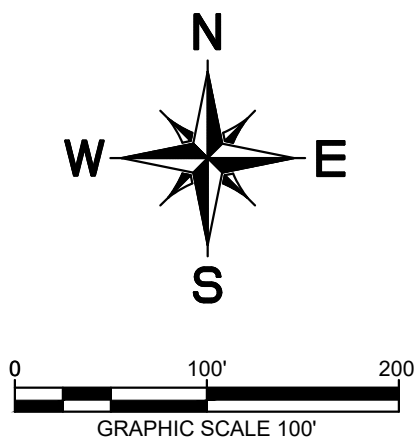
LEGEND	
D.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY, TEXAS
HOA	HOMEOWNER'S ASSOCIATION
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R.O.W.	RIGHT-OF-WAY
	STREET NAME CHANGE
LINE TYPE LEGEND	
	MATCH LINE
	EASEMENT LINE
	PHASE LINE
	RIGHT-OF-WAY LINE
	100-YEAR FLOODPLAIN
	AUBREY CITY LIMITS

- NOTE:
- 1) ALL X LOTS ARE OWNED AND MAINTAINED BY THE HOA.
 - 2) ALL ISLANDS WITHIN THE ROW SHALL BE MAINTAINED BY THE HOA.
 - 3) PER APPROVED DEVELOPMENT AGREEMENT BLOCK LENGTH IS 1,250'.
 - 4) ALL FEMA FLOOD ZONES INDICATE A FLOODPLAIN & DRAINAGE EASEMENT.
 - 5) PROPOSED FLOODPLAIN STUDY AND CLOMR WILL SHOW LIMITS OF POST-DEVELOPMENT FLOODPLAIN.
 - 6) ALL OPEN SPACES WILL BE FLOODPLAIN & DRAINAGE EASEMENTS.
 - 7) LOT 70X, BLOCK N, LOT 72X, BLOCK S AND LOT 29X, BLOCK AI ARE HOA LOTS THAT RESERVE FUTURE ROW FOR THE OUTER LOOP BASED ON PRELIMINARY ALIGNMENT STUDIES. ROW ACQUISITIONS WILL OCCUR ONCE ALIGNMENT & SCHEMATICS HAVE BEEN FINALIZED.

CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY PLAT
FOR
HIGH POINTE RANCH
1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

CITY OF ARLING, DENTON COUNTY, TEXAS																
SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-8058 Contact: Sylviaa Gunawan Surveyor #6461			OWNER/DEVELOPER: Aubrey Blackcap Partners, LLC 5114 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (417) 740-9570 Contact: Chad Vase			OWNER/DEVELOPER: FM Land Investments I, LLC 18 East Town Blvd., N., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss			ENGINEER:  6160 Warren Parkway, Suite 210 Frisco, TX 75054 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration # 9288							
			DESIGNED		DRAWN		CHECKED		SCALE		DATE		KH PROJECT NO.		P.	
			DKT		DKW		TLF		AS SHOWN		SEPT. 2021		2020.03			



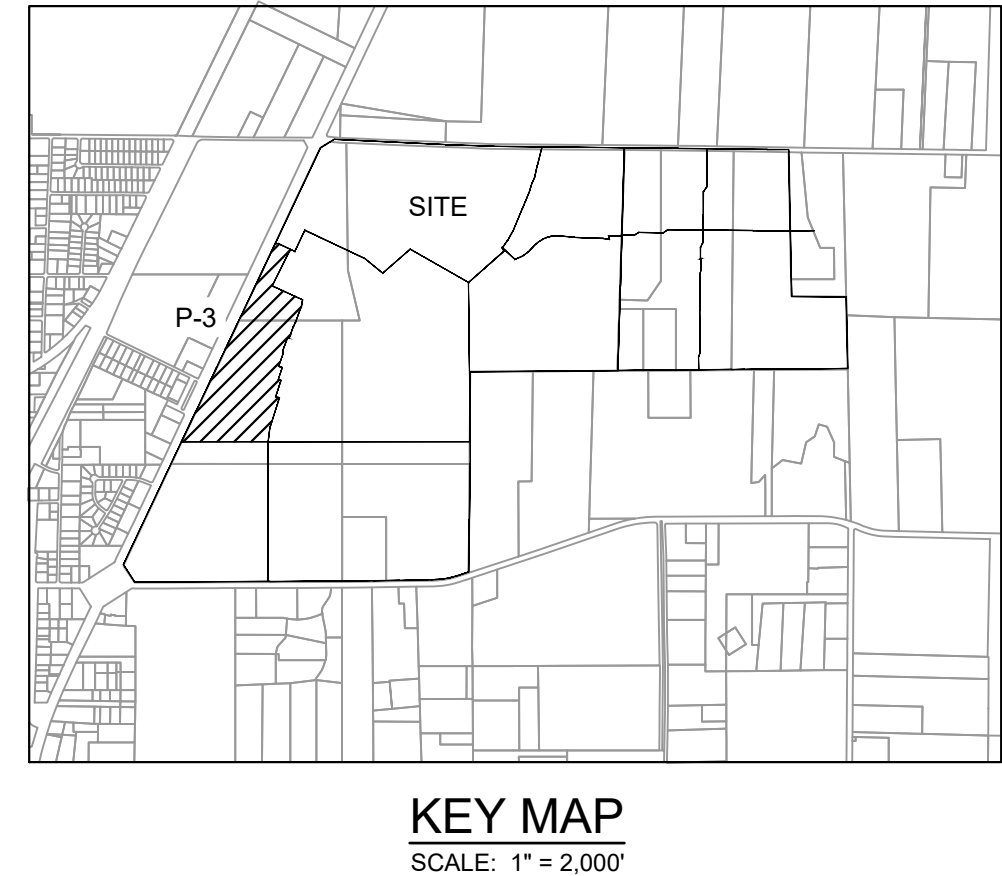
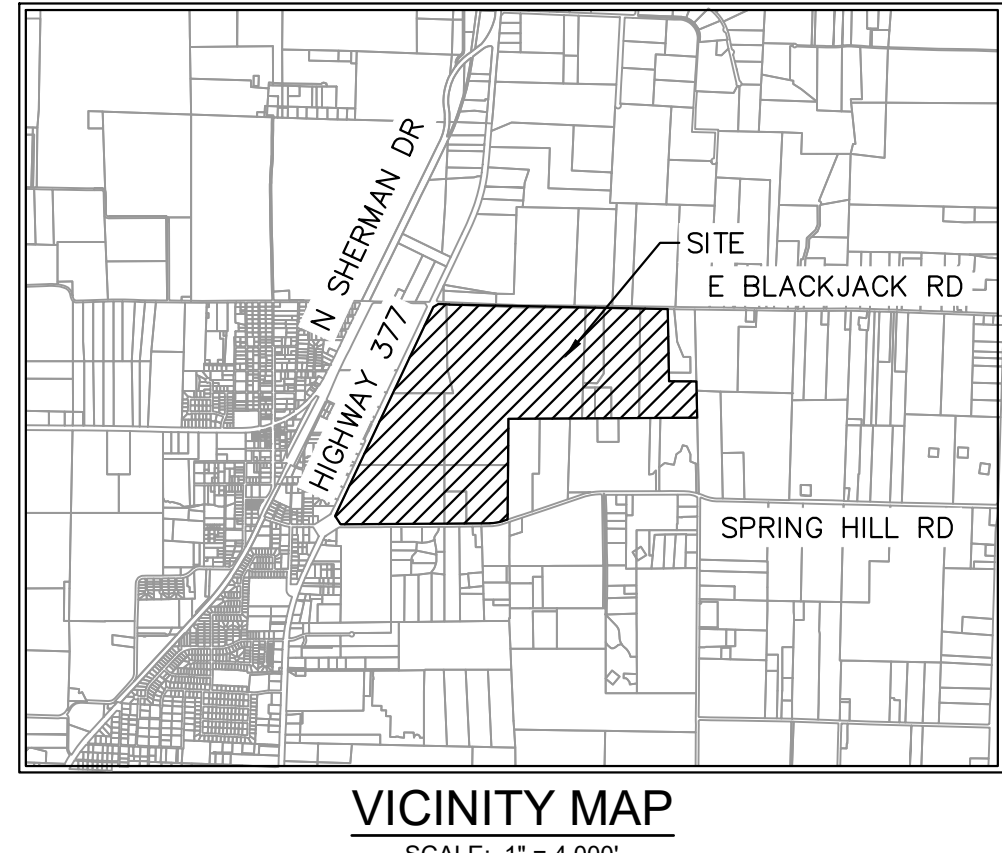
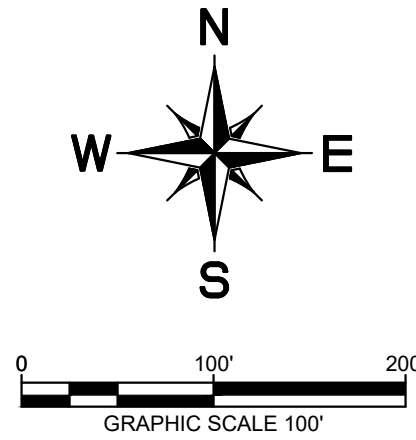
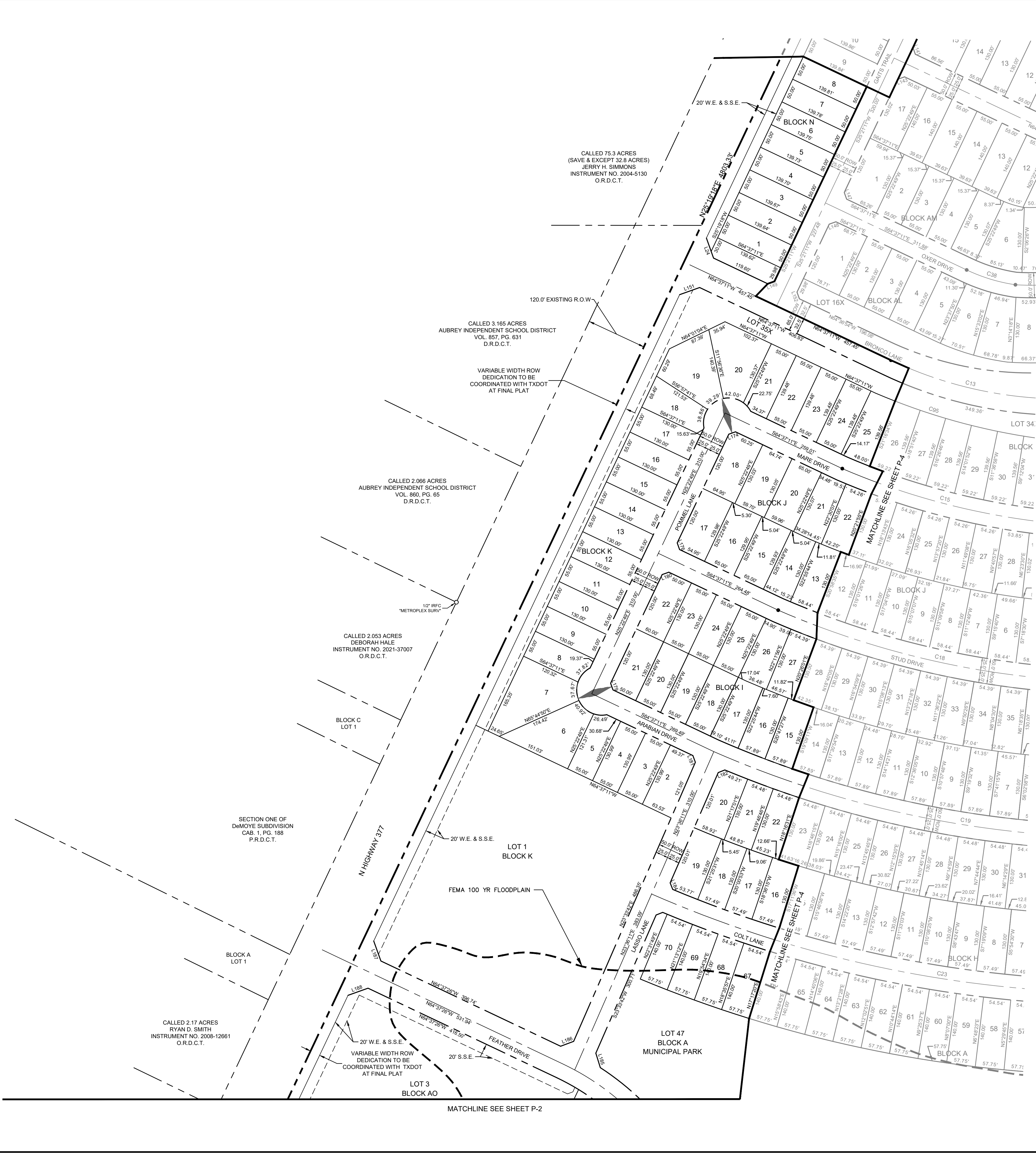
D.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY, TEXAS
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	STREET NAME CHANGE

	MATCH LINE
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	PHASE LINE
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	100-YEAR FLOODPLAIN
	AUBREY CITY LIMITS

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- 3) PER APPROVED DEVELOPMENT AGREEMENT BLOCK LENGTHS IS 120'
- 4) ALL FEMA FLOOD ZONES INDICATE A FLOODPLAIN & DRAINAGE EASEMENT.
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ENGINEER:
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: Thomas Fletcher, P.E.
Registration F-928

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	P-2
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103	



LEGEND	
D.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY, TEXAS
HOA	HOMEOWNER'S ASSOCIATION
B.L.	BUILDING LINE
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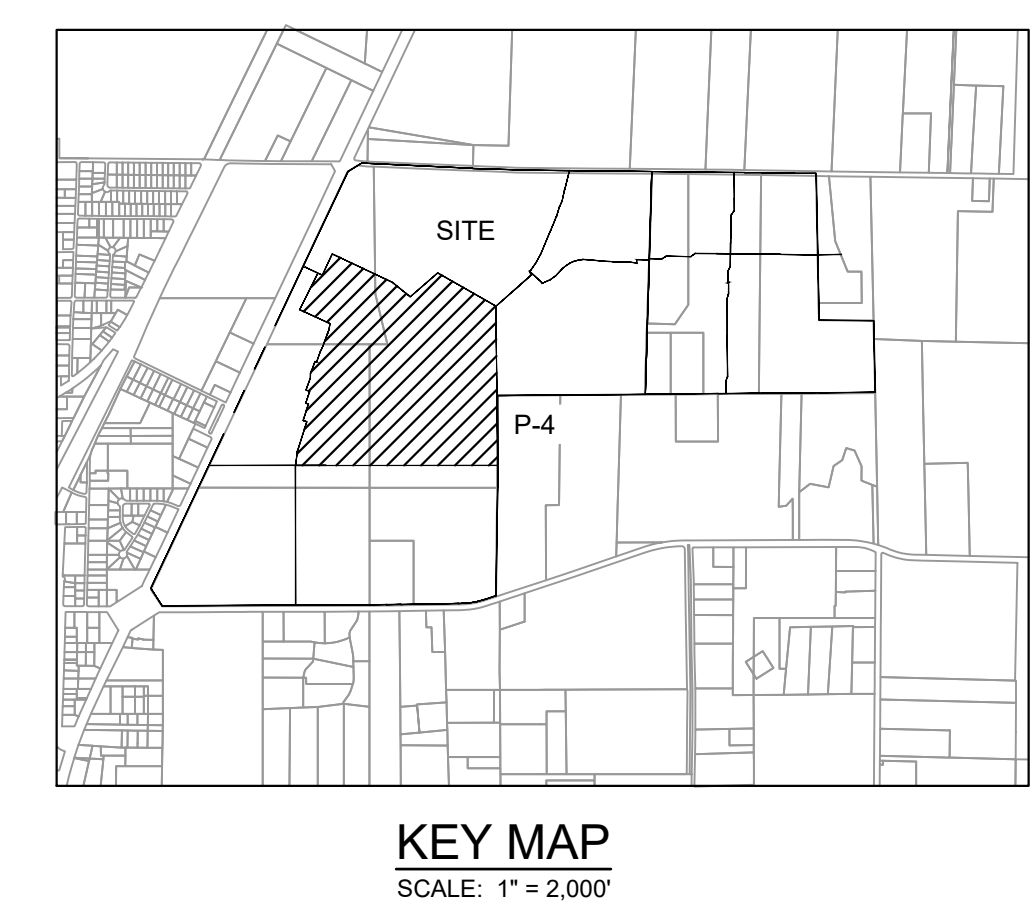
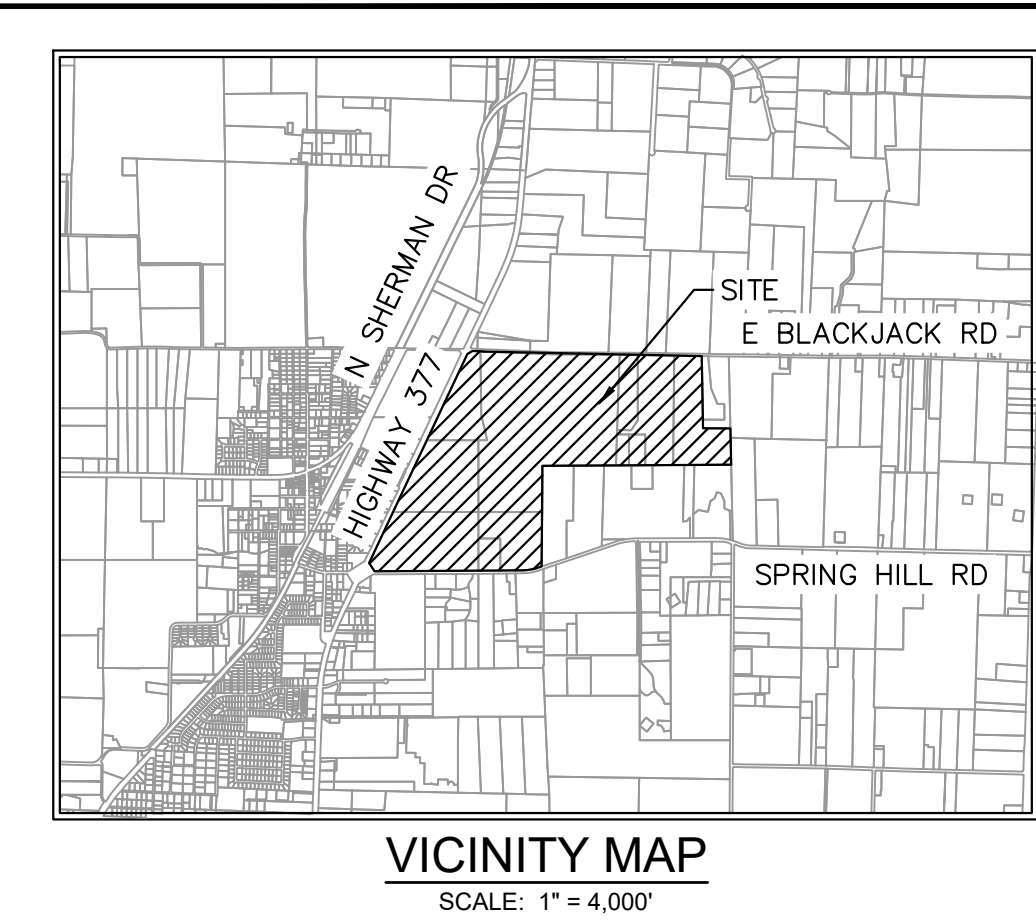
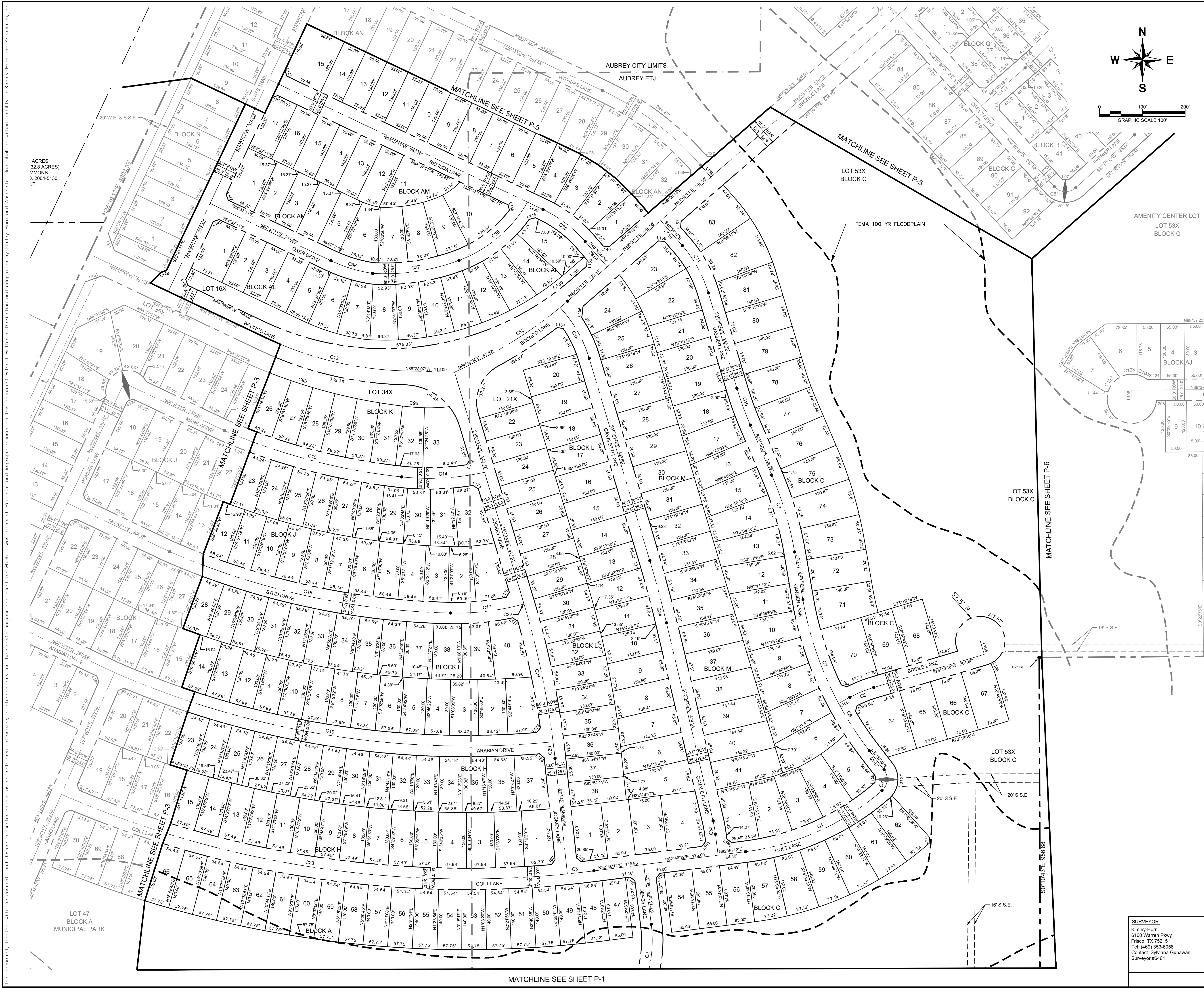
LINE TYPE LEGEND	
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CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY PLAT FOR HIGH POINTE RANCH 1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT BEING 460.75 ACRES OUT OF THE FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243 IN THE CITY OF AUBREY, DENTON COUNTY, TEXAS						
OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose		OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss		ENGINEER: Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928		
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	P-3
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103	

PLATTED BY: FRANCISCO TREVINO, P.E. 2020020003 - CIRCLE Y RANCH CAD PRELIMINARY PLAT SHEETS P-1, PRELIMINARY PLAT DWG [PRELIMINARY PLAT #] 32.8 ACRES (32.8 ACRES) UNCONS. 1, 2004-5130 .T. This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND	
D.R.D.C.T.	OFFICIAL RECORDS
DENTON COUNTY, TEXAS	
HOA	HOMEOWNERS' ASSOCIATION
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
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—	STREET NAME CHANGE

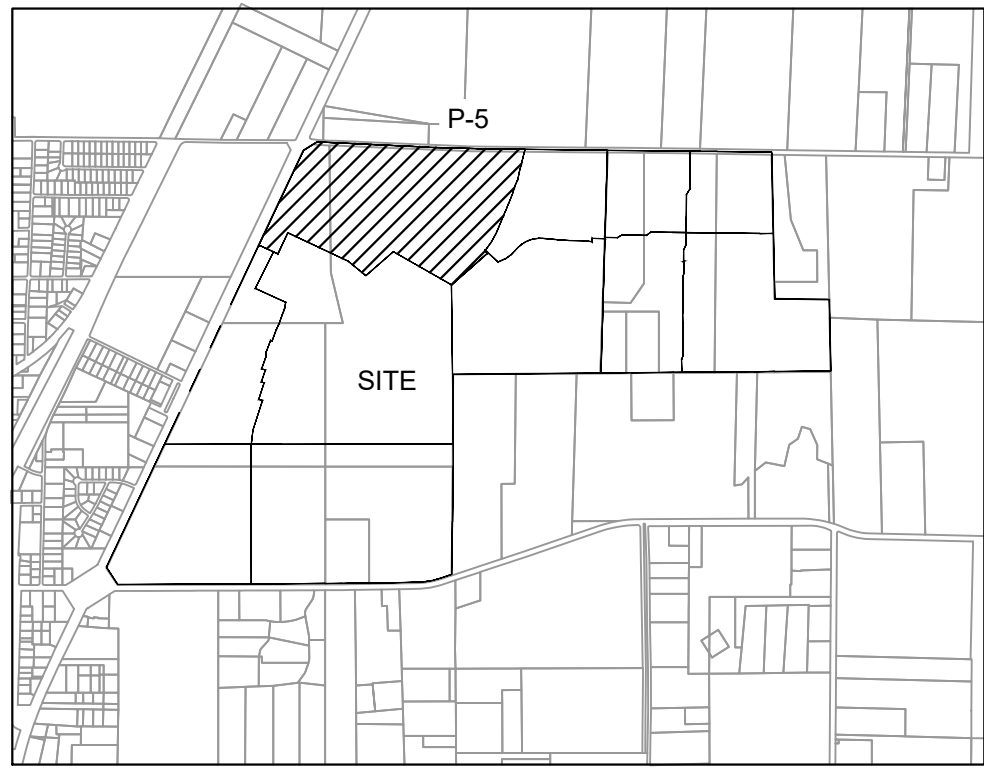
LINE TYPE LEGEND	
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---	100-YEAR FLOODPLAIN
---	AUBREY CITY LIMITS

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DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN
DATE SEPT. 2021		KI PROJECT NO. 2020103	
P-4			

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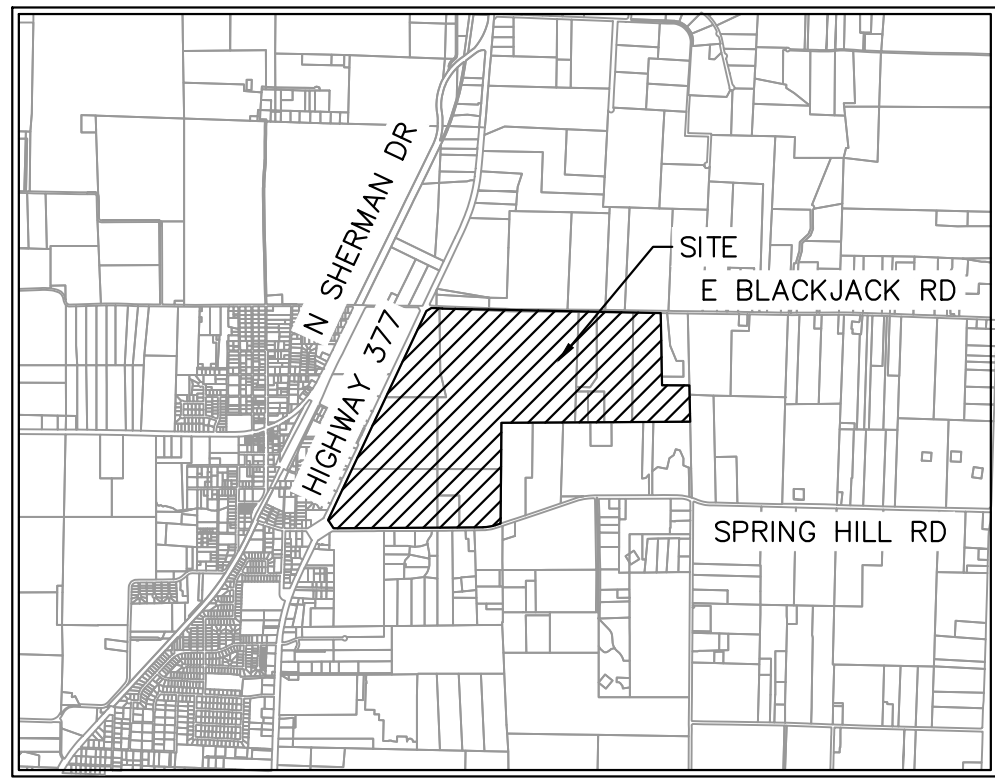
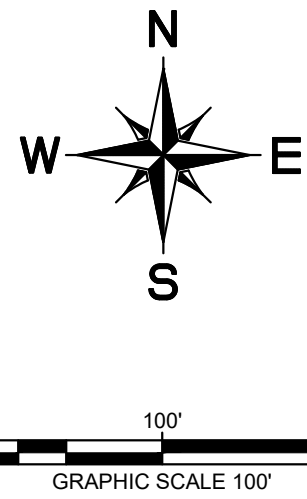


KEY MAP
SCALE: 1" = 2,000'

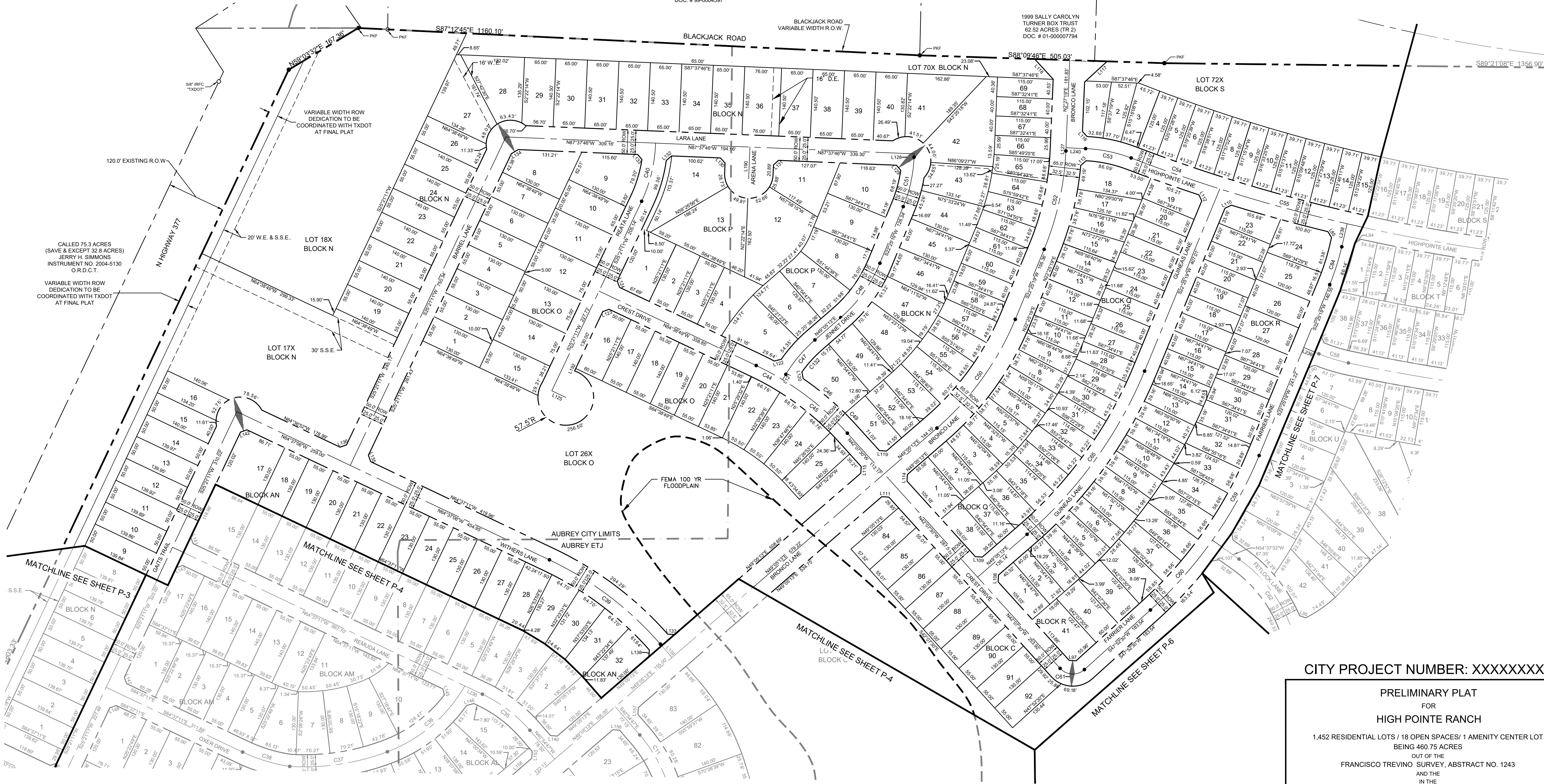
YOUNGBLOOD, LTD
6.164 ACRES (TR 5)
V. 4257, P. 1101
DOC. #99-0004597

- NOTE:
- 1) ALL X LOTS ARE OWNED AND MAINTAINED BY THE HOA.
 - 2) ALL ISLANDS WITHIN THE ROW SHALL BE MAINTAINED BY THE HOA.
 - 3) PER APPROVED DEVELOPMENT AGREEMENT BLOCK LENGTH IS 1,250'.
 - 4) ALL FEMA FLOOD ZONES INDICATE A FLOODPLAIN & DRAINAGE EASEMENT.
 - 5) PROPOSED FLOODPLAIN STUDY AND CLOMR WILL SHOW LIMITS OF POST-DEVELOPMENT FLOODPLAIN.
 - 6) ALL OPEN SPACES WILL BE FLOODPLAIN & DRAINAGE EASEMENTS.
 - 7) LOT 70X, BLOCK N, LOT 72X, BLOCK S AND LOT 29X, BLOCK AI ARE HOA LOTS THAT RESERVE FUTURE ROW FOR THE OUTER LOOP BASED ON PRELIMINARY ALIGNMENT STUDIES. ROW ACQUISITIONS WILL OCCUR ONCE ALIGNMENT & SCHEMATICS HAVE BEEN FINALIZED.

LEGEND	
D.R.D.C.T.	OFFICIAL RECORDS
HOA	HOMEOWNER'S ASSOCIATION
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R.O.W.	RIGHT-OF-WAY
	STREET NAME CHANGE
LINE TYPE LEGEND	
	MATCH LINE
	EASEMENT LINE
	PHASE LINE
	RIGHT-OF-WAY LINE
	100-YEAR FLOODPLAIN
	AUBREY CITY LIMITS



VICINITY MAP
SCALE: 1" = 4,000'



CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY PLAT
FOR
HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

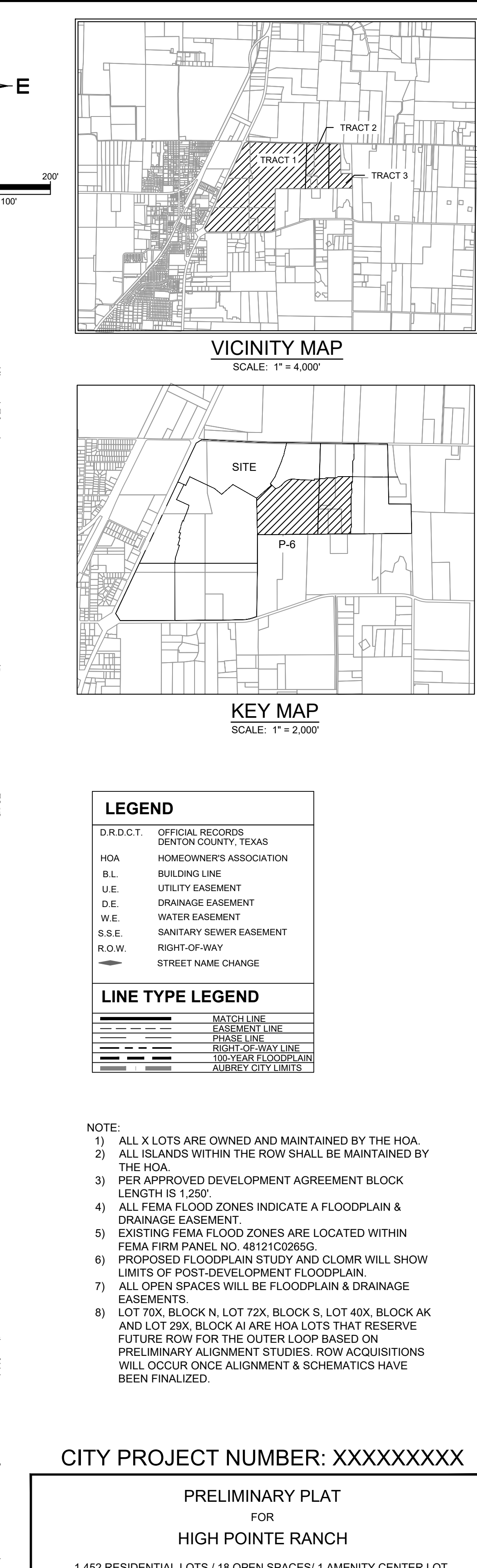
SURVEYOR:
Kimley-Horn
6160 Warren Pkwy
Frisco, TX 75025
Tel: (469) 353-6058
Contact: Sylvia Gunawan
Surveyor #6461

OWNER/DEVELOPER:
Aubrey Blackjack Partners, LLC
4514 Cole Ave., Suite 1650
Dallas, TX 75205
Tel: (214) 674-9570
Contact: Chad Vose

OWNER/DEVELOPER:
FM Land Investments I, LLC
138 Old Town Blvd., Suite 202
Argyle, TX 75226
Tel: (972) 740-5725
Contact: David Marks & Walter Foss

ENGINEER:
Kimley-Horn
6160 Warren Pkwy, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Registration F-928

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103	P-5



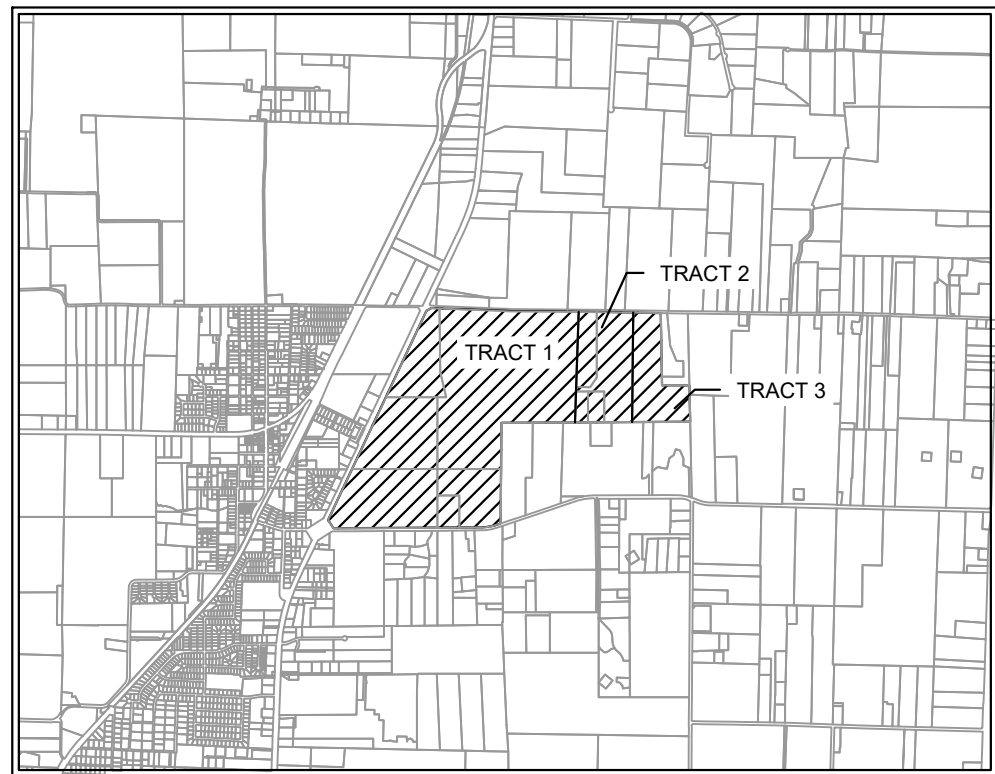
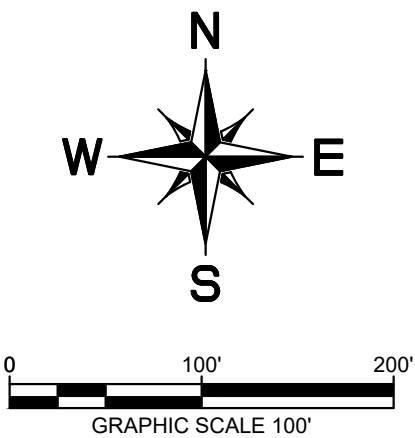
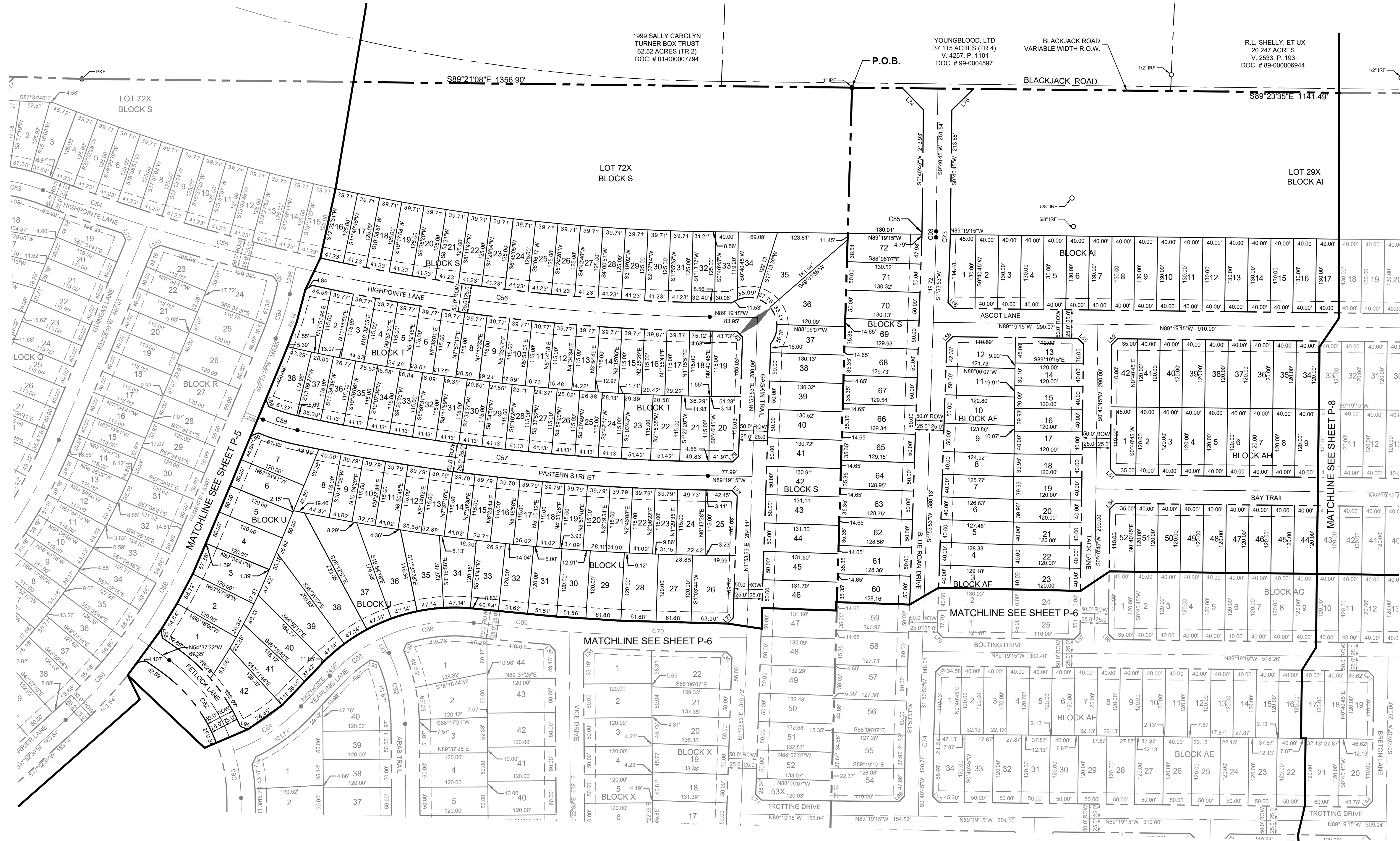
CITY PROJECT NUMBER: XXXXXXXXXXXX

PRELIMINARY PLAT
FOR
HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

DEVELOPER: Blackjack Partners, LLC 1601 Ave., Suite 1650 Dallas, TX 75205 Tel: (972) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd., N., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kirman»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928
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115 of 238



LEGEND	
D.R.D.C.T.	OFFICIAL RECORDS
HOA	DENTON COUNTY, TEXAS
B.L.	HOMEOWNERS ASSOCIATION
U.E.	BUILDING LINE
D.E.	UTILITY EASEMENT
W.E.	DRAINAGE EASEMENT
S.S.E.	WATER EASEMENT
R.O.W.	SANITARY SEWER EASEMENT
	RIGHT-OF-WAY
	STREET NAME CHANGE

LINE TYPE LEGEND	
---	MATCH LINE
---	EASEMENT LINE
---	PHASE LINE
---	RIGHT-OF-WAY LINE
---	100-YEAR FLOODPLAIN
---	AUBREY CITY LIMITS

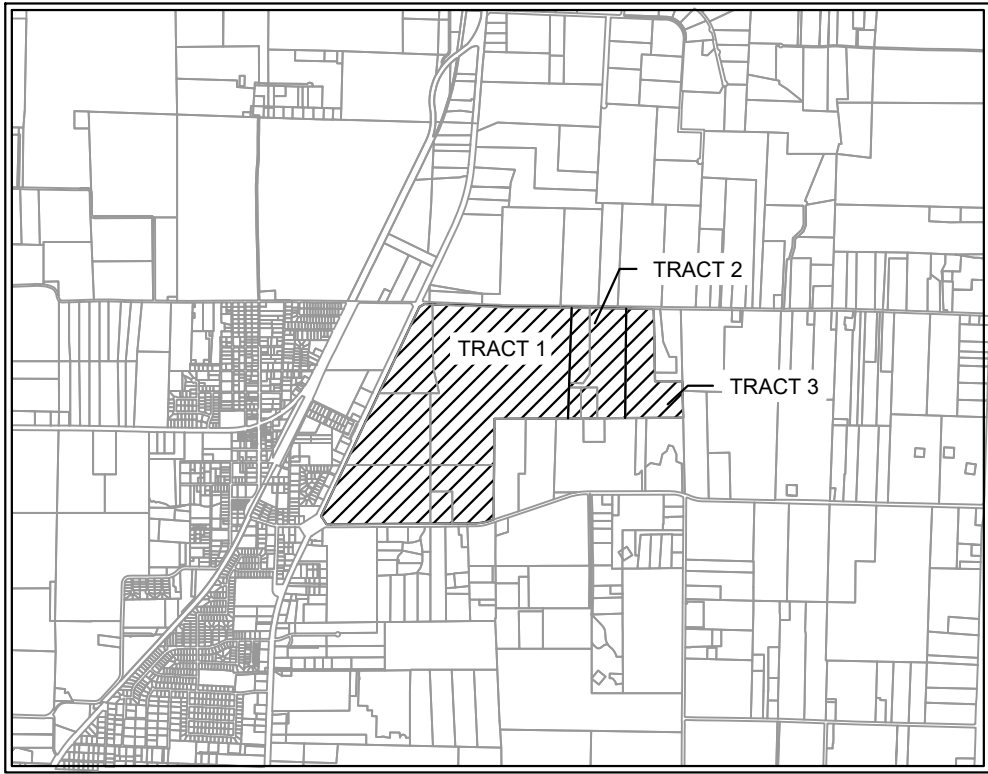
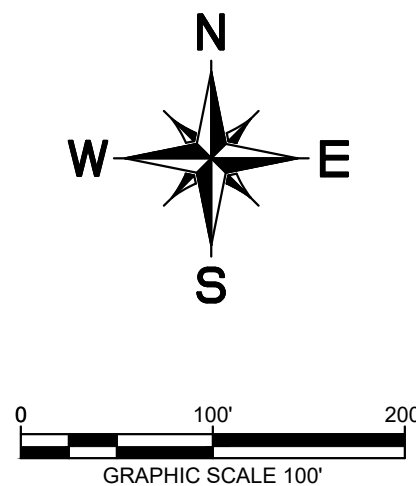
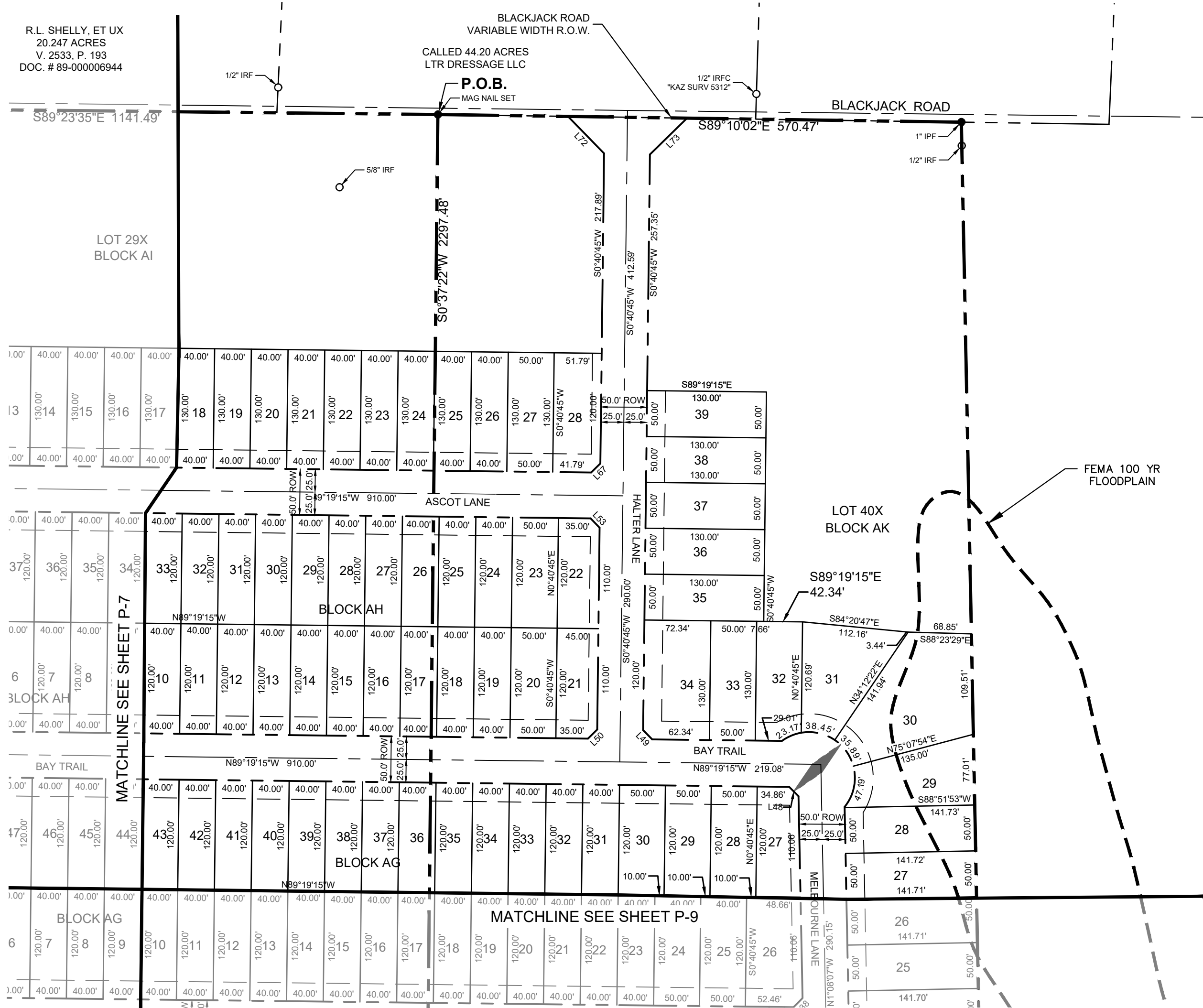
- NOTE:
- 1) ALL X LOTS ARE OWNED AND MAINTAINED BY THE HOA.
 - 2) ALL ISLANDS WITHIN THE ROW SHALL BE MAINTAINED BY THE HOA.
 - 3) PER APPROVED DEVELOPMENT AGREEMENT BLOCK LENGTH IS 1,250'.
 - 4) ALL FEMA FLOOD ZONES INDICATE A FLOODPLAIN & DRAINAGE EASEMENT.
 - 5) EXISTING FEMA FLOOD ZONES ARE LOCATED WITHIN FEMA FIRM PANEL NO. 4812100255G.
 - 6) PROPOSED FLOODPLAIN STUDY AND CLOMR WILL SHOW LIMITS OF POST-DEVELOPMENT FLOODPLAIN.
 - 7) ALL OPEN SPACES WILL BE FLOODPLAIN & DRAINAGE EASEMENTS.
 - 8) LOT 70X, BLOCK N, LOT 72X, BLOCK S, LOT 40X, BLOCK AK AND LOT 29X, BLOCK AI ARE HOA LOTS THAT RESERVE FUTURE ROW FOR THE OUTER LOOP BASED ON PRELIMINARY ALIGNMENT STUDIES. ROW ACQUISITIONS WILL OCCUR ONCE ALIGNMENT & SCHEMATICS HAVE BEEN FINALIZED.

CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY PLAT
FOR
HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN TIME
CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR		OWNER/DEVELOPER		ENGINEER	
Kimley-Horn 130 Old Town Blvd., Suite 202 Frisco, TX 75034 Tel: (972) 674-9570 Contact: Thomas Fletcher, P.E. Surveyor #6461		Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose		Kimley-Horn 130 Old Town Blvd., Suite 202 Frisco, TX 75034 Tel: (972) 674-9570 Contact: Thomas Fletcher, P.E. Registration F-928	
DESIGNED	DRAWN	CHECKED	SCALE	DATE	PROJECT NO.
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103



VICINITY MAP
SCALE: 1" = 4,000'



KEY MAP
SCALE: 1" = 2,000'

LEGEND

- D.R.D.C.T. OFFICIAL RECORDS
DENTON COUNTY, TEXAS
- HOA HOMEOWNER'S ASSOCIATION
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- W.E. WATER EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- R.O.W. RIGHT-OF-WAY
- STREET NAME CHANGE

LINE TYPE LEGEND

- MATCH LINE
- EASEMENT LINE
- PHASE LINE
- RIGHT-OF-WAY LINE
- 100-YEAR FLOODPLAIN
- AUBREY CITY LIMITS

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- 4) ALL FEMA FLOOD ZONES INDICATE A FLOODPLAIN & DRAINAGE EASEMENT.
- 5) EXISTING FEMA FLOOD ZONES ARE LOCATED WITHIN FEMA FIRM PANEL NO. 48121C0265G.
- 6) PROPOSED FLOODPLAIN STUDY AND CLOMR WILL SHOW LIMITS OF POST-DEVELOPMENT FLOODPLAIN.
- 7) ALL OPEN SPACES WILL BE FLOODPLAIN & DRAINAGE EASEMENTS.
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CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY PLAT
FOR
HIGH POINTE RANCH

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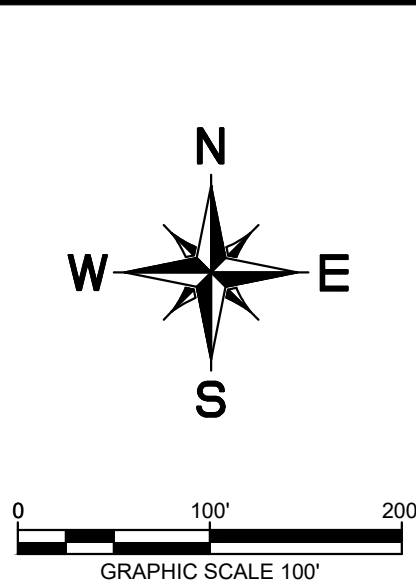
SURVEYOR:
Kimley-Horn
6160 Warren Parkway
Frisco, TX 75215
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OWNER/DEVELOPER:
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Frisco, TX 75034
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Contact: Thomas Fletcher, P.E.
Registration F-928

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	P-8
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103	



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- 6) PROPOSED FLOODPLAIN STUDY AND CLMWR WILL SHOW LIMITS OF POST-DEVELOPMENT FLOODPLAIN.
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1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

Page 118 of 238

PLATTED BY: FRANKLIN, BECKER, & ASSOCIATES, INC. DATE: 09/22/2021 DRAWN NAME: KJFR CIVIL/FRANKLIN SINGLE FAMILY PURSUITS_20 PRELIMINARY PLATING PRELIMINARY PLAT[11] LAST NAME: 20/2021 11 PM This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

DESCRIPTION OF SURVEYED PROPERTY:

BEING a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas, and being all of a called 357.445 acre tract of land described in a deed to FM Land Investments I, LLC, as recorded in Instrument No. 2018-78707 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1 inch iron pipe found for the northeast corner of said 357.445 acre tract, common to the northwest corner of a called 61.611 acre tract of land described in a deed to LTR Dressage, LLC, as recorded in Instrument No. 2021-31043 of the Official Records of Denton County, Texas, being in the centerline of Black Jack Road, a variable width right-of-way, no record found;

THENCE South 1°40'23" West, departing the centerline of said Black Jack Road, along an easterly line of said 357.445 acre tract and the westerly line of said 61.611 acre tract part of the way, a distance of 2,322.77 feet to a 1/2 inch iron rod with plastic cap stamped "Price Surveying" found for the northerly southeast corner of said 357.445 acre tract;

THENCE South 89°34'57" West, along a southerly line of said 357.445 acre tract, the northerly line of a called 27.106 acre tract of land described in a deed to Aubrey Farms LLC, as recorded in Instrument No. 2019-83125 of the Official Records of Denton County, Texas, and the northerly line 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, a distance of 1539.46 feet to a 1/2 inch iron rod found for an ell corner of said 357.445 acre tract, common to the northwest corner of said 27.37 acre tract;

THENCE South 0°10'43" East, along an easterly line of said 357.445 acre tract and a westerly line of said 27.37 acre tract, a distance of 956.88 feet to a 1/2 inch iron rod with plastic cap stamped "Price Surveying" found for corner;

THENCE South 0°56'03" West, along an easterly line of said 357.445 acre tract and a westerly line of said 27.37 acre tract, a distance of 1129.76 feet to the southerly southeast corner of said 357.445 acre tract, common to the southwest corner of said 27.37 acre tract, being on the northerly right-of-way line of F.M. Highway No. 428, an 80 foot wide right-of-way;

THENCE along the southerly line of said 357.445 acre tract and the northerly right-of-way line of said F.M. Highway No. 428, the following courses and distances:

South 71°18'26" West, a distance of 118.62 feet to the beginning of a tangent curve to the right having a central angle of 17°20'00", a radius of 778.51 feet, a chord bearing and distance of South 79°58'26" West, 234.62 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 235.52 feet to a point for corner;

South 88°38'26" West, a distance of 376.09 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 1410.94 feet to the southerly southwest corner of said 357.445 acre tract, common to the south end of a corner clip at the intersection of the northerly right-of-way line of said F.M. Highway No. 428 with the easterly right-of-way line of U.S. Highway 377, a 120 foot wide right-of-way;

THENCE North 32°23'53" West, departing the northerly right-of-way line of said F.M. Highway No. 428, along a southwesterly line of said 357.445 acre tract and said corner clip, a distance of 217.06 feet to a wooden highway monument found for the northerly southwest corner of said 357.445 acre tract, common to the north end of said corner clip, being on the easterly right-of-way line of said U.S. Highway 377;

THENCE North 25°19'18" East, along a westerly line of said 357.445 acre tract and the easterly right-of-way line of said U.S. Highway 377, a distance of 4803.33 feet to the southerly northwest corner of said 357.445 acre tract, common to the south end of a corner clip at the intersection of the easterly right-of-way line of said U.S. Highway 377 with the centerline of aforesaid Black Jack Road;

THENCE North 59°03'32" East, departing the easterly right-of-way line of said U.S. Highway 377, along a northwesterly line of said 357.445 acre tract and said corner clip, a distance of 167.36 feet to a PK nail found for the northerly northwest corner of said 357.445 acre tract, common to the north end of said corner clip, being in the centerline of said Black Jack Road;

THENCE South 87°12'45" East, along a northerly line of said 357.445 acre tract and the centerline of said Black Jack Road, a distance of 1160.10 feet to a PK nail found for corner;

THENCE South 88°09'46" East, along a northerly line of said 357.445 acre tract and continuing along the centerline of said Black Jack Road, a distance of 505.03 feet to a PK nail found for corner;

THENCE South 89°21'08" East, along a northerly line of said 357.445 acre tract and continuing along the centerline of said Black Jack Road, a distance of 1356.90 feet to the **POINT OF BEGINNING** and containing 357.561 acres (15,575,370 square feet) of land, more or less.

BEING a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas, and being all of a called 61.667 acre tract of land described in a General Warranty Deed to Betsy Turner, as recorded in Instrument No. 97-0010270 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a mag nail set for the northeast corner of said 61.667 acre tract, common to the northwest corner of a called 41.640 acre tract of land described in a deed to Michael Ray Self and spouse, Hannah Carter Self, as recorded in Instrument No. 2020-72317 of the Official Records of Denton County, Texas, being on the southerly line of Tract I described in a deed to LTR Dressage, LLC, as recorded in Instrument No. 2012-60776 of the Official Records of Denton County, Texas, and in the centerline of Black Jack Road, a variable width right-of-way, no record found;

THENCE South 0°37'22" West, departing the southerly line of said Tract I and the centerline of said Black Jack Road, along the easterly line of said 61.667 acre tract and the westerly line of said 41.640 acre tract, a distance of 2297.48 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said 61.667 acre tract, common to the southwest corner of said 41.640 acre tract, being on the northerly line of a called 94.58 acre tract of land described in a deed to Robert J. Houlihan, Trustee of the Jacqueline A. Houlihan Family Trust, as recorded in Instrument No. 2015-75670 of the Official Records of Denton County, Texas;

THENCE South 89°33'30" West, along the southerly line of said 61.667 acre tract, the northerly line of said 94.58 acre tract and the northerly line of a called 5.000 acre tract of land described in a deed to Robert J. Houlihan, as recorded in Instrument No. 2015-75669 of the Official Records of Denton County, Texas, a distance of 1184.22 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said 61.667 acre tract, being on the easterly line of a called 166.34 acre tract of land described in a deed to ALW 377, LLC, as recorded in Instrument No. 2018-78707 of the Official Records of Denton County, Texas;

THENCE North 1°40'23" East, departing the northerly line of said 94.58 acre tract, along the westerly line of said 61.667 acre tract and the easterly line of said 166.34 acre tract, a distance of 2319.56 feet to a 1 inch iron pipe found for the northwest corner of said 61.667 acre tract, common to the northeast corner of said 166.34 acre tract, being on the southerly line of a called 37.115 acre tract of land described in a deed to Calvin Paul Redfearn, as recorded in Instrument No. 2014-96676 of the Official Records of Denton County, Texas, and in the middle of Black Jack Road;

THENCE South 89°23'35" East, along the northerly line of said 61.667 acre tract, the southerly line of said 37.115 acre tract, the southerly line of a called 20.236 acre tract of land described in a deed to Gary Conway and Debbie Conway, as recorded in Instrument No. 2019-158625 of the Official Records of Denton County, Texas, and the southerly line of said Tract I, a distance of 1141.49 feet to the **POINT OF BEGINNING** and containing 61.611 acres (2,683,778 square feet) of land, more or less.

BEING a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas, and being all of a called 41.640 acre tract of land described in a Warranty Deed with Vendor's Lien to Michael Ray Self and spouse, Hannah Carter Self, as recorded in Instrument No. 2020-72317 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a mag nail set for the northwest corner of said 41.640 acre tract, common to the northeast corner of a called 61.667 acre tract of land described in a deed to Betsy Turner, as recorded in Instrument No. 97-0010270 of the Official Records of Denton County, Texas, being on the southerly line of Tract I described in a deed to LTR Dressage, LLC, as recorded in Instrument No. 2012-60776 of the Official Records of Denton County, Texas, and in the centerline of Black Jack Road, a variable width right-of-way, no record found;

THENCE South 89°10'02" East, along a northerly line of said 41.640 acre tract, the southerly line of said Tract I, the southerly line of a called 22.380 acre tract of land described as Tract II in said deed recorded in Instrument No. 2012-60776 of the Official Records of Denton County, Texas, and the centerline of said Black Jack Road, a distance of 570.47 feet to a 1 inch iron pipe found for the northerly northeast corner of said 41.640 acre tract, common to the northwest corner of a called 14.975 acre tract of land described in a deed to K & T Swan Family Limited Partnership, L.P., as recorded in Instrument No. 2017-78524 of the Official Records of Denton County, Texas;

THENCE South 1°07'20" East, departing the southerly line of said Tract II and the centerline of said Black Jack Road, along an easterly line of said 41.640 acre tract and the westerly line of said 14.975 acre tract, a distance of 1528.04 feet to a 1/2 inch iron rod found for the southwest corner of said 14.975 acre tract, common to an ell corner of said 41.640 acre tract;

THENCE South 89°22'10" East, along a northerly line of said 41.640 acre tract and the southerly line of said 14.975 acre tract, a distance of 570.06 feet to a 3/8 inch iron rod found for the southerly northeast corner of said 41.640 acre tract, common to the southeast corner of said 14.975 acre tract;

THENCE South 1°04'44" East, along an easterly line of said 41.640 acre tract, a distance of 745.84 feet to a 1/2 inch iron pipe found for the southeast corner of said 41.640 acre tract, common to the northeast corner of a called 16.597 acre tract of land described in a deed to Phillip J. Anton and wife, Karen M. Anton, as recorded in Instrument No. 95-65740 of the Official Records of Denton County, Texas;

THENCE South 89°33'30" West, along the southerly line of said 41.640 acre tract, the northerly line of said 16.597 acre tract, the northerly line of a called 6.703 acre tract of land described in a deed to Phillip John Anton and wife, Karen Marie Anton, as recorded in Instrument No. 2005-92268 of the Official Records of Denton County, Texas, and the northerly line of a called 94.58 acre tract of land described in a deed to Robert J. Houlihan, Trustee of the Jacqueline A. Houlihan Family Trust, as recorded in Instrument No. 2015-75670 of the Official Records of Denton County, Texas, a distance of 1209.41 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said 41.640 acre tract, common to the southeast corner of aforesaid 61.667 acre tract;

THENCE North 0°37'22" East, departing the northerly line of said 94.58 acre tract, along the westerly line of said 41.640 acre tract and the easterly line of said 61.667 acre tract, a distance of 2297.48 feet to the **POINT OF BEGINNING** and containing 41.650 acres (1,814,290 square feet) of land, more or less.

SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, Sylviana Gunawan, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Subdivision Regulations of the City of Aubrey, Texas.

Sylviana Gunawan
Registered Professional Land Surveyor #6461
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
sylviana.gunawan@kimley-horn.com

PRELIMINARY

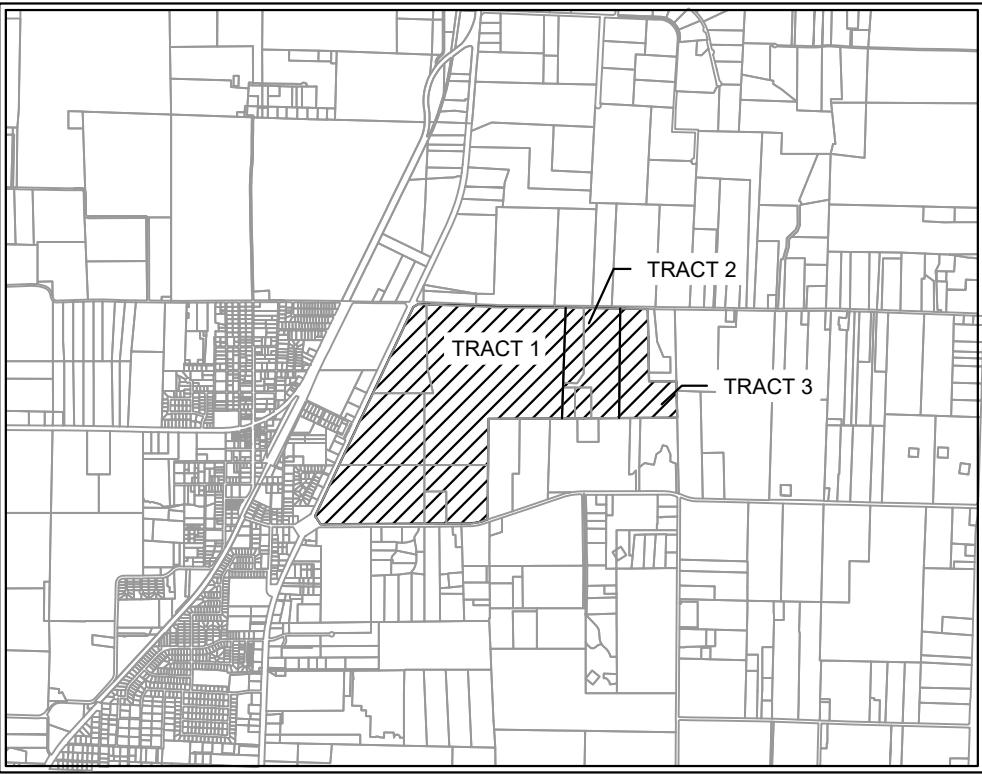
THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Sylviana Gunawan, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

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

NOTARY PUBLIC in and for the STATE OF TEXAS



VICINITY MAP
SCALE: 1" = 4,000'

LEGEND	
D.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY, TEXAS
HOA	HOMEOWNERS ASSOCIATION
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
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	100-YEAR FLOODPLAIN
	AUBREY CITY LIMITS

NOTE:

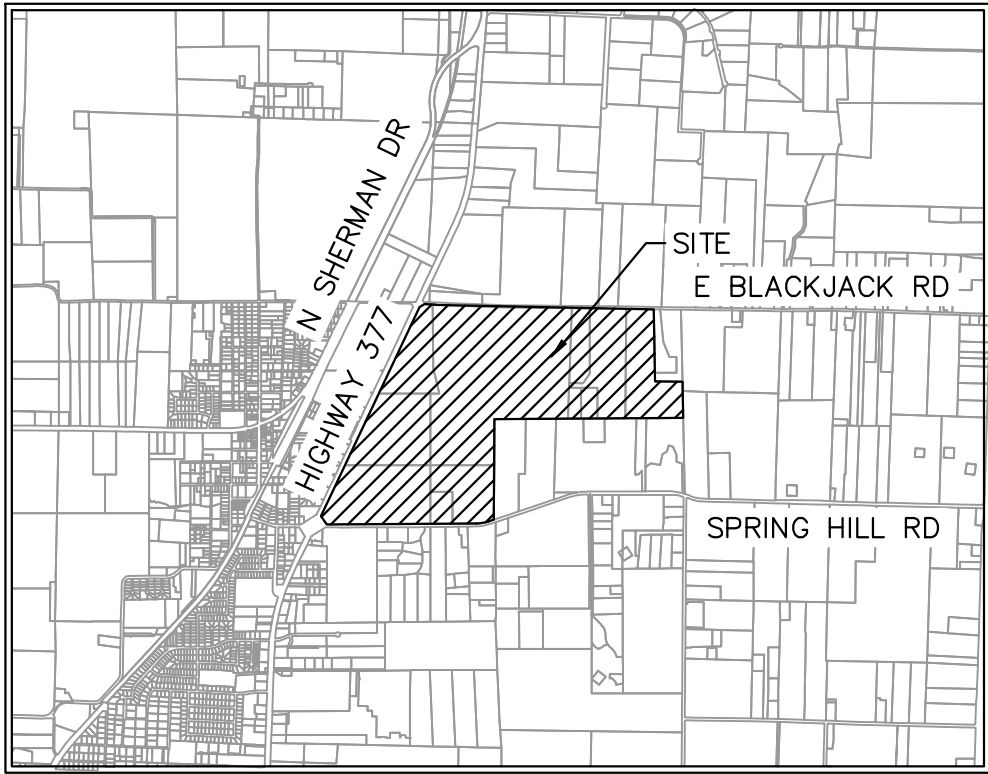
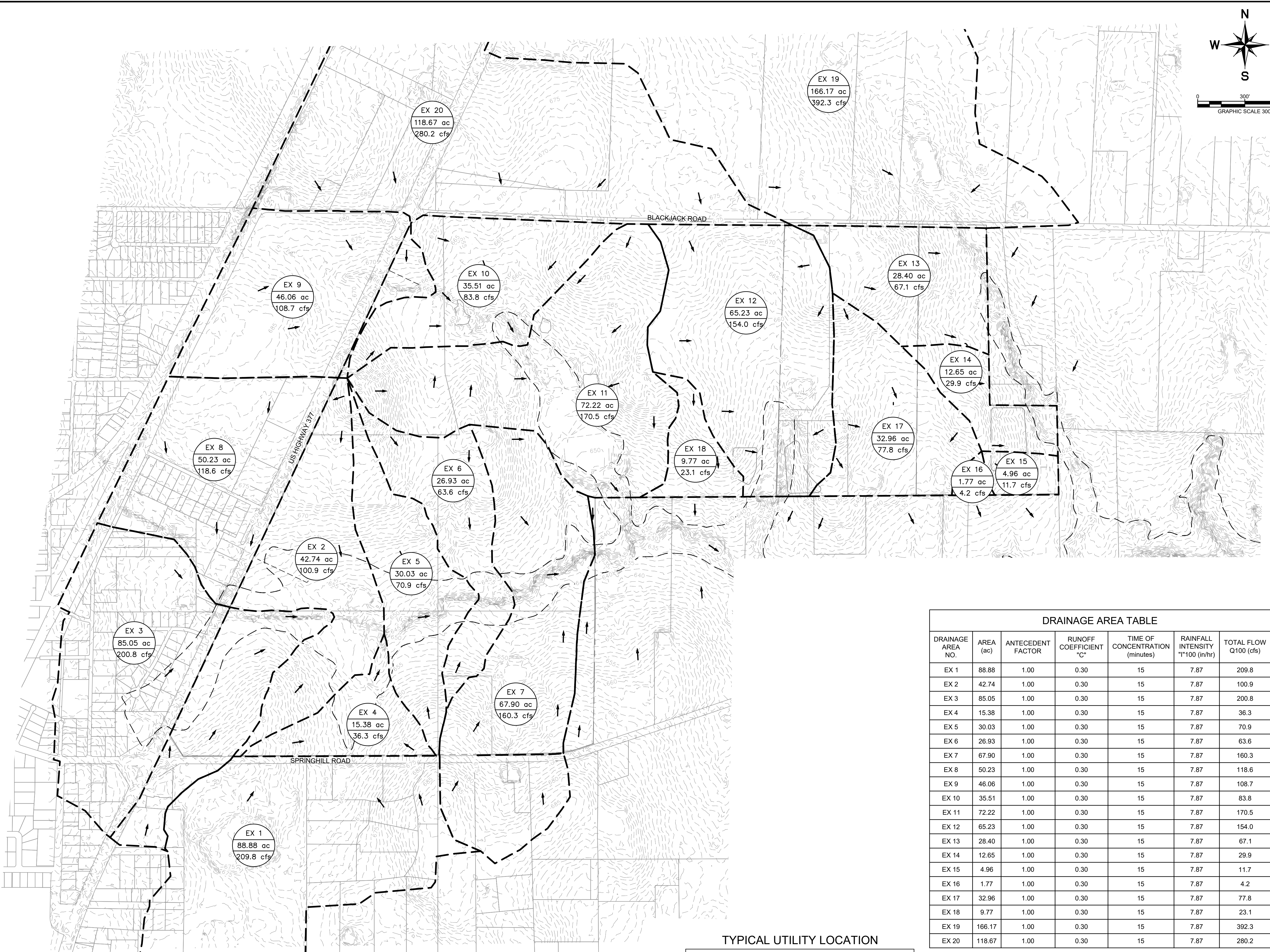
- 1) ALL X LOTS ARE OWNED AND MAINTAINED BY THE HOA.
- 2) ALL ISLANDS WITHIN THE ROW SHALL BE MAINTAINED BY THE HOA.
- 3) PER APPROVED DEVELOPMENT AGREEMENT BLOCK LENGTH IS 1,250'.
- 4) ALL FEMA FLOOD ZONES INDICATE A FLOODPLAIN & DRAINAGE EASEMENT.
- 5) EXISTING FEMA FLOOD ZONES ARE LOCATED WITHIN FEMA FIRM PANEL NO. 48121C0265G.
- 6) PROPOSED FLOODPLAIN STUDY AND CLOMR WILL SHOW LIMITS OF POST-DEVELOPMENT FLOODPLAIN.
- 7) ALL OPEN SPACES WILL BE FLOODPLAIN & DRAINAGE EASEMENTS.
- 8) LOT 70X, BLOCK N, LOT 72X, BLOCK S, LOT 40X, BLOCK AK AND LOT 29X, BLOCK AI ARE HOA LOTS THAT RESERVE FUTURE ROW FOR THE OUTER LOOP BASED ON PRELIMINARY ALIGNMENT STUDIES. ROW ACQUISITIONS WILL OCCUR ONCE ALIGNMENT & SCHEMATICS HAVE BEEN FINALIZED.

CITY PROJECT NUMBER: XXXXXXXXX

SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75034 Tel: (469) 353-6058 Contact: Sylviana Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928			
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	P-11
DKT	DKT	TLF	AS SHOWN	SEPT 2021	2020103	

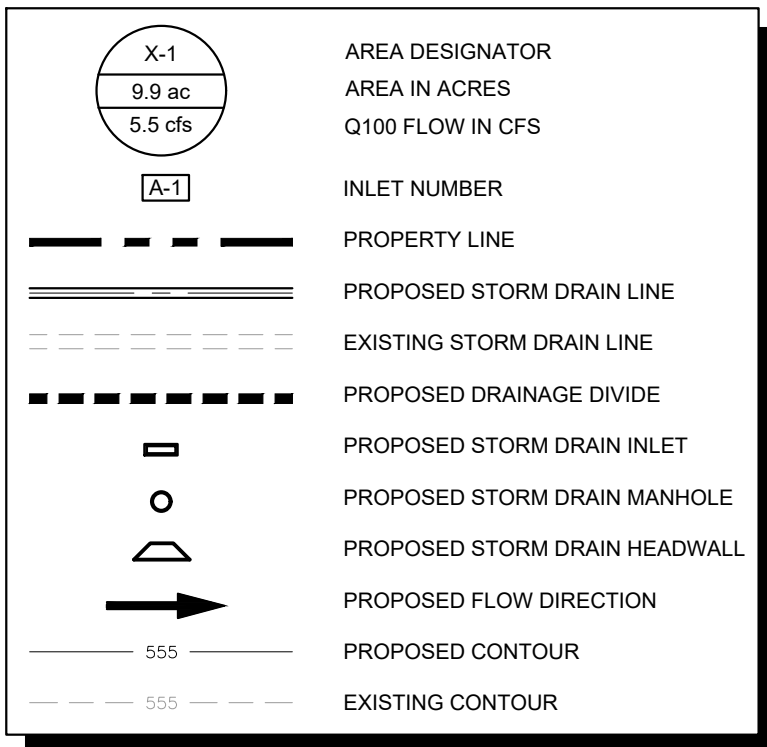
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DRAWN BY: KPH, CIVIL/FRISCO SINGLE FAMILY PURSUITS_2020/2020/06, CIRCLE Y RANCH/DAD/PRELIMINARY/PLANS/SHEETS/EX_1_EXISTING DRAINAGE AREA MAP/DWG[EX-1]
LAST SAVED: 2/9/2022 4:52 PM

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



VICINITY MAP
SCALE: 1" = 4,000'

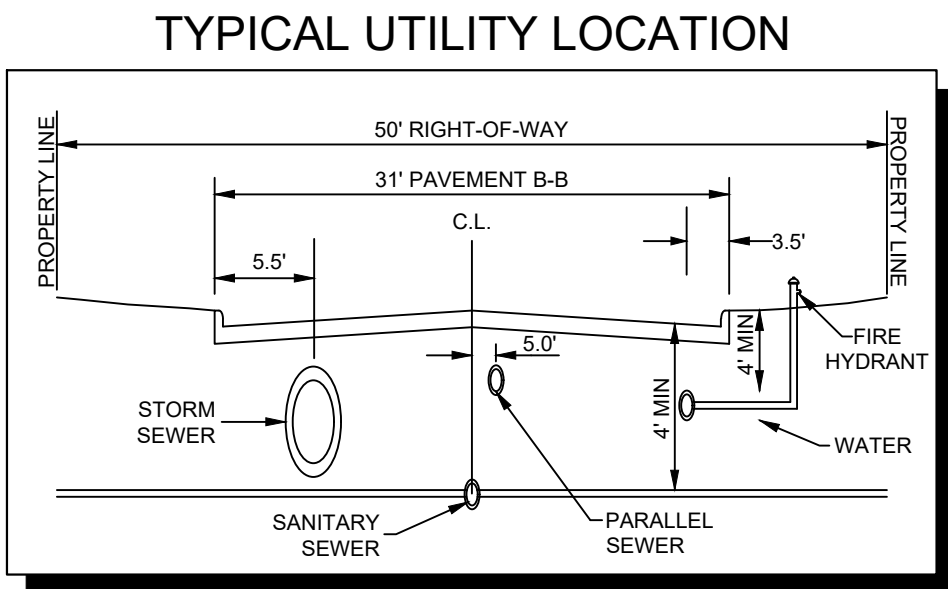
LEGEND



DRAINAGE DESIGN CRITERIA

Q100 = C*I*A
Q = FLOW IN CUBIC FEET PER SECOND (CFS)
C = RUNOFF COEFFICIENT = 0.65 (RESIDENTIAL)
0.30 (OPEN SPACE)
I = INTENSITY (TIME OF CONCENTRATION = TC)
TC OF 15 MINUTES (RESIDENTIAL) = 7.87 IN/HR
A = DRAINAGE AREA IN ACRES

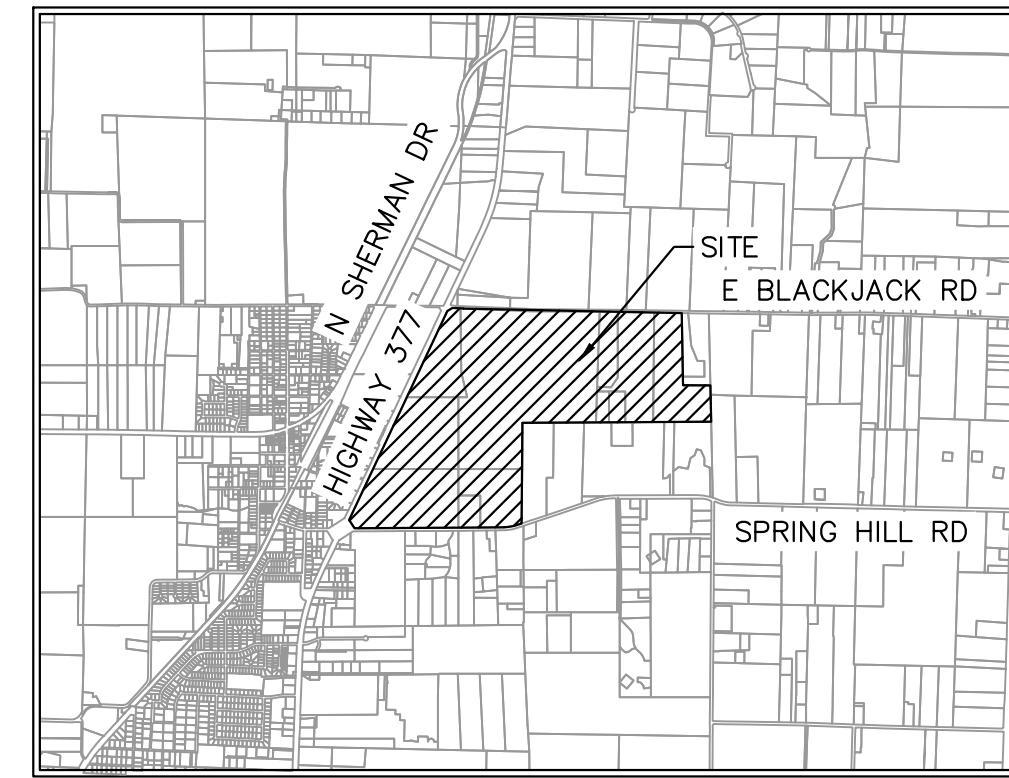
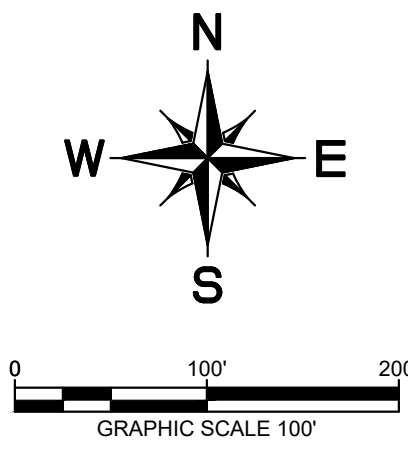
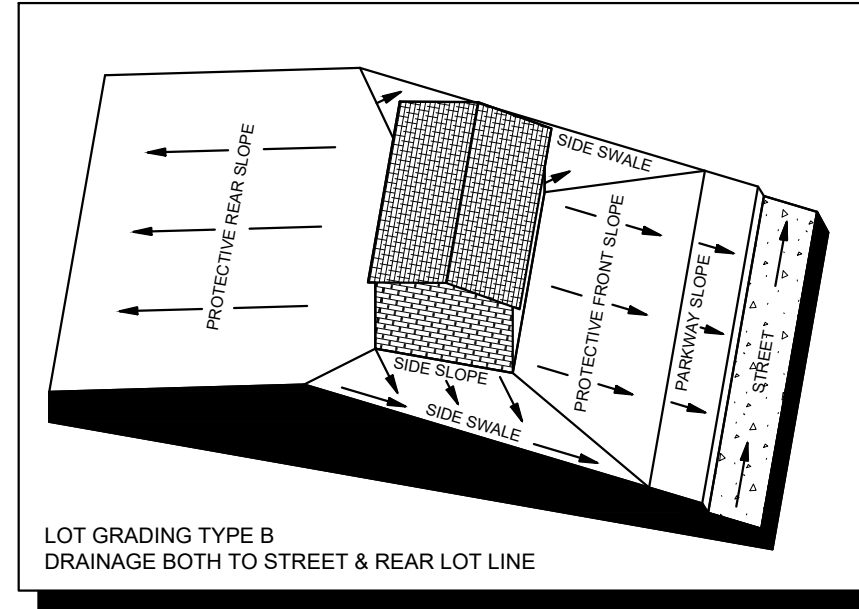
DRAINAGE AREA TABLE						
DRAINAGE AREA NO.	AREA (ac)	ANTECEDENT FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)
EX 1	88.88	1.00	0.30	15	7.87	209.8
EX 2	42.74	1.00	0.30	15	7.87	100.9
EX 3	85.05	1.00	0.30	15	7.87	200.8
EX 4	15.38	1.00	0.30	15	7.87	36.3
EX 5	30.03	1.00	0.30	15	7.87	70.9
EX 6	26.93	1.00	0.30	15	7.87	63.6
EX 7	67.90	1.00	0.30	15	7.87	160.3
EX 8	50.23	1.00	0.30	15	7.87	118.6
EX 9	46.06	1.00	0.30	15	7.87	108.7
EX 10	35.51	1.00	0.30	15	7.87	83.8
EX 11	72.22	1.00	0.30	15	7.87	170.5
EX 12	65.23	1.00	0.30	15	7.87	154.0
EX 13	28.40	1.00	0.30	15	7.87	67.1
EX 14	12.65	1.00	0.30	15	7.87	29.9
EX 15	4.96	1.00	0.30	15	7.87	11.7
EX 16	1.77	1.00	0.30	15	7.87	4.2
EX 17	32.96	1.00	0.30	15	7.87	77.8
EX 18	9.77	1.00	0.30	15	7.87	23.1
EX 19	166.17	1.00	0.30	15	7.87	392.3
EX 20	118.67	1.00	0.30	15	7.87	280.2



NOTE: EXISTING TOPOGRAPHIC INFORMATION IS FROM CURRENT TNRIS LIDAR.

DOCUMENT IS INTENDED FOR REVIEW PURPOSES ONLY. NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylviana Gunawan Surveyor #6461		OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose		OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss		ENGINEER: Kimley»Horn 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928	
DESIGNED DKT	DRAWN KPH	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KN PROJECT NO. 2020103	EX-1	



VICINITY MAP
SCALE: 1" = 4,000'

LEGEND

	AREA DESIGNATOR AREA IN ACRES Q100 FLOW IN CFS
	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED PHASE LINE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR

DRAINAGE DESIGN CRITERIA

Q100 = C"1"A

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I = INTENSITY (TIME OF CONCENTRATION = TC)

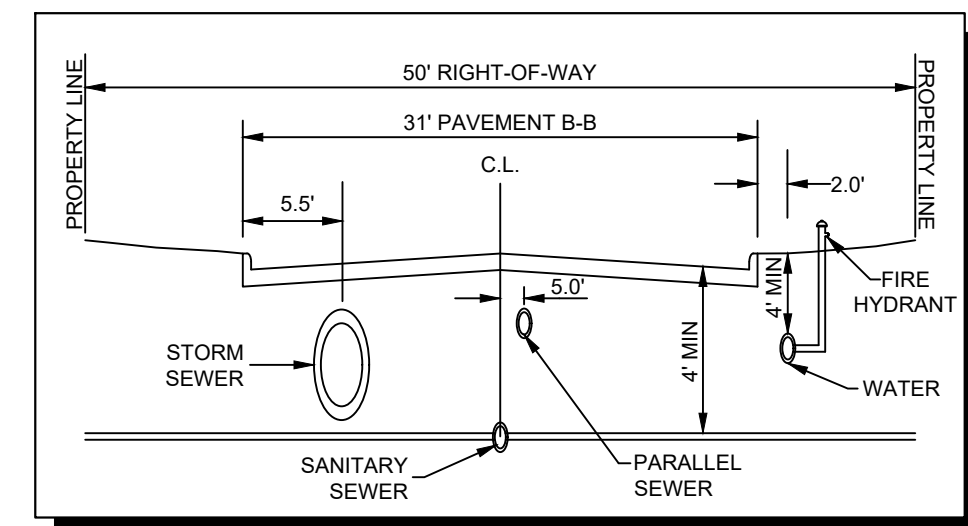
TC OF 15 MINUTES (RESIDENTIAL) = 7.87 IN/HR

A = DRAINAGE AREA IN ACRES

DRAINAGE GENERAL NOTES

1. LAYOUT SHOWN IS PRELIMINARY. STORM DRAIN PIPE SIZING, INLET LOCATIONS, AND JUNCTION BOX LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL PLAT AND CONSTRUCTION PLANS. BIDDOR SHALL MEET THE REQUIREMENTS OF THE DENTON COUNTY DEVELOPMENT RULES AND REGULATIONS, EXCEPT FOR PROVIDING CAPTURE OF 100-YEAR STORM WITHIN RIGHT-OF-WAY.
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3. STORM SEWER SHALL PIPE SHALL BE DESIGNED FOR THE 100-YEAR STORM.

TYPICAL UTILITY LOCATION



CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY DRAINAGE PLAN

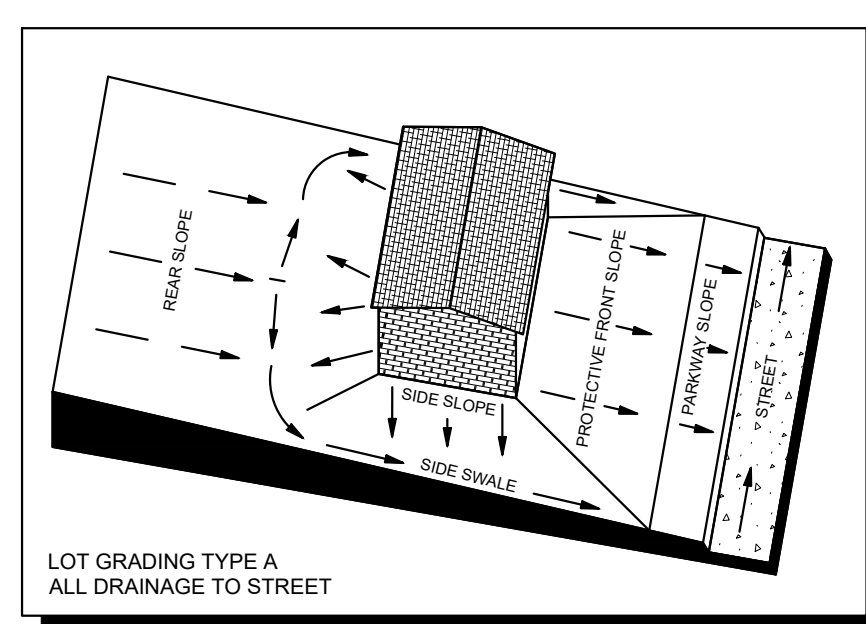
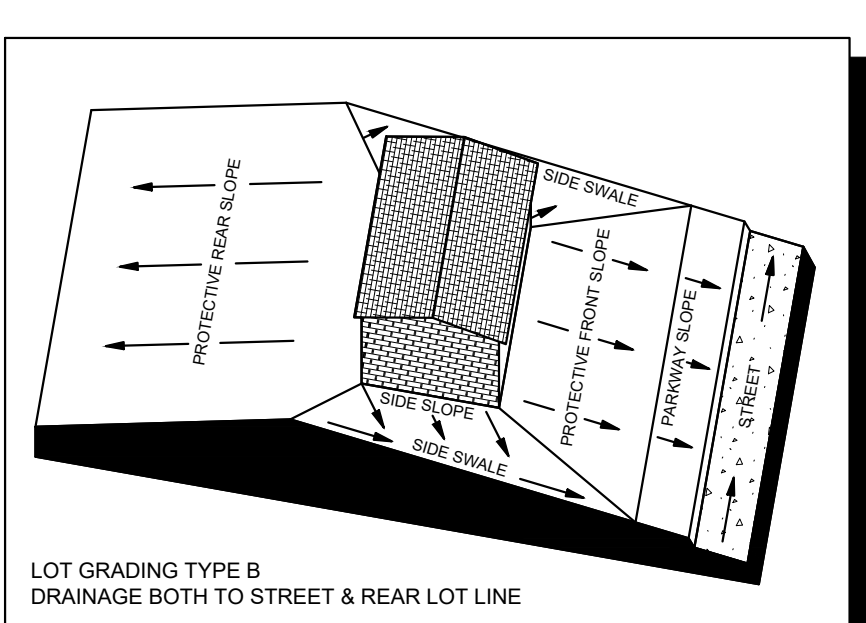
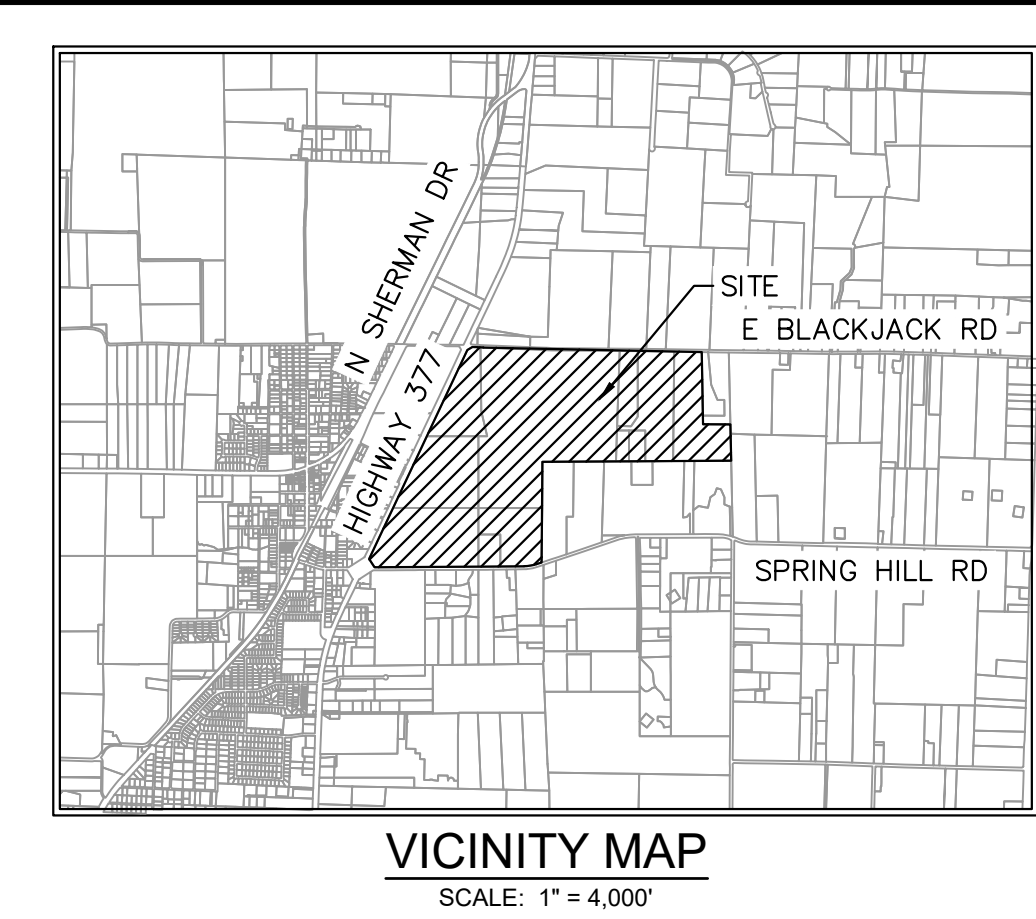
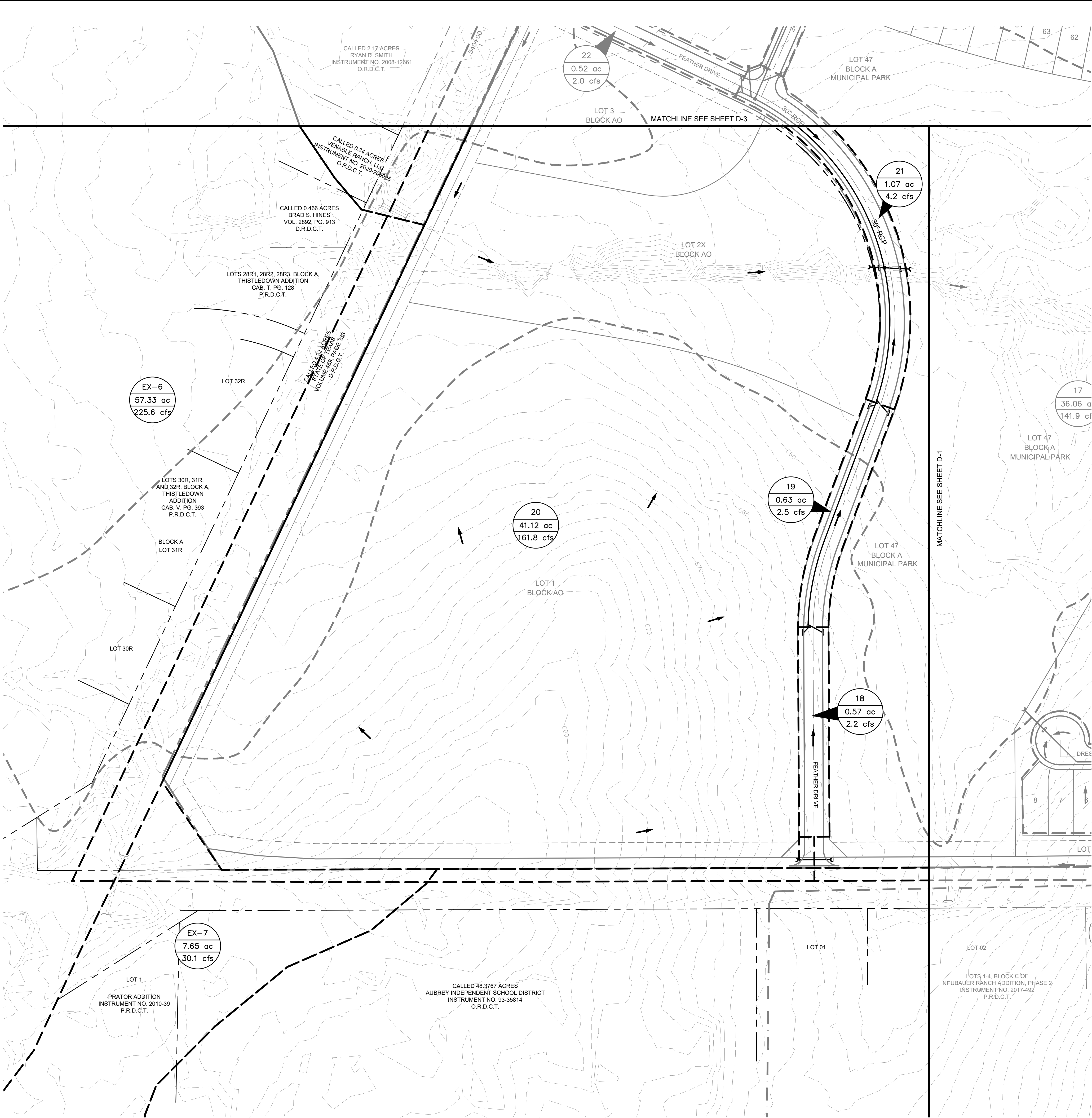
FOR
POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES

OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243

CITY OF AUBREY, DENTON COUNTY, TEXAS

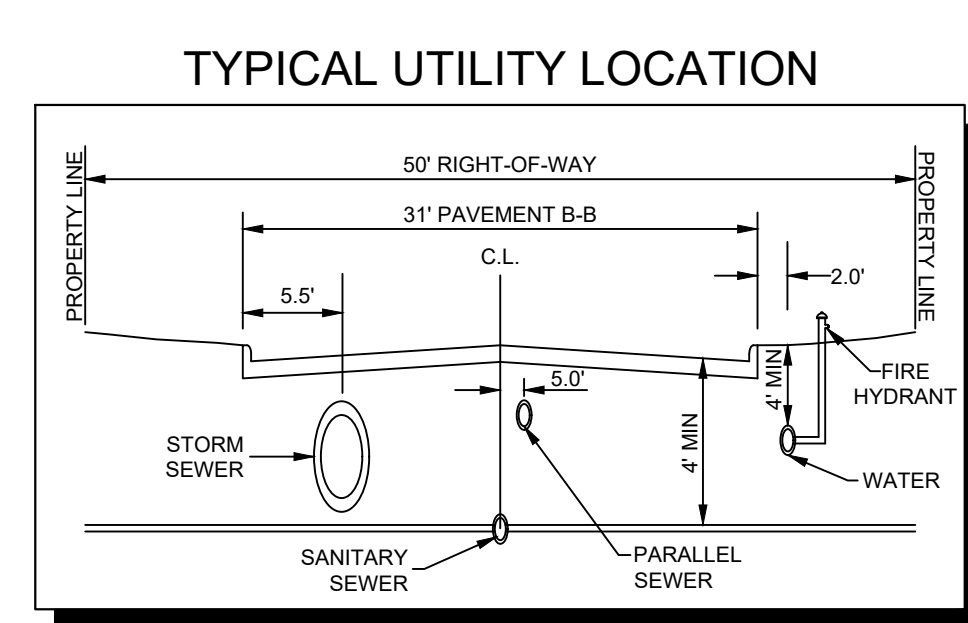
SURVEYOR: Kimley-Horn 6160 Warren Parkway Frisco, TX 75034 Tel: (469) 353-6058 Contact: Sylviaanna Gunawan Surveyor #6461	OWNER/DEVELOPER: Aurubay Blackack Partners, LLC 4514 Cole Ave., Suite 1605 Dallas, TX 75205 Tel: (214) 674-6570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Dallas, TX 75226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss Registration F-420	ENGINEER: Kimley-Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 353-3580 Contact: Thomas Fletcher, P.E. Registration F-420		
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
DKT	XXX	TLF	AS SHOWN	SEPT. 2021	2020103



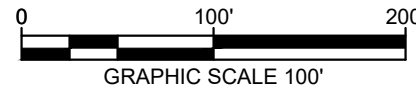
LEGEND	
X-1 9.9 ac 5.5 cfs A-1	AREA DESIGNATOR AREA IN ACRES Q100 FLOW IN CFS
--- --- ---	PROPERTY LINE
--- --- ---	PROPOSED STORM DRAIN LINE
--- --- ---	EXISTING STORM DRAIN LINE
--- --- ---	PROPOSED DRAINAGE DIVIDE
--- --- ---	PROPOSED PHASE LINE
--- --- ---	PROPOSED STORM DRAIN INLET
--- --- ---	PROPOSED STORM DRAIN MANHOLE
--- --- ---	PROPOSED STORM DRAIN HEADWALL
--- --- ---	PROPOSED FLOW DIRECTION
--- --- ---	PROPOSED CONTOUR
--- --- ---	EXISTING CONTOUR

DRAINAGE DESIGN CRITERIA	
Q100 = C*I*A	
Q = FLOW IN CUBIC FEET PER SECOND (CFS)	
C = RUNOFF COEFFICIENT = 0.50 (RESIDENTIAL)	
I = INTENSITY (TIME OF CONCENTRATION = TC)	
TC OF 15 MINUTES (RESIDENTIAL) = 7.87 IN/HR	
A = DRAINAGE AREA IN ACRES	

DRAINAGE GENERAL NOTES	
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2. ALL STORM DRAIN LATERALS ARE ASSUMED TO BE 18" DIAMETER UNLESS NOTED OTHERWISE.	
3. STORM SEWER SHALL PIPE SHALL BE DESIGNED FOR THE 100-YEAR STORM.	



CITY PROJECT NUMBER: XXXXXXXXXX	
PRELIMINARY DRAINAGE PLAN	
FOR	
HIGH POINTE RANCH	
1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT BEING 460.75 ACRES	
OUT OF THE	
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243	
AND THE	
IN THE	
CITY OF AUBREY, DENTON COUNTY, TEXAS	
SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylvia Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Frisco, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose
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DESIGNED	DRAWN
DKT	XXX
CHECKED	SCALE
TLF	AS SHOWN
DATE	DATE
SEPT. 2021	2020103
KH PROJECT NO.	D-2
2020103	



	AREA DESIGNATOR AREA IN ACRES Q100 FLOW IN CFS
	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED PHASE LINE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR

Q100 = C"1/A

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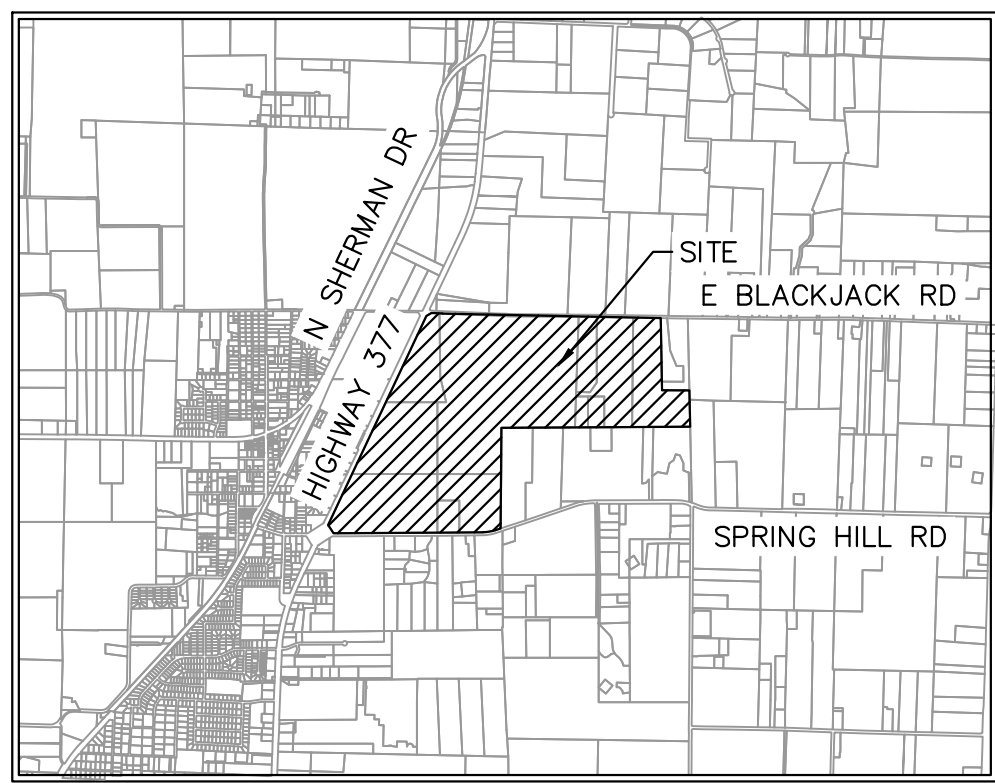
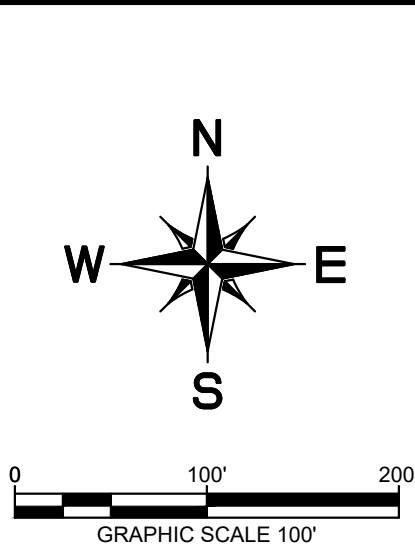
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2. ALL STORM DRAIN LATERALS ARE ASSUMED TO BE 18" DIAMETER UNLESS NOTED OTHERWISE.
3. STORM SEWER SHALL PIPE SHALL BE DESIGNED FOR THE 100-YEAR STORM.

Diagram illustrating the typical street layout showing the relative positions of the storm sewer, sanitary sewer, and fire hydrant. Key dimensions and features include:

- 50' RIGHT-OF-WAY
- 31' PAVEMENT B-B
- 5.5' offset from the left property line to the storm sewer.
- 5.0' offset from the centerline (C.L.) to the sanitary sewer.
- 2.0' offset from the right property line to the fire hydrant.
- 4' MIN clearance from the storm sewer to the fire hydrant.
- 4' MIN clearance from the sanitary sewer to the parallel sewer line.
- Labels: PROPERTY LINE, C.L., STORM SEWER, SANITARY SEWER, PARALLEL SEWER, FIRE HYDRANT, WATER.

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6160 Warren Parkway Suite 210 Dallas, TX 75251 Tel: (469) 953-6068 Contact: Sylviaa Gunawan Surveyor #66461	OWNER/DEVELOPER: Aubrey BlackJack Partners, LLC 5144 Cole Ave., Suite 1620 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd., Suite 202 Argyle, TX 75015 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley-Horn 6160 Warren Parkway, Suite 210 Dallas, TX 75251 Tel: (972) 933-3580 Contact: Sylviaa Gunawan, P.E. Registration # 9298			
DESIGNED DKT	DRAWN XXX	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	D



VICINITY MAP
SCALE: 1" = 4,000'

LEGEND

	AREA DESIGNATOR
	AREA IN ACRES
	Q100 FLOW IN CFS
	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED PHASE LINE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
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	PROPOSED CONTOUR
	EXISTING CONTOUR

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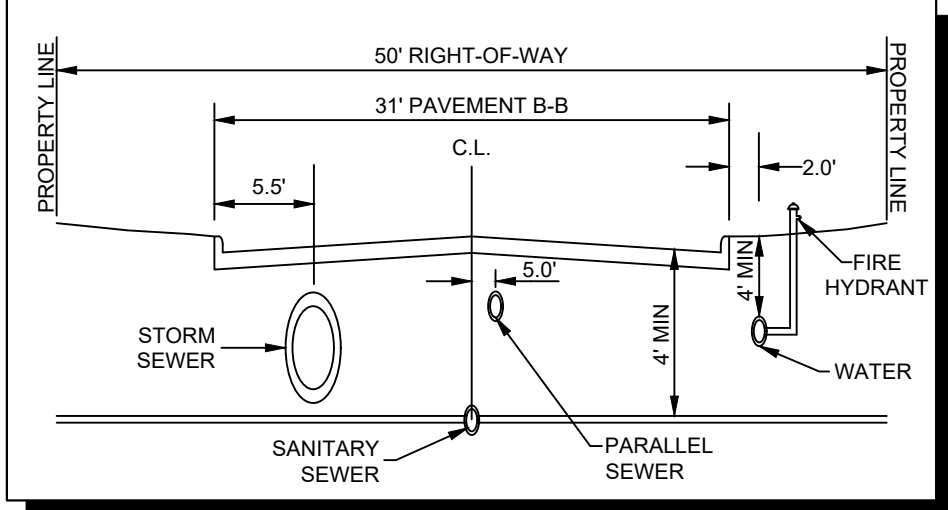
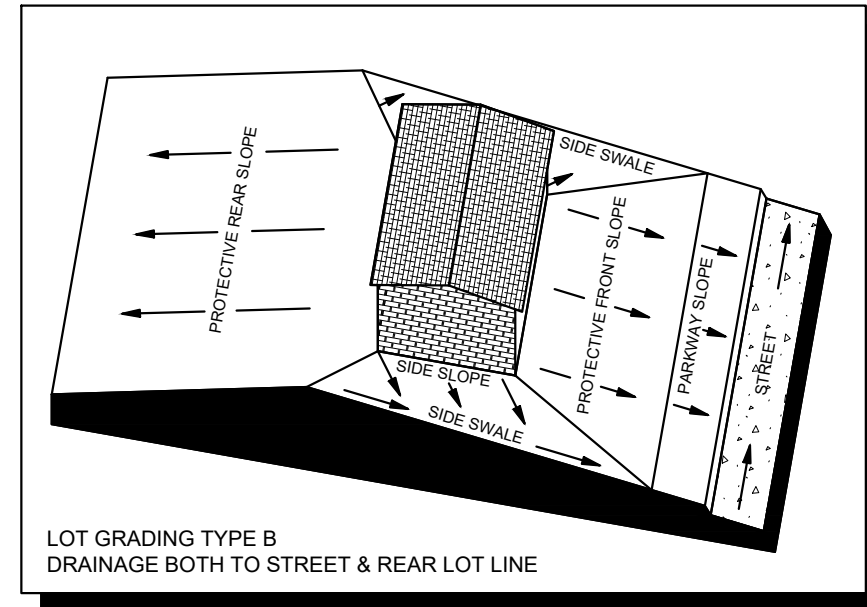
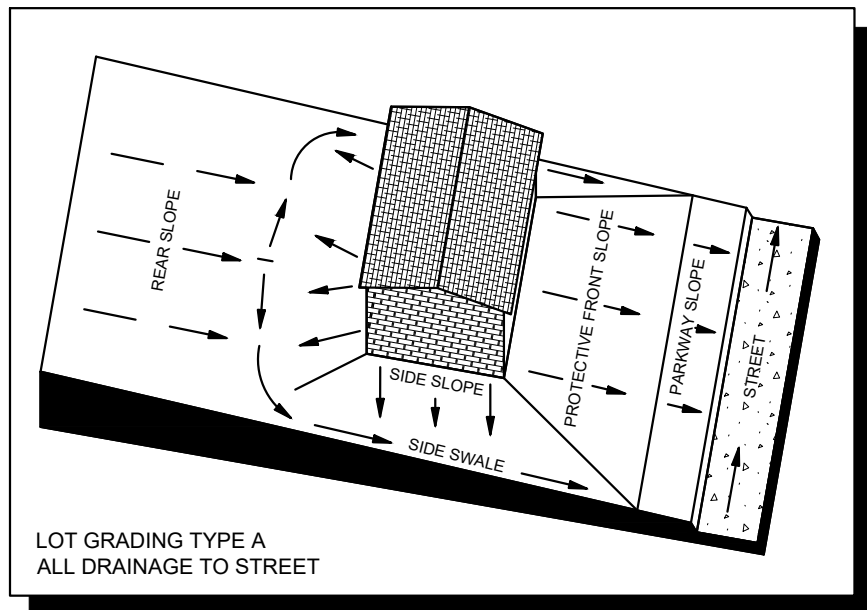
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TYPICAL UTILITY LOCATION



CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY DRAINAGE PLAN FOR HIGH POINTE RANCH

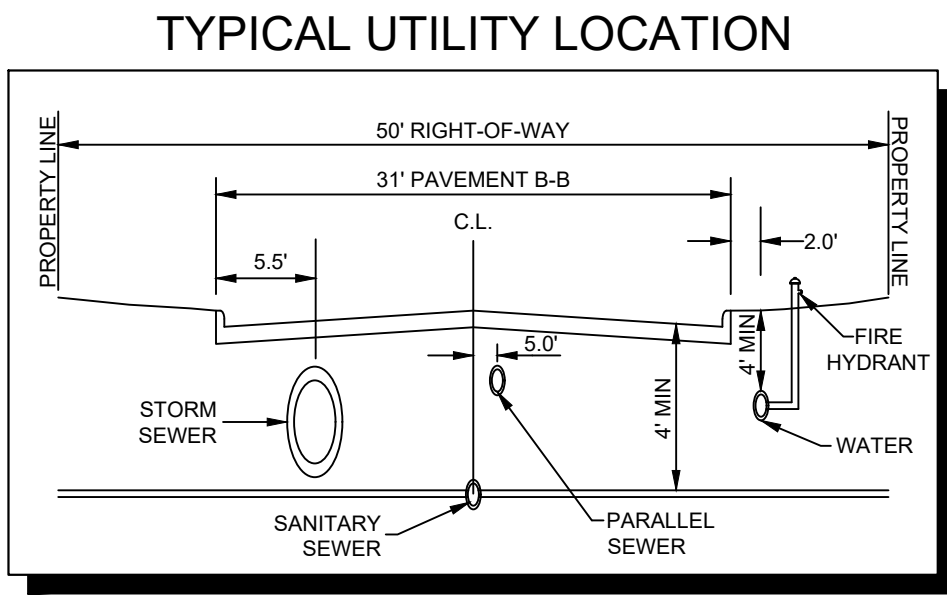
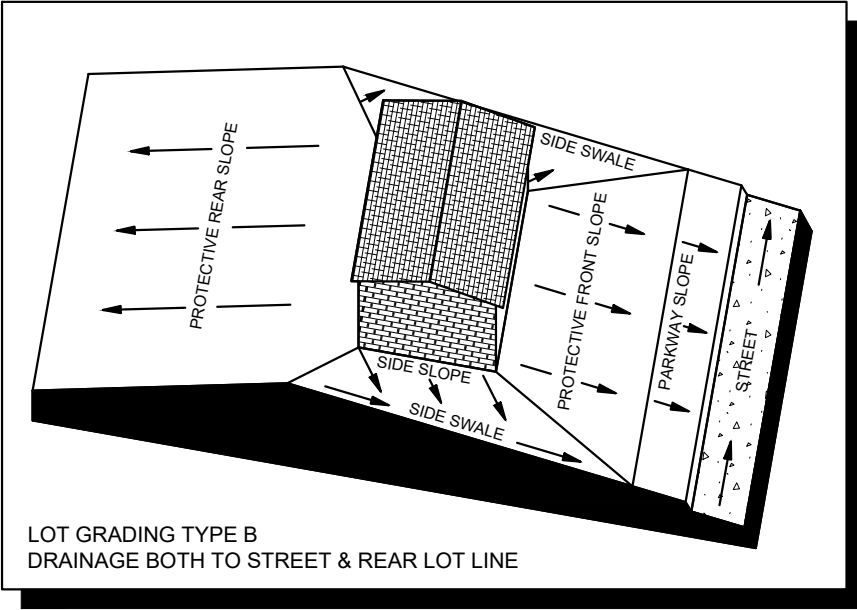
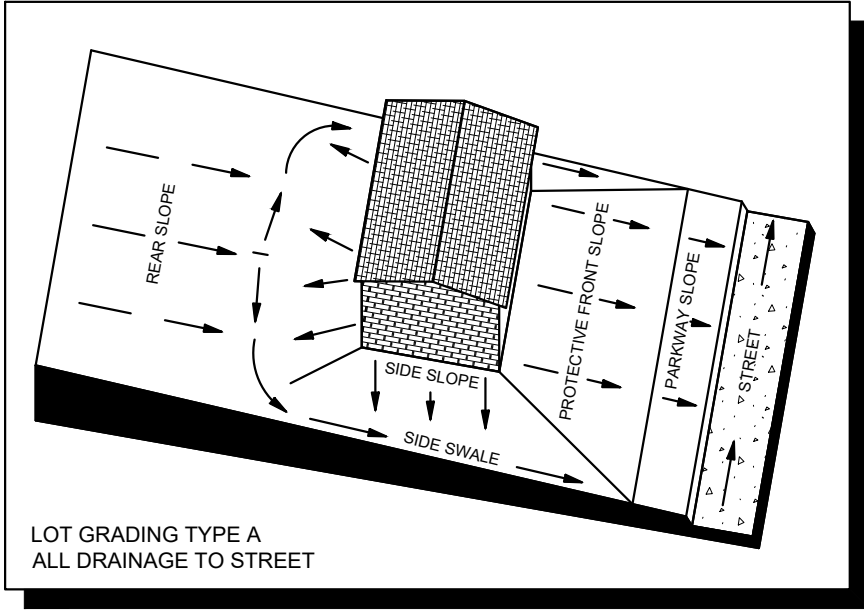
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OUT OF THE

FRANCISCO TREVINO SURVEY ABSTRACT NO. 1243

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DESIGNED DKT	DRAWN XXX	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	D



DRAINAGE GENERAL NOTES

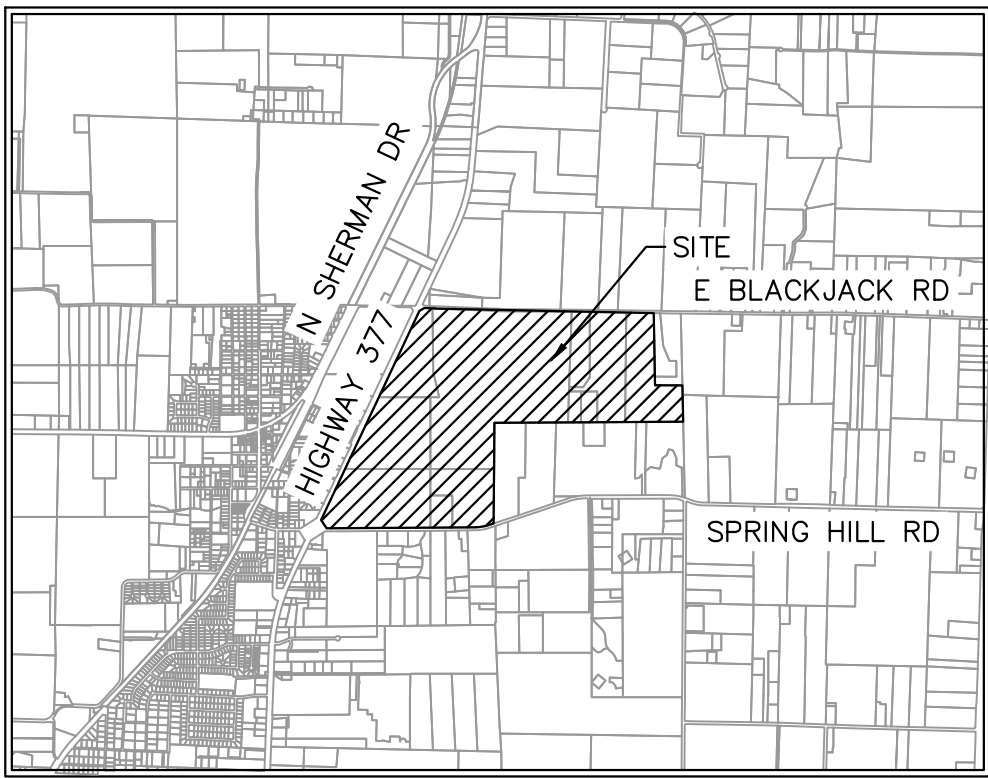
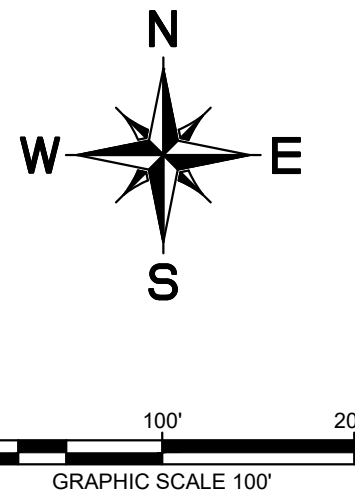
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DRAINAGE DESIGN CRITERIA

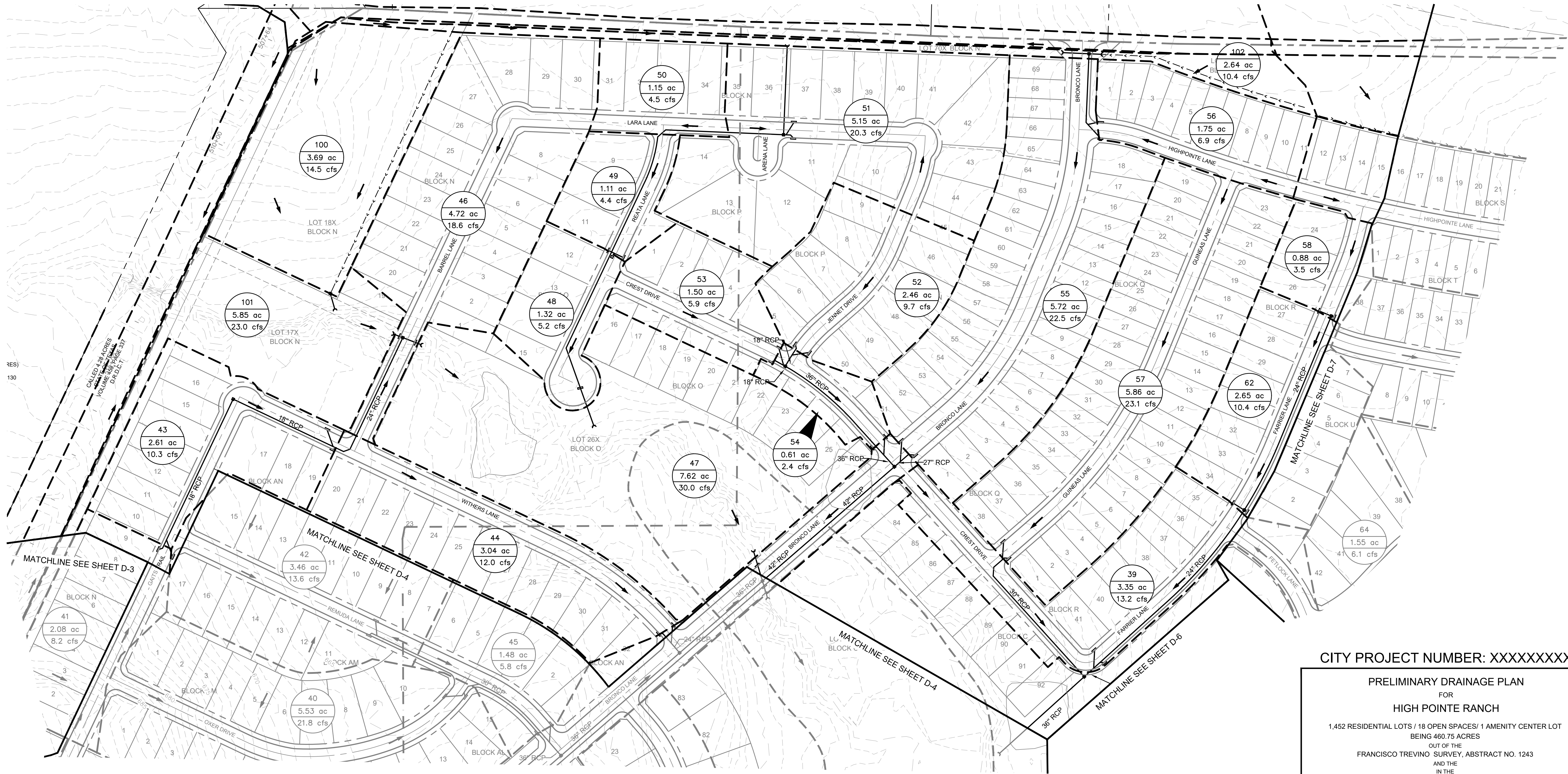
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 A = DRAINAGE AREA IN ACRES

LEGEND

	AREA DESIGNATOR
	AREA IN ACRES
	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED PHASE LINE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR



VICINITY MAP
SCALE: 1" = 4,000'



CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY DRAINAGE PLAN FOR HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
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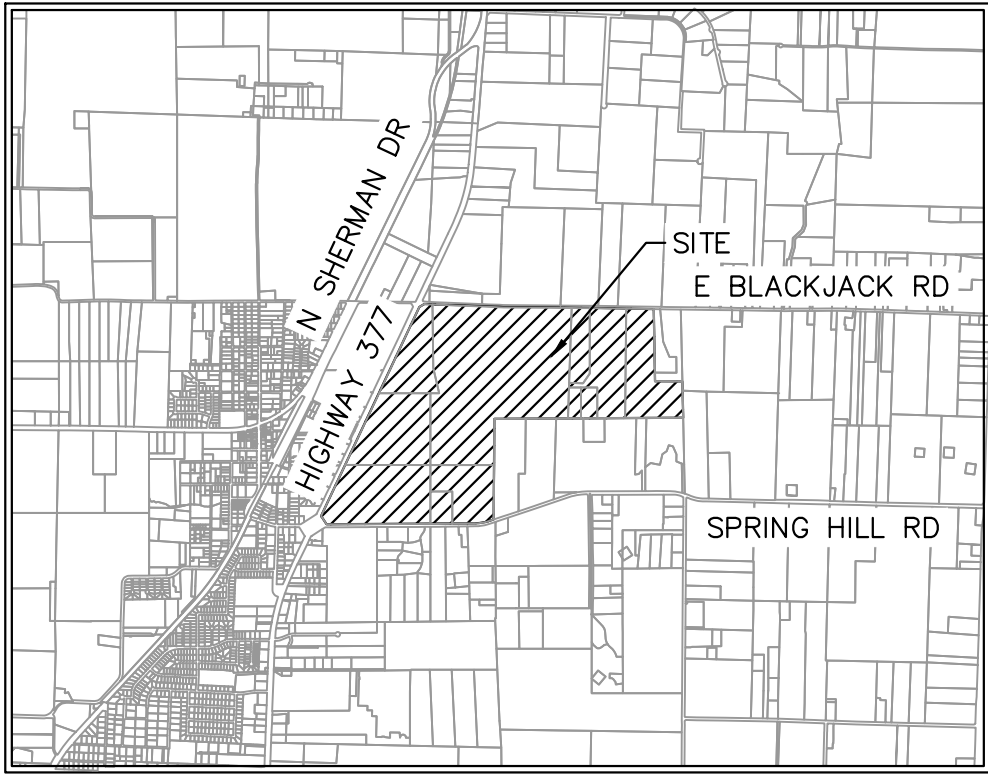
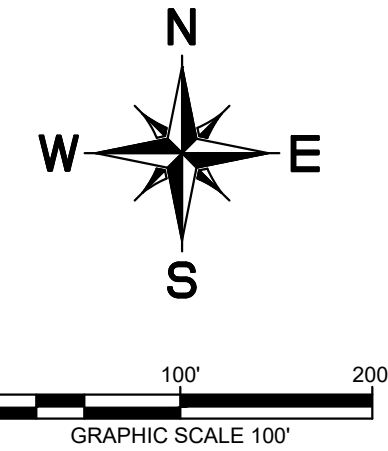
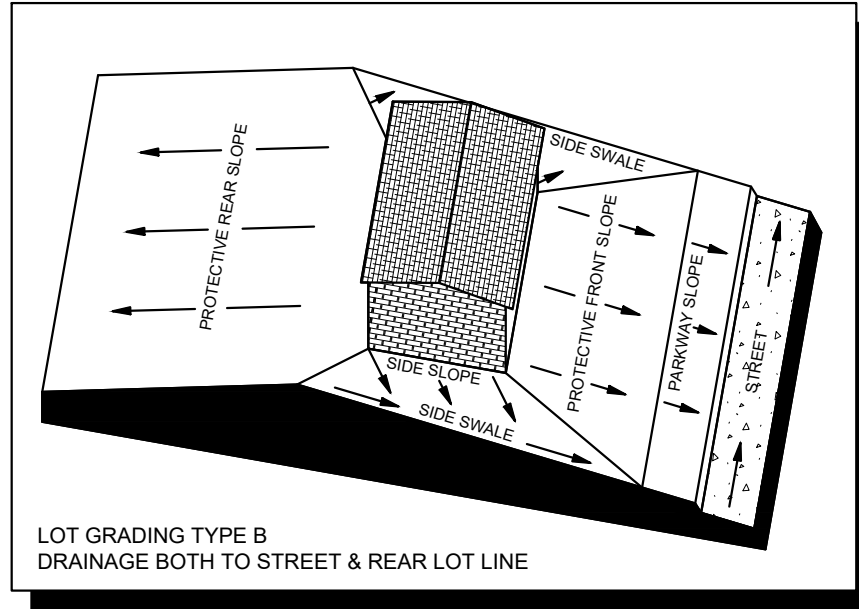
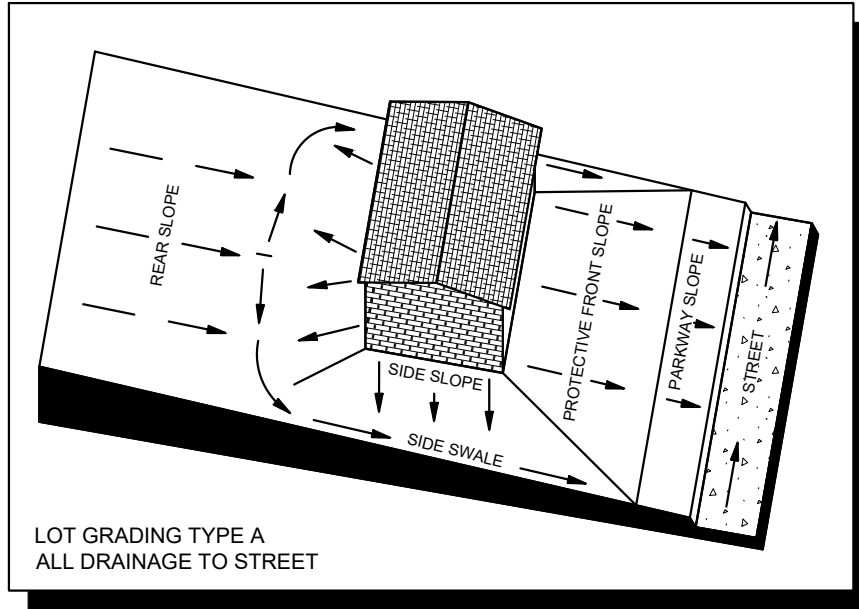
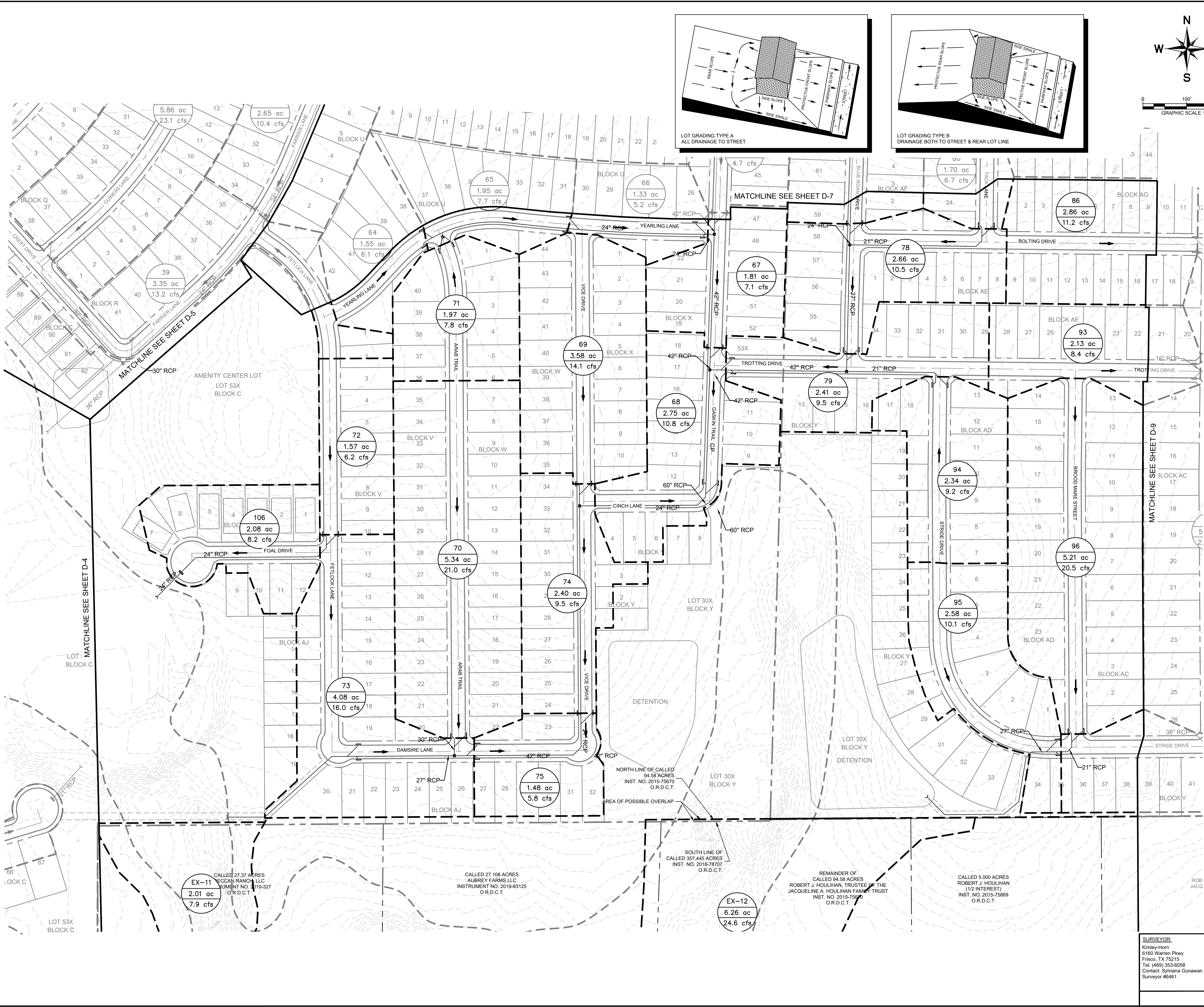
SURVEYOR:
Kimley-Horn
6160 Warren Pkwy
Frisco, TX 75025
Tel: (469) 353-6058
Contact: Sylvia G. Gowan
Surveyor #6461

OWNER/DEVELOPER:
Aubrey Blackjack Partners, LLC
4514 Cole Ave., Suite 1650
Frisco, TX 75025
Tel: (214) 674-9570
Contact: Chad Vose

OWNER/DEVELOPER:
FM Land Investments I, LLC
138 Old Town Blvd., Suite 202
Argyle, TX 76226
Tel: (972) 740-5725
Contact: David Marks & Walter
Foss

ENGINEER:
Kimley»Horn
6160 Warren Pkwy, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: Thomas Fletcher, P.E.
Registration F-928

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	D-5
DKT	XXX	TLF	AS SHOWN	SEPT. 2021	2020103	



LEGEND	
	AREA DESIGNATOR AREA IN ACRES Q100 FLOW IN CFS
	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED PHASE LINE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR

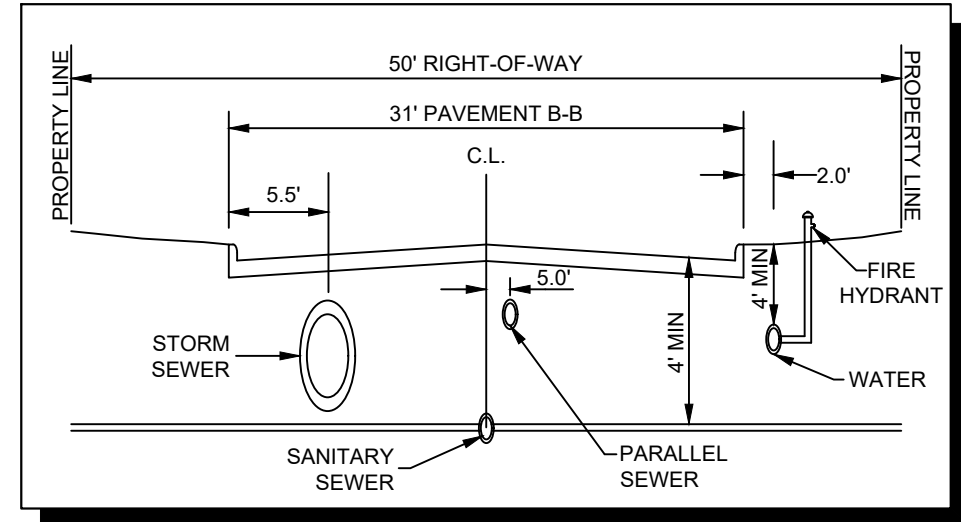
DRAINAGE DESIGN CRITERIA

Q100 = C*I*A
Q = FLOW IN CUBIC FEET PER SECOND (CFS)
C = RUNOFF COEFFICIENT = 0.50 (RESIDENTIAL)
I = INTENSITY (TIME OF CONCENTRATION = TC)
TC OF 15 MINUTES (RESIDENTIAL) = 7.87 IN/HR
A = DRAINAGE AREA IN ACRES

DRAINAGE GENERAL NOTES

- LAYOUT SHOWN IS PRELIMINARY. STORM DRAIN PIPE SIZING, INLET LOCATIONS, AND JUNCTION BOX LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL PLAT AND CONSTRUCTION PLANS, BUT SHALL MEET THE REQUIREMENTS OF THE DENTON COUNTY DEVELOPMENT RULES AND REGULATIONS, EXCEPT FOR PROVIDING CAPTURE OF 100-YEAR STORM WITHIN RIGHT-OF-WAY.
- ALL STORM DRAIN LATERALS ARE ASSUMED TO BE 18" DIAMETER UNLESS NOTED OTHERWISE.
- STORM SEWER SHALL PIPE SHALL BE DESIGNED FOR THE 100-YEAR STORM.

TYPICAL UTILITY LOCATION

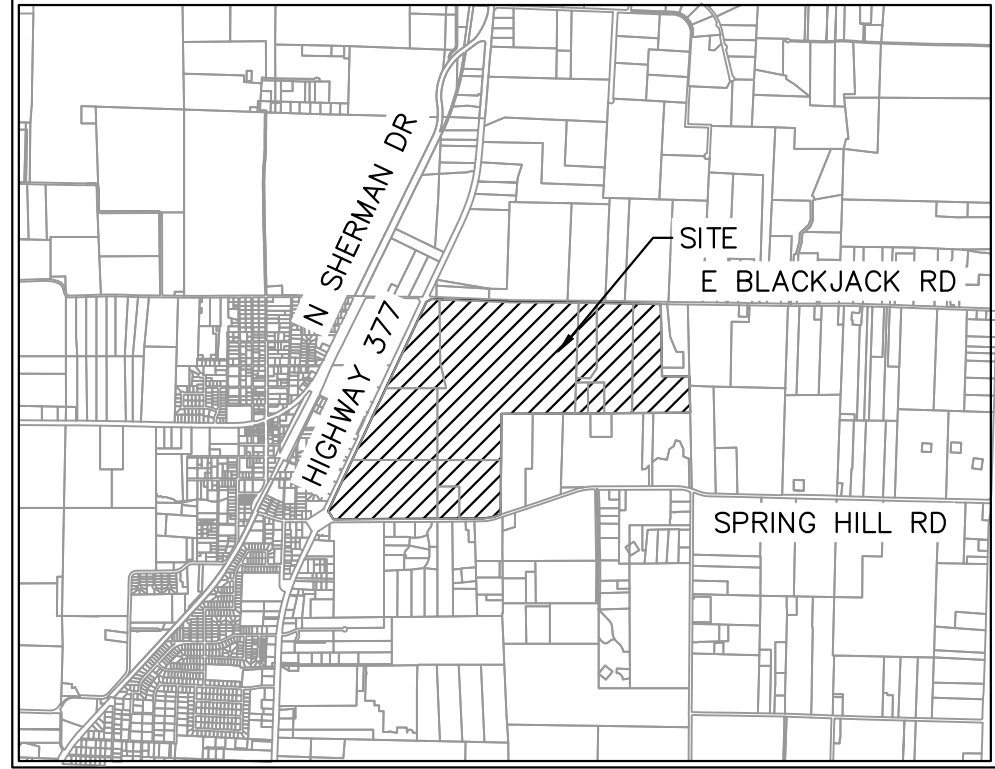
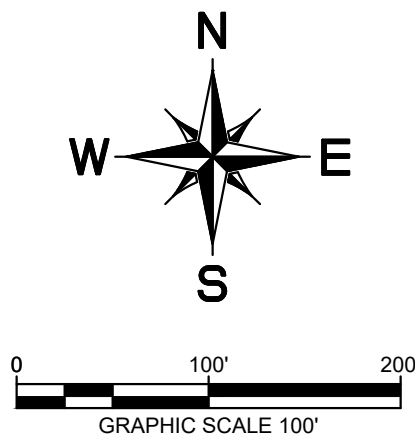
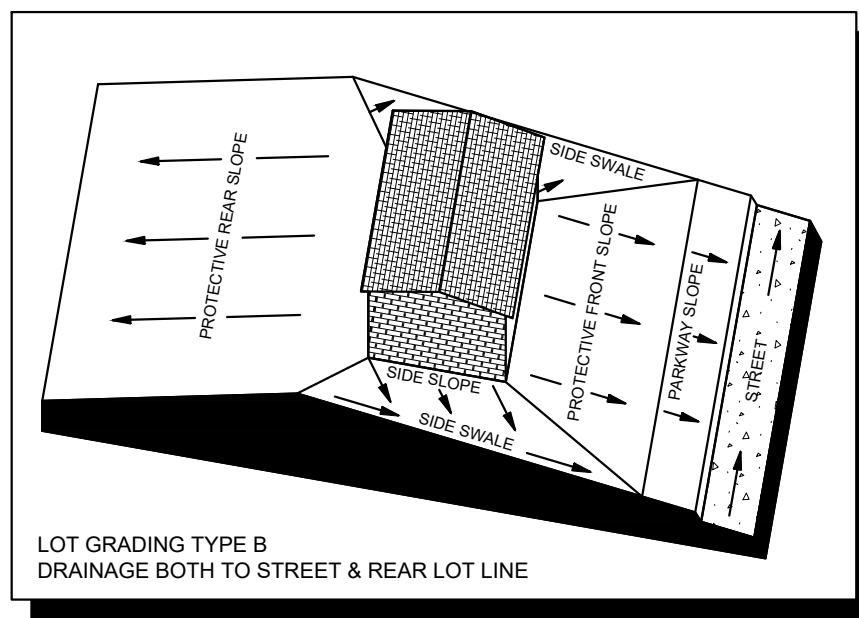
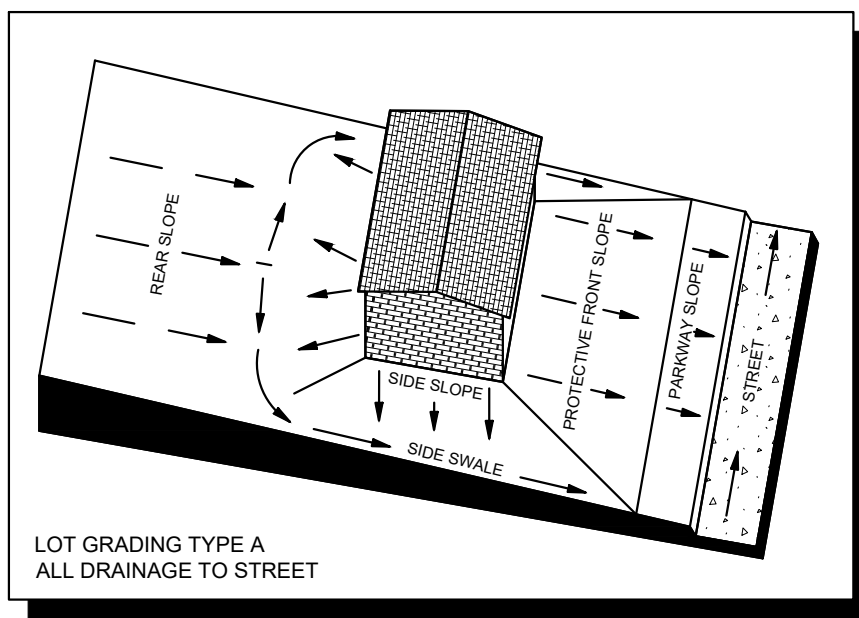
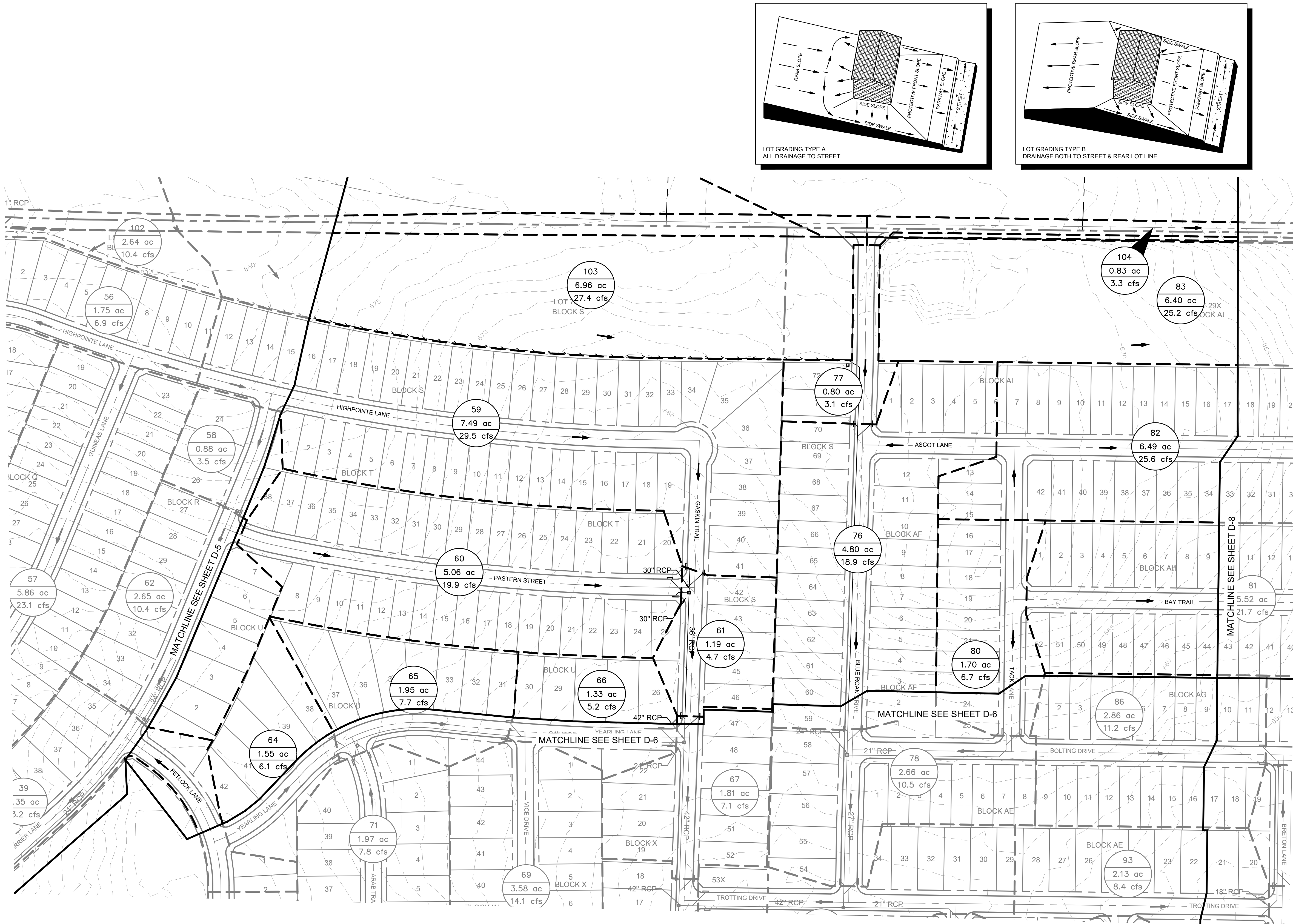


CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY DRAINAGE PLAN FOR HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 480.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR		OWNER/DEVELOPER		OWNER/DEVELOPER		ENGINEER	
Kimley-Horn 6180 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylvia Gunawan Surveyor #6461		Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Frisco, TX 75215 Tel: (214) 674-9570 Contact: Chad Vose		FM Land Investments I, LLC 139 Old Town Blvd., Suite 202 Argyle, TX 75226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss		Kimley-Horn 6180 Warren Pkwy, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Registration F-928	
DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	D-6	



LEGEND	
	AREA DESIGNATOR AREA IN ACRES Q100 FLOW IN CFS
	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED PHASE LINE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR

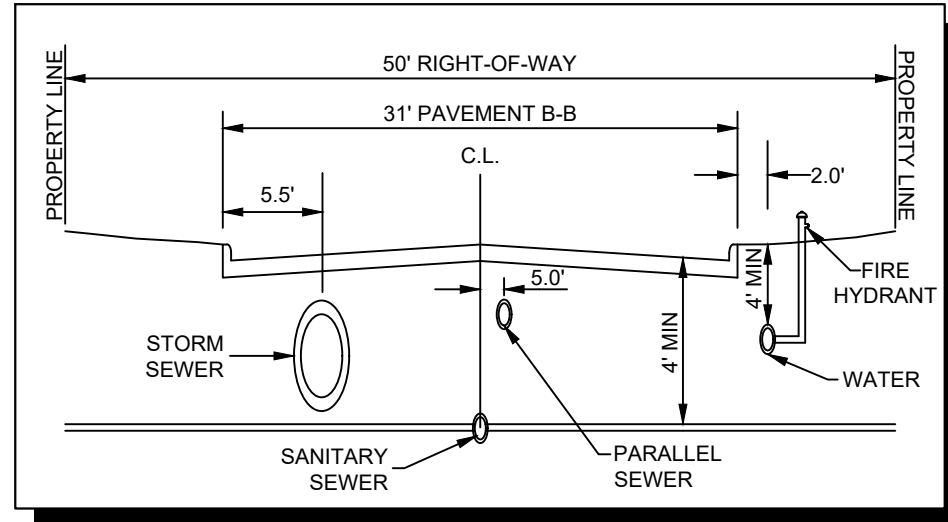
DRAINAGE DESIGN CRITERIA

$Q_{100} = C \cdot I \cdot A$
 Q = FLOW IN CUBIC FEET PER SECOND (CFS)
 C = RUNOFF COEFFICIENT = 0.50 (RESIDENTIAL)
 I = INTENSITY (TIME OF CONCENTRATION = TC)
TC OF 15 MINUTES (RESIDENTIAL) = 7.87 IN/HR
 A = DRAINAGE AREA IN ACRES

DRAINAGE GENERAL NOTES

- LAYOUT SHOWN IS PRELIMINARY. STORM DRAIN PIPE SIZING, INLET LOCATIONS, AND JUNCTION BOX LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL PLAT AND CONSTRUCTION PLANS, BUT SHALL MEET THE REQUIREMENTS OF THE DENTON COUNTY DEVELOPMENT RULES AND REGULATIONS, EXCEPT FOR PROVIDING CAPTURE OF 100-YEAR STORM WITHIN RIGHT-OF-WAY.
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- STORM SEWER SHALL PIPE SHALL BE DESIGNED FOR THE 100-YEAR STORM.

TYPICAL UTILITY LOCATION



CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY DRAINAGE PLAN

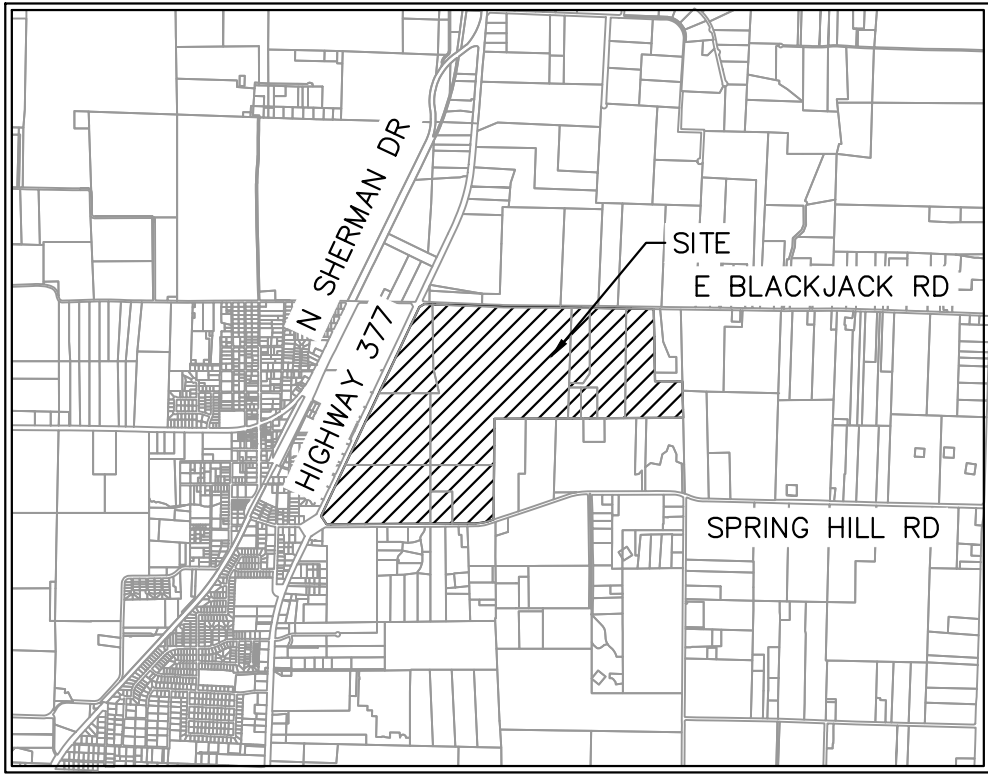
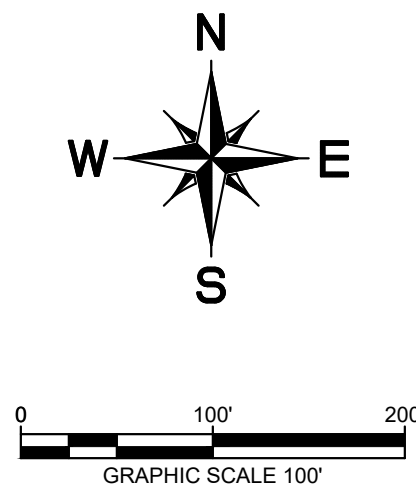
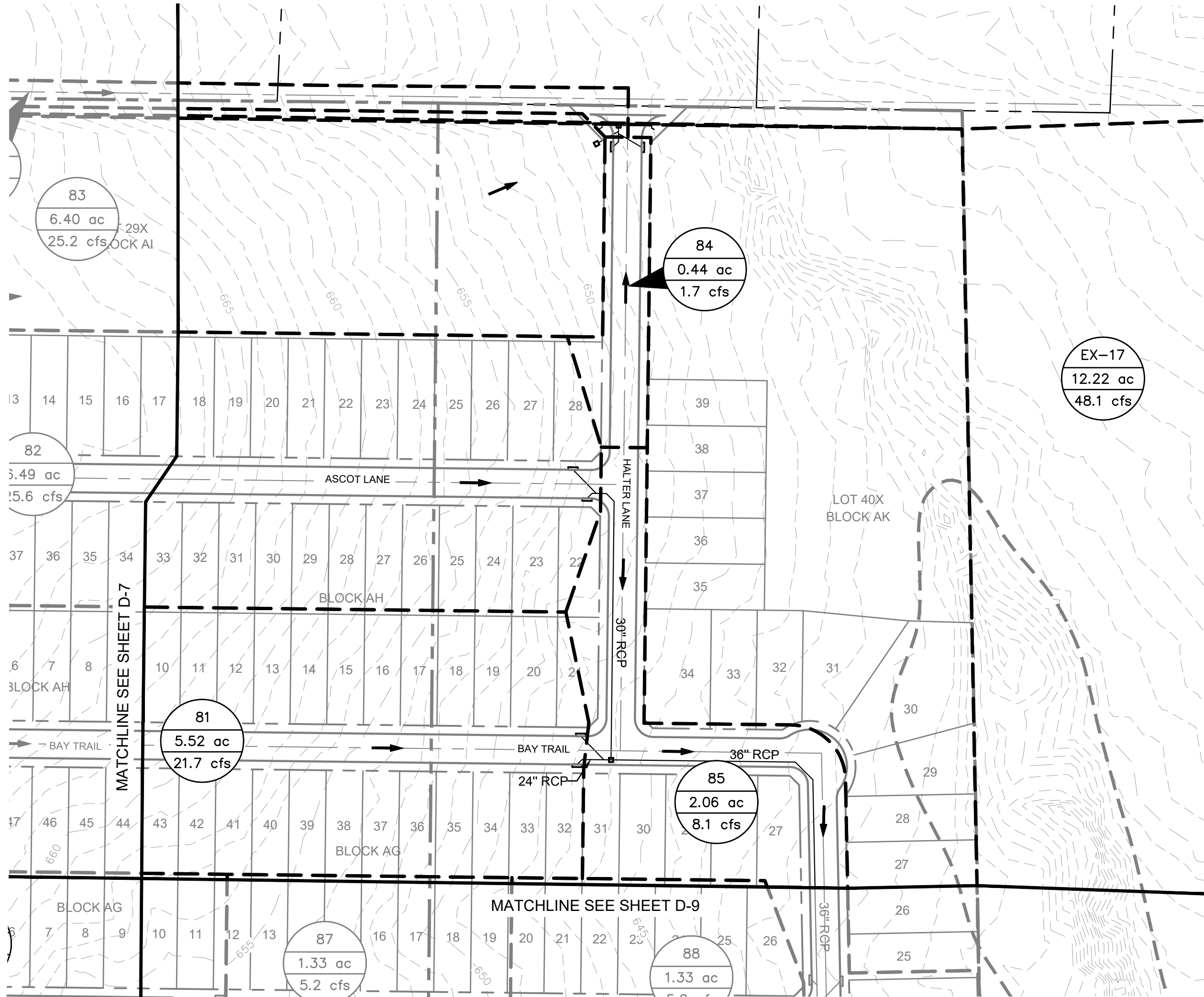
FOR
HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES

OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN THE

CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylvia Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjak Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Registration F-928			
DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	D-7



VICINITY MAP
SCALE: 1" = 4,000'

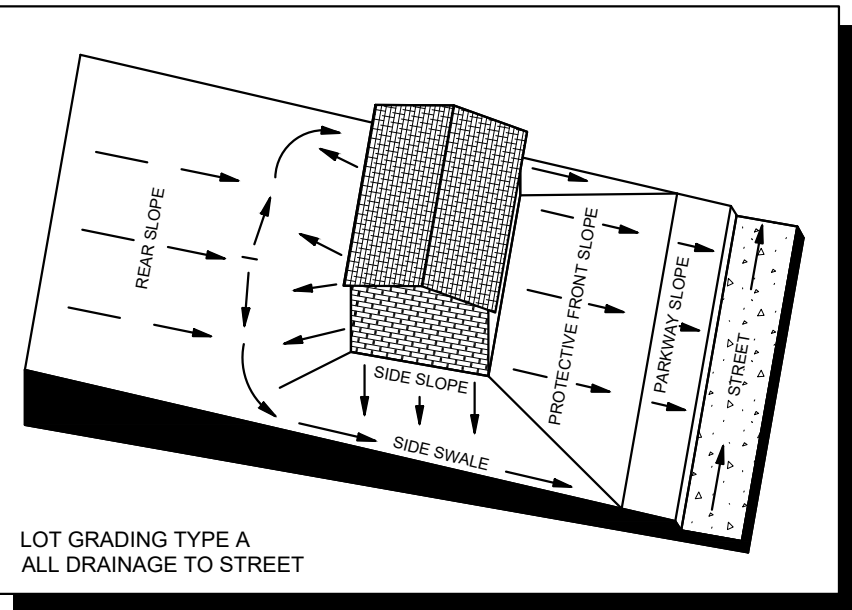
LEGEND	
	AREA DESIGNATOR AREA IN ACRES Q100 FLOW IN CFS
	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED PHASE LINE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR

DRAINAGE DESIGN CRITERIA

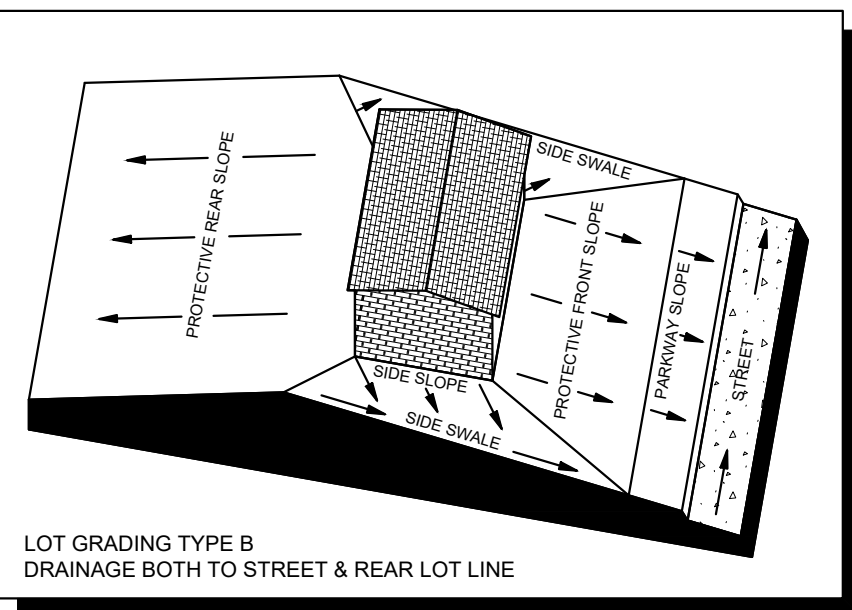
$Q_{100} = C \cdot I \cdot A$
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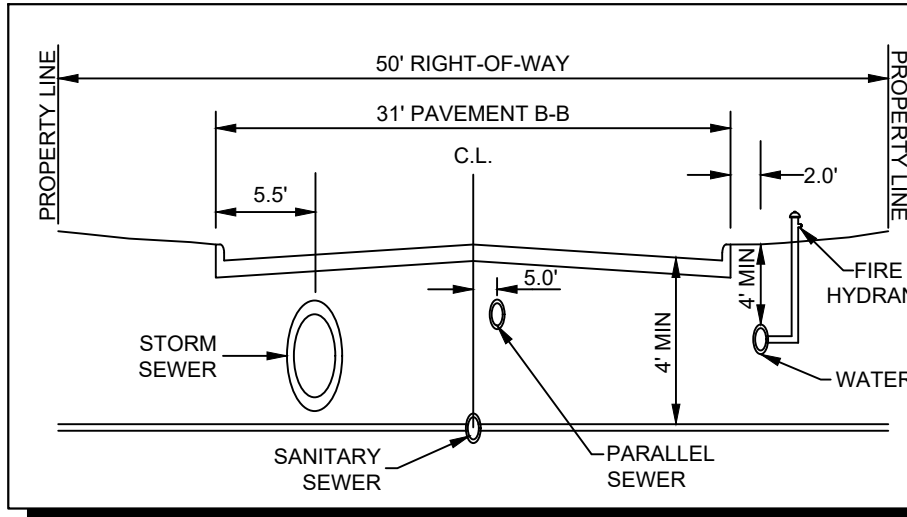


LOT GRADING TYPE A
ALL DRAINAGE TO STREET



LOT GRADING TYPE B
DRAINAGE BOTH TO STREET & REAR LOT LINE

TYPICAL UTILITY LOCATION



CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY DRAINAGE PLAN

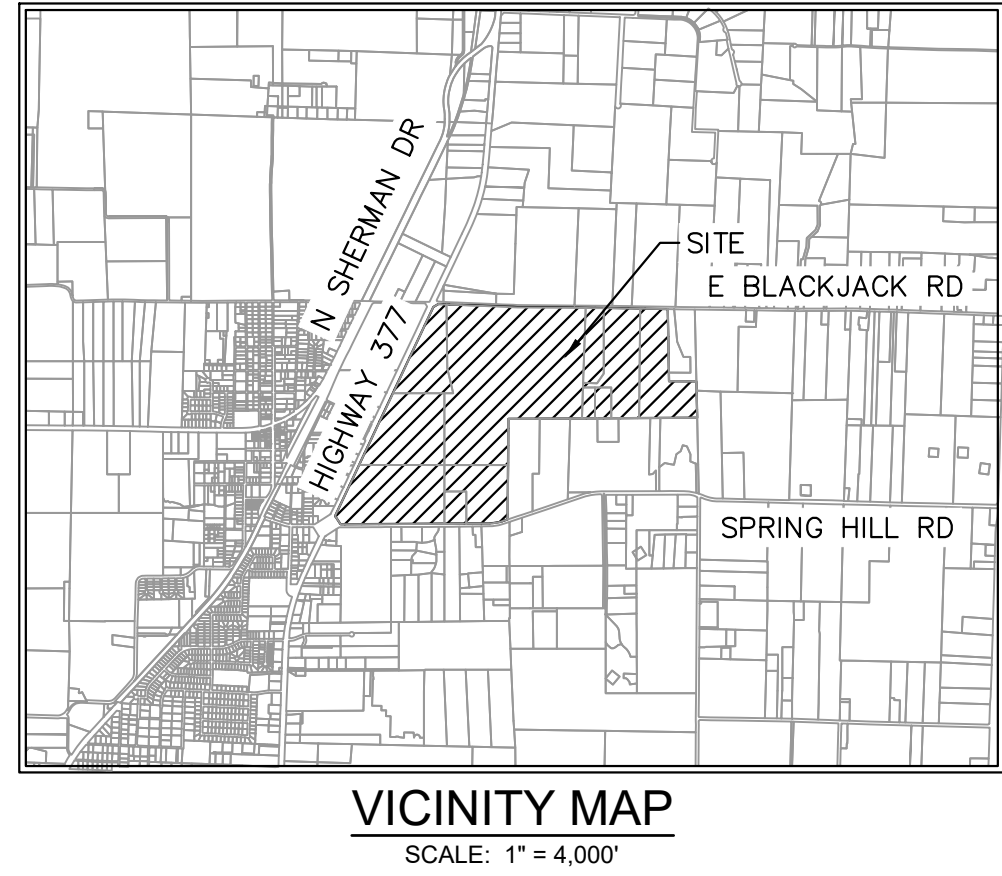
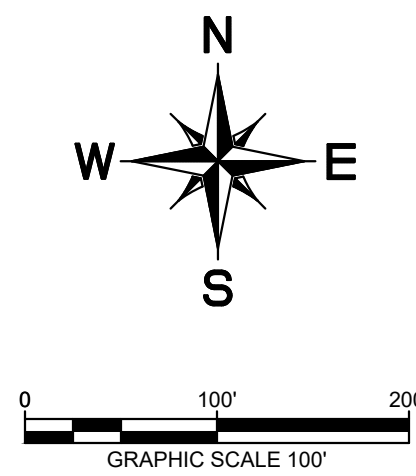
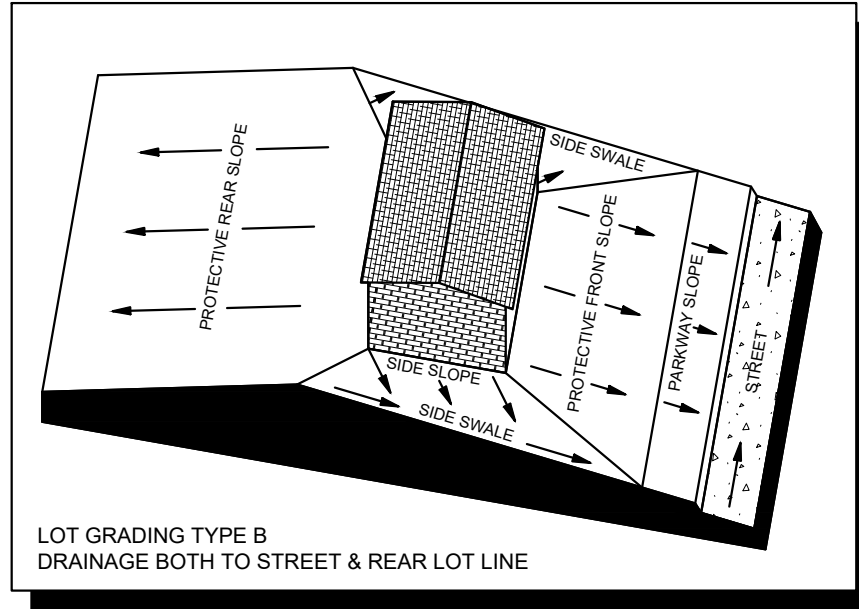
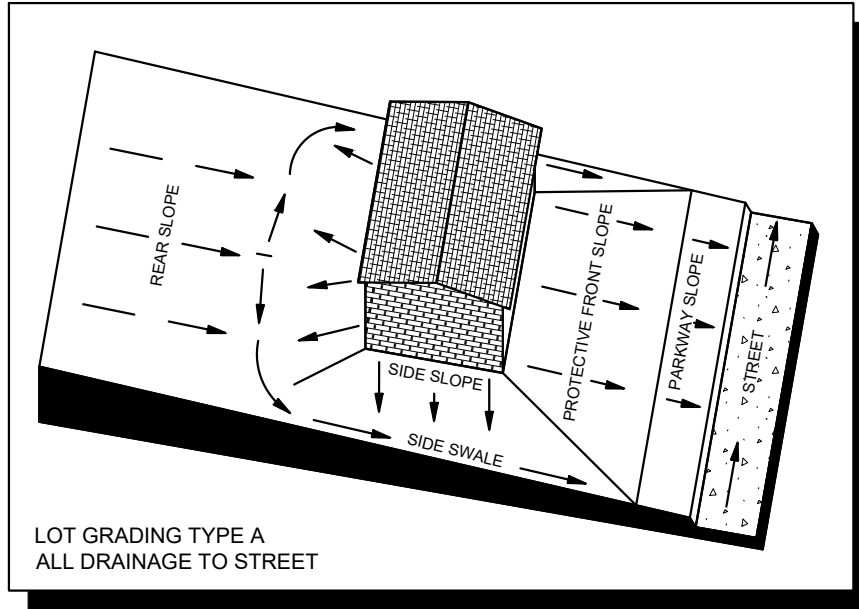
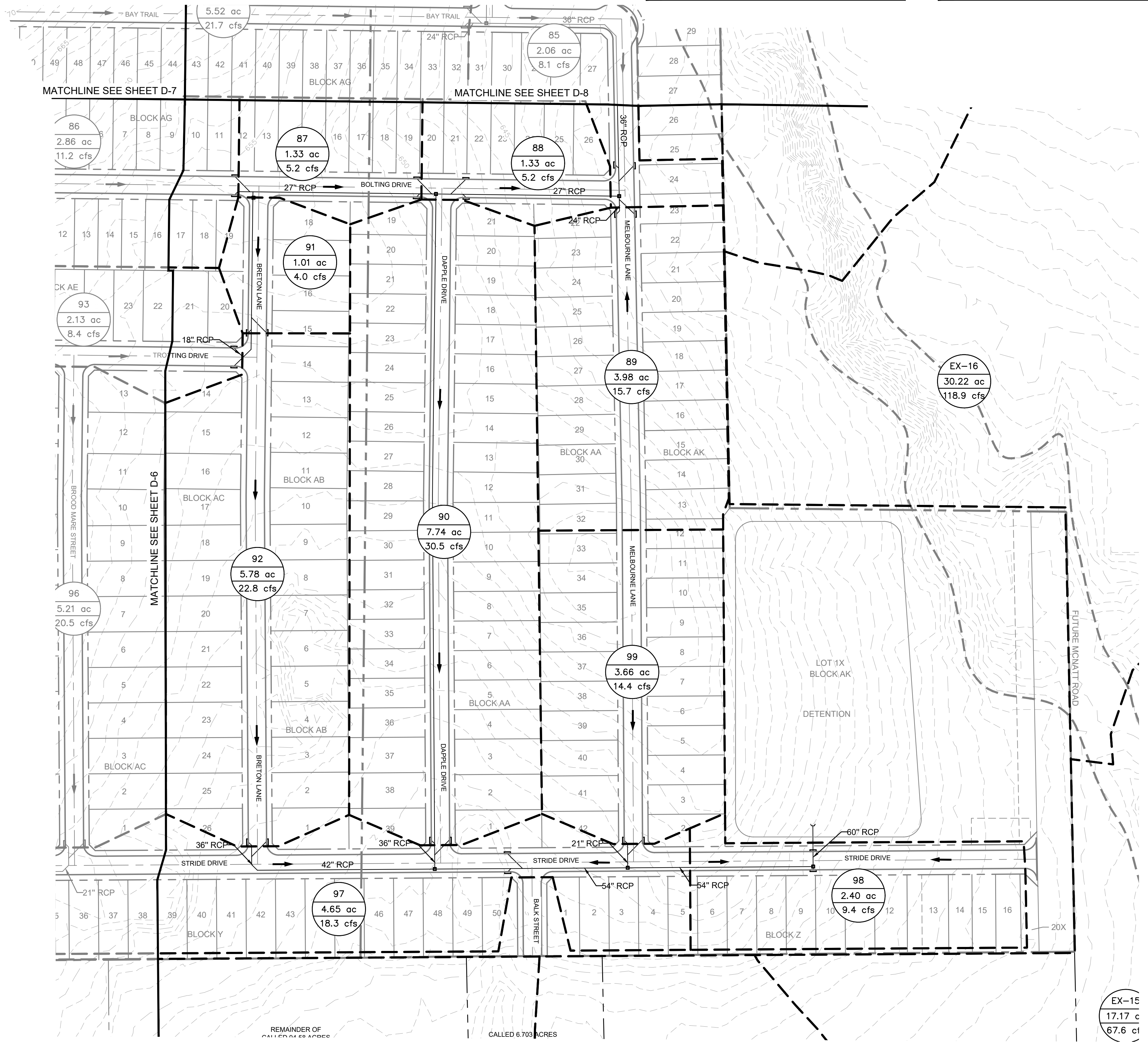
FOR
HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES

OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN THE

CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR:		OWNER/DEVELOPER:		ENGINEER:	
Kimley-Horn 6160 Warren Pkwy Frisco, TX 75015 Tel: (469) 353-6058 Contact: Sylvia Gunawan Surveyor #6461		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., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	
DESIGNED		CHECKED		SCALE	
DKT		DKT		AS SHOWN	
DATE		DATE		KH PROJECT NO.	
SEPT. 2021		SEPT. 2021		2020103	
D-8		D-8		D-8	



LEGEND

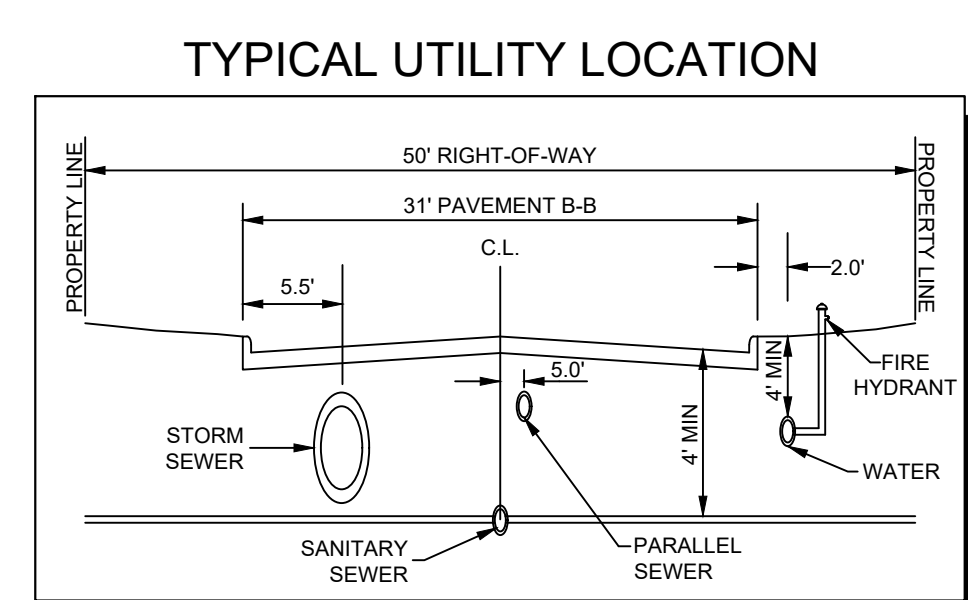
X-1 9.9 ac 5.5 cfs	AREA DESIGNATOR
A-1	AREA IN ACRES
Q100 FLOW IN CFS	Q100 FLOW IN CFS
INLET NUMBER	INLET NUMBER
PROPERTY LINE	PROPERTY LINE
PROPOSED STORM DRAIN LINE	PROPOSED STORM DRAIN LINE
EXISTING STORM DRAIN LINE	EXISTING STORM DRAIN LINE
PROPOSED DRAINAGE DIVIDE	PROPOSED DRAINAGE DIVIDE
PROPOSED PHASE LINE	PROPOSED PHASE LINE
PROPOSED STORM DRAIN INLET	PROPOSED STORM DRAIN INLET
PROPOSED STORM DRAIN MANHOLE	PROPOSED STORM DRAIN MANHOLE
PROPOSED STORM DRAIN HEADWALL	PROPOSED STORM DRAIN HEADWALL
PROPOSED FLOW DIRECTION	PROPOSED FLOW DIRECTION
555	PROPOSED CONTOUR
505	EXISTING CONTOUR

DRAINAGE DESIGN CRITERIA

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CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY DRAINAGE PLAN
FOR
HIGH POINTE RANCH
1,452 RESIDENTIAL LOTS / 18 OPEN SPACES / 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
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SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75015 Tel: (469) 353-6058 Contact: Sylviana Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd N, Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley-Horn 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928			
DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	D-9

PLATTED BY: FRANCISCO, REVEREND, 2020/02/04 1:51 PM
 DRAWN NAME: KJFR CIVIL/FRISCO SINGLE FAMILY PURSUITS_2020/02/04 1:51 PM
 LAST SAVED: 2/9/2022 5:12 PM
 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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)
2	1.15	1.00	0.50	15	7.87	4.5
3	2.65	1.00	0.50	15	7.87	10.4
5	2.76	1.00	0.50	15	7.87	10.9
6	2.02	1.00	0.50	15	7.87	8.0
7	0.96	1.00	0.50	15	7.87	3.8
8	0.98	1.00	0.50	15	7.87	3.9
9	4.11	1.00	0.50	15	7.87	16.2
10	4.09	1.00	0.50	15	7.87	16.1
12	2.80	1.00	0.50	15	7.87	11.0
13	1.77	1.00	0.50	15	7.87	7.0
15	2.55	1.00	0.50	15	7.87	10.0
16	2.51	1.00	0.50	15	7.87	9.9
17	36.06	1.00	0.50	15	7.87	141.9
18	0.57	1.00	0.50	15	7.87	2.2
19	0.63	1.00	0.50	15	7.87	2.5
20	41.12	1.00	0.50	15	7.87	161.8
21	1.07	1.00	0.50	15	7.87	4.2
22	0.52	1.00	0.50	15	7.87	2.0
23	4.75	1.00	0.50	15	7.87	18.7
24	0.96	1.00	0.50	15	7.87	3.8

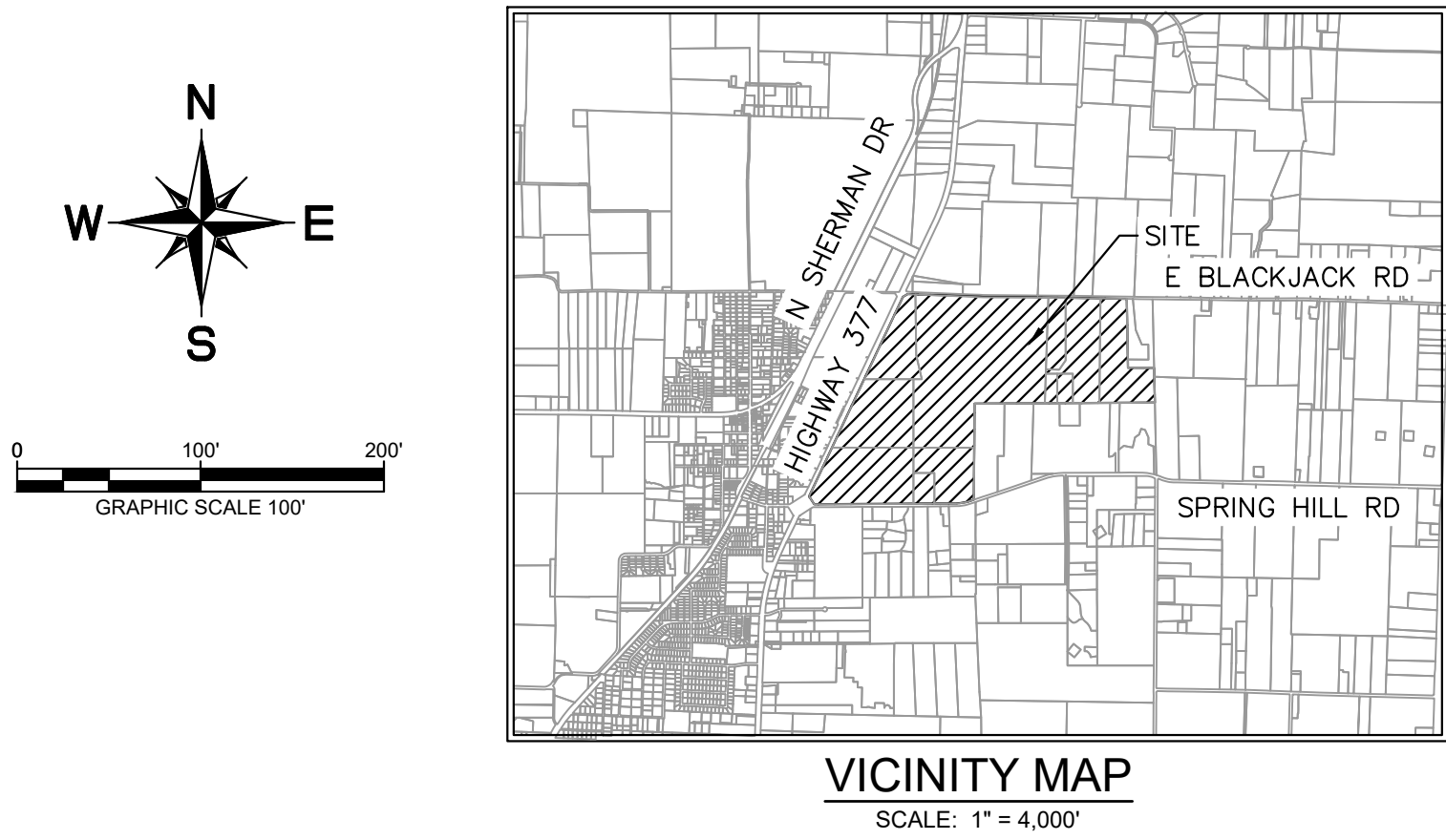
DRAINAGE AREA TABLE						
DRAINAGE AREA NO.	AREA (ac)	ANTECEDENT FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)
66	1.33	1.00	0.50	15	7.87	5.2
67	1.81	1.00	0.50	15	7.87	7.1
68	2.75	1.00	0.50	15	7.87	10.8
69	3.58	1.00	0.50	15	7.87	14.1
70	5.34	1.00	0.50	15	7.87	21.0
71	1.97	1.00	0.50	15	7.87	7.8
72	1.57	1.00	0.50	15	7.87	6.2
73	4.08	1.00	0.50	15	7.87	16.0
74	2.40	1.00	0.50	15	7.87	9.5
75	1.48	1.00	0.50	15	7.87	5.8
76	4.80	1.00	0.50	15	7.87	18.9
77	0.80	1.00	0.50	15	7.87	3.1
78	2.66	1.00	0.50	15	7.87	10.5
79	2.41	1.00	0.50	15	7.87	9.5
80	1.70	1.00	0.50	15	7.87	6.7
81	5.52	1.00	0.50	15	7.87	21.7
82	6.49	1.00	0.50	15	7.87	25.6
83	6.40	1.00	0.50	15	7.87	25.2
84	0.44	1.00	0.50	15	7.87	1.7
85	2.06	1.00	0.50	15	7.87	8.1

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)
25	5.47	1.00	0.50	15	7.87	21.5
26	1.14	1.00	0.50	15	7.87	4.5
27	4.08	1.00	0.50	15	7.87	16.0
28	7.46	1.00	0.50	15	7.87	29.4
29	1.64	1.00	0.50	15	7.87	6.5
30	6.16	1.00	0.50	15	7.87	24.2
31	7.07	1.00	0.50	15	7.87	27.8
32	3.74	1.00	0.50	15	7.87	14.7
33	2.00	1.00	0.50	15	7.87	7.9
34	7.17	1.00	0.50	15	7.87	28.2
35	6.08	1.00	0.50	15	7.87	23.9
36	1.55	1.00	0.50	15	7.87	6.1
37	1.86	1.00	0.50	15	7.87	7.3
38	3.62	1.00	0.50	15	7.87	14.3
39	3.35	1.00	0.50	15	7.87	13.2
40	5.53	1.00	0.50	15	7.87	21.8
41	2.08	1.00	0.50	15	7.87	8.2
42	3.46	1.00	0.50	15	7.87	13.6
43	2.61	1.00	0.50	15	7.87	10.3
44	3.04	1.00	0.50	15	7.87	12.0

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)
86	2.86	1.00	0.50	15	7.87	11.2
87	1.33	1.00	0.50	15	7.87	5.2
88	1.33	1.00	0.50	15	7.87	5.2
89	3.98	1.00	0.50	15	7.87	15.7
90	7.74	1.00	0.50	15	7.87	30.5
91	1.01	1.00	0.50	15	7.87	4.0
92	5.78	1.00	0.50	15	7.87	22.8
93	2.13	1.00	0.50	15	7.87	8.4
94	2.34	1.00	0.50	15	7.87	9.2
95	2.58	1.00	0.50	15	7.87	10.1
96	5.21	1.00	0.50	15	7.87	20.5
97	4.65	1.00	0.50	15	7.87	18.3
98	2.40	1.00	0.50	15	7.87	9.4
99	3.66	1.00	0.50	15	7.87	14.4
100	3.69	1.00	0.50	15	7.87	14.5
101	5.85	1.00	0.50	15	7.87	23.0
102	2.64	1.00	0.50	15	7.87	10.4
103	6.96	1.00	0.50	15	7.87	27.4
104	0.83	1.00	0.50	15	7.87	3.3
105	4.13	1.00	0.50	15	7.87	16.2

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)
45	1.48	1.00	0.50	15	7.87	5.8
46	4.72	1.00	0.50	15	7.87	18.6
47	7.62	1.00	0.50	15	7.87	30.0
48	1.32	1.00	0.50	15	7.87	5.2
49	1.11	1.00	0.50	15	7.87	4.4
50	1.15	1.00	0.50	15	7.87	4.5
51	5.15	1.00	0.50	15	7.87	20.3
52	2.46	1.00	0.50	15	7.87	9.7
53	1.50	1.00	0.50	15	7.87	5.9
54	0.61	1.00	0.50	15	7.87	2.4
55	5.72	1.00	0.50	15	7.87	22.5
56	1.75	1.00	0.50	15	7.87	6.9
57	5.86	1.00	0.50	15	7.87	23.1
58	0.88	1.00	0.50	15	7.87	3.5
59	7.49	1.00	0.50	15	7.87	29.5
60	5.06	1.00	0.50	15	7.87	19.9
61	1.19	1.00	0.50	15	7.87	4.7
62	2.65	1.00	0.50	15	7.87	10.4
64	1.55	1.00	0.50	15	7.87	6.1
65	1.95	1.00	0.50	15	7.87	7.7

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)
106	2.08	1.00	0.50	15	7.87	8.2
107	3.18	1.00	0.50	15	7.87	12.5



DRAINAGE DESIGN CRITERIA

Q100 = C*I*A
 Q = FLOW IN CUBIC FEET PER SECOND (CFS)
 C = RUNOFF COEFFICIENT = 0.50 (RESIDENTIAL)
 I = INTENSITY (TIME OF CONCENTRATION = TC)
 TC OF 15 MINUTES (RESIDENTIAL) = 7.87 IN/HR
 A = DRAINAGE AREA IN ACRES

DRAINAGE GENERAL NOTES

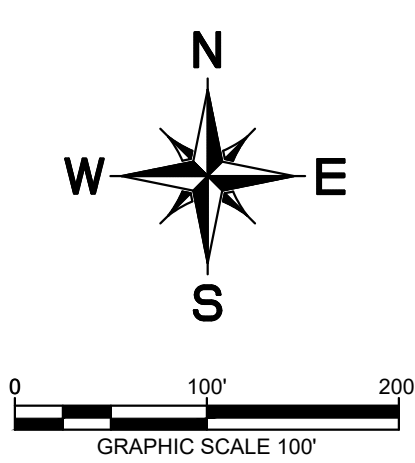
- LAYOUT SHOWN IS PRELIMINARY. STORM DRAIN PIPE SIZING, INLET LOCATIONS, AND JUNCTION BOX LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL PLAT AND CONSTRUCTION PLANS, BUT SHALL MEET THE REQUIREMENTS OF THE DENTON COUNTY DEVELOPMENT RULES AND REGULATIONS, EXCEPT FOR PROVIDING CAPTURE OF 100-YEAR STORM WITHIN RIGHT-OF-WAY.
- ALL STORM DRAIN LATERALS ARE ASSUMED TO BE 18" DIAMETER UNLESS NOTED OTHERWISE.
- STORM SEWER SHALL PIPE SHALL BE DESIGNED FOR THE 100-YEAR STORM.

CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY DRAINAGE PLAN
 FOR
 HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
 BEING 460.75 ACRES
 OUT OF THE
 FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
 AND THE
 IN THE
 CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylviana Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 75226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley»Horn 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928			
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	D-10
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103	



	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
	PROPOSED SEWERSHED ACREAGE
	PROPOSED SEWERSHED CALC POINT

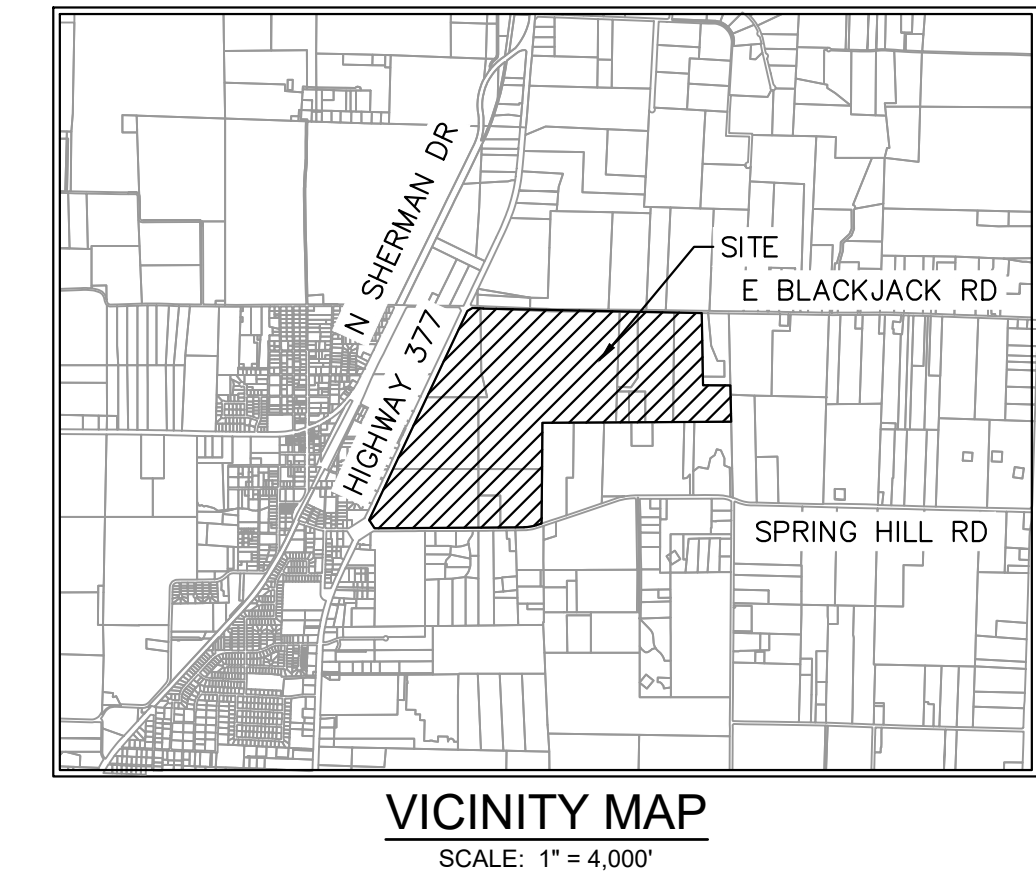
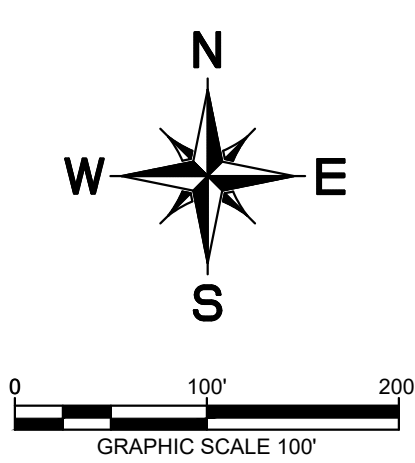
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2. ALL SANITARY SEWER LINES ARE 8" UNLESS OTHERWISE NOTED.
3. ALL FIRE HYDRANTS TO BE LOCATED AT PCCRS OR LOT LINES
4. ALL WATER AND SANITARY SEWER LINES ARE CONCENTRIC AND PARALLEL TO THE STREET CENTERLINES UNLESS OTHERWISE NOTED.
5. UTILITY LAYOUT INCLUDING, LINES, VALVES, FIRE HYDRANTS, SANITARY SEWER MANHOLES, ETC. ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL PLAT AND CONSTRUCTION PLANS.
6. WATER AND SEWER TO BE PROVIDED BY THE CITY OF AUBREY
7. OFFSITE UTILITIES DESIGNED BY CITY'S CONSULTANT. UTILITY CONNECTION TO BE COORDINATED BY CITY'S CONSULTANT AND PROJECT ENGINEER.

The diagram illustrates a street cross-section with the following dimensions and features:

- 50' RIGHT-OF-WAY**: The total width of the street.
- 31' PAVEMENT B-B**: The width of the pavement base.
- 5.5'**: The distance from the left property line to the centerline (C.L.) of the storm sewer.
- 5.0'**: The distance from the centerline (C.L.) of the storm sewer to the centerline (C.L.) of the sanitary sewer.
- MIN 4'**: The minimum distance from the centerline (C.L.) of the sanitary sewer to the centerline (C.L.) of the parallel sewer.
- MIN 4'**: The minimum distance from the centerline (C.L.) of the parallel sewer to the right property line.
- 2.0'**: The distance from the right property line to the fire hydrant.
- STORM SEWER**: A circular sewer located on the left side of the street.
- SANITARY SEWER**: A circular sewer located in the center of the street.
- PARALLEL SEWER**: A circular sewer located on the right side of the street.
- FIRE HYDRANT**: A fire hydrant located on the right side of the street.
- PROPERTY LINE**: The boundary between the street and the adjacent property.

ENGINEER:
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: Thomas Fletcher, P.E.
Registration F-928

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	U-1
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103	



	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
	PROPOSED SEWERSHED ACREAGE
	PROPOSED SEWERSHED CALC POINT

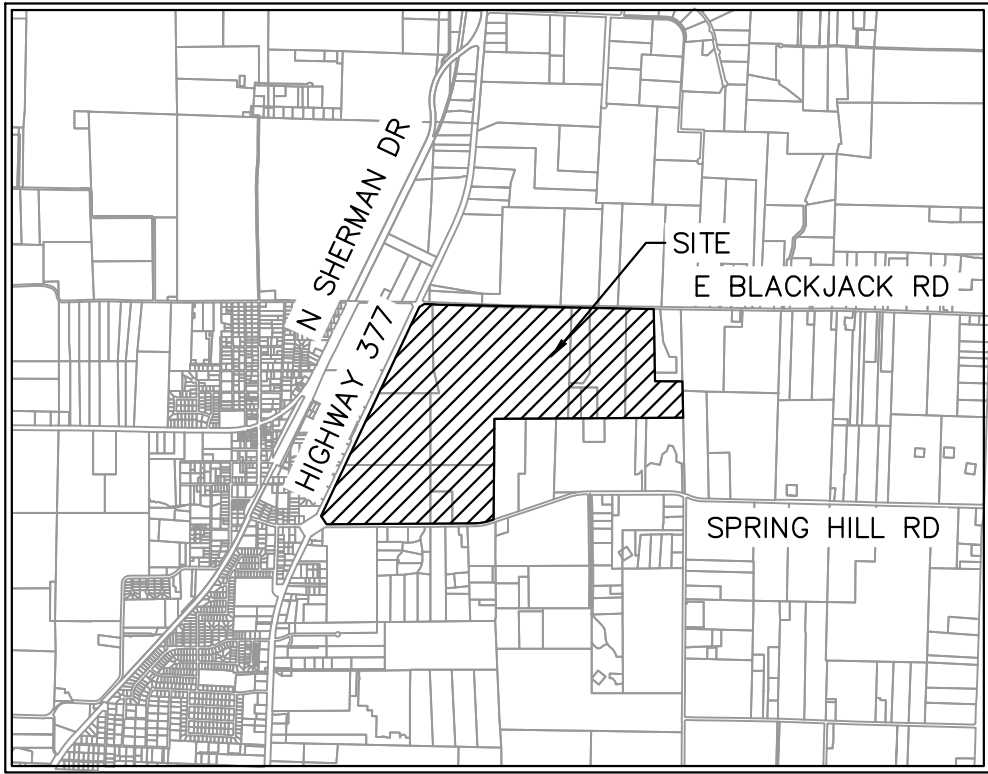
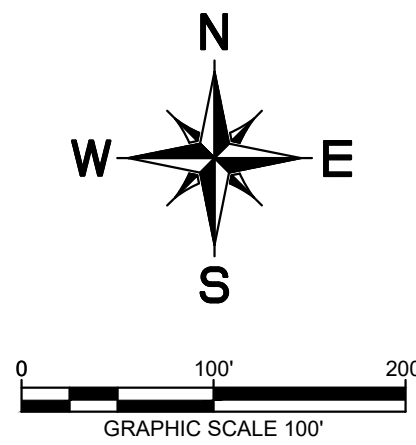
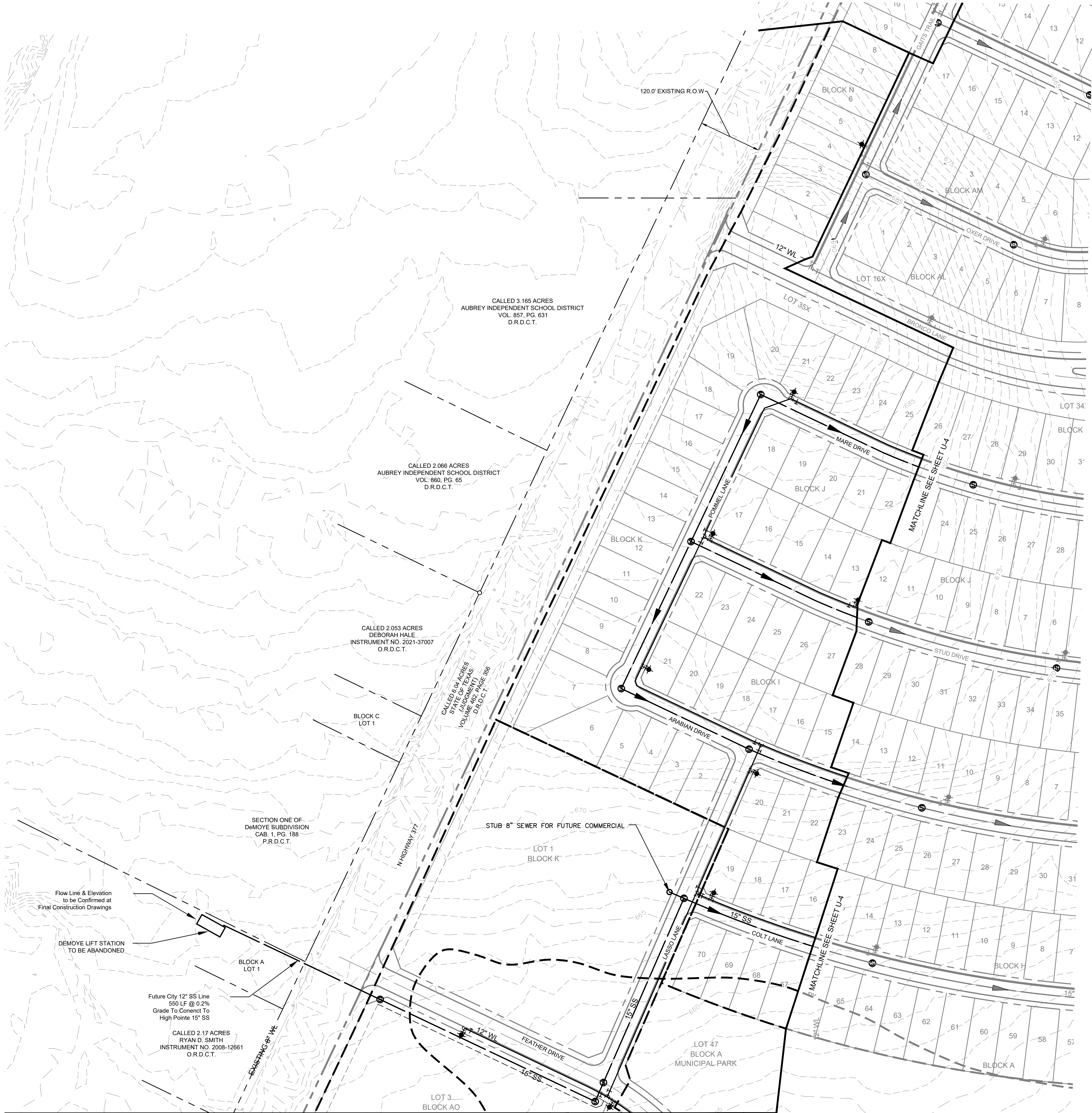
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- 5.0'**: The distance from the left property line to the centerline (C.L.).
- 2.0'**: The distance from the right property line to the centerline (C.L.).
- 4" MIN**: The minimum depth of the storm sewer.
- 4" MIN**: The minimum depth of the sanitary sewer.
- 4" MIN**: The minimum depth of the parallel sewer.
- STORM SEWER**: A circular pipe located on the left side of the street.
- SANITARY SEWER**: A circular pipe located on the right side of the street.
- PARALLEL SEWER**: A circular pipe located on the right side of the street, parallel to the sanitary sewer.
- FIRE HYDRANT**: A vertical pipe with a valve, located on the right side of the street.
- WATER**: A horizontal pipe located on the right side of the street.

PRELIMINARY UTILITY PLAN
FOR
HIGH POINTE RANCH
1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

Page 133 of 238



VICINITY MAP
SCALE: 1" = 4,000'

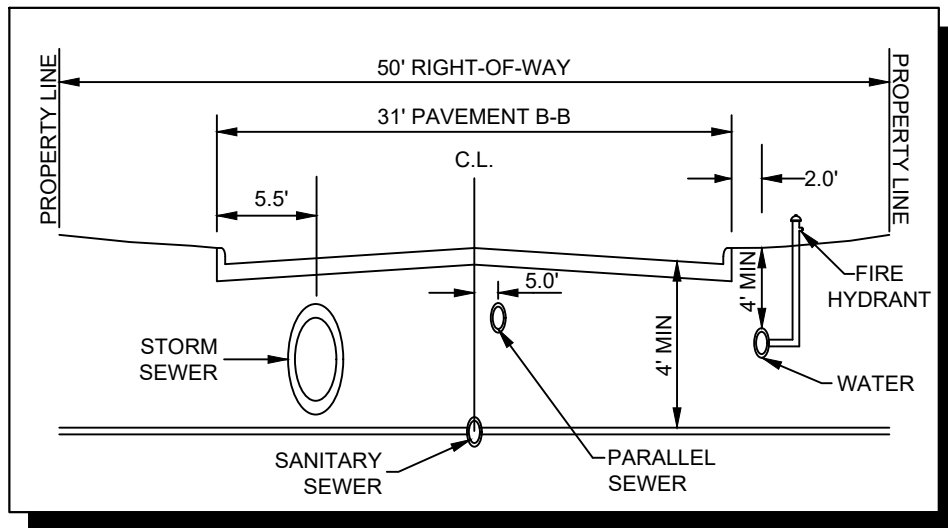
UTILITY LEGEND

	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
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TYPICAL UTILITY LOCATION



CITY PROJECT NUMBER: XXXXXXXXXX

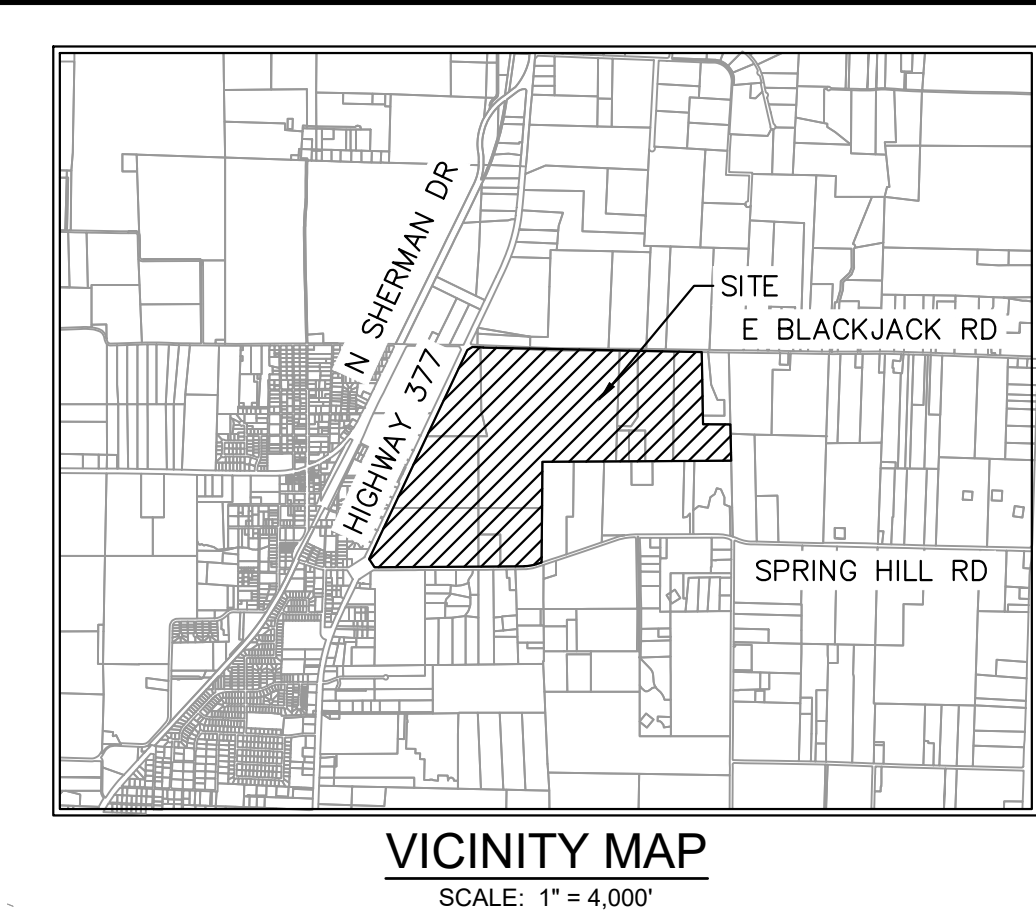
PRELIMINARY UTILITY PLAN FOR HIGH POINTE RANCH

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DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	U-3

PLATTED BY: FRANCISCO TREVINO, P.E. 20201115-AM
DRAWN BY: KIMLEY-HORN & ASSOCIATES, INC. 20201115-AM
LAST SAVED: 12/20/2021 11:58 AM

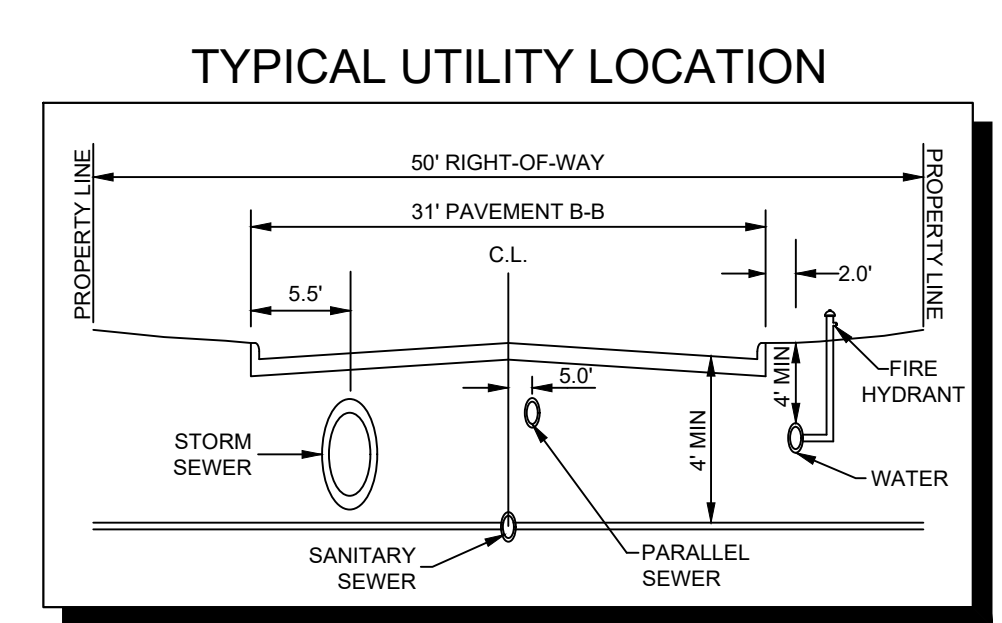
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UTILITY LEGEND

	PROPERTY LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER MANHOLE
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	SANITARY SEWER FLOW DIRECTION
	PROPOSED FIRE HYDRANT
	PROPOSED TAPPING SLEEVE & VALVE
	IRRIGATION SLEEVE
	PROPOSED SEWERSHED ACREAGE
	PROPOSED SEWERSHED CALC POINT

- WATER & SEWER GENERAL NOTES**
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CITY PROJECT NUMBER: XXXXXXXXX

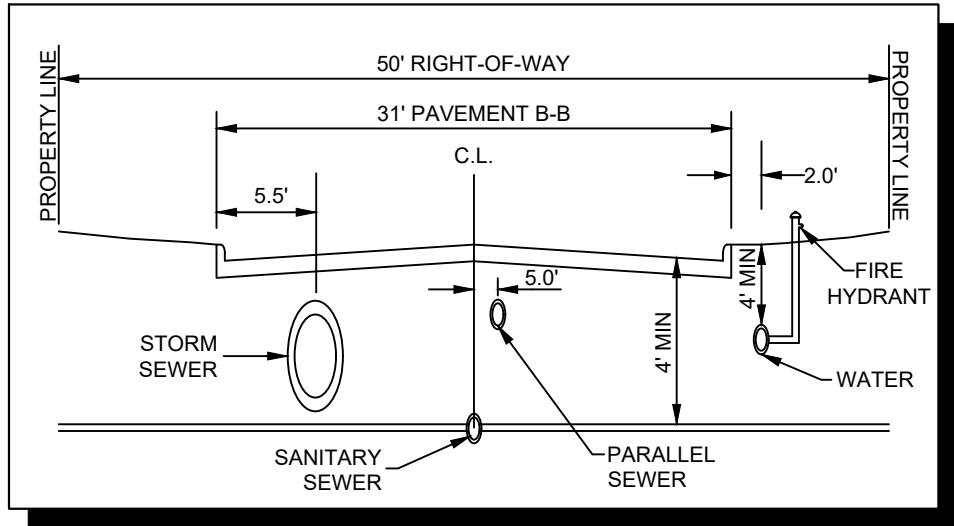
PRELIMINARY UTILITY PLAN
FOR
HIGH POINTE RANCH
1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
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AND THE
IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

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DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	U-4

PLATTED BY: FRANCIS, BERNER, & ASSOCIATES, INC. DATE: 09/20/2023 11:58 AM
DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 09/20/2023 11:58 AM
LAST SAVED: 12/20/2023 11:58 AM

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TYPICAL UTILITY LOCATION

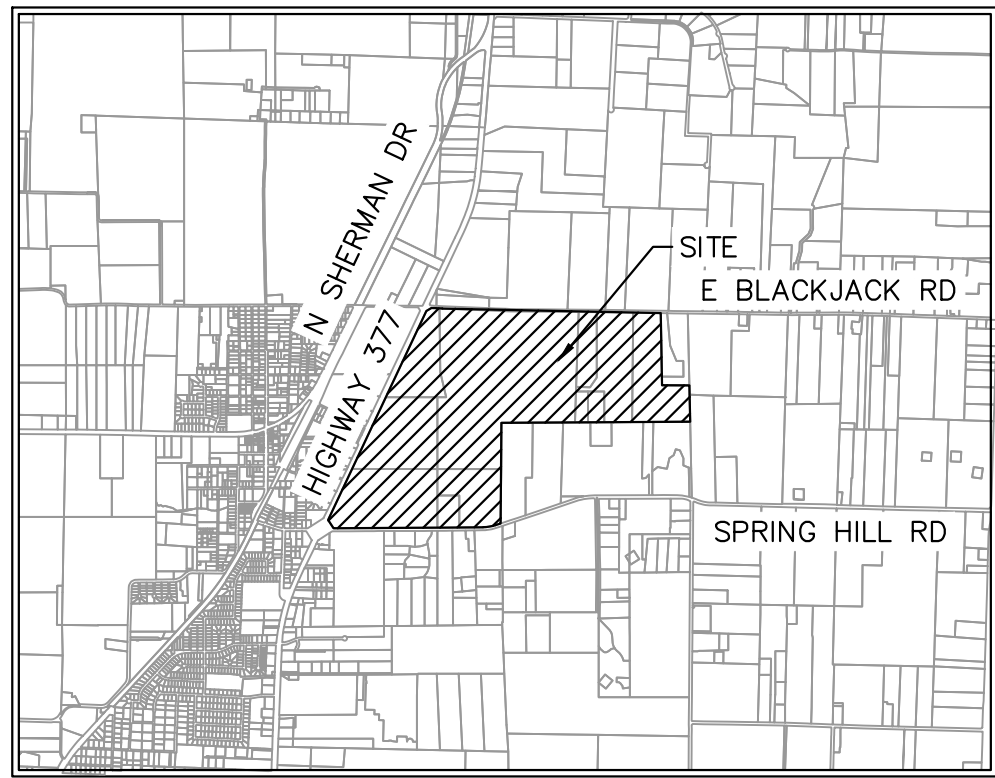
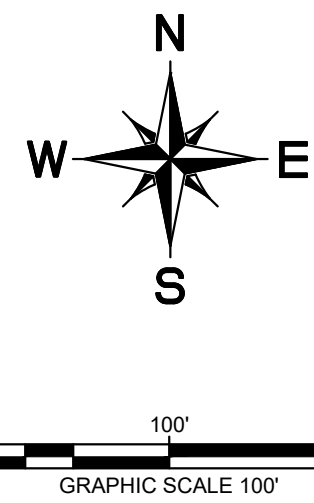


WATER & SEWER GENERAL NOTES

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UTILITY LEGEND

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	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER CLEANOUT
	SANITARY SEWER FLOW DIRECTION
	PROPOSED FIRE HYDRANT
	PROPOSED TAPPING SLEEVE & VALVE
	IRRIGATION SLEEVE
	PROPOSED SEWERSHED ACREAGE
	PROPOSED SEWERSHED CALC POINT



VICINITY MAP
SCALE: 1" = 4,000'

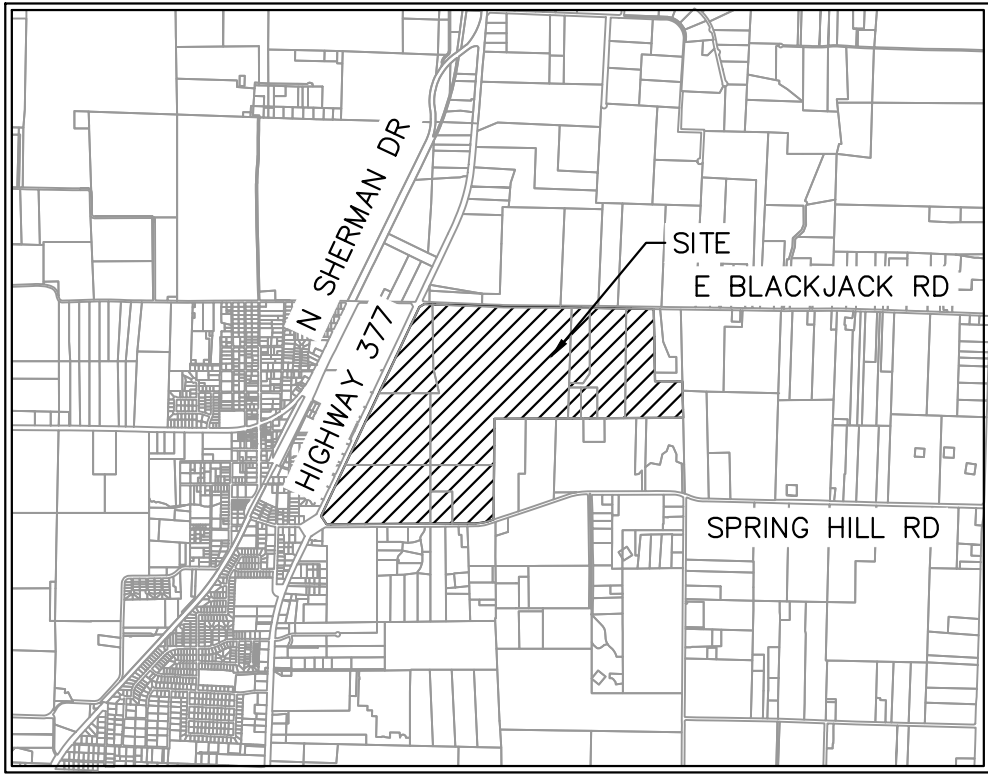
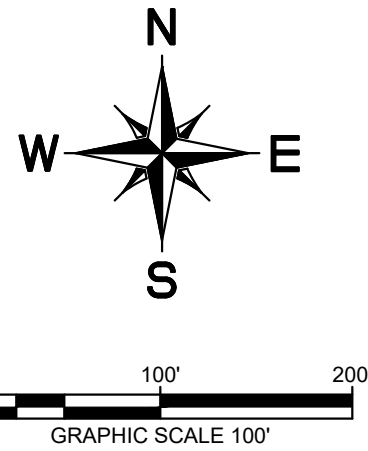


CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY UTILITY PLAN FOR HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
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DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	U-5



VICINITY MAP
SCALE: 1" = 4,000'

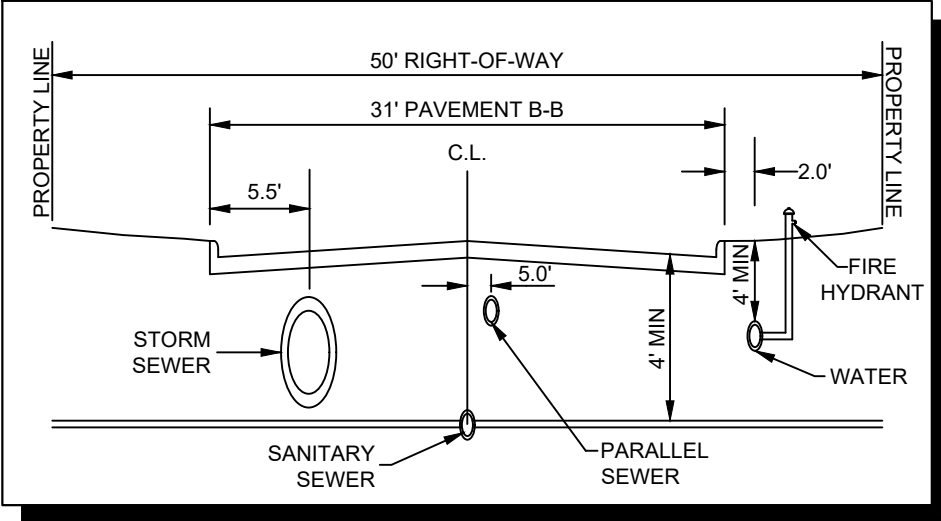
UTILITY LEGEND

	PROPERTY LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
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TYPICAL UTILITY LOCATION



CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY UTILITY PLAN
FOR
HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
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IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR:
Kimley-Horn
Aubrey Blackjack Partners, LLC
4514 Cole Ave., Suite 1650
Frisco, TX 75034
Tel: (469) 353-6058
Contact: Sylvia Gunawan
Surveyor #6461

OWNER/DEVELOPER:
Aubrey Blackjack Partners, LLC
4514 Cole Ave., Suite 1650
Frisco, TX 75034
Tel: (214) 674-9570
Contact: Chad Vose

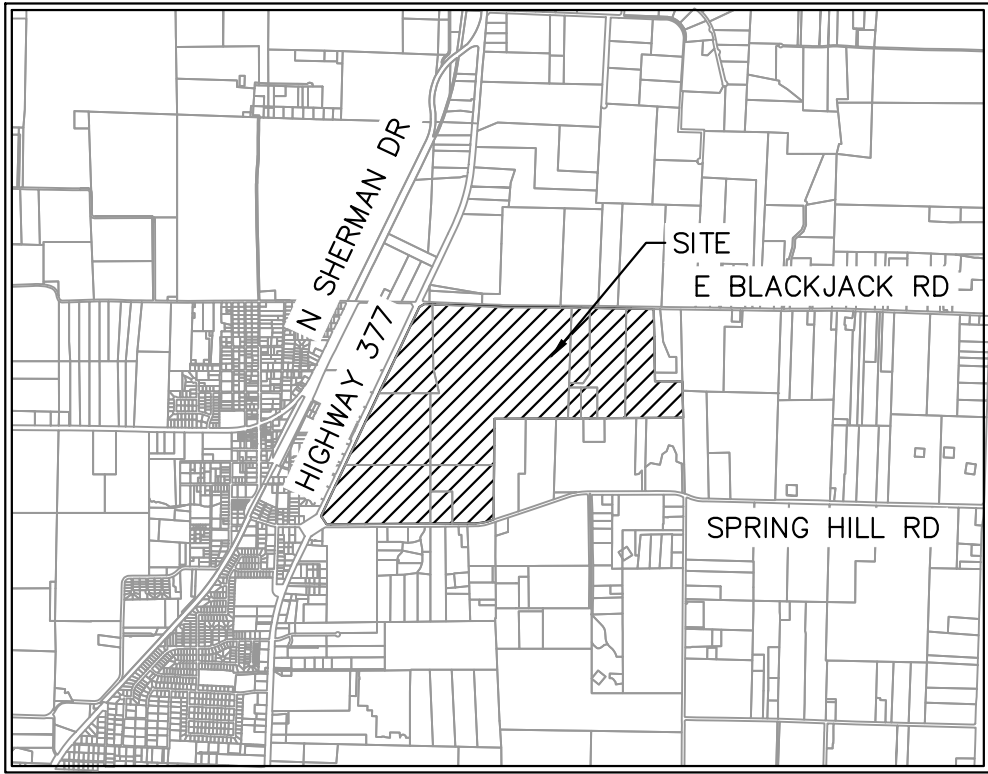
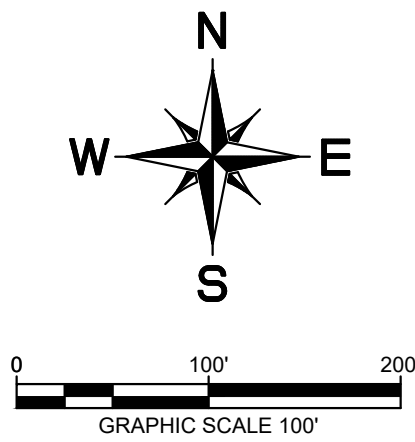
OWNER/DEVELOPER:
FM Land Investments I, LLC
138 Old Town Blvd., Suite 202
Argyle, TX 75226
Tel: (972) 740-5725
Contact: David Marks & Walter Foss

ENGINEER:
Kimley-Horn
6180 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: Thomas Fletcher, P.E.
Registration F-928

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	U-6
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103	

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LAST SAVED: 2/9/2022 3:08 PM

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VICINITY MAP
SCALE: 1" = 4,000'

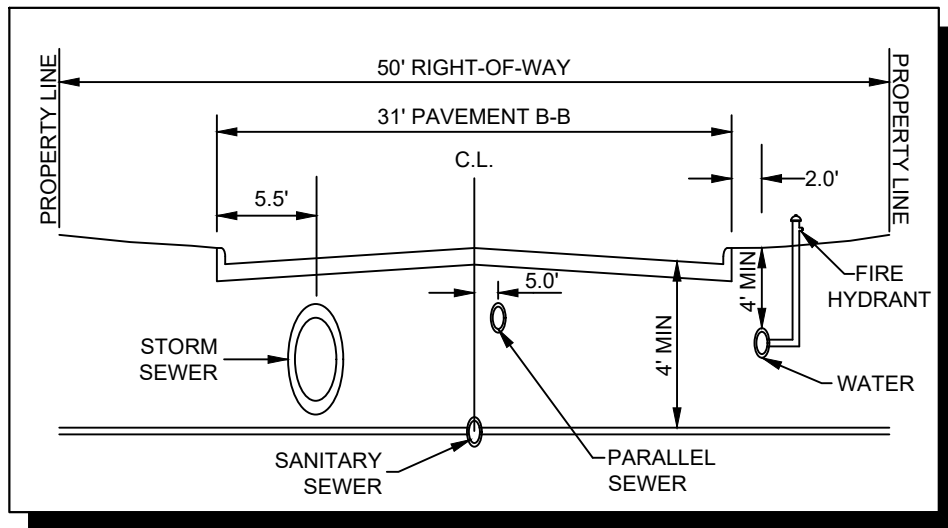
UTILITY LEGEND

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7. OFFSITE UTILITIES DESIGNED BY CITY'S CONSULTANT. UTILITY CONNECTION TO BE COORDINATED BY CITY'S CONSULTANT AND PROJECT ENGINEER.

TYPICAL UTILITY LOCATION

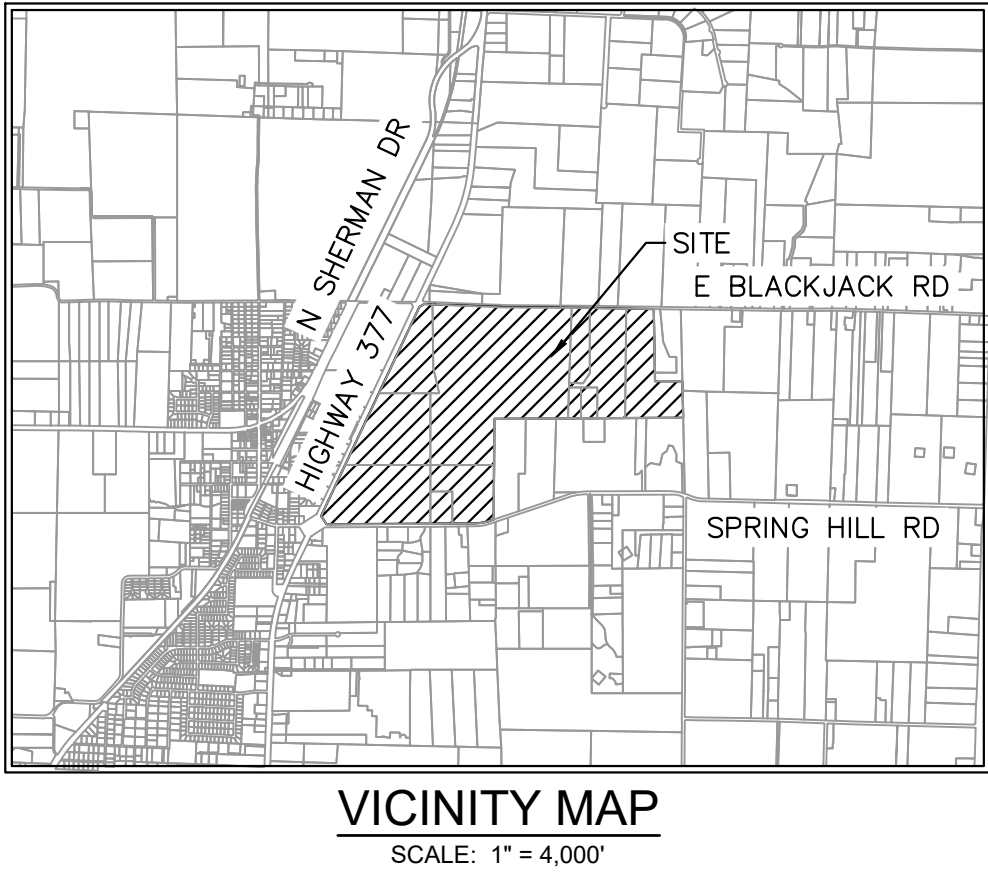
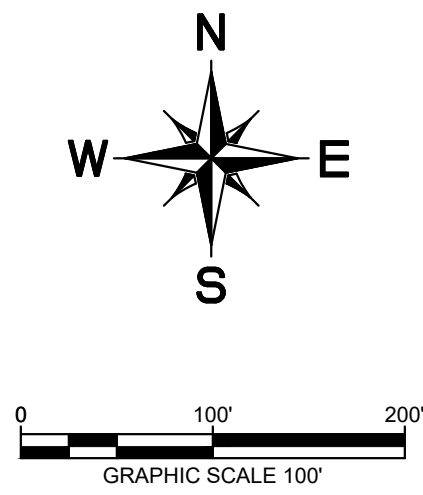
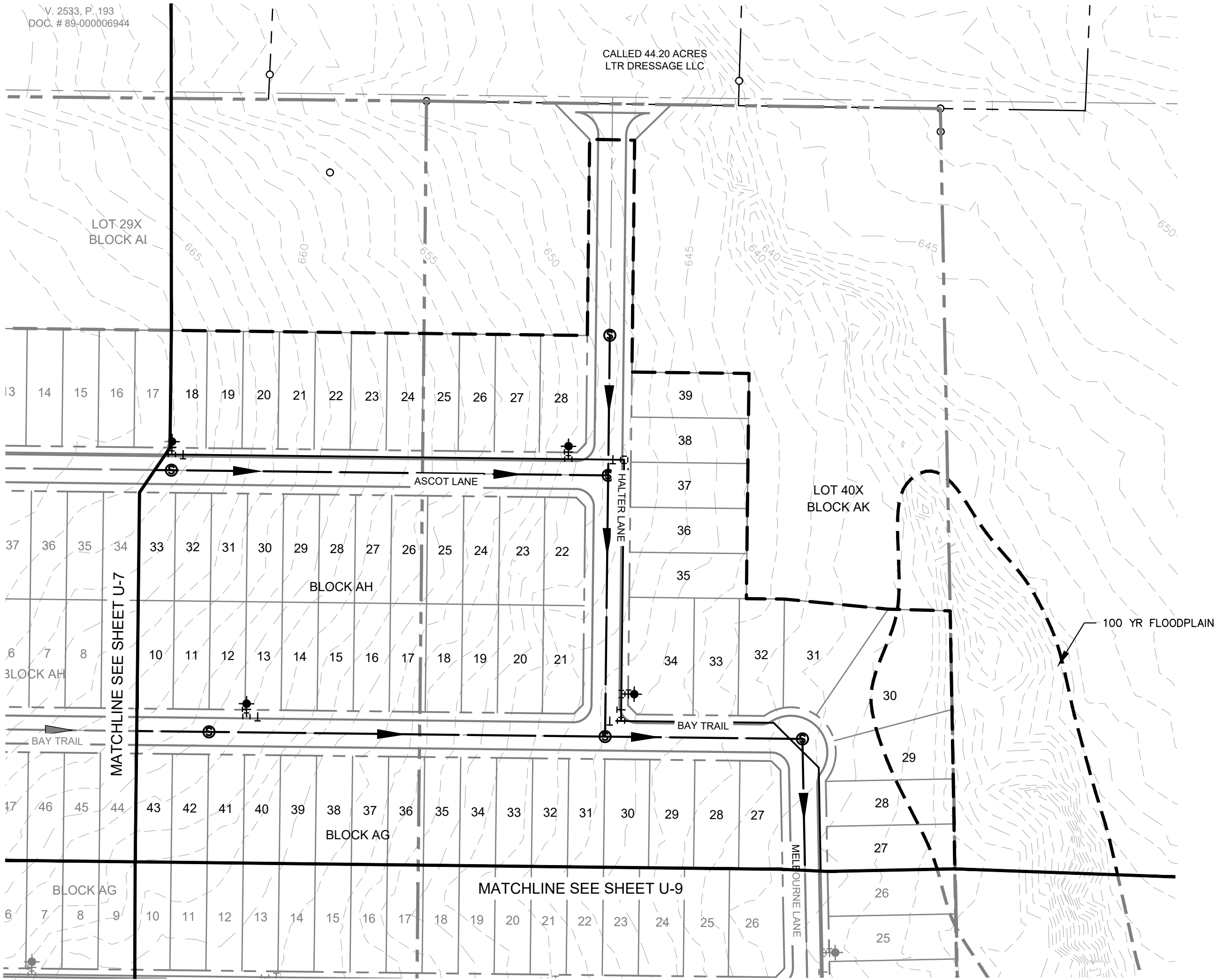


CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY UTILITY PLAN FOR HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylvia Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Frisco, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley»Horn 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928			
DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	U-7

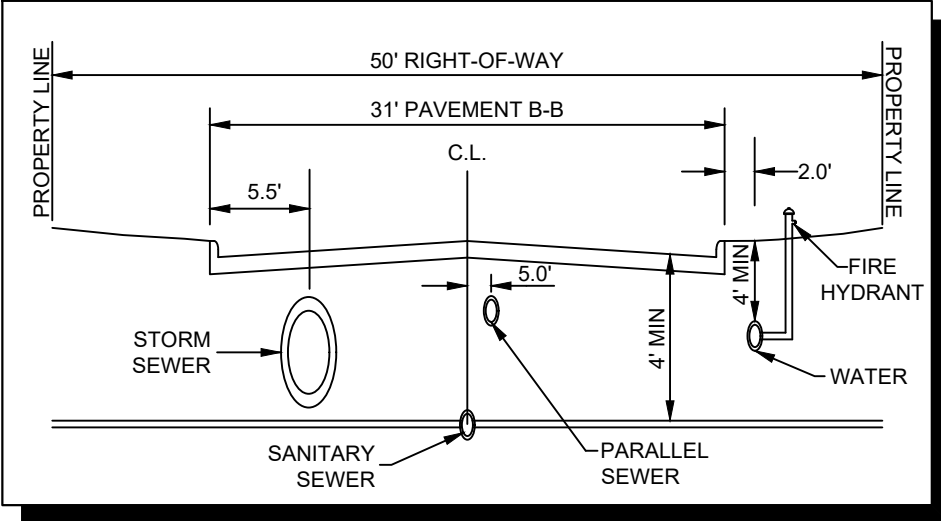


UTILITY LEGEND	
	PROPERTY LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER CLEANOUT
	SANITARY SEWER FLOW DIRECTION
	PROPOSED FIRE HYDRANT
	PROPOSED TAPPING SLEEVE & VALVE
	IRRIGATION SLEEVE
	PROPOSED SEWERSHED ACREAGE
	PROPOSED SEWERSHED CALC POINT

WATER & SEWER GENERAL NOTES

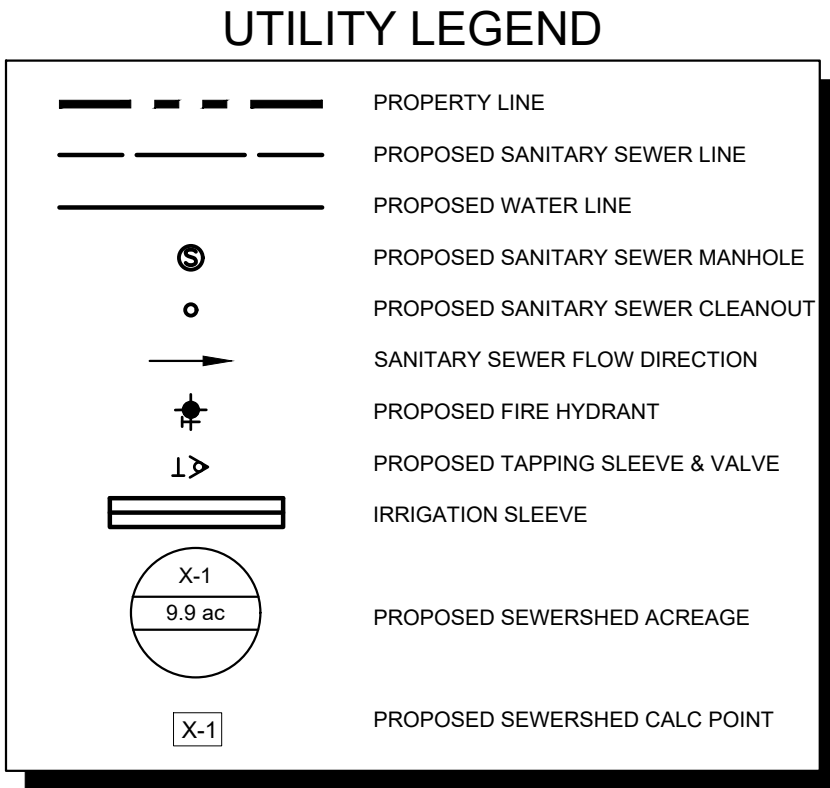
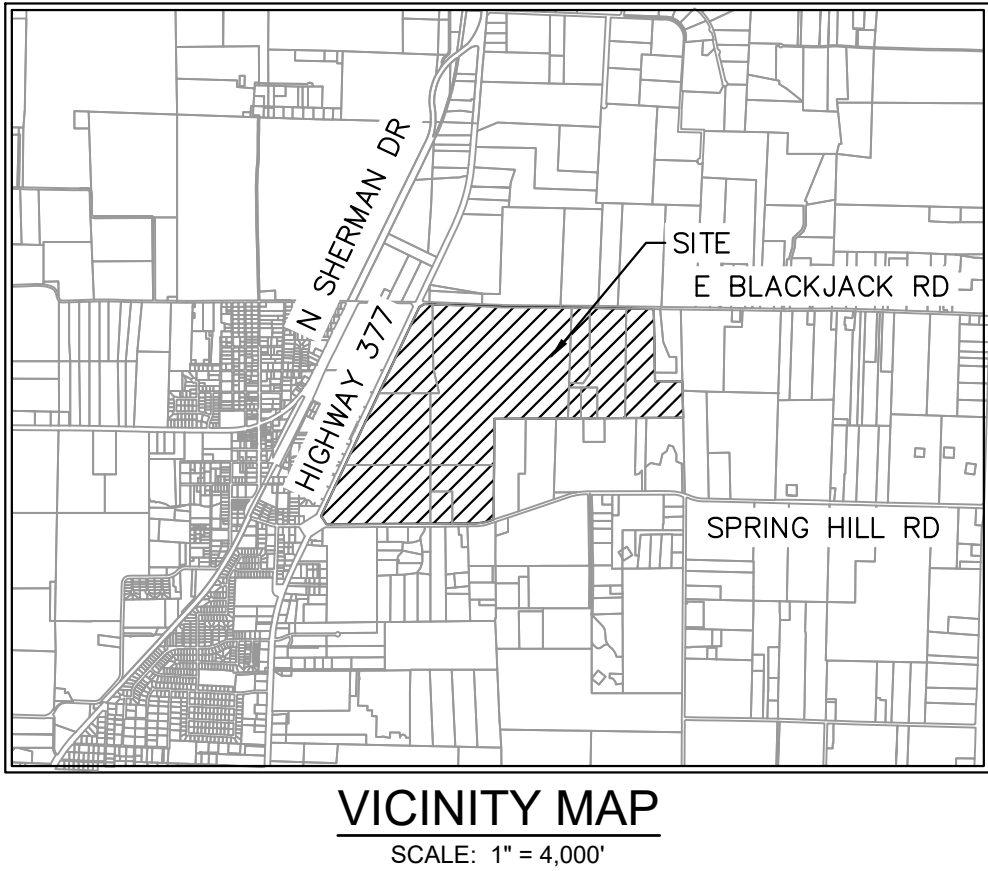
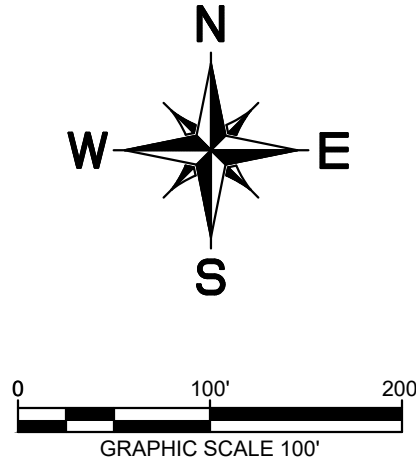
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TYPICAL UTILITY LOCATION



CITY PROJECT NUMBER: XXXXXXXXXX

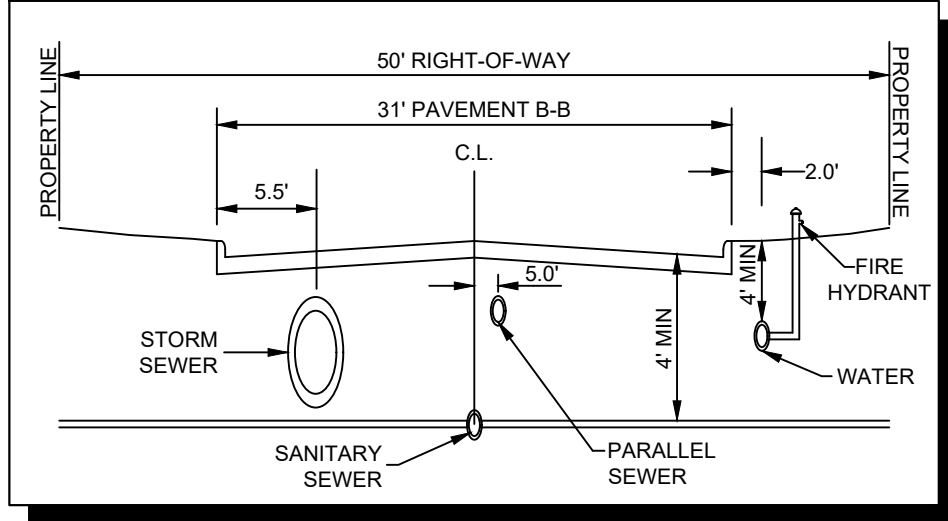
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.		U-8
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103		



WATER & SEWER GENERAL NOTES

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TYPICAL UTILITY LOCATION



CITY PROJECT NUMBER: XXXXXXXXXX

**PRELIMINARY UTILITY PLAN
FOR
HIGH POINTE RANCH**

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
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DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	U-9

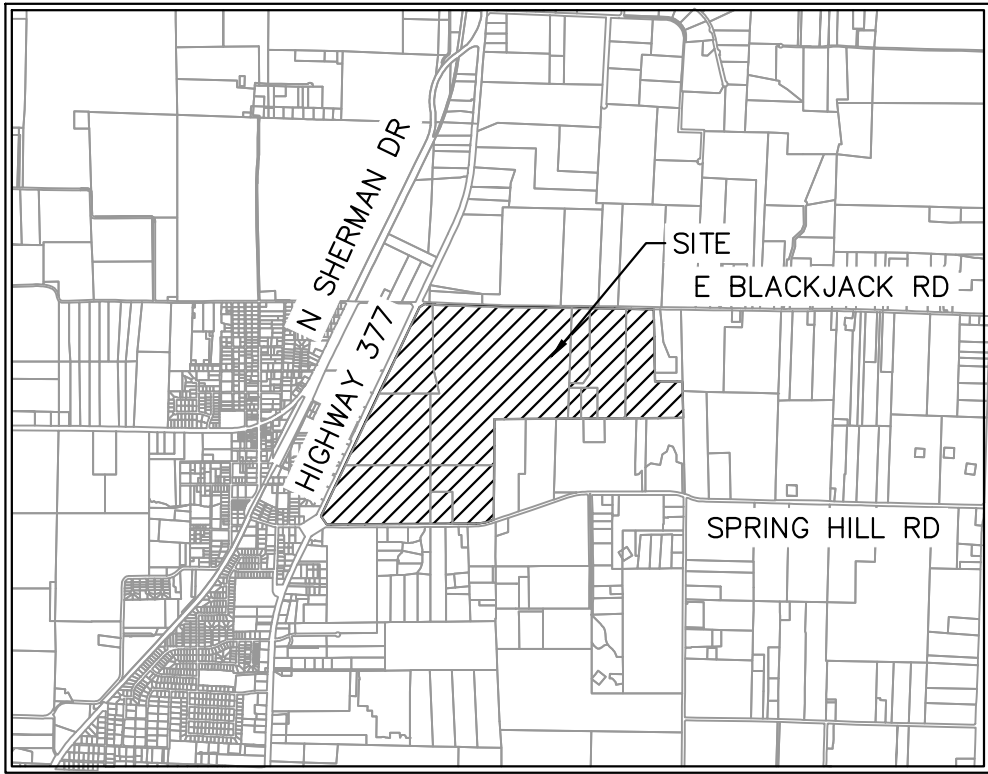
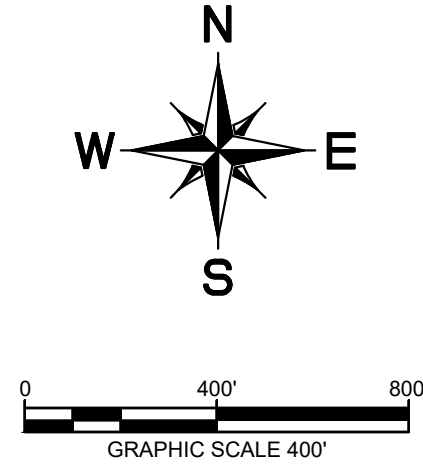
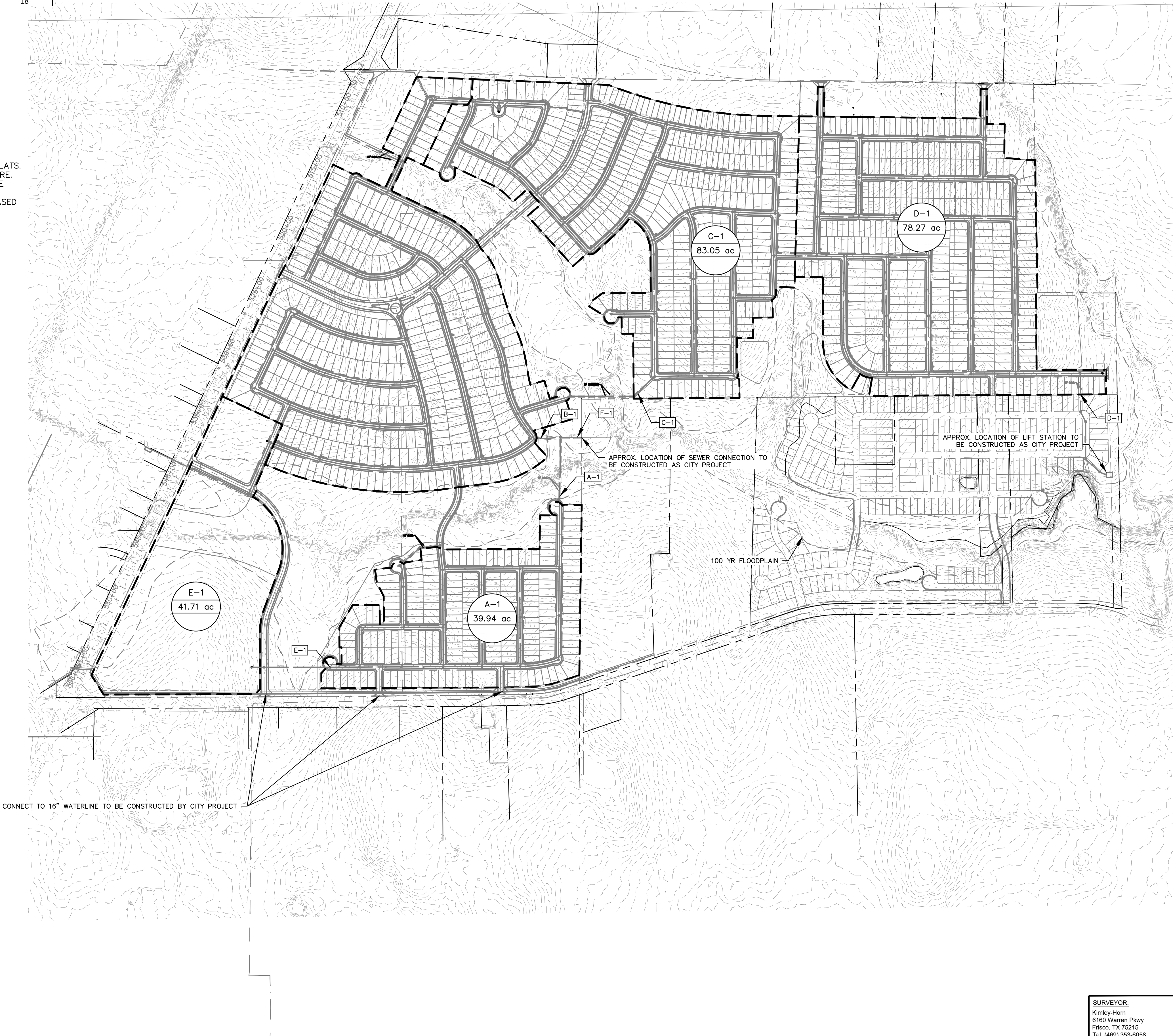
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 DRAWN BY: KJH CIVIL/ENGINEERING
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SEWER BASIN AREA FLOW CALCULATIONS						
AREA	AREA (AC)	NUMBER OF LOTS	FLOW (GPD)	DEMAND (MGD)	CUMULATIVE (MGD)	MIN PIPE SIZE (IN)
A-1	39.94	221	70,720	0.283	1.222	12
B-1	94.1	373	119,360	0.477	1.037	12
C-1	83.05	437	139,840	0.559	0.559	8
D-1	78.27	420	134,400	0.538	0.538	8
E-1	41.71	0	234,686	0.939	0.939	12
F-1	0	0	0	0.000	2.258	18

- NOTES:
1. FLOW IS ESTIMATED AS 3.2 PERSONS/UNIT AND 100 GPD/PERSON.
 2. UNITS ON DEVELOPED LAND ARE AS IDENTIFIED ON THE EXISTING PLATS.
 3. UNITS ON UNDEVELOPED LAND ARE ESTIMATED AT 4 UNITS PER ACRE.
 4. PEAKING FACTOR OF 4 IS APPLIED TO ALL FLOW RATES TO ACHIEVE DEMAND RATE.
 5. PIPE DIAMETER SHOWN REFLECTS THE MINIMUM INSIDE DIAMETER BASED ON THE CALCULATIONS SHOWN BELOW.

PIPE CAPACITY		
PIPE SIZE (IN)	SLOPE (%)	CAPACITY (MGD)
8	0.335	0.6
10	0.25	0.92
12	0.2	1.34
15	0.15	2.26
18	0.115	3.21

PIPE CAPACITY EQUATION: $C = \frac{0.299}{n} D^{2.67} S^{0.50}$
 C: PIPE CAPACITY (MGD)
 D: INSIDE PIPE DIAMETER (FT)
 n: MANNING'S ROUGHNESS COEFFICIENT (0.010)
 S: ENERGY GRADE LINE SLOPE (FT/FT)



VICINITY MAP
SCALE: 1" = 4,000'

UTILITY LEGEND

	PROPERTY LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER CLEANOUT
	SANITARY SEWER FLOW DIRECTION
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WATER & SEWER GENERAL NOTES

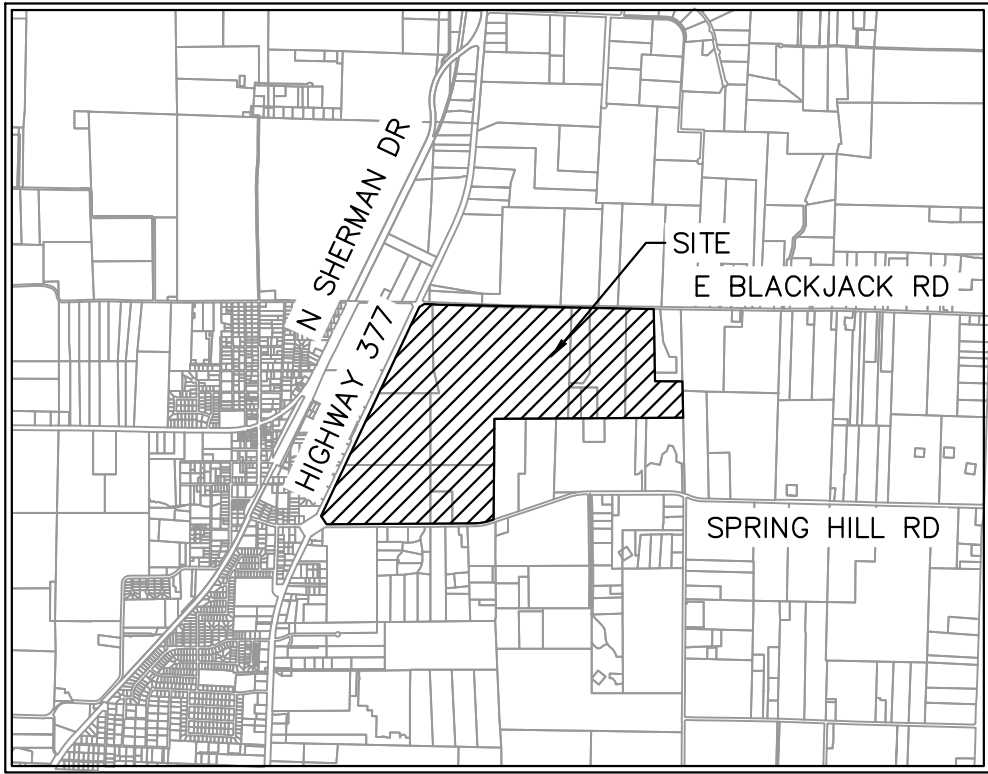
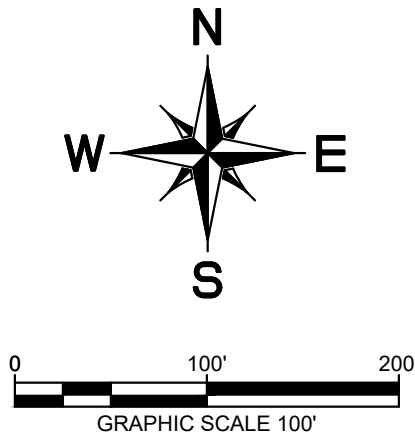
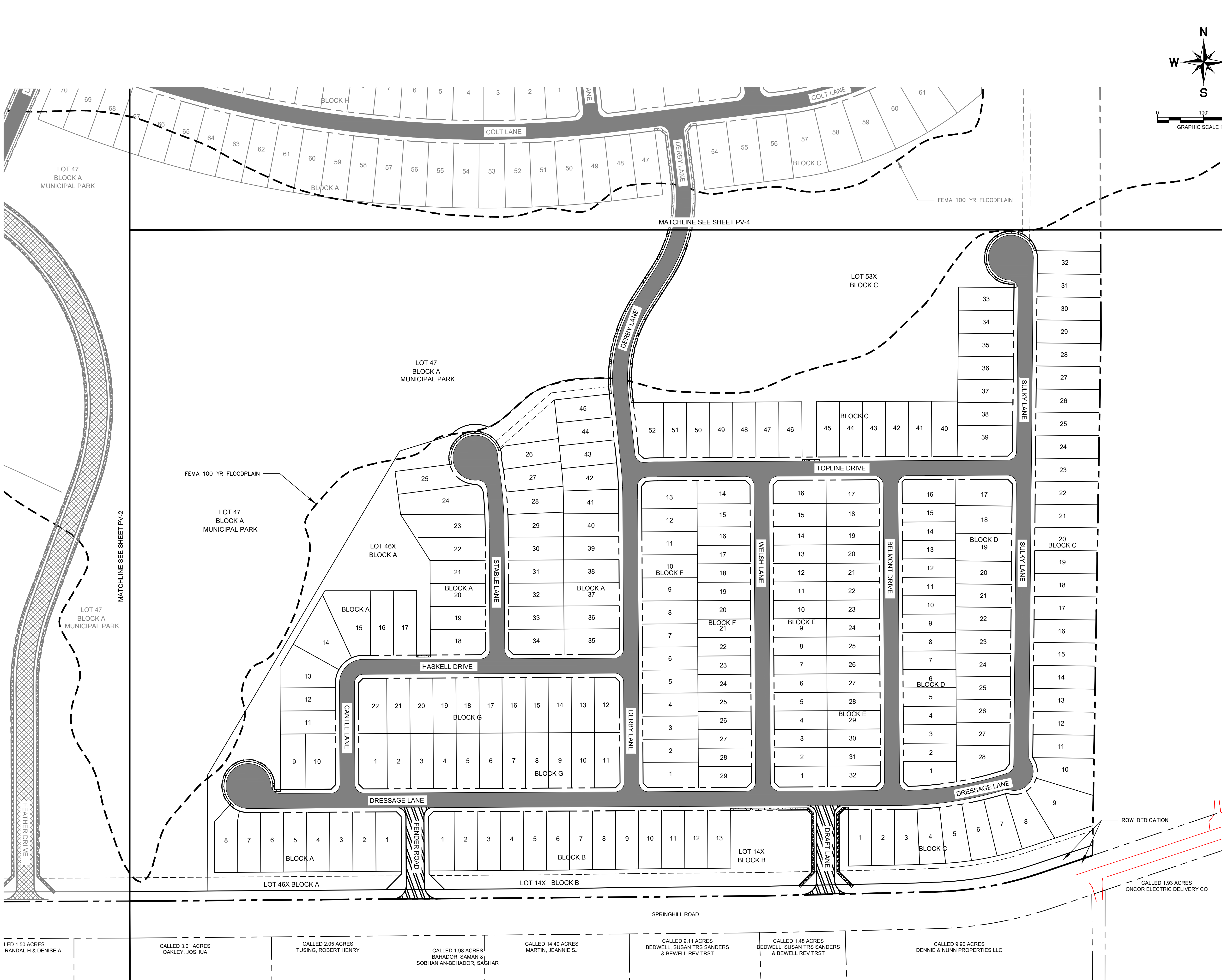
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CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY SEWER SHED MAP FOR HIGH POINTE RANCH 1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT BEING 460.75 ACRES OUT OF THE FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243 AND THE IN-THE CITY OF AUBREY, DENTON COUNTY, TEXAS					
SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylviana Gunawan Surveyor #6461		OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Frisco, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose		OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 75226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	
ENGINEER: Kimley»Horn 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928		DESIGNED: DKT DRAWN: DKT CHECKED: TLF SCALE: AS SHOWN DATE: SEPT. 2021 KH PROJECT NO.: 2020103		U-10	

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DRAWN BY: KJRI CIVIL/FRISCO SINGLE FAMILY PURSUITS_202020103_CIRCLE Y RANCH/CD/PRELIMINARY PLANS/SHEETS/PV-1 PAVING PLAN.DWG [PV-1]
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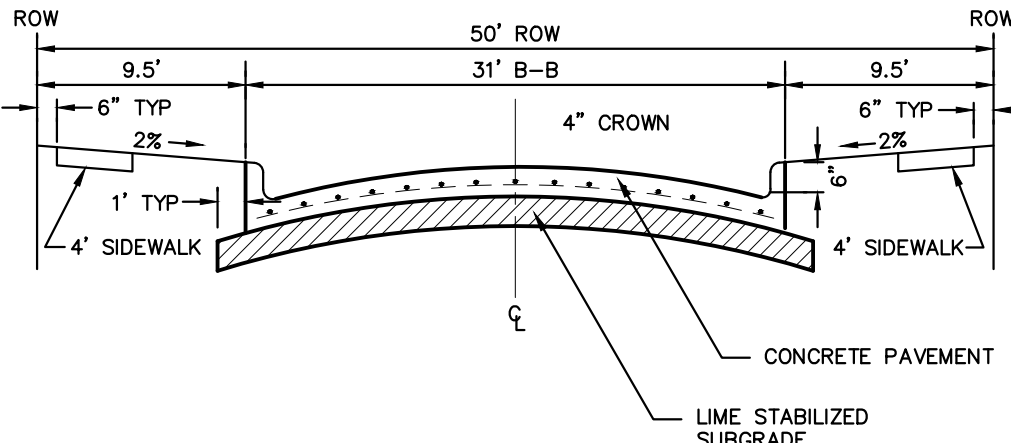
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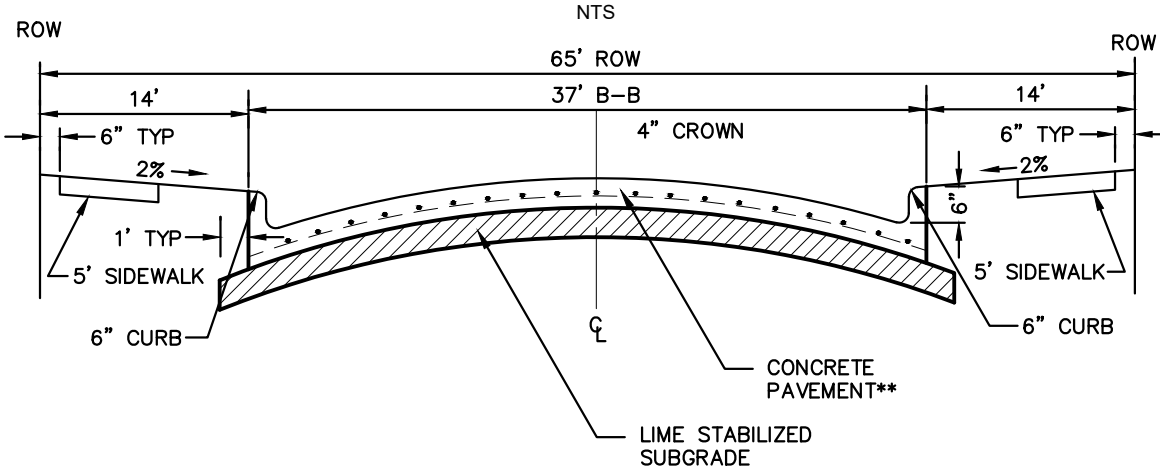
LEGEND

	PROPERTY LINE
	MATCH LINE
	4' CONCRETE SIDEWALK
	5' CONCRETE SIDEWALK
	31' B-B SECTION FOR RESIDENTIAL PAVEMENT
	37' B-B SECTION FOR COMMERCIAL COLLECTOR PAVEMENT
	39' B-B SECTION FOR RESIDENTIAL COLLECTOR PAVEMENT
	TEMPORARY PAVEMENT



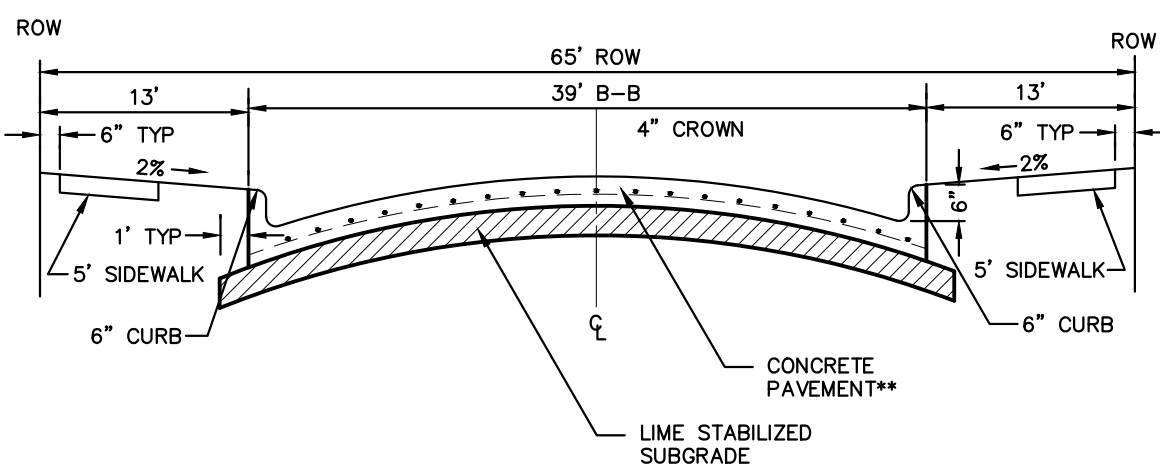
NOTE: PAVEMENT SECTION TO BE CALCULATED BY GEOTECHNICAL ENGINEER FOR MINIMUM 20-YEAR DESIGN, BUT SHALL NOT BE LESS THAN 6" THICK.

PARABOLIC RESIDENTIAL STREET SECTION



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COMMERCIAL COLLECTOR STREET SECTION



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RESIDENTIAL COLLECTOR STREET SECTION

CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY PAVING PLAN

FOR
HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES

OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243

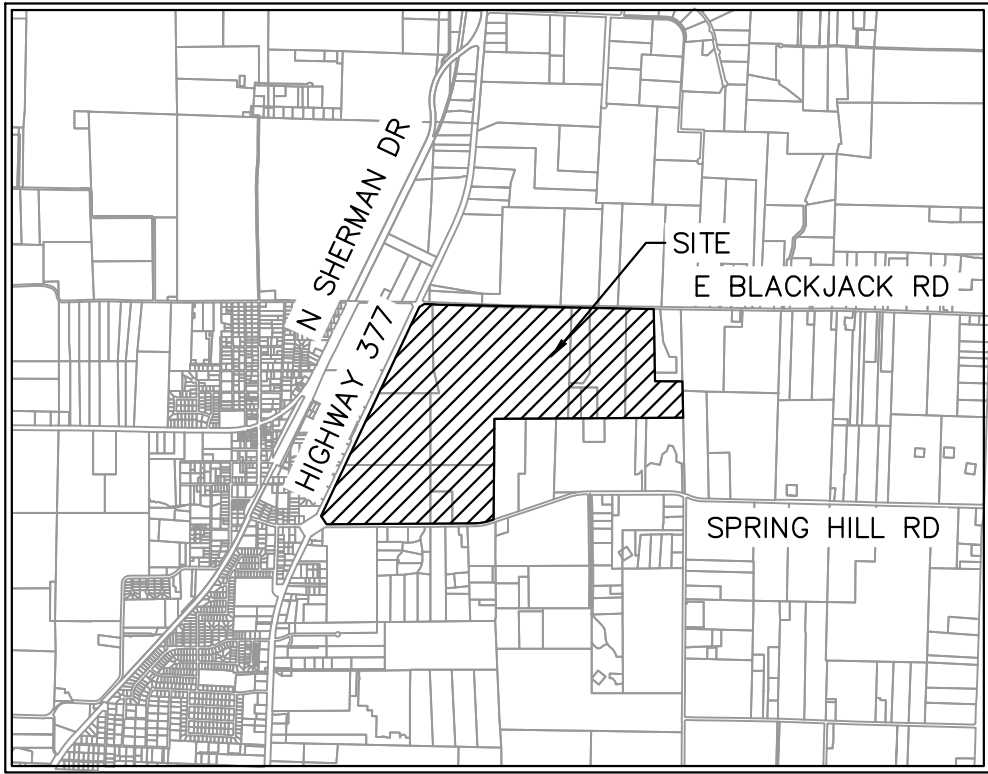
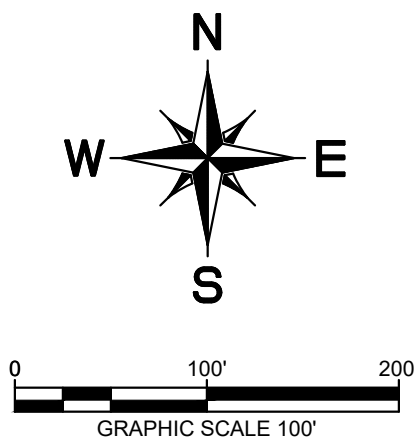
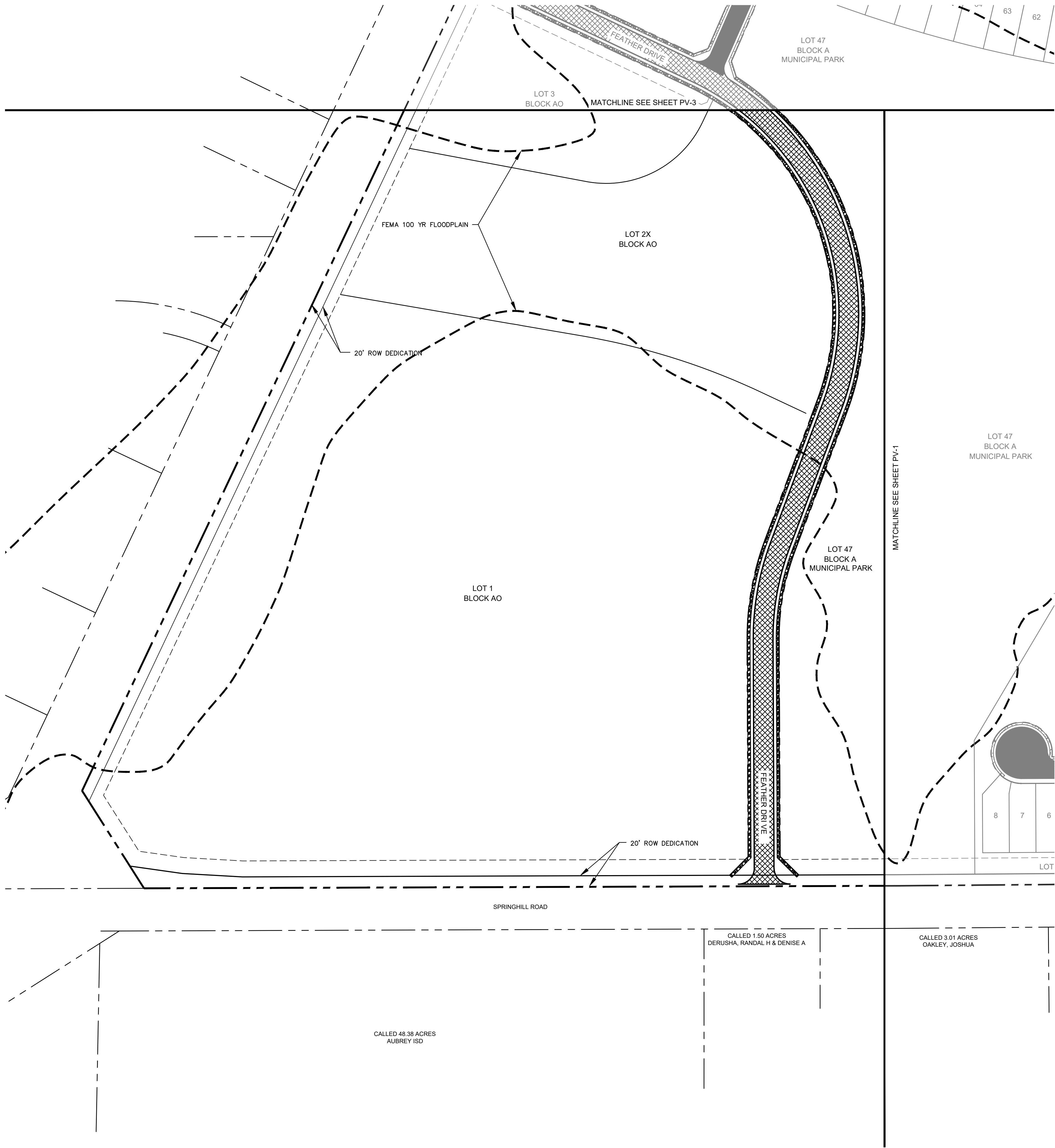
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DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	PV-1

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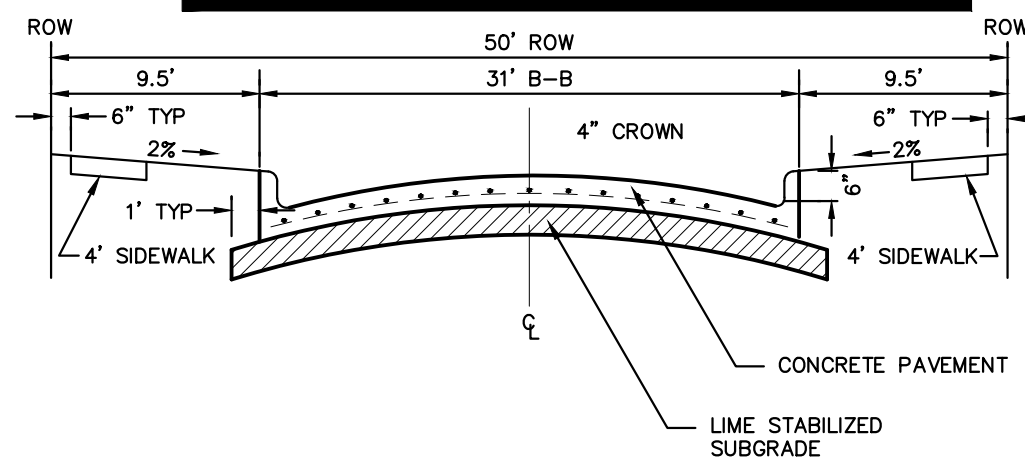


VICINITY MAP

SCALE: 1" = 4,000'

LEGEND

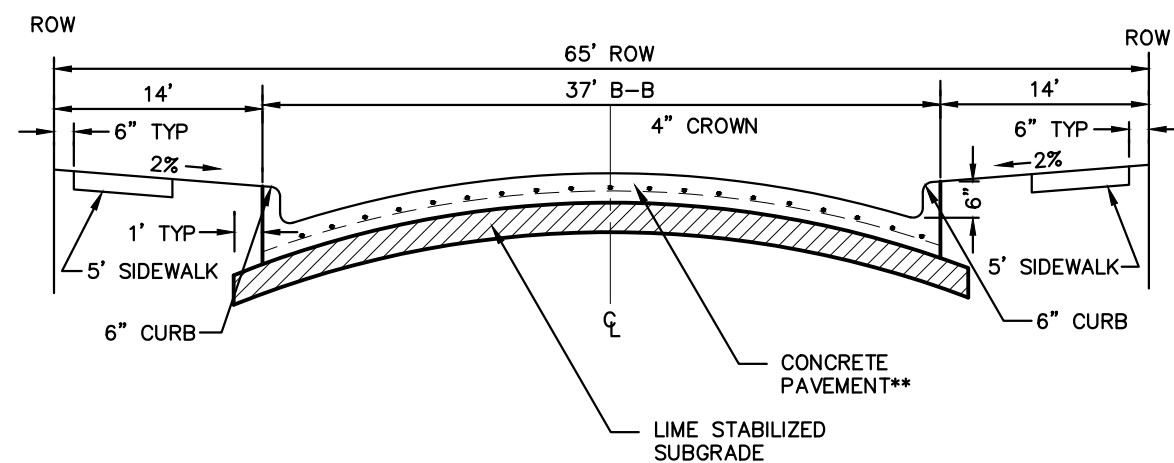
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PARABOLIC RESIDENTIAL STREET SECTION

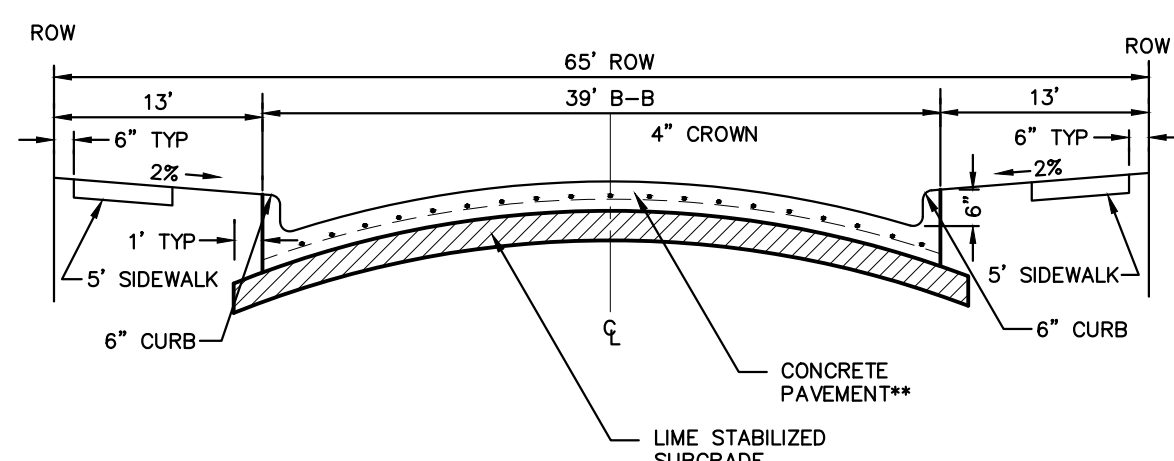
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COMMERCIAL COLLECTOR STREET SECTION

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RESIDENTIAL COLLECTOR STREET SECTION

NTS

CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY PAVING PLAN

FOR

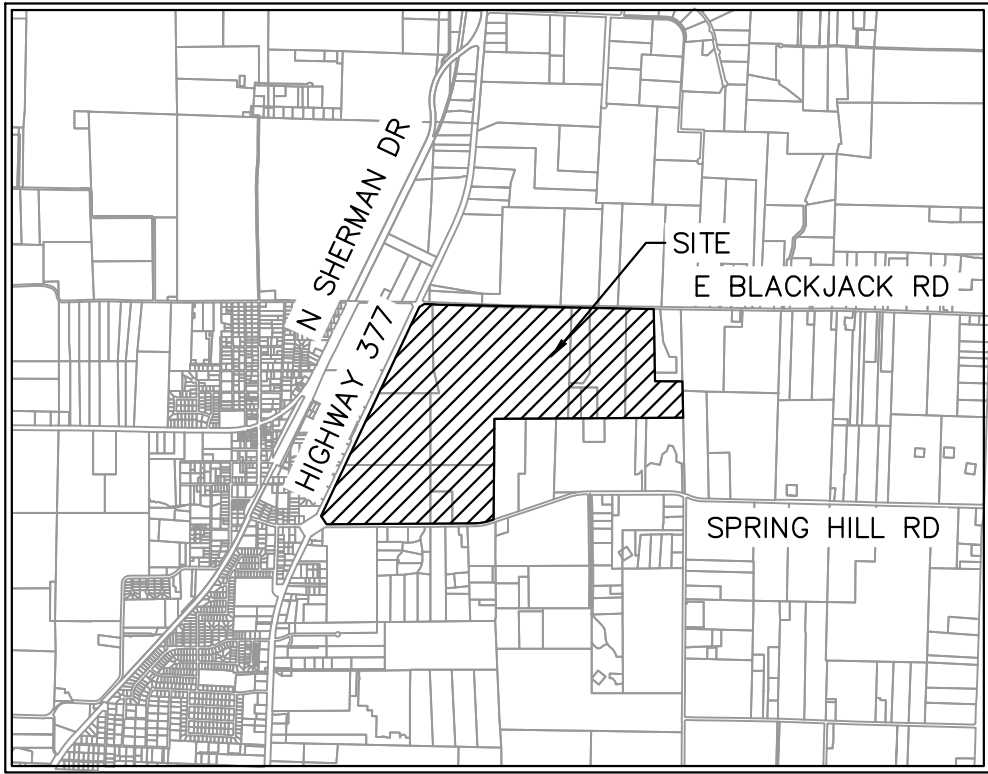
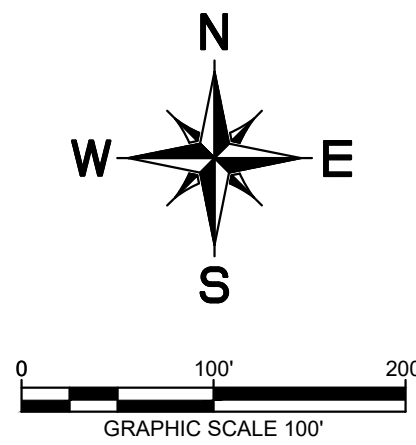
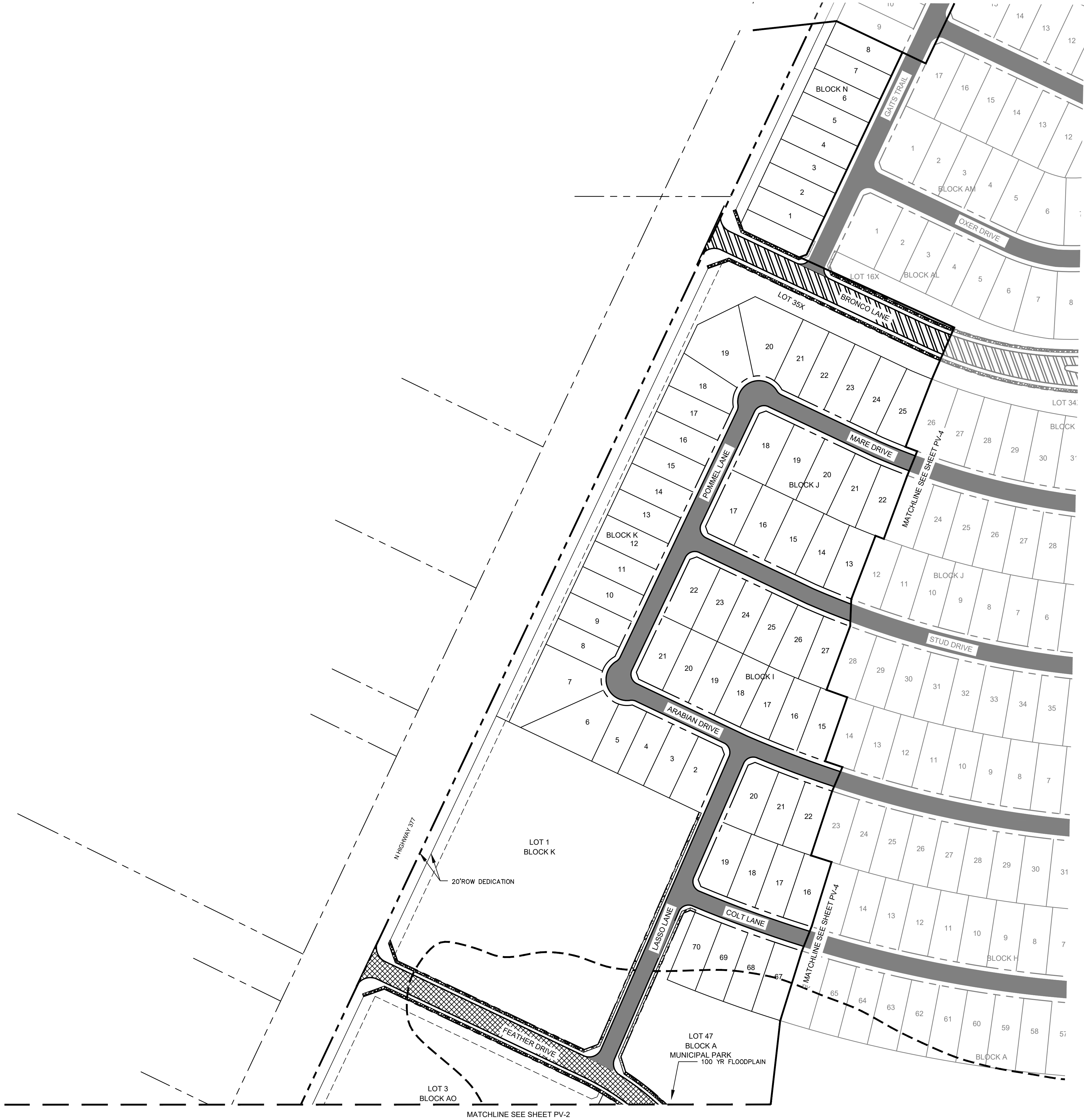
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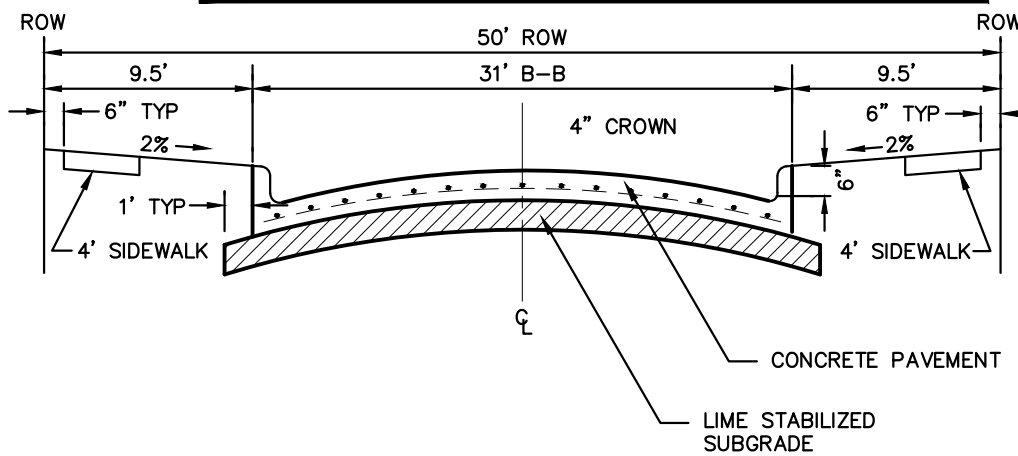


VICINITY MAP

SCALE: 1" = 4,000'

LEGEND

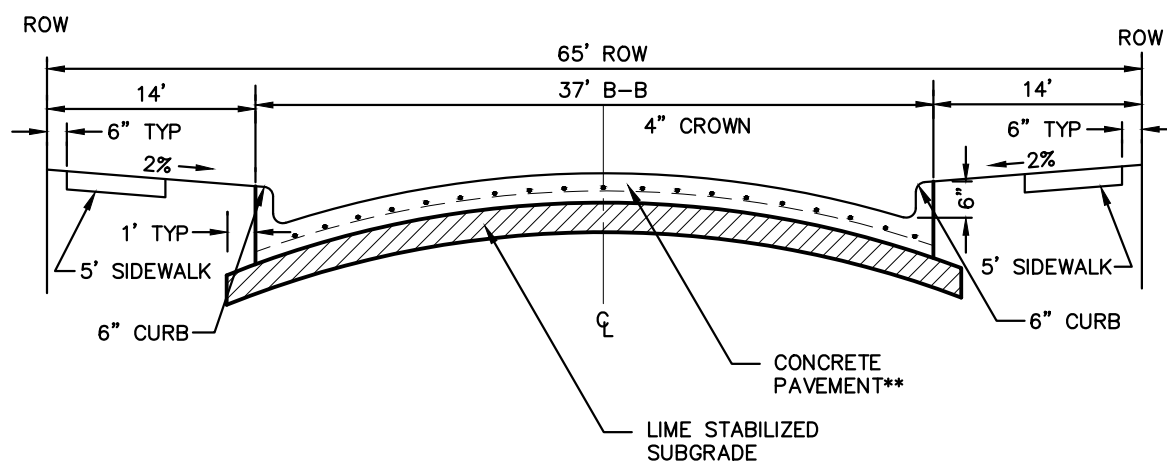
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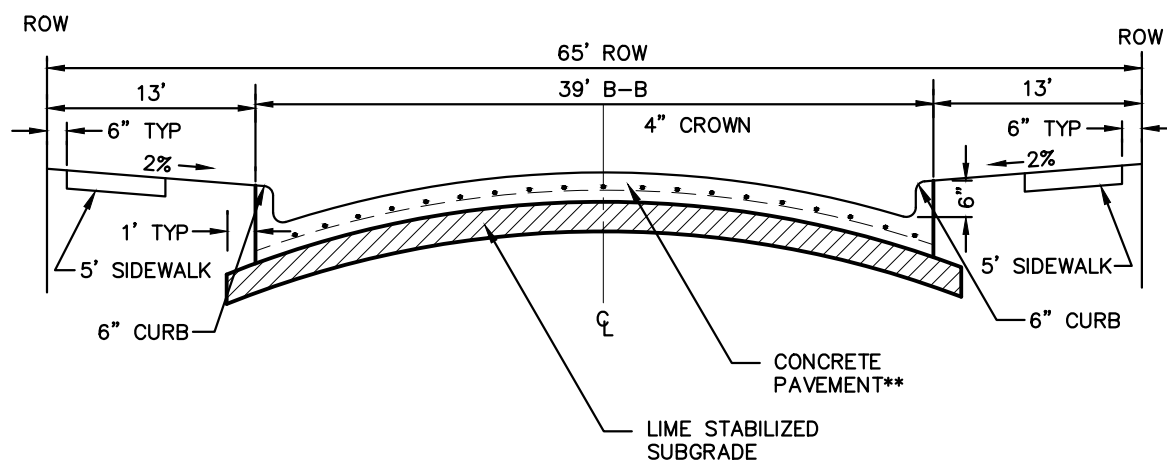
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COMMERCIAL COLLECTOR STREET SECTION

NTS



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RESIDENTIAL COLLECTOR STREET SECTION

NTS

CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY PAVING PLAN

FOR

HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT

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OUT OF THE

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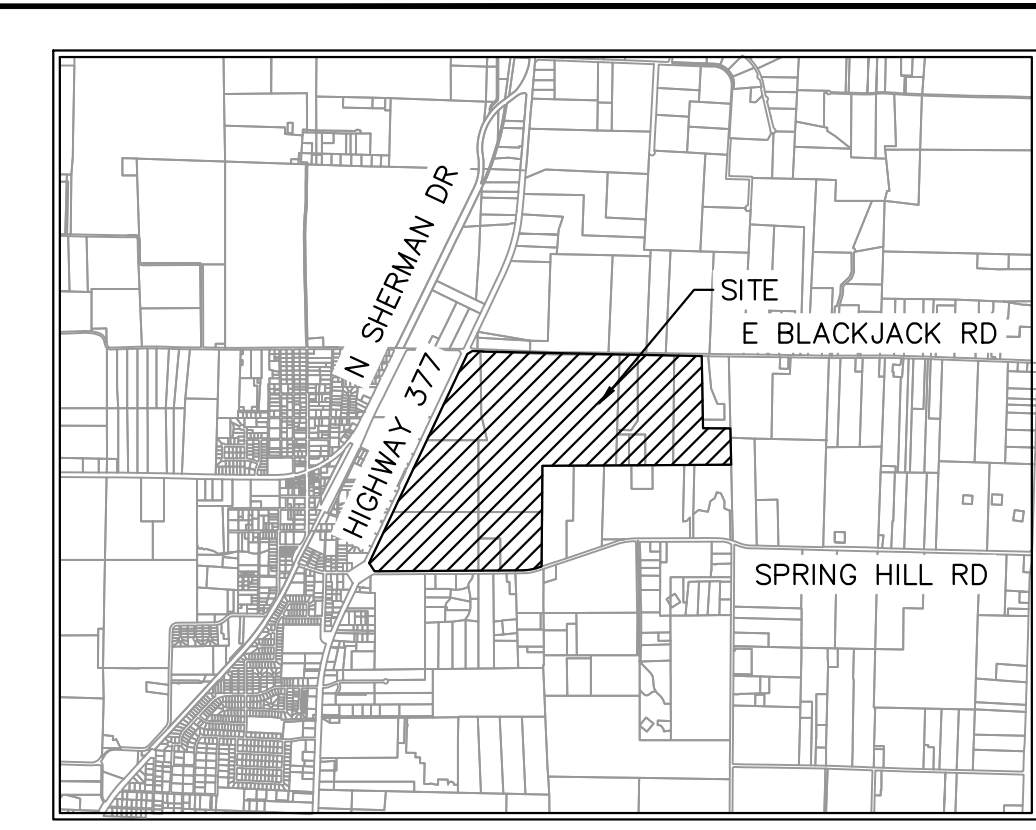
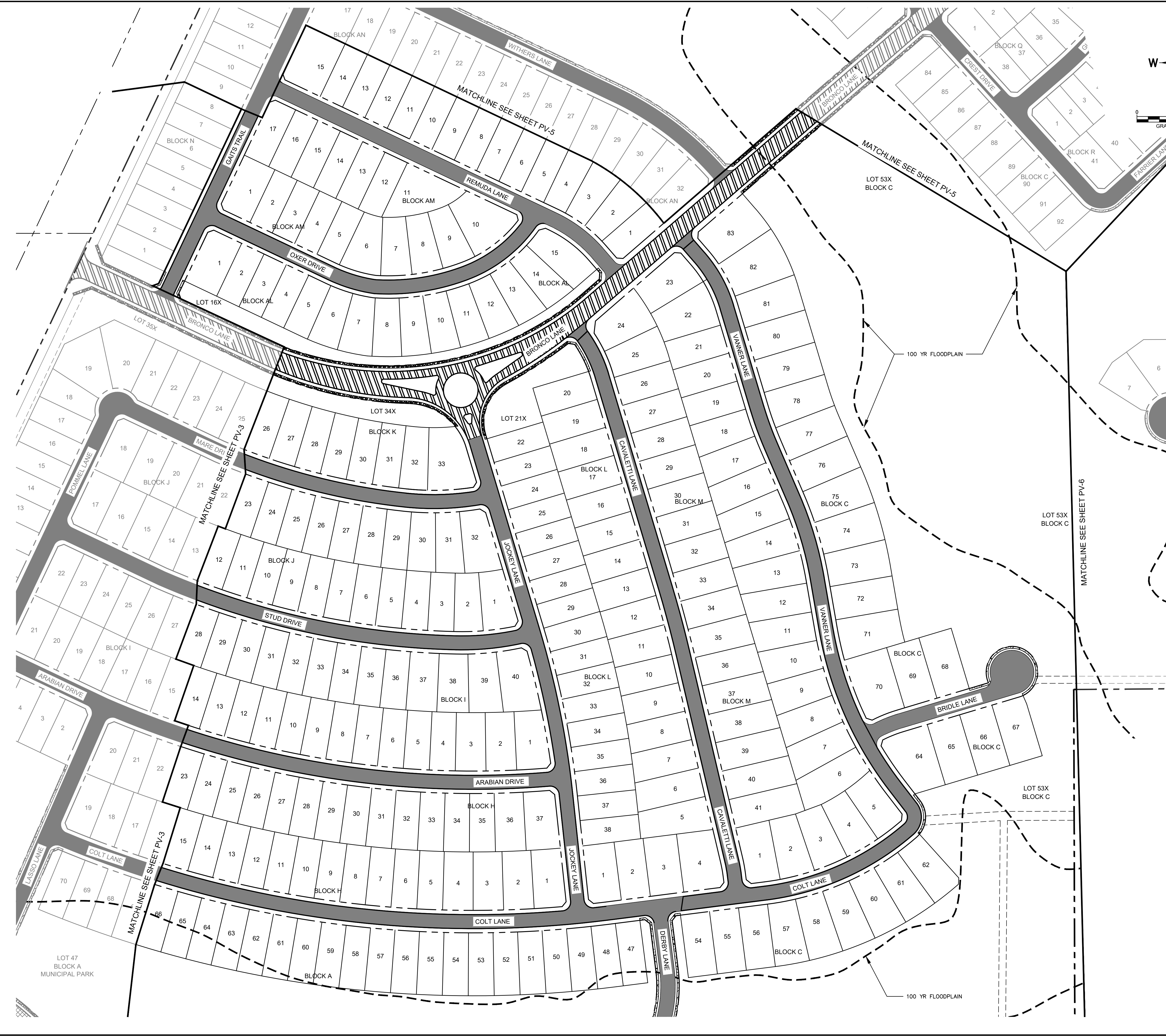
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CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylvia Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Frisco, TX 75215 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley»Horn 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928			
DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	PV-3

PLANNED BY: FRANCISCO, REVEREND, 2020/2020/03 - CIRCLE Y RANCH/CD/PRELIMINARY/PLANS/SHEETS/PV-1 PAVING PLAN/DWG[PV-1]
DRAWN BY: KIMLEY-HORN, 2020/2020/03 - CIRCLE Y RANCH/CD/PRELIMINARY/PLANS/SHEETS/PV-1 PAVING PLAN/DWG[PV-1]
LAST SAVED: 2/20/2021 5:51 PM

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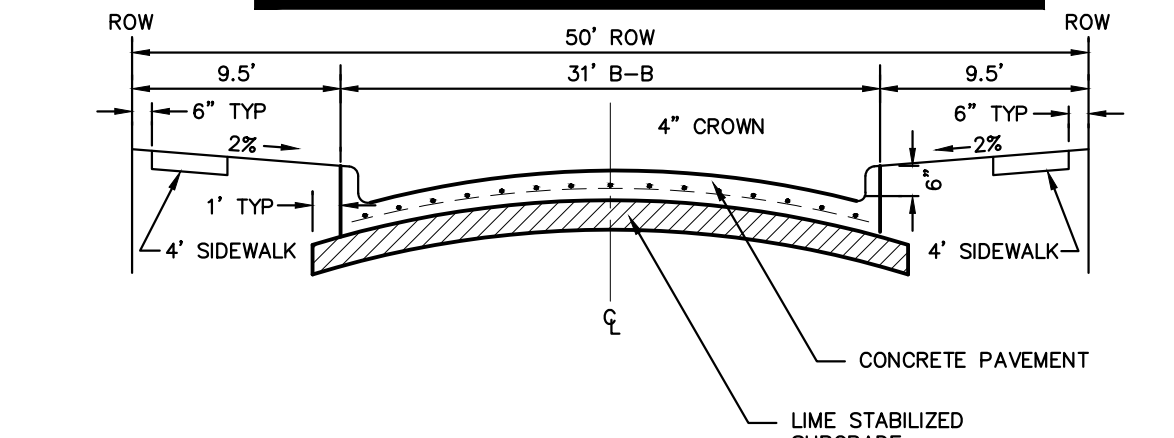


VICINITY MAP

SCALE: 1" = 4,000'

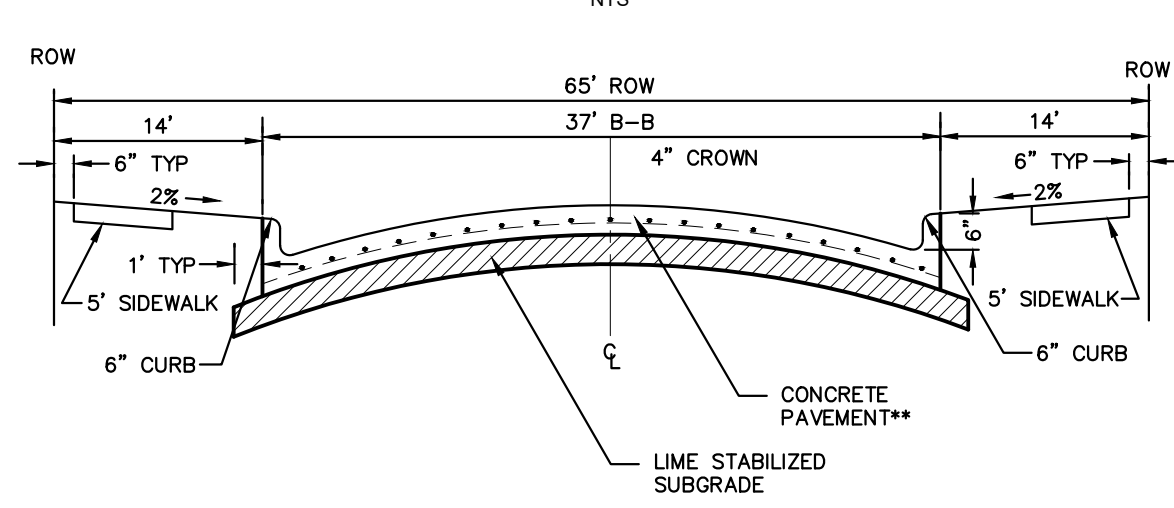
LEGEND

	PROPERTY LINE
	MATCH LINE
	4' CONCRETE SIDEWALK
	5' CONCRETE SIDEWALK
	31' B-B SECTION FOR RESIDENTIAL PAVEMENT
	37' B-B SECTION FOR COMMERCIAL COLLECTOR PAVEMENT
	39' B-B SECTION FOR RESIDENTIAL COLLECTOR PAVEMENT
	TEMPORARY PAVEMENT



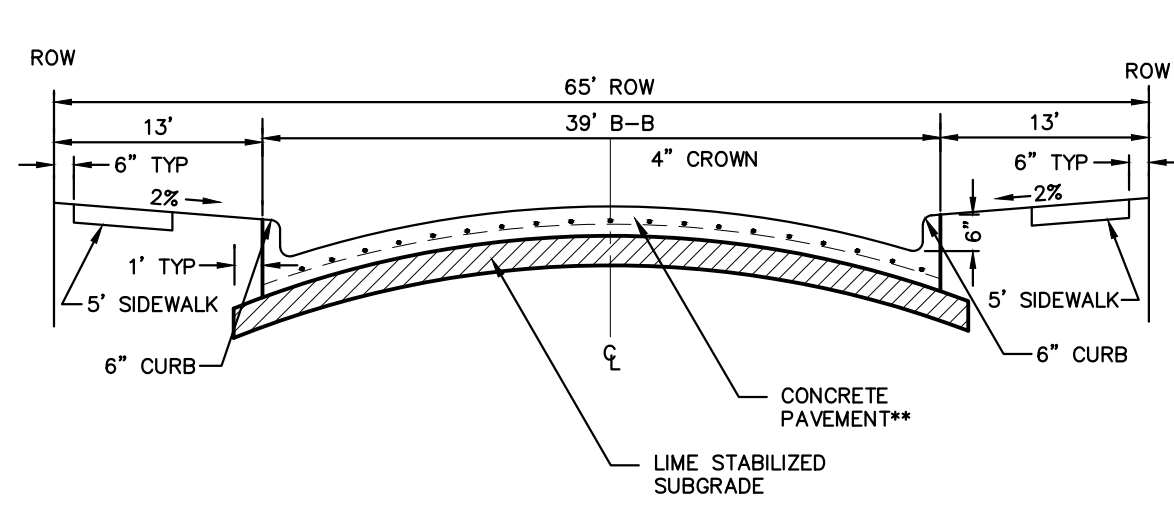
NOTE: PAVEMENT SECTION TO BE CALCULATED BY GEOTECHNICAL ENGINEER FOR MINIMUM 20-YEAR DESIGN, BUT SHALL NOT BE LESS THAN 6" THICK.

PARABOLIC RESIDENTIAL STREET SECTION



NOTE: PAVEMENT SECTION TO BE CALCULATED BY GEOTECHNICAL ENGINEER FOR MINIMUM 20-YEAR DESIGN, BUT SHALL NOT BE LESS THAN 8" THICK.

COMMERCIAL COLLECTOR STREET SECTION



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RESIDENTIAL COLLECTOR STREET SECTION

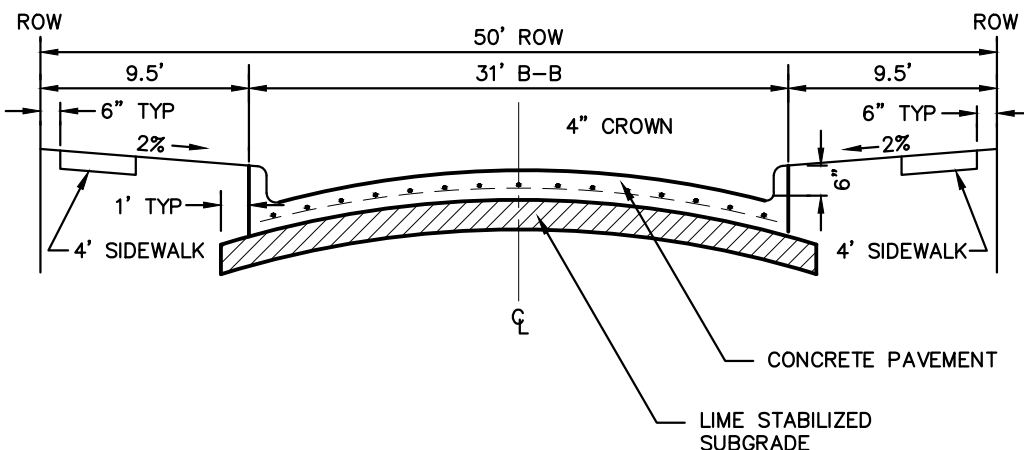
CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY PAVING PLAN
FOR
HIGH POINTE RANCH
1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN-TIME
CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylviana Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey BlackJack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose Surveyor #6461	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928													
<table><tr><td>DESIGNED</td><td>DRAWN</td><td>CHECKED</td><td>SCALE</td><td>DATE</td><td>KH PROJECT NO.</td><td rowspan="2">PV-4</td></tr><tr><td>DKT</td><td>DKT</td><td>TLF</td><td>AS SHOWN</td><td>SEPT. 2021</td><td>2020103</td></tr></table>				DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	PV-4	DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	PV-4										
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103											

PLATTED BY: FRANCIS, BECKER, 20200215.DWG
DRAWN BY: KJRI CIVIL/FRISCO SINGLE FAMILY PURSUITS_2020/202003 - CIRCLE Y RANCH/CD/PRELIMINARY PLANS/SHEETS/PV-1 PAVING PLAN.DWG [PV-5]
LAST SAVED: 2/9/2022 5:51 PM

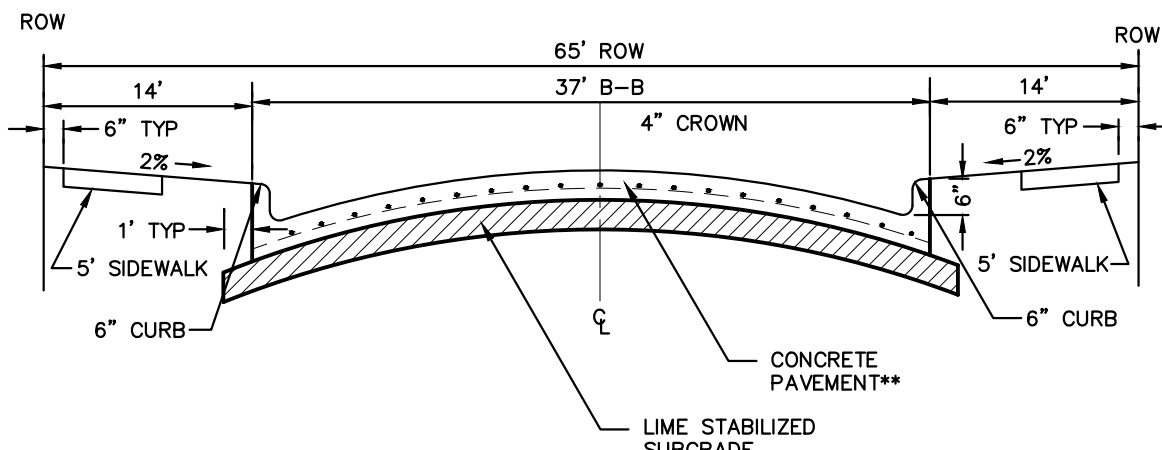
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PARABOLIC RESIDENTIAL STREET SECTION

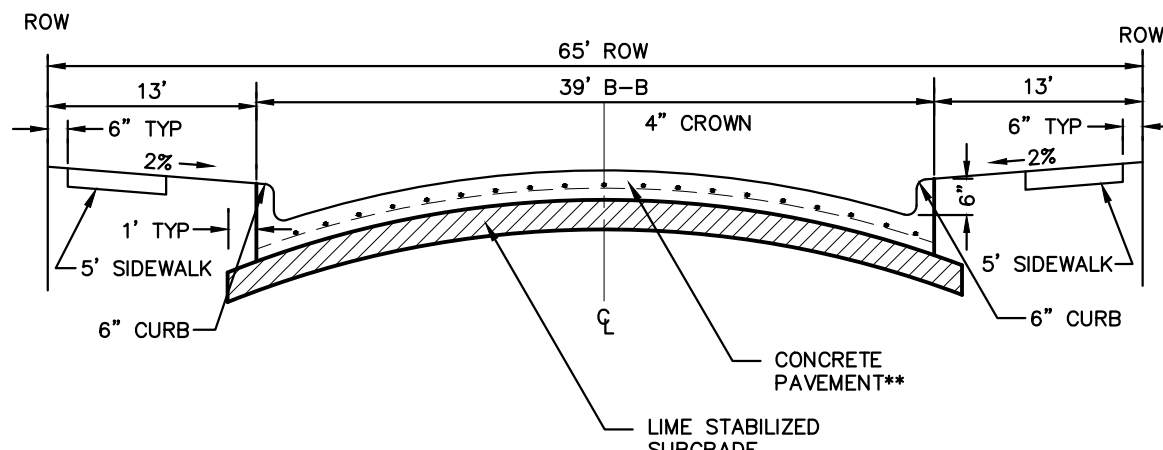
NTS



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COMMERCIAL COLLECTOR STREET SECTION

NTS

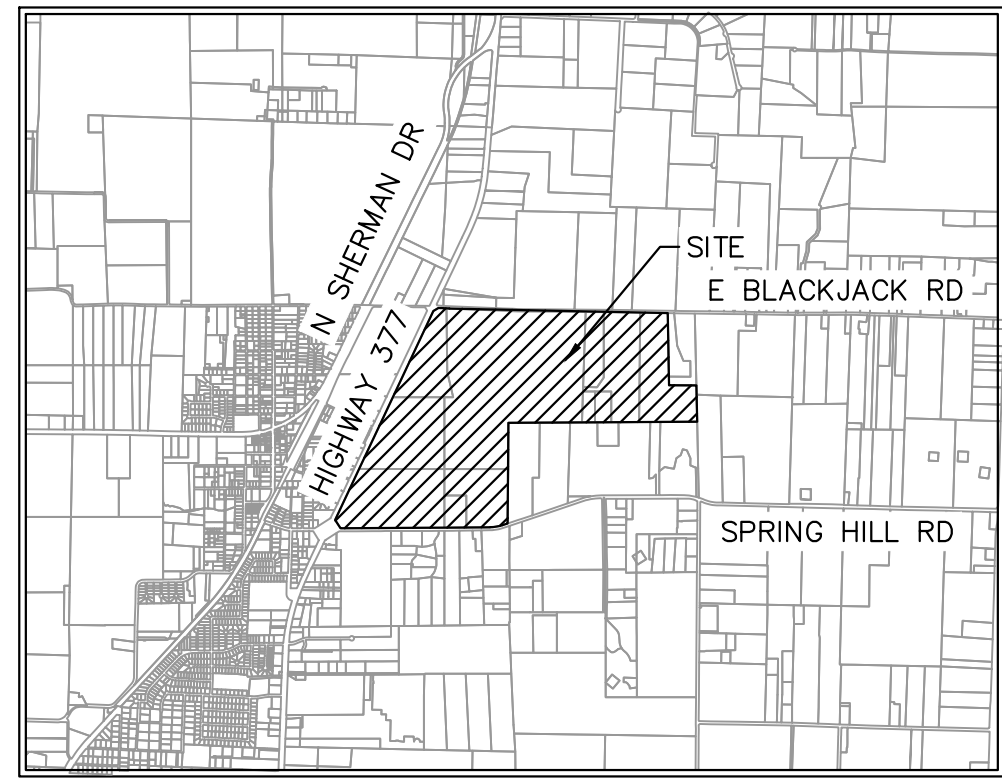
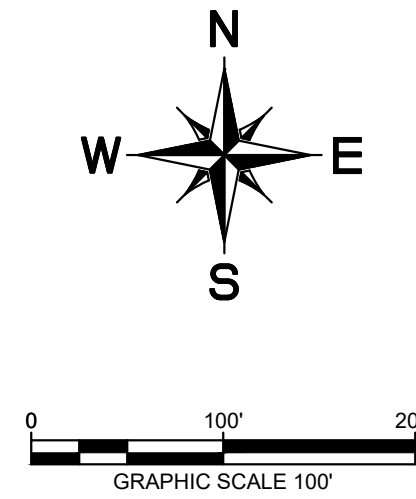


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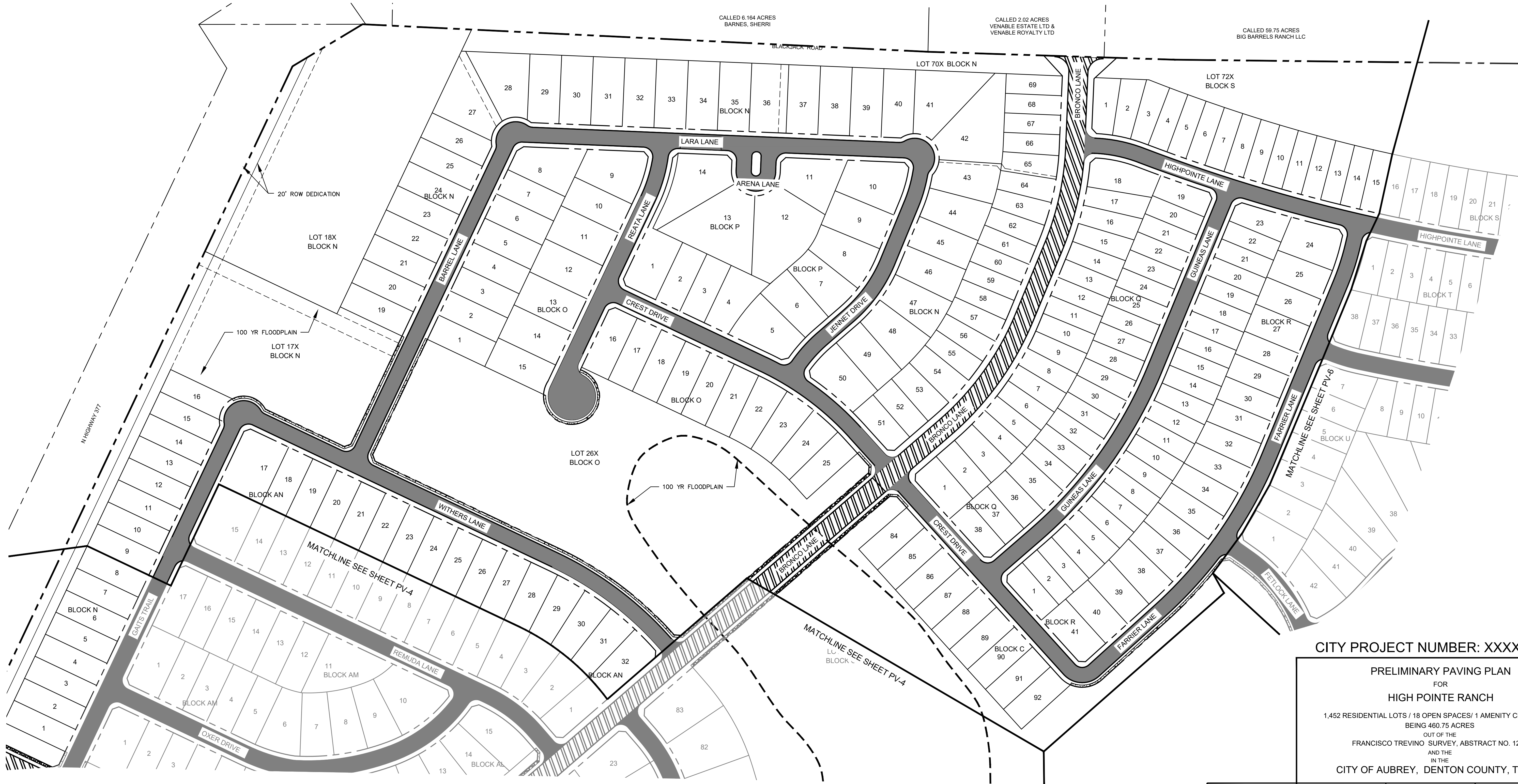
RESIDENTIAL COLLECTOR STREET SECTION

NTS

LEGEND	
	PROPERTY LINE MATCH LINE
	4' CONCRETE SIDEWALK
	5' CONCRETE SIDEWALK
	31' B-B SECTION FOR RESIDENTIAL PAVEMENT
	37' B-B SECTION FOR COMMERCIAL COLLECTOR PAVEMENT
	39' B-B SECTION FOR RESIDENTIAL COLLECTOR PAVEMENT
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VICINITY MAP
SCALE: 1" = 4,000'

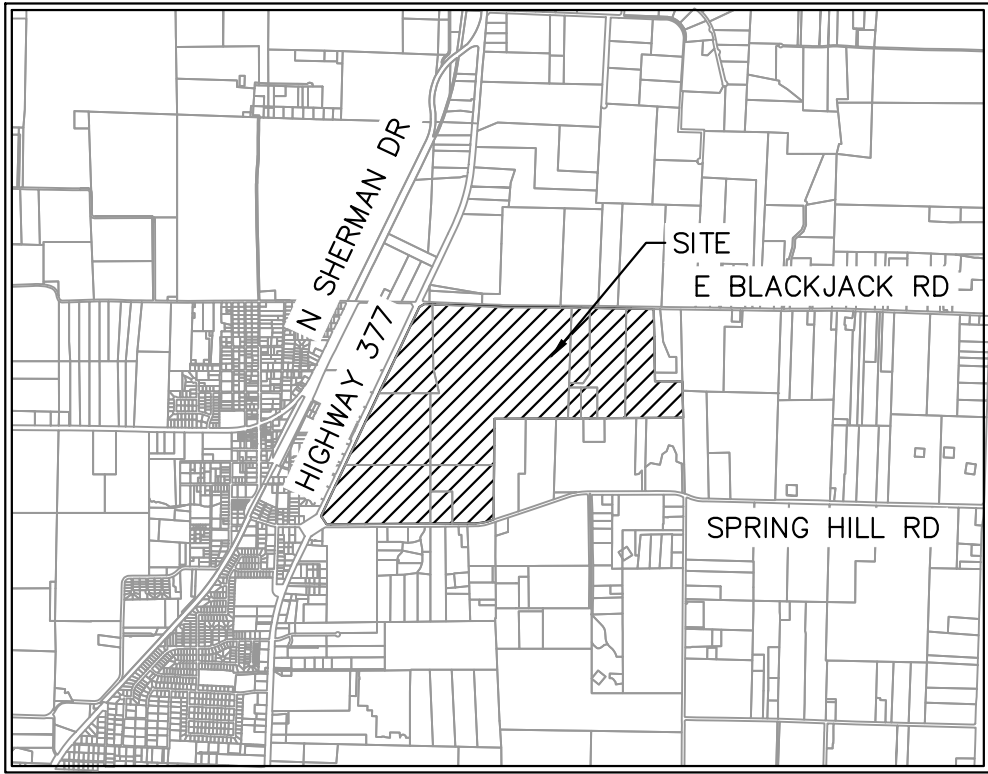
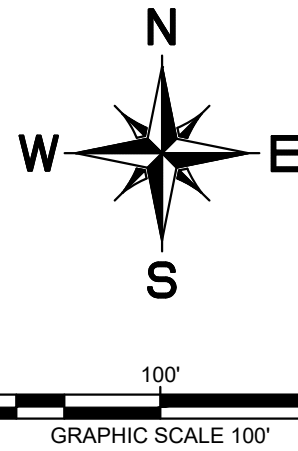
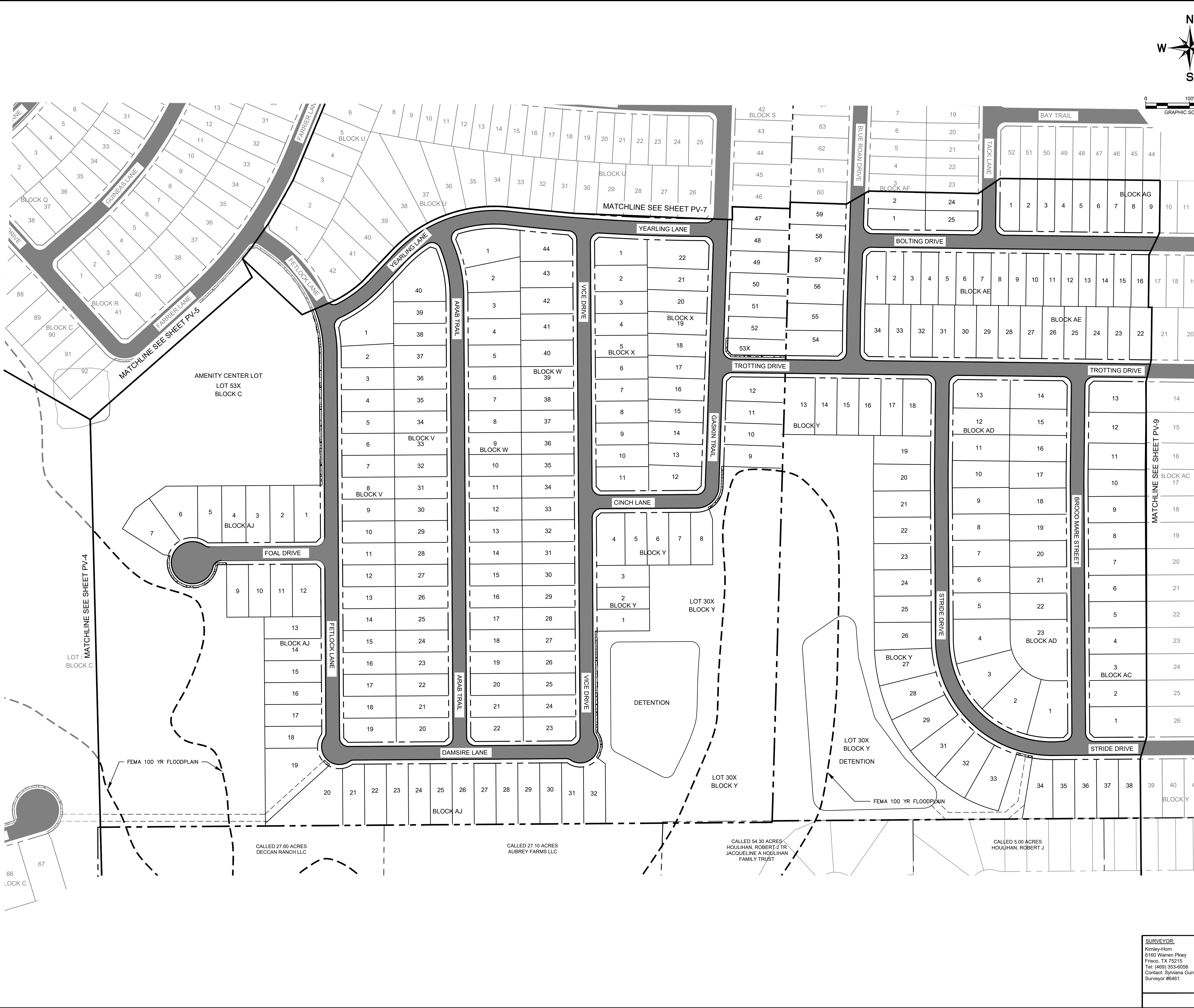


CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY PAVING PLAN
FOR
HIGH POINTE RANCH
1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

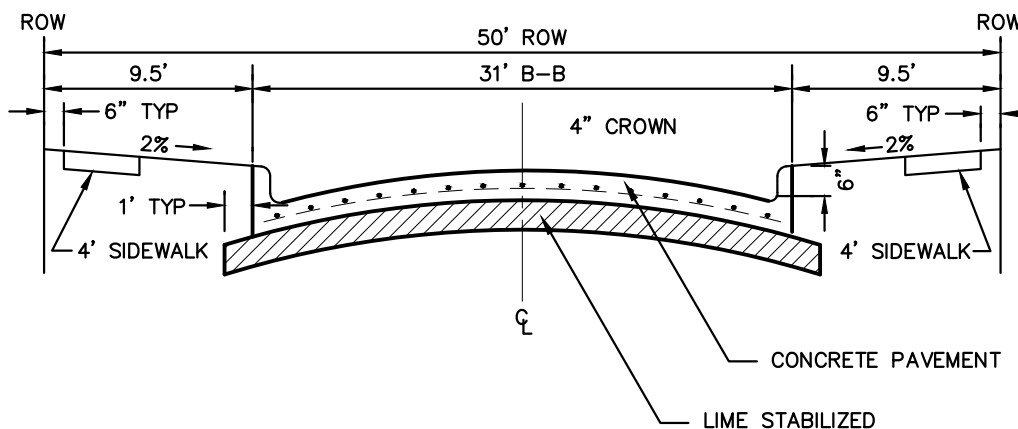
SURVEYOR		OWNER/DEVELOPER		OWNER/DEVELOPER		ENGINEER	
Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylvia Gunawan Surveyor #6461		Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose		FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss		 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928	
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.		PV-5
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103		

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LEGEND

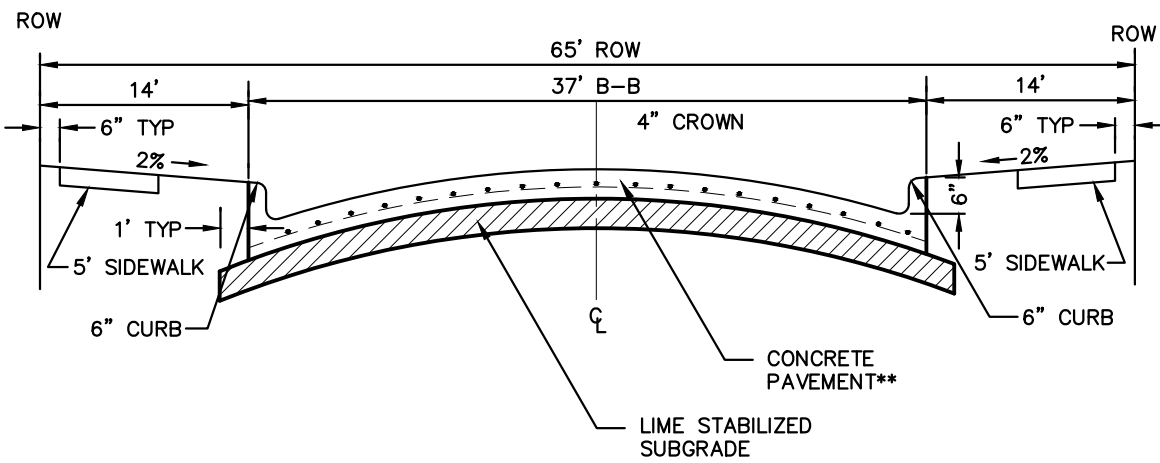
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- 4" CONCRETE SIDEWALK
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PARABOLIC RESIDENTIAL STREET SECTION

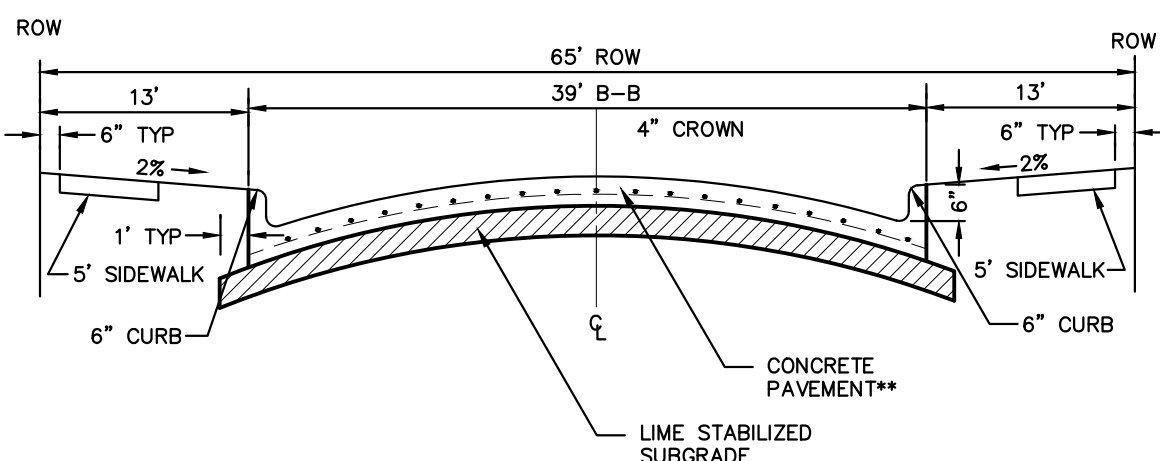
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COMMERCIAL COLLECTOR STREET SECTION

NTS



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RESIDENTIAL COLLECTOR STREET SECTION

NTS

CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY PAVING PLAN

FOR

HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
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OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243

AND THE
IN-TIME

CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR

Kimley-Horn
6160 Warren Pkwy
Frisco, TX 75215
Tel: (469) 353-6058
Contact: Sylvia Gunawan
Surveyor #6461

OWNER/DEVELOPER

Aubrey Blackjack Partners, LLC
4514 Cole Ave., Suite 1650
Frisco, TX 75215
Tel: (469) 353-6058
Contact: David Marks & Walter Foss

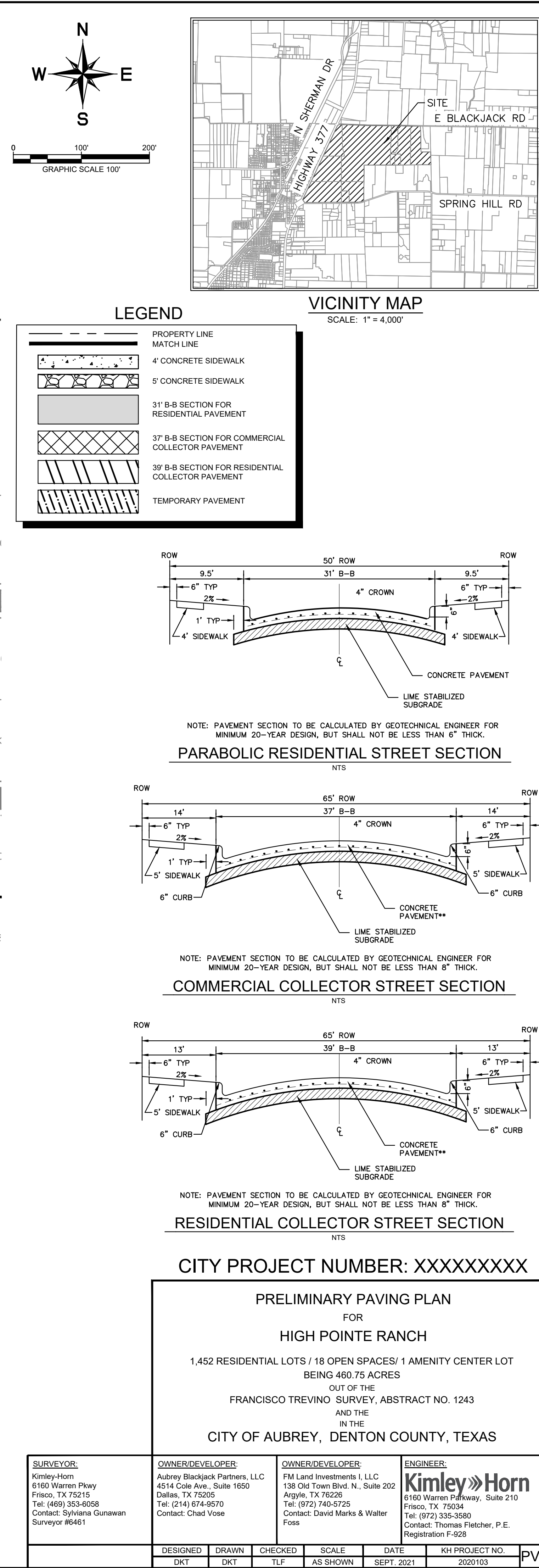
OWNER/DEVELOPER

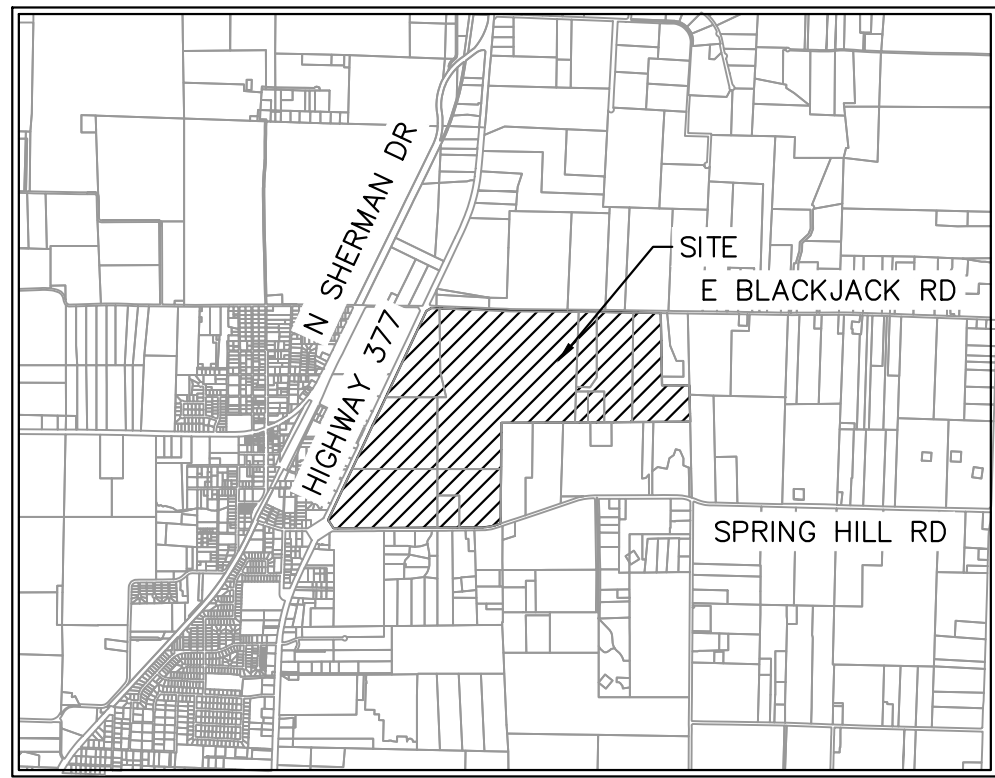
FM Land Investments I, LLC
138 Old Town Blvd., Suite 202
Argyle, TX 76226
Tel: (972) 740-5725
Contact: David Marks & Walter Foss

ENGINEER

Kimley-Horn
6160 Warren Pkwy, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: Thomas Fletcher, P.E.
Registration F-928

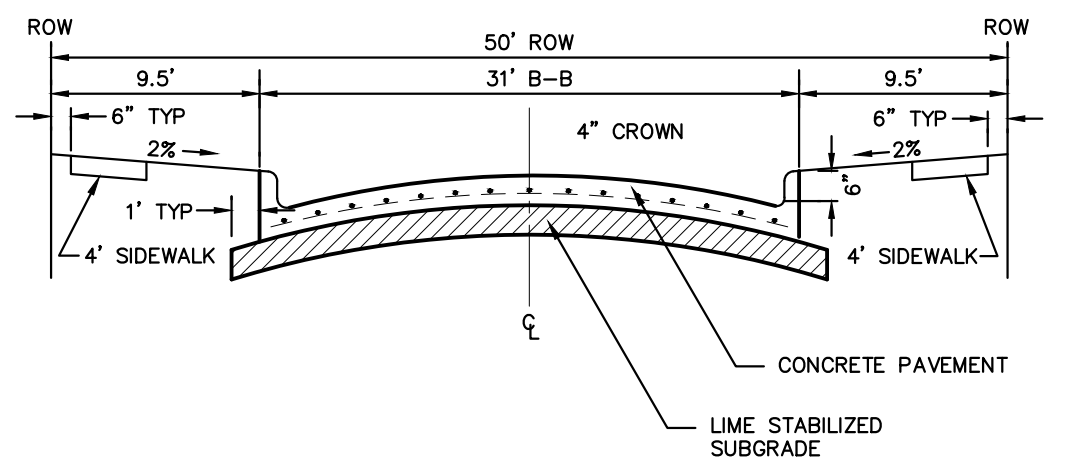
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DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103	





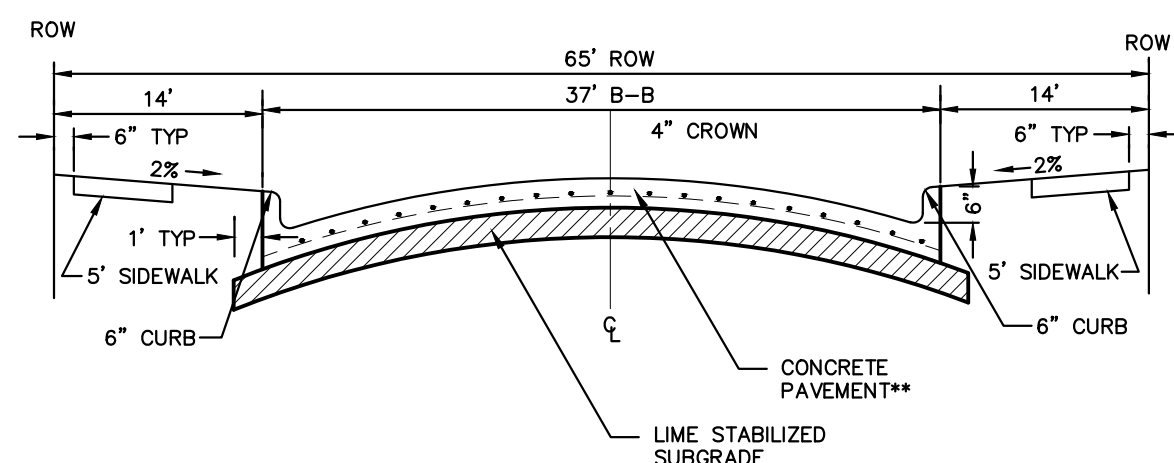
SCALE: 1" = 4,000'

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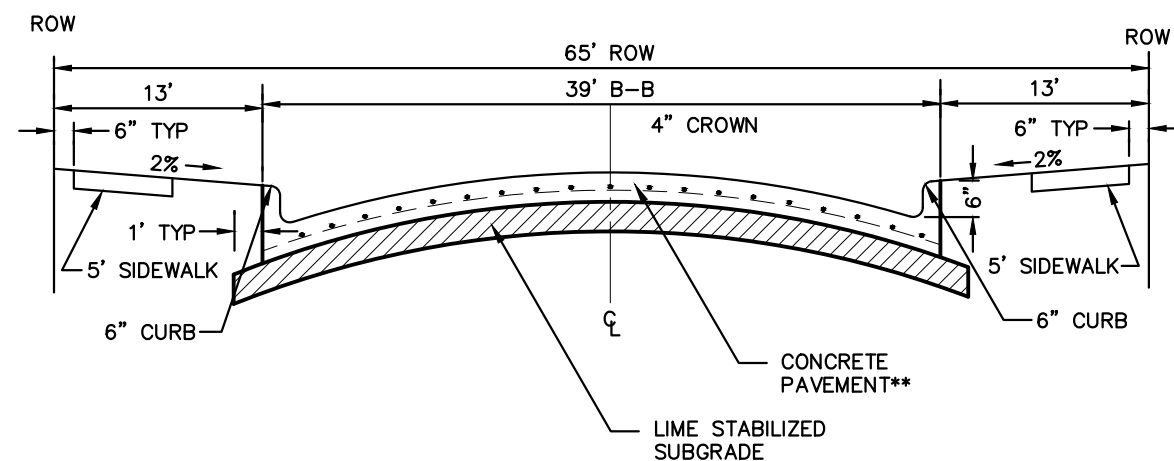
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CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY PAVING PLAN

FOR

HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES

OUT OF THE

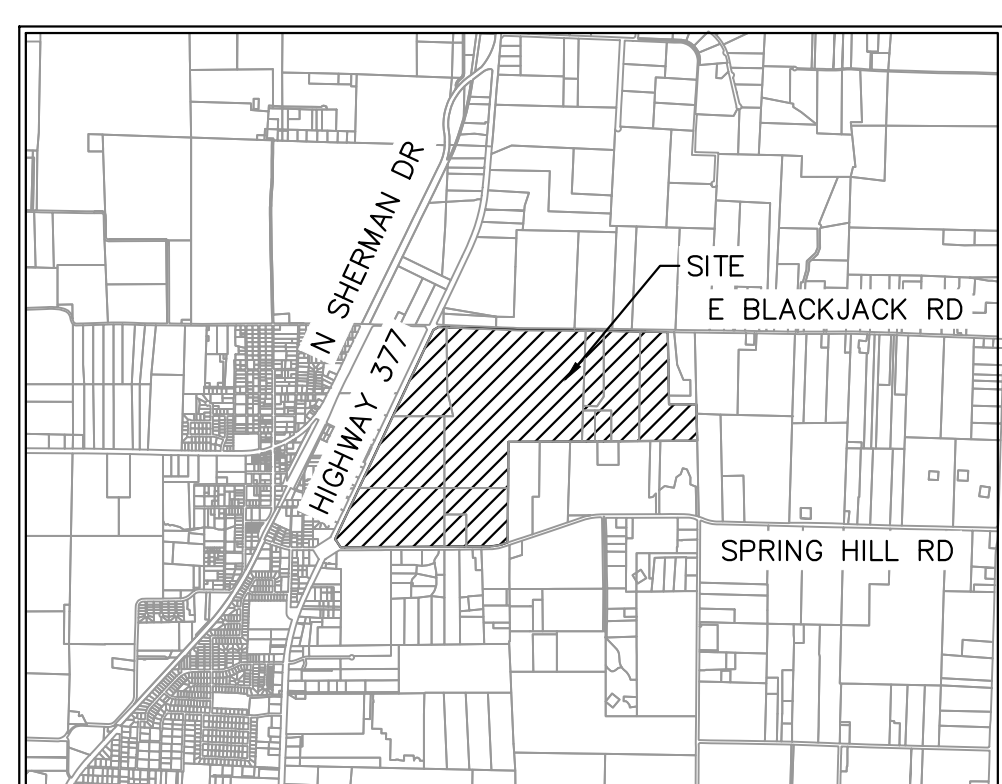
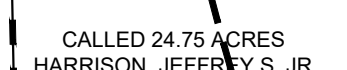
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243

AND THE

CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6160 Warren Parkway Frisco, TX 75034 Tel: (469) 353-6058 Contact: Shylani Surveyor: #54614	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-8670 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd., N. Suite 202 Frisco, TX 75029 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER:  6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-5580 Contact: Thomas Fleischer, P.E. Registration # 928		
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
DKT	DKT	TLF	AS SHOWN	SEP 21	2020103

PV-8

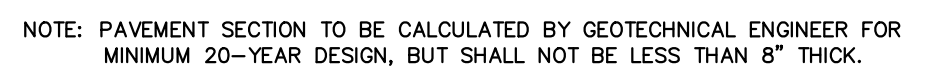


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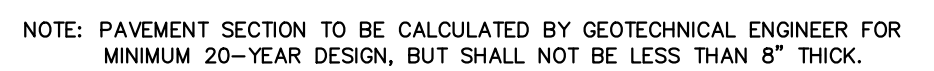
LEGEND

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PARABOLIC RESIDENTIAL STREET SECTION



COMMERCIAL COLLECTOR STREET SECTION



RESIDENTIAL COLLECTOR STREET SECTION

CITY PROJECT NUMBER: XXXXXXXXXX

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FOR
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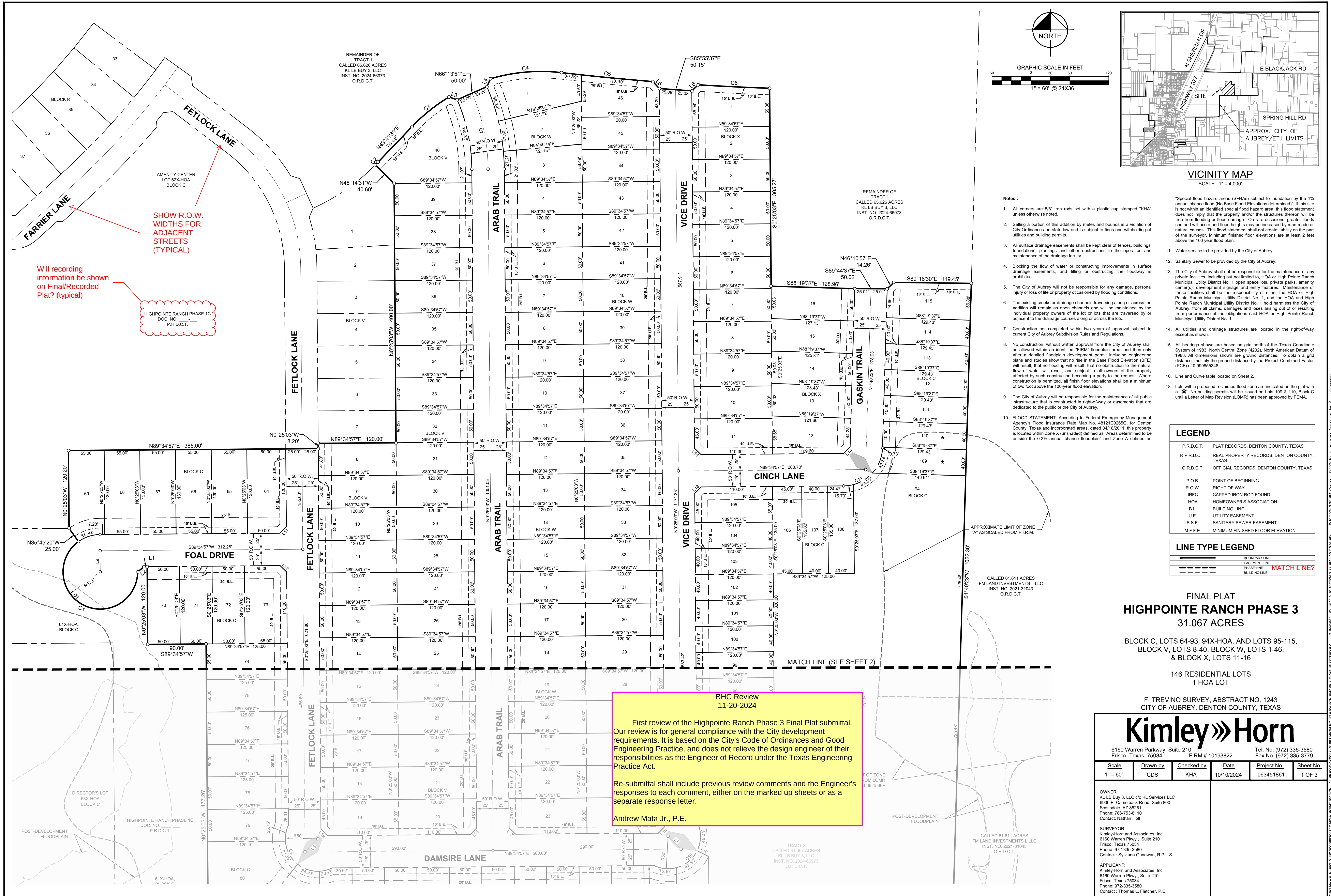
CITY OF AUBREY, DENTON COUNTY, TEXAS

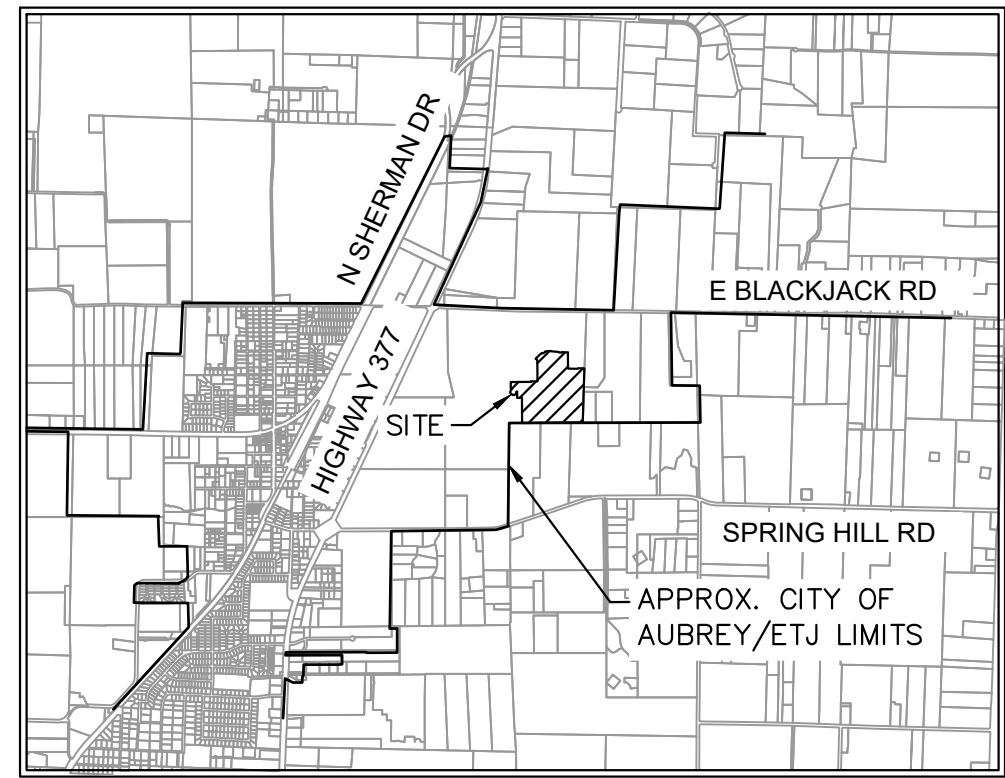
DEVELOPER: Blackjack Partners, LLC	OWNER/DEVELOPER: FM Land Investments I, LLC	ENGINEER: Kiewit & H
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138 Old Town Blvd. N., Suite 202
Argyle, TX 76226
Tel: (972) 740-5725

ad vose	Contact: David Marks & Walter Foss	Tel: (972) 335-3580 Contact: Thomas Fletcher, P. Registration F-928
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	PV
DATE	DATE	DATE	AS SHOWN	DATE	00000000	





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

Will recording information be shown on Final/Recorded Plat? (typical)

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	203°57'28"	57.50	234.79'	N62°44'03"W	102.48'
C2	1°33'50"	325.00	6.03'	N44°13'34"E	6.03'
C3	15°14'14"	275.00	73.13'	N51°18'46"E	79.92'
C4	23°03'59"	275.00	110.71'	N85°03'48"E	122.97'
C5	2°01'20"	4009.00'	141.50'	S44°24'52"E	141.49'
C6	1°34'30"	4009.00'	110.20'	S87°12'56"E	110.20'
C7	23°00'05"	300.00'	120.43'	N11°55'06"W	119.63'
C8	269°17'43"	57.50	270.26'	S45°03'34"E	81.82'
C9	141°41'02"	50.00'	123.64'	S45°25'03"E	94.46'
C10	141°41'02"	50.00'	123.64'	N44°34'57"E	94.46'
C11	87°54'34"	60.50'	92.83'	N45°37'40"E	83.98'

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 flowway 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 City of Aubrey 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 flood elevation 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 covenants 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. 48121C0265S, 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 other 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. Sanitary Sewer to be provided by the City of Aubrey.
13. The City of Aubrey shall not be responsible for the maintenance of any private facilities, including but not limited to, HOA or High Point Ranch Municipal Utility District No. 1 open space lots, private parks, amenity centers(s), development signage and entry features. These facilities shall be the responsibility of either the HOA or High Point Ranch Municipal Utility District No. 1, and the HOA and High Point Ranch Municipal Utility District No. 1 hold harmless the City of Aubrey, from all claims, damages, losses arising out of or resulting from performance of the obligations said HOA or High Point Ranch Municipal Utility District No. 1.
14. All utilities and drainage structures are located in the right-of-way except as shown.
15. All bearings shown are based on grid north of the Texas Coordinate System, 1983. North Central Zone (4202). North American Datum of 1983. Dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Scale Factor of 0.99999997.

BLOCK C, LOTS 64-93, 94X-HOA, AND LOTS 95-115
BLOCK V, LOTS 8-40, BLOCK W, LOTS 1-46,
& BLOCK X, LOTS 11-16

F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY, 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

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet</u>
" = 60'	CDS	KHA	10/10/2024	063451861	2 OF

OWNER:
KL LB Buy 3, LLC c/o KL Services LLC
6900 E. Camelback Road, Suite 800
Scottsdale, AZ 85251
Phone: 786-753-8110
Contact: Nathan Holt

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.

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS ~~AUBREY BLACKJACK PARTNERS, LLC AND JOSHUA A. BETHKE~~, are the owners of a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas and being all of a called 31.067-acre tract of land described in a deed to ~~31.067-acre tract of land described as Tract 2 in a deed~~ to KL LB BUY 3, LLC, as recorded in Instrument Number 2024-66973, Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said Tract 2 on the northerly line of Keeneland, according to the plat thereof recorded in Document No. 2024-2 of the Plat Records of Denton County, Texas;

THENCE South 89°33'30" West, along the southerly line of said Tract 2 and the northerly line of said Keeneland, a distance of 250.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Keeneland;

THENCE South 01°49'07" West, along the westerly line of said Keeneland and continuing along the southerly line of said Tract 2, a distance of 3.11 feet to a 1/2 inch iron rod with an illegible plastic cap found for the northeast corner of a called 27.106 acre tract of land described in a deed to Aubrey Farms LLC, as recorded in Instrument No. 2019-83125 of the Official Records of Denton County, Texas, being on a southerly line of said 357.561 acre tract;

THENCE South 89°34'57" West, continuing along said southerly line of said Tract 2 and along the northerly line of said 27.106 acre tract, and the northerly line 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, a distance of 896.05 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the northerly line of said 27.37 acre tract and along the westerly line of said Tract 2 and the easterly line of said Highpointe Ranch, Phase 1C, the following:

North 00°25'03" West, a distance of 477.26 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 89°34'57" West, a distance of 90.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 00°25'03" West, a distance of 120.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 89°34'57" West, a distance of 5.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 49°35'53" West, a distance of 12.77 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 57.50 feet, a central angle of 233°57'26", and a chord bearing and distance of North 62°44'03" West, 102.49 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 234.79 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 35°45'20" West, a distance of 25.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 00°25'03" West, a distance of 120.20 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 89°34'57" East, a distance of 385.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 00°25'03" West, a distance of 8.20 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 89°34'57" East, a distance of 120.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 00°25'03" West, a distance of 400.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 45°14'31" West, a distance of 40.60 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northwest corner of said Tract 2, common to the northeast corner of said Highpoint Ranch Phase 1C, same being on the southerly line of a called 65.626 acre tract of land described as Tract 1 in a deed to KL LB BUY 3, as recorded in Instrument Number 2024-66973 of the Official Records of Denton County, Texas, and at the beginning of a non-tangent curve to the left with a radius of 325.00 feet, a central angle of 01°03'50", and a chord bearing and distance of North 44°13'34" East, 6.03 feet;

THENCE departing the easterly line of said Highpointe Ranch Phase 1C, and along the northerly line of said Tract 2 and the southerly line of said Tract 3, the following:

In a northerly direction, with said non-tangent curve to the left, an arc distance of 6.03 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 43°41'39" East, a distance of 75.68 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 275.00 feet, a central angle of 15°14'14", and a chord bearing and distance of North 51°18'46" East, 72.92 feet;

In an easterly direction, with said tangent curve to the right, an arc distance of 73.13 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 71°52'44" East, a distance of 13.34 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 66°13'51" East, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 24°22'22" East, a distance of 13.35 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 275.00 feet, a central angle of 23°03'59", and a chord bearing and distance of North 85°03'48" East, 109.97 feet;

In an easterly direction, with said non-tangent curve to the right, an arc distance of 110.71 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left with a radius of 4,009.00 feet, a central angle of 02°01'20", and a chord bearing and distance of South 84°24'52" East, 141.49 feet;

In an easterly direction, with said reverse curve to the left, an arc distance of 141.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 42°57'26" East, a distance of 14.74 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 85°55'37" East, a distance of 50.15 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 46°36'46" East, a distance of 13.63 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 4,009.00 feet, a central angle of 01°34'30", and a chord bearing and distance of South 87°12'56" East, 110.20 feet;

In an easterly direction, with said non-tangent curve to the left, an arc distance of 110.20 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northerly northeast corner of said Tract 2, common to an ell corner of said Tract 1;

South 00°25'03" East, a distance of 305.27 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 88°19'37" East, a distance of 128.96 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 89°44'37" East, a distance of 50.02 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 46°10'57" East, a distance of 14.26 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 89°18'30" East, a distance of 119.45 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the southerly northeast corner of said Tract 2, common to the southeast corner of said Tract 1, being on the westerly line of a called 61.611 acre tract of land described in a deed to FM Land Investments I, LLC, as recorded in Instrument No. 2021-31043 of the Official Records of Denton County, Texas;

THENCE South 01°40'23" West, along the easterly line of said Tract 2 and the westerly line of said 61.611 acre tract, a distance of 1,022.36 feet to the **POINT OF BEGINNING** and containing 31.067 acres (1,353,271 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 **KL LB BUY 3, LLC**, acting herein by and through their duly authorized officers, do hereby adopt this plat designating the hereinabove described property as **HIGHPOINTE RANCH PHASE 3**, an addition to the City of Aubrey, Texas, and do 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: **KL LB BUY 3, LLC**

BY: _____

Name: _____

Title: _____

STATE OF _____ §

COUNTY OF _____ §

On this _____ day of _____, 2024, before me personally appeared _____ (name of signer), whom I know personally, and acknowledged that he/she executed the same.

Notary Public, State of _____

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.

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

PRELIMINARY

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

STATE OF TEXAS §

COUNTY OF COLLIN §

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

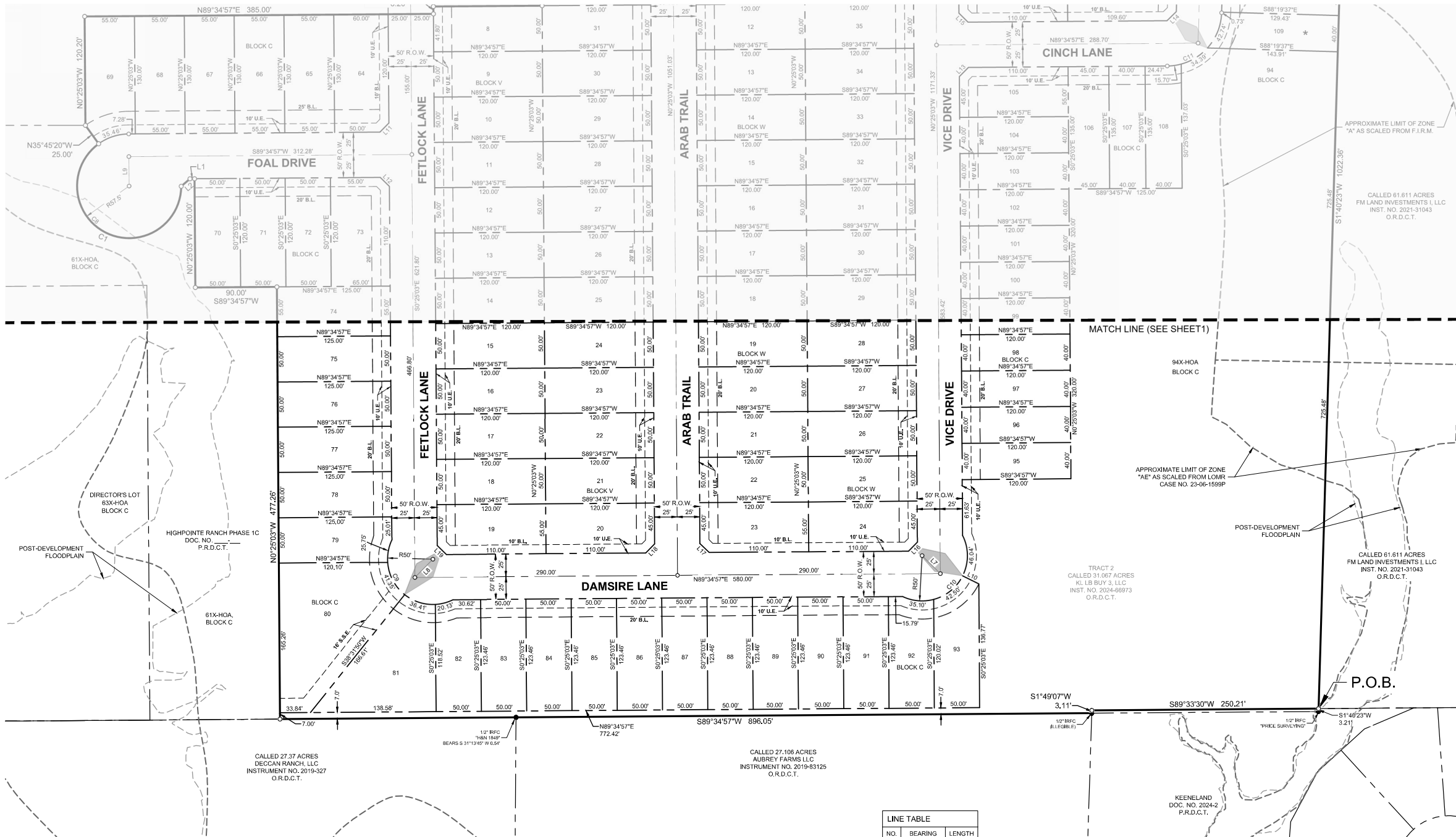
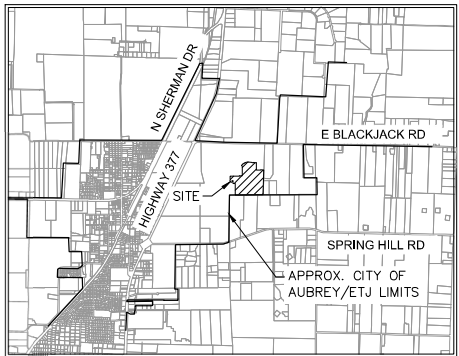
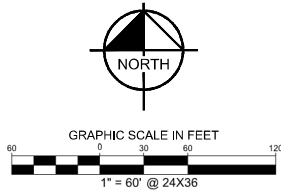
FINAL PLAT
HIGHPOINTE RANCH PHASE 3
31.067 ACRES

BLOCK C, LOTS 64-93, 94X-HOA, AND LOTS 95-115,
BLOCK V, LOTS 8-40, BLOCK W, LOTS 1-46,
& BLOCK X, LOTS 11-16

146 RESIDENTIAL LOTS
1 HOA LOT

F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY, 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	CDS	KHA	10/10/2024	063451861	3 OF 3
OWNER: KL LB Buy 3, LLC c/o KL Services LLC 6900 E. Camelback Road, Suite 800 Scottsdale, AZ 85251 Phone: 766-7534110 Contact: Nathan Holt					
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.					



- Notes :
- All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
 - 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.
 - 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.
 - Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
 - The City of Aubrey will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding conditions.
 - 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.
 - Construction not completed within two years of approval subject to current City of Aubrey Subdivision Rules and Regulations.
 - 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.
 - 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. Sanitary Sewer to be provided by the City of Aubrey.
13. 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 losses arising out of or resulting from performance of the obligations said HOA or High Pointe Ranch Municipal Utility District No. 1.
14. All utilities and drainage structures are located in the right-of-way except as shown.
15. 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.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°34'57"W	5.00'
L2	S49°35'53"W	12.77'
L3	S71°52'44"E	13.34'
L4	N24°22'22"E	13.35'
L5	S42°57'28"E	14.74'
L6	N46°38'46"E	13.63'
L7	S45°25'03"E	28.28'
L8	S44°34'57"W	28.28'
L9	N00°26'03"W	32.50'
L10	N63°29'56"W	20.00'
L11	N44°34'57"E	14.14'
L12	S45°25'03"E	14.14'
L13	S44°34'57"W	14.14'
L14	N45°37'40"E	14.40'
L15	S45°25'03"E	14.14'
L16	N44°34'57"E	14.14'
L17	S45°25'03"E	14.14'
L18	S44°34'57"W	14.14'
L19	S45°25'03"E	14.14'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	233°57'26"	57.50'	234.79'	N62°44'03"W	102.49'
C2	1°03'50"	325.00'	6.03'	N44°13'34"E	6.03'
C3	15°14'14"	275.00'	73.13'	N51°18'46"E	72.92'
C4	23°03'59"	275.00'	110.71'	N85°03'48"E	109.97'
C5	2°01'20"	4009.00'	141.50'	S84°24'52"E	141.49'
C6	1°34'30"	4009.00'	110.20'	S87°12'56"E	110.20'
C7	23°00'05"	300.00'	120.43'	N11°55'06"W	119.63'
C8	289°17'43"	57.50'	270.26'	S45°03'54"E	81.82'
C9	141°41'02"	50.00'	123.64'	S45°25'03"E	94.46'
C10	141°41'02"	50.00'	123.64'	N44°34'57"E	94.46'
C11	87°54'34"	60.50'	92.83'	N45°37'40"E	83.98'

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

FILE NAME: K:\PLAT SURVEY\06032474-HIGH POINT RANCH-AUBREY\DWG\06032474-HIGHPOINT RANCH-PHASE 3.DWG PLOTTED BY: GUANAWAN, SYLVIANA 01/10/2024 2:29 PM LAST SAVED 10/10/2024 2:29 PM LAST SAVED

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

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North 46°10'57" East, a distance of 14.26 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 89°18'30" East, a distance of 119.45 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the southerly northeast corner of said Tract 2, common to the southeast corner of said Tract 1, being on the westerly line of a called 61.611 acre tract of land described in a deed to FM Land Investments I, LLC, as recorded in Instrument No. 2021-31043 of the Official Records of Denton County, Texas;

THENCE South 01°40'23" West, along the easterly line of said Tract 2 and the westerly line of said 61.611 acre tract, a distance of 1,022.36 feet to the **POINT OF BEGINNING** and containing 31.067 acres (1,353,271 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 KL LB BUY 3, LLC, acting herein by and through their duly authorized officers, do hereby adopt this plat designating the hereinabove described property as **HIGHPOINTE RANCH PHASE 3**, an addition to the City of Aubrey, Texas, and do 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: KL LB BUY 3, LLC

BY: _____

Name: _____

Title: _____

STATE OF _____ §

COUNTY OF _____ §

On this _____ day of _____, 2024, before me personally appeared _____ (name of signer), whom I know personally, and acknowledged that he/she executed the same.

Notary Public, State of _____

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.

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

PRELIMINARY

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

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared 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 _____ 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 3
31.067 ACRES

BLOCK C, LOTS 64-93, 94X-HOA, AND LOTS 95-115,
BLOCK V, LOTS 8-40, BLOCK W, LOTS 1-46,
& BLOCK X, LOTS 11-16

146 RESIDENTIAL LOTS
1 HOA LOT

F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY, 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	
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	CDS	KHA	10/10/2024	063451861	3 OF 3
OWNER: KL LB Buy 3, LLC c/o KL Services LLC 6900 E. Camelback Road, Suite 800 Scottsdale, AZ 85251 Phone: 786-753-8110 Contact: Nathan Holt					
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.					



**Planning and Zoning Commission Meeting
Staff Report
December 12, 2024**

Agenda Item

Consider and make a recommendation to City Council regarding a Final Plat application for Highpointe Ranch Phase 3 containing 146 residential lots and one (1) HOA/nonresidential lot in approximately 31.067 acres of land out of the F. Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County, Texas. (*KLB Buy 3, LLC*)

Staff Contact

Helen-Eve Beadle, Planner
heleneve@heplanningdesign.com
469-360-6618

Summary

The City of Aubrey City Council approved a Preliminary Plat for Highpointe Ranch consisting of approximately 460.75 acres in March of 2022. Preliminary Plats expire after two (2) years and the Final Plat application is subject to the review and approval of a new Preliminary Plat application. A Preliminary Plat application for Phase 3 precedes the Final Plat on this meeting agenda. Individual phases have been final platted and the Final Plat application for Highpointe Ranch Phase 3 is the next step in the development process.

The property is zoned as a Planned Development District (PD) and the Final Plat lot standards meet the zoning requirements. The required will-serve letters from utility providers have been delivered along with notice to the school district of the residential development. The Final Plat includes civil engineering plans and the City Engineer and City Planner provided reviews on November 20, 2024 and anticipate a resubmission to address the required revisions prior to the meeting for Final Plat consideration.

The Final Plat is recommended for approval subject to the following conditions:

1. Per Chapter 10, Article 2, Section 4.01, a Preliminary Plat application approval is required prior to the application of a Final Plat and the Preliminary Plat shall be approved.
2. Per Chapter 10, Article 2, Section 4.03, the Final Plat shall demonstrate conformance with the Subdivision Regulations and the City Engineer and City Planner reviews have not been addressed at the time of agenda packet preparation. Reviews are included as attachments to the agenda item.
3. Per Chapter 10, Article 2, Section 4.05, the construction plans shall be approved by the City Engineer and the plans are currently in review. The landscaping and screening plans were submitted on November 19th and are in review.
4. Per Chapter 10, Article 4, Section 2.05 (1)(i) residential lots shall not be platted within the Flood Management Area. The applicant will need to provide a FEMA Letter of Map Revision (LOMR) for the proposed location of the 100-year flood zone, showing the new floodplain contours labeled with the case number on the plat prior to Final Plat recordation.
5. Per Chapter 10, Article 11, Appendix B, Final Plat Checklist, the required signatures and seals, tax certificate(s) and filing fees will be required prior to plat filing.

The Planning & Zoning Commission may recommend to City Council:

1. Approve the Final Plat as submitted with staff's recommended conditions listed in this report;
-

2. Approve the Final Plat with additional conditions; or
3. Deny the Final Plat.

Attachments:

1. Highpointe Ranch Phase 3 Final Plat
2. Highpointe Ranch overall development Preliminary Plat (informational)
3. City Engineer Review of Highpointe Ranch Phase 2 Final Plat, November 20, 2024
4. City Planner Review Highpointe Ranch Phase 2 Final Plat, November 20, 2024

Financial Summary

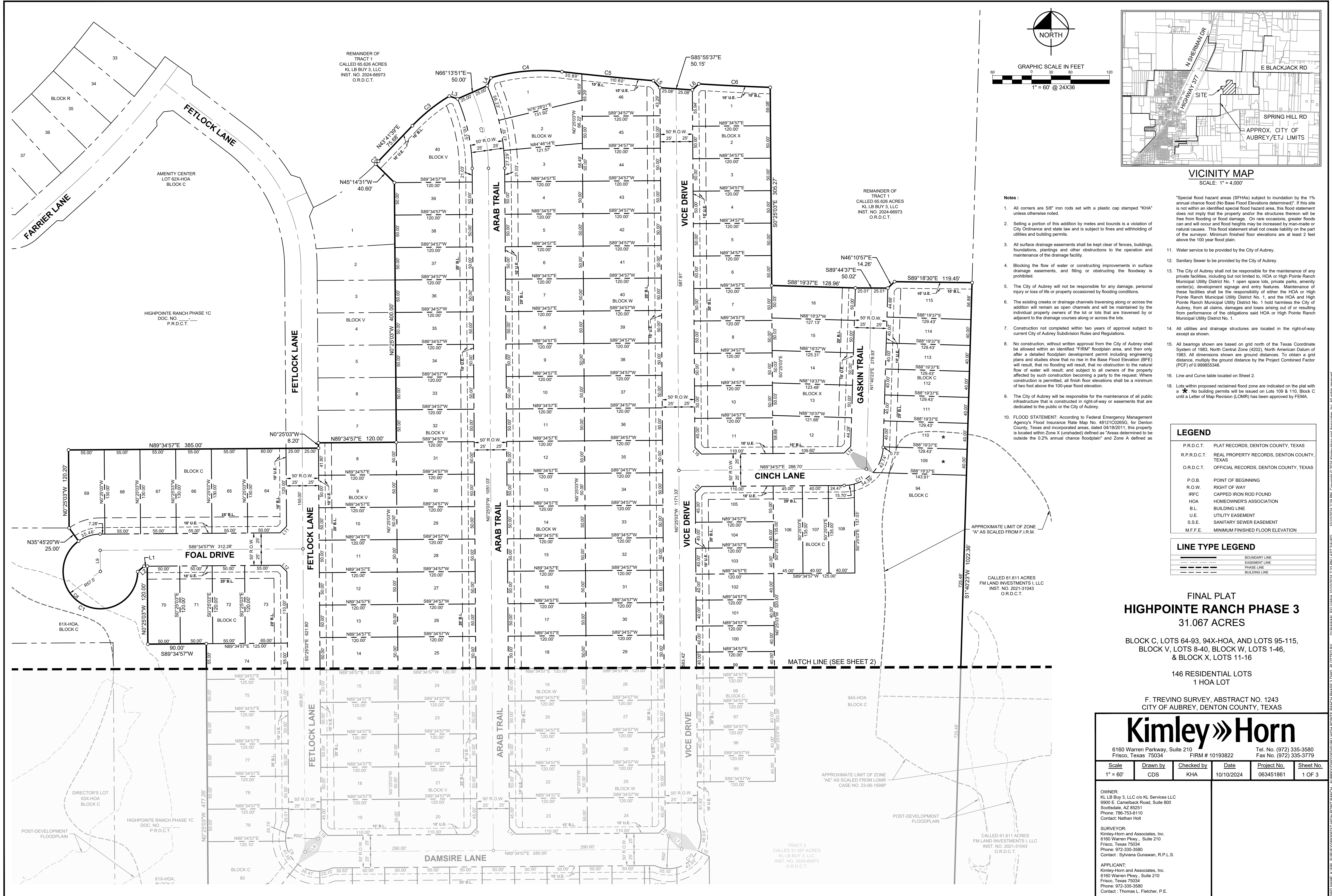
NA

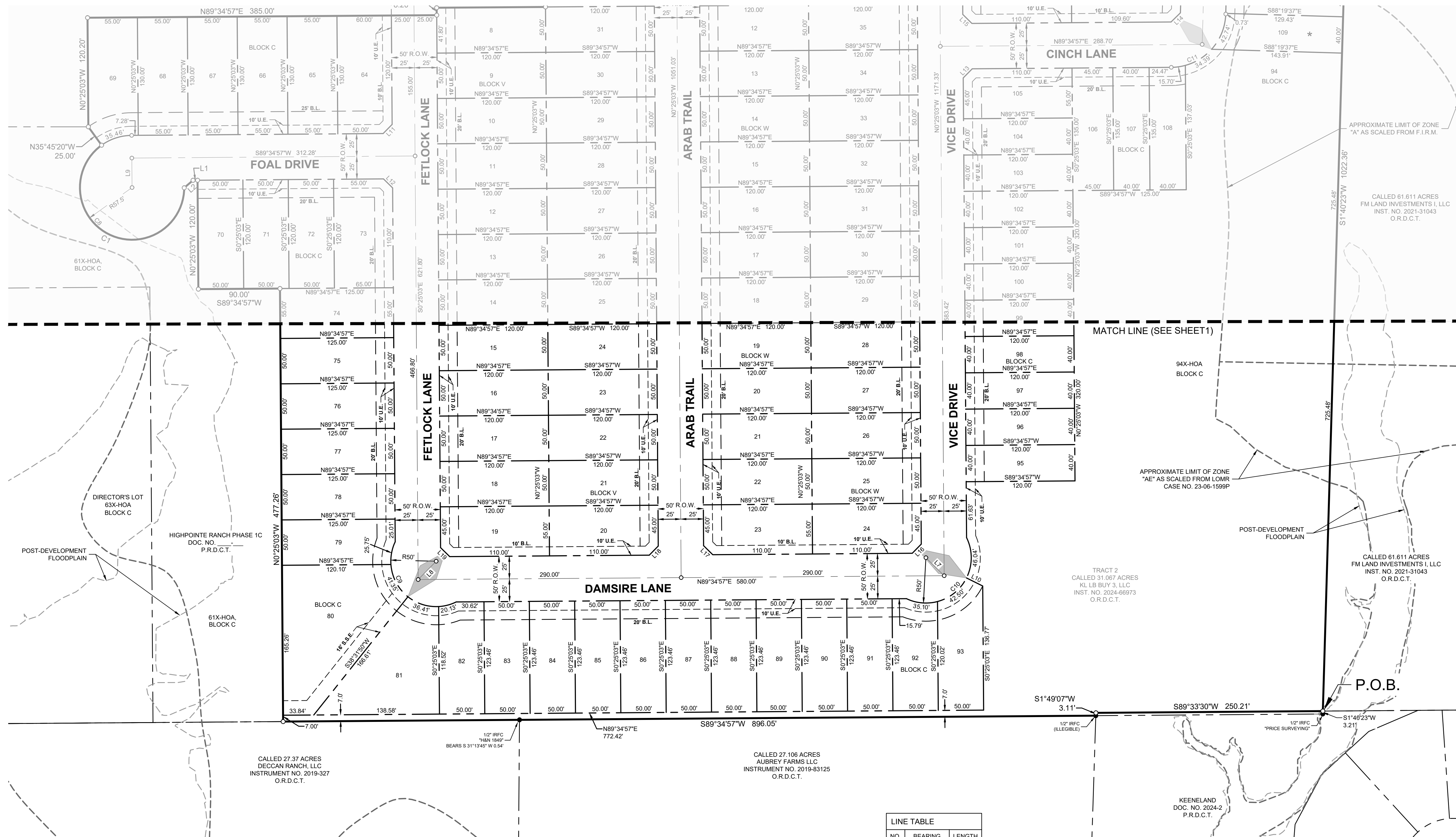
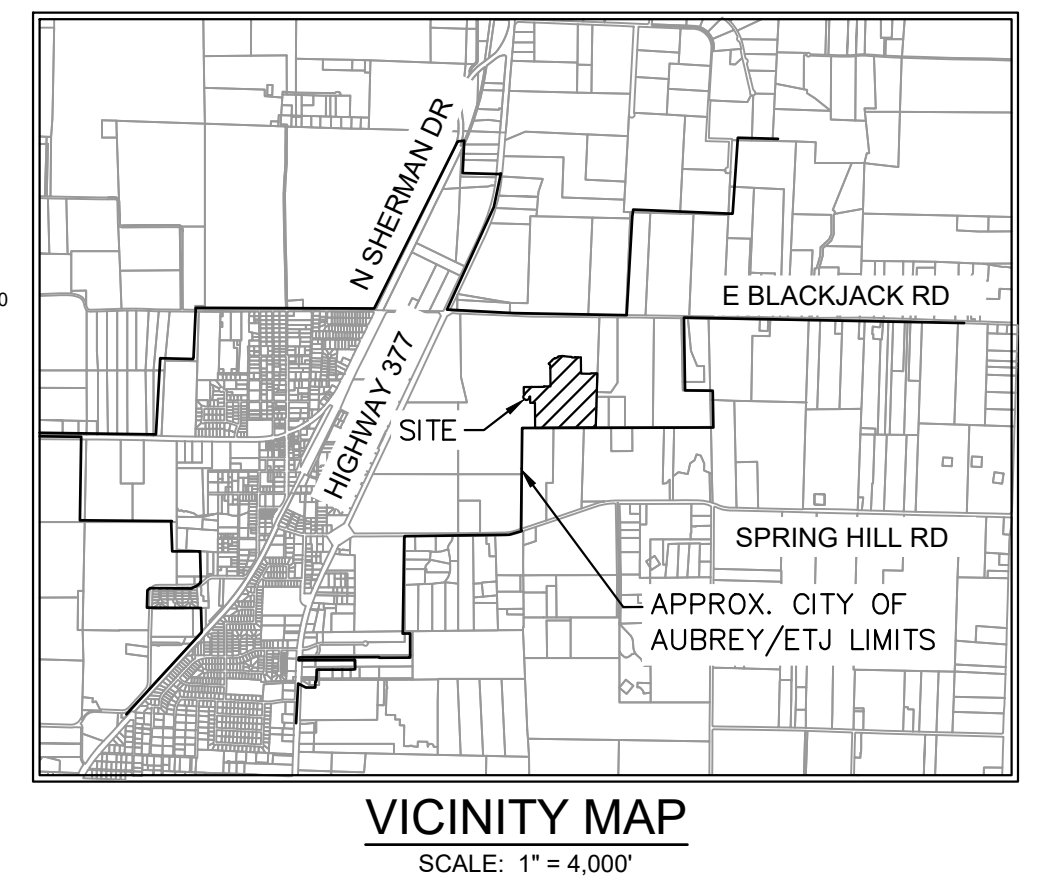
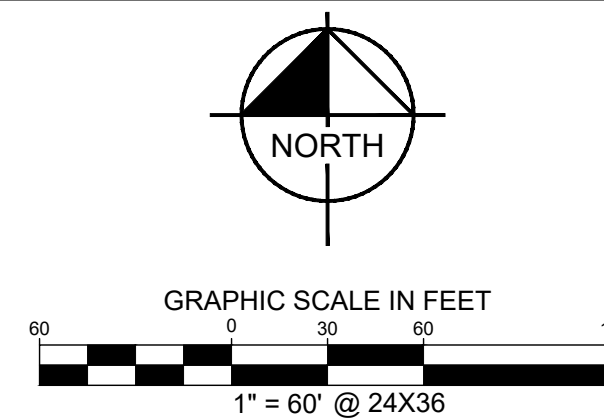
Staff Recommended Action

Approve with Conditions

Staff Recommended Motion

Staff recommends that the Planning & Zoning Commission recommend approval of the Final Plat subject to the conditions listed in the staff report.





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

FINAL PLAT
HIGHPOINTE RANCH PHASE 3
 31.067 ACRES

BLOCK C, LOTS 64-93, 94X-HOA, AND LOTS 95-115,
BLOCK V, LOTS 8-40, BLOCK W, LOTS 1-46,
& BLOCK X, LOTS 11-16

146 RESIDENTIAL LOTS
1 HOA LOT

F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY, DENTON COUNTY, TEXAS

Kimley»»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034 FIRM # 10102000

Frisco, Texas 75034	FIRM # 10193822	Fax No. (972) 335-3779
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<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
1" = 60'	CDS	KHA	10/10/2024	063451861	2 OF 3

OWNER:
KL LB Buy 3, LLC c/o KL Services LLC
6900 E. Camelback Road, Suite 800
Scottsdale, AZ 85251
Phone: 786-753-8110
Contact: Nathan Holt

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.

Tel. No. (972) 335-3580
Fax No. (972) 335-3770

Fax No. (972) 335-3779

<u>Project No.</u>	<u>Sheet No.</u>
063451861	2 OF 3

[illegible]

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 City of Aubrey 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 elements of the property affected by such construction becoming a part 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. **LOOD STATEMENT:** According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0285G, Fort Worth, Tarrant 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 located within an identified special flood hazard area, this flood hazard 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. Sanitary Sewer to be provided by the City of Aubrey.
13. 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 losses arising out of or resulting from performance of the obligations said HOA or High Pointe Ranch Municipal Utility District No. 1.
14. All utilities and drainage structures are located in the right-of-way except as shown.
15. 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

LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°34'57"W	5.00'
L2	S49°35'53"W	12.7'
L3	S71°52'44"E	13.34'
L4	N24°22'22"E	13.35'
L5	S44°52'28"E	14.73'
L6	N46°36°46"E	13.64'
L7	S45°25'03"E	28.28'
L8	S44°34'57"W	28.28'
L9	N00°25'03"W	32.50'
L10	N63°29'56"W	20.00'
L11	N44°34'57"E	14.14'
L12	S45°25'03"E	14.14'
L13	S44°34'57"W	14.14'
L14	N45°37°40"E	14.40'
L15	S45°25'03"E	14.14'
L16	N44°34'57"E	14.14'
L17	S45°25'03"E	14.14'
L18	S44°34'57"W	14.14'
L19	S45°25'03"E	14.14'

CURVE TABLE					
NO	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	23°57'28"	57.50'	234.79'	N62°44'03"W	102.49'
C2	1°03'50"	325.00'	6.03'	N44°13'34"E	6.03'
C3	15°14'14"	275.00'	73.13'	N51°18'46"E	72.92'
C4	23°03'59"	275.00'	110.71'	N85°03'48"E	109.97'
C5	2°01'20"	4009.00'	141.50'	S84°24'52"E	141.49'
C6	1°34'30"	4009.00'	110.20'	S87°12'56"E	110.20'
C7	23°00'05"	300.00'	120.43'	N11°50'06"W	119.63'
C8	269°17'43"	57.50'	270.26'	S45°03'54"E	81.82'
C9	141°41'02"	50.00'	123.64'	S45°25'03"E	94.46'
C10	141°41'02"	50.00'	123.64'	N44°34'57"E	94.46'
C11	87°54'34"	60.50'	92.83'	N45°37'40"	83.98'

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS AUBREY BLACKJACK PARTNERS, LLC AND JOSHUA A. BETHKE, are the owners of a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas and being all of a called 31.067-acre tract of land described in a deed to 31.067 acre tract of land described as Tract 2 in a deed to KL LB BUY 3, LLC, as recorded in Instrument Number 2024-66973, Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said Tract 2 on the northerly line of Keeneland, according to the plat thereof recorded in Document No. 2024-2 of the Plat Records of Denton County, Texas;

THENCE South 89°33'30" West, along the southerly line of said Tract 2 and the northerly line of said Keeneland, a distance of 250.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Keeneland;

THENCE South 01°49'07" West, along the westerly line of said Keeneland and continuing along the southerly line of said Tract 2, a distance of 3.11 feet to a 1/2 inch iron rod with an illegible plastic cap found for the northeast corner of a called 27.106 acre tract of land described in a deed to Aubrey Farms LLC, as recorded in Instrument No. 2019-83125 of the Official Records of Denton County, Texas, being on a southerly line of said 357.561 acre tract;

THENCE South 89°34'57" West, continuing along said southerly line of said Tract 2 and along the northerly line of said 27.106 acre tract, and the northerly line 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, a distance of 896.05 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the northerly line of said 27.37 acre tract and along the westerly line of said Tract 2 and the easterly line of said Highpointe Ranch, Phase 1C, the following:

- North 00°25'03" West, a distance of 477.26 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
- South 89°34'57" West, a distance of 90.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
- North 00°25'03" West, a distance of 120.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
- South 89°34'57" West, a distance of 5.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
- South 49°35'53" West, a distance of 12.77 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 57.50 feet, a central angle of 233°57'26", and a chord bearing and distance of North 62°44'03" West, 102.49 feet;
- In a westerly direction, with said non-tangent curve to the right, an arc distance of 234.79 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
- North 35°45'20" West, a distance of 25.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
- North 00°25'03" West, a distance of 120.20 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
- North 89°34'57" East, a distance of 385.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
- North 00°25'03" West, a distance of 8.20 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
- North 89°34'57" East, a distance of 120.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
- North 00°25'03" West, a distance of 400.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 45°14'31" West, a distance of 40.60 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northwest corner of said Tract 2, common to the northeast corner of said Highpoint Ranch Phase 1C, same being on the southerly line of a called 65.626 acre tract of land described as Tract 1 in a deed to KL LB BUY 3, as recorded in Instrument Number 2024-66973 of the Official Records of Denton County, Texas, and at the beginning of a non-tangent curve to the left with a radius of 325.00 feet, a central angle of 01°03'50", and a chord bearing and distance of North 44°13'34" East, 6.03 feet;

THENCE departing the easterly line of said Highpointe Ranch Phase 1C, and along the northerly line of said Tract 2 and the southerly line of said Tract 3, the following:

- In a northerly direction, with said non-tangent curve to the left, an arc distance of 6.03 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
- North 43°41'39" East, a distance of 75.68 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 275.00 feet, a central angle of 15°14'14", and a chord bearing and distance of North 51°18'46" East, 72.92 feet;
- In an easterly direction, with said tangent curve to the right, an arc distance of 73.13 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
- South 71°52'44" East, a distance of 13.34 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
- North 66°13'51" East, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
- North 24°22'22" East, a distance of 13.35 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 275.00 feet, a central angle of 23°03'59", and a chord bearing and distance of North 85°03'48" East, 109.97 feet;
- In an easterly direction, with said non-tangent curve to the right, an arc distance of 110.71 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left with a radius of 4,009.00 feet, a central angle of 02°01'20", and a chord bearing and distance of South 84°24'52" East, 141.49 feet;
- In an easterly direction, with said reverse curve to the left, an arc distance of 141.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
- South 42°57'26" East, a distance of 14.74 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
- South 85°55'37" East, a distance of 50.15 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
- North 46°36'46" East, a distance of 13.63 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 4,009.00 feet, a central angle of 01°34'30", and a chord bearing and distance of South 87°12'56" East, 110.20 feet;
- In an easterly direction, with said non-tangent curve to the left, an arc distance of 110.20 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northerly northeast corner of said Tract 2, common to an ell corner of said Tract 1;
- South 00°25'03" East, a distance of 305.27 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
- South 88°19'37" East, a distance of 128.96 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
- South 89°44'37" East, a distance of 50.02 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
- North 46°10'57" East, a distance of 14.26 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 89°18'30" East, a distance of 119.45 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the southerly northeast corner of said Tract 2, common to the southeast corner of said Tract 1, being on the westerly line of a called 61.611 acre tract of land described in a deed to FM Land Investments I, LLC, as recorded in Instrument No. 2021-31043 of the Official Records of Denton County, Texas;

THENCE South 01°40'23" West, along the easterly line of said Tract 2 and the westerly line of said 61.611 acre tract, a distance of 1,022.36 feet to the POINT OF BEGINNING and containing 31.067 acres (1,353,271 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 KL LB BUY 3, LLC, acting herein by and through their duly authorized officers, do hereby adopt this plat designating the hereinabove described property as HIGHPOINTE RANCH PHASE 3, an addition to the City of Aubrey, Texas, and do 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: KL LB BUY 3, LLC

BY: _____

Name: _____

Title: _____

STATE OF _____ §

COUNTY OF _____ §

On this _____ day of _____, 2024, before me personally appeared _____ (name of signer), whom I know personally, and acknowledged that he/she executed the same.

Notary Public, State of _____

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.

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

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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 3
31.067 ACRES

BLOCK C, LOTS 64-93, 94X-HOA, AND LOTS 95-115,
BLOCK V, LOTS 8-40, BLOCK W, LOTS 1-46,
& BLOCK X, LOTS 11-16

146 RESIDENTIAL LOTS
1 HOA LOT

F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY, 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	CDS	KHA	10/10/2024	063451861	3 OF 3
OWNER: KL LB Buy 3, LLC c/o KL Services LLC 6900 E. Camelback Road, Suite 800 Scottsdale, AZ 85251 Phone: 766-7534110 Contact: Nathan Holt					
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.					

PRELIMINARY PLAT AND
PRELIMINARY ENGINEERING SUBMITTAL
FOR
HIGH POINTE RANCH
CITY OF AUBREY, DENTON COUNTY, TEXAS

ENGINEER

Kimley»Horn

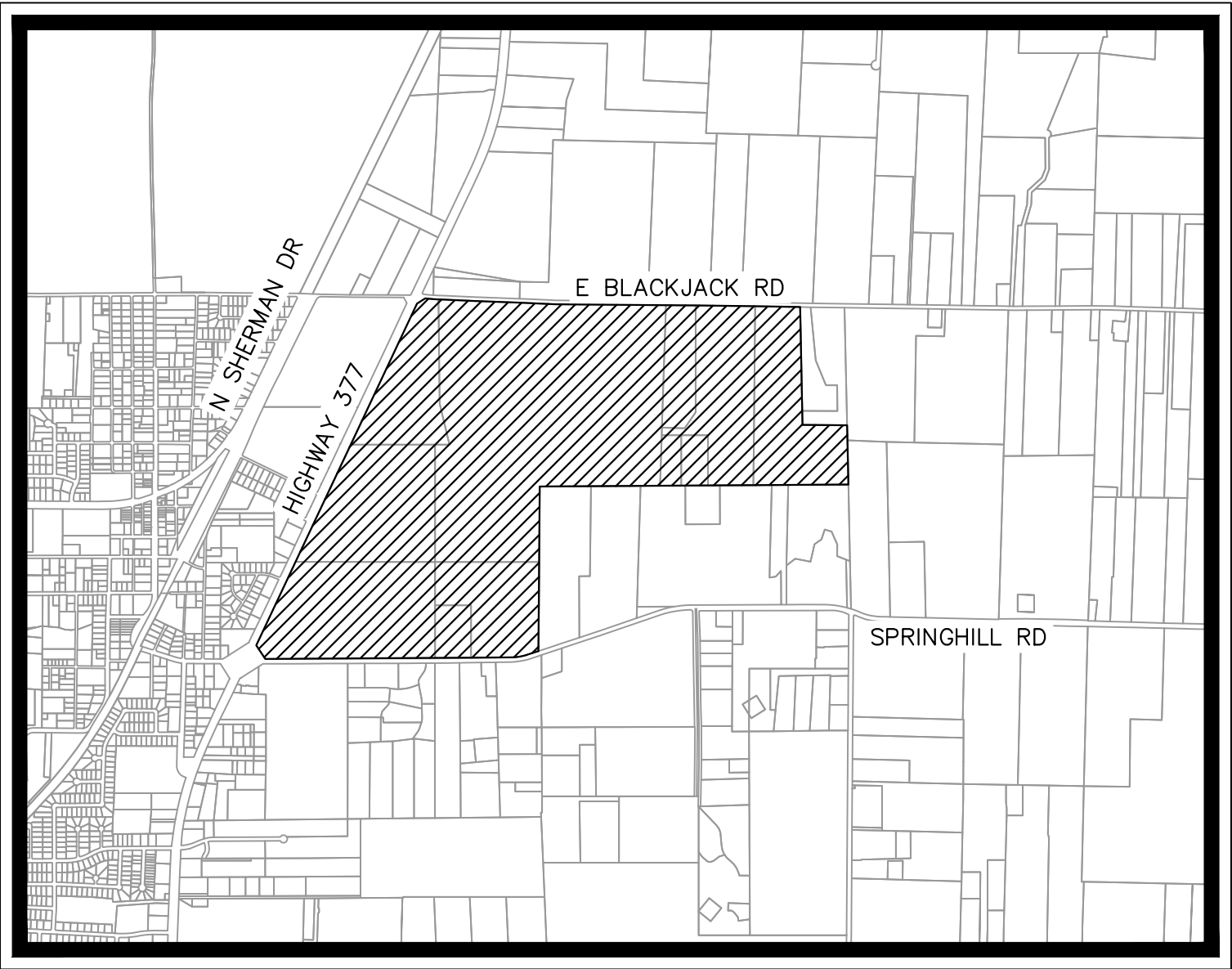
6160 WARREN PKWY SUITE 210
FRISCO, TEXAS 75034
TEL: (972) 335-3580
CONTACT: THOMAS L. FLETCHER, P.E.

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



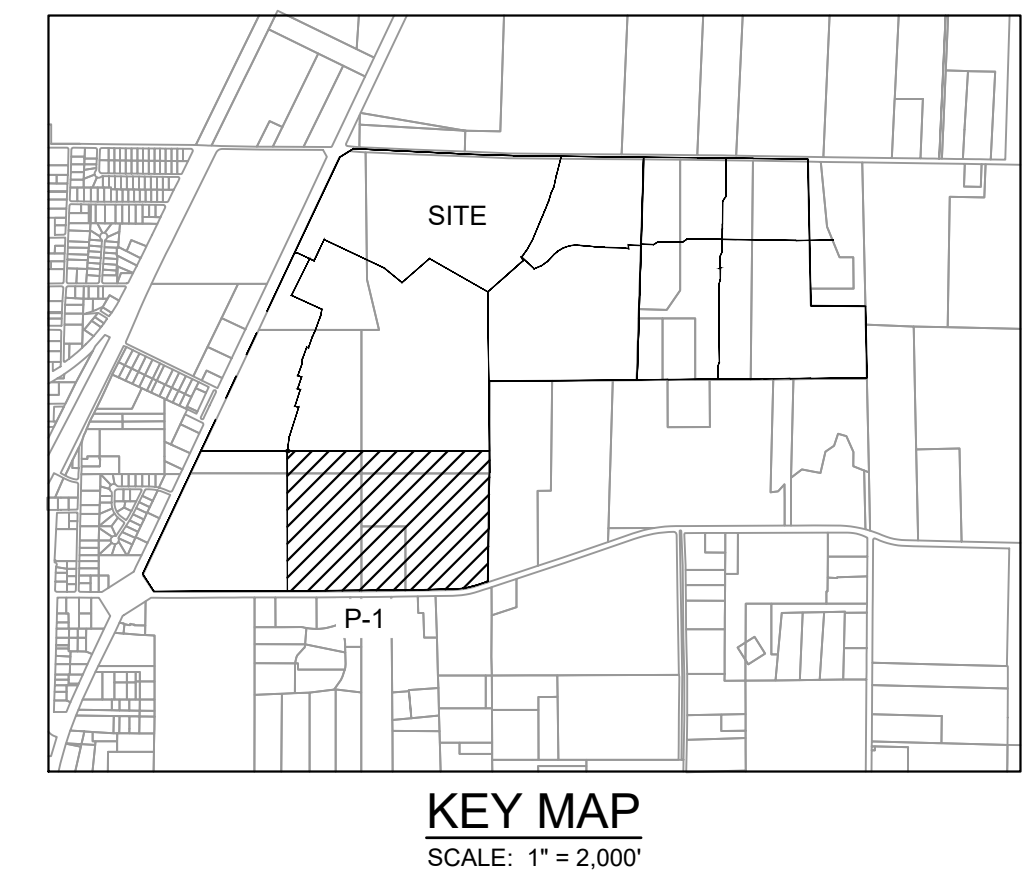
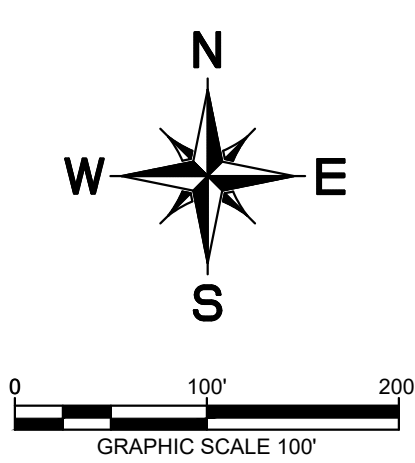
VICINITY MAP
SCALE: 1" = 2,000'

FEBRUARY 2022

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Sheet Number	Sheet Title
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P-1	PRELIMINARY PLAT
P-2	PRELIMINARY PLAT
P-3	PRELIMINARY PLAT
P-4	PRELIMINARY PLAT
P-5	PRELIMINARY PLAT
P-6	PRELIMINARY PLAT
P-7	PRELIMINARY PLAT
P-8	PRELIMINARY PLAT
P-9	PRELIMINARY PLAT
P-10	PRELIMINARY PLAT
P-11	PRELIMINARY PLAT
EX-1	EXISTING DRAINAGE AREA MAP
D-1	PRELIMINARY DRAINAGE PLAN
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D-3	PRELIMINARY DRAINAGE PLAN
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D-8	PRELIMINARY DRAINAGE PLAN
D-9	PRELIMINARY DRAINAGE PLAN
D-10	PRELIMINARY DRAINAGE PLAN
U-1	PRELIMINARY UTILITY PLAN
U-2	PRELIMINARY UTILITY PLAN
U-3	PRELIMINARY UTILITY PLAN
U-4	PRELIMINARY UTILITY PLAN
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PV-1	PRELIMINARY PAVING PLAN
PV-2	PRELIMINARY PAVING PLAN
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PV-4	PRELIMINARY PAVING PLAN
PV-5	PRELIMINARY PAVING PLAN
PV-6	PRELIMINARY PAVING PLAN
PV-7	PRELIMINARY PAVING PLAN
PV-8	PRELIMINARY PAVING PLAN
PV-9	PRELIMINARY PAVING PLAN

Variance Request: The following street exceeds the 1,250 foot block length in the development agreement: Cavaletti Lane



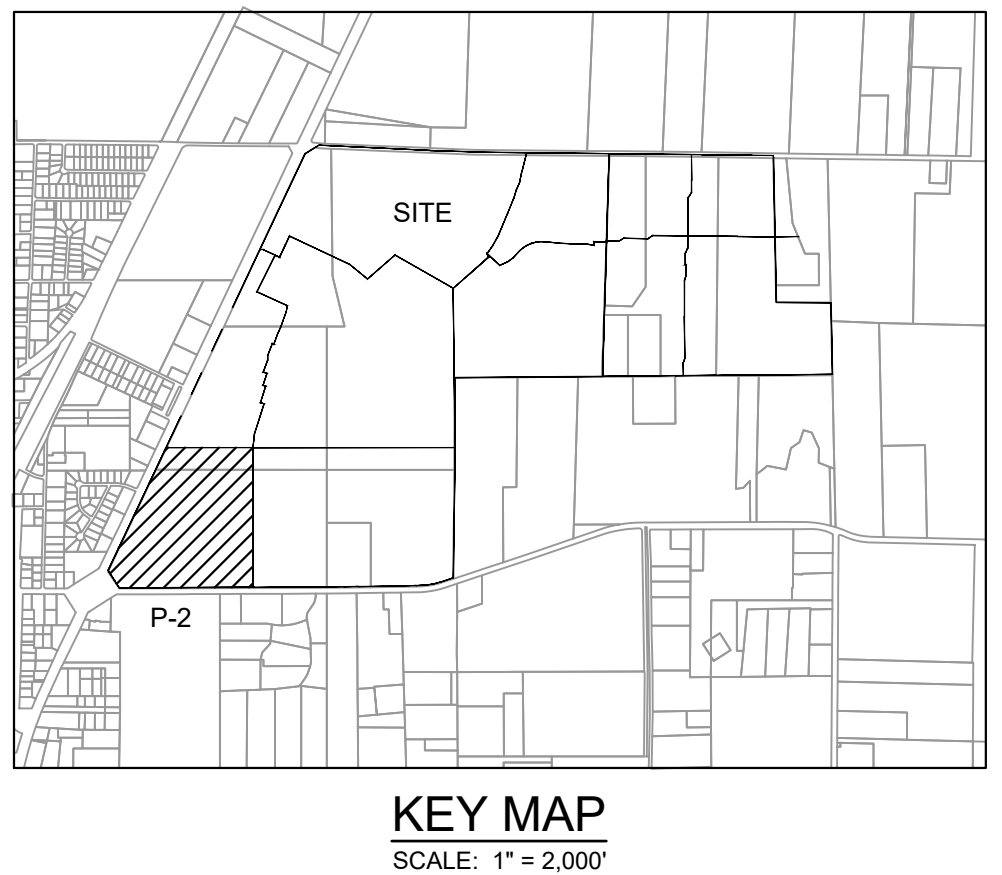
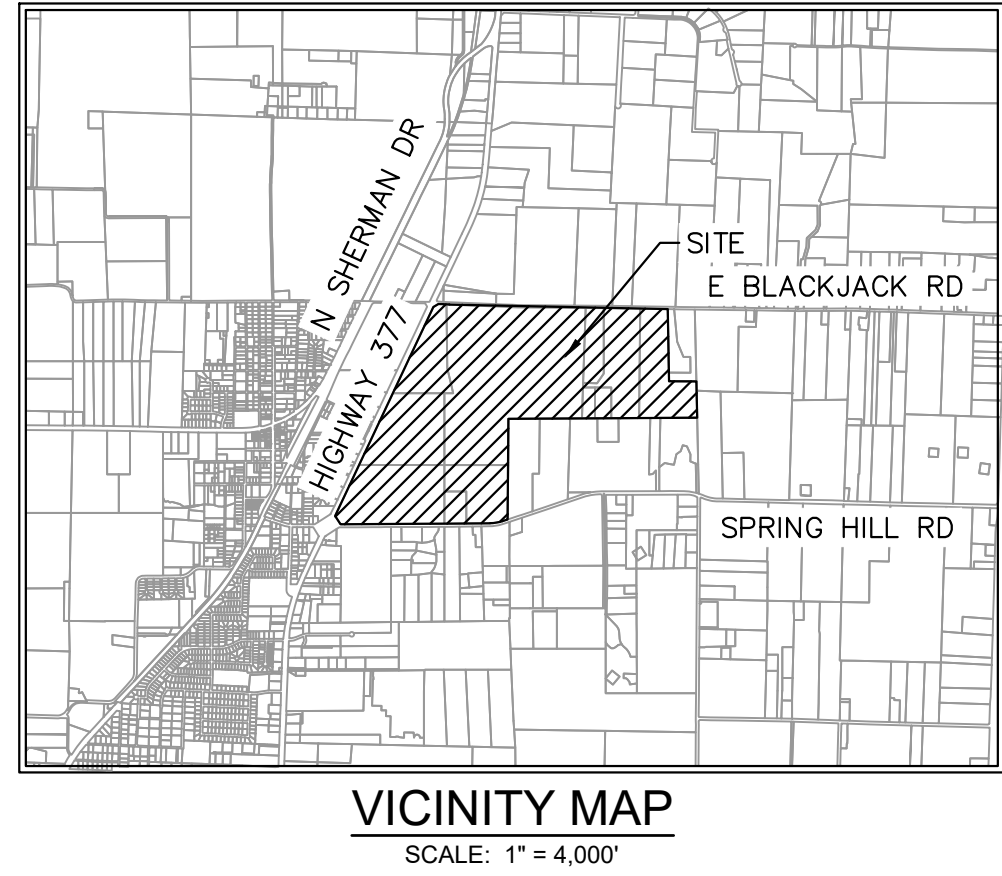
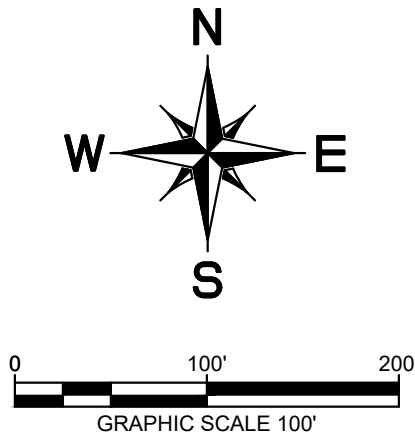
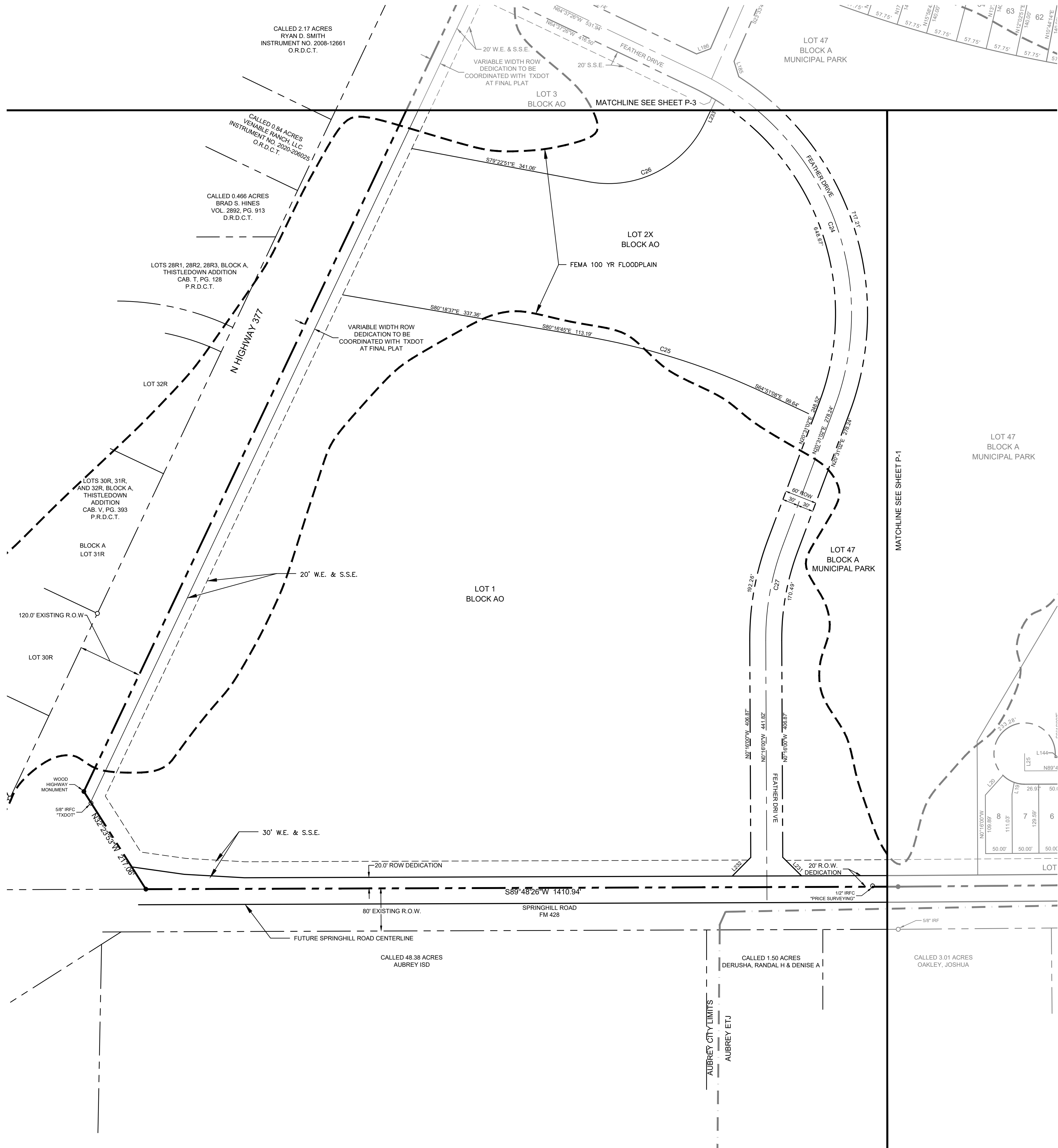
LEGEND	
D.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY, TEXAS
HOA	HOMEOWNER'S ASSOCIATION
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R.O.W.	RIGHT-OF-WAY
	STREET NAME CHANGE
LINE TYPE LEGEND	
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	PHASE LINE
	RIGHT-OF-WAY LINE
	100-YEAR FLOODPLAIN
	AUBREY CITY LIMITS

- NOTE:
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CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY PLAT
FOR
HIGH POINTE RANCH
1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

CITY OF AUBREY, DENTON COUNTY, TEXAS																
SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-8058 Contact: Sylviaa Gunawan Surveyor #6461			OWNER/DEVELOPER: Aubrey Blackcap Partners, LLC 5114 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (417) 740-9570 Contact: Chad Vase			OWNER/DEVELOPER: FM Land Investments I, LLC 18 East Town Blvd., N., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss			ENGINEER:  6160 Warren Parkway, Suite 210 Frisco, TX 75054 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration # 9288							
			DESIGNED		DRAWN		CHECKED		SCALE		DATE		KH PROJECT NO.		P	
			DKT		DWT		TLF		AS SHOWN		SEPT. 2021		2020.03			



LEGEND	
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STREET NAME CHANGE	STREET NAME CHANGE
LINE TYPE LEGEND	
MATCH LINE	MATCH LINE
EASEMENT LINE	EASEMENT LINE
PHASE LINE	PHASE LINE
RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
100-YEAR FLOODPLAIN	100-YEAR FLOODPLAIN
AUBREY CITY LIMITS	AUBREY CITY LIMITS

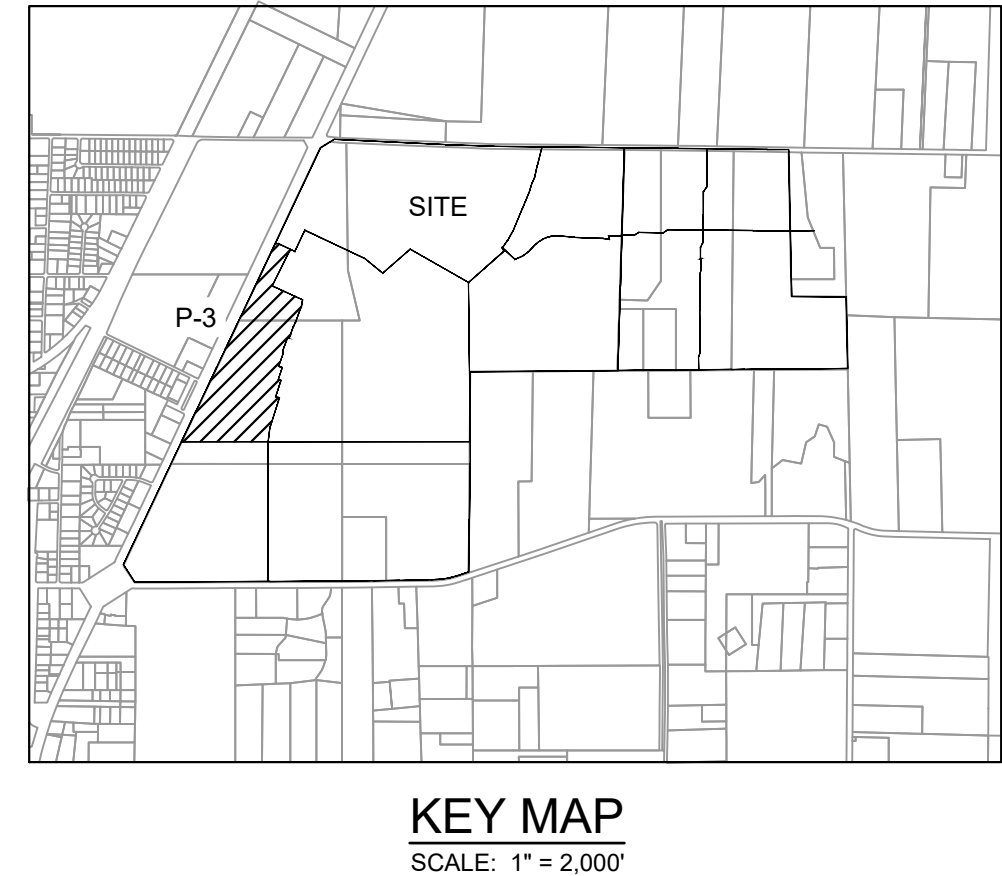
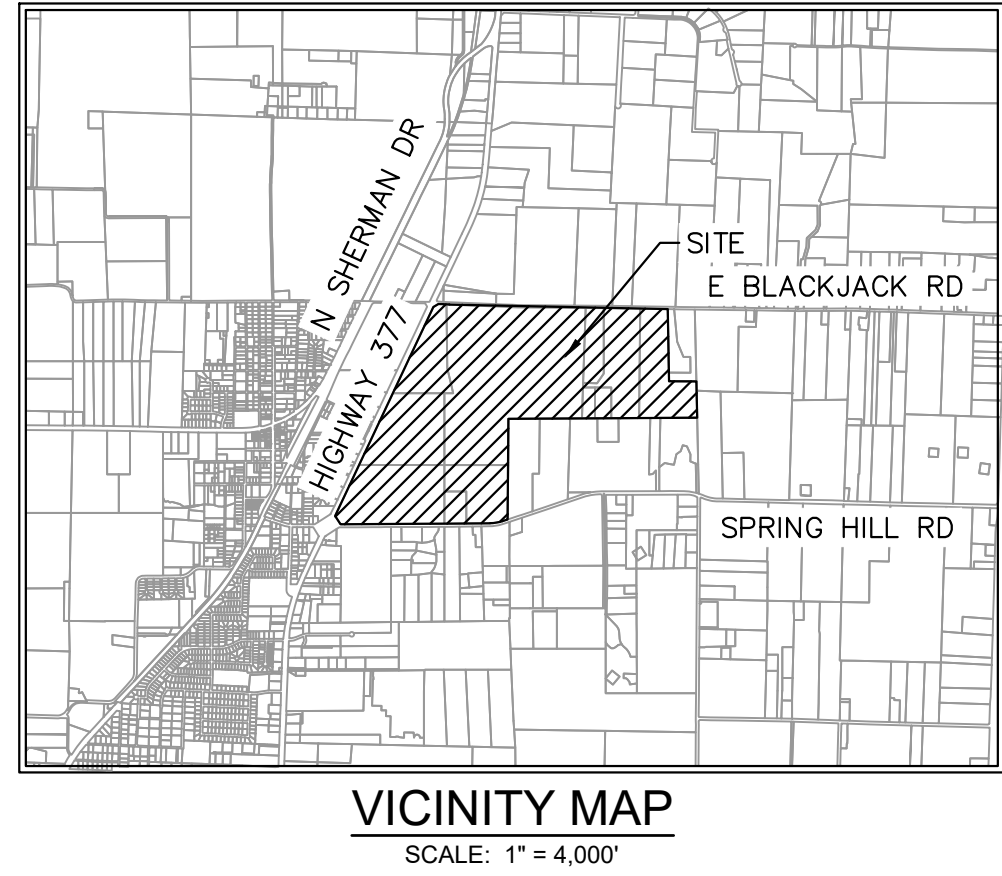
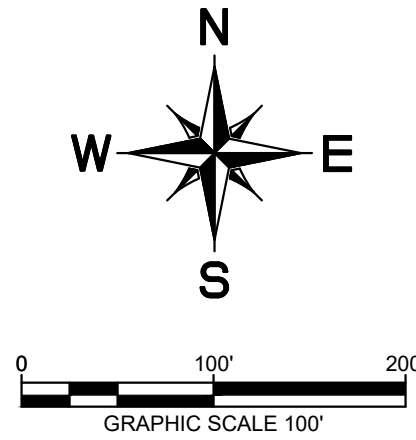
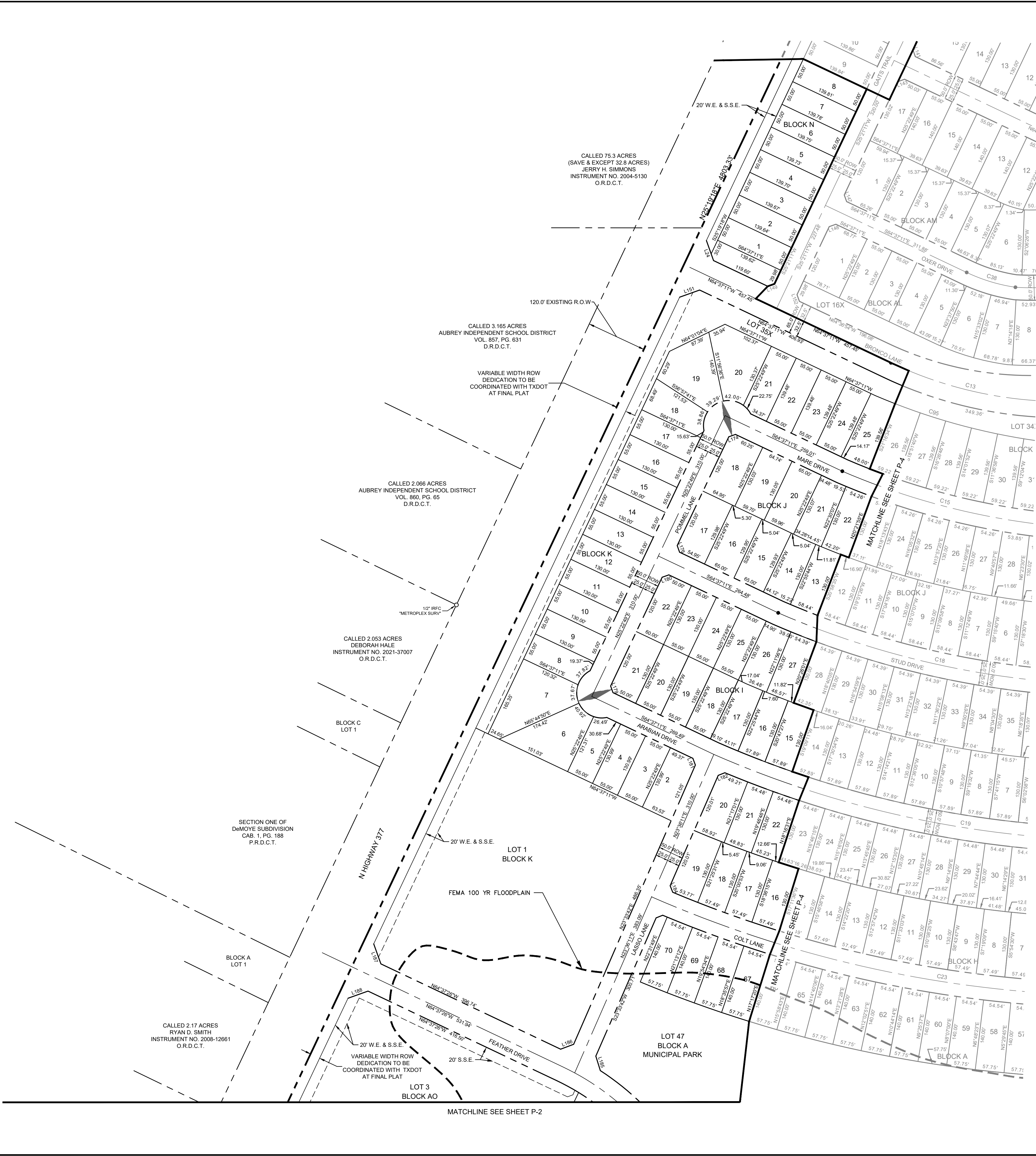
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PRELIMINARY PLAT
FOR
HIGH POINTE RANCH
1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN-TIME
CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR:	OWNER/DEVELOPER:	OWNER/DEVELOPER:	ENGINEER:
Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylviana Gunawan Surveyor #6461	Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Frisco, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 75226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	Kimley»Horn 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928

DESIGNED:	DRAWN:	CHECKED:	SCALE:	DATE:	KH PROJECT NO.	P-2
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103	



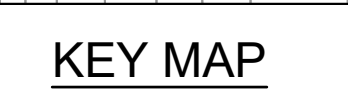
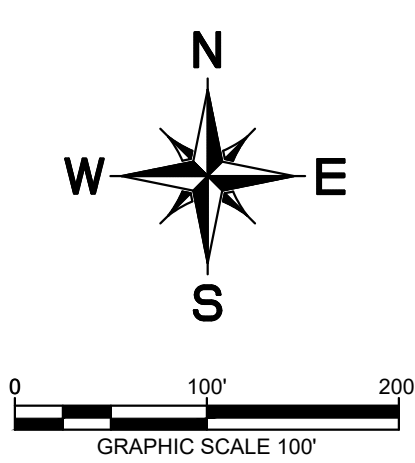
LEGEND	
D.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY, TEXAS
HOA	HOMEOWNER'S ASSOCIATION
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
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CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY PLAT FOR HIGH POINTE RANCH 1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT BEING 460.75 ACRES OUT OF THE FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243 IN THE CITY OF AUBREY, DENTON COUNTY, TEXAS			
SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylvia G. Gunawan Surveyor #6461		OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	
OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss		ENGINEER: Kimley-Horn 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928	
DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN
DATE SEPT. 2021		KH PROJECT NO. 2020103	
			P-3



NOTE:

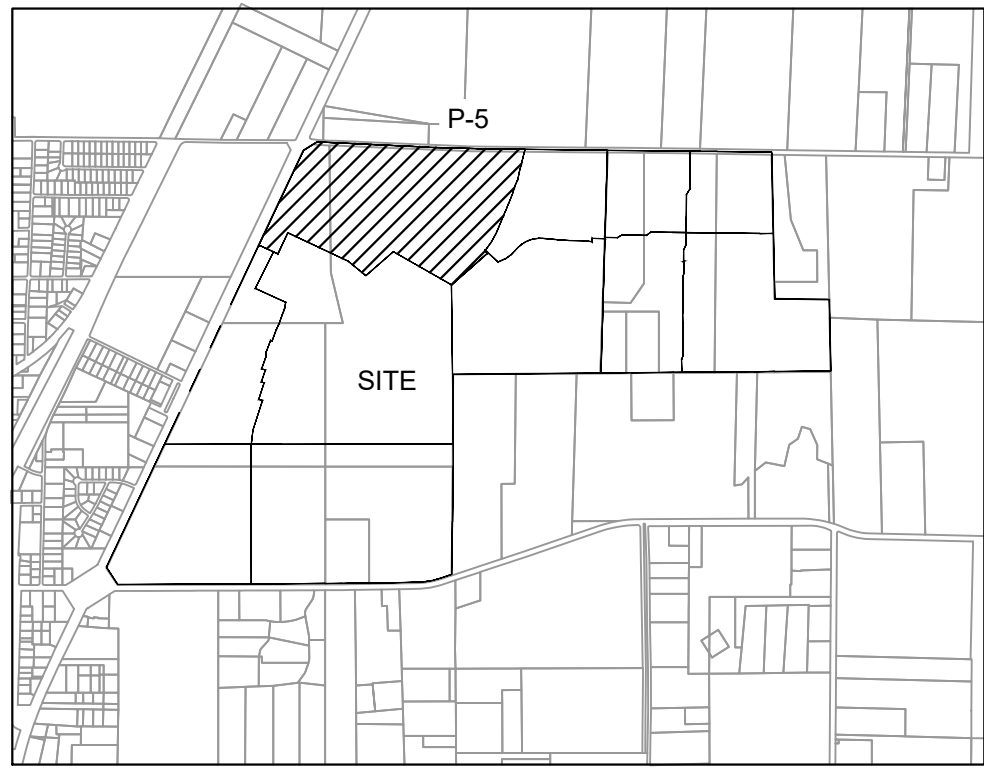
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PRELIMINARY PLAT
FOR
HIGH POINTE RANCH

OWNER/DEVELOPER: Aubrey Blackpink Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-0150 Contact: Chad Vose			OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Austin, TX 78722 Tel: (972) 740-5725 Contact: David Marks & Walter Foss			ENGINEER:  6160 Warren Parkway, Suite 210 Fort Worth, TX 75054 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration # 9289		
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.			
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103			
							P-4	

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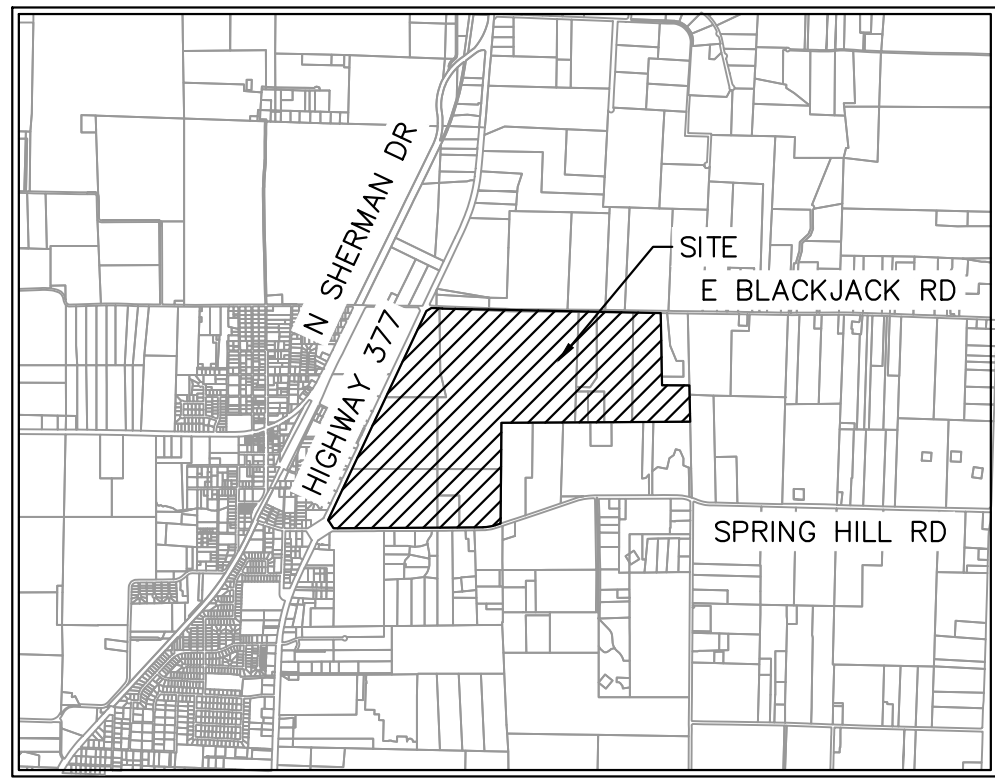
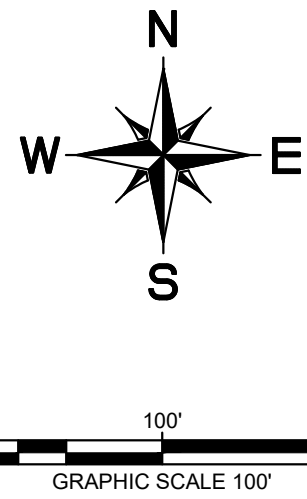


KEY MAP
SCALE: 1" = 2,000'

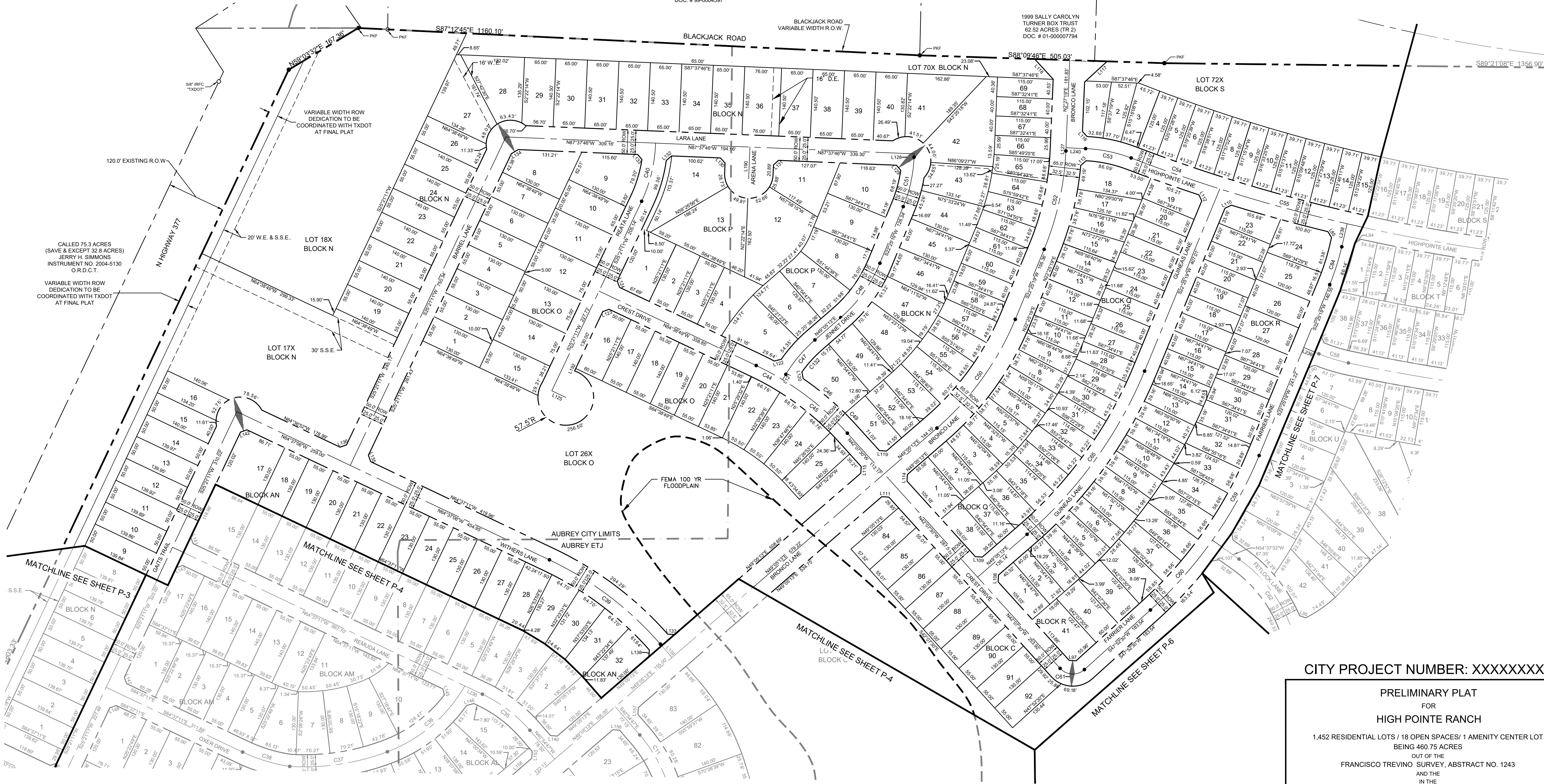
YOUNGBLOOD, LTD
6.164 ACRES (TR 5)
V. 4257, P. 1101
DOC. #99-0004597

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---	AUBREY CITY LIMITS



VICINITY MAP
SCALE: 1" = 4,000'



CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY PLAT
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1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
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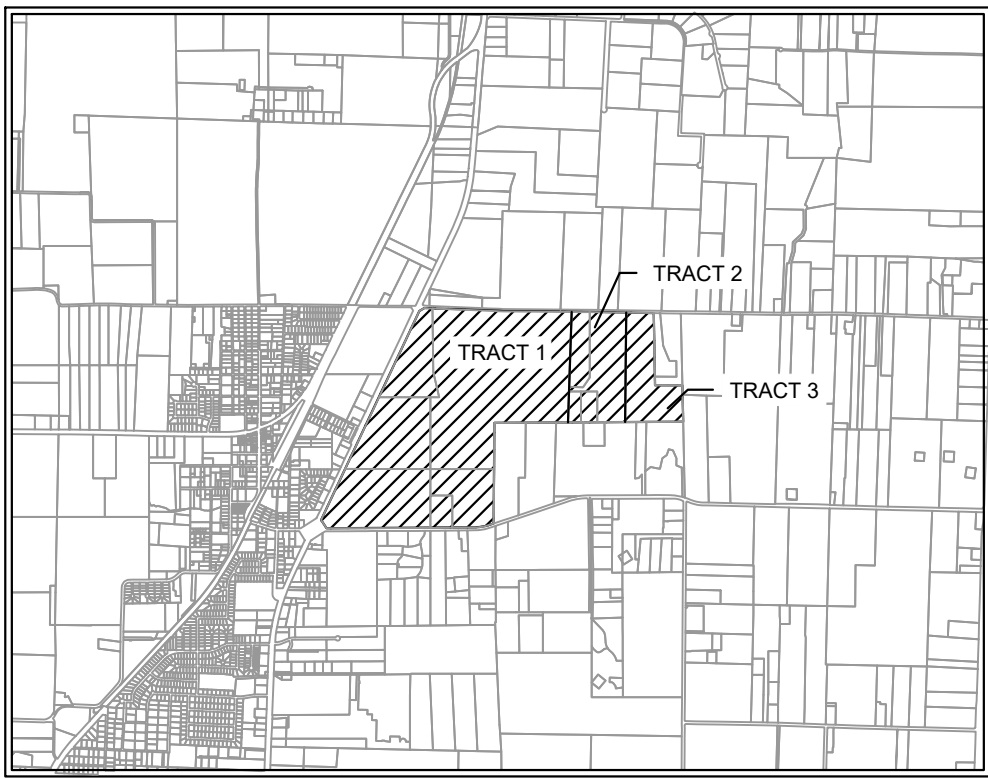
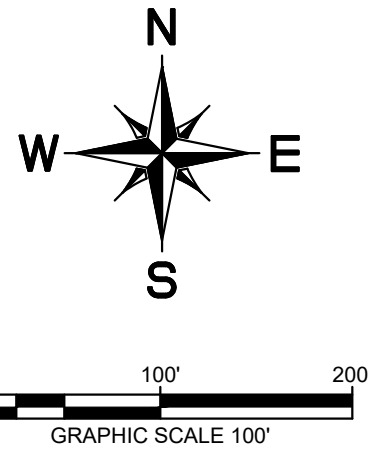
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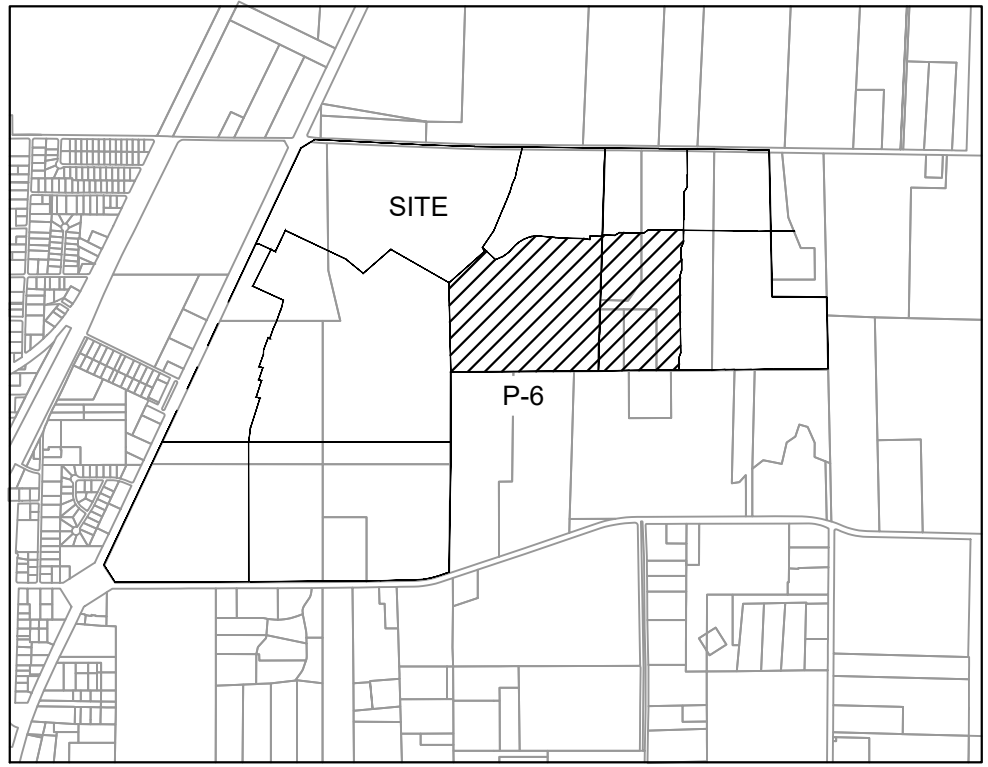
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Tel: (972) 335-3580
Registration F-928

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103	P-5



VICINITY MAP
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KEY MAP
SCALE: 1" = 2,000'

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LINE TYPE LEGEND

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---	PHASE LINE
---	RIGHT-OF-WAY LINE
---	100-YEAR FLOODPLAIN
---	AUBREY CITY LIMITS

NOTE:

- 1) ALL X LOTS ARE OWNED AND MAINTAINED BY THE HOA.
- 2) ALL ISLANDS WITHIN THE ROW SHALL BE MAINTAINED BY THE HOA.
- 3) PER APPROVED DEVELOPMENT AGREEMENT BLOCK LENGTH IS 1,250'.
- 4) ALL FEMA FLOOD ZONES INDICATE A FLOODPLAIN & DRAINAGE EASEMENT.
- 5) EXISTING FEMA FLOOD ZONES ARE LOCATED WITHIN FEMA FIRM PANEL NO. 48121C0265G.
- 6) PROPOSED FLOODPLAIN STUDY AND CLOMR WILL SHOW LIMITS OF POST-DEVELOPMENT FLOODPLAIN.
- 7) ALL OPEN SPACES WILL BE FLOODPLAIN & DRAINAGE EASEMENTS.
- 8) LOT 70X, BLOCK N, LOT 72X, BLOCK S, LOT 40X, BLOCK AK AND LOT 28X, BLOCK AI ARE HOA LOTS THAT RESERVE FUTURE ROW FOR THE OUTER LOOP BASED ON PRELIMINARY ALIGNMENT STUDIES. ROW ACQUISITIONS WILL OCCUR ONCE ALIGNMENT & SCHEMATICS HAVE BEEN FINALIZED.

CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY PLAT
FOR
HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES / 1 AMENITY CENTER LOT
BEING 460.75 ACRES

OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243

AND THE
IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR

Kimley-Horn
130 Old Town Blvd., Suite 1650
Frisco, TX 75034
Tel: (469) 353-6058
Contact: Sylvia Gunawan
Surveyor #6461

OWNER/DEVELOPER

Aubrey BlackJack Partners, LLC
4514 Cole Ave., Suite 1650
Frisco, TX 75034
Tel: (972) 740-5725
Contact: Thomas Fletcher, P.E.
Surveyor #6461

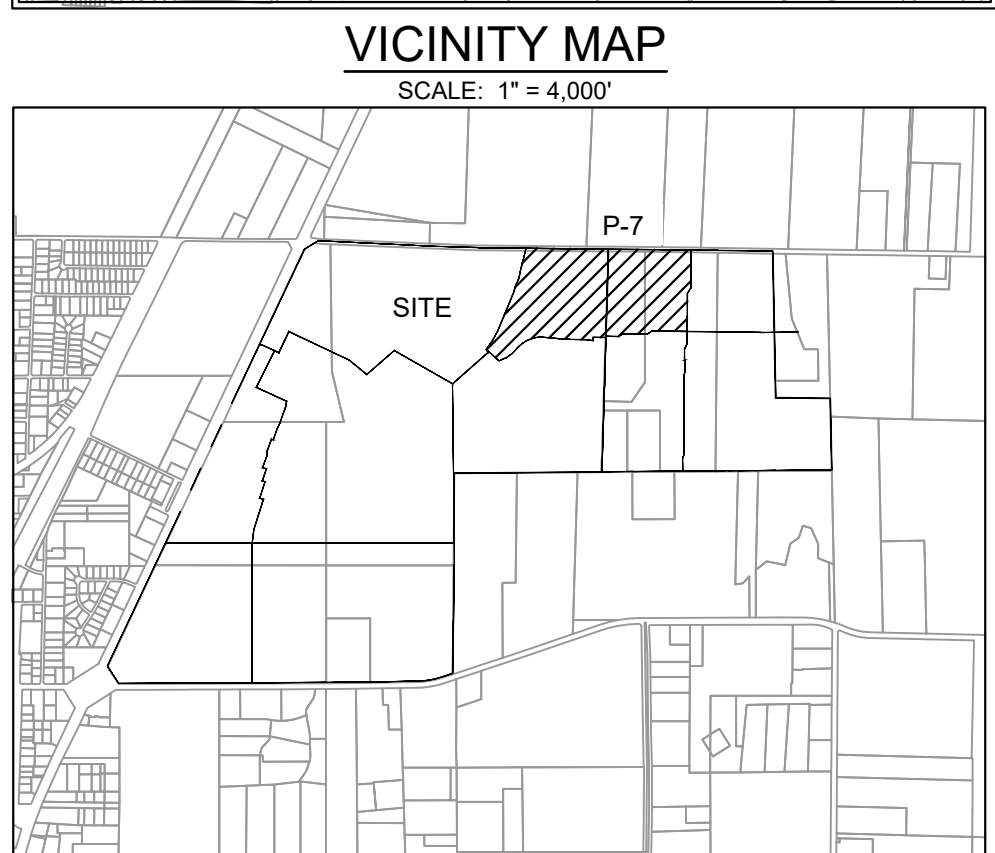
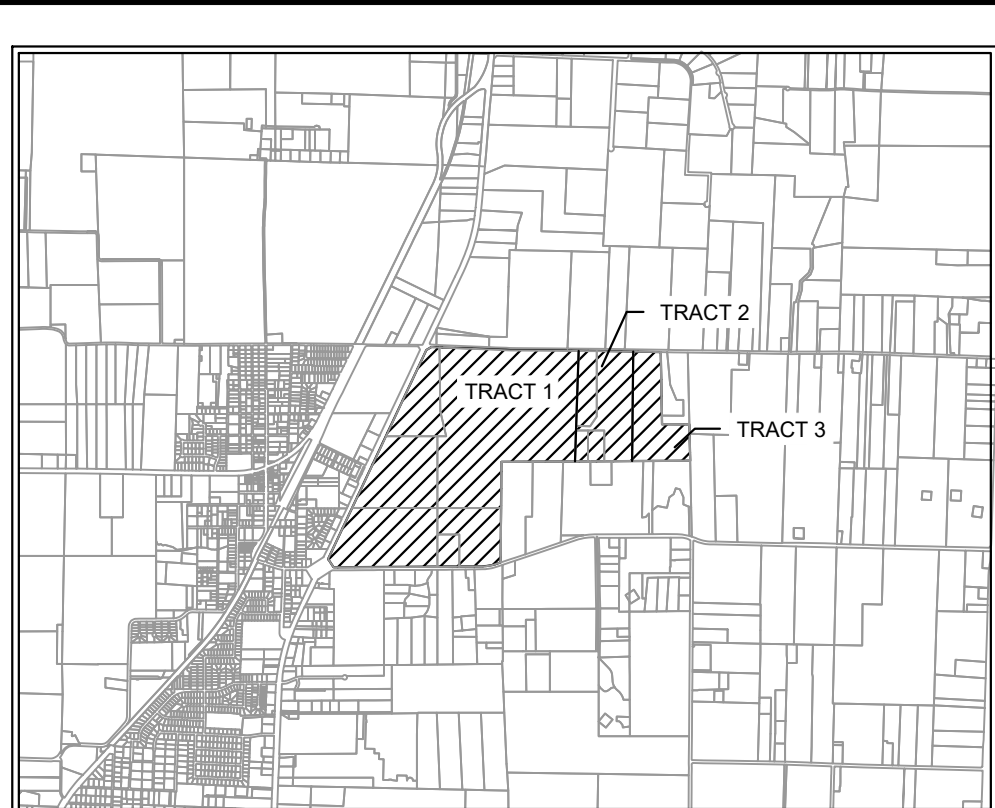
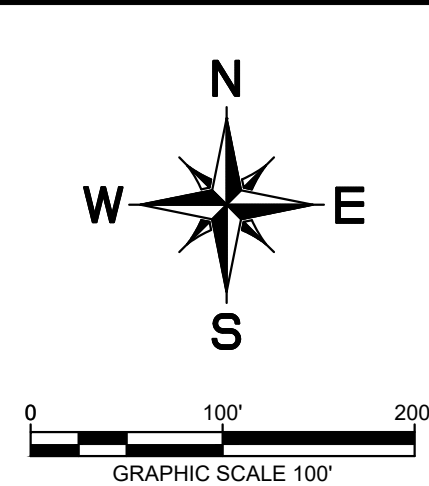
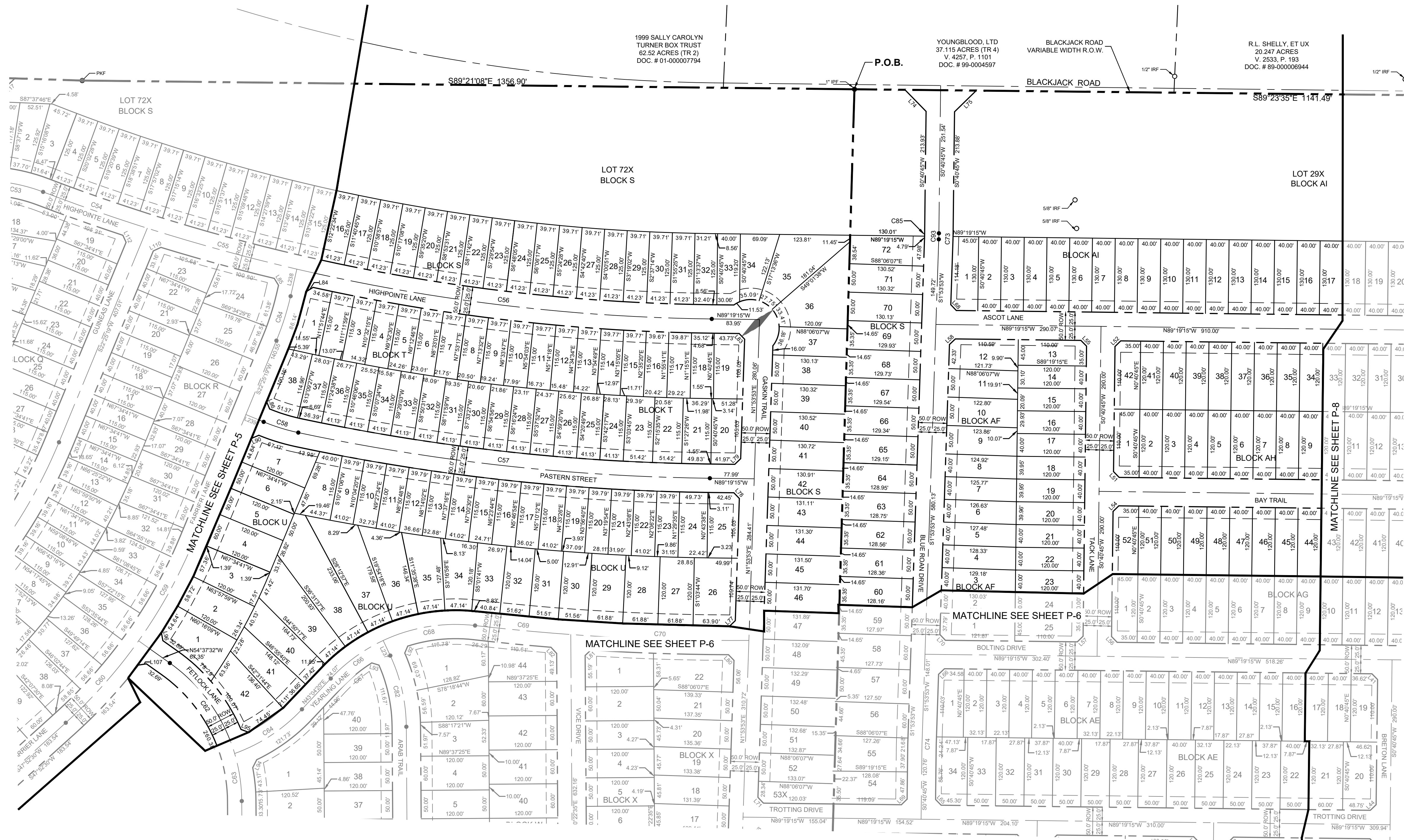
OWNER/DEVELOPER

FM Land Investments I, LLC
130 Old Town Blvd., Suite 1650
Frisco, TX 75034
Tel: (972) 740-5725
Contact: David Marks & Walter
Foss

ENGINEER

Kimley-Horn
130 Old Town Blvd., Suite 1650
Frisco, TX 75034
Tel: (972) 740-5725
Contact: Thomas Fletcher, P.E.
Surveyor #6461

DESIGNED	DRAWN	CHECKED	SCALE	DATE	PROJECT NO.	P-6
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103	



KEY MAP
SCALE: 1" = 2,000'

LEGEND	
D.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY, TEXAS
HOA	HOMEOWNERS ASSOCIATION
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R.O.W.	RIGHT-OF-WAY
	STREET NAME CHANGE
LINE TYPE LEGEND	
---	MATCH LINE
---	EASEMENT LINE
---	PHASE LINE
---	RIGHT-OF-WAY LINE
---	100-YEAR FLOODPLAIN
---	AUBREY CITY LIMITS

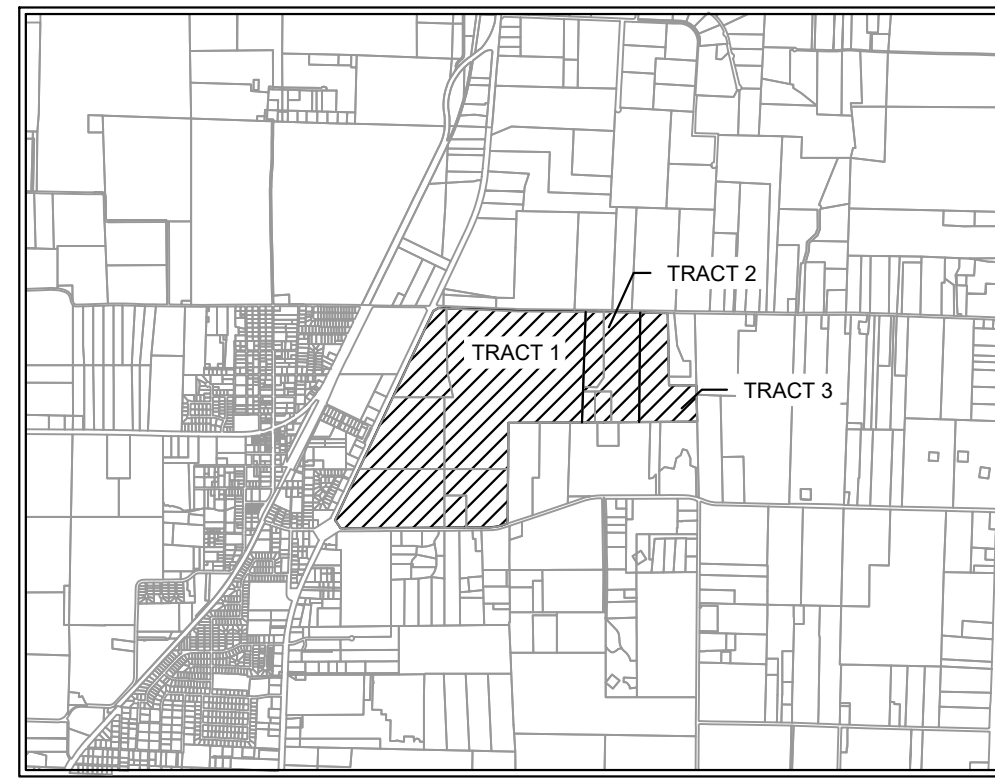
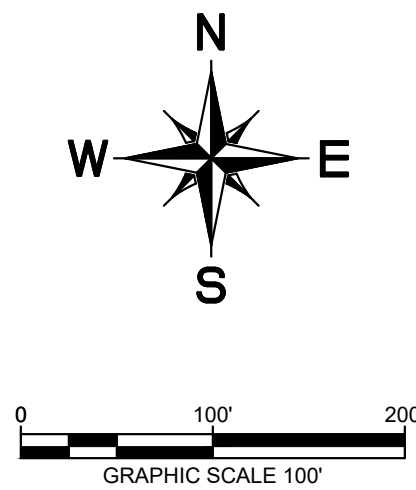
- NOTE:
- 1) ALL X LOTS ARE OWNED AND MAINTAINED BY THE HOA.
 - 2) ALL ISLANDS WITHIN THE ROW SHALL BE MAINTAINED BY THE HOA.
 - 3) PER APPROVED DEVELOPMENT AGREEMENT BLOCK LENGTH IS 1,250'.
 - 4) ALL FEMA FLOOD ZONES INDICATE A FLOODPLAIN & DRAINAGE EASEMENT.
 - 5) EXISTING FEMA FLOOD ZONES ARE LOCATED WITHIN FEMA FIRM PANEL NO. 4812100255G.
 - 6) PROPOSED FLOODPLAIN STUDY AND CLOMR WILL SHOW LIMITS OF POST-DEVELOPMENT FLOODPLAIN.
 - 7) ALL OPEN SPACES WILL BE FLOODPLAIN & DRAINAGE EASEMENTS.
 - 8) LOT 70X, BLOCK N, LOT 72X, BLOCK S, LOT 40X, BLOCK AK AND LOT 29X, BLOCK AI ARE HOA LOTS THAT RESERVE FUTURE ROW FOR THE OUTER LOOP BASED ON PRELIMINARY ALIGNMENT STUDIES. ROW ACQUISITIONS WILL OCCUR ONCE ALIGNMENT & SCHEMATICS HAVE BEEN FINALIZED.

CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY PLAT
FOR
HIGH POINTE RANCH
1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN TIME
CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR:	OWNER/DEVELOPER:	OWNER/DEVELOPER:	ENGINEER:
Kimley-Horn 6160 Warren Pkwy Frisco, TX 75025 Tel: (469) 353-6058 Contact: David Marks & Walter Foss	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., Suite 202 Argyle, TX 75226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	Kimley-Horn 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Registration F-928

DESIGNED	DRAWN	CHECKED	SCALE	DATE	IN TIME	PROJECT NO.	P-7
DKT	DKT	TLF	AS SHOWN	SEPT. 2021		2020103	



VICINITY MAP
SCALE: 1" = 4,000'



KEY MAP
SCALE: 1" = 2,000'

D.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY, TEXAS
HOA	HOMEOWNER'S ASSOCIATION
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R.O.W.	RIGHT-OF-WAY
	STREET NAME CHANGE

	MATCH LINE
	EASEMENT LINE
	PHASE LINE
	RIGHT-OF-WAY LINE
	100-YEAR FLOODPLAIN
	AUBREY CITY LIMITS

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- 2) ALL ISLANDS WITHIN THE ROW SHALL BE MAINTAINED BY THE HOA.
- 3) PER APPROVED DEVELOPMENT AGREEMENT BLOCK LENGTH IS 1,250'.
- 4) ALL FEMA FLOOD ZONES INDICATE A FLOODPLAIN & DRAINAGE EASEMENT.
- 5) EXISTING FEMA FLOOD ZONES ARE LOCATED WITHIN FEMA FIRM PANEL NO. 481210285G.
- 6) PROVIDED FLOODPLAIN STUDY AND CLOMR WILL SHOW LIMITS OF POST-DEVELOPMENT FLOODPLAIN.
- 7) ALL OPEN SPACES WILL BE FLOODPLAIN & DRAINAGE EASEMENTS.
- 8) LOT 70X, BLOCK N, LOT 72X, BLOCK S, LOT 40X, BLOCK A AND LOT 29X, BLOCK A ARE HOA LOTS THAT RESERVE FUTURE ROW FOR THE OUTER LOOP BASED ON PRELIMINARY ALIGNMENT STUDIES. ROW ACQUISITIONS WILL OCCUR ONCE ALIGNMENT & SCHEMATICS HAVE BEEN FINALIZED.

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Krimley-Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (469) 335-6058 Survey: Sylvia Gunawan Surveyor #6451	OWNER/DEVELOPER: Autrey Blackack Partners, LLC 2144 Cole Ave., Suite 1500 Dallas, TX 75205 Tel: (214) 764-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Angus, TX 75006 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Krimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3550 Contact: Thomas Fletcher, P.E. Registration F-928			
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	P-8
DKT	DKT	TLF	AS SHOWN	SEP. 2021	20210303	



- NOTE:
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1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

Page 171 of 238

OWNER'S CERTIFICATIONS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT LW 377, LLC, AUBREY BLACKJACK PARTNERS, LLC, AND FM LAND INVESTMENTS I, LLC, acting hereby and through its duly authorized officers, does hereby adopt this plat designating the hereinabove dedicated property as **HIGH POINT RANCH**, 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 City of Aubrey, Texas, shall have the right to use the streets and alleys for street purposes, and the City of Aubrey, Texas, shall have the right to use the 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 and from the 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.

This approved subject to all platting ordinances, rules, and regulations of the City of Aubrey, Texas.

WITNESS my hand this the _____ day of _____, 20_____

By: _____

Name: _____

Title: _____

STATE OF TEXAS

COUNTY OF _____

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

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

Notary Public in and for _____ County

My Commission Expires: _____

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	38°56'15"	300.00'	203.88'	S13°22'18"W	199.98'
C2	40°04'14"	300.00'	209.81'	N12°48'19"E	205.56'
C3	1°30'49"	2360.00'	62.35'	N83°31'36"E	62.34'
C4	33°46'24"	600.00'	353.67'	N65°53'00"E	348.54'
C5	86°37'30"	35.50'	53.67'	N05°41'10"E	48.70'
C6	9°25'12"	800.00'	131.53'	S32°55'06"E	131.38'
C7	18°23'39"	800.00'	256.83'	S19°00'40"E	255.73'
C8	11°31'47"	337.34'	67.88'	N88°11'48"W	67.77'
C9	13°26'10"	800.00'	187.60'	N16°31'55"W	187.17'
C10	6°34'18"	800.00'	91.76'	S19°57'51"E	91.71'
C11	24°14'05"	300.00'	126.89'	N28°44'44"W	126.85'
C12	15°10'51"	1000.00'	264.95'	N85°40'39"E	264.91'
C13	23°50'56"	800.00'	332.99'	S76°32'39"E	330.59'
C14	18°33'08"	600.00'	194.28'	N86°47'28"E	193.43'
C15	17°11'07"	1430.00'	428.92'	S75°20'25"E	427.31'
C16	24°14'55"	300.00'	126.89'	N28°44'44"W	125.95'
C17	16°13'15"	600.00'	173.12'	N82°57'30"E	172.52'
C18	22°13'38"	1740.00'	675.01'	S77°39'45"E	670.79'
C19	29°15'06"	2050.00'	1046.60'	N81°01'22"E	1035.27'
C20	1°06'01"	2070.50'	38.55'	N06°38'05"E	38.55'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CURVE BEARING	CHORD
C21	9°23'25"	2007.50'	328.01'	N11°53'33"W	328.65'
C22	0°05'28"	2007.50'	3.17'	N16°37'59"W	3.17'
C23	29°19'10"	2360.00'	1207.67'	S81°03'24"E	1194.53'
C24	82°10'23"	500.00'	717.09'	N20°34'10"W	657.20'
C25	15°42'44"	1304.94'	357.84'	N72°25'24"W	356.72'
C26	74°20'11"	200.00'	259.51'	N62°32'55"E	211.69'
C27	20°47'02"	500.00'	181.37'	S10°07'31"W	180.38'
C28	19°59'03"	760.00'	265.08'	N79°44'29"E	263.74'
C30	90°00'00"	35.50'	55.76'	S44°44'00"W	50.20'
C32	4°22'34"	800.00'	61.10'	N02°27'17"W	61.09'
C33	7°40'00"	800.00'	107.05'	N04°06'50"W	106.97'
C33	6°00'14"	300.00'	31.44'	N10°13'56"W	31.42'
C34	3°26'39"	2500.00'	150.28'	N14°57'22"W	150.26'
C35	23°42'24"	300.00'	124.13'	N52°45'59"W	123.24'
C36	39°25'06"	311.12'	214.04'	N49°36'28"E	209.85'
C37	16°05'50"	488.03'	205.25'	N81°25'06"E	203.74'
C38	24°15'31"	346.49'	101.95'	S73°07'58"W	101.56'
C39	23°42'24"	700.00'	289.63'	N52°45'59"W	287.57'
C40	2°58'57"	300.00'	120.34'	N13°51'42"E	119.53'
C41	55°54'38"	600.00'	61.86'	N61°14'31"W	61.84'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C45	16°36'52"	600.00'	173.98'	N50°25'56"W	173.38'
C46	10°16'40"	625.00'	112.11'	N50°22'08"W	111.96'
C47	17°49'35"	300.00'	93.34'	S40°10'26"W	92.96'
C48	26°39'55"	300.00'	139.62'	N35°45'16"E	138.36'
C49	3°06'18"	625.00'	33.87'	N43°40'39"W	33.87'
C50	26°39'55"	600.00'	279.24'	N35°45'16"E	276.72'
C51	20°03'05"	300.00'	104.99'	N12°23'48"E	104.45'
C52	19°58'00"	600.00'	209.09'	N12°26'15"E	208.03'
C53	18°23'31"	300.00'	96.30'	N78°20'59"W	95.89'
C54	3°15'17"	3415.00'	193.99'	S70°46'48"E	193.96'
C55	4°34'17"	3415.00'	732.47'	S74°41'35"E	272.40'
C56	12°20'31"	3415.00'	775.62'	S83°08'59"E	734.19'
C57	11°17'58"	3695.00'	728.70'	S83°40'16"E	727.52'
C58	10°26'35"	350.00'	63.79'	S72°47'59"E	63.61'
C59	12°15'10"	885.00'	200.07'	N28°53'54"E	199.74'
C60	12°30'02"	885.00'	193.08'	N41°37'29"E	192.70'
C61	90°00'00"	35.50'	55.76'	S87°30'30"E	50.20'
C62	38°03'29"	300.00'	199.27'	N35°35'47"W	195.63'
C63	16°11'27"	300.00'	84.78'	N08°22'18"W	84.49'
C64	27°16'05"	300.00'	142.78'	N56°28'25"E	141.43'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C65	26°39'55"	900.00'	418.86'	N35°46'16"E	415.09'
C66	21°52'54"	300.00'	114.57'	S54°00'46"W	113.88'
C67	14°34'56"	275.00'	69.99'	S50°21'48"W	69.80'
C68	31°37'48"	300.00'	165.61'	S80°46'09"W	163.52'
C69	2'25'51"	3980.00'	168.94'	S84°37'55"E	168.93'
C70	4°30'31"	3980.00'	313.18'	S88°06'08"E	313.10'
C71	1°53'13"	4005.00'	131.90'	S88°53'32"E	131.69'
C72	1°34'36"	4005.00'	110.20'	S87°09'49"E	110.20'
C73	0°38'18"	525.00'	5.85'	N01°34'54"E	5.85'
C74	1°13'08"	1000.00'	21.27'	S01°17'19"S	21.27'
C75	1°03'20"	1000.00'	18.42'	S00°09'05"W	18.42'
C76	1°03'20"	1000.00'	18.42'	S00°09'05"W	18.42'
C77	90°00'00"	250.00'	392.70'	S45°22'35"E	353.55'
C78	1°03'20"	1000.00'	18.42'	S00°09'05"W	18.42'
C82	24°40'11"	300.00'	129.17'	N12°42'40"W	128.17'
C83	75°55'21"	50.00'	64.52'	N00°16'48"W	61.94'
C84	9°24'03"	500.00'	82.04'	N17°43'17"E	80.13'
C85	0°38'29"	475.00'	5.32'	N01°00'00"E	5.32'
C86	4°22'34"	300.00'	22.91'	S87°32'43"W	22.81'
C91	9°24'36"	275.00'	46.68'	S85°29'44"E	46.63'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C92	17°20'00"	778.51'	235.52'	N79°58'26"E	234.62'
C93	1°13'08"	500.00'	10.64'	N01°17'19"E	10.64'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S44°44'00"W	49.98'
L2	S45°16'00"E	38.26'
L3	S45°16'00"E	14.14'
L4	N44°44'00"E	14.14'
L5	S45°08'00"E	13.93'
L6	N44°52'00"E	14.11'
L7	S45°16'00"E	14.14'
L8	N44°44'00"E	14.14'
L9	S45°16'00"E	14.14'
L10	N44°44'00"E	14.14'
L11	S45°16'00"E	47.27'
L12	N44°44'00"W	47.93'
L13	S00°16'00"E	6.35'
L14	S00°16'00"E	6.20'
L15	N44°44'00"W	14.14'
L16	S45°16'00"E	14.14'
L17	S45°16'00"E	14.14'
L18	N44°44'00"E	14.14'
L19	N10°39'09"E	22.56'
L20	N41°50'17"E	49.62'

LINE TABLE		
NO.	BEARING	LENGTH
L22	S44°44'00"W	14.14'
L23	N44°44'00"E	14.14'
L26	N45°22'35"W	14.14'
L27	N44°37'25"E	14.14'
L28	S45°22'35"E	14.14'
L29	N44°37'25"E	14.14'
L30	N44°37'25"E	14.14'
L31	S45°22'35"E	14.14'
L32	S45°22'35"E	14.14'
L33	S44°37'25"W	14.14'
L34	S45°22'35"E	14.14'
L35	N44°37'25"E	14.14'
L36	N45°13'41"W	14.36'
L37	S45°40'45"W	14.14'
L38	N44°46'19"E	13.92'
L39	S45°40'45"W	14.14'
L40	N44°19'15"W	14.14'
L41	S44°19'15"E	14.14'
L42	N45°19'15"E	14.14'
L43	N45°40'45"E	14.14'

LINE TABLE		
NO.	BEARING	LENGTH
L44	S45°40'45"W	14.14'
L45	S44°19'15"E	14.14'
L46	S45°40'45"W	14.14'
L47	S44°19'15"E	14.14'
L48	N45°13'41"W	14.36'
L49	S44°19'15"E	14.14'
L50	N45°40'45"E	14.14'
L51	S44°19'15"E	14.14'
L52	N45°40'45"E	14.14'
L53	S44°19'15"E	14.14'
L54	S45°40'45"W	14.14'
L55	S44°19'15"E	14.14'
L56	S44°19'15"E	14.14'
L57	N45°40'45"E	14.14'
L58	N46°17'19"E	14.29'
L59	N36°39'00"E	14.29'
L63	N44°12'00"E	30.11'
L64	N45°44'04"E	30.20'
L65	N44°19'15"W	14.14'
L66	N46°17'19"E	14.29'

LINE TABLE		
NO.	BEARING	LENGTH
L67	N45°40'45"E	14.14'
L68	S43°42'41"E	13.96'
L69	N45°40'45"E	14.14'
L70	S43°42'41"E	13.96'
L71	N43°42'41"W	13.96'
L72	S44°19'15"E	56.37'
L73	N45°40'45"E	56.68'
L74	S44°19'15"E	53.07'
L75	N45°40'45"E	53.36'
L76	S46°17'19"W	14.28'
L77	N45°58'52"E	14.37'
L78	S43°42'41"E	13.96'
L79	N46°17'19"E	14.28'
L80	S44°00'27"E	13.92'
L81	N46°39'31"E	13.63'
L82	S42°54'40"E	14.74'
L83	S43°42'41"E	13.96'
L84	N57°46'17"E	14.20'
L85	S31°31'15"E	14.15'
L86	N22°35'04"W	14.14'

LINE TABLE		
NO.	BEARING	LENGTH
L87	N45°45'39"E	14.42'
L88	S45°22'35"E	14.11'
L89	N19°07'33"W	23.96'
L90	N67°24'59"E	14.14'
L91	S44°37'25"W	14.14'
L92	N23°16'59"E	13.40'
L93	S72°56'17"E	13.29'
L94	S26°53'12"E	15.65'
L95	S69°08'20"E	13.68'
L96	N10°34'12"W	14.37'
L97	N87°07'30"W	14.14'
L98	N44°37'25"E	14.14'
L99	S45°22'35"E	14.14'
L100	N44°37'25"E	14.14'
L101	S45°22'35"E	14.14'
L102	N53°36'49"W	21.07'
L103	S45°22'35"E	14.14'
L104	N44°37'25"E	14.14'
L106	N00°22'35"W	20.15'
L107	N81°19'09"E	14.37'

LINE TABLE		
NO.	BEARING	LENGTH
L108	N80°28'52"E	13.99'
L109	S86°31'08"E	14.29'
L110	N64°46'27"E	14.78'
L111	S86°31'08"E	14.52'
L112	S24°43'29"E	13.60'
L113	N48°34'17"E	14.88'
L114	N03°28'52"E	13.77'
L115	S03°00'47"W	13.85'
L116	S42°32'24"E	14.18'
L117	N47°27'19"E	61.01'
L118	N42°19'09"W	57.88'
L119	S86°31'08"E	14.52'
L120	S10°37'46"E	14.06'
L121	S31°15'38"W	12.95'
L122	N76°21'16"E	14.82'
L123	N70°21'11"E	14.14'
L124	S19°38'49"E	14.14'
L125	N64°38'49"W	31.98'
L127	N02°27'19"E	6.58'
L128	N02°22'14"E	6.96'

LINE TABLE		
LN.	BEARING	LENGTH
L129	N40°13'42"E	13.54'
L130	S42°37'46"E	14.14'
L131	N47°22'14"E	14.14'
L132	N49°39'45"E	14.70'
L133	S38°55'12"E	13.46'
L134	N58°51'12"E	16.68'
L135	S19°38'00"E	14.15'
L136	N70°22'00"E	14.14'
L137	S85°54'47"E	14.17'
L138	N04°05'13"E	14.11'
L139	N80°54'47"W	36.84'
L140	S85°54'47"E	14.14'
L141	S19°38'00"E	14.17'
L142	N70°22'00"E	14.12'
L143	N70°22'00"E	14.12'
L145	N14°09'54"E	12.73'
L146	N75°05'45"E	15.24'
L147	S19°38'00"E	14.15'
L148	N70°22'00"E	14.14'
L149	N70°22'00"E	14.14'

LINE TABLE		
NO	BEARING	LENGTH
L150	N70°21'03"E	42.40'
L152	S19°38'00"E	14.15'
L153	N80°05'13"E	14.14'
L154	S81°44'14"E	13.84'
L156	S85°54'47"E	14.14'
L157	N40°05'13"E	14.14'
L158	N49°10'37"E	38.37'
L159	N05°26'23"E	14.61'
L160	S52°13'48"E	14.14'
L161	N37°46'12"E	14.14'
L162	S51°16'22"E	14.14'
L163	N15°15'05"E	13.82'
L164	S71°57'23"E	13.90'
L165	S167°43'13"W	29.25'
L166	S16°40'42"E	32.41'
L167	N39°27'48"E	20.00'
L168	N23°24'41"E	14.00'
L169	S52°13'48"E	14.14'
L170	N37°46'12"E	14.14'
L171	N03°14'46"E	14.10'

LINE TABLE		
LINE	BEARING	LENGTH
L172	N30°00'38"E	13.20'
L173	S55°17'09"E	14.95'
L174	N70°22'49"E	14.19'
L175	N30°31'58"E	13.54'
L176	N19°31'11"W	14.14'
L177	S59°10°19"E	14.53'
L178	N38°34'04"E	13.73'
L179	S19°37'11"E	14.14'
L180	N70°22'49"E	14.14'
L181	S20°31'45"E	14.36'
L182	N68°10°15"E	14.24'
L183	S50°35°39"E	14.33'
L184	N21°47°08"W	14.06'
L185	S17°16°07"E	30.27'
L186	N68°28'08"E	27.83'
L187	S19°38'15"E	42.44'
L188	N19°21'45"E	42.42'
L189	S50°22'12"E	14.32'
L190	S45°22'14"E	65.39'
L191	N02°16'00"E	14.14'

LINE TABLE		
LINE	BEARING	LENGTH
L195	N45°07'45"E	14.2'
L196	S44°52'15"E	14.04
L197	N45°16'00"W	14.14'
L198	S44°44'00"W	14.14'
L199	N44°44'00"E	14.14'
L200	S45°16'00"E	14.14'
L201	N41°23'57"E	14.40'
L202	S45°16'00"E	7.07
L203	N44°44'00"E	10.07
L219	S48°46'31"W	7.07
L220	N82°04'01"E	31.93'
L222	S07°55'59"W	51.21'
L229	S89°28'31"E	32.46'
L231	S45°16'00"E	49.56'
L232	N44°44'00"E	49.32'
L233	S25°22'34"W	47.26'
L236	N64°37'11"W	40.12'
L237	N25°02'15"E	29.40'
L238	N13°01'16"E	48.89'
L239	N67°34'41"W	33.82'

LINE TABLE		
NO.	BEARING	LENGTH
L240	N87°32'41"W	40.38'

CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY PLAT

FOR

HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES

OUT OF THE

FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE

IN THE

DENT

SURVEYOR: Kimley-Horn 6180 Warren Parkway Frisco, TX 75035 Tel: (469) 353-6058 Contact: Sylvia Gunawan Surveyor #8461	OWNER/DEVELOPER: Aubrey Blackgack Partners, LLC 4514 Cole Ave., Suite 1620 Dallas, TX 75205 Tel: (214) 674-5070 Contact: Chad Voss	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd., N., Suite 202 Argyle, TX 76010 Tel: (727) 740-5725 Contact: David Marks & Walter Foss	ENGINEER:  6180 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (727) 335-9580 Contact: Thomas Fleischer, P.E. Registration F-3928			
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	P-10
DKT	DKT	TLF	AS SHOWN	SEP 2021	2020103	

PLATTED BY: FRANKLIN, BECKER, & ASSOCIATES, P.C. DATE: 09/20/2021 2:50 PM
DRAWN NAME: KJFR CIVIL/FRANKLIN, BECKER, & ASSOCIATES, P.C. DATE: 09/20/2021 2:50 PM
LAST NAME: FRANKLIN, BECKER, & ASSOCIATES, P.C. DATE: 09/20/2021 2:50 PM

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

DESCRIPTION OF SURVEYED PROPERTY:

BEING a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas, and being all of a called 357.445 acre tract of land described in a deed to FM Land Investments I, LLC, as recorded in Instrument No. 2018-78707 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1 inch iron pipe found for the northeast corner of said 357.445 acre tract, common to the northwest corner of a called 61.611 acre tract of land described in a deed to LTR Dressage, LLC, as recorded in Instrument No. 2021-31043 of the Official Records of Denton County, Texas, being in the centerline of Black Jack Road, a variable width right-of-way, no record found;

THENCE South 1°40'23" West, departing the centerline of said Black Jack Road, along an easterly line of said 357.445 acre tract and the westerly line of said 61.611 acre tract part of the way, a distance of 2,322.77 feet to a 1/2 inch iron rod with plastic cap stamped "Price Surveying" found for the northerly southeast corner of said 357.445 acre tract;

THENCE South 89°34'57" West, along a southerly line of said 357.445 acre tract, the northerly line of a called 27.106 acre tract of land described in a deed to Aubrey Farms LLC, as recorded in Instrument No. 2019-83125 of the Official Records of Denton County, Texas, and the northerly line 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, a distance of 1539.46 feet to a 1/2 inch iron rod found for an ell corner of said 357.445 acre tract, common to the northwest corner of said 27.37 acre tract;

THENCE South 0°10'43" East, along an easterly line of said 357.445 acre tract and a westerly line of said 27.37 acre tract, a distance of 956.88 feet to a 1/2 inch iron rod with plastic cap stamped "Price Surveying" found for corner;

THENCE South 0°56'03" West, along an easterly line of said 357.445 acre tract and a westerly line of said 27.37 acre tract, a distance of 1129.76 feet to the southerly southeast corner of said 357.445 acre tract, common to the southwest corner of said 27.37 acre tract, being on the northerly right-of-way line of F.M. Highway No. 428, an 80 foot wide right-of-way;

THENCE along the southerly line of said 357.445 acre tract and the northerly right-of-way line of said F.M. Highway No. 428, the following courses and distances:

South 71°18'26" West, a distance of 118.62 feet to the beginning of a tangent curve to the right having a central angle of 17°20'00", a radius of 778.51 feet, a chord bearing and distance of South 79°58'26" West, 234.62 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 235.52 feet to a point for corner;

South 88°38'26" West, a distance of 376.09 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 1410.94 feet to the southerly southwest corner of said 357.445 acre tract, common to the south end of a corner clip at the intersection of the northerly right-of-way line of said F.M. Highway No. 428 with the easterly right-of-way line of U.S. Highway 377, a 120 foot wide right-of-way;

THENCE North 32°23'53" West, departing the northerly right-of-way line of said F.M. Highway No. 428, along a southwesterly line of said 357.445 acre tract and said corner clip, a distance of 217.06 feet to a wooden highway monument found for the northerly southwest corner of said 357.445 acre tract, common to the north end of said corner clip, being on the easterly right-of-way line of said U.S. Highway 377;

THENCE North 25°19'18" East, along a westerly line of said 357.445 acre tract and the easterly right-of-way line of said U.S. Highway 377, a distance of 4803.33 feet to the southerly northwest corner of said 357.445 acre tract, common to the south end of a corner clip at the intersection of the easterly right-of-way line of said U.S. Highway 377 with the centerline of aforesaid Black Jack Road;

THENCE North 59°03'32" East, departing the easterly right-of-way line of said U.S. Highway 377, along a northwesterly line of said 357.445 acre tract and said corner clip, a distance of 167.36 feet to a PK nail found for the northerly northwest corner of said 357.445 acre tract, common to the north end of said corner clip, being in the centerline of said Black Jack Road;

THENCE South 87°12'45" East, along a northerly line of said 357.445 acre tract and the centerline of said Black Jack Road, a distance of 1160.10 feet to a PK nail found for corner;

THENCE South 88°09'46" East, along a northerly line of said 357.445 acre tract and continuing along the centerline of said Black Jack Road, a distance of 505.03 feet to a PK nail found for corner;

THENCE South 89°21'08" East, along a northerly line of said 357.445 acre tract and continuing along the centerline of said Black Jack Road, a distance of 1356.90 feet to the **POINT OF BEGINNING** and containing 357.561 acres (15,575,370 square feet) of land, more or less.

BEING a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas, and being all of a called 61.667 acre tract of land described in a General Warranty Deed to Betsy Turner, as recorded in Instrument No. 97-0010270 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a mag nail set for the northeast corner of said 61.667 acre tract, common to the northwest corner of a called 41.640 acre tract of land described in a deed to Michael Ray Self and spouse, Hannah Carter Self, as recorded in Instrument No. 2020-72317 of the Official Records of Denton County, Texas, being on the southerly line of Tract I described in a deed to LTR Dressage, LLC, as recorded in Instrument No. 2012-60776 of the Official Records of Denton County, Texas, and in the centerline of Black Jack Road, a variable width right-of-way, no record found;

THENCE South 0°37'22" West, departing the southerly line of said Tract I and the centerline of said Black Jack Road, along the easterly line of said 61.667 acre tract and the westerly line of said 41.640 acre tract, a distance of 2297.48 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said 61.667 acre tract, common to the southwest corner of said 41.640 acre tract, being on the northerly line of a called 94.58 acre tract of land described in a deed to Robert J. Houlihan, Trustee of the Jacqueline A. Houlihan Family Trust, as recorded in Instrument No. 2015-75670 of the Official Records of Denton County, Texas;

THENCE South 89°33'30" West, along the southerly line of said 61.667 acre tract, the northerly line of said 94.58 acre tract and the northerly line of a called 5.000 acre tract of land described in a deed to Robert J. Houlihan, as recorded in Instrument No. 2015-75669 of the Official Records of Denton County, Texas, a distance of 1184.22 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said 61.667 acre tract, being on the easterly line of a called 166.34 acre tract of land described in a deed to ALW 377, LLC, as recorded in Instrument No. 2018-78707 of the Official Records of Denton County, Texas;

THENCE North 1°40'23" East, departing the northerly line of said 94.58 acre tract, along the westerly line of said 61.667 acre tract and the easterly line of said 166.34 acre tract, a distance of 2319.56 feet to a 1 inch iron pipe found for the northwest corner of said 61.667 acre tract, common to the northeast corner of said 166.34 acre tract, being on the southerly line of a called 37.115 acre tract of land described in a deed to Calvin Paul Redfearn, as recorded in Instrument No. 2014-96676 of the Official Records of Denton County, Texas, and in the middle of Black Jack Road;

THENCE South 89°23'35" East, along the northerly line of said 61.667 acre tract, the southerly line of said 37.115 acre tract, the southerly line of a called 20.236 acre tract of land described in a deed to Gary Conway and Debbie Conway, as recorded in Instrument No. 2019-158625 of the Official Records of Denton County, Texas, and the southerly line of said Tract I, a distance of 1141.49 feet to the **POINT OF BEGINNING** and containing 61.611 acres (2,683,778 square feet) of land, more or less.

BEING a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas, and being all of a called 41.640 acre tract of land described in a Warranty Deed with Vendor's Lien to Michael Ray Self and spouse, Hannah Carter Self, as recorded in Instrument No. 2020-72317 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a mag nail set for the northwest corner of said 41.640 acre tract, common to the northeast corner of a called 61.667 acre tract of land described in a deed to Betsy Turner, as recorded in Instrument No. 97-0010270 of the Official Records of Denton County, Texas, being on the southerly line of Tract I described in a deed to LTR Dressage, LLC, as recorded in Instrument No. 2012-60776 of the Official Records of Denton County, Texas, and in the centerline of Black Jack Road, a variable width right-of-way, no record found;

THENCE South 89°10'02" East, along a northerly line of said 41.640 acre tract, the southerly line of said Tract I, the southerly line of a called 22.380 acre tract of land described as Tract II in said deed recorded in Instrument No. 2012-60776 of the Official Records of Denton County, Texas, and the centerline of said Black Jack Road, a distance of 570.47 feet to a 1 inch iron pipe found for the northerly northeast corner of said 41.640 acre tract, common to the northwest corner of a called 14.975 acre tract of land described in a deed to K & T Swan Family Limited Partnership, L.P., as recorded in Instrument No. 2017-78524 of the Official Records of Denton County, Texas;

THENCE South 1°07'20" East, departing the southerly line of said Tract II and the centerline of said Black Jack Road, along an easterly line of said 41.640 acre tract and the westerly line of said 14.975 acre tract, a distance of 1528.04 feet to a 1/2 inch iron rod found for the southwest corner of said 14.975 acre tract, common to an ell corner of said 41.640 acre tract;

THENCE South 89°22'10" East, along a northerly line of said 41.640 acre tract and the southerly line of said 14.975 acre tract, a distance of 570.06 feet to a 3/8 inch iron rod found for the southerly northeast corner of said 41.640 acre tract, common to the southeast corner of said 14.975 acre tract;

THENCE South 1°04'44" East, along an easterly line of said 41.640 acre tract, a distance of 745.84 feet to a 1/2 inch iron pipe found for the southeast corner of said 41.640 acre tract, common to the northeast corner of a called 16.597 acre tract of land described in a deed to Phillip J. Anton and wife, Karen M. Anton, as recorded in Instrument No. 95-65740 of the Official Records of Denton County, Texas;

THENCE South 89°33'30" West, along the southerly line of said 41.640 acre tract, the northerly line of said 16.597 acre tract, the northerly line of a called 6.703 acre tract of land described in a deed to Phillip John Anton and wife, Karen Marie Anton, as recorded in Instrument No. 2005-92268 of the Official Records of Denton County, Texas, and the northerly line of a called 94.58 acre tract of land described in a deed to Robert J. Houlihan, Trustee of the Jacqueline A. Houlihan Family Trust, as recorded in Instrument No. 2015-75670 of the Official Records of Denton County, Texas, a distance of 1209.41 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said 41.640 acre tract, common to the southeast corner of aforesaid 61.667 acre tract;

THENCE North 0°37'22" East, departing the northerly line of said 94.58 acre tract, along the westerly line of said 41.640 acre tract and the easterly line of said 61.667 acre tract, a distance of 2297.48 feet to the **POINT OF BEGINNING** and containing 41.650 acres (1,814,290 square feet) of land, more or less.

SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, Sylviana Gunawan, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Subdivision Regulations of the City of Aubrey, Texas.

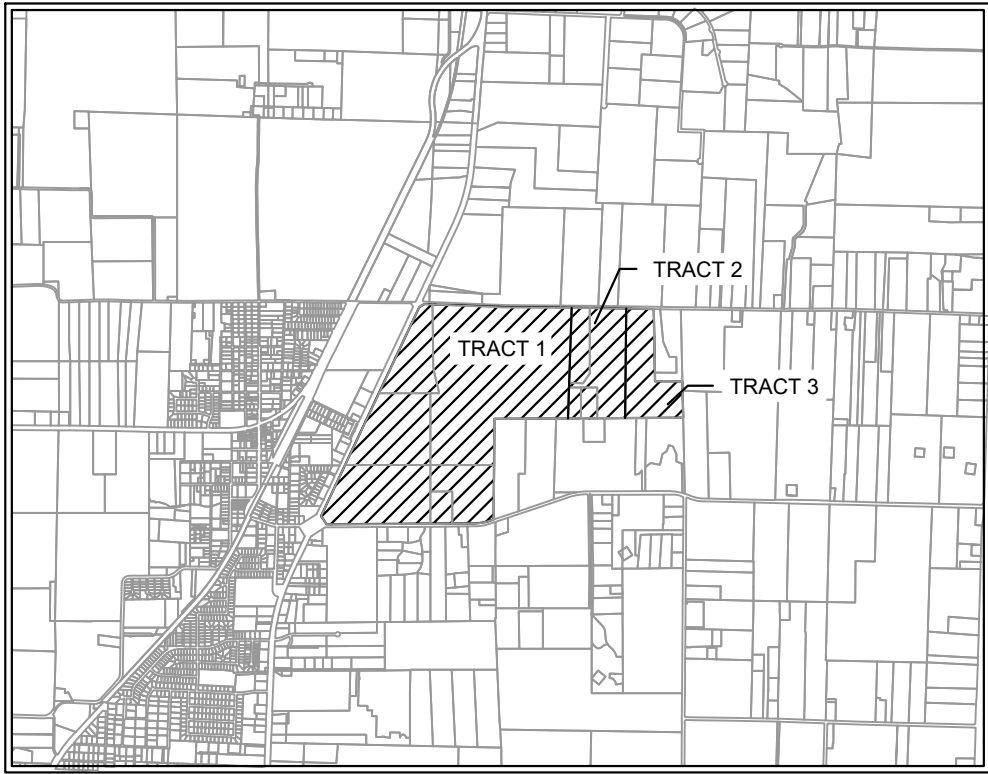
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Sylviana Gunawan, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

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

NOTARY PUBLIC in and for the STATE OF TEXAS



VICINITY MAP
SCALE: 1" = 4,000'

LEGEND	
D.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY, TEXAS
HOA	HOMEOWNERS ASSOCIATION
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R.O.W.	RIGHT-OF-WAY
	STREET NAME CHANGE
LINE TYPE LEGEND	
	MATCH LINE
	EASEMENT LINE
	PHASE LINE
	RIGHT-OF-WAY LINE
	100-YEAR FLOODPLAIN
	AUBREY CITY LIMITS

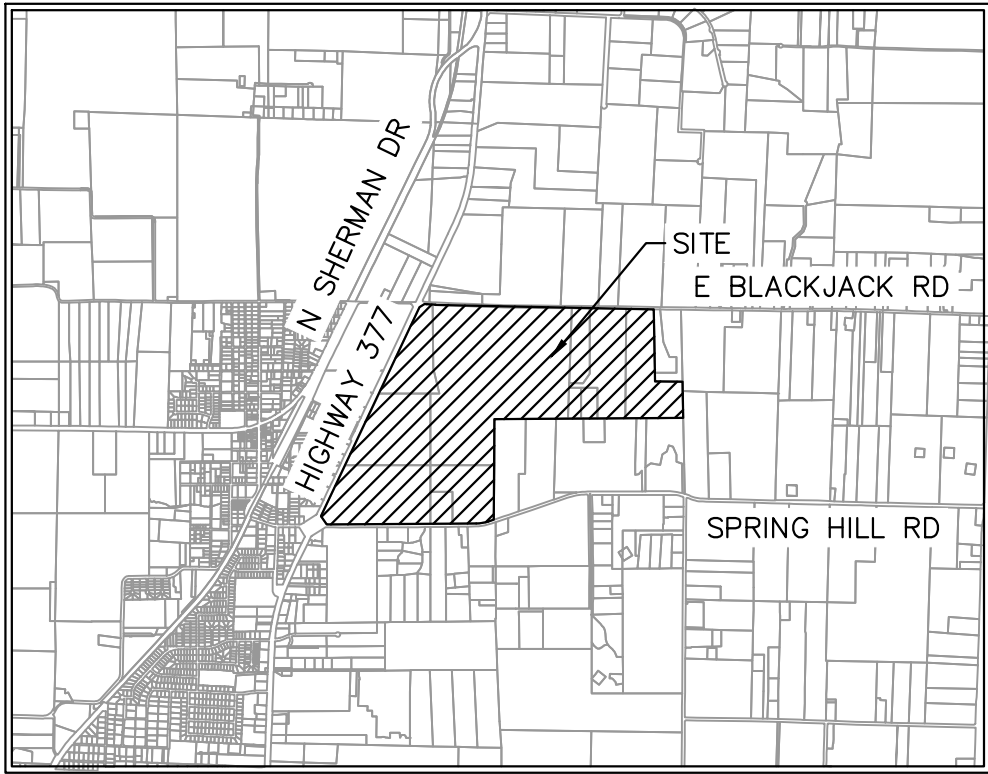
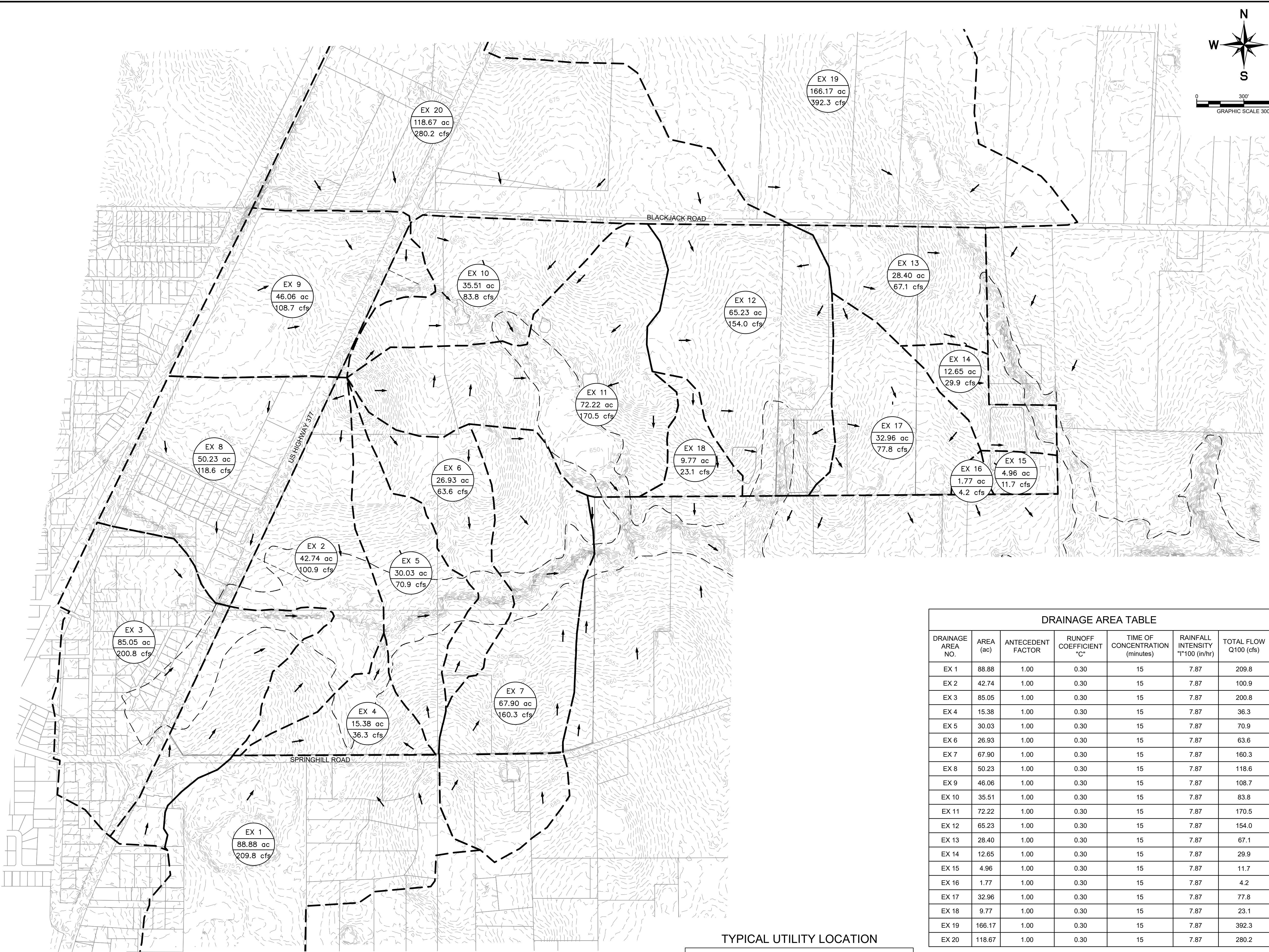
NOTE:

- 1) ALL X LOTS ARE OWNED AND MAINTAINED BY THE HOA.
- 2) ALL ISLANDS WITHIN THE ROW SHALL BE MAINTAINED BY THE HOA.
- 3) PER APPROVED DEVELOPMENT AGREEMENT BLOCK LENGTH IS 1,250'.
- 4) ALL FEMA FLOOD ZONES INDICATE A FLOODPLAIN & DRAINAGE EASEMENT.
- 5) EXISTING FEMA FLOOD ZONES ARE LOCATED WITHIN FEMA FIRM PANEL NO. 48121C0265G.
- 6) PROPOSED FLOODPLAIN STUDY AND CLOMR WILL SHOW LIMITS OF POST-DEVELOPMENT FLOODPLAIN.
- 7) ALL OPEN SPACES WILL BE FLOODPLAIN & DRAINAGE EASEMENTS.
- 8) LOT 70X, BLOCK N, LOT 72X, BLOCK S, LOT 40X, BLOCK AK AND LOT 29X, BLOCK AI ARE HOA LOTS THAT RESERVE FUTURE ROW FOR THE OUTER LOOP BASED ON PRELIMINARY ALIGNMENT STUDIES. ROW ACQUISITIONS WILL OCCUR ONCE ALIGNMENT & SCHEMATICS HAVE BEEN FINALIZED.

CITY PROJECT NUMBER: XXXXXXXXX

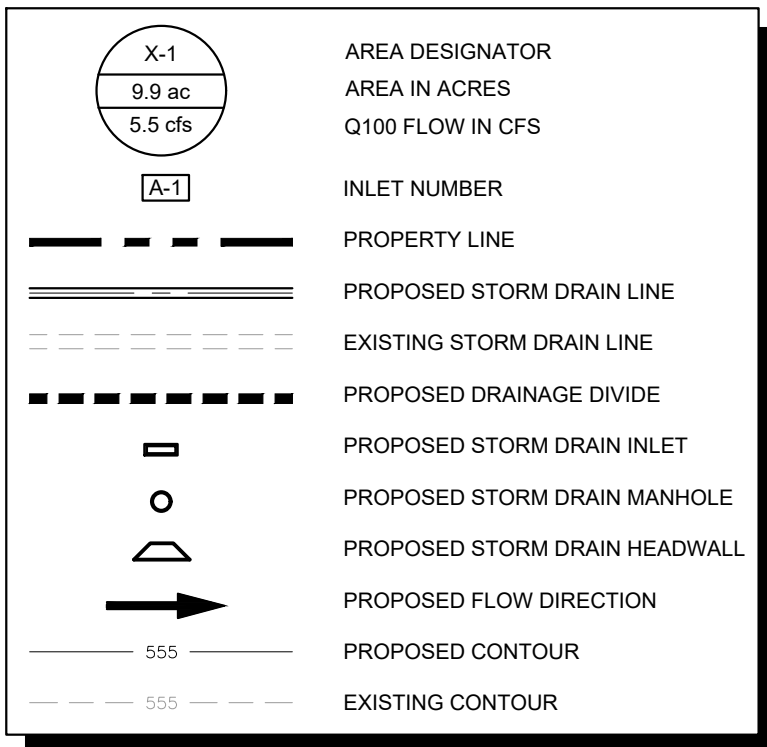
PRELIMINARY PLAT FOR HIGH POINTE RANCH 1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT BEING 460.75 ACRES OUT OF THE FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243 AND THE IN THE CITY OF AUBREY, DENTON COUNTY, TEXAS					
SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75034 Tel: (469) 353-6058 Contact: Sylviana Gunawan Surveyor #6461		OWNER/DEVELOPER: Aubrey BlackJack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose		OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	
ENGINEER: Kimley»Horn 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928		DESIGNED	DRAWN	CHECKED	SCALE
		DKT	DKT	TLF	AS SHOWN
		DATE	DATE	DATE	DATE
		SEPT. 2021	SEPT. 2021	SEPT. 2021	SEPT. 2021
		KH PROJECT NO.	KH PROJECT NO.	KH PROJECT NO.	KH PROJECT NO.
		2020103	2020103	2020103	2020103
		P-11	P-11	P-11	P-11

PLATTED BY: FRANCISCO, REVISED: 06/20/2021 4:44 PM, DWG NAME: KPHR CIVIL\FRISCO\SS\G1\EX-1.dwg, LAST SAVED: 06/20/2021 4:42 PM, THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



VICINITY MAP
SCALE: 1" = 4,000'

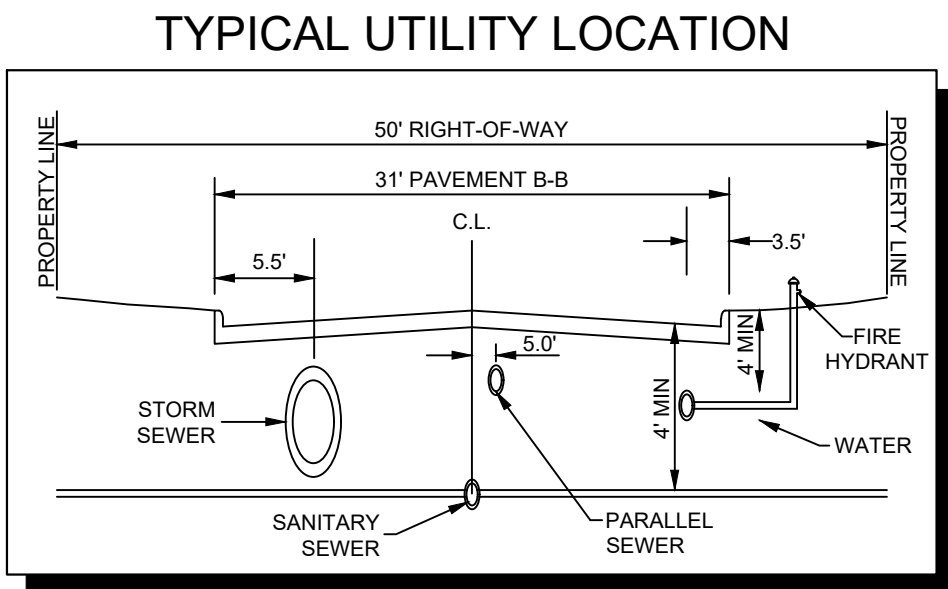
LEGEND



DRAINAGE DESIGN CRITERIA

Q100 = C^{1/A}
Q = FLOW IN CUBIC FEET PER SECOND (CFS)
C = RUNOFF COEFFICIENT = 0.65 (RESIDENTIAL)
0.30 (OPEN SPACE)
I = INTENSITY (TIME OF CONCENTRATION = TC)
TC OF 15 MINUTES (RESIDENTIAL) = 7.87 IN/HR
A = DRAINAGE AREA IN ACRES

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	88.88	1.00	0.30	15	7.87	209.8
EX 2	42.74	1.00	0.30	15	7.87	100.9
EX 3	85.05	1.00	0.30	15	7.87	200.8
EX 4	15.38	1.00	0.30	15	7.87	36.3
EX 5	30.03	1.00	0.30	15	7.87	70.9
EX 6	26.93	1.00	0.30	15	7.87	63.6
EX 7	67.90	1.00	0.30	15	7.87	160.3
EX 8	50.23	1.00	0.30	15	7.87	118.6
EX 9	46.06	1.00	0.30	15	7.87	108.7
EX 10	35.51	1.00	0.30	15	7.87	83.8
EX 11	72.22	1.00	0.30	15	7.87	170.5
EX 12	65.23	1.00	0.30	15	7.87	154.0
EX 13	28.40	1.00	0.30	15	7.87	67.1
EX 14	12.65	1.00	0.30	15	7.87	29.9
EX 15	4.96	1.00	0.30	15	7.87	11.7
EX 16	1.77	1.00	0.30	15	7.87	4.2
EX 17	32.96	1.00	0.30	15	7.87	77.8
EX 18	9.77	1.00	0.30	15	7.87	23.1
EX 19	166.17	1.00	0.30	15	7.87	392.3
EX 20	118.67	1.00	0.30	15	7.87	280.2

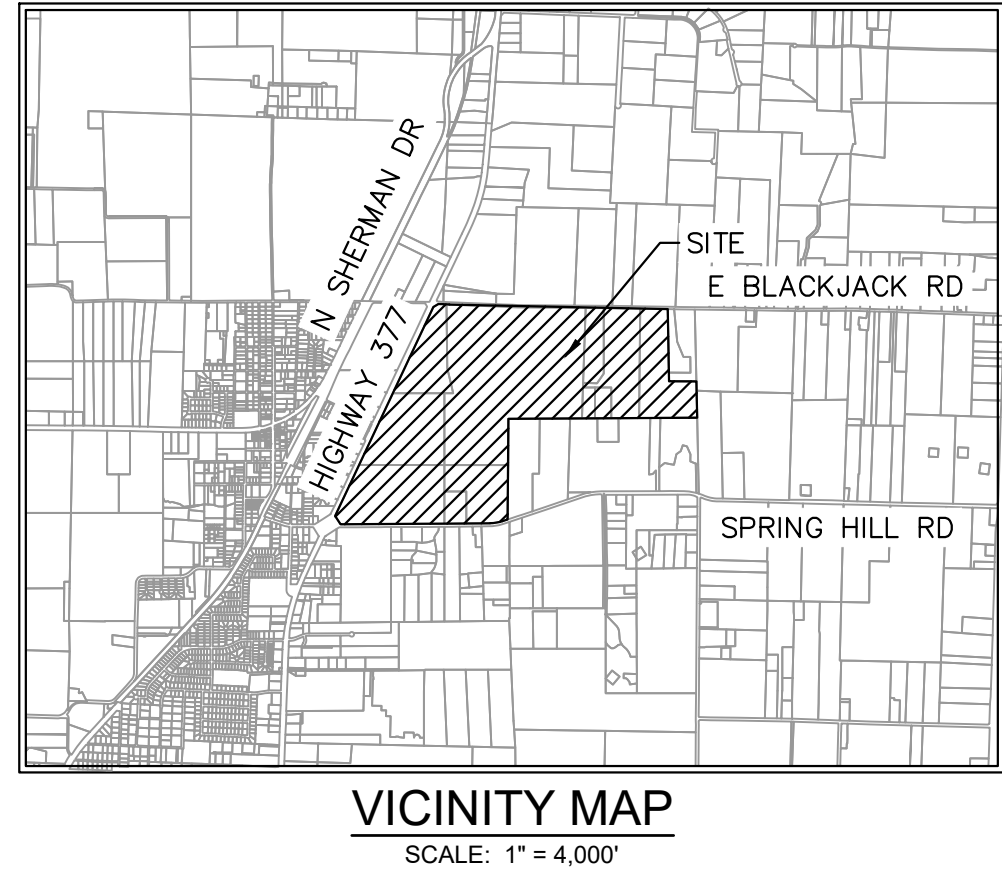
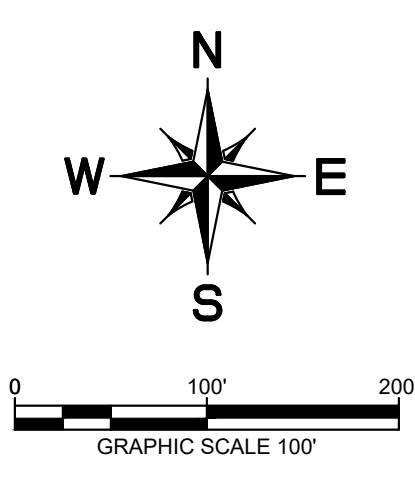
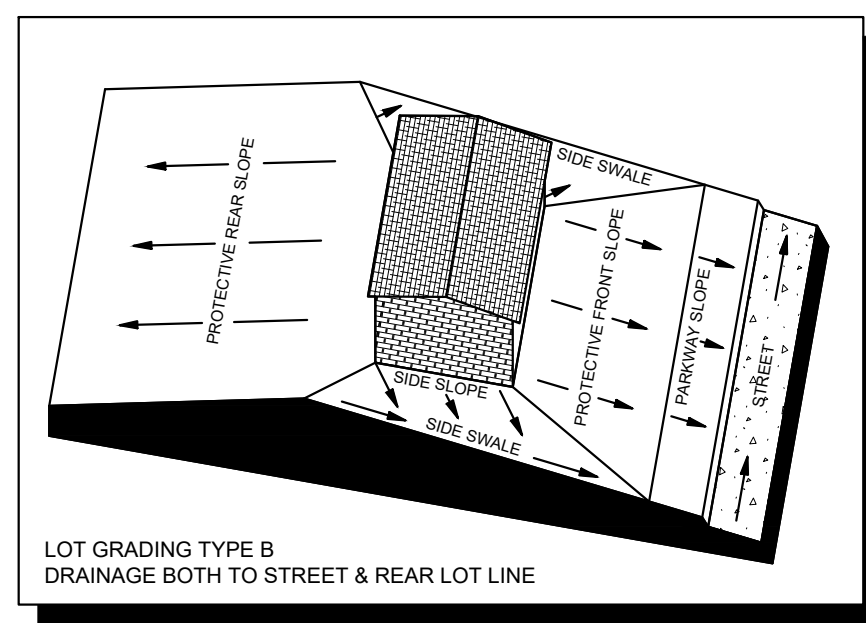
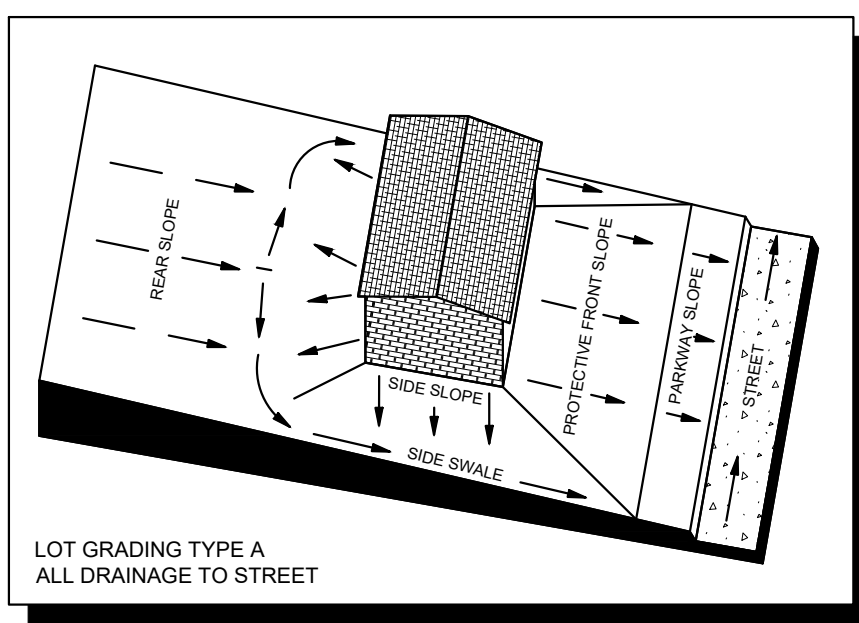
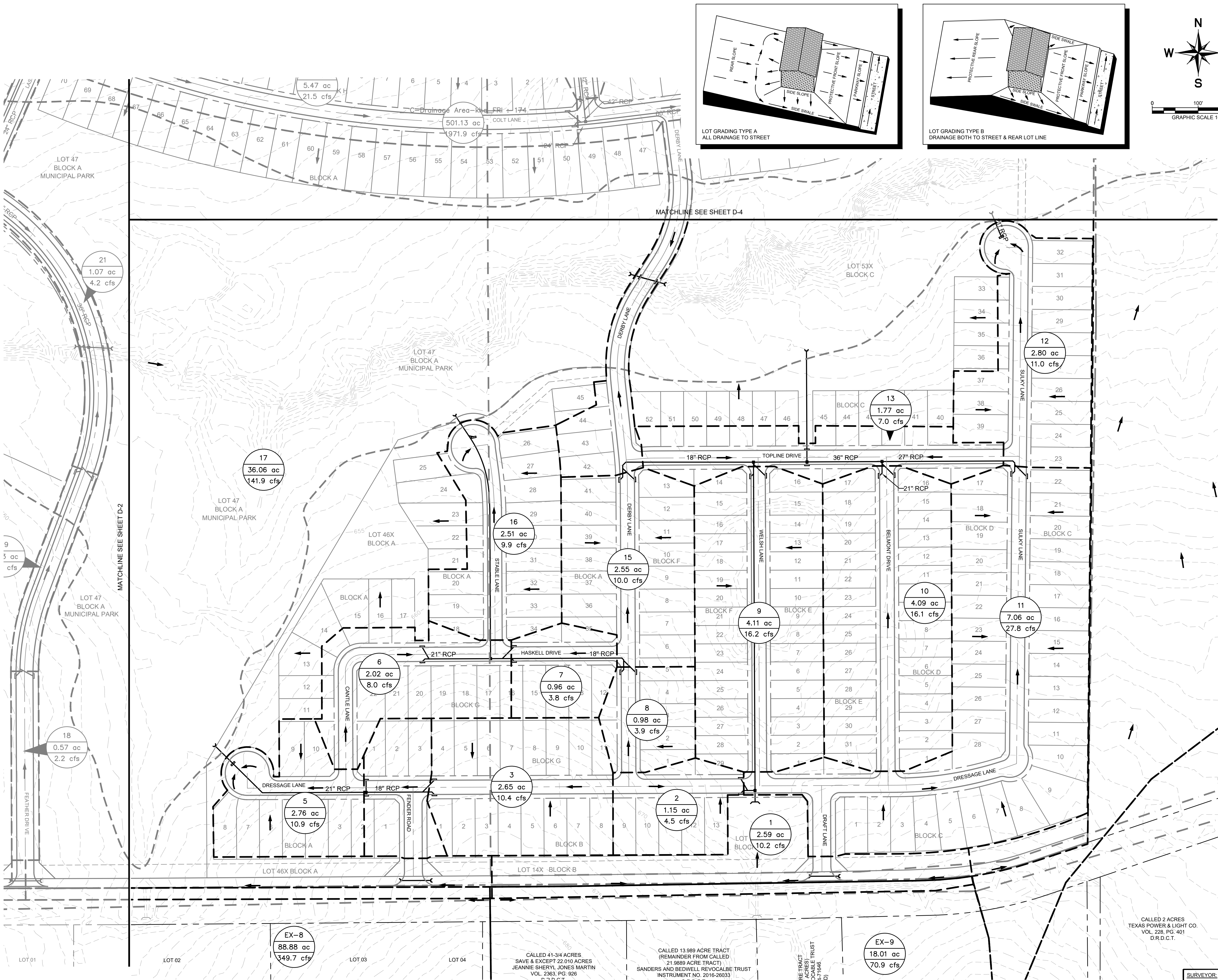


NOTE: EXISTING TOPOGRAPHIC INFORMATION IS FROM CURRENT TNRIS LIDAR.

DOCUMENT IS INTENDED FOR REVIEW PURPOSES ONLY. NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylviana Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley»Horn 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928																
<table><tr><td>DESIGNED</td><td>DRAWN</td><td>CHECKED</td><td>SCALE</td><td>DATE</td><td>KH PROJECT NO.</td><td rowspan="2">EX-1</td></tr><tr><td>DKT</td><td>KPH</td><td>TLF</td><td>AS SHOWN</td><td>SEPT. 2021</td><td>2020103</td></tr></table>							DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	EX-1	DKT	KPH	TLF	AS SHOWN	SEPT. 2021	2020103
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	EX-1													
DKT	KPH	TLF	AS SHOWN	SEPT. 2021	2020103														

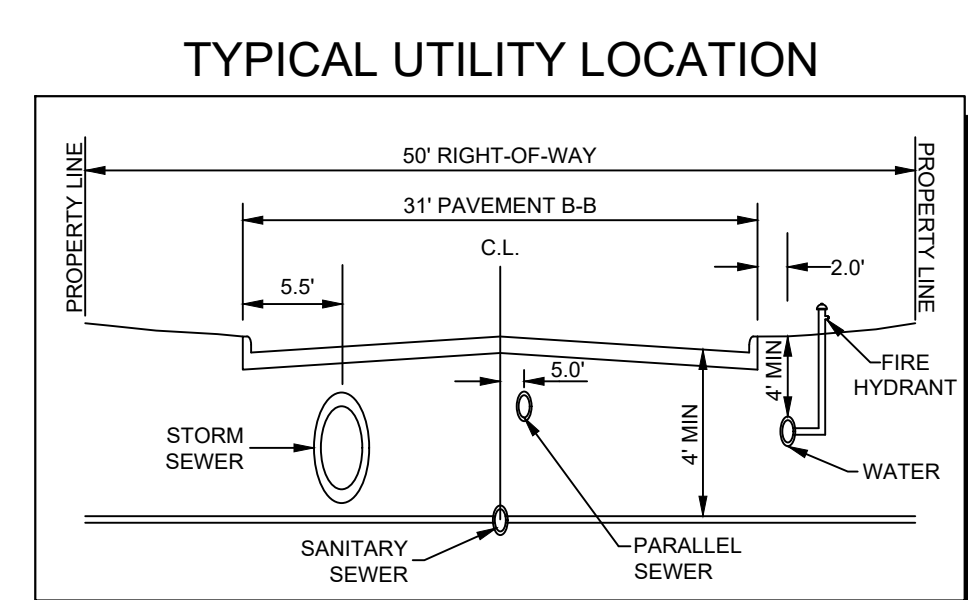
PREPARED BY: KIMLEY-HORN, INC. DATE: 09/20/2024
 DRAWN BY: KIMLEY-HORN, INC. DATE: 09/20/2024
 CHECKED BY: KIMLEY-HORN, INC. DATE: 09/20/2024
 LAST SAVED: 12/20/2024 2:41 PM
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LEGEND	
X-1 9.9 ac 5.5 cfs	AREA DESIGNATOR AREA IN ACRES Q100 FLOW IN CFS
A-1	INLET NUMBER
---	PROPERTY LINE
---	PROPOSED STORM DRAIN LINE
---	EXISTING STORM DRAIN LINE
---	PROPOSED DRAINAGE DIVIDE
---	PROPOSED PHASE LINE
o	PROPOSED STORM DRAIN INLET
o	PROPOSED STORM DRAIN MANHOLE
---	PROPOSED STORM DRAIN HEADWALL
---	PROPOSED FLOW DIRECTION
---	PROPOSED CONTOUR
---	EXISTING CONTOUR

DRAINAGE DESIGN CRITERIA	
Q100 = C*I*A	
Q = FLOW IN CUBIC FEET PER SECOND (CFS)	
C = RUNOFF COEFFICIENT = 0.50 (RESIDENTIAL)	
I = INTENSITY (TIME OF CONCENTRATION = TC)	
TC OF 15 MINUTES (RESIDENTIAL) = 7.87 IN/HR	
A = DRAINAGE AREA IN ACRES	

- DRAINAGE GENERAL NOTES**
- LAYOUT SHOWN IS PRELIMINARY. STORM DRAIN PIPE SIZING, INLET LOCATIONS, AND JUNCTION BOX LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL PLAT AND CONSTRUCTION PLANS, BUT SHALL MEET THE REQUIREMENTS OF THE DENTON COUNTY DEVELOPMENT RULES AND REGULATIONS, EXCEPT FOR PROVIDING CAPTURE OF 100-YEAR STORM WITHIN RIGHT-OF-WAY.
 - ALL STORM DRAIN LATERALS ARE ASSUMED TO BE 18" DIAMETER UNLESS NOTED OTHERWISE.
 - STORM SEWER SHALL PIPE SHALL BE DESIGNED FOR THE 100-YEAR STORM.



CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY DRAINAGE PLAN
FOR
HIGH POINTE RANCH
1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

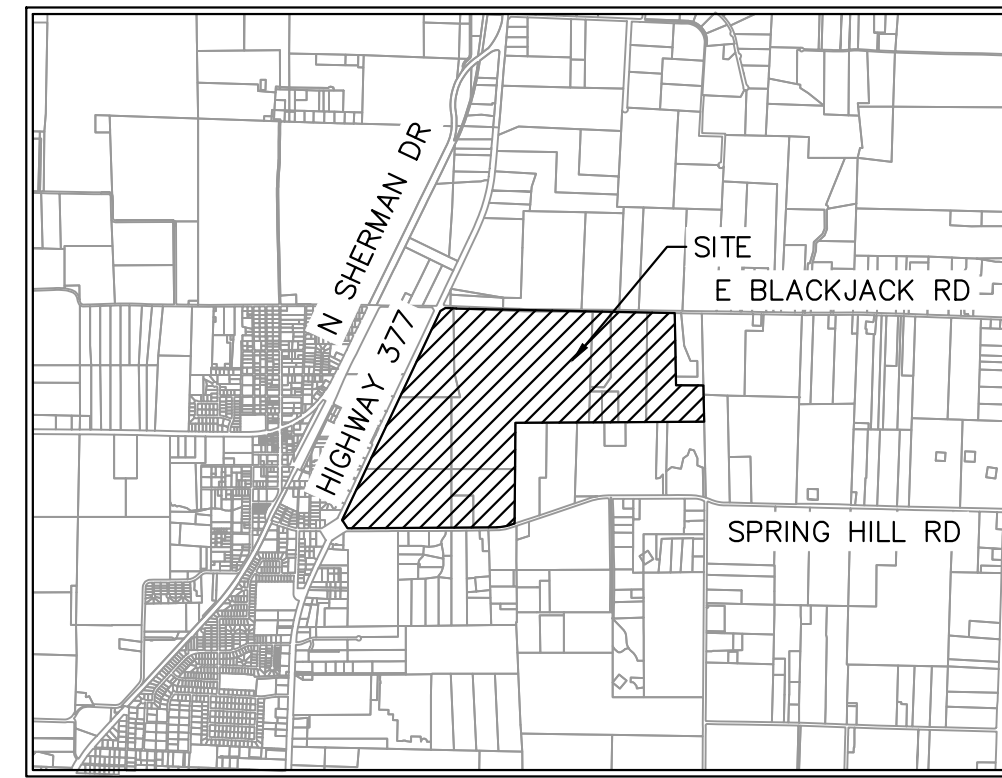
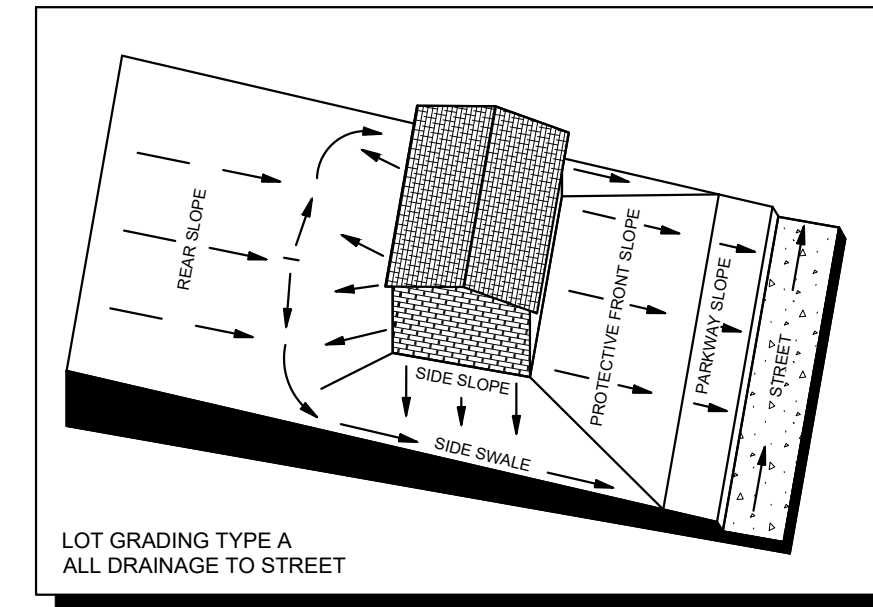
SURVEYOR:
Kimley-Horn
6180 Warren Parkway
Frisco, TX 75035
Tel: (469) 353-6058
Contact: Sylvia Gunawan
Surveyor #6461

OWNER/DEVELOPER:
Aubrey Blackjack Partners, LLC
4514 Cole Ave., Suite 1650
Dallas, TX 75205
Tel: (214) 674-9570
Contact: Chad Vose

OWNER/DEVELOPER:
FM Land Investments I, LLC
138 Old Town Blvd. N., Suite 202
Argyle, TX 75226
Tel: (972) 740-5725
Contact: David Marks & Walter Foss

ENGINEER:
Kimley-Horn
6180 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: Thomas Fletcher, P.E.
Registration F-928

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	D-1
DKT	XXX	TLF	AS SHOWN	SEPT. 2021	2020103	



SCALE: 1" = 4,000'

	AREA DESIGNATOR
	AREA IN ACRES
	Q100 FLOW IN CFS
	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED PHASE LINE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR

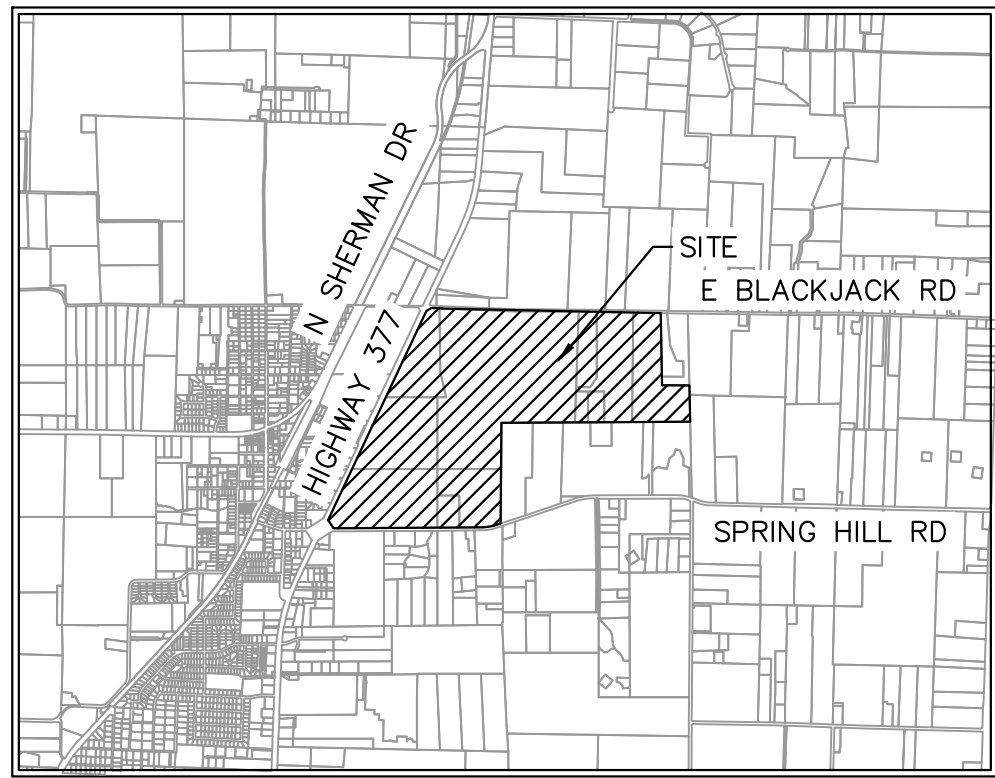
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1. LAYOUT SHOWN IS PRELIMINARY. STORM DRAIN PIPE SIZING, INLET LOCATIONS, AND JUNCTION BOX LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL PLAT AND CONSTRUCTION PLANS. BIDDOR SHALL MEET THE REQUIREMENTS OF THE DENTON COUNTY DEVELOPMENT RULES AND REGULATIONS, EXCEPT FOR PROVIDING CAPTURE OF 100-YEAR STORM WITHIN RIGHT-OF-WAY.
2. ALL STORM DRAIN LATERALS ARE ASSUMED TO BE 18" DIAMETER UNLESS NOTED OTHERWISE.
3. STORM SEWER SHALL PIPE SHALL BE DESIGNED FOR THE 100-YEAR STORM.

Diagram illustrating the layout of a street cross-section showing utility placement relative to property lines and pavement width.

- 50' RIGHT-OF-WAY**: Total width of the right-of-way.
- 31' PAVEMENT B-B**: Width of the pavement.
- C.L.**: Center Line.
- 5.5'**: Distance from the left property line to the storm sewer.
- 5.0'**: Distance from the center line to the storm sewer.
- 2.0'**: Distance from the right property line to the fire hydrant.
- 4' MIN.**: Minimum distance from the parallel sewer to the fire hydrant.
- 4' M.H.**: 4-foot manhole.
- UTILITIES**:
 - STORM SEWER
 - SANITARY SEWER
 - PARALLEL SEWER
 - FIRE HYDRANT
 - WATER

SURVEYOR:	OWNER/DEVELOPER:	OWNER/DEVELOPER:	ENGINEER:		
Kimley-Horn 16160 Warren Parkway Fresno, TX 76741-2110 Tel: (469) 353-6058 Contact: Sybilana Gunawan Surveyor #8461	Aunbury Blackjack Partners, LLC 4114 Cole Ave., Suite 1625 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	FM Land Investments I, LLC 138 Old Town Blvd., N. Suite 210 Dallas, TX 75205 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	 16160 Warren Parkway, Suite 2110 Fresno, TX 76704 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928		
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
DKT	XXX	TLF	AS SHOWN	SEPT 2021	2020103



VICINITY MAP
SCALE: 1" = 4,000'

X-1
 9.9 ac
 5.5 cfs
 A-1
 AREA DESIGNATOR
 AREA IN ACRES
 Q100 FLOW IN CFS
 INLET NUMBER
 PROPERTY LINE
 PROPOSED STORM DRAIN LINE
 EXISTING STORM DRAIN LINE
 PROPOSED DRAINAGE DIVIDE
 PROPOSED PHASE LINE
 PROPOSED STORM DRAIN INLET
 PROPOSED STORM DRAIN MANHOLE
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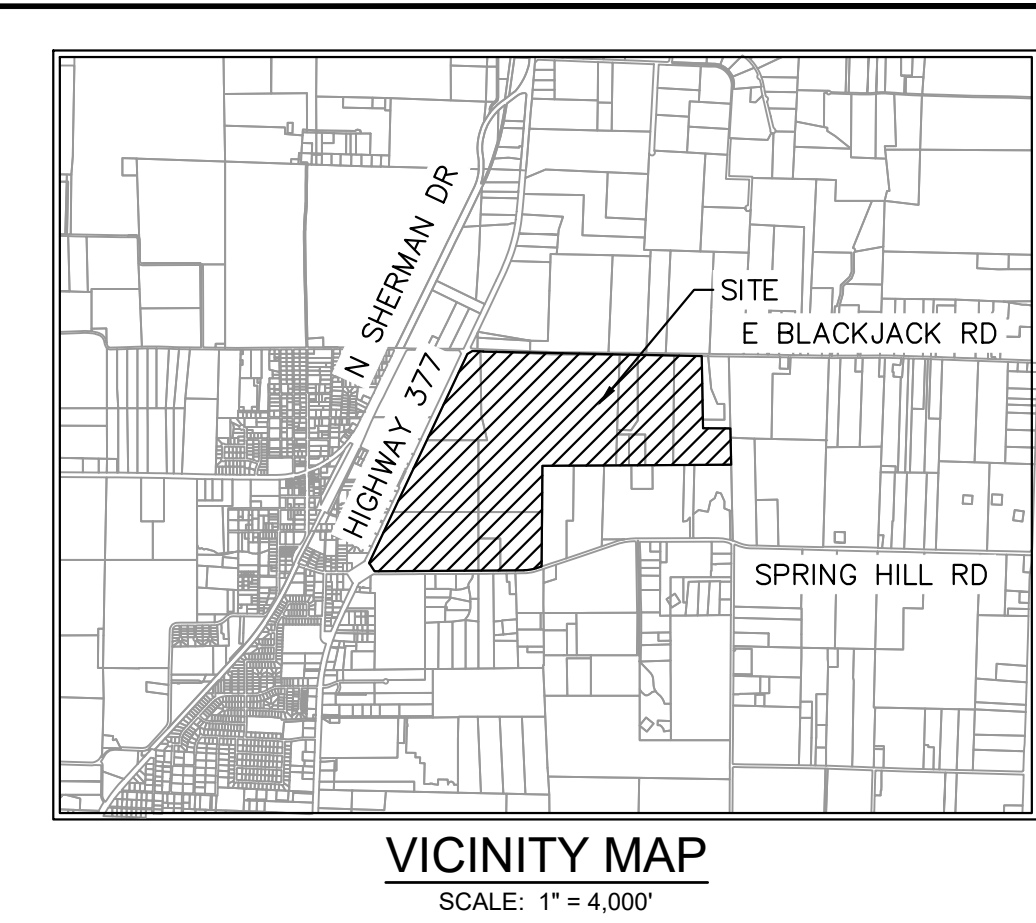
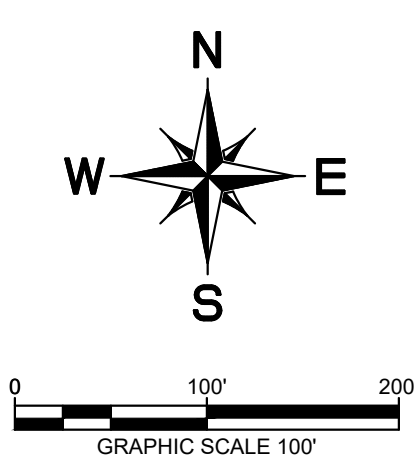
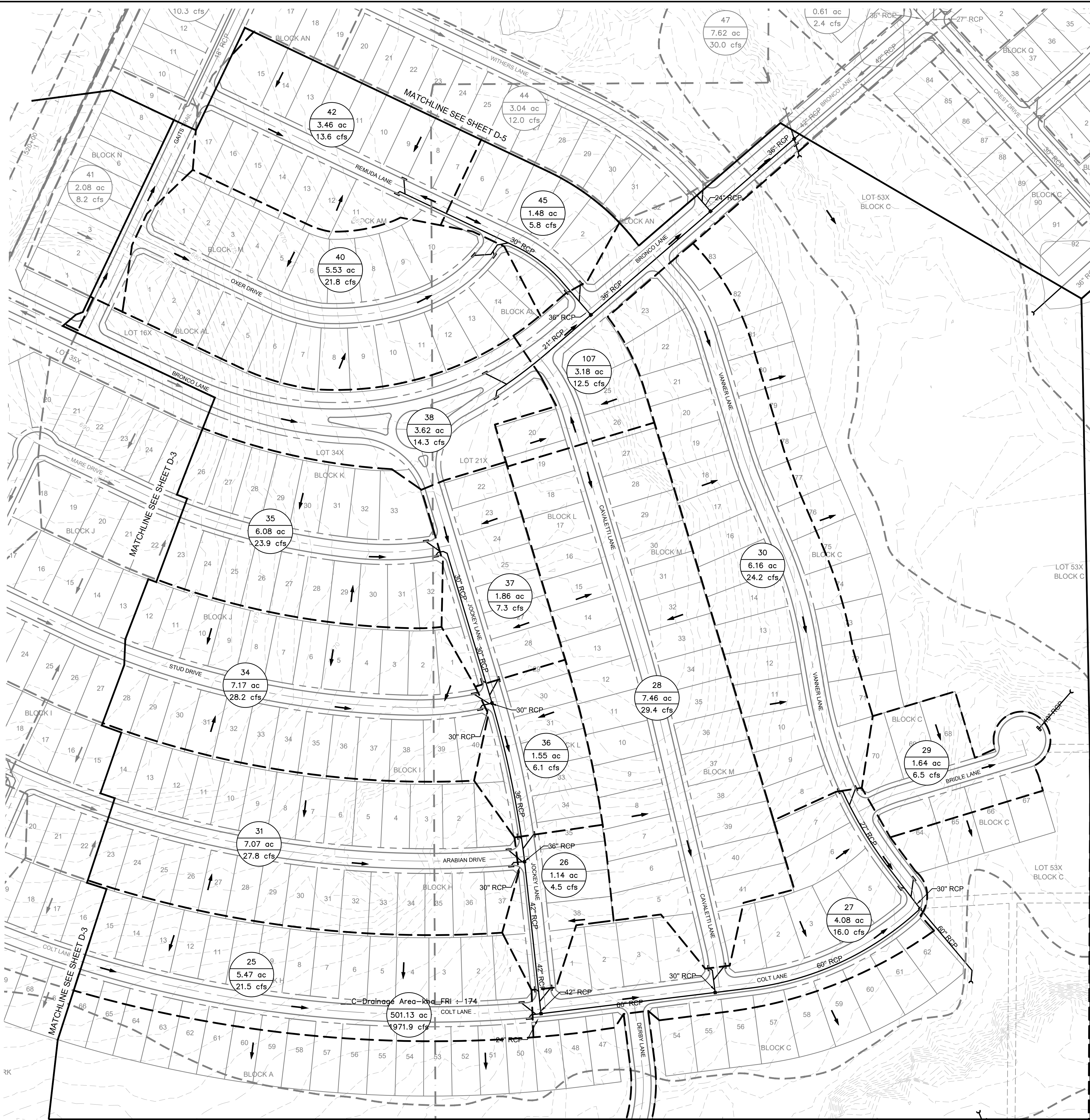
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SURVEYOR: Kimley-Horn 6160 Warren Parkway Frisco, TX 75034 Tel: (469) 335-6058 Contact: Sylvia Gunawan Surveyor #6641	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1620 Dallas, TX 75205 Tel: (214) 764-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Arlington, TX 76010 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley®Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Fax: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration # 928
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
DKT	XXX	TLF	AS SHOWN	SEPT. 2021	2020103

D

PROJECT: PRELIMINARY DRAINAGE PLAN FOR HIGH POINTE RANCH, SUBDIVISION NO. 174, CITY OF AUBREY, DENTON COUNTY, TEXAS
DRAWN BY: KIMLEY-HORN & ASSOCIATES, INC. (KHA) DATE: 09/20/2021
LAST REVISED: 09/20/2021
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LEGEND

	AREA DESIGNATOR
	AREA IN ACRES
	Q100 FLOW IN CFS
	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED PHASE LINE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR

DRAINAGE DESIGN CRITERIA

$Q100 = C1^A$

Q = FLOW IN CUBIC FEET PER SECOND (CFS)

C = RUNOFF COEFFICIENT = 0.50 (RESIDENTIAL)

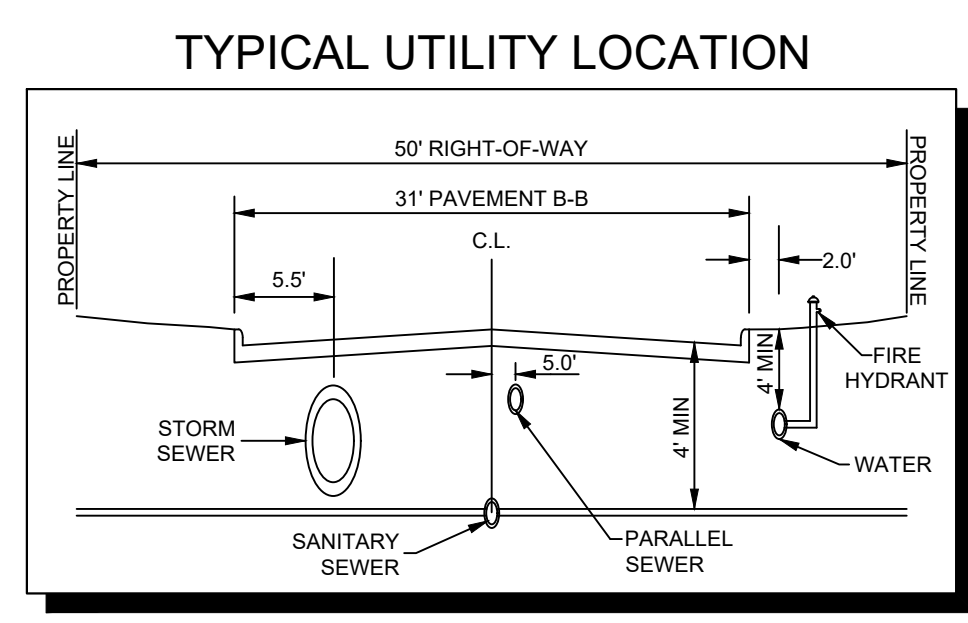
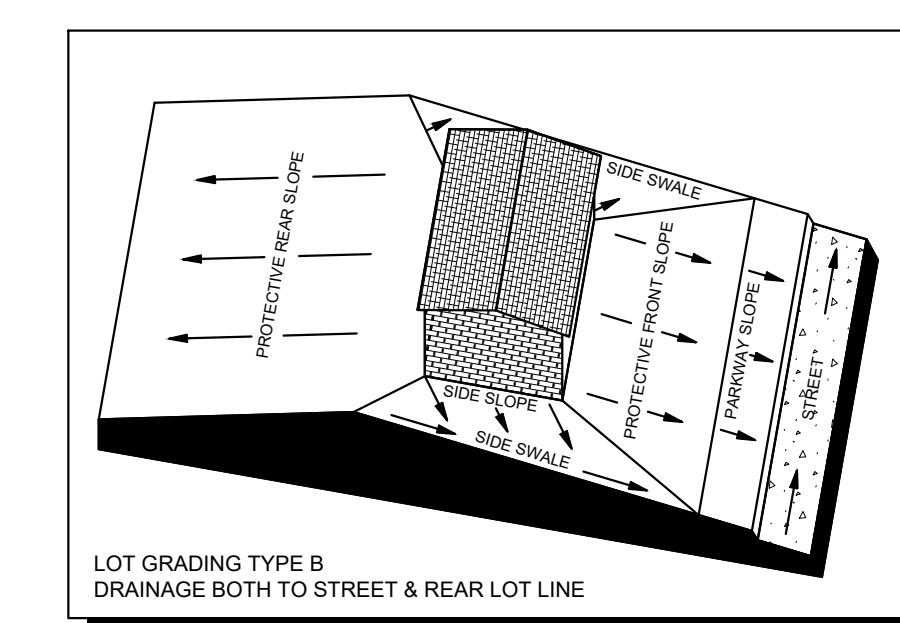
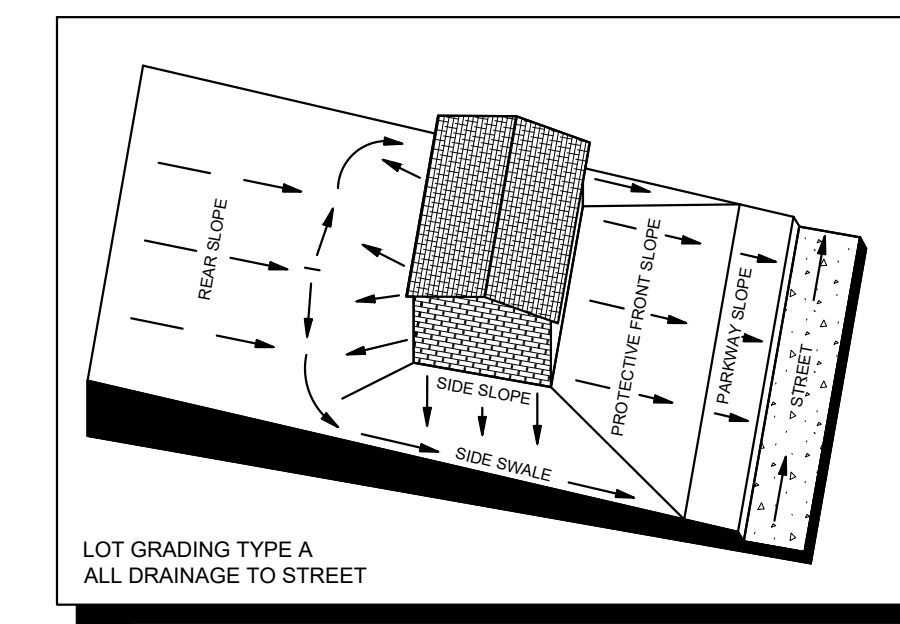
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TC OF 15 MINUTES (RESIDENTIAL) = 7.87 IN/HR

A = DRAINAGE AREA IN ACRES

DRAINAGE GENERAL NOTES

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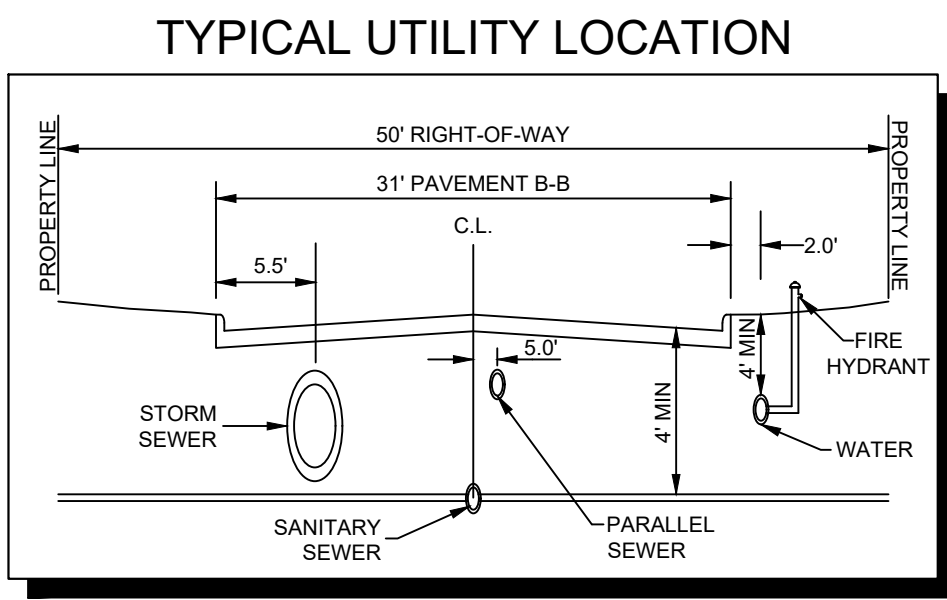
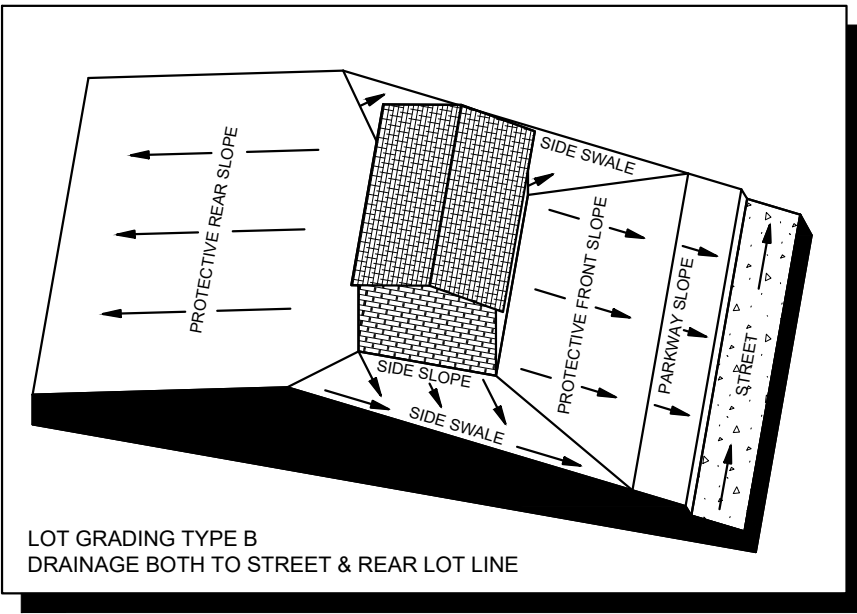
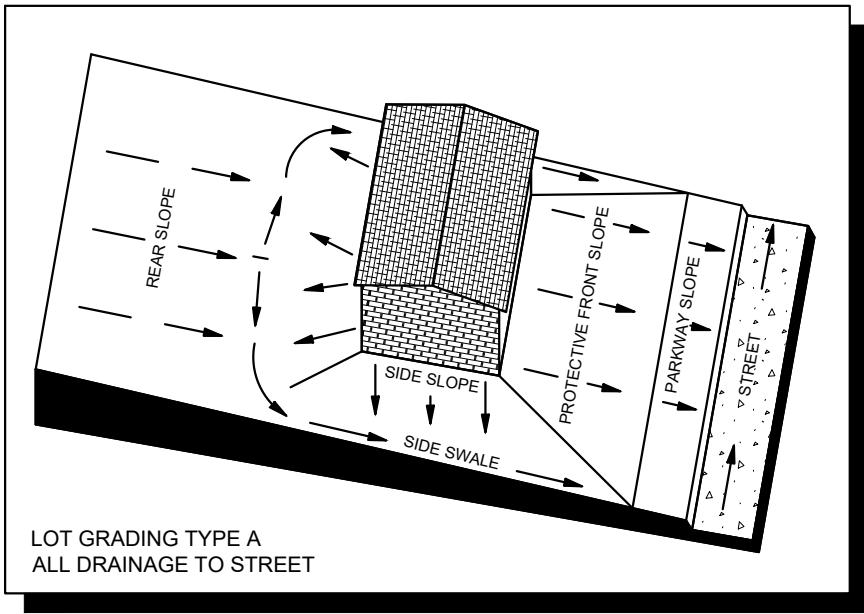


CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY DRAINAGE PLAN
FOR
HIGH POINTE RANCH
1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 480.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75025 Tel: (469) 353-6058 Contact: Sylvia Gowan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd., Suite 202 Argyle, TX 75226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley-Horn 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Registration F-928
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	D-4
DKT	XXX	TLF	AS SHOWN	SEPT. 2021	2020103	

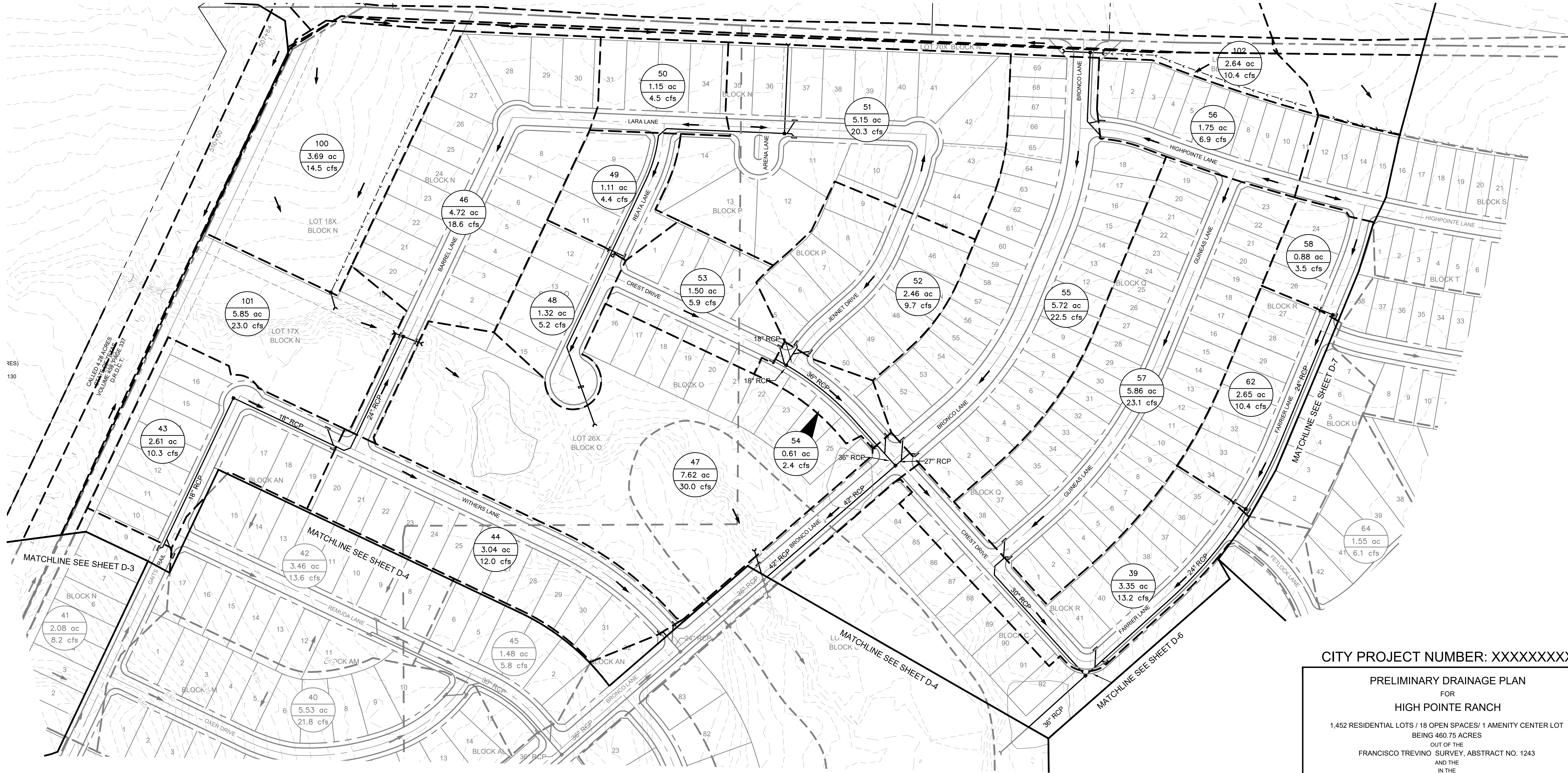
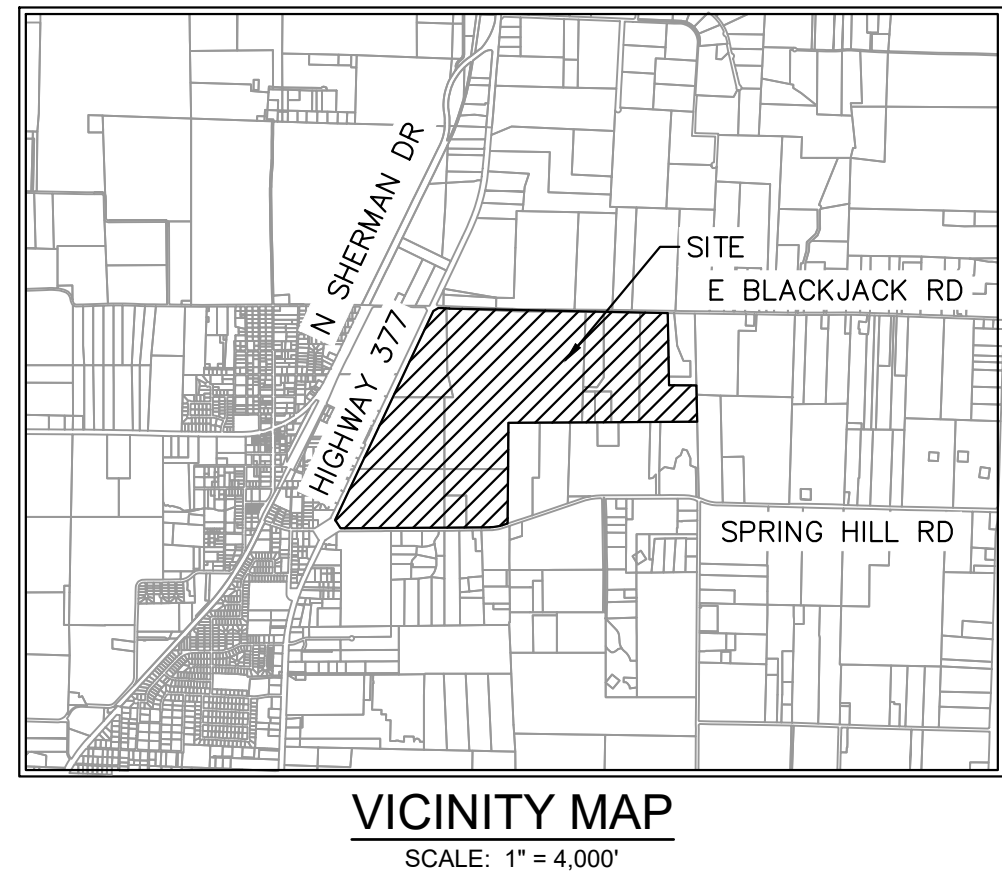
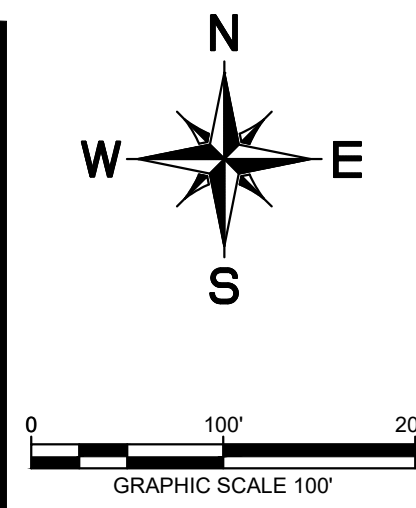


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 A = DRAINAGE AREA IN ACRES

LEGEND

	AREA DESIGNATOR
	AREA IN ACRES
	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED PHASE LINE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR



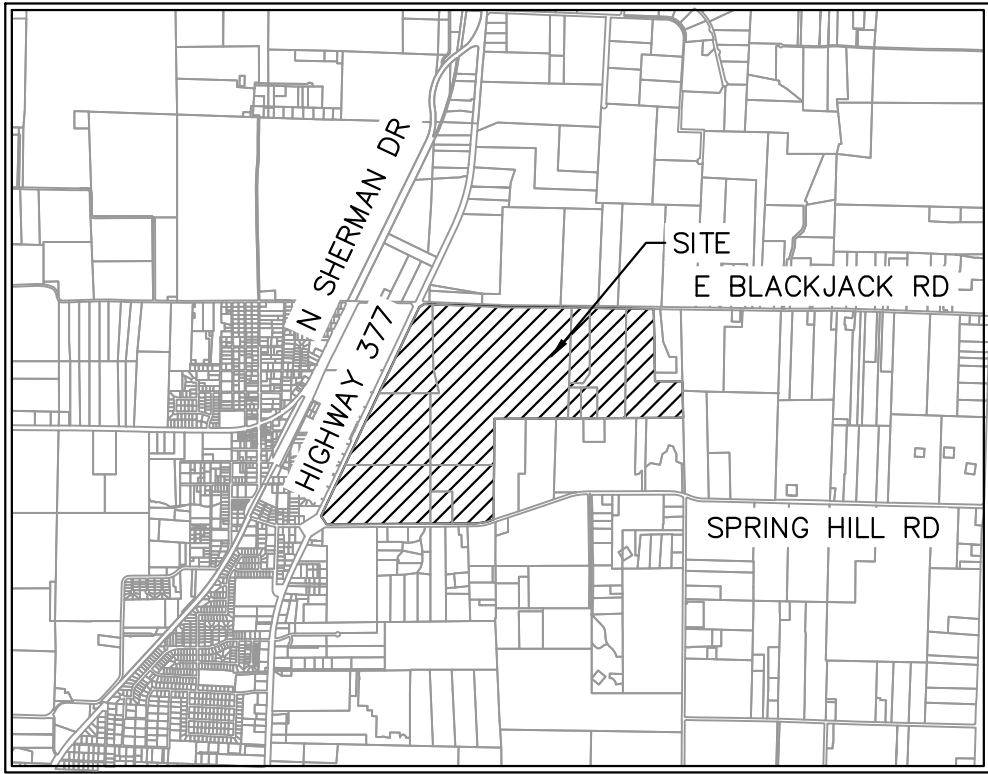
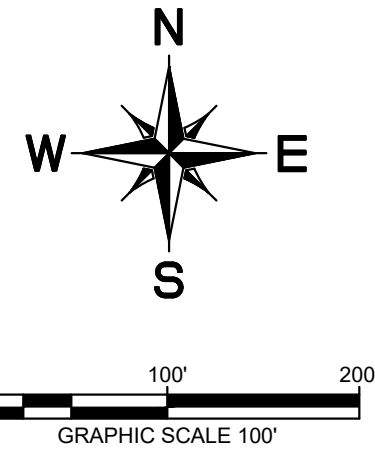
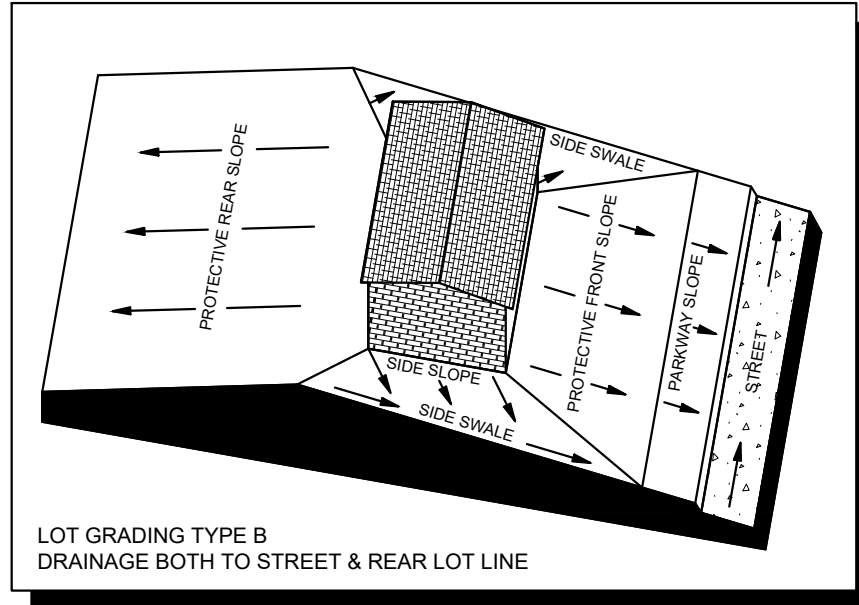
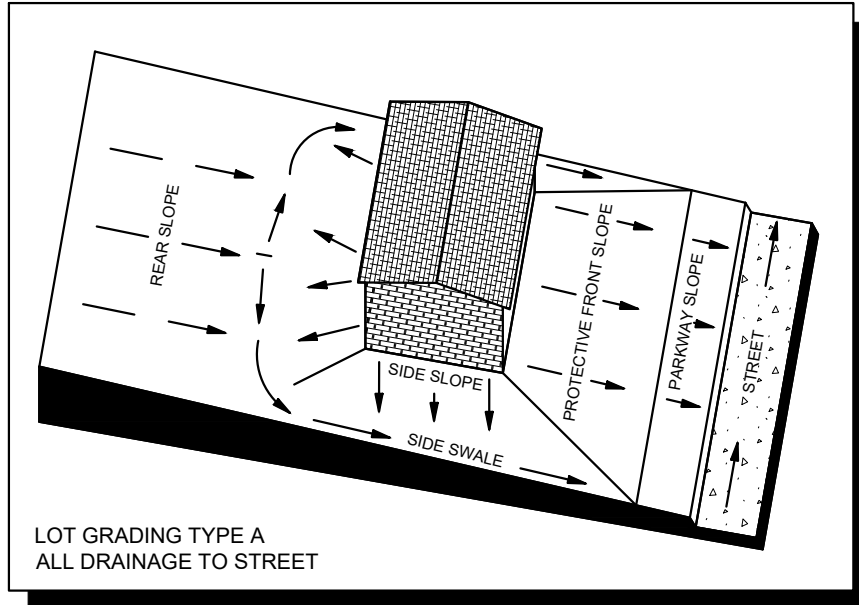
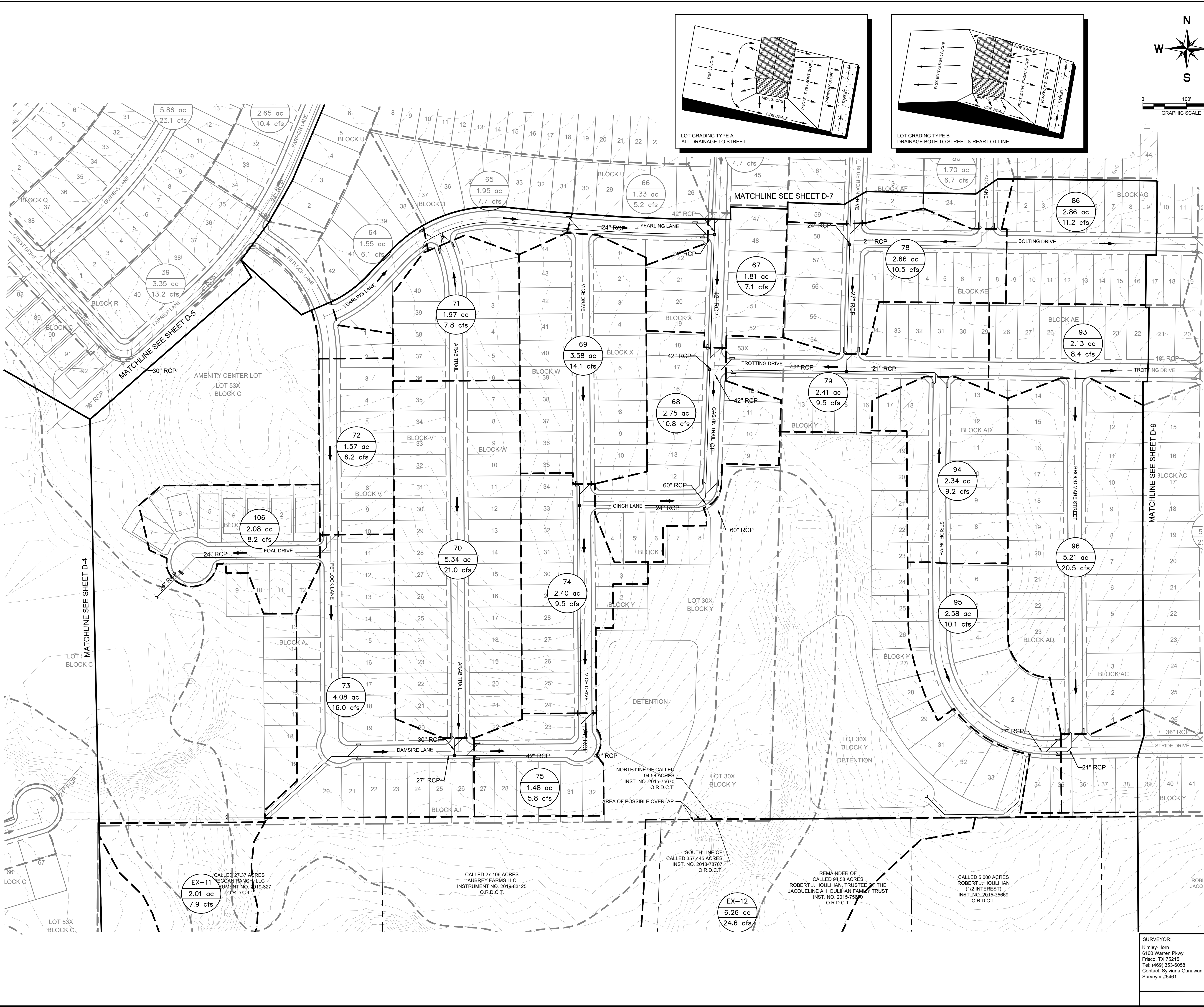
CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY DRAINAGE PLAN
FOR
HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES / 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
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SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylvia Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey BlackJack Partners, LLC 4514 Cole Ave., Suite 1650 Frisco, TX 75215 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928			
DESIGNED: DKT	DRAWN: XXX	CHECKED: TLF	SCALE: AS SHOWN	DATE: SEPT. 2021	KH PROJECT NO.: 2020103	D-5

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LEGEND	
	AREA DESIGNATOR AREA IN ACRES Q100 FLOW IN CFS
	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED PHASE LINE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR

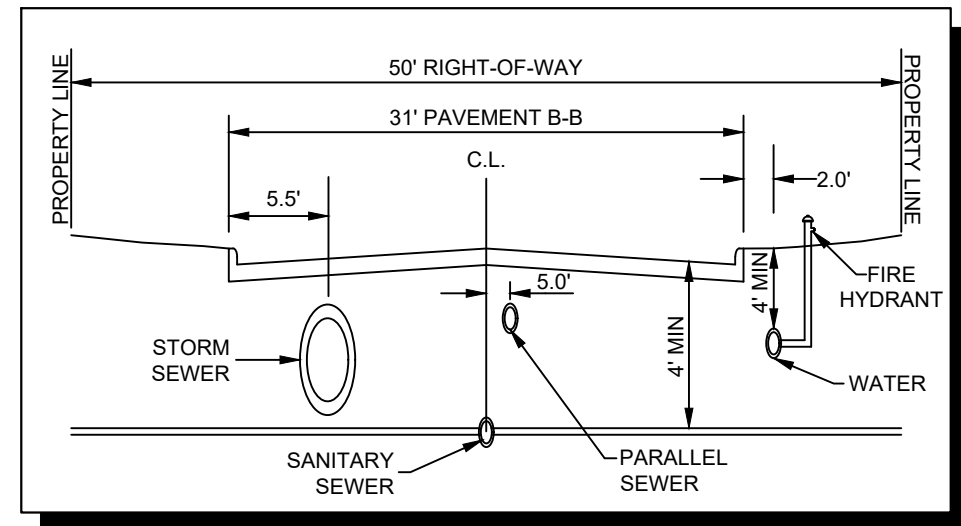
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Q100 = C*I*A
Q = FLOW IN CUBIC FEET PER SECOND (CFS)
C = RUNOFF COEFFICIENT = 0.50 (RESIDENTIAL)
I = INTENSITY (TIME OF CONCENTRATION = TC)
TC OF 15 MINUTES (RESIDENTIAL) = 7.87 IN/HR
A = DRAINAGE AREA IN ACRES

DRAINAGE GENERAL NOTES

- LAYOUT SHOWN IS PRELIMINARY. STORM DRAIN PIPE SIZING, INLET LOCATIONS, AND JUNCTION BOX LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL PLAN AND CONSTRUCTION PLANS, BUT SHALL MEET THE REQUIREMENTS OF THE DENTON COUNTY DEVELOPMENT RULES AND REGULATIONS, EXCEPT FOR PROVIDING CAPTURE OF 100-YEAR STORM WITHIN RIGHT-OF-WAY.
- ALL STORM DRAIN LATERALS ARE ASSUMED TO BE 18" DIAMETER UNLESS NOTED OTHERWISE.
- STORM SEWER SHALL PIPE SHALL BE DESIGNED FOR THE 100-YEAR STORM.

TYPICAL UTILITY LOCATION



CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY DRAINAGE PLAN FOR HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

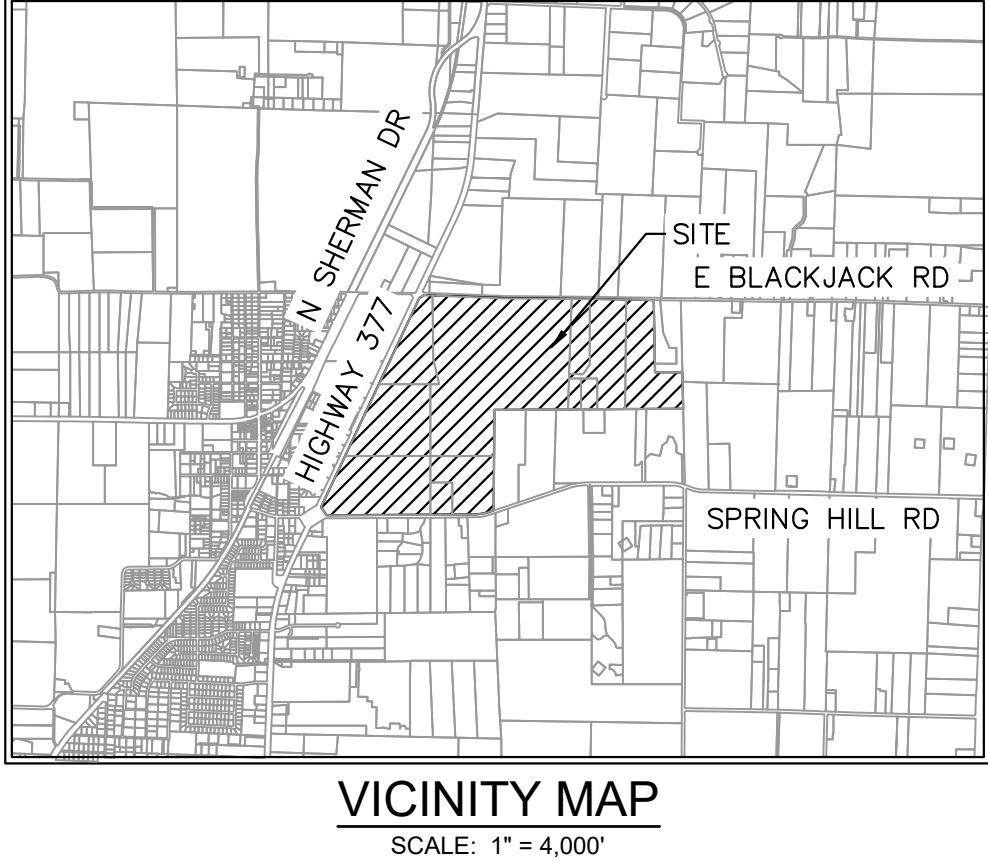
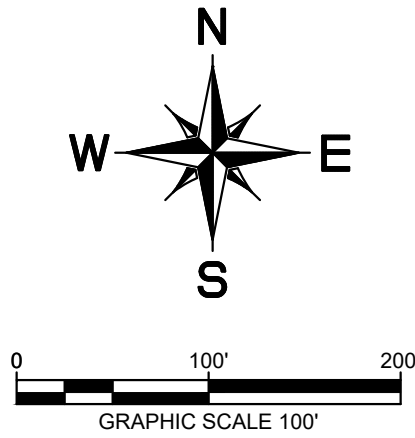
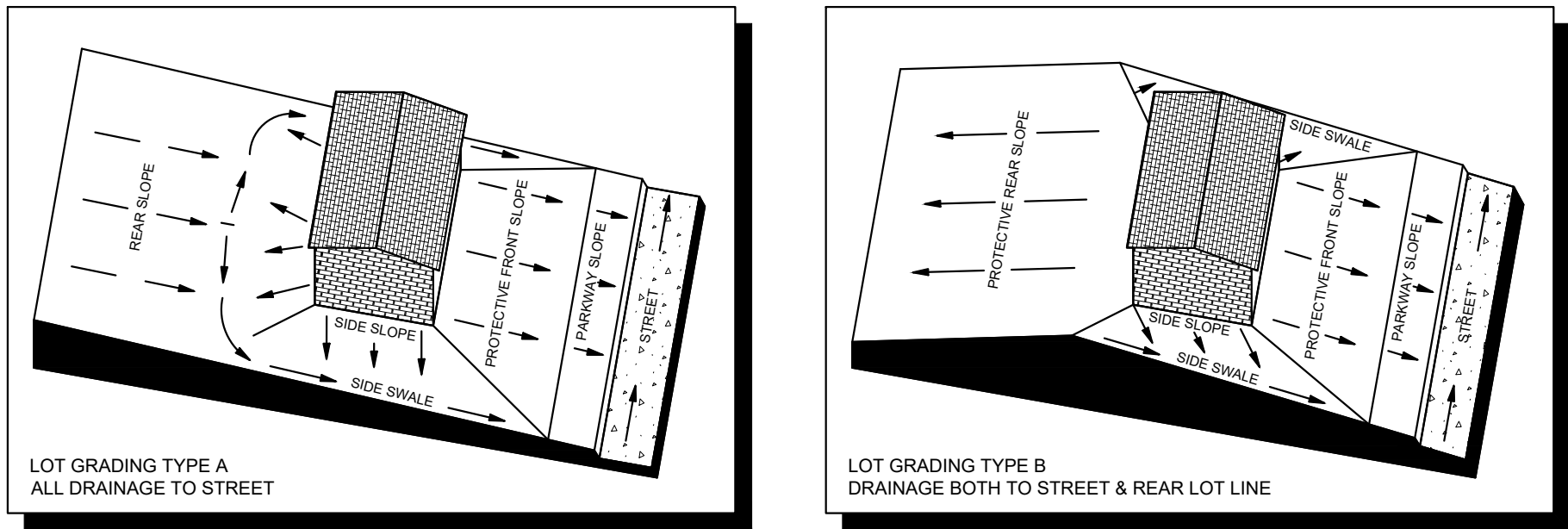
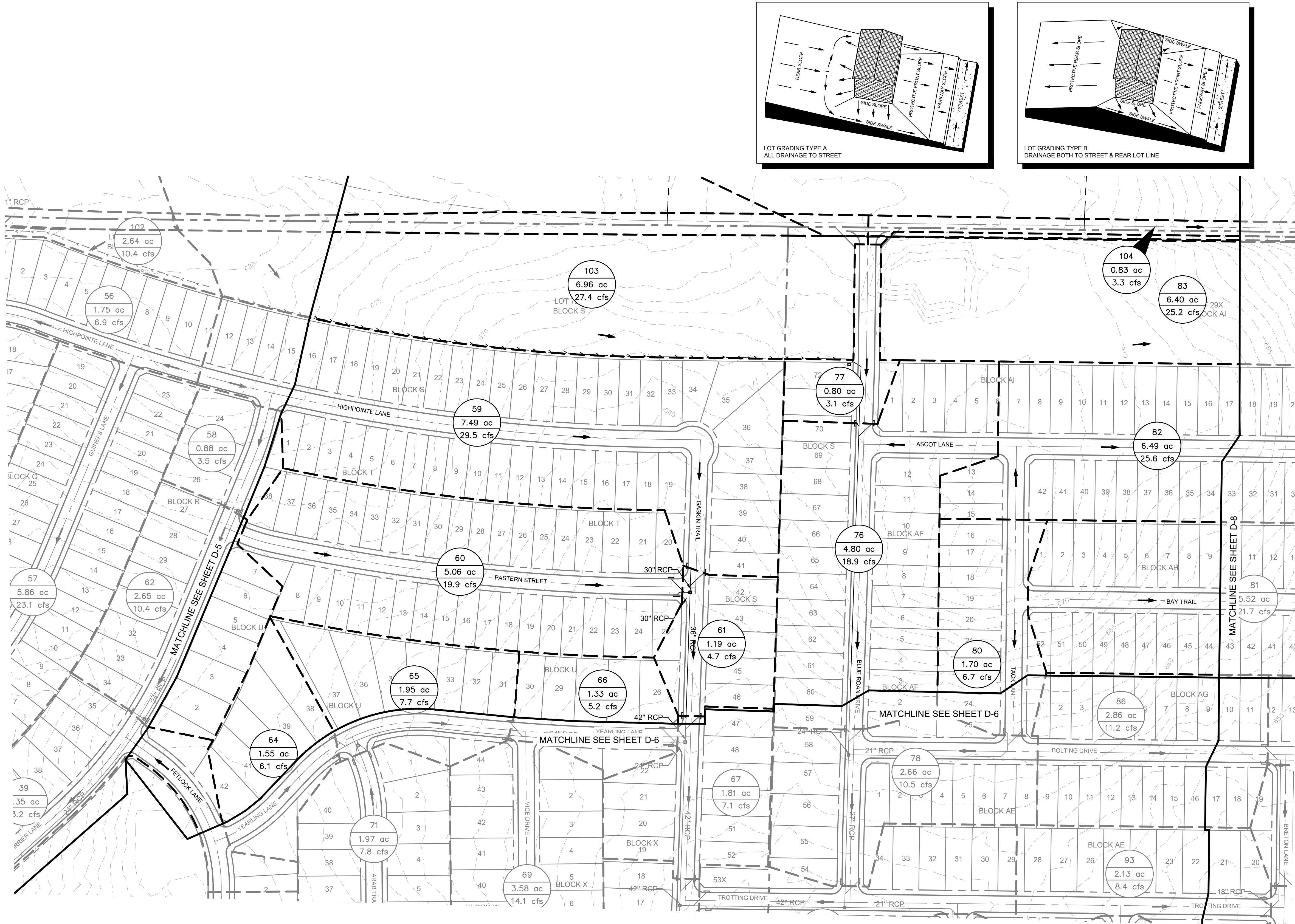
SURVEYOR:
Kimley-Horn
1361 Warren Pkwy
Frisco, TX 75215
Tel: (469) 353-6058
Contact: Sylvia Gunawan
Surveyor #6461

OWNER/DEVELOPER:
Aubrey Blackjack Partners, LLC
4514 Cole Ave., Suite 1650
Frisco, TX 75215
Tel: (214) 674-9570
Contact: Chad Vose

OWNER/DEVELOPER:
FM Land Investments I, LLC
139 Old Town Blvd., Suite 202
Argyle, TX 75226
Tel: (972) 740-5725
Contact: David Marks & Walter Foss

ENGINEER:
Kimley-Horn
1361 Warren Pkwy, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Registration F-928

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	D-6
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103	



LEGEND	
(X-1)	AREA DESIGNATOR
(9.9 ac)	AREA IN ACRES
(10.4 cfs)	Q100 FLOW IN CFS
(A-1)	INLET NUMBER
---	PROPERTY LINE
---	PROPOSED STORM DRAIN LINE
---	EXISTING STORM DRAIN LINE
---	PROPOSED DRAINAGE DIVIDE
---	PROPOSED PHASE LINE
□	PROPOSED STORM DRAIN INLET
○	PROPOSED STORM DRAIN MANHOLE
---	PROPOSED STORM DRAIN HEADWALL
→	PROPOSED FLOW DIRECTION
---	PROPOSED CONTOUR
---	EXISTING CONTOUR

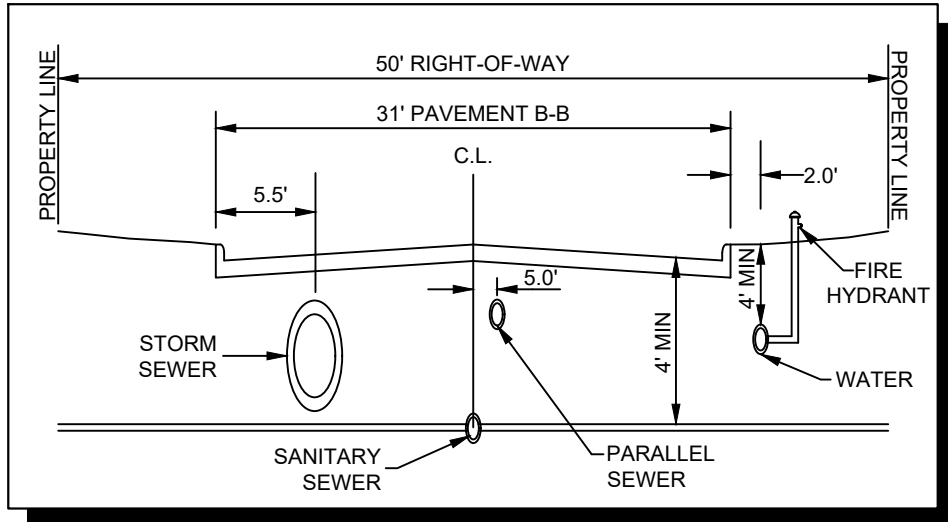
DRAINAGE DESIGN CRITERIA

$Q_{100} = C \cdot I \cdot A$
 Q = FLOW IN CUBIC FEET PER SECOND (CFS)
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DRAINAGE GENERAL NOTES

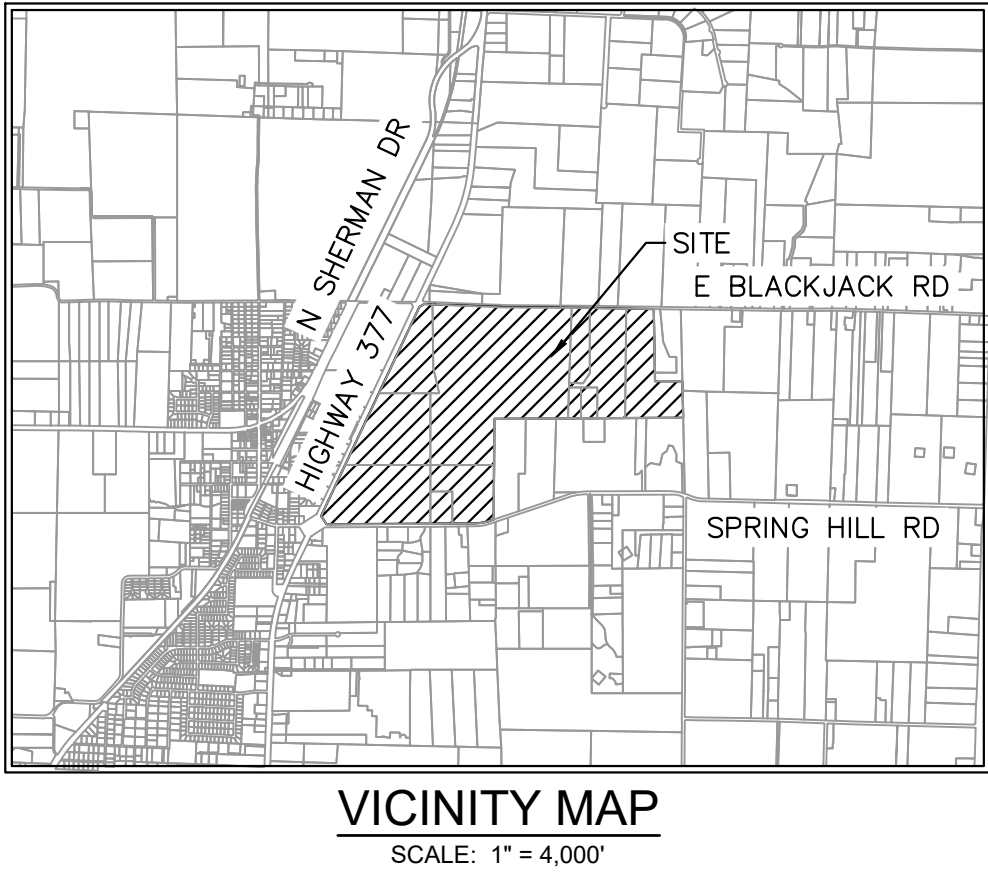
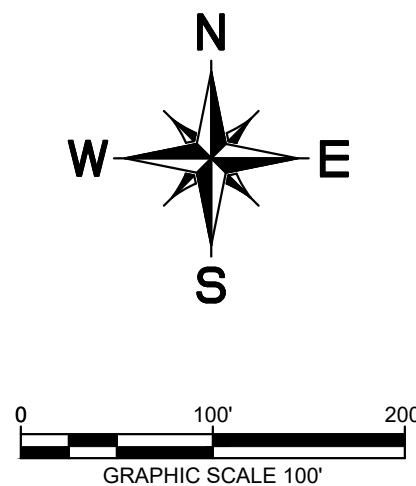
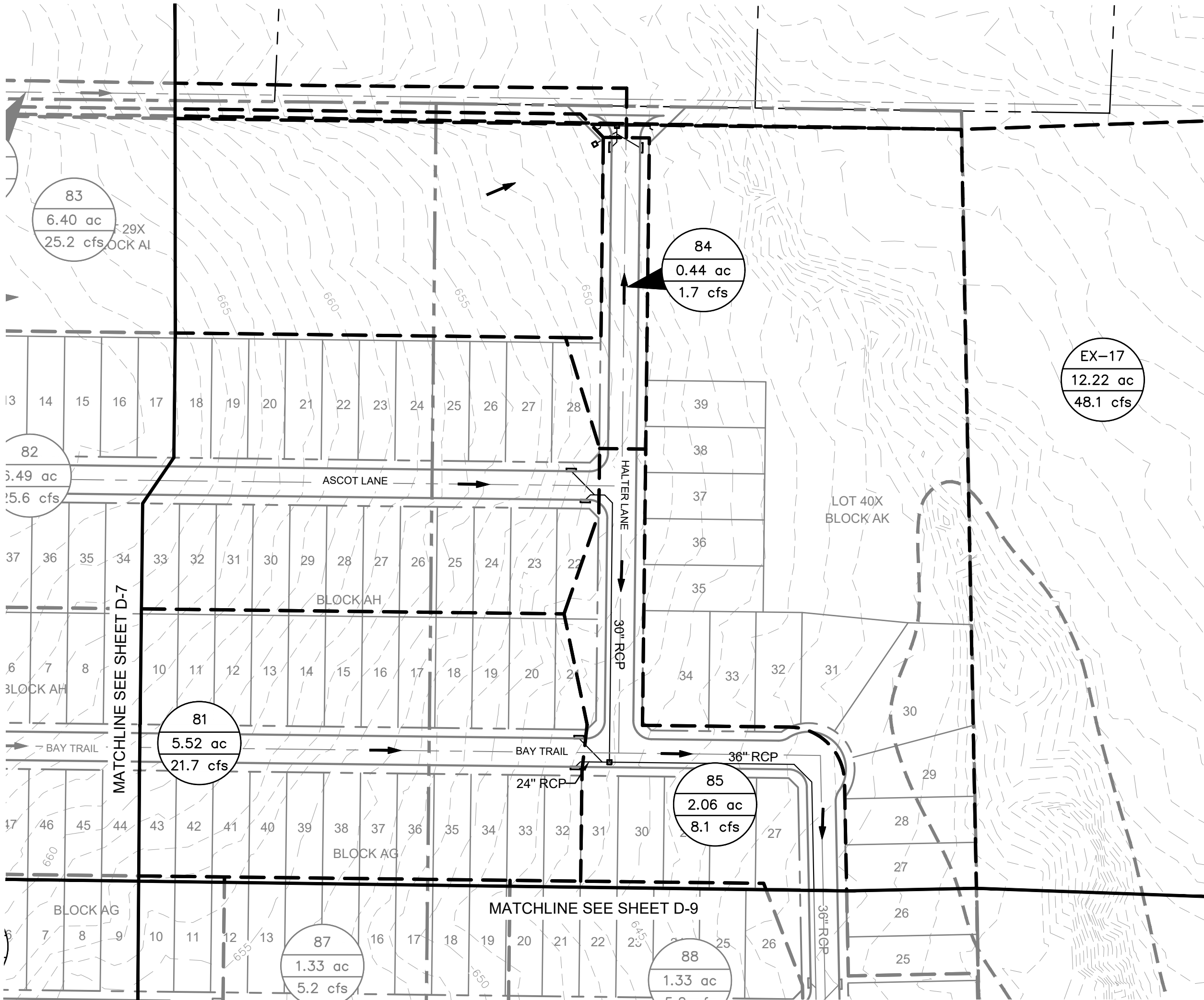
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- ALL STORM DRAIN LATERALS ARE ASSUMED TO BE 18" DIAMETER UNLESS NOTED OTHERWISE.
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TYPICAL UTILITY LOCATION



CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY DRAINAGE PLAN						
FOR						
HIGH POINTE RANCH						
1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT BEING 460.75 ACRES						
OUT OF THE						
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243						
AND THE						
IN THE						
CITY OF AUBREY, DENTON COUNTY, TEXAS						
SURVEYOR: Francisco Trevino, P.E. OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC OWNER/DEVELOPER: FM Land Investments I, LLC ENGINEER: Kimley-Horn						
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	D-7
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103	



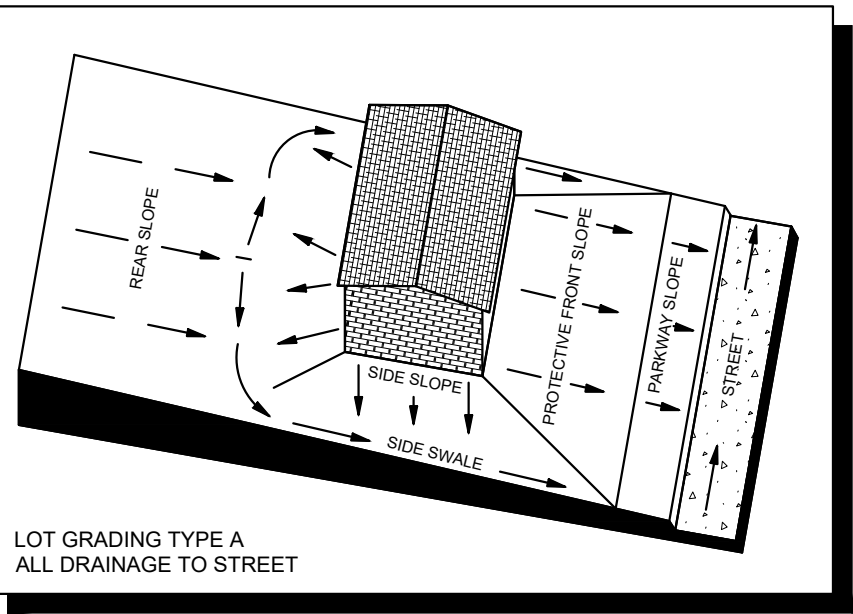
LEGEND	
X-1 9.9 ac 5.5 cfs	AREA DESIGNATOR
A-1	AREA IN ACRES
---	Q100 FLOW IN CFS
---	INLET NUMBER
---	PROPERTY LINE
---	PROPOSED STORM DRAIN LINE
---	EXISTING STORM DRAIN LINE
---	PROPOSED DRAINAGE DIVIDE
---	PROPOSED PHASE LINE
□	PROPOSED STORM DRAIN INLET
○	PROPOSED STORM DRAIN MANHOLE
---	PROPOSED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

DRAINAGE DESIGN CRITERIA

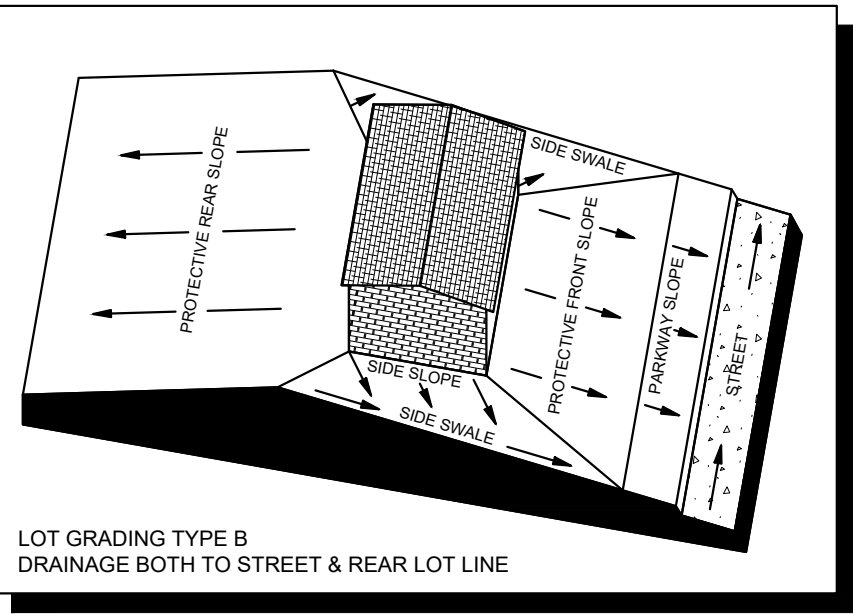
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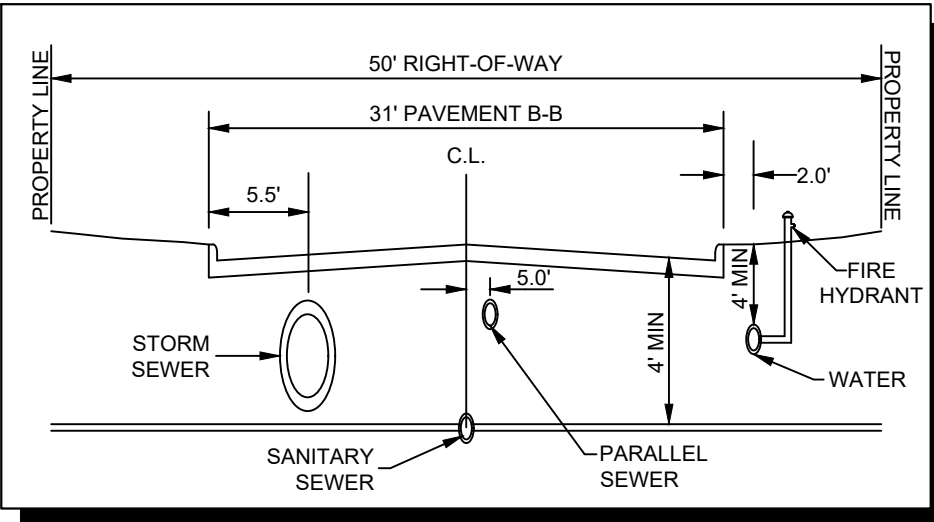


LOT GRADING TYPE A
ALL DRAINAGE TO STREET



LOT GRADING TYPE B
DRAINAGE BOTH TO STREET & REAR LOT LINE

TYPICAL UTILITY LOCATION

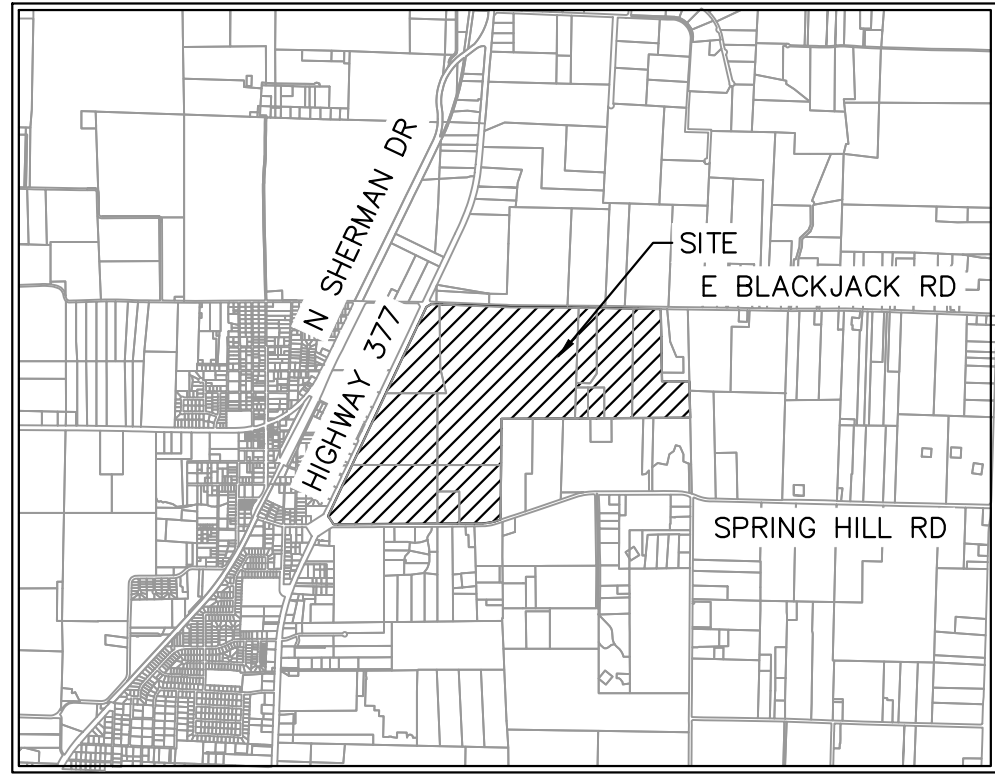
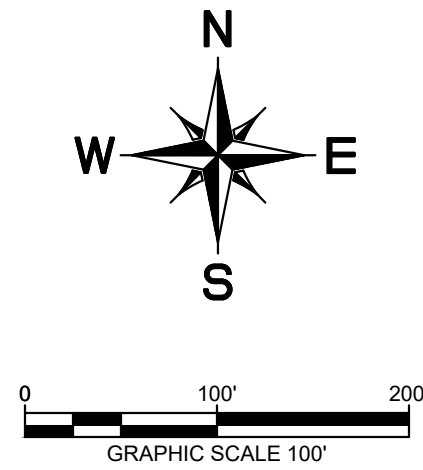
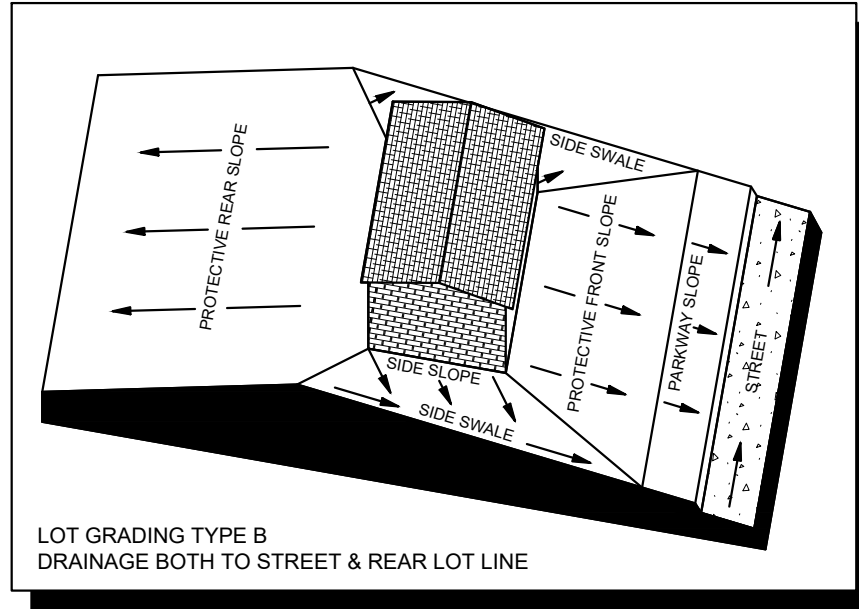
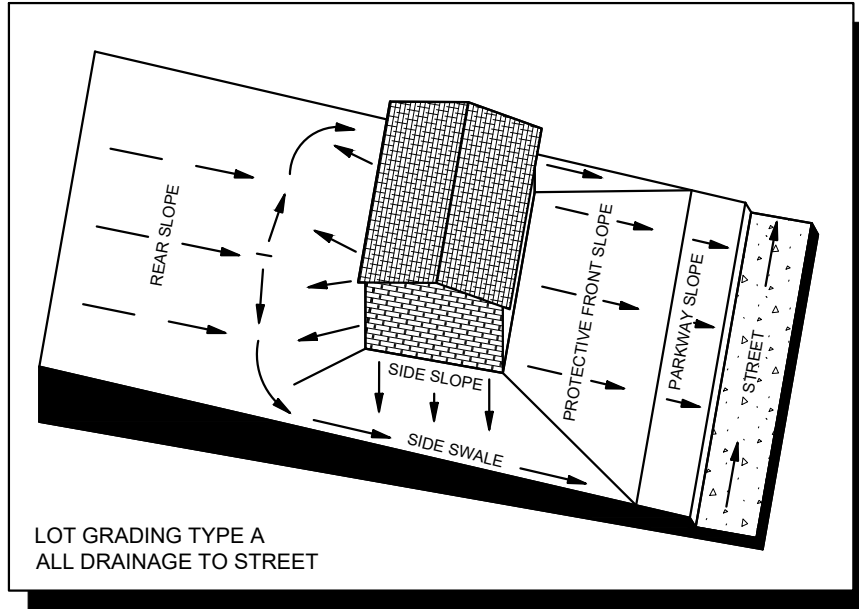
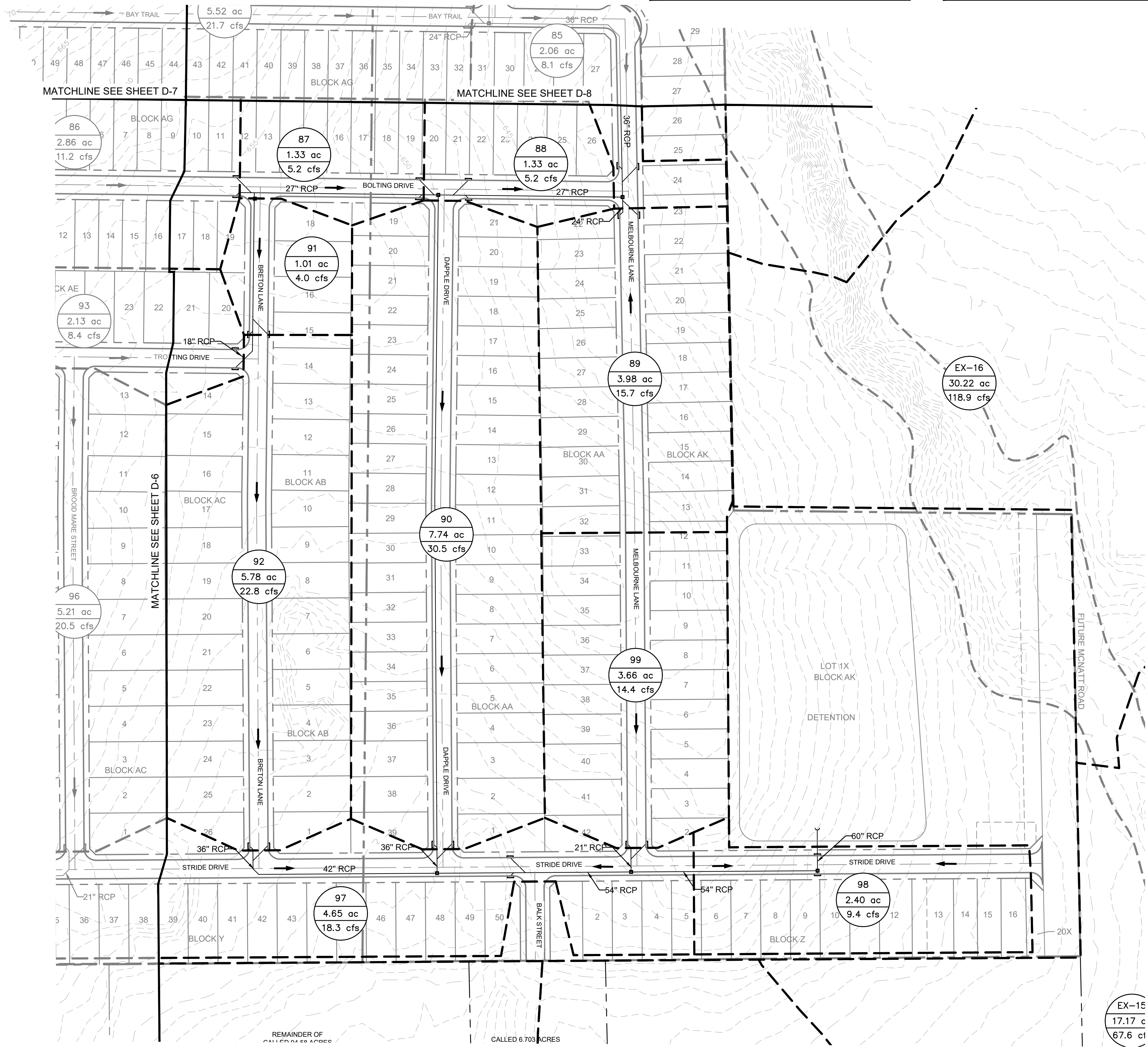


CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY DRAINAGE PLAN
FOR
HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
 BEING 460.75 ACRES
 OUT OF THE
 FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
 AND THE
 IN THE
 CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylviana Gunawan Surveyor #6461		OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose		OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss		ENGINEER: Kimley-Horn 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Registration F-928	
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.		D-8
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103		



LEGEND	
	AREA DESIGNATOR AREA IN ACRES Q100 FLOW IN CFS
	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED PHASE LINE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR

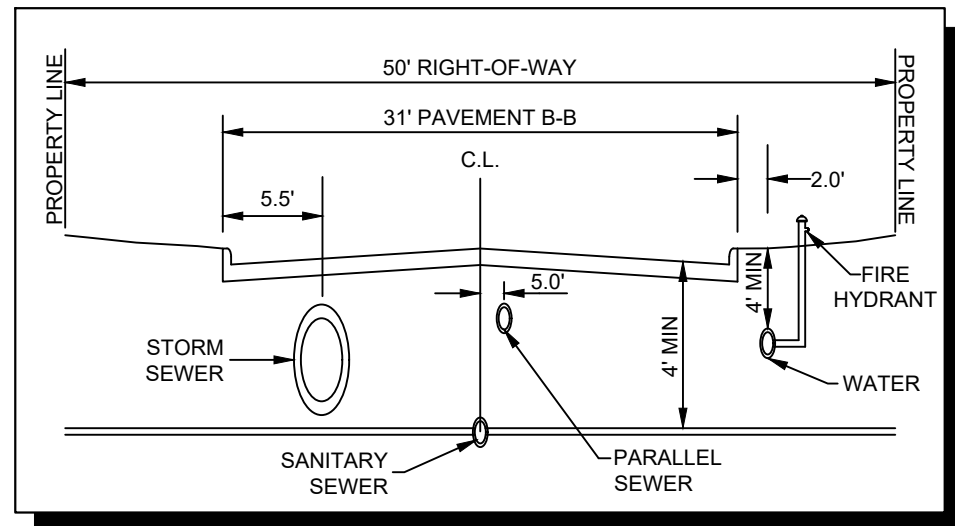
DRAINAGE DESIGN CRITERIA

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TYPICAL UTILITY LOCATION



CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY DRAINAGE PLAN FOR HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR		OWNER/DEVELOPER		ENGINEER	
Kimley-Horn 6160 Warren Pkwy Frisco, TX 75015 Tel: (469) 353-6058 Contact: Sylviana Gunawan Surveyor #6461		Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose		Kimley-Horn 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928	
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103

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 LAST SAVED: 20/02/2021 2:12 PM
 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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)
2	1.15	1.00	0.50	15	7.87	4.5
3	2.65	1.00	0.50	15	7.87	10.4
5	2.76	1.00	0.50	15	7.87	10.9
6	2.02	1.00	0.50	15	7.87	8.0
7	0.96	1.00	0.50	15	7.87	3.8
8	0.98	1.00	0.50	15	7.87	3.9
9	4.11	1.00	0.50	15	7.87	16.2
10	4.09	1.00	0.50	15	7.87	16.1
12	2.80	1.00	0.50	15	7.87	11.0
13	1.77	1.00	0.50	15	7.87	7.0
15	2.55	1.00	0.50	15	7.87	10.0
16	2.51	1.00	0.50	15	7.87	9.9
17	36.06	1.00	0.50	15	7.87	141.9
18	0.57	1.00	0.50	15	7.87	2.2
19	0.63	1.00	0.50	15	7.87	2.5
20	41.12	1.00	0.50	15	7.87	161.8
21	1.07	1.00	0.50	15	7.87	4.2
22	0.52	1.00	0.50	15	7.87	2.0
23	4.75	1.00	0.50	15	7.87	18.7
24	0.96	1.00	0.50	15	7.87	3.8

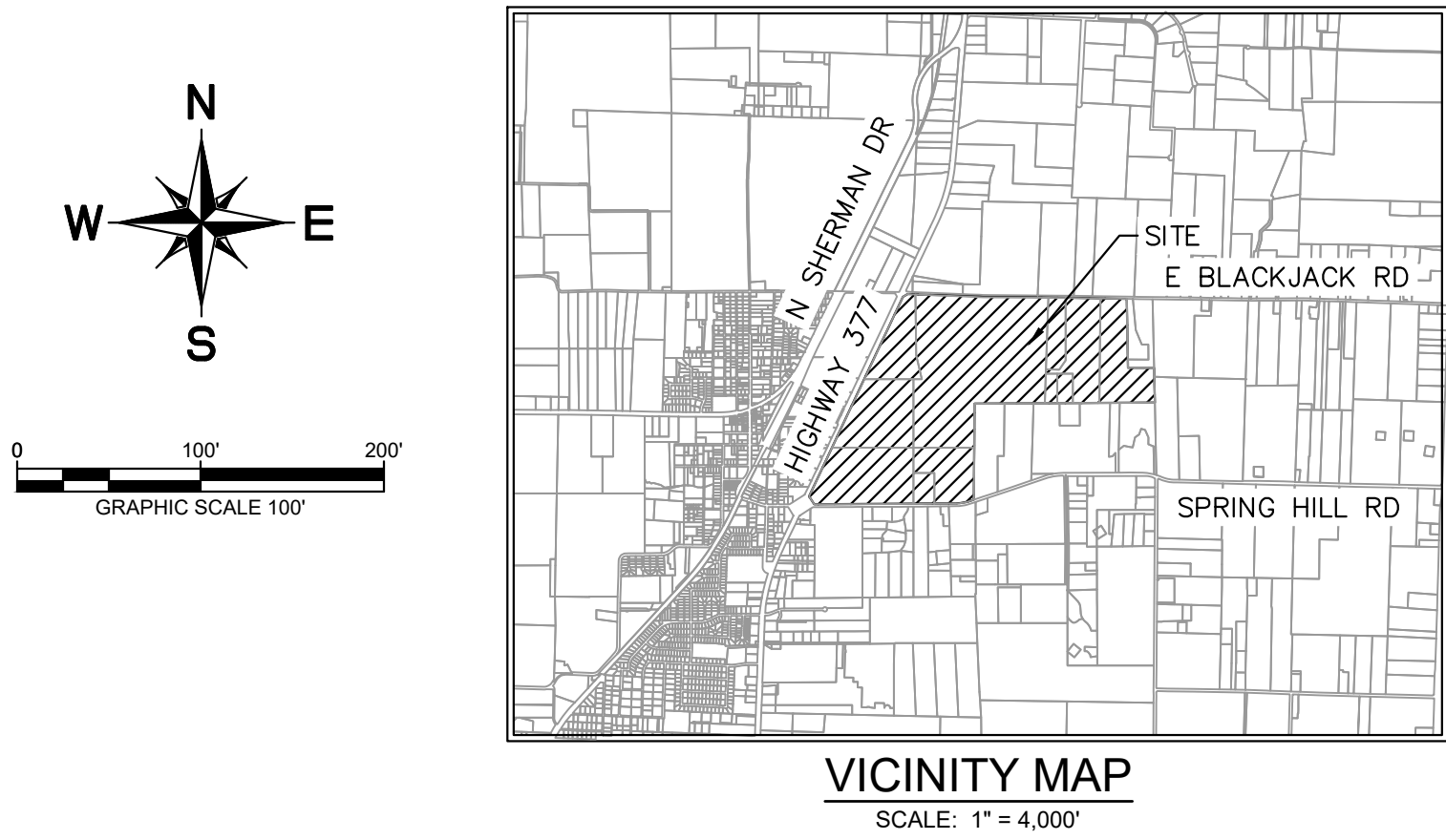
DRAINAGE AREA TABLE						
DRAINAGE AREA NO.	AREA (ac)	ANTECEDENT FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)
66	1.33	1.00	0.50	15	7.87	5.2
67	1.81	1.00	0.50	15	7.87	7.1
68	2.75	1.00	0.50	15	7.87	10.8
69	3.58	1.00	0.50	15	7.87	14.1
70	5.34	1.00	0.50	15	7.87	21.0
71	1.97	1.00	0.50	15	7.87	7.8
72	1.57	1.00	0.50	15	7.87	6.2
73	4.08	1.00	0.50	15	7.87	16.0
74	2.40	1.00	0.50	15	7.87	9.5
75	1.48	1.00	0.50	15	7.87	5.8
76	4.80	1.00	0.50	15	7.87	18.9
77	0.80	1.00	0.50	15	7.87	3.1
78	2.66	1.00	0.50	15	7.87	10.5
79	2.41	1.00	0.50	15	7.87	9.5
80	1.70	1.00	0.50	15	7.87	6.7
81	5.52	1.00	0.50	15	7.87	21.7
82	6.49	1.00	0.50	15	7.87	25.6
83	6.40	1.00	0.50	15	7.87	25.2
84	0.44	1.00	0.50	15	7.87	1.7
85	2.06	1.00	0.50	15	7.87	8.1

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)
25	5.47	1.00	0.50	15	7.87	21.5
26	1.14	1.00	0.50	15	7.87	4.5
27	4.08	1.00	0.50	15	7.87	16.0
28	7.46	1.00	0.50	15	7.87	29.4
29	1.64	1.00	0.50	15	7.87	6.5
30	6.16	1.00	0.50	15	7.87	24.2
31	7.07	1.00	0.50	15	7.87	27.8
32	3.74	1.00	0.50	15	7.87	14.7
33	2.00	1.00	0.50	15	7.87	7.9
34	7.17	1.00	0.50	15	7.87	28.2
35	6.08	1.00	0.50	15	7.87	23.9
36	1.55	1.00	0.50	15	7.87	6.1
37	1.86	1.00	0.50	15	7.87	7.3
38	3.62	1.00	0.50	15	7.87	14.3
39	3.35	1.00	0.50	15	7.87	13.2
40	5.53	1.00	0.50	15	7.87	21.8
41	2.08	1.00	0.50	15	7.87	8.2
42	3.46	1.00	0.50	15	7.87	13.6
43	2.61	1.00	0.50	15	7.87	10.3
44	3.04	1.00	0.50	15	7.87	12.0

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)
86	2.86	1.00	0.50	15	7.87	11.2
87	1.33	1.00	0.50	15	7.87	5.2
88	1.33	1.00	0.50	15	7.87	5.2
89	3.98	1.00	0.50	15	7.87	15.7
90	7.74	1.00	0.50	15	7.87	30.5
91	1.01	1.00	0.50	15	7.87	4.0
92	5.78	1.00	0.50	15	7.87	22.8
93	2.13	1.00	0.50	15	7.87	8.4
94	2.34	1.00	0.50	15	7.87	9.2
95	2.58	1.00	0.50	15	7.87	10.1
96	5.21	1.00	0.50	15	7.87	20.5
97	4.65	1.00	0.50	15	7.87	18.3
98	2.40	1.00	0.50	15	7.87	9.4
99	3.66	1.00	0.50	15	7.87	14.4
100	3.69	1.00	0.50	15	7.87	14.5
101	5.85	1.00	0.50	15	7.87	23.0
102	2.64	1.00	0.50	15	7.87	10.4
103	6.96	1.00	0.50	15	7.87	27.4
104	0.83	1.00	0.50	15	7.87	3.3
105	4.13	1.00	0.50	15	7.87	16.2

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)
45	1.48	1.00	0.50	15	7.87	5.8
46	4.72	1.00	0.50	15	7.87	18.6
47	7.62	1.00	0.50	15	7.87	30.0
48	1.32	1.00	0.50	15	7.87	5.2
49	1.11	1.00	0.50	15	7.87	4.4
50	1.15	1.00	0.50	15	7.87	4.5
51	5.15	1.00	0.50	15	7.87	20.3
52	2.46	1.00	0.50	15	7.87	9.7
53	1.50	1.00	0.50	15	7.87	5.9
54	0.61	1.00	0.50	15	7.87	2.4
55	5.72	1.00	0.50	15	7.87	22.5
56	1.75	1.00	0.50	15	7.87	6.9
57	5.86	1.00	0.50	15	7.87	23.1
58	0.88	1.00	0.50	15	7.87	3.5
59	7.49	1.00	0.50	15	7.87	29.5
60	5.06	1.00	0.50	15	7.87	19.9
61	1.19	1.00	0.50	15	7.87	4.7
62	2.65	1.00	0.50	15	7.87	10.4
64	1.55	1.00	0.50	15	7.87	6.1
65	1.95	1.00	0.50	15	7.87	7.7

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)
106	2.08	1.00	0.50	15	7.87	8.2
107	3.18	1.00	0.50	15	7.87	12.5



DRAINAGE DESIGN CRITERIA

Q100 = C*I*A
 Q = FLOW IN CUBIC FEET PER SECOND (CFS)
 C = RUNOFF COEFFICIENT = 0.50 (RESIDENTIAL)
 I = INTENSITY (TIME OF CONCENTRATION = TC)
 TC OF 15 MINUTES (RESIDENTIAL) = 7.87 IN/HR
 A = DRAINAGE AREA IN ACRES

DRAINAGE GENERAL NOTES

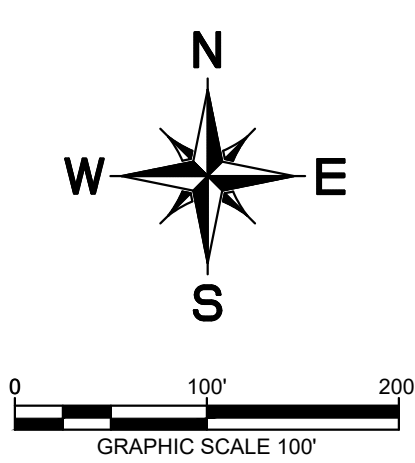
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CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY DRAINAGE PLAN
FOR
HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
 BEING 460.75 ACRES
 OUT OF THE
 FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
 AND THE
 IN THE
 CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylviana Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 75226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley»Horn 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928			
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	D-10
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103	



	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
	PROPOSED SEWERSHED ACREAGE
	PROPOSED SEWERSHED CALC POINT

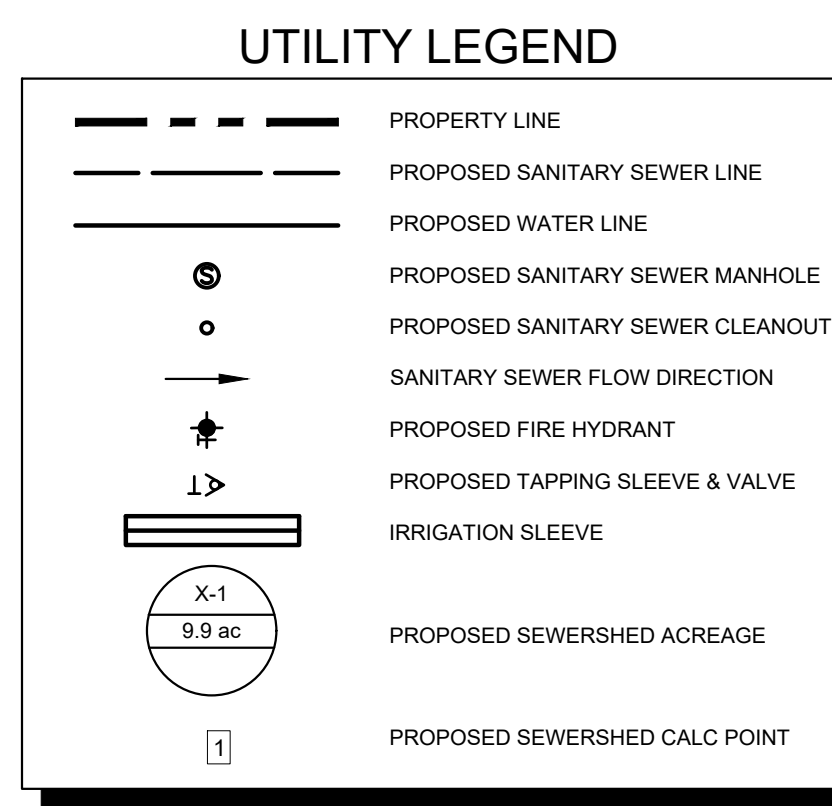
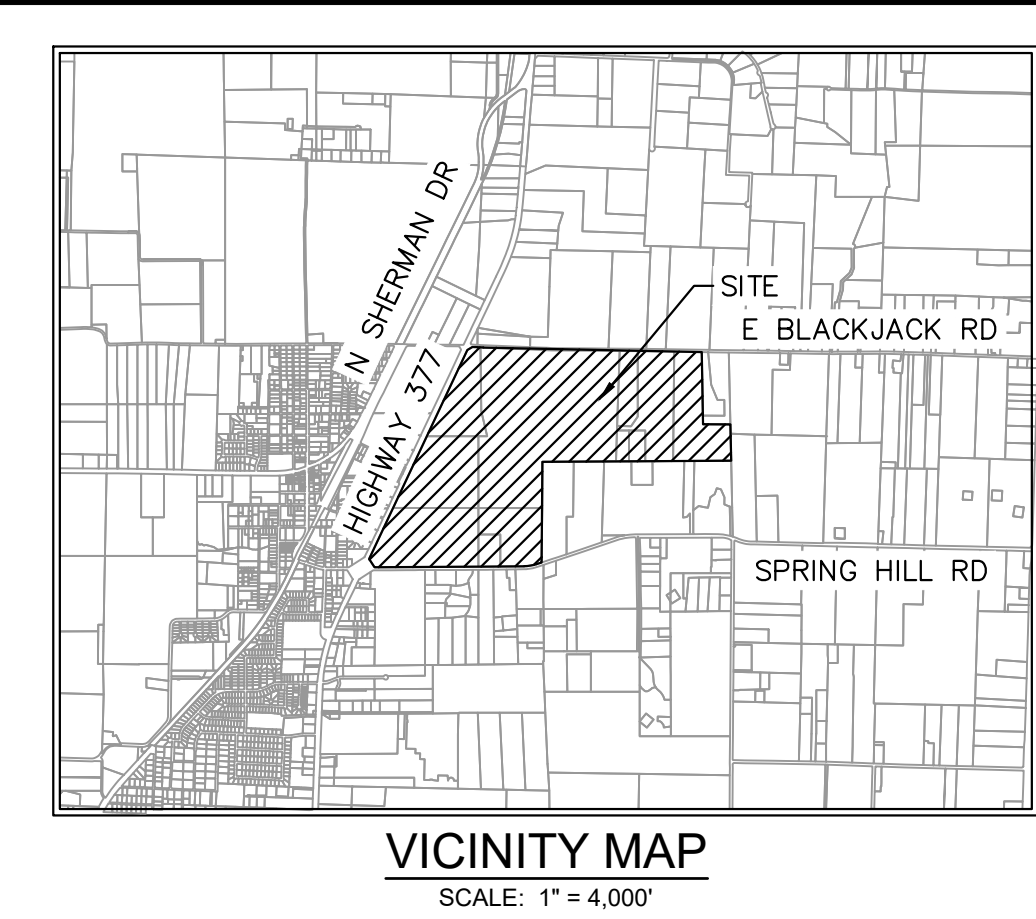
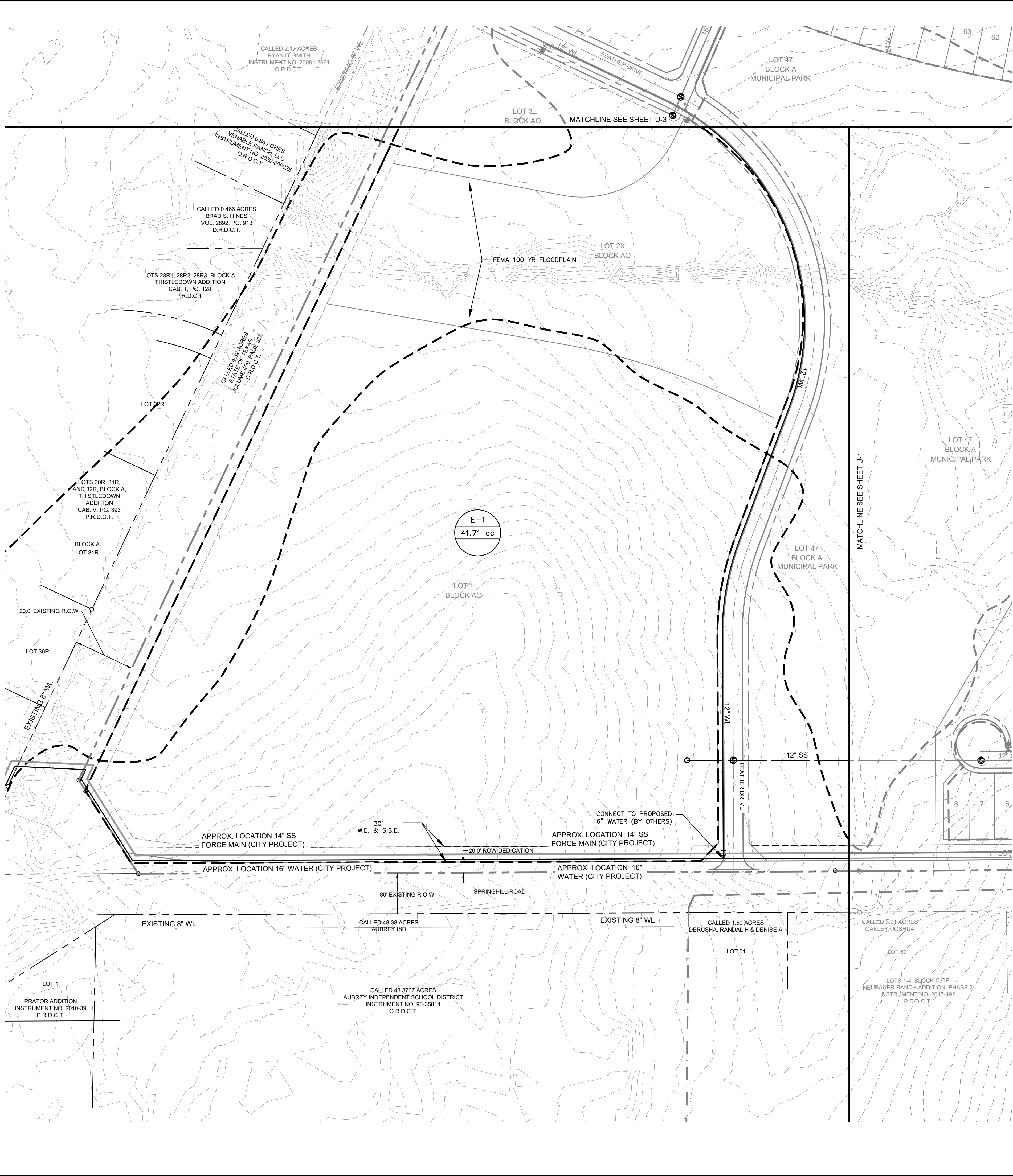
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6. WATER AND SEWER TO BE PROVIDED BY THE CITY OF AUBREY
7. OFFSITE UTILITIES DESIGNED BY CITY'S CONSULTANT. UTILITY CONNECTION TO BE COORDINATED BY CITY'S CONSULTANT AND PROJECT ENGINEER.

The diagram illustrates a street cross-section with the following components and dimensions:

- 50' RIGHT-OF-WAY**: The total width of the street.
- 31' PAVEMENT B-B**: The width of the paved area.
- 5.5'**: The distance from the left property line to the centerline (C.L.).
- C.L.**: Centerline of the street.
- 2'-0"**: The distance from the right property line to the edge of the pavement.
- STORM SEWER**: A circular sewer located on the left side of the street.
- SANITARY SEWER**: A circular sewer located on the right side of the street, below the storm sewer.
- PARALLEL SEWER**: A circular sewer located on the right side of the street, below the sanitary sewer.
- 4 MIN**: The minimum depth of the parallel sewer.
- 5.0'**: The distance from the centerline to the edge of the parallel sewer.
- 4 MIN**: The minimum depth of the sanitary sewer.
- PROPERTY LINE**: The boundaries of the street right-of-way on both sides.
- FIRE HYDRANT**: Located on the right side of the street, near the property line.
- WATER**: A line representing the water main, located near the fire hydrant.

ENGINEER:
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: Thomas Fletcher, P.E.
Registration F-928

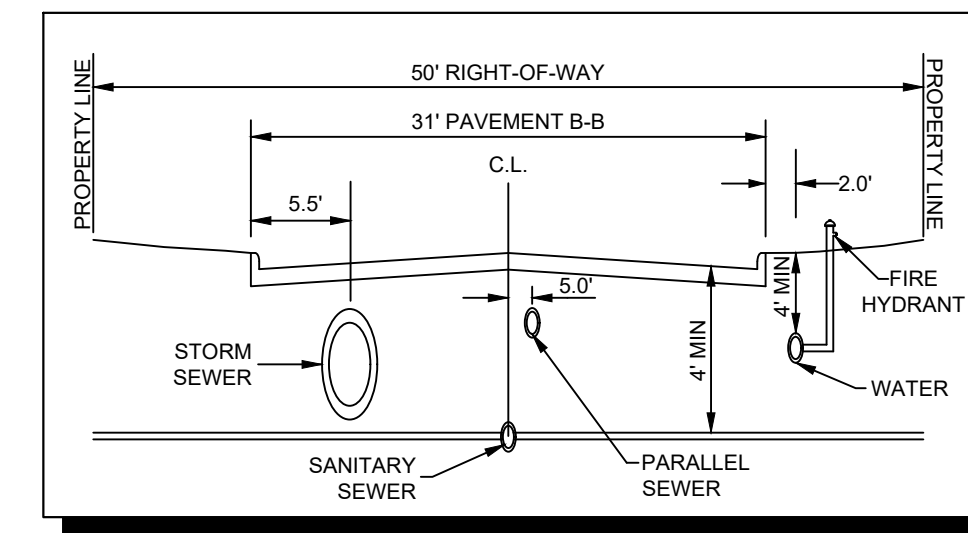
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	U-1
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103	



WATER & SEWER GENERAL NOTES

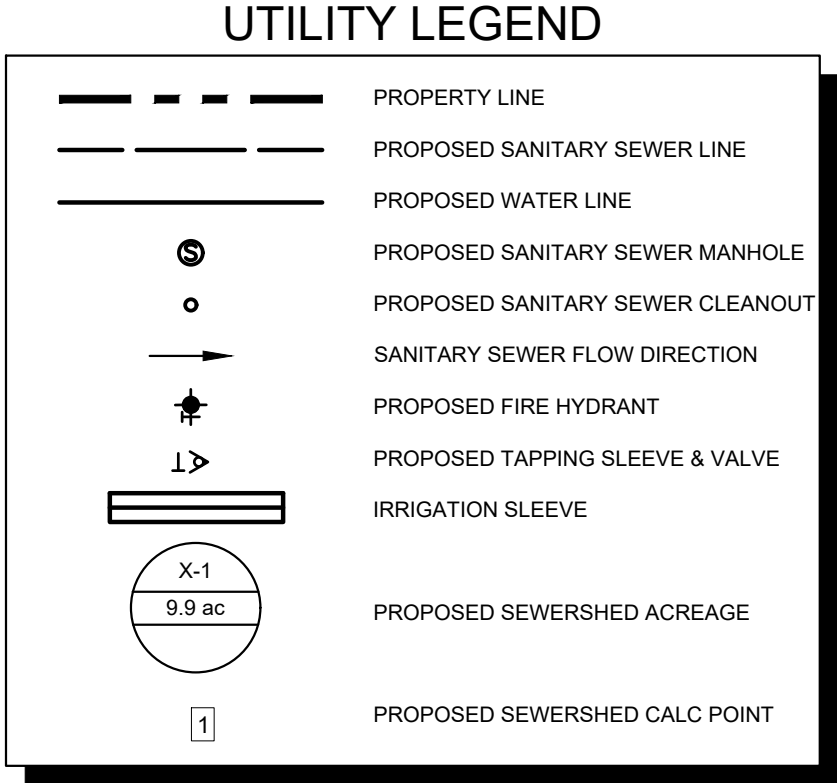
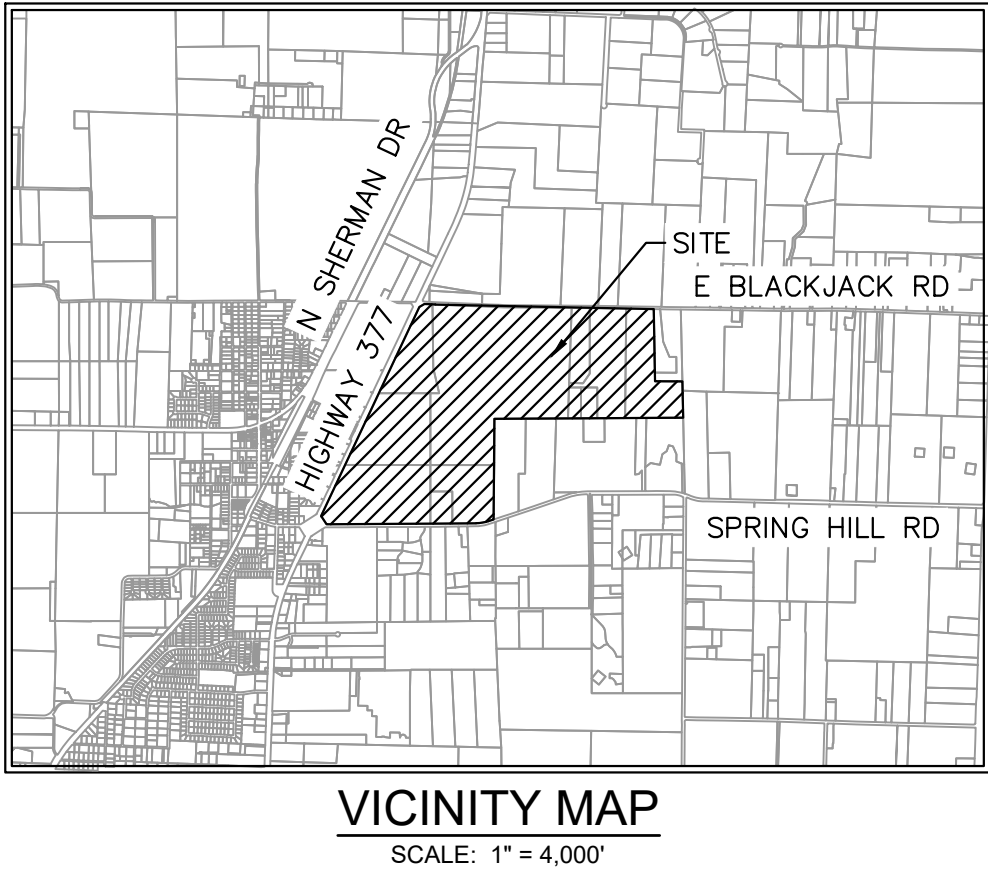
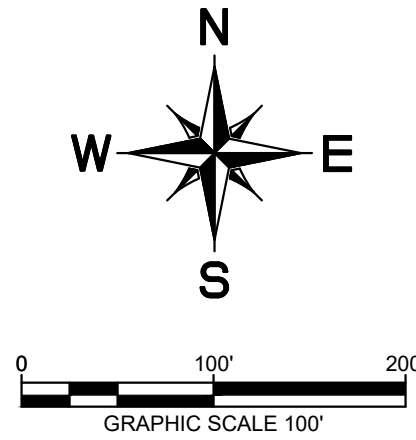
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TYPICAL UTILITY LOCATION

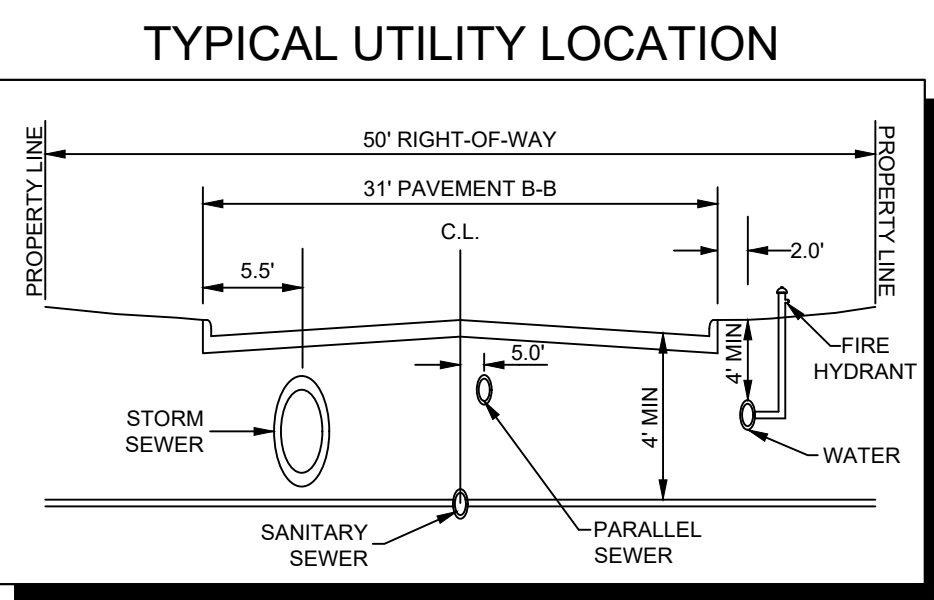


CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY UTILITY PLAN FOR HIGH POINTE RANCH 1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT BEING 460.75 ACRES OUT OF THE FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243 AND THE IN THE CITY OF AUBREY, DENTON COUNTY, TEXAS			
SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylviana Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Frisco, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley»Horn 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928
DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN
DATE SEPT. 2021	DATE SEPT. 2021	DATE SEPT. 2021	DATE SEPT. 2021
KH PROJECT NO. 2020103			
U-2			



- WATER & SEWER GENERAL NOTES**
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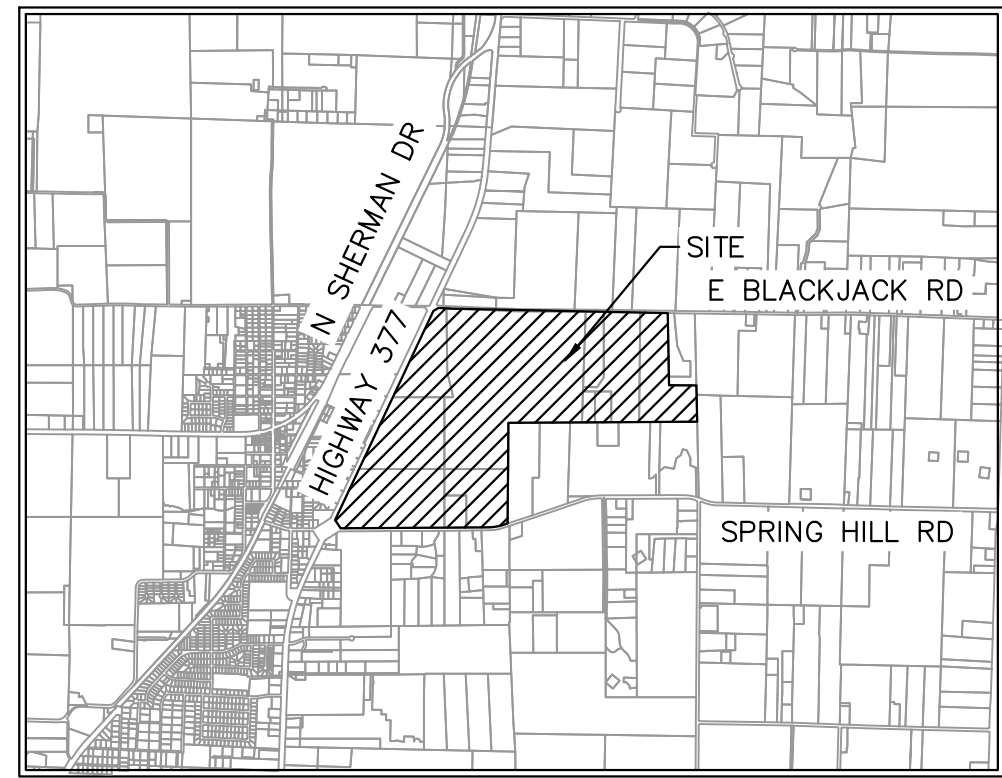
CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY UTILITY PLAN
FOR
HIGH POINTE RANCH
1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
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FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.		
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103		

PLATTED BY: FRANCISCO TREVINO, P.E. 2020020003 - CIRCLE Y RANCH CAD PRELIMINARY PLANS SHEETS U-1, UTILITY PLANS DWG [U-4]
DRAWN NAME: KIMLEY-HORN CIVIL ENGINEERING SINGLE FAMILY PURSUITS, 2020/202003
LAST SAVED: 12/20/2021 11:58 AM

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VICINITY MAP
SCALE: 1" = 4,000'

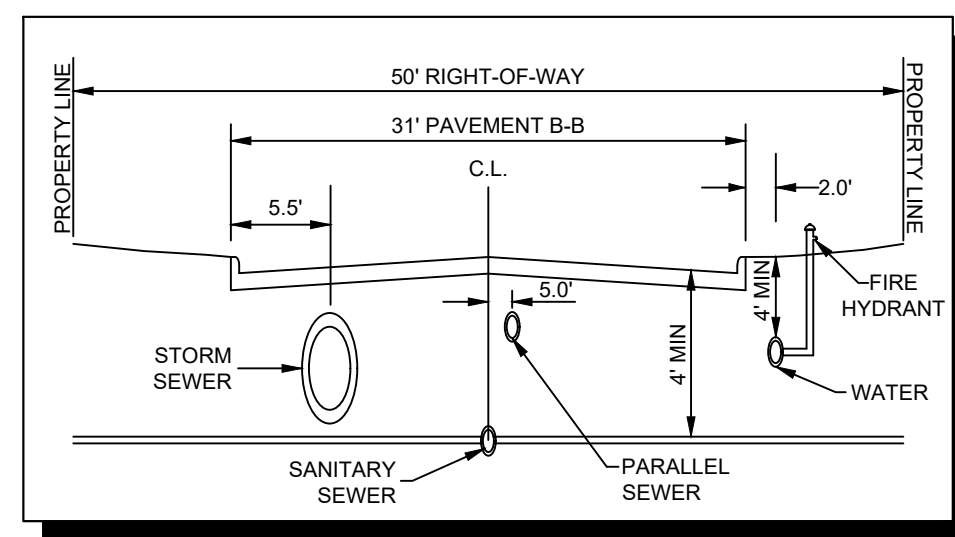
UTILITY LEGEND

	PROPERTY LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER CLEANOUT
	SANITARY SEWER FLOW DIRECTION
	PROPOSED FIRE HYDRANT
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TYPICAL UTILITY LOCATION



CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY UTILITY PLAN

FOR

HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES

OUT OF THE

FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243

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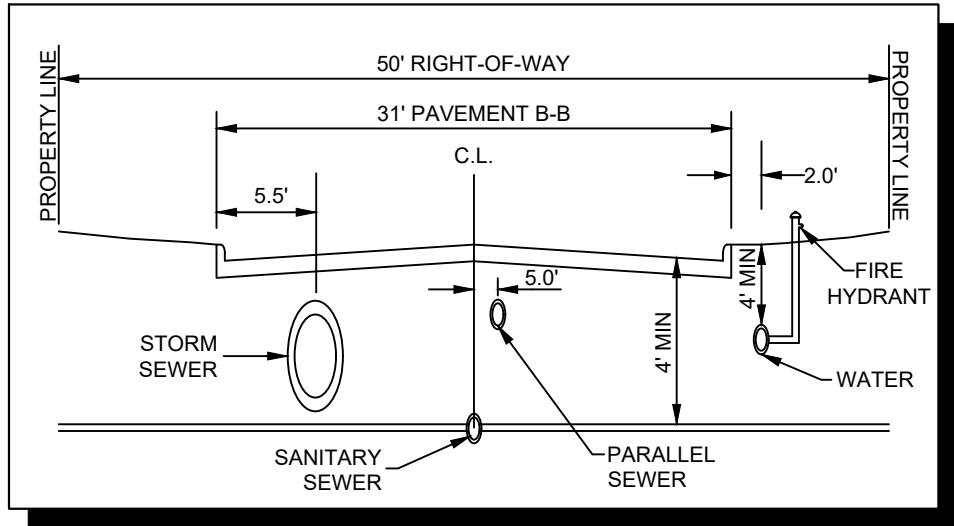
CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylvia Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Frisco, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 75226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley-Horn 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928			
DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	U-4

PLATTED BY: FRANCIS, BERNER, & ASSOCIATES, INC. DATE: 09/20/2023 11:58 AM
DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 09/20/2023 11:58 AM
LAST SAVED: 12/20/2023 11:58 AM

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TYPICAL UTILITY LOCATION

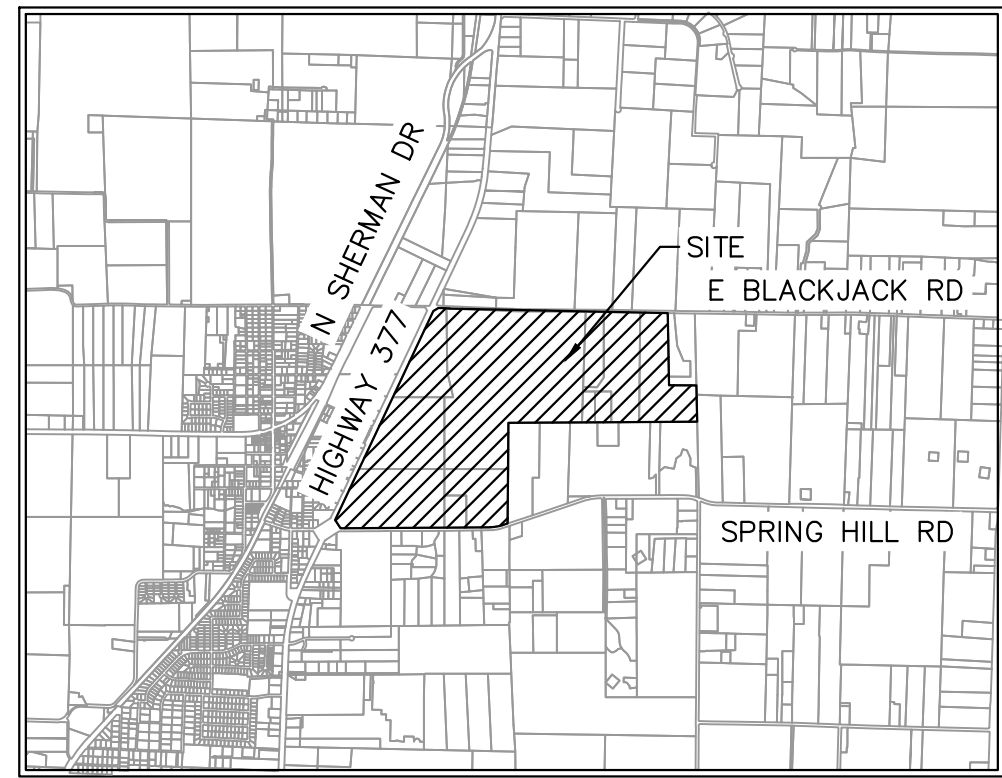
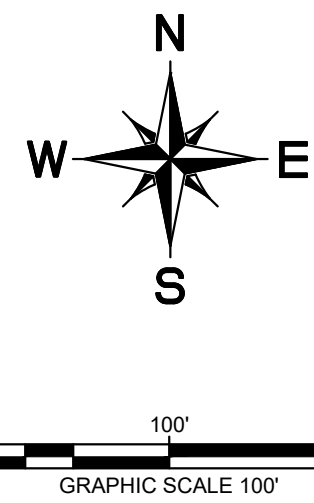


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	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER MANHOLE
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	PROPOSED SEWERSHED ACREAGE
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VICINITY MAP
SCALE: 1" = 4,000'

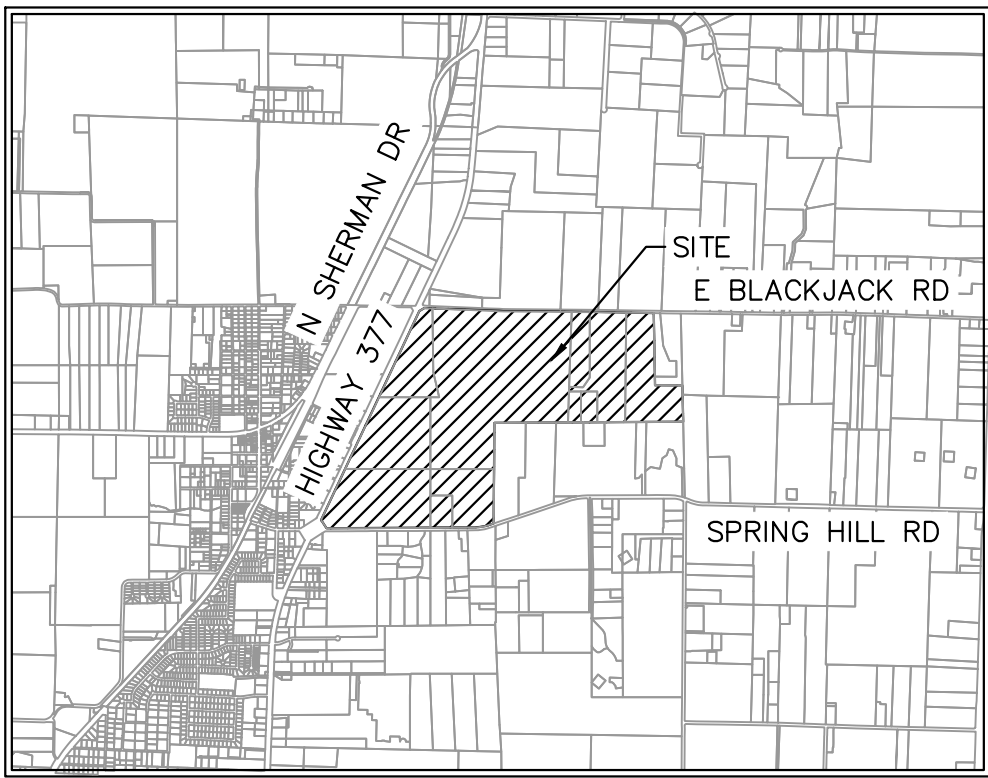


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PRELIMINARY UTILITY PLAN FOR HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
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DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	U-5



VICINITY MAP
SCALE: 1" = 4,000'

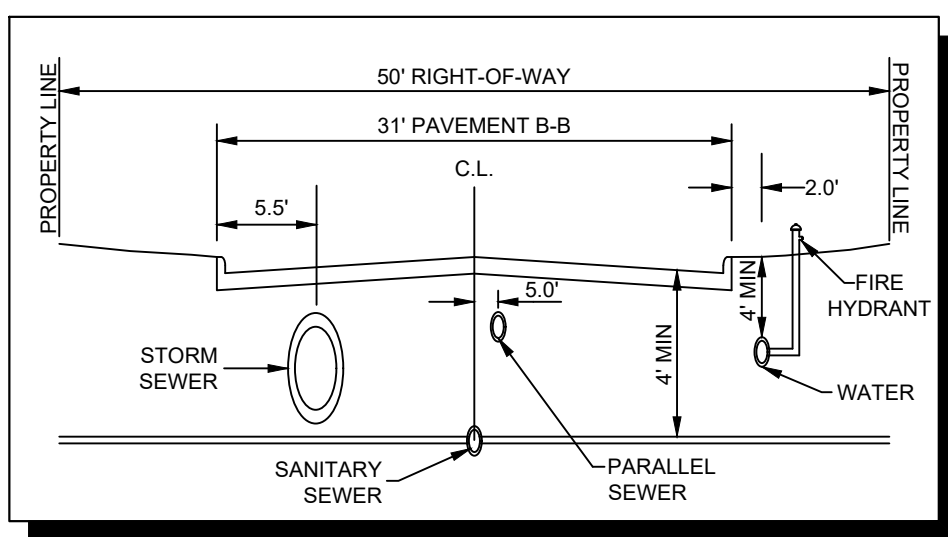
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TYPICAL UTILITY LOCATION

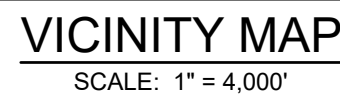
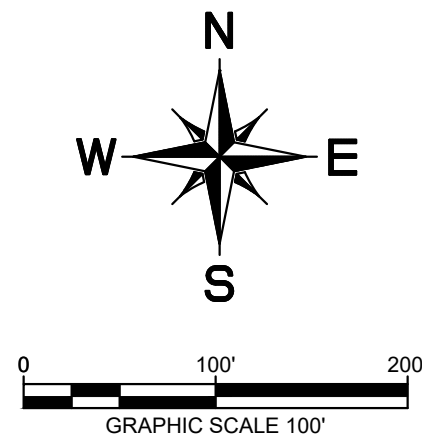


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PRELIMINARY UTILITY PLAN FOR HIGH POINTE RANCH

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DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	U-6



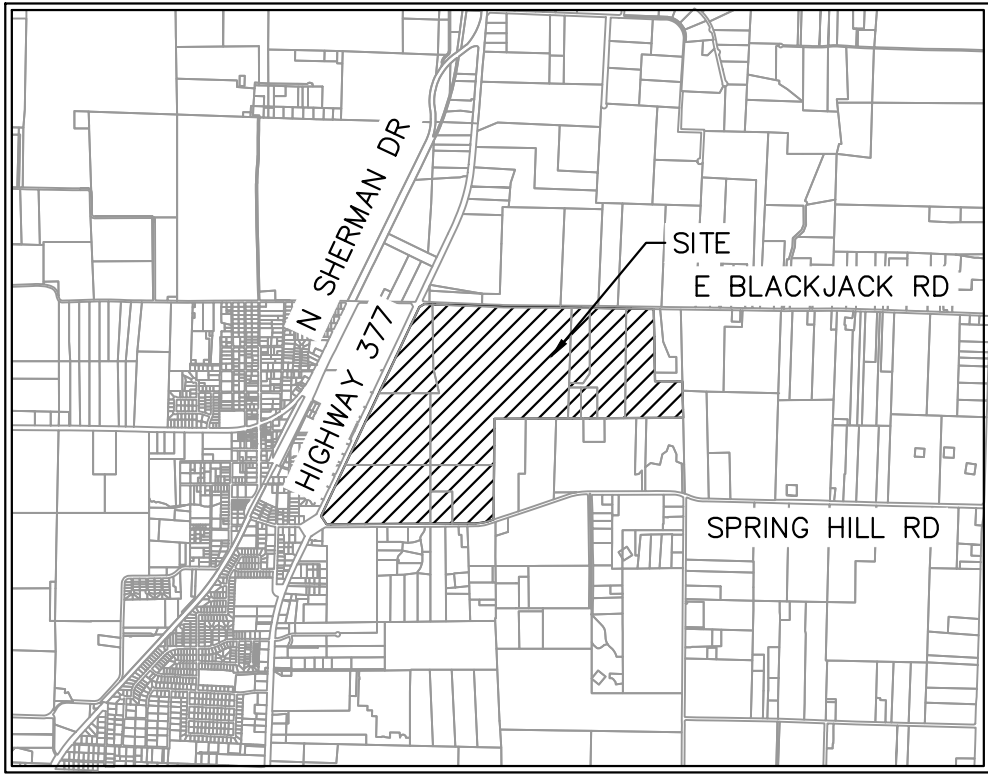
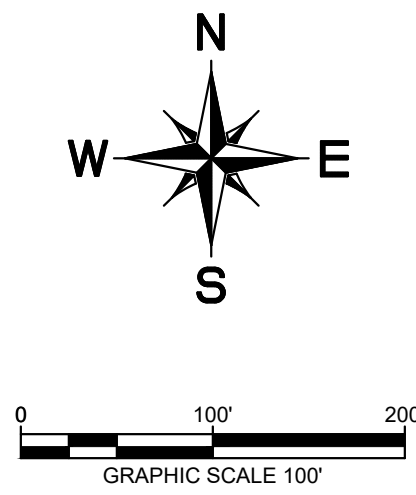
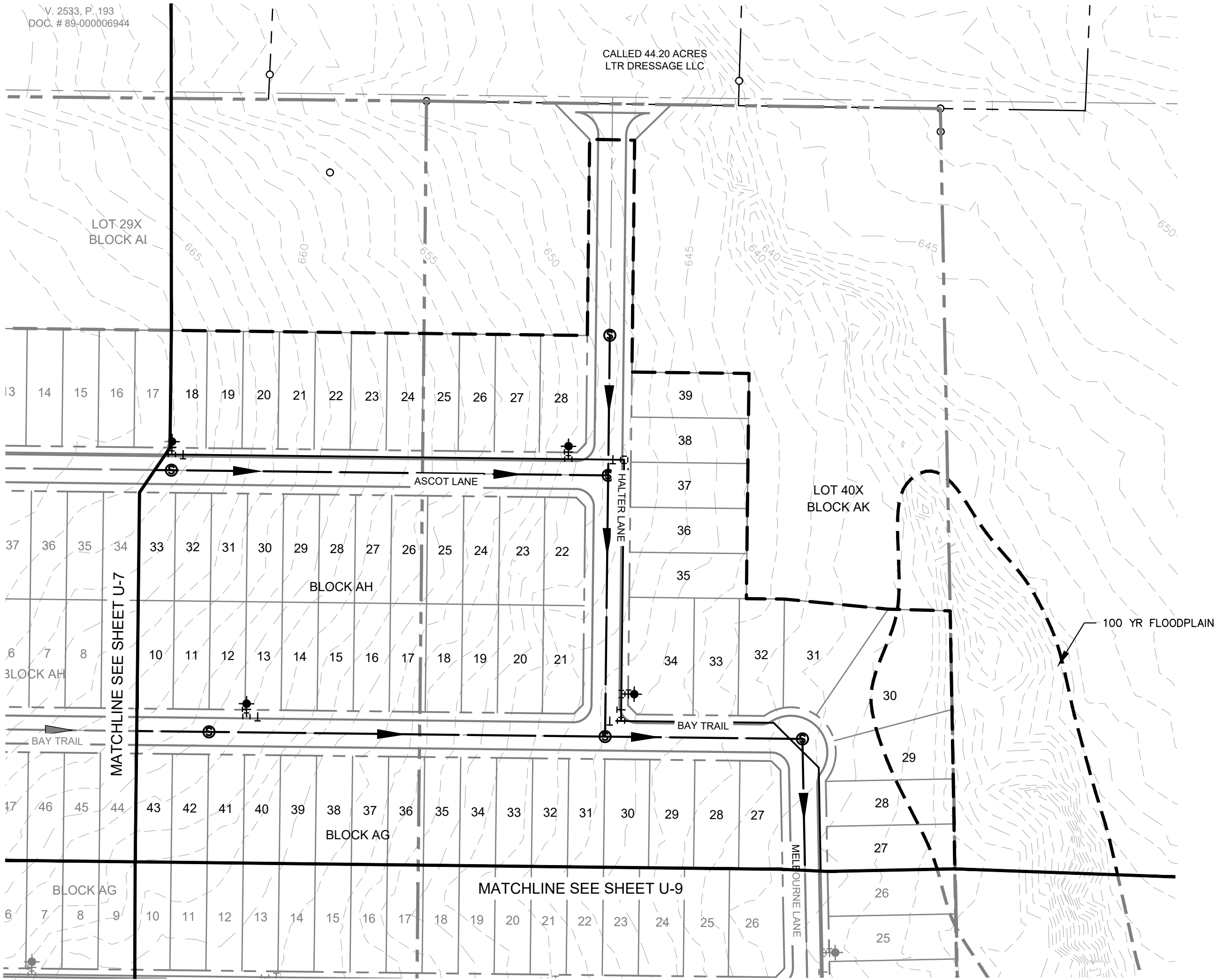
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Diagram illustrating a typical street cross-section showing the layout of various utilities relative to the centerline (C.L.) and property lines.

- 50' RIGHT-OF-WAY**: Total width of the street.
- 31' PAVEMENT B-B**: Width of the pavement.
- 5.0'**: Offset from the C.L. to the center of the storm sewer.
- 5.0'**: Offset from the C.L. to the center of the sanitary sewer.
- 4.0'**: Offset from the C.L. to the center of the parallel sewer.
- 2.0'**: Offset from the fire hydrant to the water main.
- 4" MIN.**: Minimum clearance between the fire hydrant and the water main.
- Utilities shown**: Storm Sewer, Sanitary Sewer, Parallel Sewer, Fire Hydrant, and Water Main.

SURVEYOR: Kimley-Horn 6180 Warren Pkwy Harris, PA 15026 Tel: (409) 353-6058 Contact: Sylvia Gursunaw Surveyor #8461	OWNER/DEVELOPER: Aubrey Blackack Partners, LLC 4514 Cole Ave., Suite 1625 Dallas, TX 75205 Tel: (214) 674-8570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 136 Old Town Blvd., N. Suite 202 Arlington, TX 76010 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley®Horn 6180 Warren Parkway, Suite 210 Harris, TX 75034 Tel: (972) 335-8288 Contact: Thomas Fletcher, P.E. Registration F-598			
DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEP 2021	KH PROJECT NO. 2020103	U-7



VICINITY MAP
SCALE: 1" = 4,000'

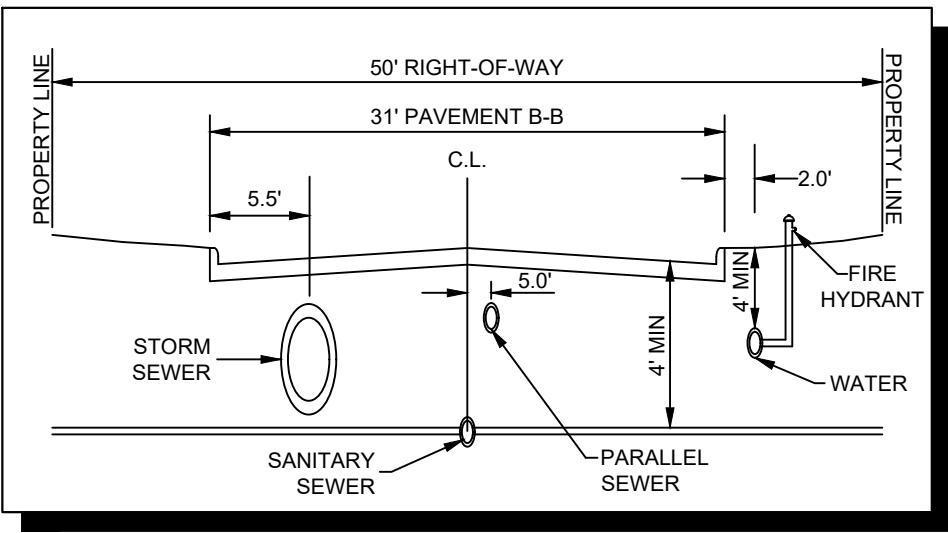
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TYPICAL UTILITY LOCATION

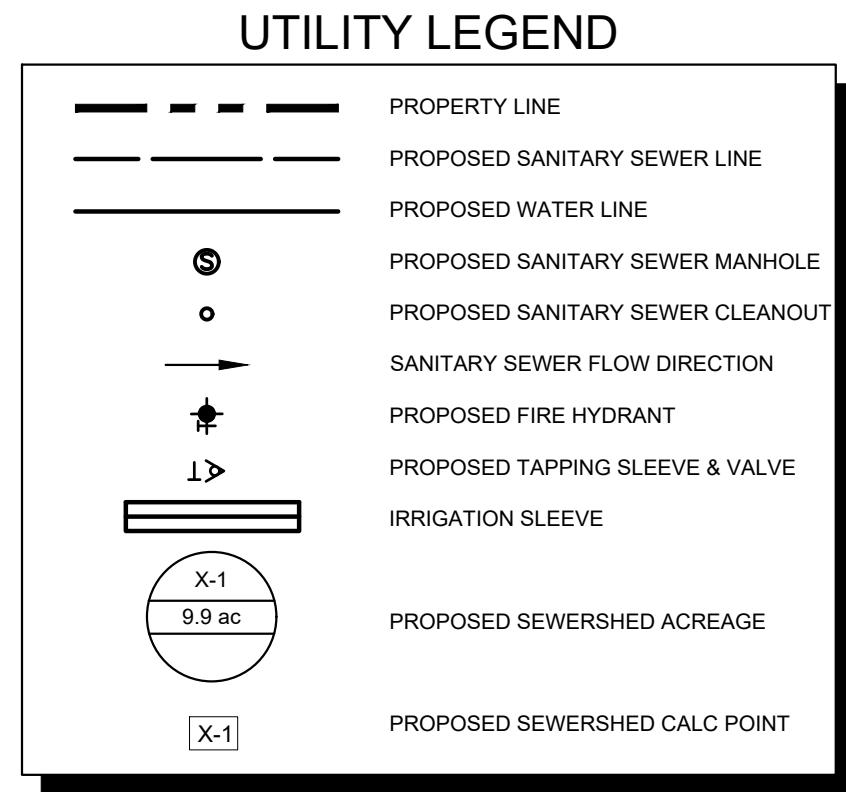
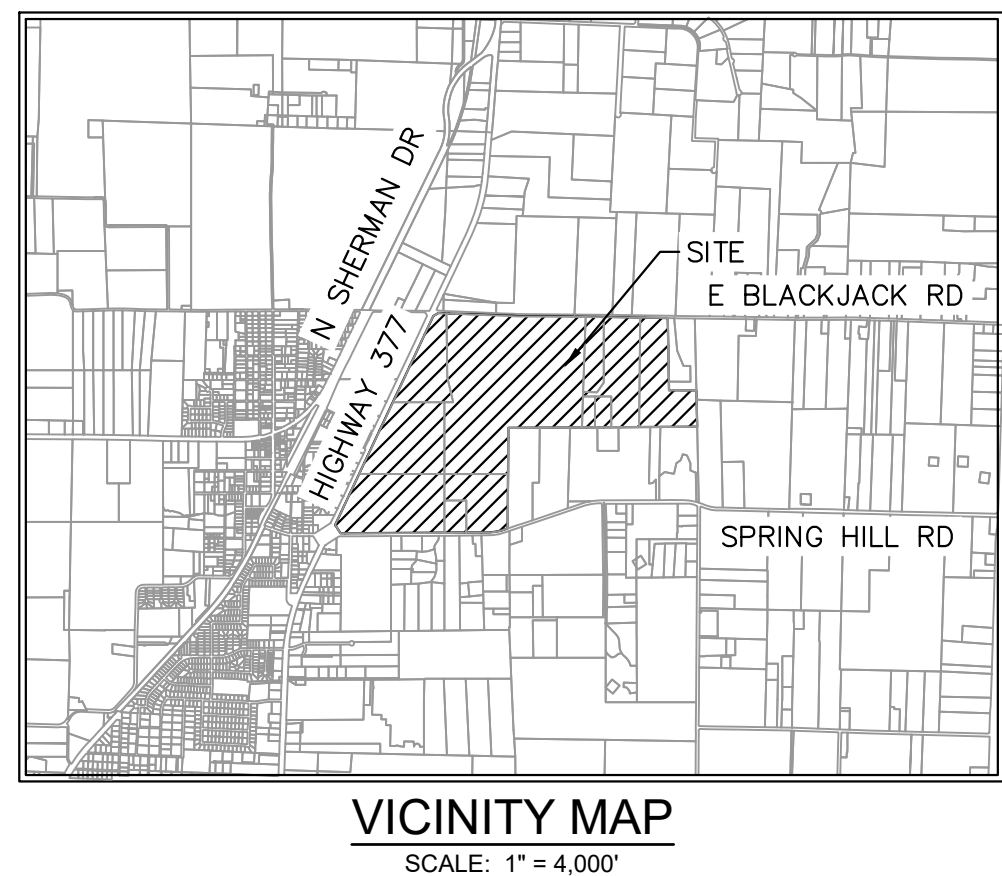
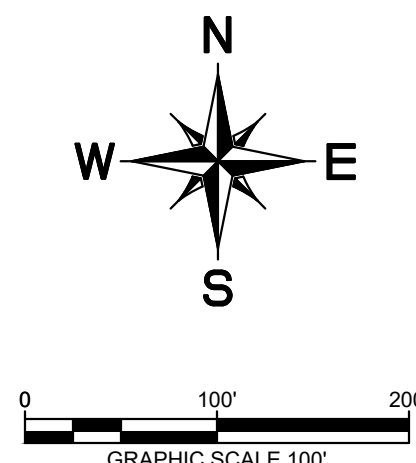
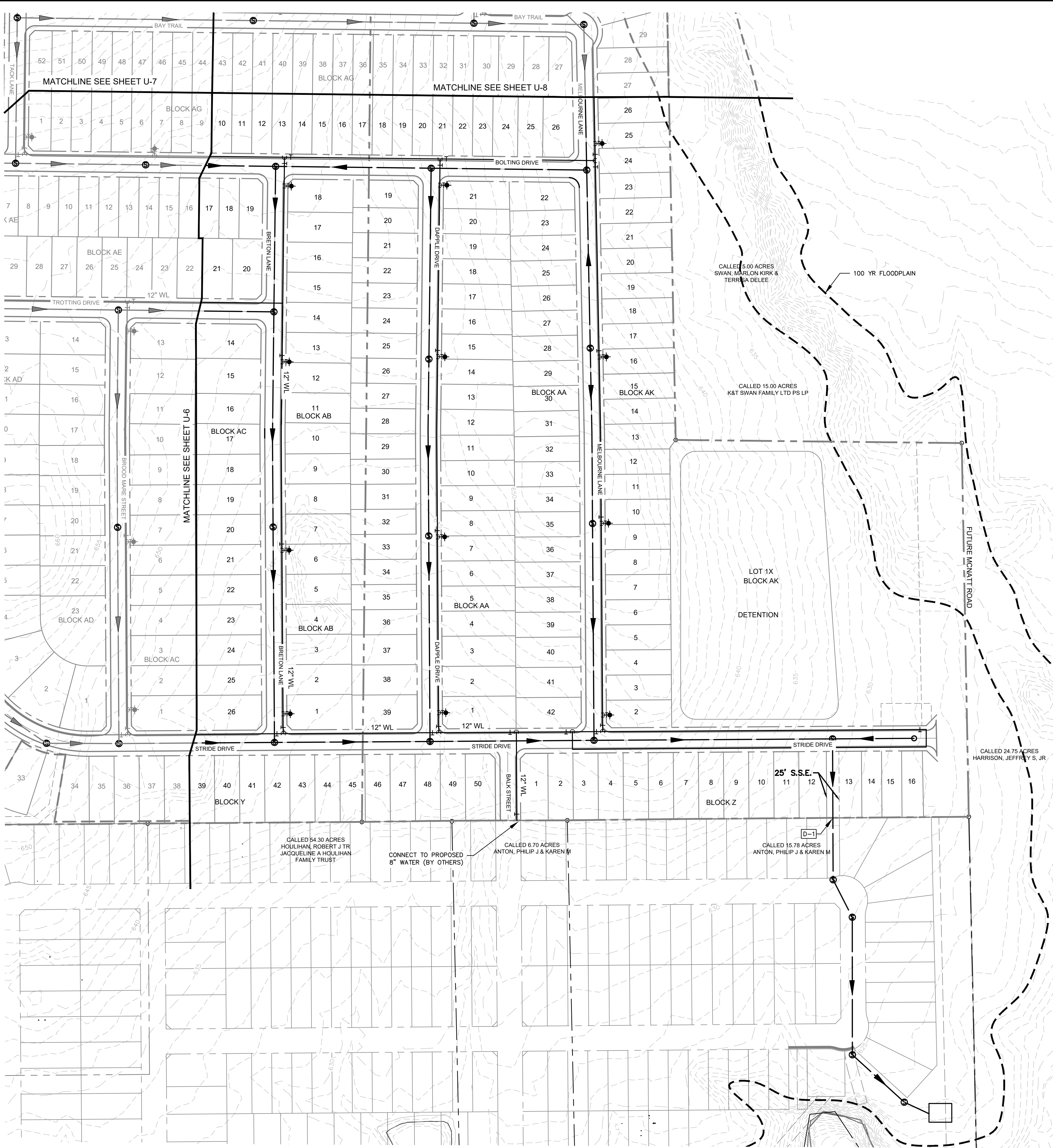


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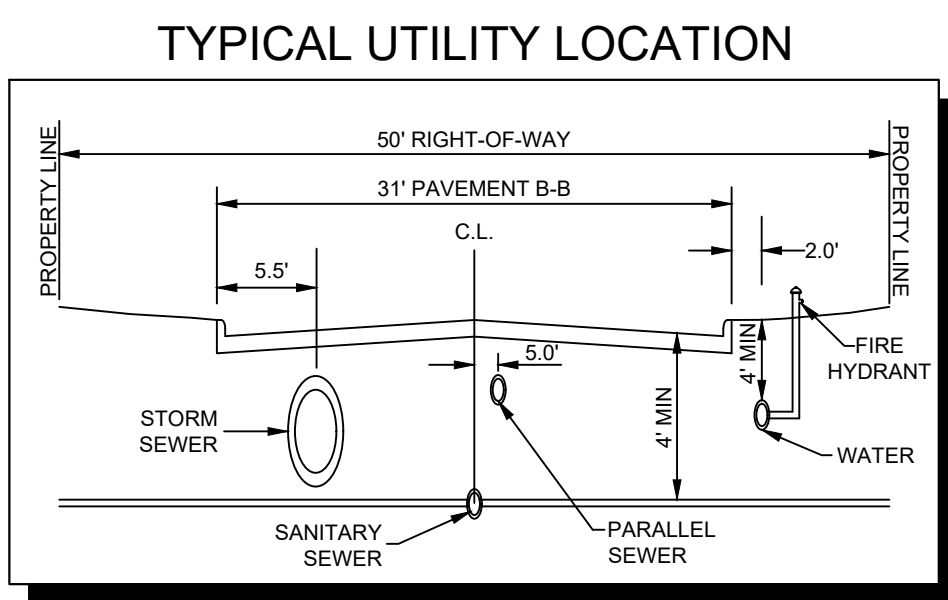
PRELIMINARY UTILITY PLAN
FOR
HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylviana Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley»Horn 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928			
DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	U-8



- WATER & SEWER GENERAL NOTES**
1. ALL WATERLINES ARE 8" UNLESS OTHERWISE NOTED.
 2. ALL SANITARY SEWER LINES ARE 8" UNLESS OTHERWISE NOTED.
 3. ALL FIRE HYDRANTS TO BE LOCATED AT PCCRS OR LOT LINES
 4. ALL WATER AND SANITARY SEWER LINES ARE CONCENTRIC AND PARALLEL TO THE STREET CENTERLINES UNLESS OTHERWISE NOTED.
 5. UTILITY LAYOUT INCLUDING, LINES, VALVES, FIRE HYDRANTS, SANITARY SEWER MANHOLES, ETC. ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL PLAT AND CONSTRUCTION PLANS.
 6. WATER AND SEWER TO BE PROVIDED BY THE CITY OF AUBREY
 7. OFFSITE UTILITIES DESIGNED BY CITY'S CONSULTANT. UTILITY CONNECTION TO BE COORDINATED BY CITY'S CONSULTANT AND PROJECT ENGINEER.



CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY UTILITY PLAN
FOR
HIGH POINTE RANCH
1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
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DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	U-9

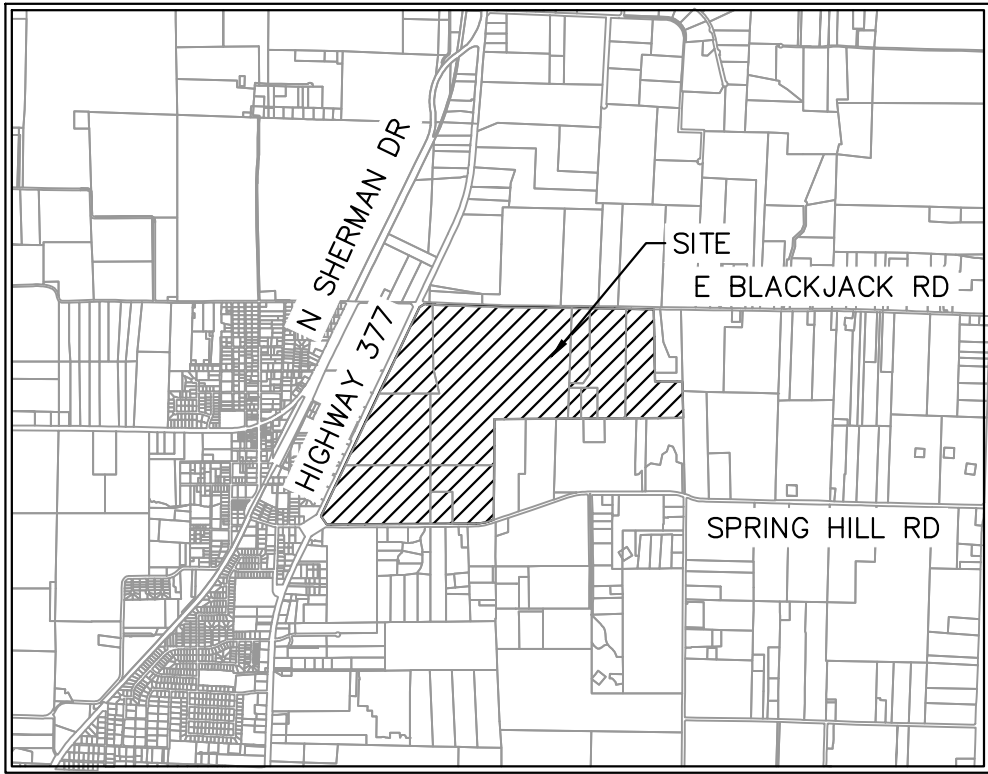
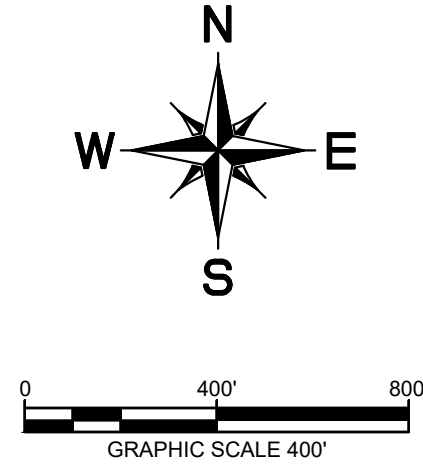
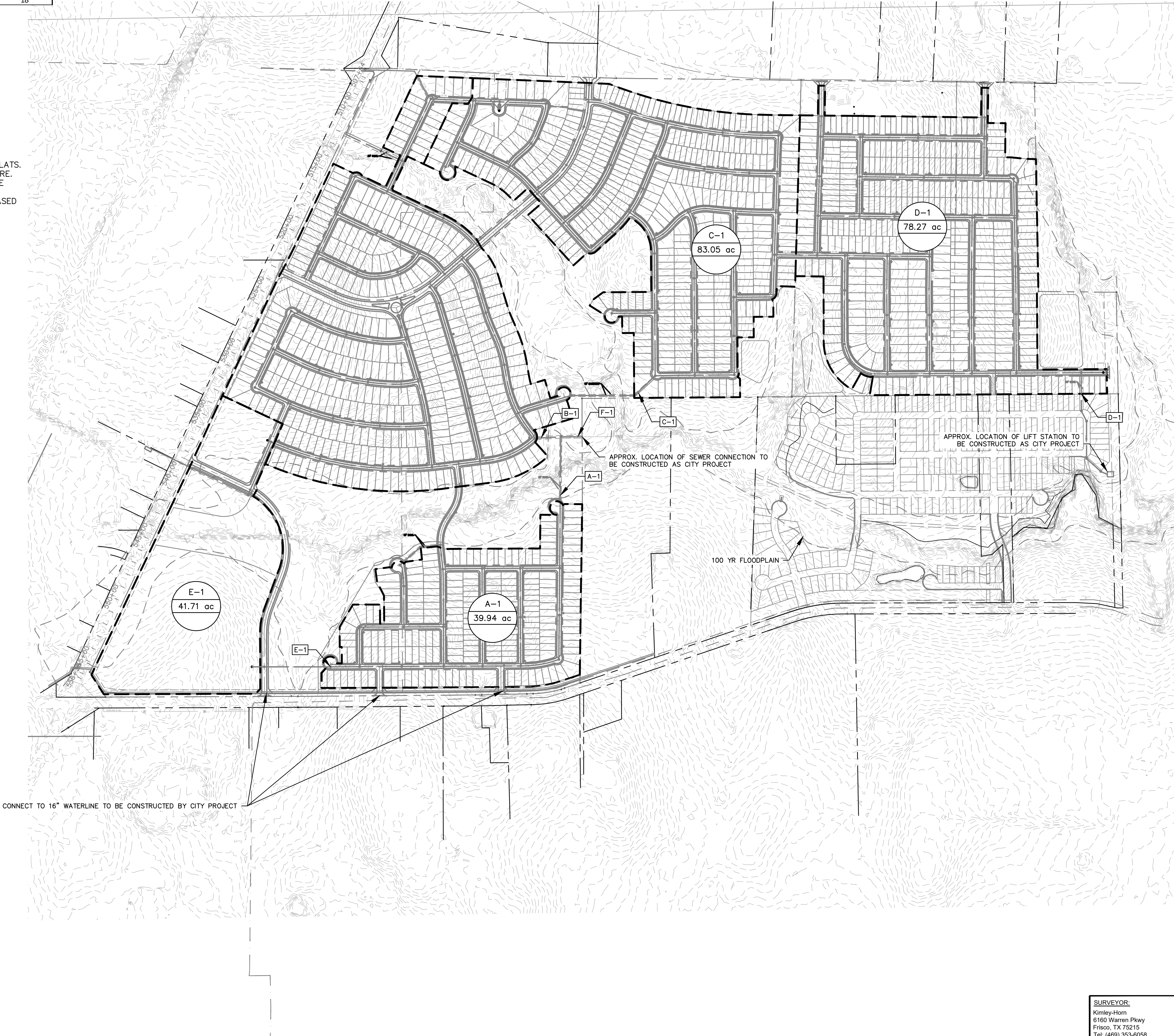
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 DRAWN BY: KJH CIVIL ENGINEERING
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SEWER BASIN AREA FLOW CALCULATIONS						
AREA	AREA (AC)	NUMBER OF LOTS	FLOW (GPD)	DEMAND (MGD)	CUMULATIVE (MGD)	MIN PIPE SIZE (IN)
A-1	39.94	221	70,720	0.283	1.222	12
B-1	94.1	373	119,360	0.477	1.037	12
C-1	83.05	437	139,840	0.559	0.559	8
D-1	78.27	420	134,400	0.538	0.538	8
E-1	41.71	0	234,686	0.939	0.939	12
F-1	0	0	0	0.000	2.258	18

- NOTES:
1. FLOW IS ESTIMATED AS 3.2 PERSONS/UNIT AND 100 GPD/PERSON.
 2. UNITS ON DEVELOPED LAND ARE AS IDENTIFIED ON THE EXISTING PLATS.
 3. UNITS ON UNDEVELOPED LAND ARE ESTIMATED AT 4 UNITS PER ACRE.
 4. PEAKING FACTOR OF 4 IS APPLIED TO ALL FLOW RATES TO ACHIEVE DEMAND RATE.
 5. PIPE DIAMETER SHOWN REFLECTS THE MINIMUM INSIDE DIAMETER BASED ON THE CALCULATIONS SHOWN BELOW.

PIPE CAPACITY		
PIPE SIZE (IN)	SLOPE (%)	CAPACITY (MGD)
8	0.335	0.6
10	0.25	0.92
12	0.2	1.34
15	0.15	2.26
18	0.115	3.21

PIPE CAPACITY EQUATION: $C = \frac{0.299}{n} D^{2.67} S^{0.50}$
 C: PIPE CAPACITY (MGD)
 D: INSIDE PIPE DIAMETER (FT)
 n: MANNING'S ROUGHNESS COEFFICIENT (0.010)
 S: ENERGY GRADE LINE SLOPE (FT/FT)



VICINITY MAP
SCALE: 1" = 4,000'

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
	PROPOSED SEWERSHED ACREAGE
	PROPOSED SEWERSHED CALC POINT

WATER & SEWER GENERAL NOTES

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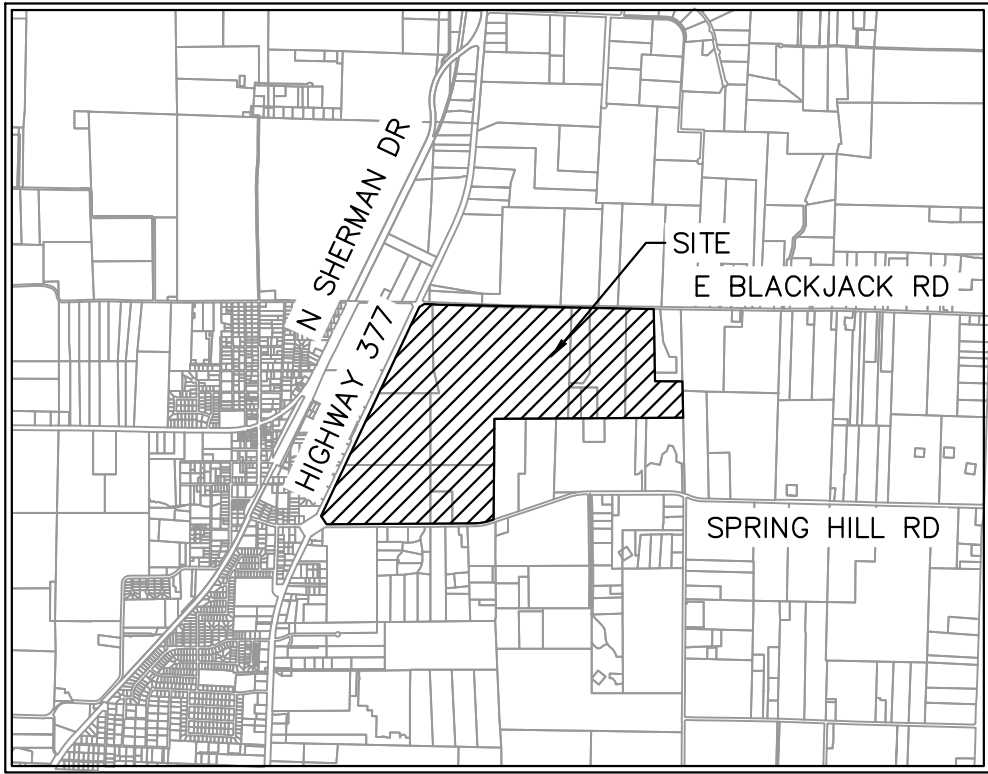
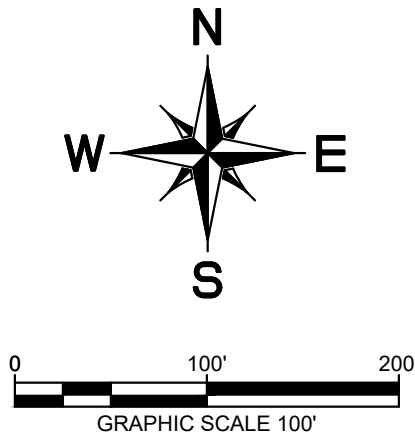
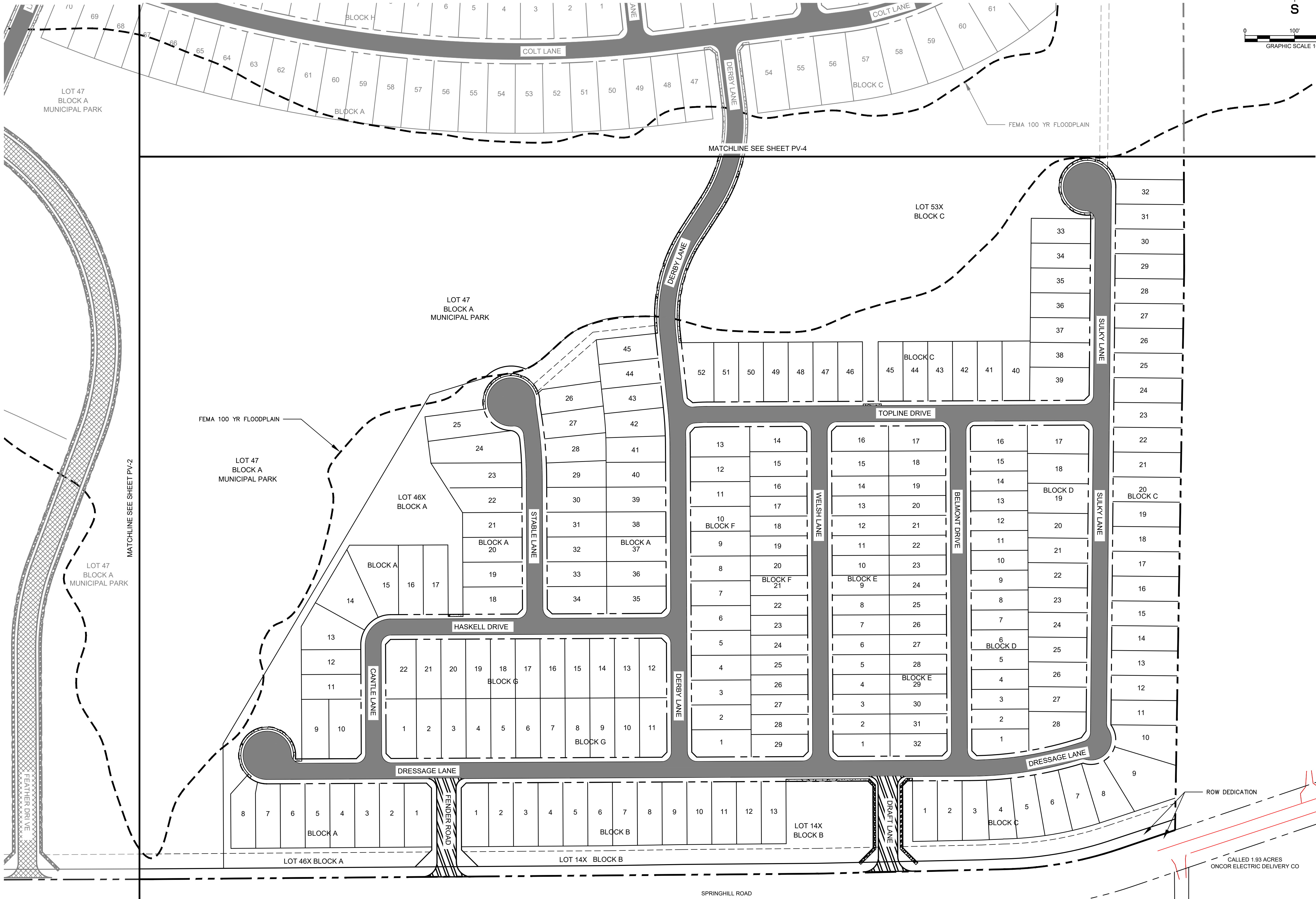
CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY SEWER SHED MAP
FOR
HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
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OUT OF THE
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CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylvia Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Frisco, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley»Horn 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928			
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	U-10
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103	

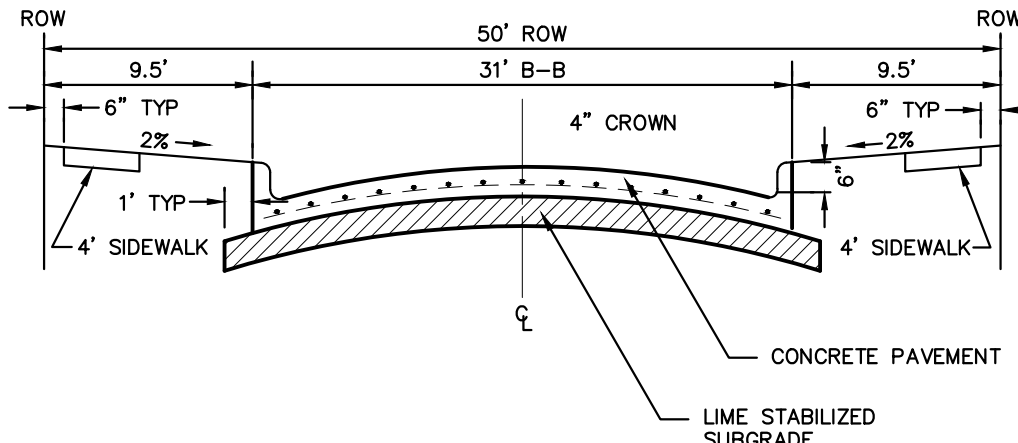
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VICINITY MAP
SCALE: 1" = 4,000'

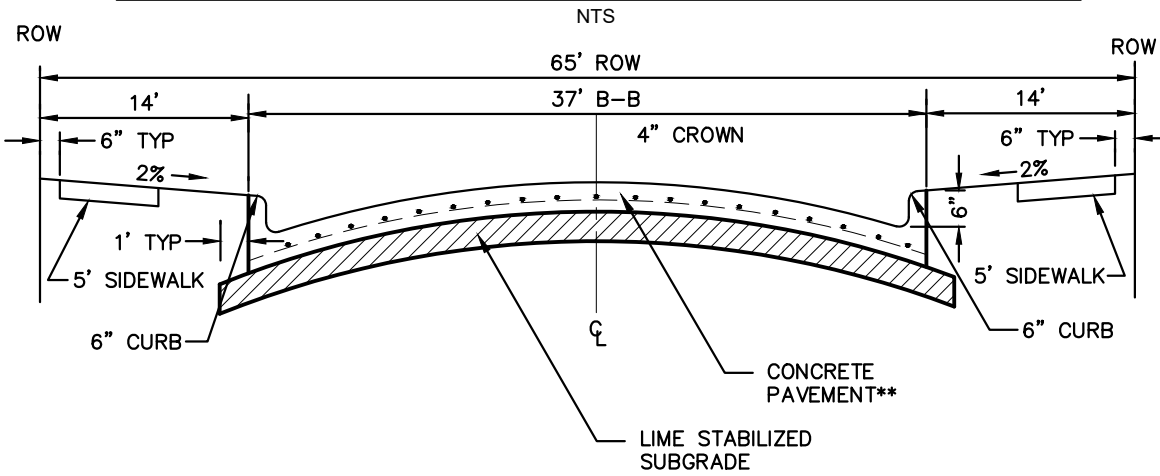
LEGEND

	PROPERTY LINE
	MATCH LINE
	4' CONCRETE SIDEWALK
	5' CONCRETE SIDEWALK
	31' B-B SECTION FOR RESIDENTIAL PAVEMENT
	37' B-B SECTION FOR COMMERCIAL COLLECTOR PAVEMENT
	39' B-B SECTION FOR RESIDENTIAL COLLECTOR PAVEMENT
	TEMPORARY PAVEMENT



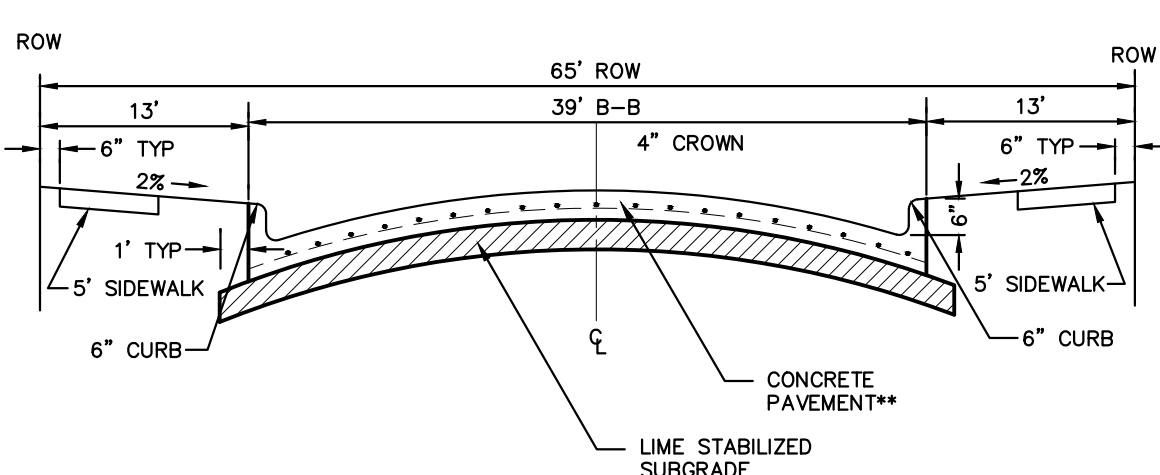
NOTE: PAVEMENT SECTION TO BE CALCULATED BY GEOTECHNICAL ENGINEER FOR MINIMUM 20-YEAR DESIGN, BUT SHALL NOT BE LESS THAN 6" THICK.

PARABOLIC RESIDENTIAL STREET SECTION



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COMMERCIAL COLLECTOR STREET SECTION



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RESIDENTIAL COLLECTOR STREET SECTION

CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY PAVING PLAN

FOR

HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES

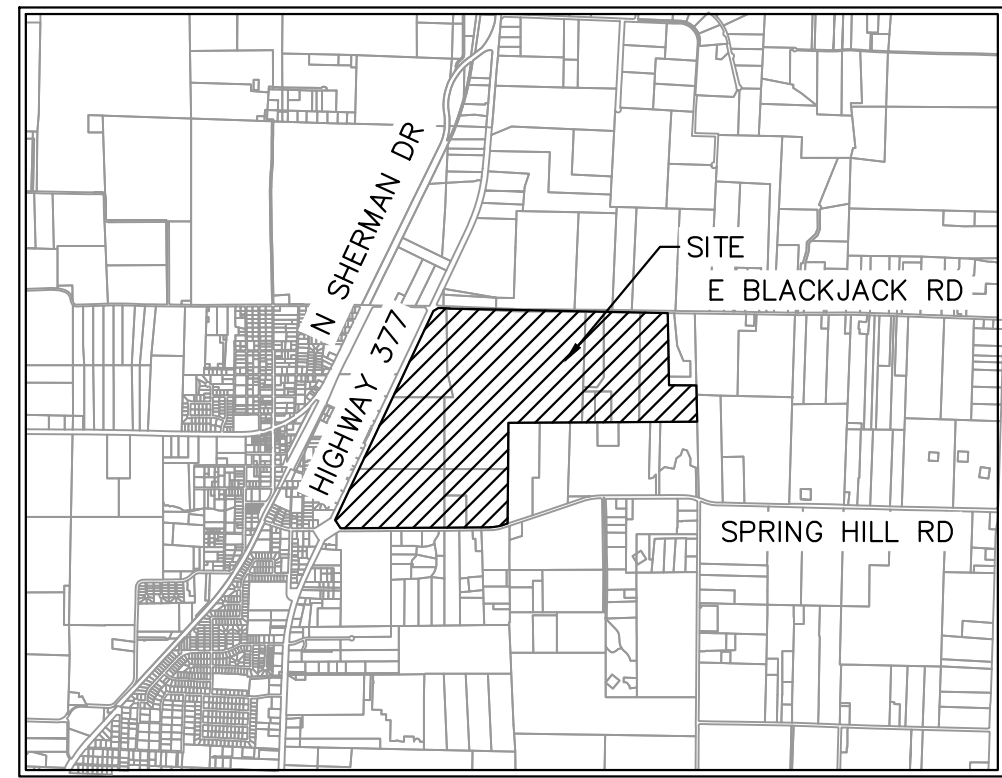
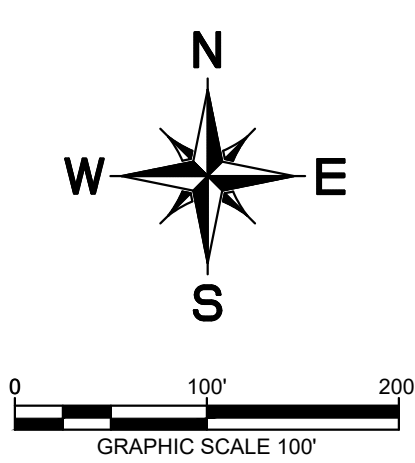
OUT OF THE

FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243

AND THE

CITY OF AUBREY, DENTON COUNTY, TEXAS

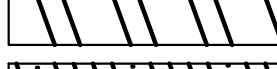
SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylviana Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Frisco, TX 75215 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley»Horn 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928			
DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	PV-1

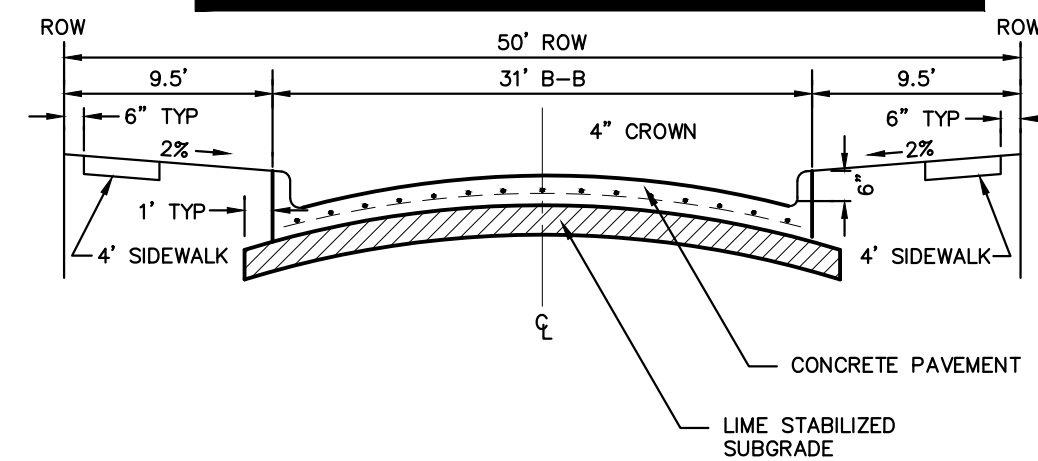


VICINITY MAP

SCALE: 1" = 4,000'

LEGEND

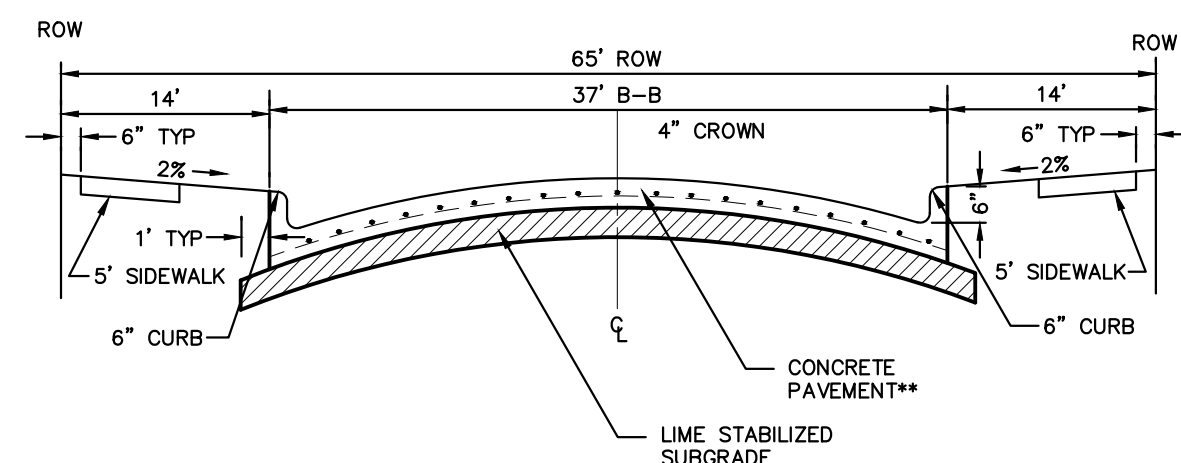
	PROPERTY LINE MATCH LINE
	4' CONCRETE SIDEWALK
	5' CONCRETE SIDEWALK
	31' B-B SECTION FOR RESIDENTIAL PAVEMENT
	37' B-B SECTION FOR COMMERCIAL COLLECTOR PAVEMENT
	39' B-B SECTION FOR RESIDENTIAL COLLECTOR PAVEMENT
	TEMPORARY PAVEMENT



NOTE: PAVEMENT SECTION TO BE CALCULATED BY GEOTECHNICAL ENGINEER FOR MINIMUM 20-YEAR DESIGN, BUT SHALL NOT BE LESS THAN 6" THICK.

PARABOLIC RESIDENTIAL STREET SECTION

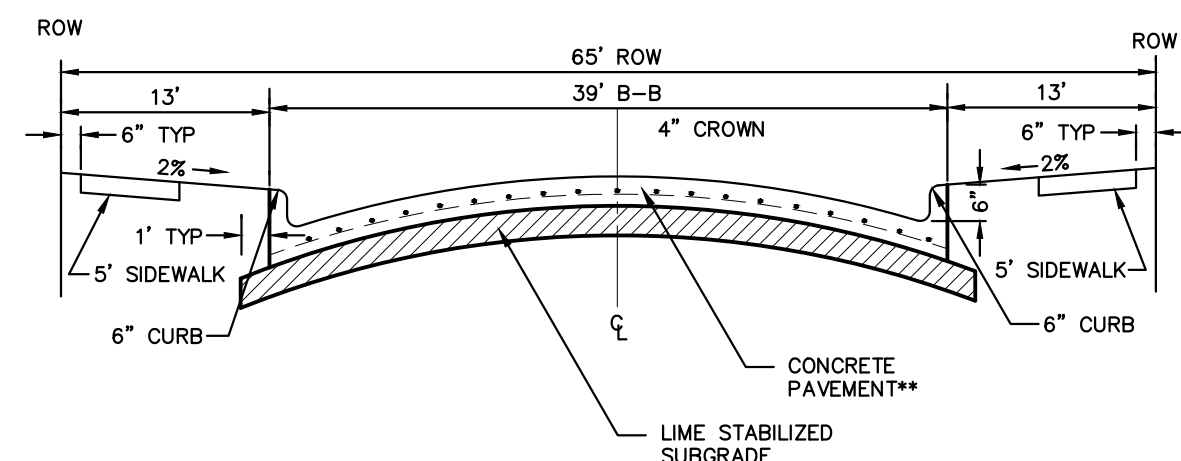
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COMMERCIAL COLLECTOR STREET SECTION

NTS



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RESIDENTIAL COLLECTOR STREET SECTION

NTS

CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY PAVING PLAN

FOF

HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES

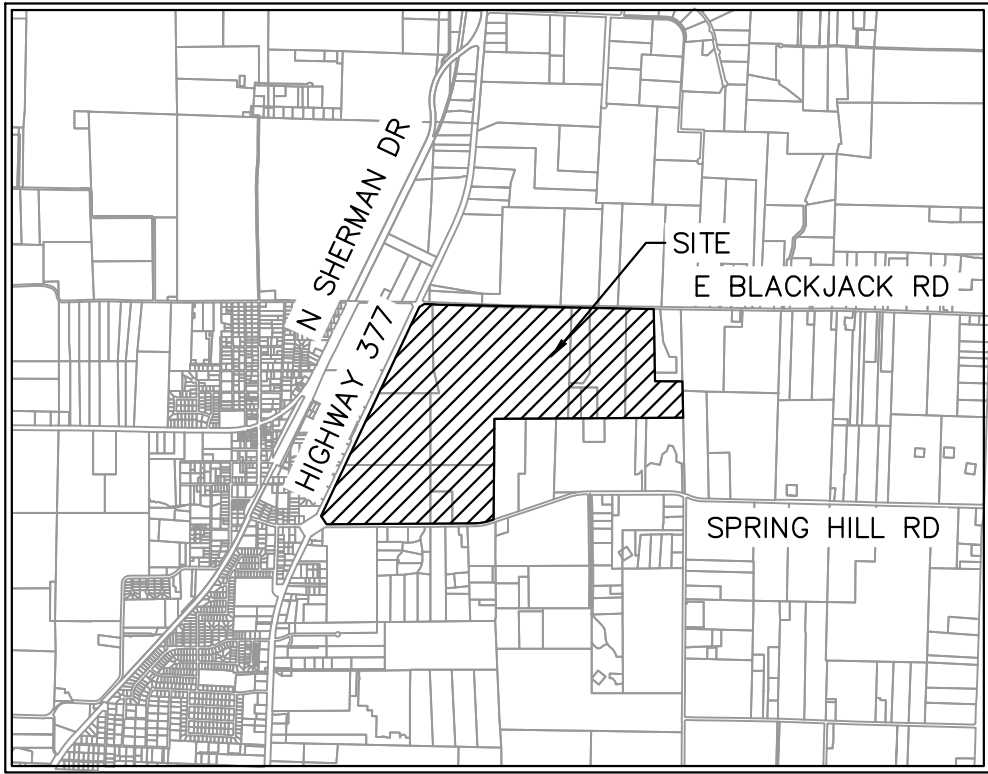
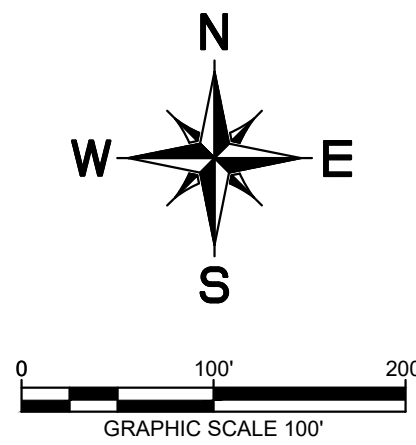
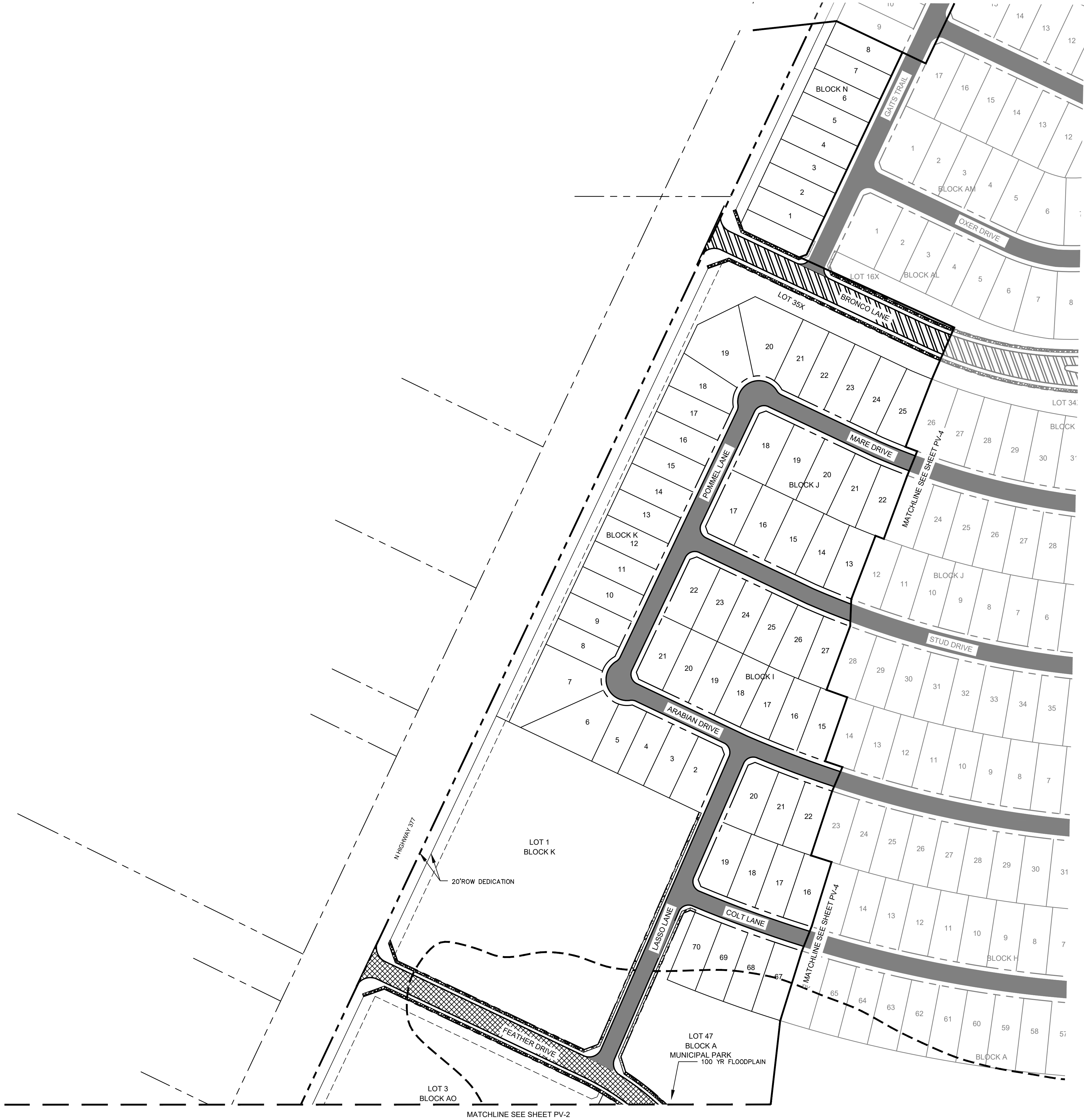
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FRANCISCO PUBLIC LIBRARY

FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE

AND THE

CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6160 Warren Parkway Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylvia Gunawan Surveyor #6451	OWNER/DEVELOPER: Aubrey Blackback Partners, LLC 2514 Cole Ave., Suite 1500 Dallas, TX 75205 Tel: (414) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd N., Suite 202 Frisco, TX 75034 Tel: (872) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-528			
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
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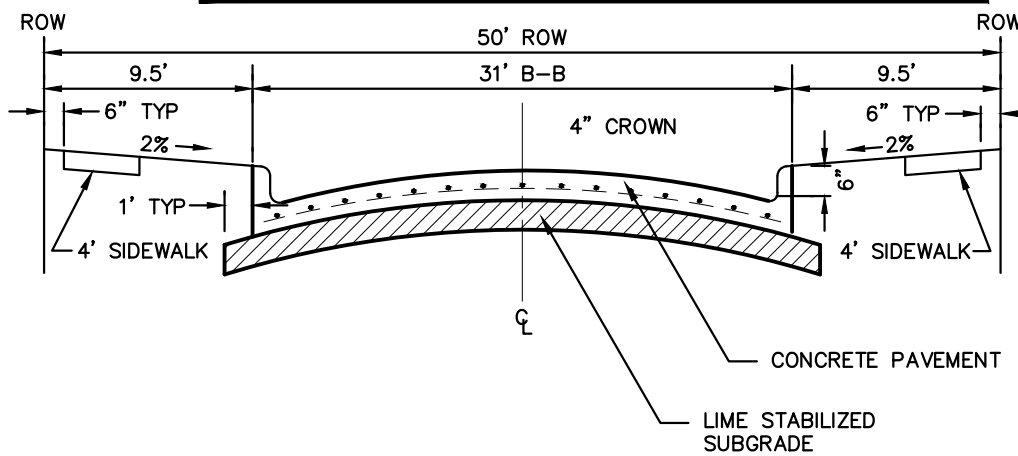


VICINITY MAP

SCALE: 1" = 4,000'

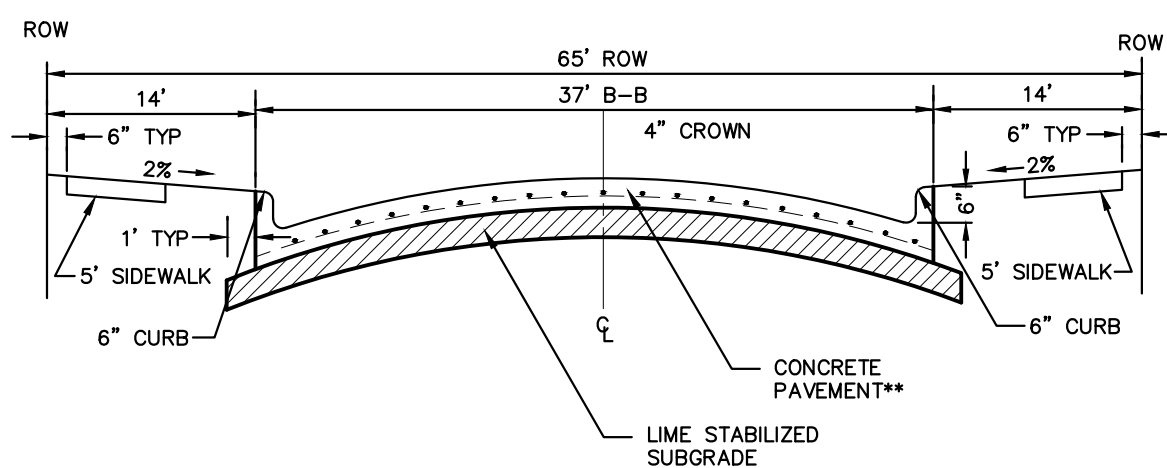
LEGEND

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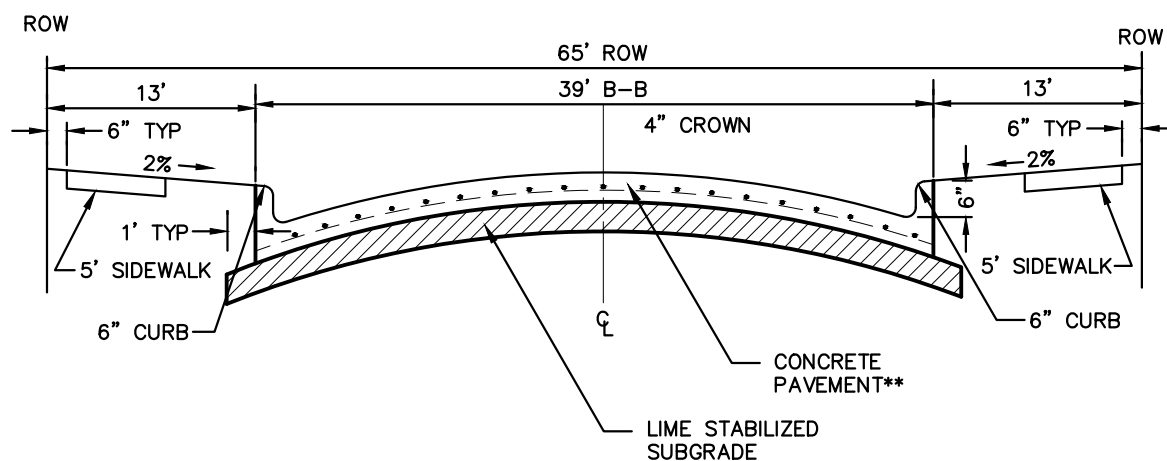
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PARABOLIC RESIDENTIAL STREET SECTION



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COMMERCIAL COLLECTOR STREET SECTION



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RESIDENTIAL COLLECTOR STREET SECTION

CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY PAVING PLAN

FOR

HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT

BEING 460.75 ACRES

OUT OF THE

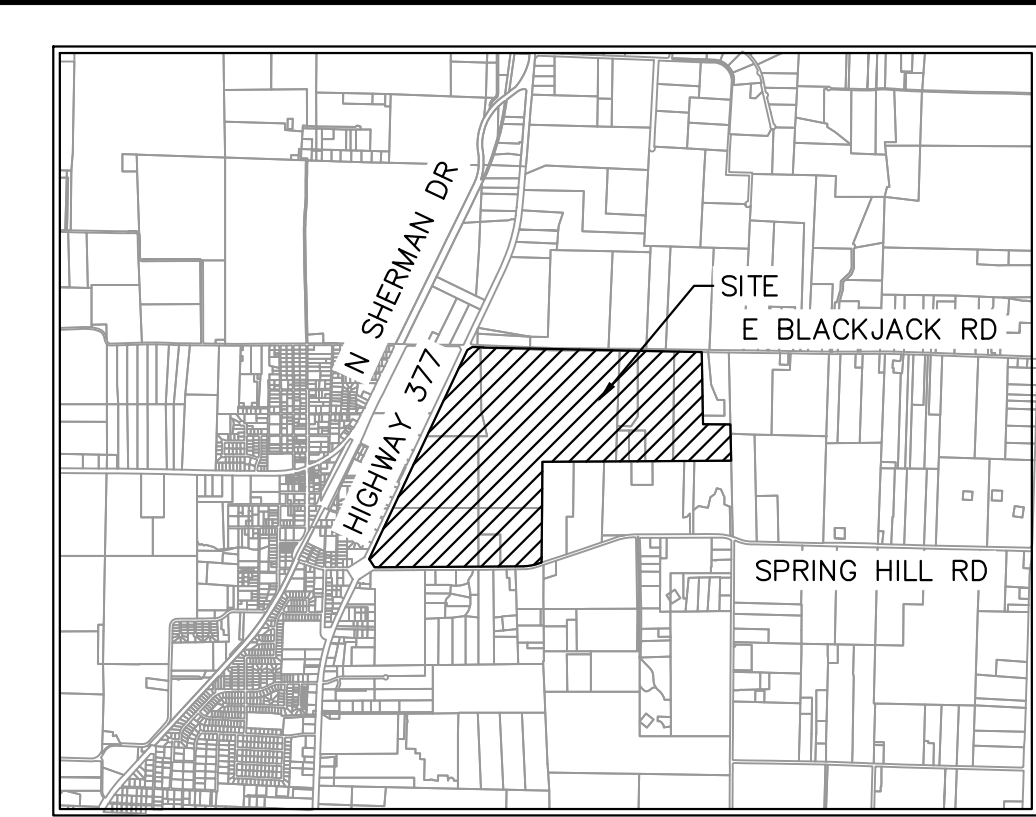
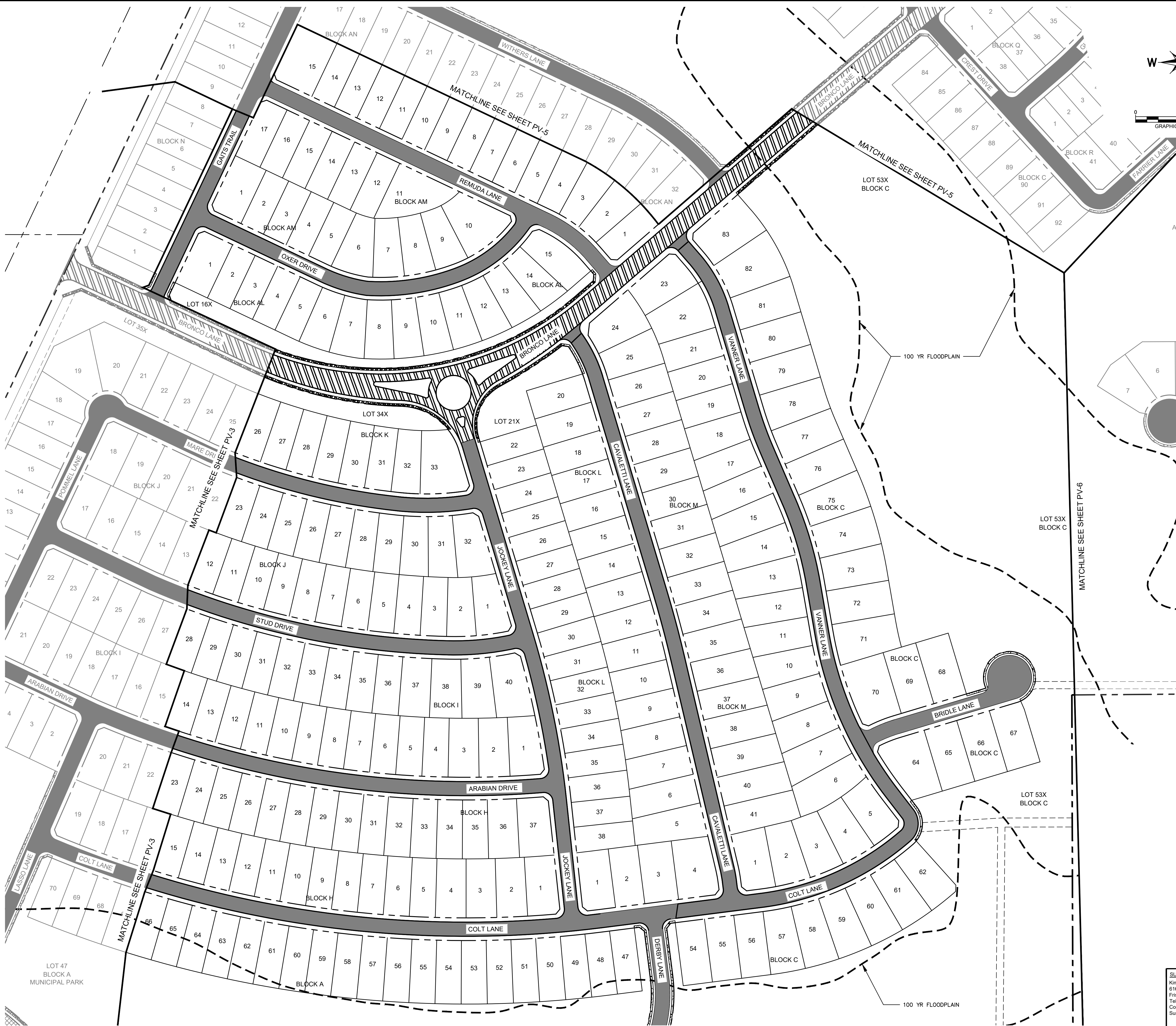
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243

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DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	PV-3

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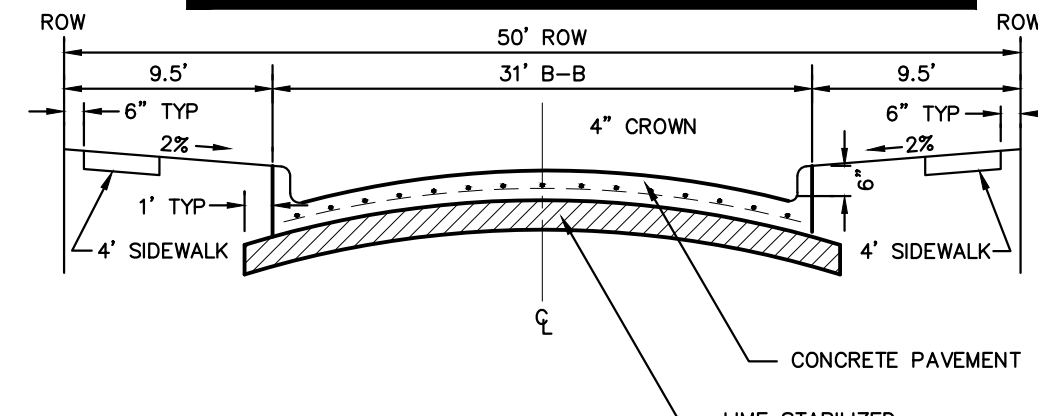


VICINITY MAP

SCALE: 1" = 4,000'

LEGEND

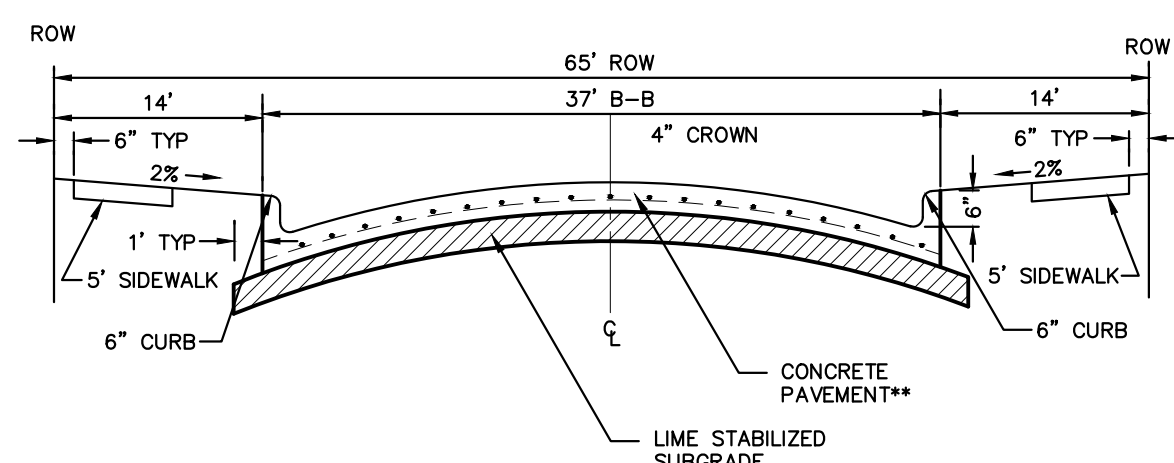
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PARABOLIC RESIDENTIAL STREET SECTION

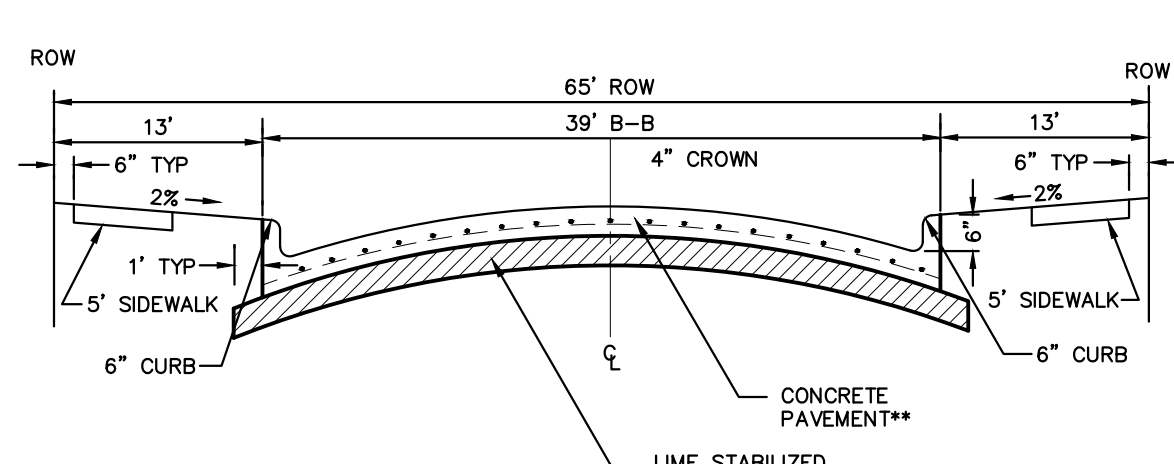
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COMMERCIAL COLLECTOR STREET SECTION

NTS



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RESIDENTIAL COLLECTOR STREET SECTION

NTS

CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY PAVING PLAN

FOR

HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES

OUT OF THE

FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243

AND THE

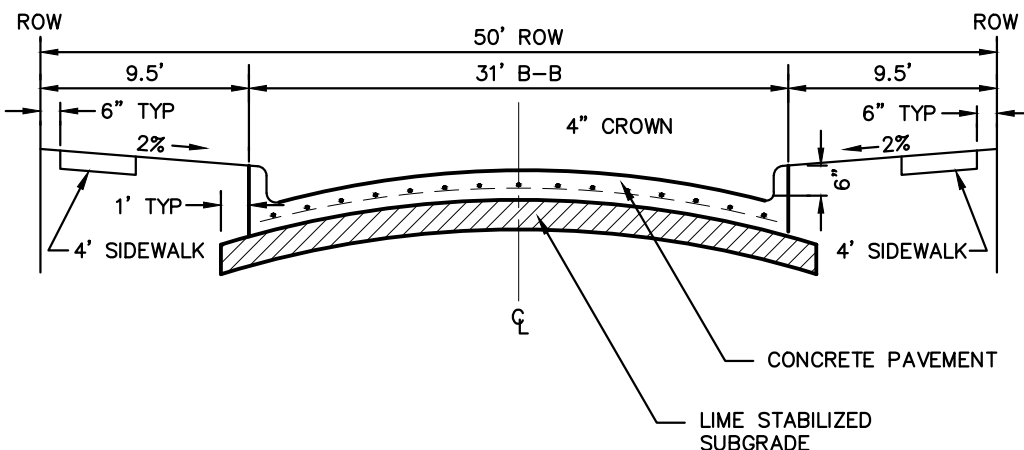
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CITY OF AUBREY, DENTON COUNTY, TEXAS

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DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	PV-4

PLATTED BY: FRANCIS, BECKER, 20200215.DWG
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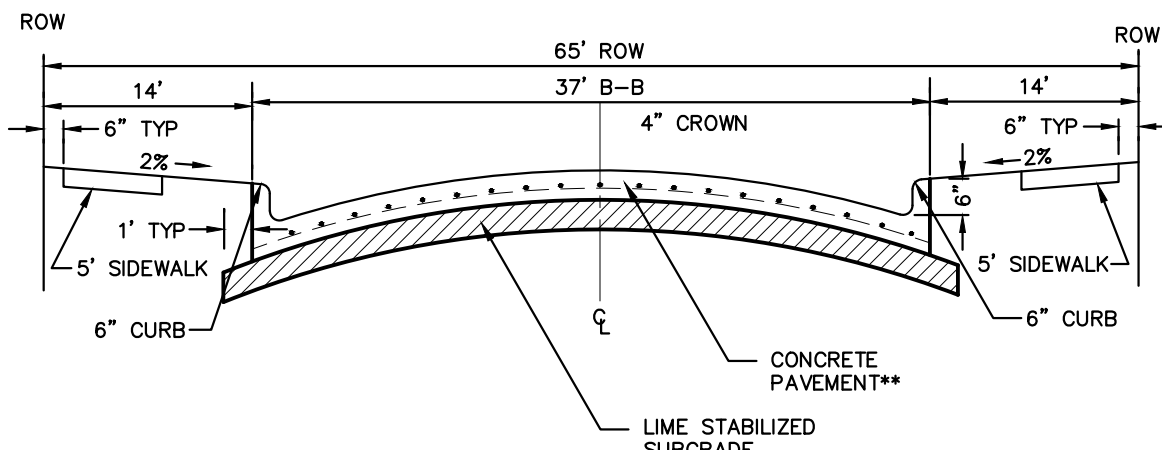
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PARABOLIC RESIDENTIAL STREET SECTION

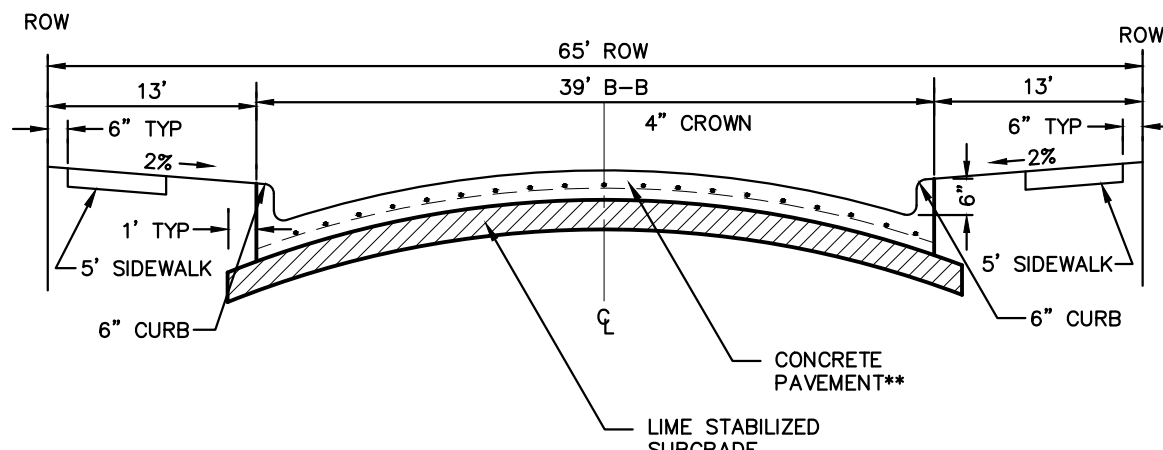
NTS



NOTE: PAVEMENT SECTION TO BE CALCULATED BY GEOTECHNICAL ENGINEER FOR MINIMUM 20-YEAR DESIGN, BUT SHALL NOT BE LESS THAN 8" THICK.

COMMERCIAL COLLECTOR STREET SECTION

NTS

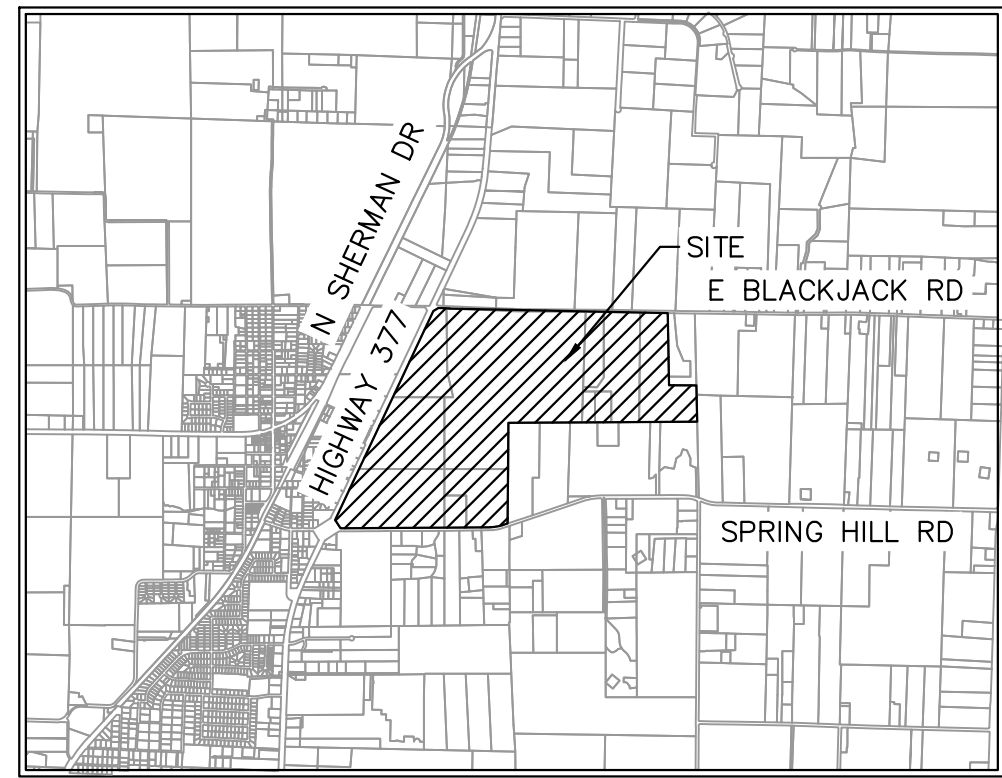
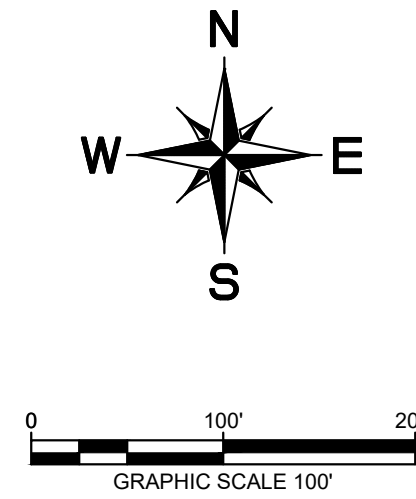


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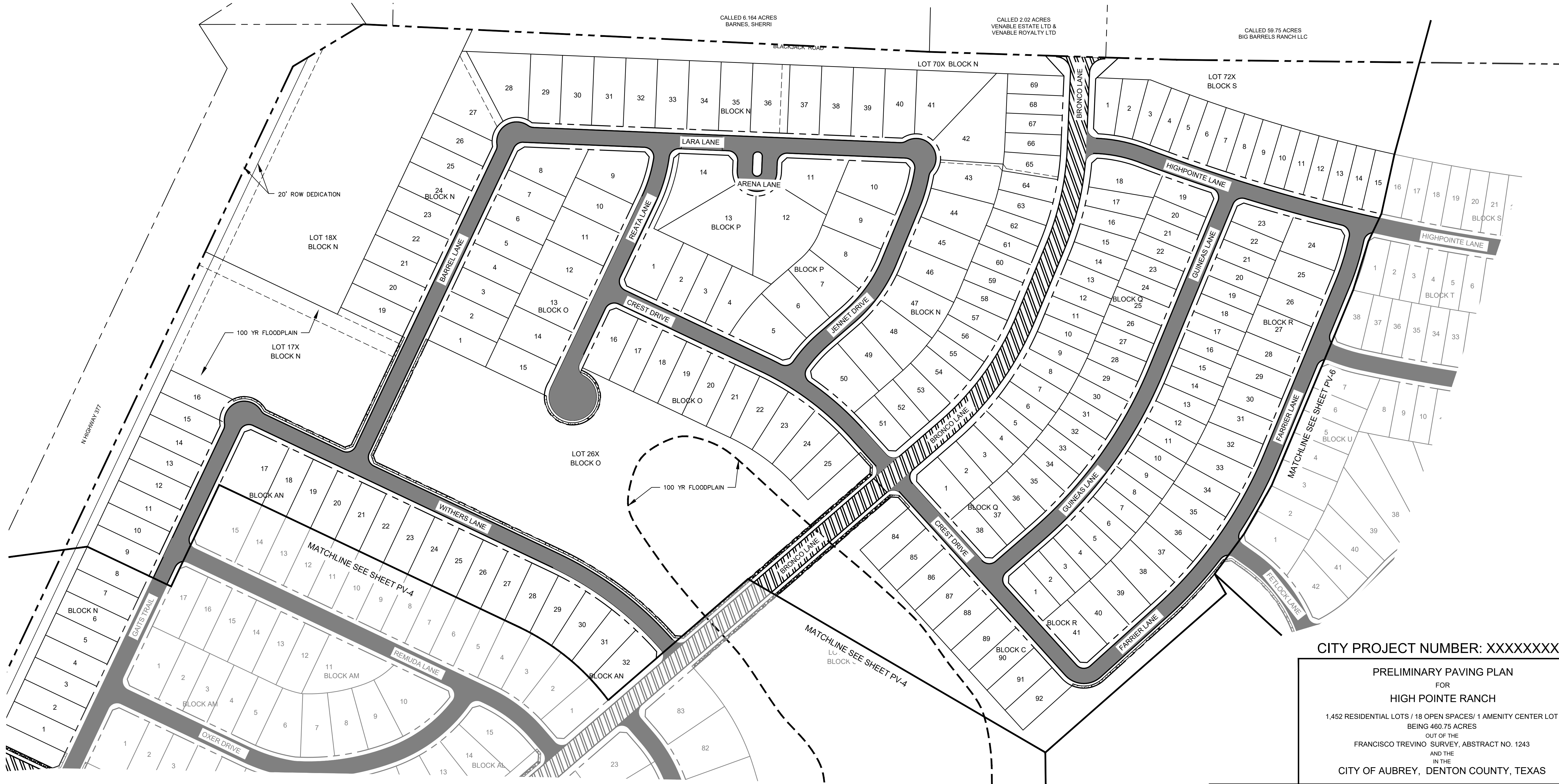
RESIDENTIAL COLLECTOR STREET SECTION

NTS

LEGEND	
	PROPERTY LINE MATCH LINE
	4' CONCRETE SIDEWALK
	5' CONCRETE SIDEWALK
	31' B-B SECTION FOR RESIDENTIAL PAVEMENT
	37' B-B SECTION FOR COMMERCIAL COLLECTOR PAVEMENT
	39' B-B SECTION FOR RESIDENTIAL COLLECTOR PAVEMENT
	TEMPORARY PAVEMENT



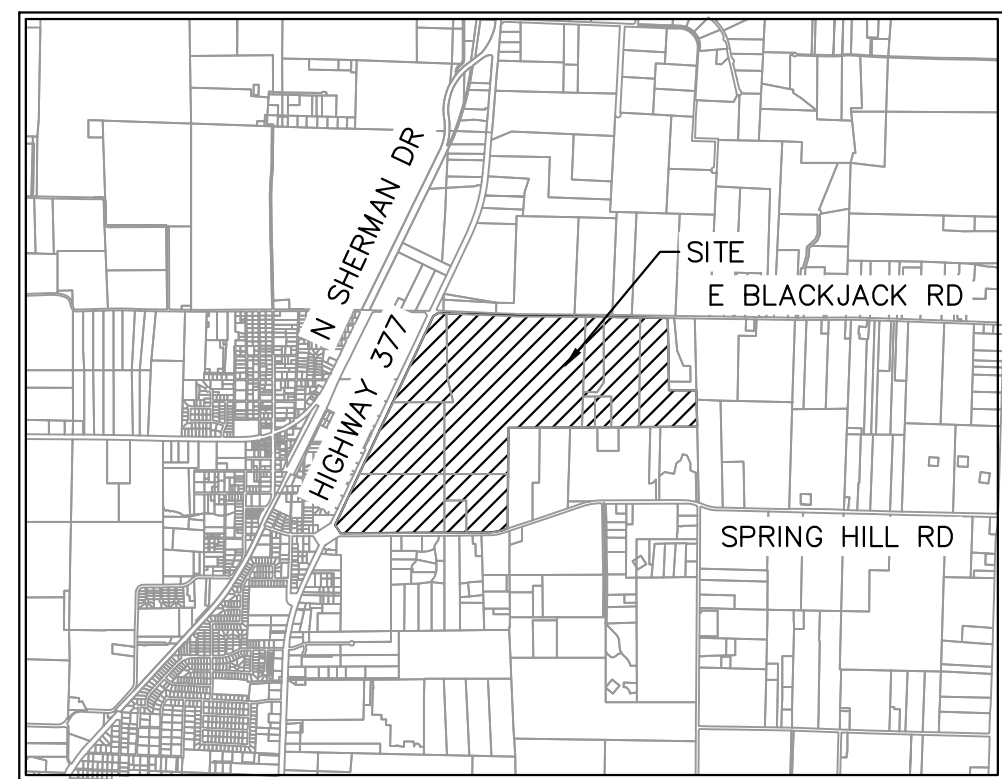
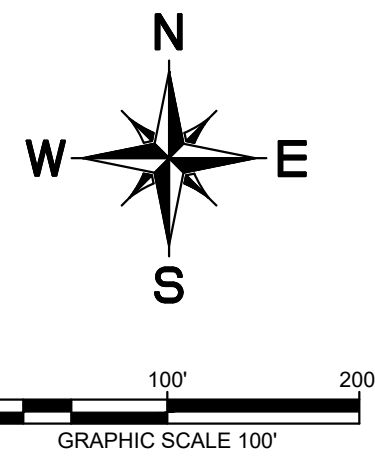
VICINITY MAP
SCALE: 1" = 4,000'



CITY PROJECT NUMBER: XXXXXXXXXX

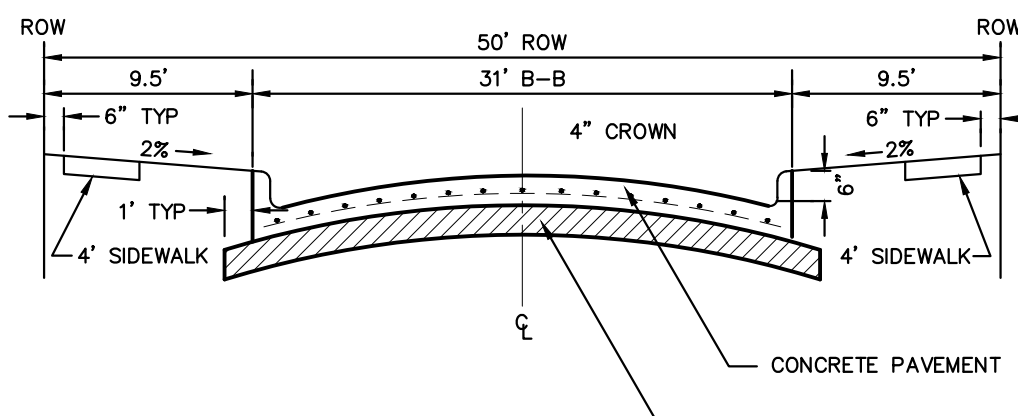
PRELIMINARY PAVING PLAN
FOR
HIGH POINTE RANCH
1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylvia Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928			
DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	PV-5



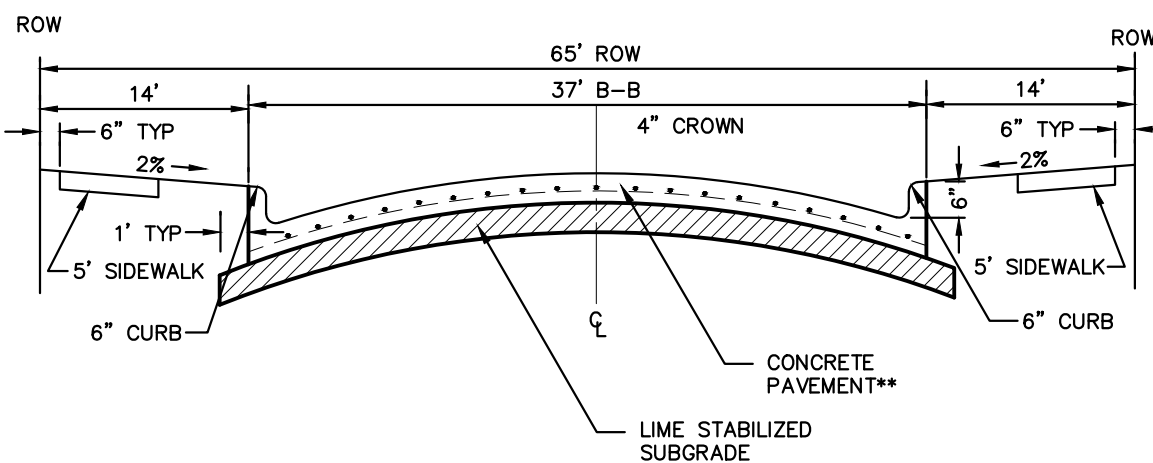
VICINITY MAP
SCALE: 1" = 4,000'

- | | |
|--|--|
| | PROPERTY LINE |
| | MATCH LINE |
| | 4' CONCRETE SIDEWALK |
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| | TEMPORARY PAVEMENT |



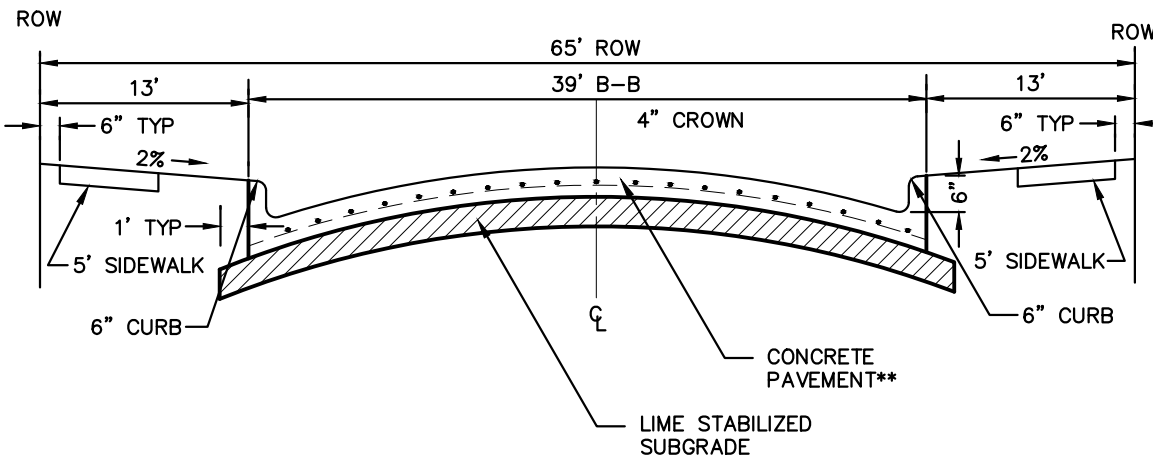
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NTS

PRELIMINARY PAVING PLAN

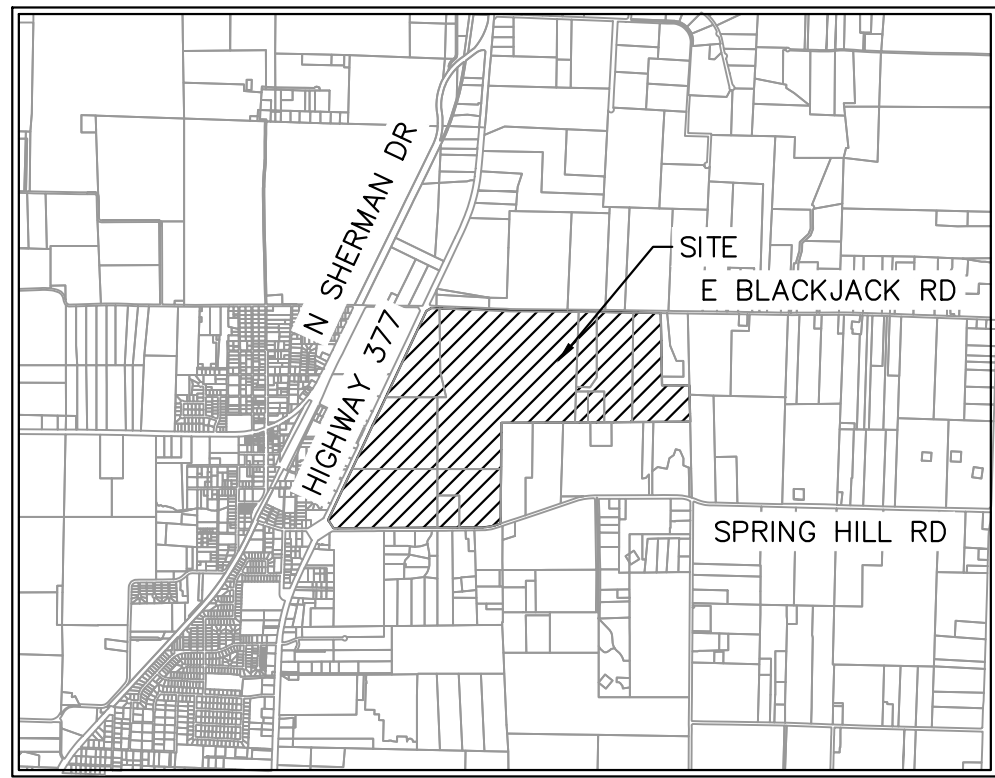
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1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES

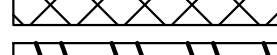
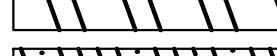
FRANCISCO TREVIÑO SURVEY, ABSTRACT NO. 1243
AND THE

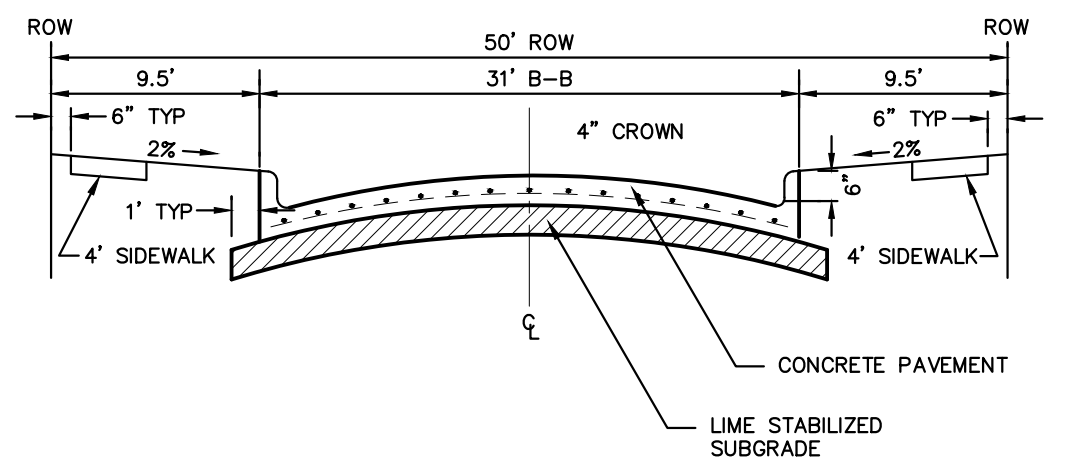
CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6160 Warren Parkway Frisco, TX 75034 Tel: (469) 353-6058 Contact: Sylvia Gunawan Surveyor #5641	OWNER/DEVELOPER: Aubrey Blackgack Partners, LLC 4514 Cole Ave., Suite 1570 Frisco, TX 75034 Tel: (214) 674-9650 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 75226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER:  6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-5800 Contact: Thomas Fleischer, P.E. Registration F-928			
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	PV-6
DKT	DKT	TLF	AS SHOWN	SEP. 2021	2020103	



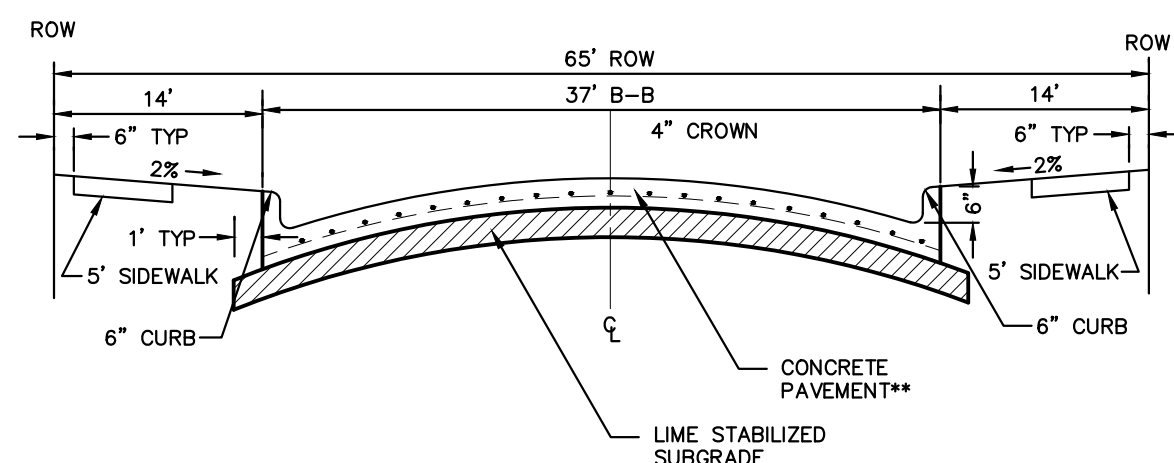
SCALE: 1" = 4,000'

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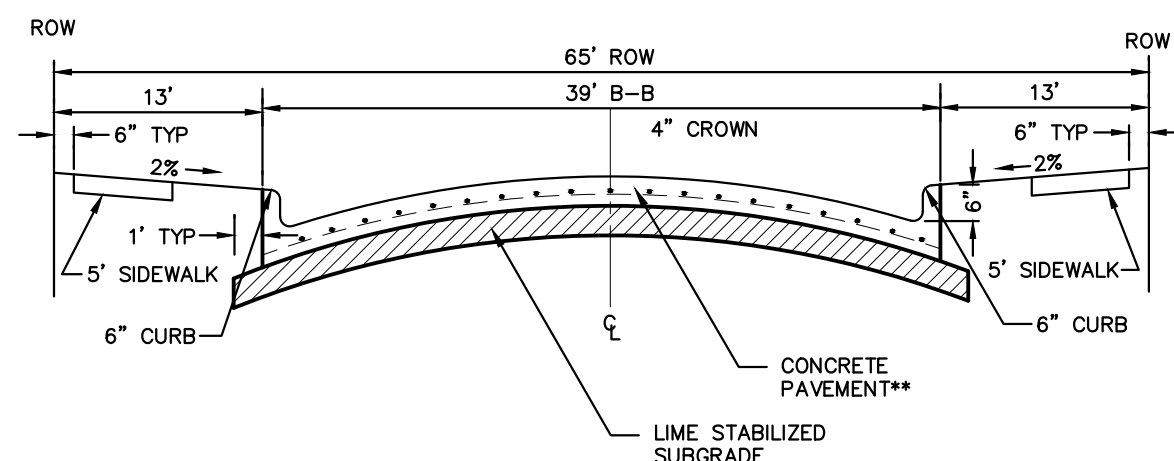
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PARABOLIC RESIDENTIAL STREET SECTION



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COMMERCIAL COLLECTOR STREET SECTION



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RESIDENTIAL COLLECTOR STREET SECTION

CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY PAVING PLAN

FOR

HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES

OUT OF THE

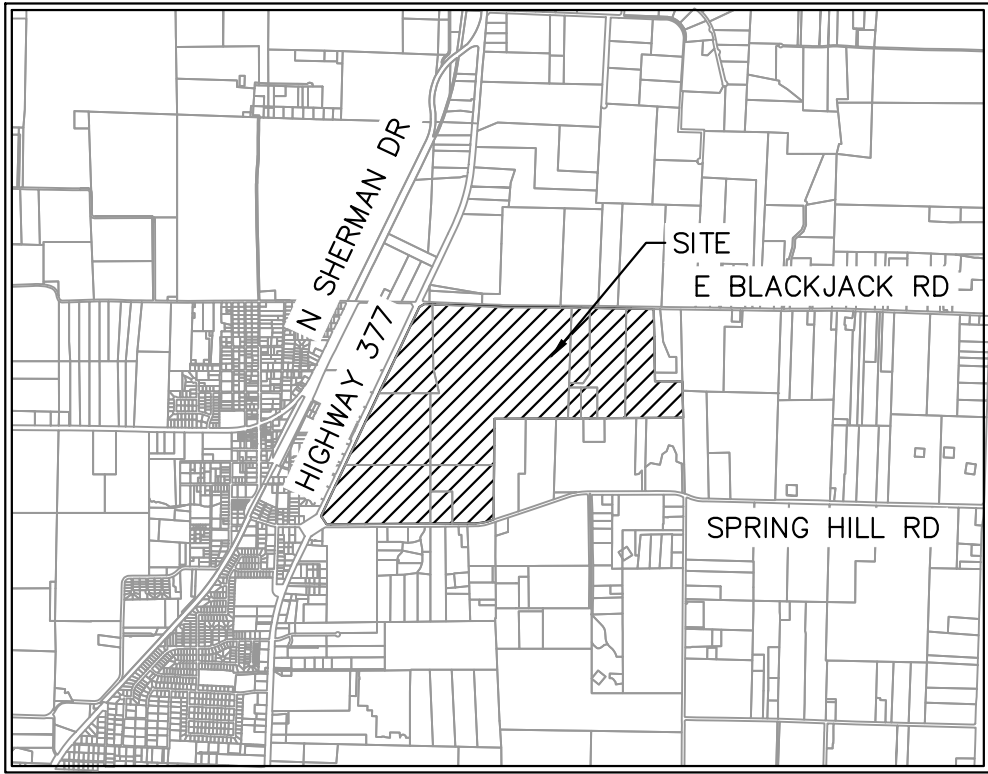
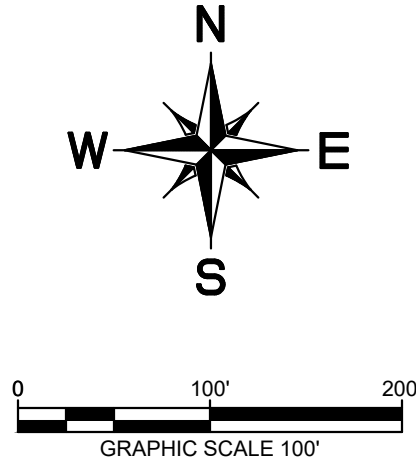
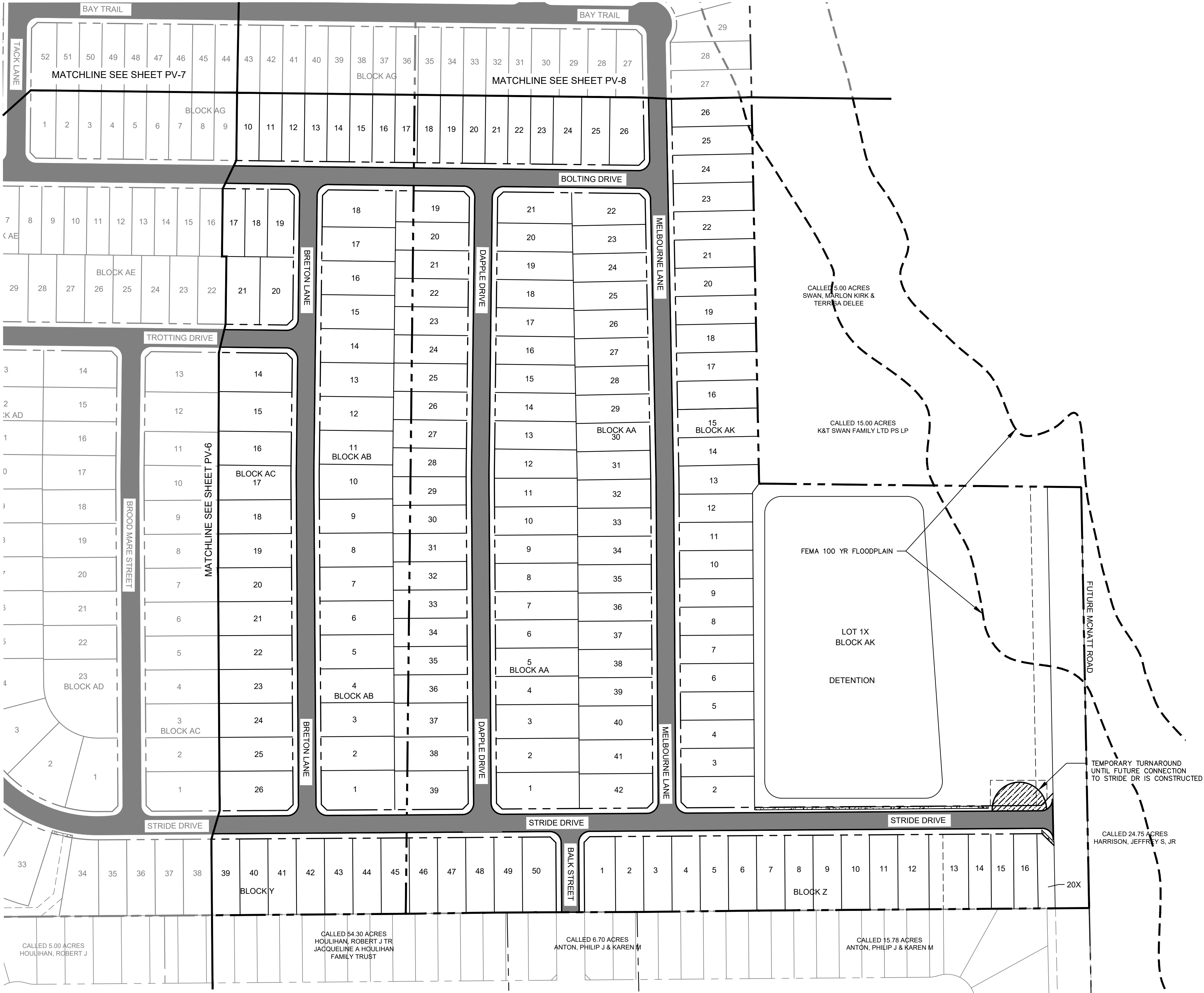
AND THE

IN THE

CITY OF AUBREY, DENTON COUNTY, TEXAS

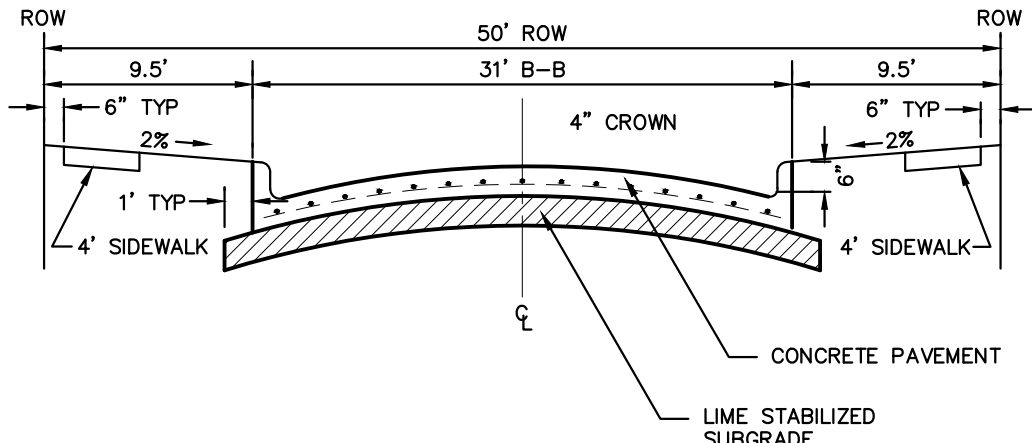
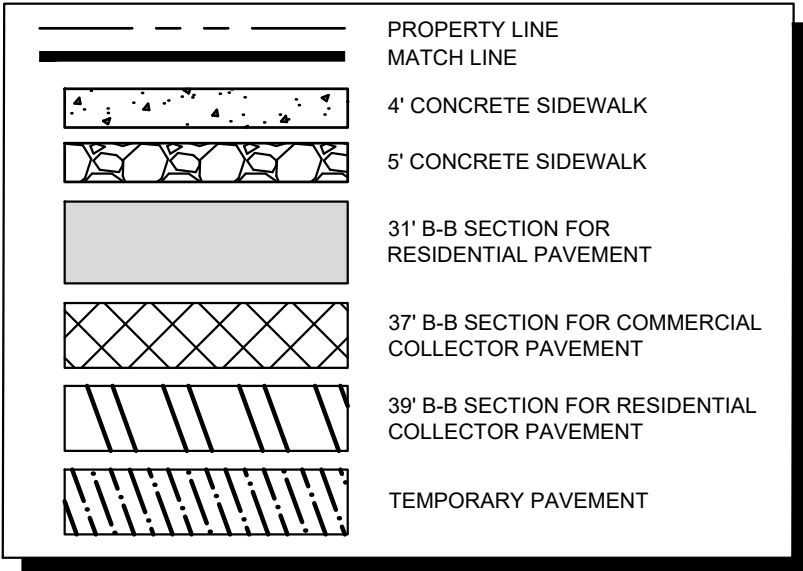
SURVEYOR: Kimley-Horn 6160 Warren Parkway Frisco, TX 75034 Tel: (469) 353-6058 Contact: Shylani Surveyor #54614	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-8670 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd., N. Suite 202 Frisco, TX 75029 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER:  6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-5580 Contact: Thomas Fleischer, P.E. Registration # 928		
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
DKT		TLF	AS SHOWN	SEP 21	20201003

PV-8



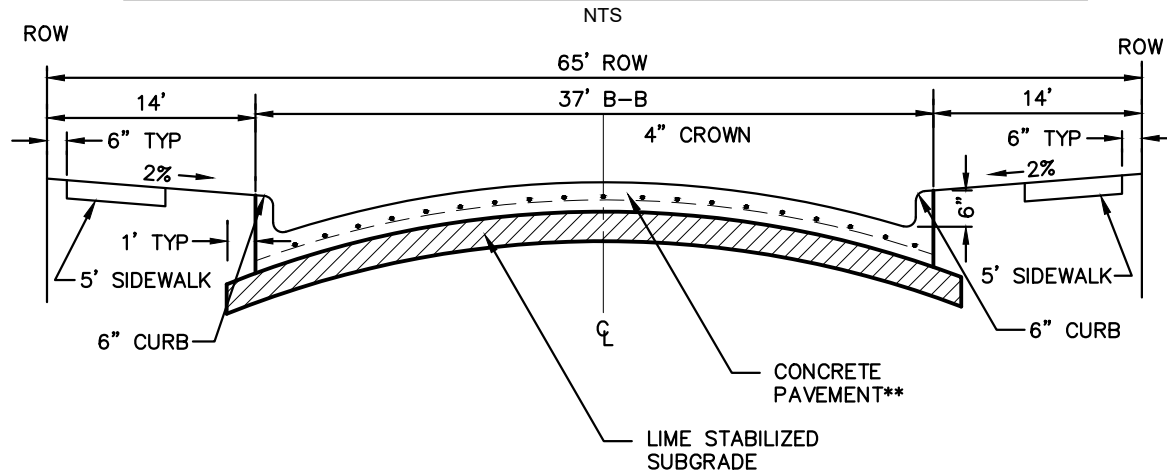
VICINITY MAP
SCALE: 1" = 4,000'

LEGEND



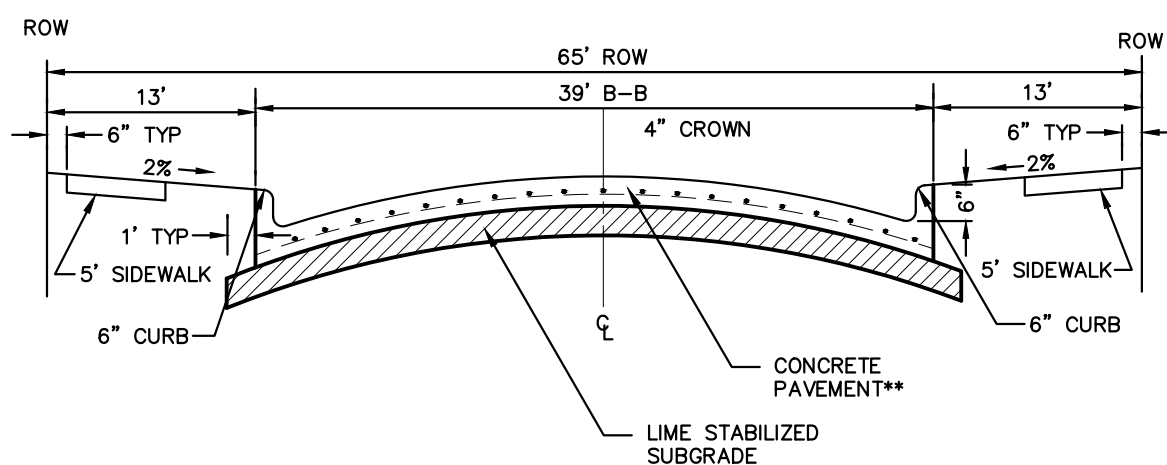
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PARABOLIC RESIDENTIAL STREET SECTION



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COMMERCIAL COLLECTOR STREET SECTION



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RESIDENTIAL COLLECTOR STREET SECTION

CITY PROJECT NUMBER: XXXXXXXXXX

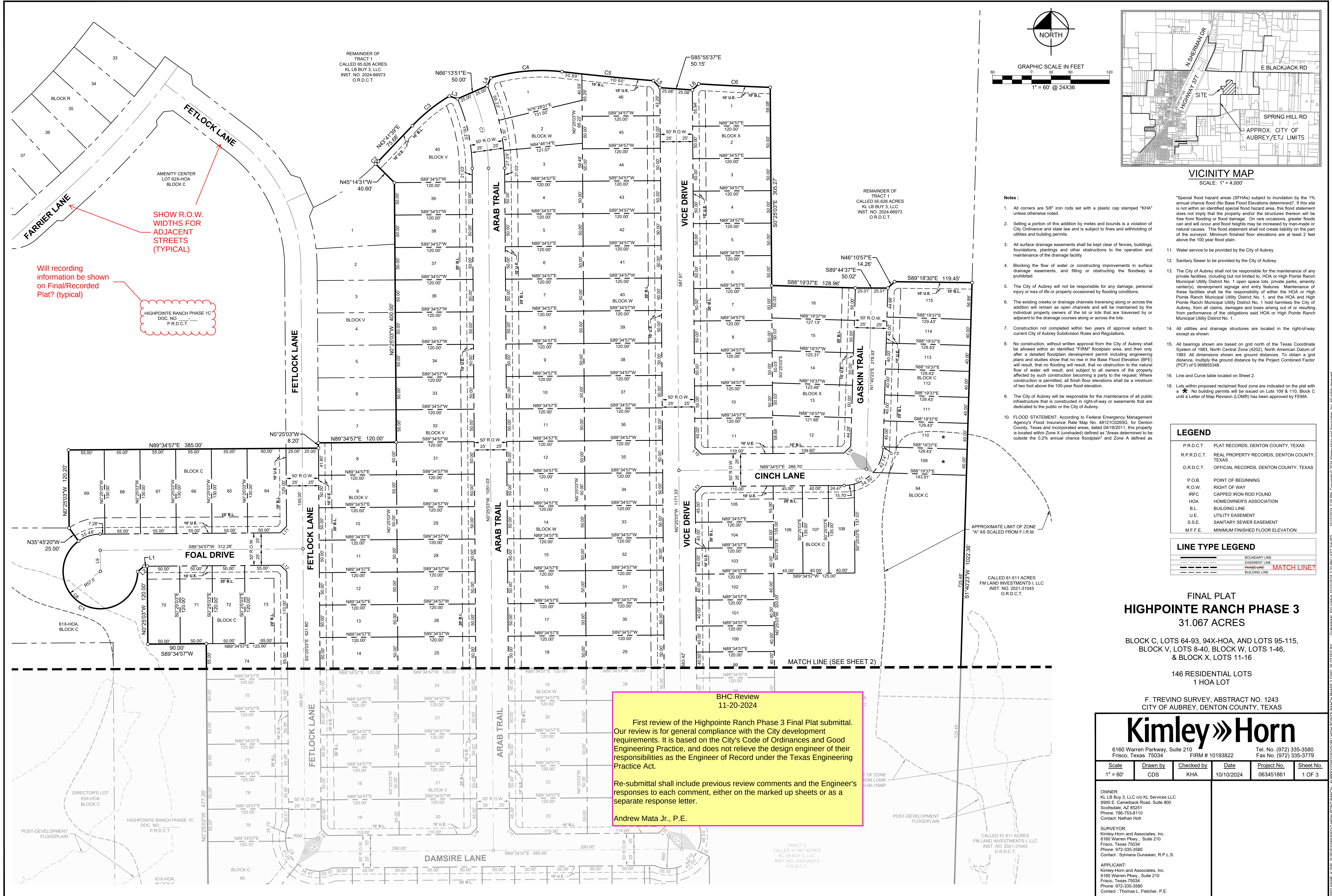
PRELIMINARY PAVING PLAN
FOR
HIGH POINTE RANCH

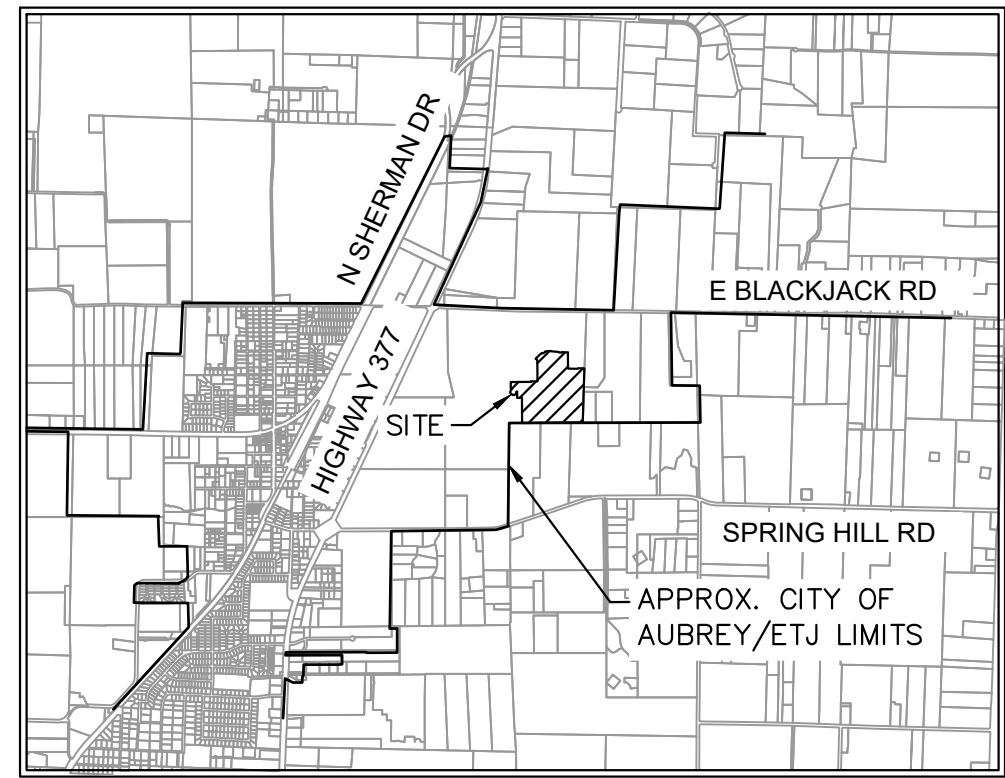
1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
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SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylviana Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Frisco, TX 75215 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley-Horn 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928			
DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	PV-9





VICINITY MAP
SCALE: 1" = 4,000'

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

	BOUNDARY LINE
	EASEMENT LINE
	PHASE LINE MATCH LINE?
	BUILDING LINE

DIRECTOR
63X-H
BLOC

HIGHPOINT RANCH PHASE 1C
DOC. NO. _____
P.R.D.C.T. _____

CALLED 27.37 ACRES
 DECCAN RANCH, LLC
 INSTRUMENT NO. 2019-327
 O.R.D.C.T.

CALLED 27.106 ACRES
 AUBREY FARMS LLC
 INSTRUMENT NO. 2019-8312
 O.R.D.C.T.

TRACT 2
CALLED 31.067 ACRES
KL LB BUY 3, LLC
INST. NO. 2024-66973
O.R.D.C.T.

CALLED 61.611 ACRES
 LAND INVESTMENTS I, LLC
 INST. NO. 2021-31043
 O.R.D.C.T.

FINAL PLAT
HIGHPOINTE RANCH PHASE 3
31.067 ACRES

BLOCK C, LOTS 64-93, 94X-HOA, AND LOTS 95-115,
BLOCK V, LOTS 8-40, BLOCK W, LOTS 1-46,
& BLOCK X, LOTS 11-16

146 RESIDENTIAL LOTS
1 HOA LOT

F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY, DENTON COUNTY, TEXAS

Kimley»»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034 FIRM # 10102000

Frisc0, Texas 75034	FIRM # 10193822	Fax No. (972) 335-3779
---------------------	-----------------	------------------------

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet</u>
1" = 60'	CDS	KHA	10/10/2024	063451861	2 OF

[illegible]

OWNER:
 LB Buy 3, LLC c/o KL Services LLC
 100 E. Camelback Road, Suite 800
 Scottsdale, AZ 85251
 Phone: 766-753-8110
 Contact: Nathan Holt

RVEYOR:
 ley-Horn and Associates, Inc.
 50 Warren Pkwy., Suite 210
 sco, Texas 75034
 one: 972-335-3580
 ntact : Sylvia Gunawan, R.P.L.S.

APPLICANT:
 Hensley-Horn and Associates, Inc.
 60 Warren Pkwy., Suite 210
 Dallas, Texas 75034
 Phone: 972-335-3580
 Contact : Thomas L. Fletcher, P.E.

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
1" = 60'	CDS	KHA	10/10/2024	063451861	2 OF 3

OWNER:
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6900 E. Camelback Road, Suite 800
Scottsdale, AZ 85251
Phone: 766-753-8110
Contact: Nathan Holt

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.

LINE TABLE		
NO	BEARING	LENGTH
L1	S89°3457'W	5.00'
L2	S49°3553'W	12.77'
L3	S71°5244'E	13.34'
L4	N24°5222'E	13.35'
L5	S42°7626'E	14.74'
L6	N46°3646'E	13.63'
L7	S45°2503'E	28.28'
L8	S44°3457'W	26.26'
L9	N00°2503'W	32.50'
L10	N63°2956'W	20.00'
L11	N44°3457'E	14.14'
L12	S45°2503'E	14.14'
L13	S44°3457'W	14.14'
L14	N65°3740'E	14.40'
L15	S45°2503'E	14.14'
L16	N44°3457'E	14.14'
L17	S45°2503'E	14.14'
L18	S44°3457'W	14.14'
L19	S45°2503'E	14.14'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	233°57'28"	57.50	234.79'	N62°44'03"W	102.48'
C2	1°03'55"	325.00	6.03'	N44°13'34"E	6.03'
C3	15°14'14"	275.00	73.13'	N51°18'46"E	79.92'
C4	23°03'59"	275.00	110.71'	N85°03'48"E	122.97'
C5	2°01'20"	4009.00'	141.50'	S44°24'52"E	141.49'
C6	1°34'30"	4009.00'	110.20'	S87°12'56"E	110.20'
C7	23°00'05"	370.00'	120.43'	N11°55'06"W	119.63'
C8	269°17'43"	50.00'	20.26'	S45°03'34"E	81.82'
C9	141°14'02"	50.00'	123.64'	S45°25'03"E	94.46'
C10	141°14'02"	50.00'	123.64'	N44°34'57"E	94.46'
C11	87°54'34"	60.50'	92.83'	N45°37'40"E	83.98'

- 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 City of Aubrey Subdivision Rules and Regulations.
8. No construction, without written approval from the City of Aubrey shall be allowed within an identified "FRM" 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 feet 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 04/16/2011, 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 (SFHA) subject to inundation by the 1% annual chance flood (No Base Flood Elevation 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. Sanitary Sewer to be provided by the City of Aubrey.
13. 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 HOA and High Pointe Ranch Municipal Utility District No. 1 hold harmless the City of Aubrey, from all claims, damages and losses arising out of or resulting from performance of the obligations said HOA or High Pointe Ranch Municipal Utility District No. 1.
14. All utilities and drainage structures are located in the right-of-way except as shown.
15. All bearings shown should be based on grid north of the Texas Coordinate System of 1983, North Central Zone 4 (202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Computed Factor (PCF) of 0.999855348.

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS ~~AUBREY BLACKJACK PARTNERS, LLC AND JOSHUA A. BETHKE~~, are the owners of a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas and being all of a called 31.067-acre tract of land described in a deed to ~~31.067-acre tract of land described as Tract 2 in a deed~~ to KL LB BUY 3, LLC, as recorded in Instrument Number 2024-66973, Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said Tract 2 on the northerly line of Keeneland, according to the plat thereof recorded in Document No. 2024-2 of the Plat Records of Denton County, Texas;

THENCE South 89°33'30" West, along the southerly line of said Tract 2 and the northerly line of said Keeneland, a distance of 250.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Keeneland;

THENCE South 01°49'07" West, along the westerly line of said Keeneland and continuing along the southerly line of said Tract 2, a distance of 3.11 feet to a 1/2 inch iron rod with an illegible plastic cap found for the northeast corner of a called 27.106 acre tract of land described in a deed to Aubrey Farms LLC, as recorded in Instrument No. 2019-83125 of the Official Records of Denton County, Texas, being on a southerly line of said 357.561 acre tract;

THENCE South 89°34'57" West, continuing along said southerly line of said Tract 2 and along the northerly line of said 27.106 acre tract, and the northerly line 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, a distance of 896.05 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the northerly line of said 27.37 acre tract and along the westerly line of said Tract 2 and the easterly line of said Highpointe Ranch, Phase 1C, the following:

North 00°25'03" West, a distance of 477.26 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 89°34'57" West, a distance of 90.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 00°25'03" West, a distance of 120.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 89°34'57" West, a distance of 5.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 49°35'53" West, a distance of 12.77 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 57.50 feet, a central angle of 233°57'26", and a chord bearing and distance of North 62°44'03" West, 102.49 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 234.79 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 35°45'20" West, a distance of 25.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 00°25'03" West, a distance of 120.20 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 89°34'57" East, a distance of 385.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 00°25'03" West, a distance of 8.20 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 89°34'57" East, a distance of 120.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 00°25'03" West, a distance of 400.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 45°14'31" West, a distance of 40.60 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northwest corner of said Tract 2, common to the northeast corner of said Highpoint Ranch Phase 1C, same being on the southerly line of a called 65.626 acre tract of land described as Tract 1 in a deed to KL LB BUY 3, as recorded in Instrument Number 2024-66973 of the Official Records of Denton County, Texas, and at the beginning of a non-tangent curve to the left with a radius of 325.00 feet, a central angle of 01°03'50", and a chord bearing and distance of North 44°13'34" East, 6.03 feet;

THENCE departing the easterly line of said Highpointe Ranch Phase 1C, and along the northerly line of said Tract 2 and the southerly line of said Tract 3, the following:

In a northerly direction, with said non-tangent curve to the left, an arc distance of 6.03 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 43°41'39" East, a distance of 75.68 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 275.00 feet, a central angle of 15°14'14", and a chord bearing and distance of North 51°18'46" East, 72.92 feet;

In an easterly direction, with said tangent curve to the right, an arc distance of 73.13 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 71°52'44" East, a distance of 13.34 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 66°13'51" East, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 24°22'22" East, a distance of 13.35 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 275.00 feet, a central angle of 23°03'59", and a chord bearing and distance of North 85°03'48" East, 109.97 feet;

In an easterly direction, with said non-tangent curve to the right, an arc distance of 110.71 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left with a radius of 4,009.00 feet, a central angle of 02°01'20", and a chord bearing and distance of South 84°24'52" East, 141.49 feet;

In an easterly direction, with said reverse curve to the left, an arc distance of 141.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 42°57'26" East, a distance of 14.74 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 85°55'37" East, a distance of 50.15 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 46°36'46" East, a distance of 13.63 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 4,009.00 feet, a central angle of 01°34'30", and a chord bearing and distance of South 87°12'56" East, 110.20 feet;

In an easterly direction, with said non-tangent curve to the left, an arc distance of 110.20 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northerly northeast corner of said Tract 2, common to an ell corner of said Tract 1;

South 00°25'03" East, a distance of 305.27 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 88°19'37" East, a distance of 128.96 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 89°44'37" East, a distance of 50.02 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 46°10'57" East, a distance of 14.26 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 89°18'30" East, a distance of 119.45 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the southerly northeast corner of said Tract 2, common to the southeast corner of said Tract 1, being on the westerly line of a called 61.611 acre tract of land described in a deed to FM Land Investments I, LLC, as recorded in Instrument No. 2021-31043 of the Official Records of Denton County, Texas;

THENCE South 01°40'23" West, along the easterly line of said Tract 2 and the westerly line of said 61.611 acre tract, a distance of 1,022.36 feet to the **POINT OF BEGINNING** and containing 31.067 acres (1,353,271 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 **KL LB BUY 3, LLC**, acting herein by and through their duly authorized officers, do hereby adopt this plat designating the hereinabove described property as **HIGHPOINTE RANCH PHASE 3**, an addition to the City of Aubrey, Texas, and do 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: **KL LB BUY 3, LLC**

BY: _____

Name: _____

Title: _____

STATE OF _____ §

COUNTY OF _____ §

On this _____ day of _____, 2024, before me personally appeared _____ (name of signer), whom I know personally, and acknowledged that he/she executed the same.

Notary Public, State of _____

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.

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

PRELIMINARY

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

STATE OF TEXAS §

COUNTY OF COLLIN §

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

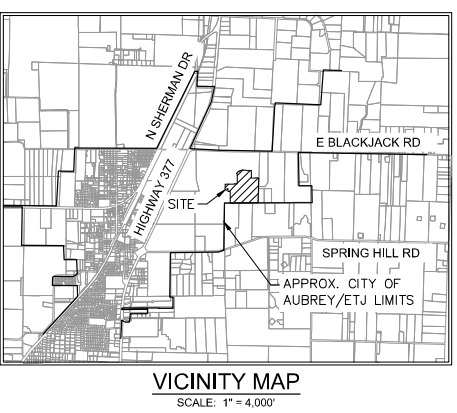
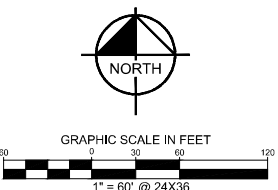
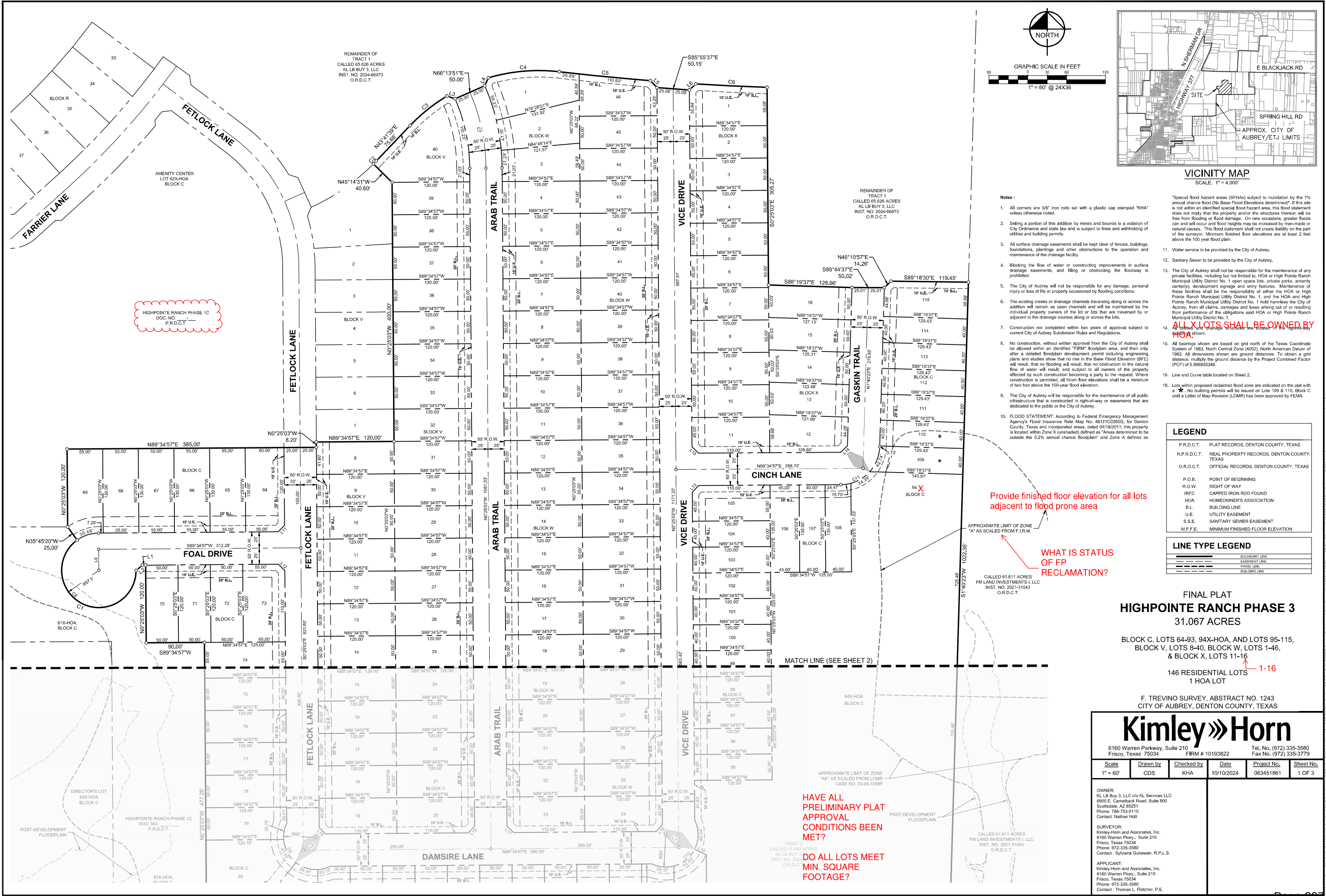
FINAL PLAT
HIGHPOINTE RANCH PHASE 3
31.067 ACRES

BLOCK C, LOTS 64-93, 94X-HOA, AND LOTS 95-115,
BLOCK V, LOTS 8-40, BLOCK W, LOTS 1-46,
& BLOCK X, LOTS 11-16

146 RESIDENTIAL LOTS
1 HOA LOT

F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY, 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	CDS	KHA	10/10/2024	063451861	3 OF 3
OWNER: KL LB Buy 3, LLC c/o KL Services LLC 6900 E. Camelback Road, Suite 800 Scottsdale, AZ 85251 Phone: 766-7534110 Contact: Nathan Holt					
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.					



- 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 City of Aubrey 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. 48121C02650, 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

11. Water service to be provided by the City of Aubrey.
12. Sanitary Sewer to be provided by the City of Aubrey.
13. 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 centers), 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 losses arising out of or resulting from performance of the obligations said HOA or High Pointe Ranch Municipal Utility District No. 1.
14. **ALL X LOTS SHALL BE OWNED BY HOA** shown.
15. 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 0.99955348.
16. Line and Curve table located on Sheet 2.
18. Lots within proposed reclaimed flood zone are indicated on the plat with a *****. No building permits will be issued on Lots 109 & 110, Block C until a Letter of Map Revision (LOMR) has been approved by FEMA.

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

FINAL PLAT
HIGHPOINTE RANCH PHASE 3
31.067 ACRES
BLOCK C, LOTS 64-93, 94X-HOA, AND LOTS 95-115,
BLOCK V, LOTS 8-40, BLOCK W, LOTS 1-46,
& BLOCK X, LOTS 11-16
146 RESIDENTIAL LOTS
1 HOA LOT

F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY, 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" = 60' CDS KHA 10/10/2024 063451861 1 OF 3

OWNER:
KL B Buy 3, LLC c/o KL Services LLC
6900 E Camelback Road, Suite 800
Scottsdale, AZ 85251
Phone: 786-753-4110
Contact: Nathan Holt

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.

**HAVE ALL
PRELIMINARY PLAT
APPROVAL
CONDITIONS BEEN
MET?**

**DO ALL LOTS MEET
MIN. SQUARE
FOOTAGE?**

**Provide finished floor elevation for all lots
adjacent to flood prone area**

**WHAT IS STATUS
OF FP
RECLAMATION?**

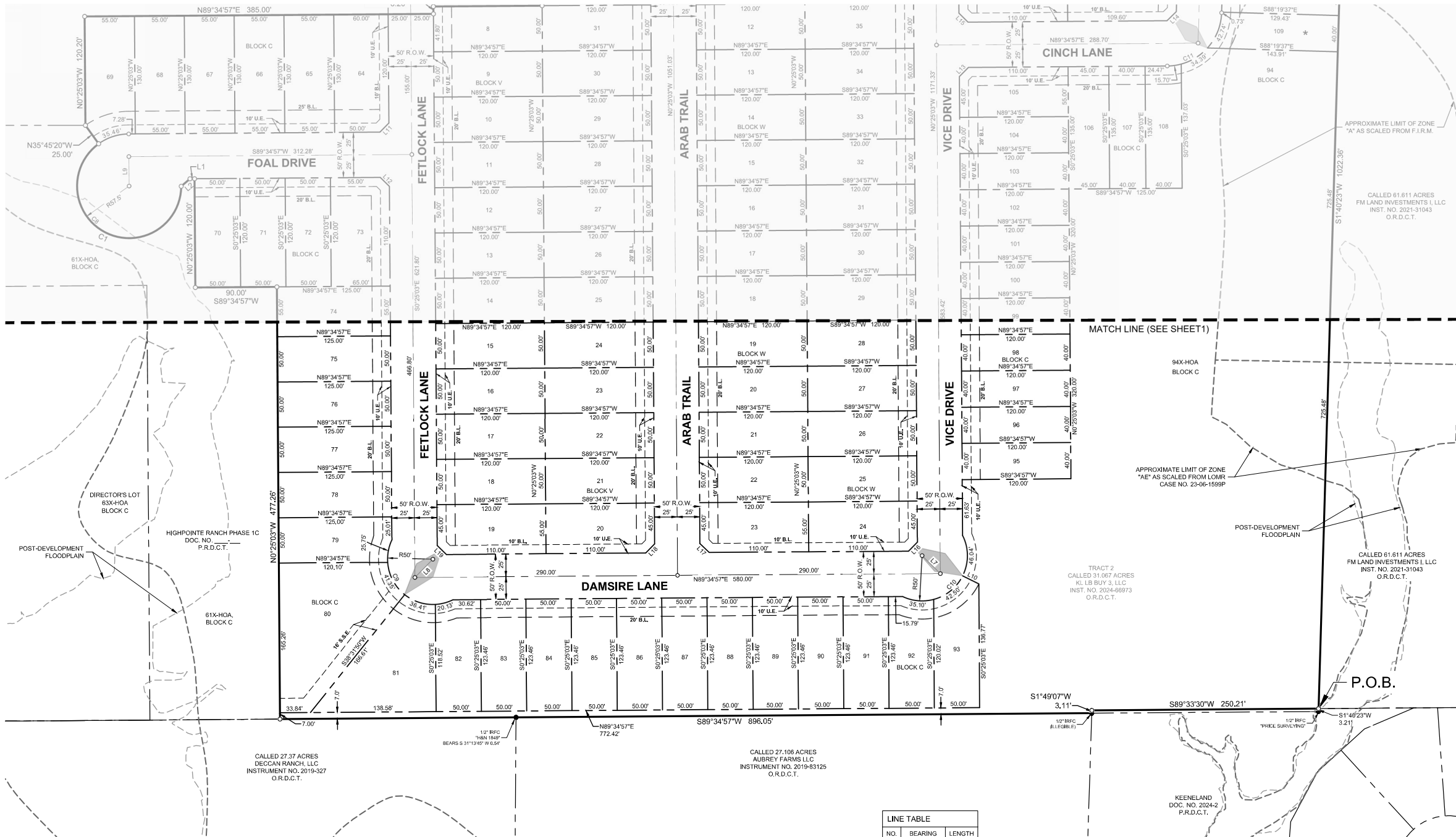
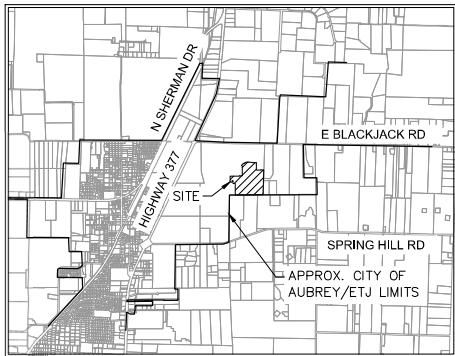
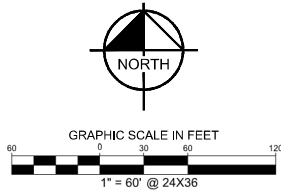
APPROXIMATE LIMIT OF ZONE
"A" AS SCALED FROM F.I.R.M.

CALLLED 61.611 ACRES
FM LAND INVESTMENTS I, LLC
INST. NO. 2023-10143
O.R.D.C.T.

APPROXIMATE LIMIT OF ZONE
"AE" AS SCALED FROM LOMR
CASE NO. 23-06-1599P

CALLLED 61.611 ACRES
FM LAND INVESTMENTS I, LLC
INST. NO. 2023-10143
O.R.D.C.T.

FILE NAME: K:\FL SURVEY\06030747-HIGH POINT RANCH-AUBREY\DWG\0603451861-HIGHPOINTE RANCH PHASE 3.DWG PLOTTED BY: GUANAWAN, SYLVIANA 10/10/2024 2:29 PM LAST SAVED: 10/10/2024 2:29 PM



FILE NAME: K:\PLAT SURVEY\060324\74-HIGH POINT RANCH-AUBREY\DWG\060324-187-HIGHPOINT RANCH-PHASE 3.DWG PLOTTED BY: GUNAWAN, SYLVIANA 10/10/2024 2:29 PM LAST SAVED 10/10/2024 2:29 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS AUBREY BLACKJACK PARTNERS, LLC AND JOSHUA A. BETHKE, are the owners of a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas and being all of a called 31,067-acre tract of land described in a deed to 31,067 acre tract of land described as Tract 2 in a deed to KL LB BUY 3, LLC, as recorded in Instrument Number 2024-66973, Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said Tract 2 on the northerly line of Keeneland, according to the plat thereof recorded in Document No. 2024-2 of the Plat Records of Denton County, Texas;

THENCE South 89°33'30" West, along the southerly line of said Tract 2 and the northerly line of said Keeneland, a distance of 250.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Keeneland;

THENCE South 01°49'07" West, along the westerly line of said Keeneland and continuing along the southerly line of said Tract 2, a distance of 3.11 feet to a 1/2 inch iron rod with an illegible plastic cap found for the northeast corner of a called 27,106 acre tract of land described in a deed to Aubrey Farms LLC, as recorded in Instrument No. 2019-83125 of the Official Records of Denton County, Texas, being on a southerly line of said 357.561 acre tract,

THENCE South 89°34'57" West, continuing along said southerly line of said Tract 2 and along the northerly line of said 27,106 acre tract, and the northerly line 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, a distance of 896.05 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the northerly line of said 27.37 acre tract and along the westerly line of said Tract 2 and the easterly line of said Highpointe Ranch, Phase 1C, the following:

North 00°25'03" West, a distance of 477.26 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 89°34'57" West, a distance of 90.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 00°25'03" West, a distance of 120.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 89°34'57" West, a distance of 5.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 49°35'53" West, a distance of 12.77 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 57.50 feet, a central angle of 233°57'26", and a chord bearing and distance of North 62°44'03" West, 102.49 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 234.79 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 35°45'20" West, a distance of 25.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

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North 00°25'03" West, a distance of 400.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 45°14'31" West, a distance of 40.90 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northwest corner of said Tract 2, common to the northeast corner of said Highpoint Ranch Phase 1C, same being on the southerly line of a called 65,626 acre tract of land described as Tract 1 in a deed to KL LB BUY 3, as recorded in Instrument Number 2024-66973 of the Official Records of Denton County, Texas, and at the beginning of a non-tangent curve to the left with a radius of 325.00 feet, a central angle of 01°03'50", and a chord bearing and distance of North 44°13'34" East, 6.03 feet;

THENCE departing the easterly line of said Highpointe Ranch Phase 1C, and along the northerly line of said Tract 2 and the southerly line of said Tract 3, the following:

In a northerly direction, with said non-tangent curve to the left, an arc distance of 6.03 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 43°41'39" East, a distance of 75.68 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 275.00 feet, a central angle of 15°14'14", and a chord bearing and distance of North 51°18'46" East, 72.92 feet;

In an easterly direction, with said tangent curve to the right, an arc distance of 73.13 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 71°52'44" East, a distance of 13.34 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 66°13'51" East, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 24°22'22" East, a distance of 13.35 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 275.00 feet, a central angle of 23°03'59", and a chord bearing and distance of North 85°03'48" East, 109.97 feet;

In an easterly direction, with said non-tangent curve to the right, an arc distance of 110.71 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left with a radius of 4,009.00 feet, a central angle of 02°01'20", and a chord bearing and distance of South 84°24'52" East, 141.49 feet;

In an easterly direction, with said reverse curve to the left, an arc distance of 141.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 42°57'26" East, a distance of 14.74 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 85°55'37" East, a distance of 50.15 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 46°36'46" East, a distance of 13.63 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 4,009.00 feet, a central angle of 01°34'30", and a chord bearing and distance of South 87°12'56" East, 110.20 feet;

In an easterly direction, with said non-tangent curve to the left, an arc distance of 110.20 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northerly northeast corner of said Tract 2, common to an ell corner of said Tract 1;

South 00°25'03" East, a distance of 305.27 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 88°19'37" East, a distance of 128.96 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 89°44'37" East, a distance of 50.02 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 46°10'57" East, a distance of 14.26 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 89°18'30" East, a distance of 119.45 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the southerly northeast corner of said Tract 2, common to the southeast corner of said Tract 1, being on the westerly line of a called 61.611 acre tract of land described in a deed to FM Land Investments I, LLC, as recorded in Instrument No. 2021-31043 of the Official Records of Denton County, Texas;

THENCE South 01°40'23" West, along the easterly line of said Tract 2 and the westerly line of said 61.611 acre tract, a distance of 1,022.36 feet to the **POINT OF BEGINNING** and containing 31.067 acres (1,353,271 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 KL LB BUY 3, LLC, acting herein by and through their duly authorized officers, do hereby adopt this plat designating the hereinabove described property as **HIGHPOINTE RANCH PHASE 3**, an addition to the City of Aubrey, Texas, and do 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: KL LB BUY 3, LLC

BY: _____

Name: _____

Title: _____

STATE OF _____ §

COUNTY OF _____ §

On this _____ day of _____, 2024, before me personally appeared _____ (name of signer), whom I know personally, and acknowledged that he/she executed the same.

Notary Public, State of _____

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.

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

PRELIMINARY

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

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared 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 _____ 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 3
31.067 ACRES

BLOCK C, LOTS 64-93, 94X-HOA, AND LOTS 95-115,
BLOCK V, LOTS 8-40, BLOCK W, LOTS 1-46,
& BLOCK X, LOTS 11-16

146 RESIDENTIAL LOTS
1 HOA LOT

F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY, 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.
N/A	CDS	KHA	10/10/2024	063451861
Sheet No.				3 OF 3
OWNER: KL LB Buy 3, LLC c/o KL Services LLC 6900 E. Camelback Road, Suite 800 Scottsdale, AZ 85251 Phone: 786-753-8110 Contact: Nathan Holt				
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.				



**Planning and Zoning Commission Meeting
Staff Report
December 12, 2024**

Agenda Item

Consider and make a recommendation to City Council regarding the Site Plan for a restaurant to be located at 403 S. Main Street.

Staff Contact

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

Summary

Per Aubrey's zoning ordinance (Chapter 14) Section 5Q2(a) prior to receipt of a building permit, properties greater than one (1) acre or within 200 ft of single-family platted development shall have their site plans reviewed by the Planning and Zoning Commission and City Council. The applicant has provided a complete application. This property is less than 1 acre (it is 0.557 acres) but is located within an existing single family neighborhood.

The owners desire to convert the existing 2,175 SF house into a restaurant. The proposed site plan has a lot coverage of 63.6% impervious surfaces and 36.4% of pervious area. The site plan provides 22 parking spaces. At 1 space per 3 seats for restaurant use, a maximum capacity of 66 customers is allowed. One ADA accessible space has been provided.

Water and sewer are provided by the City and connections have been provided along S. Main.

The applicant has provided a substantially complete application and has addressed most of the issues noted by staff, but not all.

Staff recommends conditional approval of the site plan, subject to the conditions below.

1. Per Chapter 10, Subdivision Ordinance, Article 1, Section 4 & 11, Owner / applicant to address the comments of the City Engineer's review of the civil plans.
 2. Applicant to provide landscaping, screening, and irrigation that complies with the city requirements.
 - The applicant needs to address drainage detention pond comments to the City Engineer's satisfaction.
 - The Fire Chief has approved a 20 ft (instead of a typical 24 ft) fire lane to allow the applicant/owner to address side-yard landscaping requirements.
 - Per subdivision requirements, the Fire Lane will need to be platted.
 - The applicant has not provided the required side yard landscaping requirements for this additional space.
 - The applicant has not addressed screening (i.e. solid fencing and landscaping) requirements for the side lot lines adjacent to the residential corner lot at Plum St.
 - The applicant has not addressed landscaping comments or provided the required landscaping plan notes.
 - No irrigation plan has been provided.
-

Financial Summary

NA

Staff Recommended Action

Approve with Conditions

Staff Recommended Motion

Staff recommends approval of the site plan subject to the conditions listed in the staff report.



*Case Report –Site Plan for 403 S. Main
Planning and Zoning Commission – December 12, 2024
City Council – December 18, 2024*

To: Mayor, City Council, Planning and Zoning Commission
From: Cate Ball, AICP, PE
Request: Site Plan approval for 403 S. Main

Owner: SHAP, LLC

Engineer: Triangle Engineering LLC (Kartavya S. Patel, PE)

Application

Date: October 16, 2024

Location: South of the intersection between S. Main Street and W. Plum Street

Zoning: General Retail, Zone “GR”

Current Use: Single Family Home. Proposed use is restaurant.

Analysis: Per Aubrey’s zoning ordinance (Chapter 14) Section 5Q2(a) prior to receipt of a building permit, properties greater than one (1) acre or within 200 ft of single-family platted development shall have their site plans reviewed by the Planning and Zoning Commission and City Council. The applicant has provided a complete application. This property is less than 1 acre (it is 0.557 acres) but is located within an existing single family neighborhood.

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The applicant has provided a substantially complete application and has addressed most of the issues noted by staff, but not all.

- The applicant needs to address drainage detention pond comments to the City Engineer’s satisfaction.
- The Fire Chief has approved a 20 ft (instead of a typical 24 ft) fire lane to allow the applicant/owner to address side-yard landscaping requirements.
 - Per subdivision requirements, the Fire Lane will need to be platted.
 - The applicant has not provided the required sideyard landscaping requirements for this additional space.
- The applicant has not addressed screening (i.e. solid fencing and landscaping) requirements for the side lot lines adjacent to the residential corner lot at Plum St.

- The applicant has not addressed landscaping comments or provided the required landscaping plan notes.
- No irrigation plan has been provided.

Per Chpt 20, Article 2 Section 1.05(g): City Council shall review each nonresidential site plan and shall:

- a) approve the site plan,
- b) approve the site plan subject to certain conditions, or
- c) deny the site plan.

Recommendation:

Staff recommends conditional approval of the site plan. Proposed conditions follow.

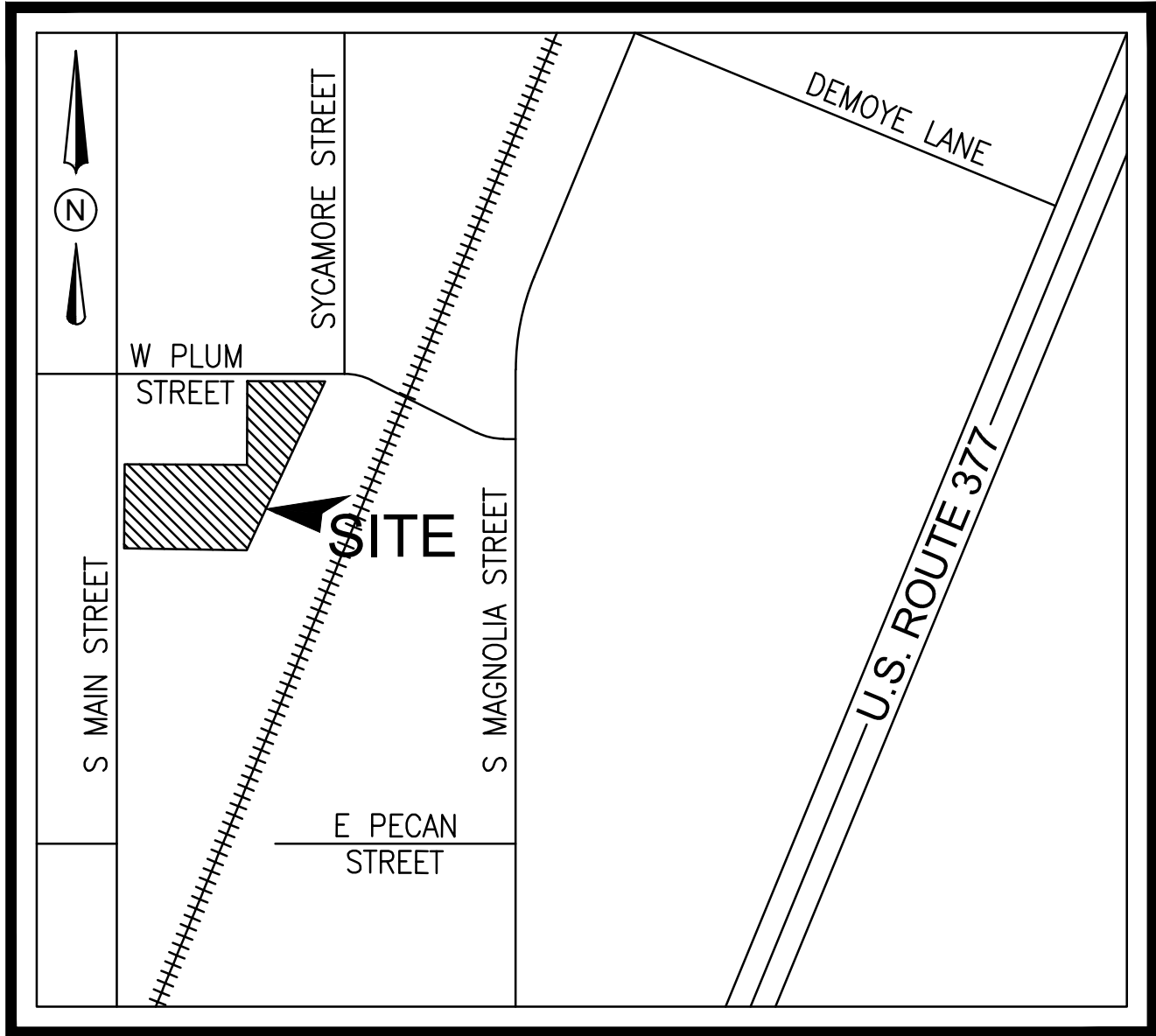
1. Per Chapter 10, Subdivision Ordinance, Article 1, Section 4 & 11, Owner / applicant to address the comments of the City Engineer's review of the civil plans.
2. Applicant to provide landscaping, screening, and irrigation that complies with the city requirements.

Attachments:

1. Site Plan submittal with City Engineer comments
2. Landscaping plan with staff comments

SITE DEVELOPMENT PLANS
FOR
RESTAURANT
403 SOUTH MAIN STREET
CITY OF AUBREY
DENTON COUNTY, TEXAS
DENNIS COWAN SURVEY, ABSTRACT No. 304
0.557 ACRES

PROJECT CONTACT LIST
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-8566
SURVEYOR TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: MARK NACE PHONE: 469-784-9321
OWNER/DEVELOPER JPAR MCKINNEY 2629 SHADOW GLEN DRIVE PROSPER, TEXAS 76058 CONTACT: HARI NAMASIVAYAM PHONE: 469-554-0390



VICINITY MAP
N.T.S.

SHEET LIST TABLE	
C-1.0	COVER SHEET
	SURVEY
C-1.1	GENERAL NOTES
C-2.0	DEMOLITION PLAN
C-3.0	SITE PLAN
C-3.1	SITE DETAILS
C-3.2	DIMENSION CONTROL PLAN
C-3.2	GARBAGE TRUCK ROUTE
C-4.0	GRADING PLAN
C-5.0	PRE-DRAINAGE PLAN
C-6.0	POST-DRAINAGE PLAN
C-6.1	DETENTION CALCULATIONS
C-7.0	EROSION CONTROL PLAN
C-7.1	EROSION CONTROL DETAILS
C-8.0	PAVING PLAN
C-8.1	PAVING DETAILS
C-9.0	UTILITY PLAN
C-9.1	UTILITY DETAILS
L.1	TREE PRESERVATION PLAN
L.2	LANDSCAPE PLAN
L.3	LANDSCAPE SPECIFICATIONS

BHC Second Review
11-25-2024

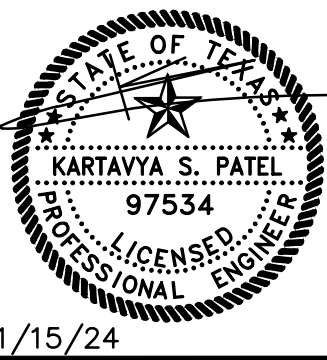
Second review of the 403 S Main St. submittal. Our review is for general compliance with the City of Aubrey development requirements. It is based on the City's Code of Ordinances and Good Engineering Practice, and does not relieve the design engineer of their responsibilities as the Engineer of Record 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.

Andrew Mata Jr., P.E.
Tristan Boos



NO.	DATE	DESCRIPTION	BY
1	09-17-24	1st CITY SUBMITTAL	KP
2	11/15/24	PER CITY COMMENTS	KP
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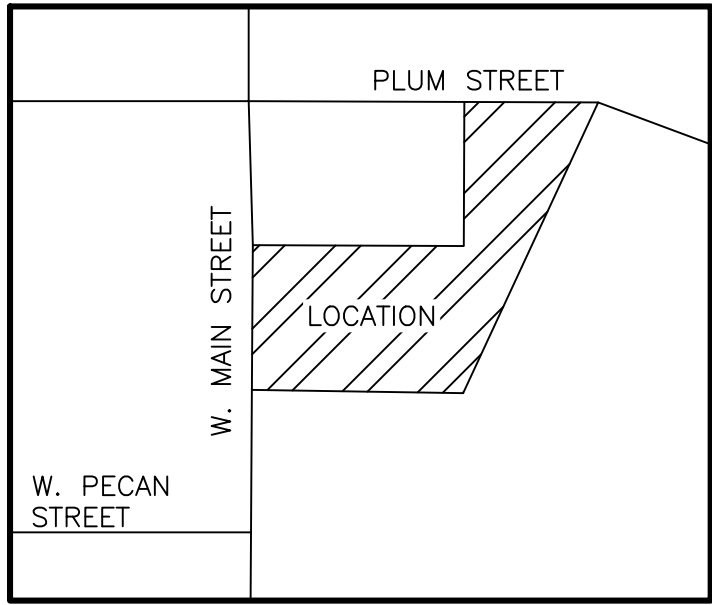
COVER SHEET
RESTAURANT
403 SOUTH MAIN STREET
CITY OF AUBREY
DENTON COUNTY, TEXAS
DENNIS COWAN SURVEY, ABSTRACT No. 304

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MLM	04-05-24	SCALE BAR	035-24	C-1.0

TX. P.E. FIRM #11525

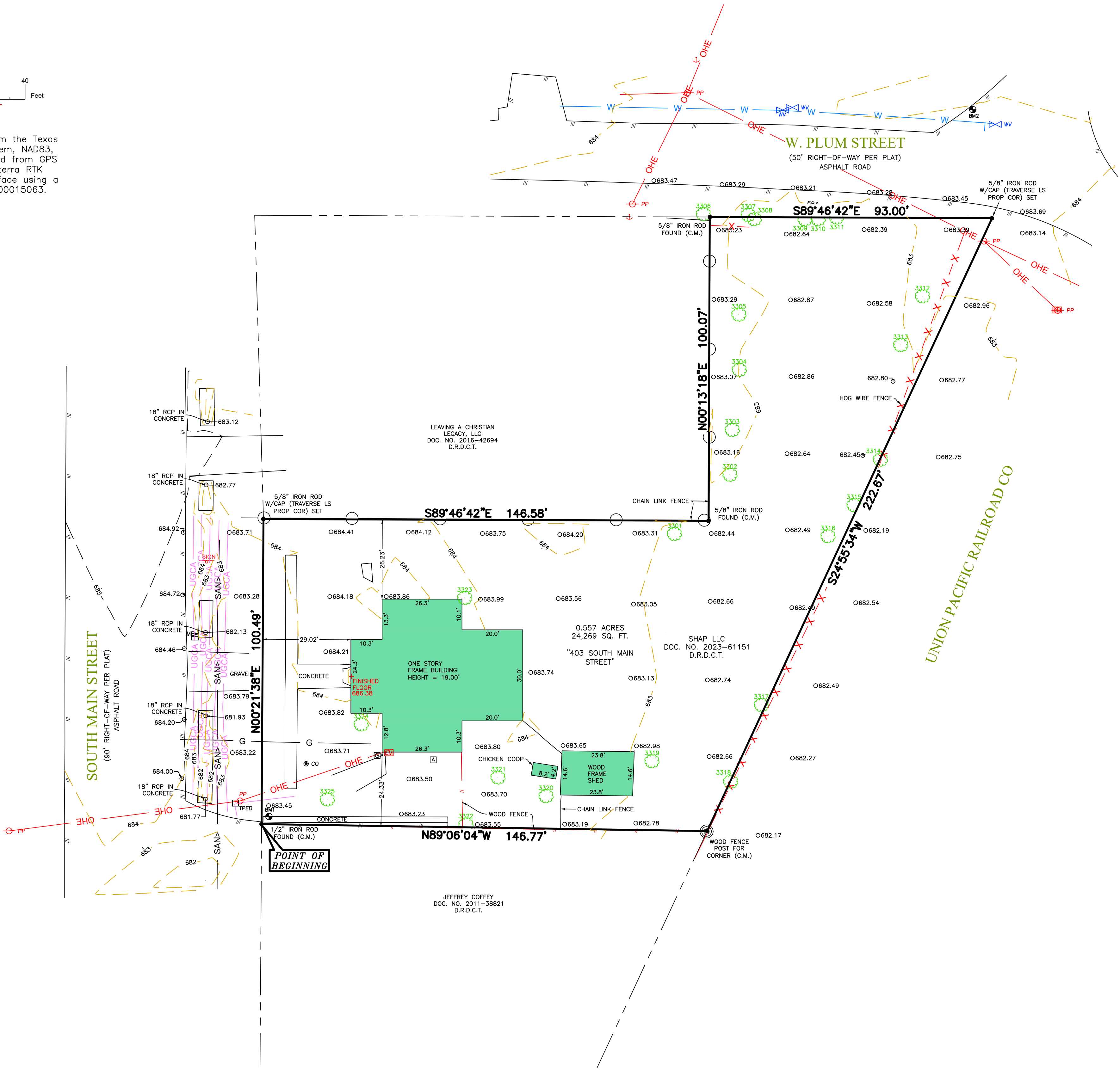
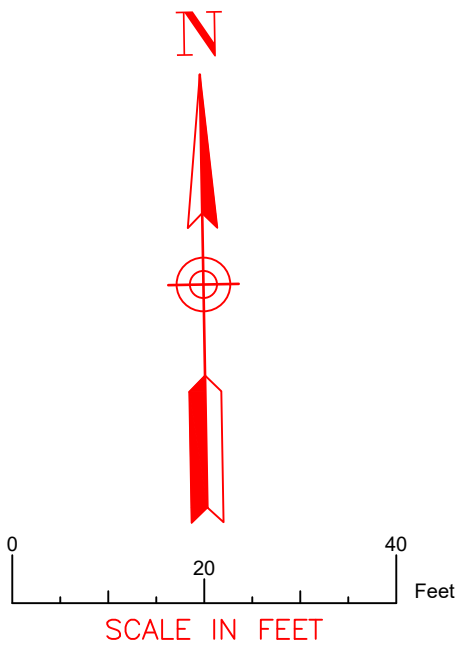


VICINITY MAP
NOT TO SCALE

The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Allterra RTK Network and adjusted to surface using a surface scale factor of 1.00015063.

TREE TABLE		
NO.	SIZE"	SPECIES
3301	8	REDBUD
3302	8	APRICOT
3303	14	CHERRY
3304	6	PEACH
3305	6	PLUM
3306	16	HACKBERRY
3307	23	ELM
3308	17	ELM
3309	16	ELM
3310	17	ELM
3311	32	MAPLE
3312	7	PEAR
3313	6	PEACH
3314	18	HACKBERRY
3315	18	ELM
3316	6	PEAR
3317	27	COTTONWOOD
3318	19	ELM
3319	16	CYPRESS
3320	13	REDBUD
3321	16	PINE
3322	12	CHINABERRY
3323	34	ELM
3324	28	ELM
3325	8	CEDAR

LEGEND	
	BOUNDARY LINE
	ADJOINER BOUNDARY LINE
	EASEMENT LINE (AS NOTED)
	WATER LINE
	SEWER LINE
	OVERHEAD ELECTRIC LINE
	WOOD FENCE
	CHAIN LINK FENCE
	FIRE HYDRANT
	WATER VALVE
	IRRIGATION CONTROL VALVE
	SEWER CLEAN OUT
	VAULT
	TRANSFORMER
	ELECTRIC VAULT
	ELECTRIC METER
	ELECTRIC BOX
	CABLE VAULT
	TELEPHONE JUNCTION BOX
	SANITARY SEWER MAN HOLE
	STORM MAN HOLE
	TELEPHONE MAN HOLE
	LIGHT POLE
	POWER POLE
	GAS METER
	AIR CONDITIONER UNIT
	FLAG POLE
	TRAFFIC SIGN
	BENCH MARK
	CONTROL MONUMENT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS



LAND DESCRIPTION

BEING all that certain lot, tract, or parcel of land situated in the Dennis Cowan Survey, Abstract Number 304, being all of that certain called 0.56 acres to SHAP LLC in Warranty Deed recorded in Document Number 2023-61151 of the Deed Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the most southwesterly corner of said SHAP tract, same being the most northwesterly corner of Jeffrey Coffey recorded in Document Number 2011-38821 of the Deed Records of Denton County, Texas, also being a point in the most easterly Right-of-Way line of South Main Street (90 foot Right-of-Way);

THENCE North 00 degrees 21 minutes 38 seconds East, in a northerly direction along said South Main Street, a distance of 100.49 feet to a capped 5/8 inch iron rod stamped "TRAVERSE LS PROP COR" set for corner in the most northwesterly corner of said SHAP tract, same being the most southwesterly corner of Leaving a Christian Legacy, LLC recorded in Document Number 2016-42694 of the Deed Records of Denton County, Texas;

THENCE South 89 degrees 46 minutes 42 seconds East, in an easterly direction departing from said South Main Street, a distance of 146.58 feet to a 5/8 inch iron rod found for corner in the most southeasterly corner of said Christian Legacy tract, same being at an outside "L" corner of said SHAP tract;

THENCE North 00 degrees 13 minutes 18 seconds East, in a northerly direction along the common line between said Christian Legacy tract and said SHAP tract, a distance of 100.07 feet to a 5/8 inch iron rod found for corner in the most northeasterly corner of said Christian Legacy tract, same being a an inside "L" corner of said SHAP tract, also being a point in the most southerly Right-of-Way line of W. Plum Street (50 foot Right-of-Way)

THENCE 89 degrees 46 minutes 42 seconds East, in an easterly direction along said W. Plum Street, a distance of 93.00 feet to a capped 5/8 inch iron rod stamped "TRAVERSE LS PROP COR" set for corner in the most northeasterly corner of said SHAP tract;

THENCE South 24 degrees 55 minutes 34 seconds West, in a southerly direction departing from said W. Plum Street following the most easterly line of said SHAP tract, a distance of 222.67 feet to a Wood Fence Post found for corner in the most southeasterly corner of said SHAP tract, same being the most northeasterly corner of said Coffey tract;

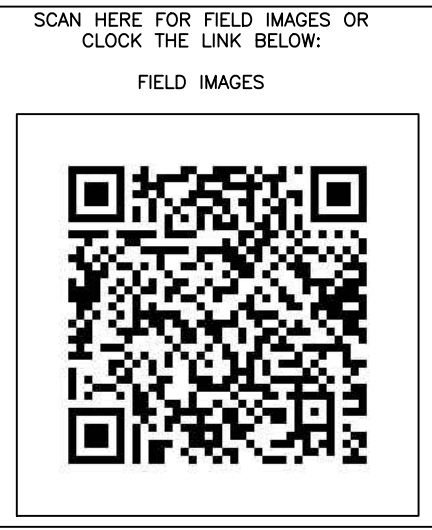
THENCE North 89 degrees 06 minutes 04 seconds West, in a westerly direction along the common line between said SHAP tract and Coffey tract, a distance of 146.77 feet to the POINT OF BEGINNING and containing 0.557 acres (24,269 square feet) of land, more or less.

SURVEYOR'S CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1-5, 8, 11 (a), and 13 in conjunction with the laws of the State of Texas. The fieldwork was completed on 3-18-2024.

Date of Plat or Map: 3-25-2024

David F. McCullah
Registered Public Land Surveyor
Texas Registration No. 4023



ALTA/NSPS LAND TITLE SURVEY
0.557 ACRES SITUATED IN
DENNIS COWAN SURVEY, ABSTRACT NO. 304
CITY OF AUBREY, DENTON COUNTY, TEXAS



Surveying | Construction Staking | Platting
DRAWN CHECK DATE SCALE PROJECT NO. SHEET NO.
JCN DM 3-18-2024 1" = 20' TR-93-24

GENERAL NOTES

1. ALL MATERIALS MUST BE DOMESTICALLY SOURCED AND PRODUCED UNLESS OTHERWISE APPROVED BY THE PUBLIC WORKS DIRECTOR.

PAVING NOTES

1. CONCRETE FOR ALL STREETS, ALLEYS, & DRIVEWAYS SHALL BE IN ACCORDANCE WITH NCTCOG CLASS "C" CONCRETE (3,600 P.S.I. COMPRESSIVE STRENGTH @ 28 DAYS). DRIVEWAYS SHALL BE HAND POURED. CONCRETE FOR ALL SIDEWALKS SHALL BE IN ACCORDANCE WITH NCTCOG CLASS "A" CONCRETE (3,000 COMPRESSIVE STRENGTH @ 28 DAYS).
2. REINFORCING STEEL SHALL BE DEFORMED BARS NO. 3 ON 18 INCH CENTERS OR NO. 4 BARS ON 24 INCH CENTERS UNLESS OTHERWISE NOTED IN THE DETAILS. REINFORCING SHALL BE IN BOTH DIRECTIONS ON CENTER. REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM 615, 616 AND 617.
3. ALL REINFORCING STEEL SHALL BE TIED (100%). REINFORCING STEEL SHALL BE SET ON PLASTIC CHAIRS. BAR LAPS BE MINIMUM 30 DIAMETERS.
4. EXPANSION JOINTS SHALL BE SPACED EVERY 200 FEET AND AT ALL INTERSECTIONS. ALLEYS SHALL HAVE A MINIMUM OF TWO EXPANSION JOINTS.
5. SAWED TRANSVERSE DUMMY JOINTS SHALL BE SPACED EVERY 20 FEET ON PAVING 8 INCHES OR THICKER AND EVERY 15 FEET FOR PAVING THICKNESS LESS THAN 8 INCHES SAWING SHALL OCCUR WITHIN 5 TO 12 HOURS AFTER THE POUR INCLUDING SEALING. OTHERWISE THE SECTION SHALL BE REMOVED AND LONGITUDINAL BUTT JOINT CONSTRUCTED.
6. SUBGRADE UNDER PAVEMENTS SHALL BE A MINIMUM OF 8 INCHES OF EITHER HYDRATED LIME OR CEMENT TREATED SUBGRADE, WITH OPTIMUM CONTENT AND COMPACTION REQUIREMENTS AS RECOMMENDED BY THE GEOTECHNICAL DESIGN, AS WELL AS APPROVED BY THE PUBLIC WORKS DIRECTOR. CONTENT AND COMPACTION TESTS SHALL BE TAKEN ALONG THE EXCAVATION AT ALL CHANGES IN SOIL AND A MINIMUM OF 300 FEET DISTANCES. ALL TESTS SHALL BE COMPLETED BY AN INDEPENDENT LABORATORY APPROVED BY THE CITY AND PAID FOR BY THE CONTRACTOR.
7. LIME TREATED SUBGRADE SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 95 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D 698. MOSTURE CONTENT SHALL BE WITHIN -2 TO +4 OF OPTIMUM. DENSITY TEST RESULTS SHALL BE COMPLETED BY AN INDEPENDENT LABORATORY APPROVED BY THE CITY. ALL RESULTS SHALL BE PROVIDED TO THE CITY.
8. LIME TRIMMINGS ARE NOT ACCEPTABLE FOR ANY USE.
9. ALL FILL SHALL BE COMPACTED BY MECHANICAL METHODS. MAXIMUM LOOSE LIFT FOR COMPACTION SHALL BE 8 INCHES. ALL LIFTS SHALL BE TESTED FOR DENSITY BY AN INDEPENDENT LABORATORY APPROVED BY THE CITY. DENSITY REQUIREMENT SHALL BE AS SHOWN ON THE PLANS FOR THE TYPE OF MATERIAL CALLED FOR IN THE PLANS.
10. ALL DISTURBED AREAS OF ROADWAY WORK SHALL HAVE GRASS ESTABLISHED IMMEDIATELY. GRASS SHALL MEET THE REQUIREMENTS OF ITEM 3.8, 3.9, 3.10 & 3.11 OF NCTCOG.
11. ALL AREAS TO BE EXCAVATED OR FILLED SHALL HAVE EROSION CONTROL PLACED PRIOR TO COMMENCING EARTHWORK. EROSION CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN ACCORDANCE WITH NCTCOG ITEM 3.12.
12. ALL SIDEWALKS SHALL INCLUDE BARRIER FREE RAMPS AT INTERSECTING STREETS, ALLEYS, DRIVEWAYS, ETC. BARRIER FREE RAMPS SHALL MEET CURRENT ADA REQUIREMENTS AND BE APPROVED BY THE TEXAS LICENSING BOARD.
13. SIDEWALKS SHALL BE DOWELED INTO PAVEMENT WHERE IT ABUTS DRIVEWAYS. REDWOOD EXPANSION JOINT MATERIAL SHALL BE USED AT THESE LOCATIONS.
14. NO VEHICLES SHALL BE PERMITTED ON CONCRETE PAVEMENT WITHOUT APPROVAL FROM THE CITY. THE CITY WILL MAKE DETERMINATION BASED ON CONCRETE BREAK REPORT.
15. SIDEWALKS REQUIRE 2-INCH SAND CUSHION ON SUBGRADE COMPACTED WITHIN 95% STANDARD PROCTOR DENSITY.
16. POURS SHALL REQUIRE A PRE-POUR INSPECTION FOR FORMWORK, REINFORCEMENT AND GEOPMETRY. VISUAL INSPECTIONS MAY BE MADE AFTER THE POUR TO ADDRESS TOOLED JOINTS, FINISH, SUBGRADE INTEGRITY, ETC.
17. ENSURE THAT FLATWORK DOES NOT OBSCURE ABOVE-GROUND APPURTENANCES (I.E. VALVES, MH LIDS).
18. EXPOSED AGGREGATE CONCRETE IS NOT ACCEPTABLE FOR SIDEWALK WITHIN PUBLIC RIGHT-OF-WAY.
19. SIDEWALKS SHALL BE 5' WIDE MINIMUM WIDTH.

LINED CHANNELS

1. CONSTRUCTION JOINT SHOWN IN DETAILS FOR CONVENIENCE ONLY, MONOLITHIC CONSTRUCTION MAY BE USED.
2. ALL VISIBLE SURFACES SHALL BE A TROWEL FINISH.
3. ALL REINFORCING STEEL SHALL BE 3/8" DIAMETER AND SPACED 12" CENTER TO CENTER BOTH WAYS UNLESS OTHERWISE SPECIFIED.
4. IF WOOD FORMS ARE USED WITH CONSTRUCTION JOINT, THEY SHALL BE TWO, 2"x4", AND SHALL NOT BE REMOVED UNTIL CONCRETE ON SLOPES IS READY TO BE PLACE.
5. ALL CONCRETE IN LINED CHANNEL SHALL BE NCTCOG CLASS "A" (MINIMUM 3,000 P.S.I.) CONCRETE.
6. FLAT BOTTOM TO BE CONSTRUCTED WHEN CHANNEL WIDTH IS LESS THAN 12 FOOT.
7. 3/4" CHAMFER ON ALL CONCRETE CORNERS.

STORM SEWER

1. THE FLOOR OF THE EXCAVATION FOR INLET BOX MUST PROVIDE A FIRM, LEVEL BED FOR THE BASE SECTION TO REST UPON.
2. A MINIMUM OF 6 INCHES OF 1" DIAMETER (MAXIMUM) ROCK OR GRAVEL SHALL BE USED TO PREPARE THE BEDDING TO FINAL GRADE OR IN LIEU OF THIS, AT LEAST 6 INCHES OF 2- SACK CEMENT STABILIZED SAND SHALL BE USED TO PREPARE THE BEDDING TO GRADE CEMENT STABILIZED-SAND SHALL BE ALLOWED TO SET BY KEEPING HOLE PUMPED DRY.
3. AFTER PIPE HAS BEEN LAID ON PROPER BEDDING, BACKFILLING TO COMMENCE WITH 8" MAXIMUM LOOSE LIFTS MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR UNDER ROADWAY OR 12" MAXIMUM LOOSE LIFT BEHIND CURB. MAXIMUM SIZE ROCK IN BACKFILL SHALL NOT EXCEED 4 INCHES IN DIAMETER.
4. PRECAST INLETS MUST BE APPROVED BY THE CITY.
5. CONCRETE TO BE MINIMUM 4,200 P.S.I.
6. LOCKING DEVICE IS REQUIRED ON ALL STORM SEWER LIDS.
7. "NO DUMPING" WARNING PLAQUE TO BE INSTALLED ON ALL STANDARD AND RECESSED INLETS.
8. CONCRETE CAST-IN-PLACE INLETS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,200 PSI @ 28 DAYS.
9. STORM DRAIN TILE SHALL BE PLACED IN THE CENTER OF THE INLET, 2 INCHES FROM THE EDGE OF OPENING AS SHOWN IN THE DRAWING USE PL-200 CONSTRUCTION ADHESIVE FOR APPLICATION. TILES CAN BE ORDERED FROM: CENTERLINE SUPPLY, INC., 425 JESSE STREET, GRAND PRAIRIE, TEXAS 75061-1141. 1-800-321-1731, METRO: 214-647-8300, FAX: 214-641-1221.
10. EXISTING STORM SEWER PIPE AND/ OR LATERALS SHALL BE LOCATED PRIOR TO SETTING OF CONSTRUCTING INLET BOXES. IF ADJUSTMENT IN GRADE OF LATERAL IS REQUIRED, A REVISED DESIGN BY THE ENGINEER OF RECORD SHALL BE SUBMITTED TO THE CITY FOR APPROVAL.
11. REINFORCED CONCRETE PIPE CLASS III MINIMUM.

SANITARY SEWER

1. ALL SEWER LINES CROSSING POTABLE WATERLINES SHALL BE AS SHOWN IN THE PLANS AND MEET TNRCC REQUIREMENTS
2. ALL SANITARY SEWER MAINS SHALL BE A MINIMUM OF 6" INSIDE DIAMETER. ALL SERVICE LINES SHALL BE A MINIMUM OF 4" INSIDE DIAMETER. PIPES 6 INCHES THROUGH 24 INCHES SHALL BE IN ACCORDANCE WITH ASTM D3034 WITH A MINIMUM SDR OF 26.
3. PIPES LARGER THAN 24 INCHES SHALL BE CCFRPM, CENTRIFUGALLY CAST FIBER REINFORCED POLYMER MORTAR PIPE(HOBAS OR APPROVED EQUIVALENT) OR AS DIRECTED BY THE PUBLIC WORKS DIRECTOR. SHALL BE IN ACCORDANCE WITH ASTM STANDARDS D3262, D4161, D2412, D3681, D638.
4. MANHOLES SHALL BE CAST IN PLACE OR PRECAST. ALL MANHOLES SHALL BE WATER TIGHT. ALL RING AND COVERS SHALL INCLUDE AN INTERNAL CHIMNEY SEAL.
5. ALL PIPE OPENINGS IN MANHOLES SHALL INCLUDE COUPLINGS WITH "O" RING RUBBER GASKETS.
6. STUBOUTS OUT OF MANHOLES SHALL BE FITTED WITH A STOPPER AND CAP. STUBOUTS SHALL BE A MINIMUM OF 5 FEET FROM MANHOLE AND BE SUPPORTED BY A CONCRETE CRADLE.
7. ALL DROP MANHOLES SHALL BE OF THE EXTERNAL TYPE.
8. MANHOLES SHALL BE VENTED IN ACCORDANCE WITH TCEQ REQUIREMENTS.
9. ALL SANITARY SEWER PIPE SHALL BE TESTED (NCTCOG ITEM 6.7 2) AFTER CONSTRUCTION. TESTING SHALL INCLUDE PRESSURE TESTING, MANDREL TEST (TCEQ REQUIRED) AND COLOR TV INSPECTION. COLOR TV INSPECTION SHALL BE COMPLETED IN PRESENCE OF CITY REPRESENTATIVE AND THE ORIGINAL VHS FORMATTED TAPE SHALL BE GIVEN TO THE CITY AT THE COMPLETION OF THE INSPECTION.
10. MANHOLES SHALL BE VACUUM TESTED IN THE PRESENCE OF THE CITY REPRESENTATIVE.

WATER

1. ALL WATER LINE CROSSINGS OF SANITARY SEWER LINES SHALL BE AS SHOWN IN THE PLANS AND MEET TNRCC REQUIREMENTS.
2. PIPES 12 INCHES IN DIAMETER AND SMALLER SHALL BE POLYVINYL CHLORIDE (P.V.C.) MEETING THE REQUIREMENTS OF AWWA C900 DR 18 OR DUCTILE IRON PIPE (D.I.P.) MEETING THE REQUIREMENTS OF AWWAC 151 CLASS 50 PIPE. ALL D.I.P. SHALL BE WRAPPED WITH A POLYETHYLENE LINER.
3. FOR PIPES LARGER THAN 12 INCHES IN DIAMETER, THE PIPE SHALL BE DUCTILE IRON PIPE (AWWA C151 CLASS 50) OR POLYVINYL CHLORIDE PIPE UP TO 18 INCHES MEETING THE REQUIREMENTS OF AWWA C905 - 235 P.S.I. RATED PIPE.
4. ALL VALVES ON PIPES 12 INCHES AND SMALLER SHALL BE RESILIENT SEALED WEDGE VALVES (AWWA C509).
5. ALL VALVES ON PIPES LARGER THAN 12 INCHES BUT SMALLER THAN 30 INCHES SHALL BE BUTTERFLY VALVES (AWWA C504) OR WEDGE VALVES (AWWA C509).
6. ALL VALVES ON PIPES 30 INCHES AND LARGER SHALL BE BUTTERFLY VALVES (AWWA C504).
7. EMBEDMENT SHALL BE AS SHOWN IN THE PLANS. BACKFILL WITHIN THE LIMITS OF EXISTING AND PROPOSED PAVEMENT SHALL BE COMPACTED TO 95% STANDARD PROCTOR. OUTSIDE PAVEMENT (EXISTING OR PROPOSED) SHALL BE COMPACTED TO MINIMUM OF 95% STANDARD PROCTOR ALL COMPACTION SHALL BE BY MECHANICAL METHODS.
8. WATER LINES SHALL BE PRESSURE TESTEDCOG ITEM 6.7.3..
9. ALL HORIZONTAL AND VERTICAL BENDS SHALL BE BLOCKED USING 3,000 PSI COMMERCIAL CONCRETE. NO HAND MIXING OF SAID CONCRETE SHALL BE PERFORMED ON SITE.
10. ALL SADDLES SHALL BE MUELLER/HYMAX BR2B 4"-16" SADDLES, FORD METER 202B DOUBLE STRAP BRASS SADDLE, OR APPROVED EQUIVALENT.

SCREENING WALLS

1. CONCRETE - MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. @28 DAYS.
2. REINFORCEMENT - ASTM A-36.
3. MASONRY - COMPRESSIVE STRENGTH SHALL BE PRESCRIBED IN ITEM 2.3.6 SPECIAL PROVISIONS.
4. WIND LOAD FOR DESIGN - 20 P.S.F.
5. PIER BEARING STRESSES - SEE BRICK SCREENING WALL NOTES.
6. MORTAR - TYPE "S".
7. PROVIDE CONTROL JOINTS AT 50 FEET.
8. PROVIDE EXPANSION JOINTS AT 200 FEET CENTER MAXIMUM.
9. PROVIDE PIER WITH MINIMUM 9 FOOT W/ 24 INCH DIAMETER BELL IN CLAY OR OTHER MATERIAL EXCEPT BLUE SHALE, 6 FOOT MINIMUM WITH 3 FOOT MINIMUM INTO BLUE SHALE.
10. ALL EXPOSED CONCRETE SHALL BE CLASS 2 RUBBED FINISHED SURFACE.
11. SIDEWALKS ADJACENT TO WALLS MUST BE 5 FOOT MINIMUM WIDTH FROM ALL PORTIONS OF THE WALL (INCLUDING PILASTERS, COLUMNS, ETC.).
12. MAXIMUM PILASTER SPACING 40 FEET.
13. WALLS SHALL NOT BE PLACED IN THE VISIBILITY EASEMENT OR STREET RIGHT OF WAY.
14. THE WALL SHALL BE A MINIMUM OF EIGHT FEET IN HEIGHT AS MEASURED FROM THE NEAREST ALLEY EDGE OR SIDEWALK GRADE, WHICHEVER IS THE HIGHER. THE COLOR OF THE WALL SHALL BE LIMITED TO EARTH-TONE COLORS, EXCLUDING GRAY, GREEN AND WHITE. THE COLOR OF THE WALL SHALL BE UNIFORM ON EACH SIDE OF A THOROUGHFARE FOR THE ENTIRE LENGTH BETWEEN INTERSECTING THOROUGHFARES, UNLESS OTHERWISE APPROVED BY THE CITY'S PUBLIC WORKS DEPARTMENT. THE FINISH OF THE WALL SHALL BE CONSISTENT ON ALL SURFACES.
15. IF WROUGHT IRON FENCING IS TO BE UTILIZED ON REQUIRED SCREENING, ALL WROUGHT IRON MUST BE SOLID STOCK, NO TUBULAR STEEL WILL BE ALLOWED.
16. A 3"x8"x10' GALVANIZED ANGLE IRON PLATE SHALL BE INSTALLED BELOW THE BOTTOM ROW OF BRICKS & ANCHORED INTO THE COLUMNS FOR MASONRY SCREENING WALLS.

TRAFFIC SIGNS AND LIGHTING

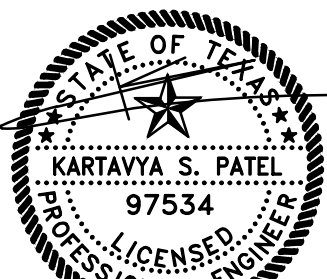
1. THE EXISTING SIGNS LOCATED ON PUBLIC CONSTRUCTION SITES ARE THE PROPERTY OF THE CITY OF AUBREY. THROUGHOUT THE PERIOD OF THE CONTRACT, THE CONTRACTOR SHALL PROTECT THESE SIGNS SUCH THAT THEY ARE NOT DAMAGED IN THE COURSE OF CONSTRUCTION ACTIVITY.
2. PRIOR TO THE START OF CONSTRUCTION, ALL EXISTING SIGNS WITHIN THE AREA OF CONSTRUCTION WILL BE INVENTORIED AND DOCUMENTED JOINTLY BY THE CITY INSPECTOR AND THE CONTRACTOR. THIS DOCUMENT WILL BE JOINTLY SIGNED BY BOTH PARTIES REFLECTING THE SIGN TYPE, SIGN SIZE, SIGN CONDITION, SIGN LOCATION, REFLECTIVITY ADEQUACY, ETC.THE CONTRACTOR IS HELD ACCOUNTABLE FOR THESE SIGNS THROUGHOUT THE PROJECT AND AT THE COMPLETION OF THE PROJECT.
3. ALL GROUND MOUNTED AND OVERHEAD SIGNS SHALL USE ANSI STANDARD BQ1528 ALUMINUM BLANKS.
4. ALL BLANKS TO BE INSTALLED SHALL BE 5052-H38 ALUMINIUM (ASTM B –209).
5. THE THICKNESS FOR ALL SIGN BLANKS IS 0.080" EXCEPT OVERHEAD STREET NAME BLADES WHICH ARE 0.100".
6. ALL HOLES SHALL BE 3/8" DIAMETER DRILLED OR PUNCHED AS SHOWN ON EACH BLANK DETAIL AND SHALL BE FREE OF BURRS AND / OR ROUGH EDGES.
7. ALL SIGN FACE MATERIALS SHALL BE ASTM-4956 TYPE XI FULL CUBE PRISMATIC GRADE RETROREFLECTIVE SHEETING OR EQUIVALENT.
8. ALL STREETNAME SIGNS SHALL HAVE 1/4" DIAMETER HOLES DRILLED ON EACH END AND AFFIXED TOGETHER.
9. SIGN BLANK CORNERS TO BE ROUNDED AS SHOWN ON SHEET 5.
10. ALL SIGN BLANK ARE TO BE ETHCHED, DEGREASEODINE FINISH PRIOR TO APPLICATION OF LEGENDS.
11. ALL SIGNS SHALL BE MANUFACTURED AND INSTALLED IN CONFORMANCE TO THE LATEST CITY OF AUBREY SIGN STANDARDS.
12. DETAILS ARE FOR ALL NEW AND REPLACEMENT SIGN INSTALLATIONS.
13. ALL ADVISORY SPEED SIGNS SHALL BE BASED ON A TRAFFIC STUDY, PLEASE FOLLOW TXDOT PROCEDURES FOR ESTABLISHING SPEED ZONES. THE PROCEDURES ARE AVAILABLE AT <http://onlinemanuals.txdot.gov/txdotmanuals/szn/szn.pdf>.
14. ALL SCHOOL ZONE WARNING SIGNS SHALL HAVE FLUORESCENT YELLOW GREEN BACKGROUNDS. REFER TO STANDARD HIGHWAY SIGN DESIGNS FOR TEXAS AVAILABLE AT <https://www.txdot.gov/inside-txdot/forms-publications/publications/highway-signs.html> OR CONTACT THE PUBLIC WORKS MAINTENANCE MANAGER FOR GUIDANCE.
16. SPEED LIMIT WITHIN CITY LIMIT SHALL BE 25 MPH

DETAILS

1. ALL DETAILS ARE NOT TO SCALE
2. SPECIAL DETAILS OR MODIFICATIONS TO THESE STANDARD DETAILS TO BE UTILIZED ON ANY GIVEN PROJECT SHALL BE SUBMITTED TO THE CITY FOR APPROVAL FOR USE.
3. The minimum depth of cover for cable television and copper cable communications lines shall be 24 inches. The minimum depth of cover for fiber optic facilities shall be 42 inches. The minimum depth of cover for cable television and copper cab:e communication line shall be 24 inches under ditches or 18 inches beneath the bottom of the pavement structure, whichever is greater.



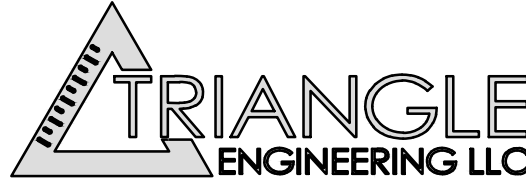
NO.	DATE	DESCRIPTION	BY
1	09-17-24	1st CITY SUBMITTAL	KP
2	11/15/24	PER CITY COMMENTS	KP
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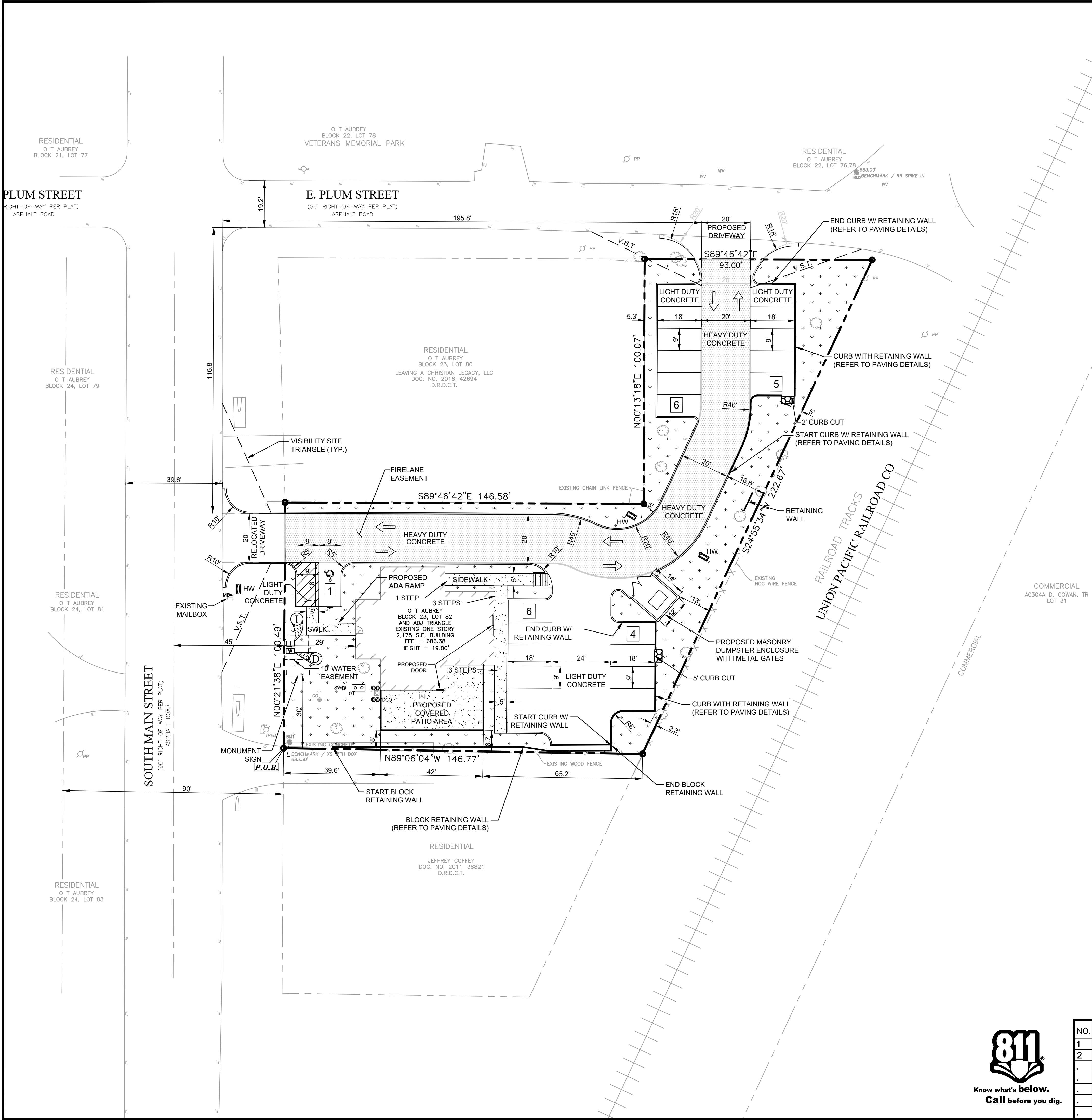
11/15/24

GENERAL NOTES

RESTAURANT
403 SOUTH MAIN STREET
CITY OF AUBREY
DENTON COUNTY, TEXAS
DENNIS COWAN SURVEY, ABSTRACT No. 304



1: 409.331.8866 F: 409.213.7145 E: info@triangle-engr.com W: triangle-engr.com O: 1782 W. McDermott Drive, Allen, TX 75013					
Planning Civil Engineering Construction Management					
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MLM	04-05-24	SEE SCALE BAR	035-24	C-1.1
TX. P.E. FIRM #11525					



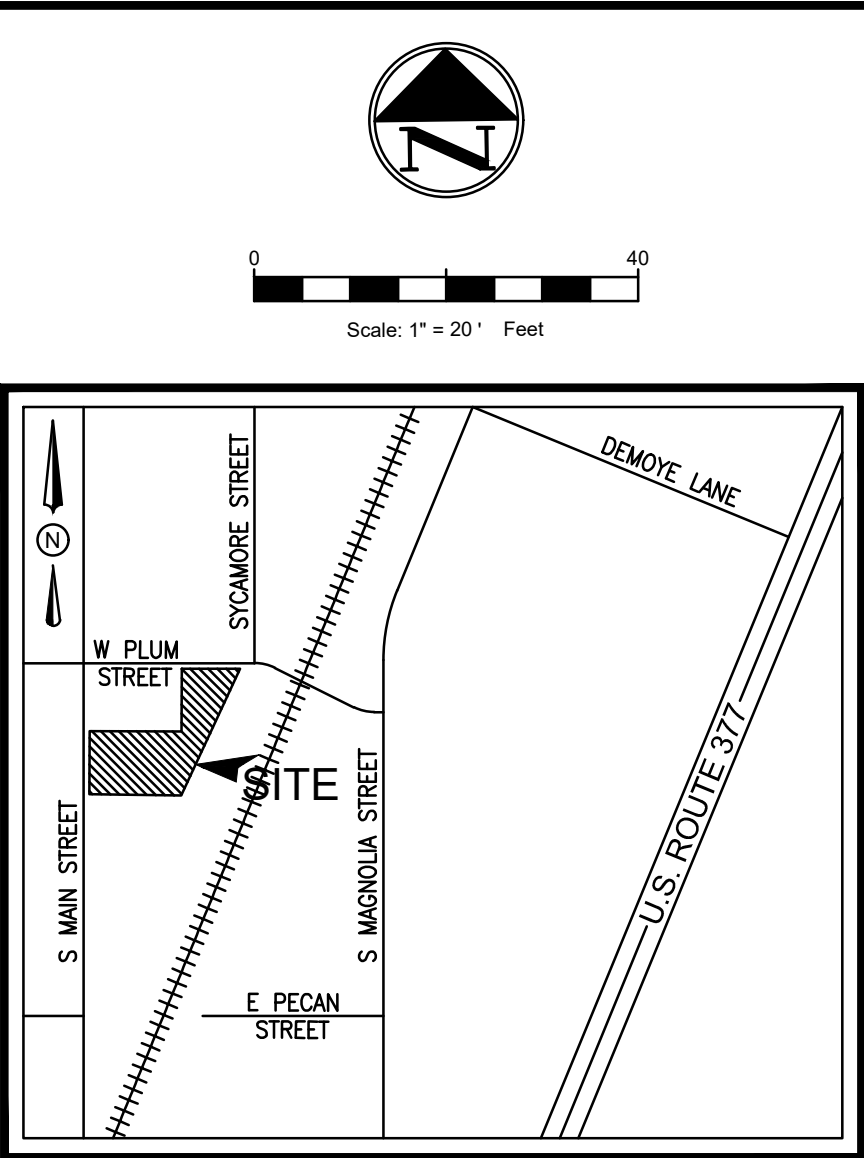
EXISTING LEGEND			
	BOUNDARY LINE		SET IRON ROD (AS NOTED)
	ADJOINER BOUNDARY LINE		FOUND IRON ROD (AS NOTED)
	EASEMENT LINE (AS NOTED)		"X" CUT FOUND
	WATER LINE		"X" CUT SET
	SANITARY SEWER LINE		WATER METER
	STORM DRAIN LINE (AS NOTED)		FIRE HYDRANT
	OVERHEAD ELECTRIC LINE		SANITARY SEWER MANHOLE
	BENCH MARK		CABLE VAULT
	CONTROL MONUMENT		UTILITY VAULT
	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS		FIBER OPTIC MARKER
	MAP RECORDS DENTON COUNTY, TEXAS		WATER VALVE
	POWER POLE		TRAFFIC SIGN
	BOLLARD		STORM MANHOLE
	SANITARY SEWER CLEAN OUT		LIGHT POLE
			GAS METER
			GREASE TRAP
			TELEPHONE RISER

SITE DATA SUMMARY TABLE	
SITE ACREAGE:	0.557 ACRES (24,269 S.F.)
ZONING:	GR - GENERAL RETAIL
PROPOSED USE:	RESTAURANT
BUILDING AREA:	EXISTING 2,175 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	19'-0"
BUILDING COVERAGE:	8.9%
FLOOR AREA RATIO:	0.09
IMPERVIOUS AREA:	15,437 S.F. (63.6%)
PERVIOUS/LANDSCAPE AREA:	8,832 S.F. (36.4%)
REGULAR PARKING REQUIRED:	22 SPACES
1 SPACE PER 3 SEATS	
REGULAR PARKING PROVIDED:	21 SPACES
HANDICAP PARKING REQUIRED:	1 SPACE (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	1 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	22 SPACES

SITE LEGEND	
CONCRETE CURB	
SAW-CUT LINE	
FENCE	
FIRE LANE	
LANDSCAPE AREA	
STRIPING	
PARKING SPACES	
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
TRAFFIC ARROW	
FIRE HYDRANT	
DUMPSTER	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
DOMESTIC WATER METER	
IRRIGATION METER	
GAS METER	
TRANSFORMER	
LIGHT POLE	

CITY NOTES

- THE SANITATION CONTAINER SCREENING WALLS SHALL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE AND PAD SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
- MECHANICAL, HEATING AND AIR-CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
- THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH THE CITY OF AUBREY ZONING ORDINANCE.



- VICINITY MAP
N.T.S.
- SITE GENERAL NOTES
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
 - THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
 - WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
 - ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
 - THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
 - ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
 - THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
 - ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

PROJECT CONTACT LIST

- ENGINEER
TRIANGLE ENGINEERING LLC
1782 W. McDERMOTT DRIVE
ALLEN, TEXAS 75013
CONTACT: KARTAVYA PATEL, P.E.
PHONE: 469-331-8566
- SURVEYOR
TRAVERSE LAND SURVEYING
14200 MIDWAY ROAD, SUITE 130
DALLAS, TEXAS 75244
CONTACT: MARK NACE
PHONE: 469-784-9321
- OWNER/DEVELOPER
JP&R MCKINNEY
2629 SHADOW GLEN DRIVE
PROSPER, TEXAS 76058
CONTACT: HARI NAMASIVAYAM
PHONE: 469-554-0390

SITE PLAN

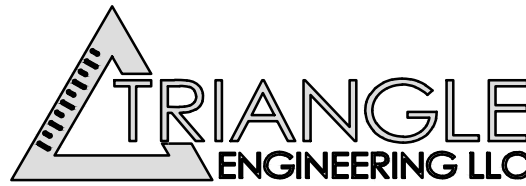
RESTAURANT

403 SOUTH MAIN STREET

CITY OF AUBREY

DENTON COUNTY, TEXAS

DENNIS COWAN SURVEY, ABSTRACT No. 304



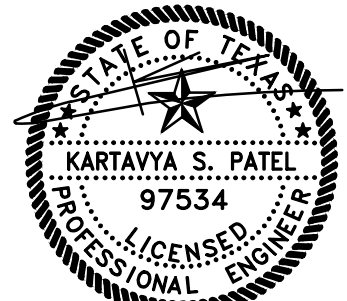
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

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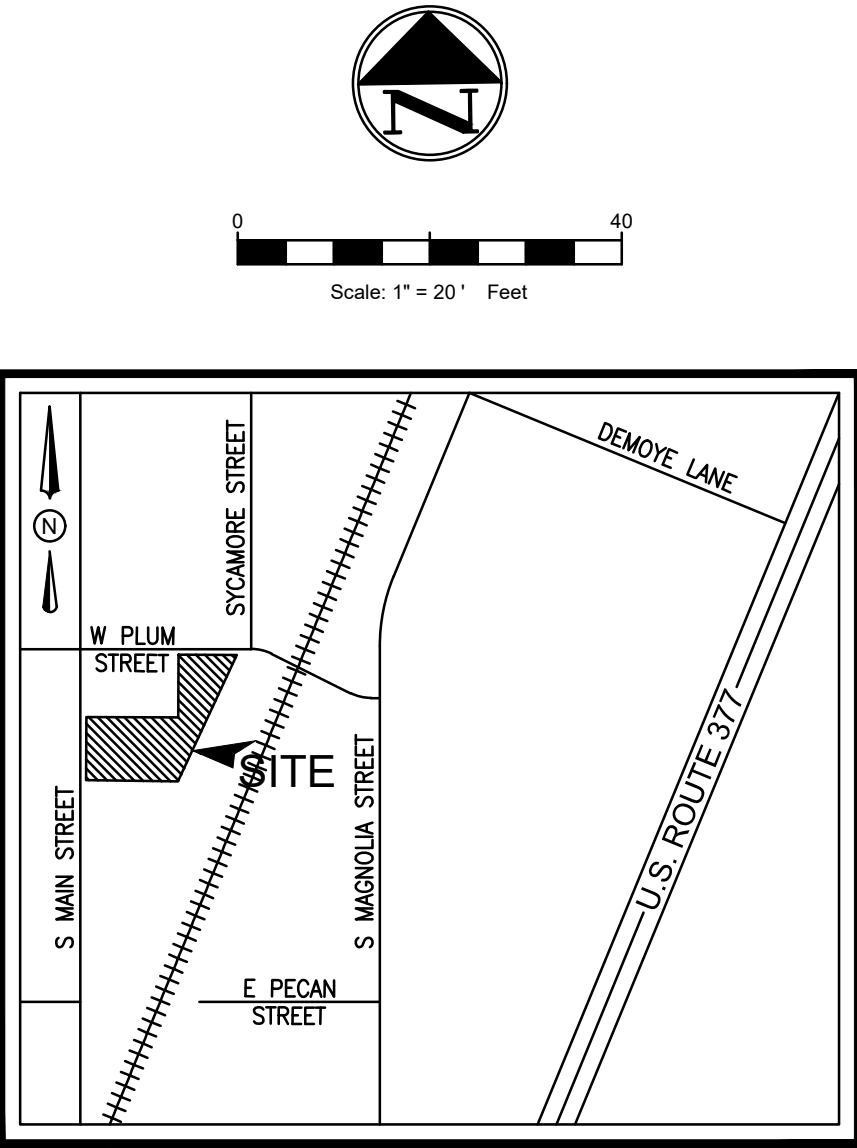
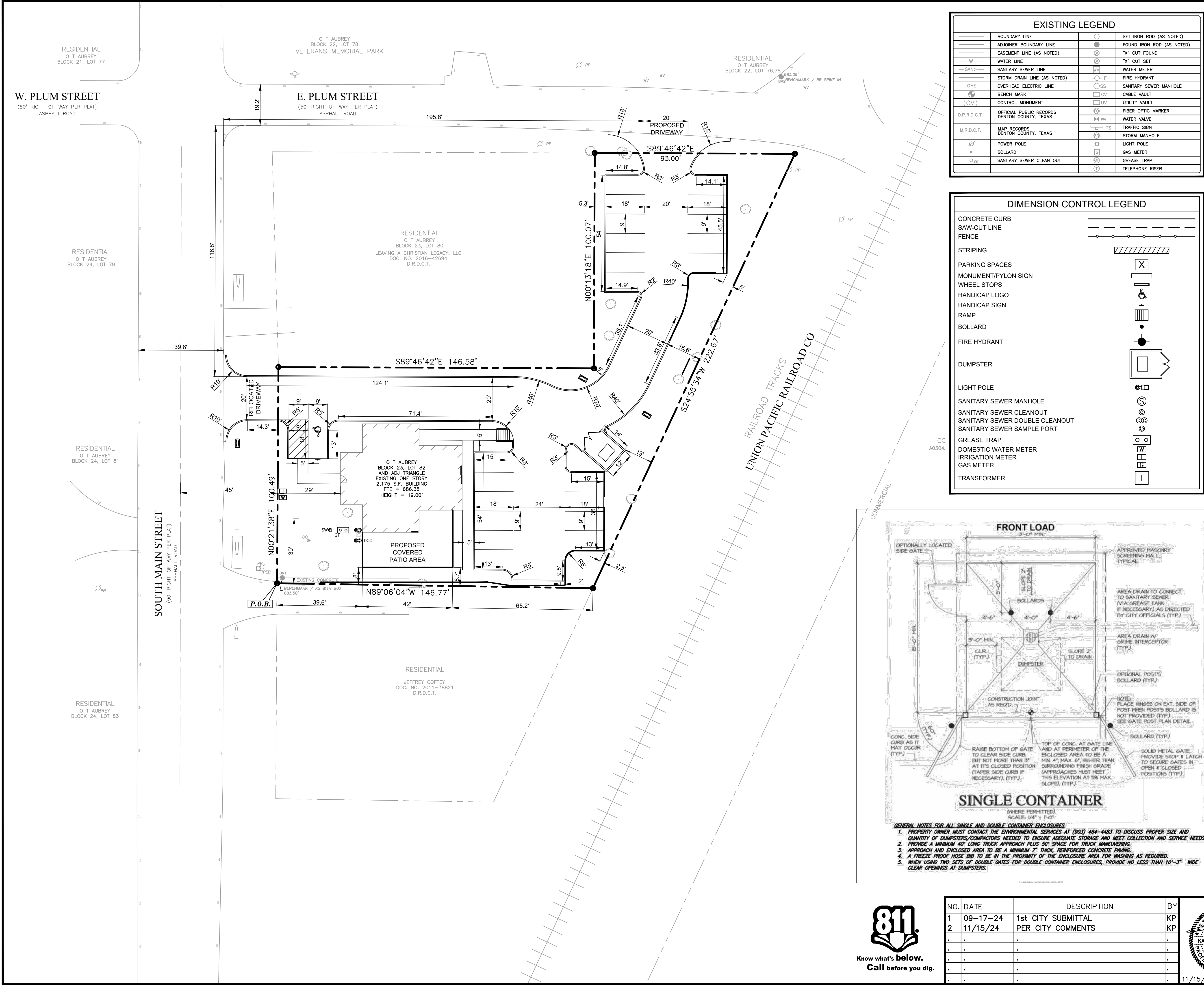
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KP	MLM	04-05-24	SCALE BAR	035-24	C-3.0
TX. P.E. FIRM #11525					



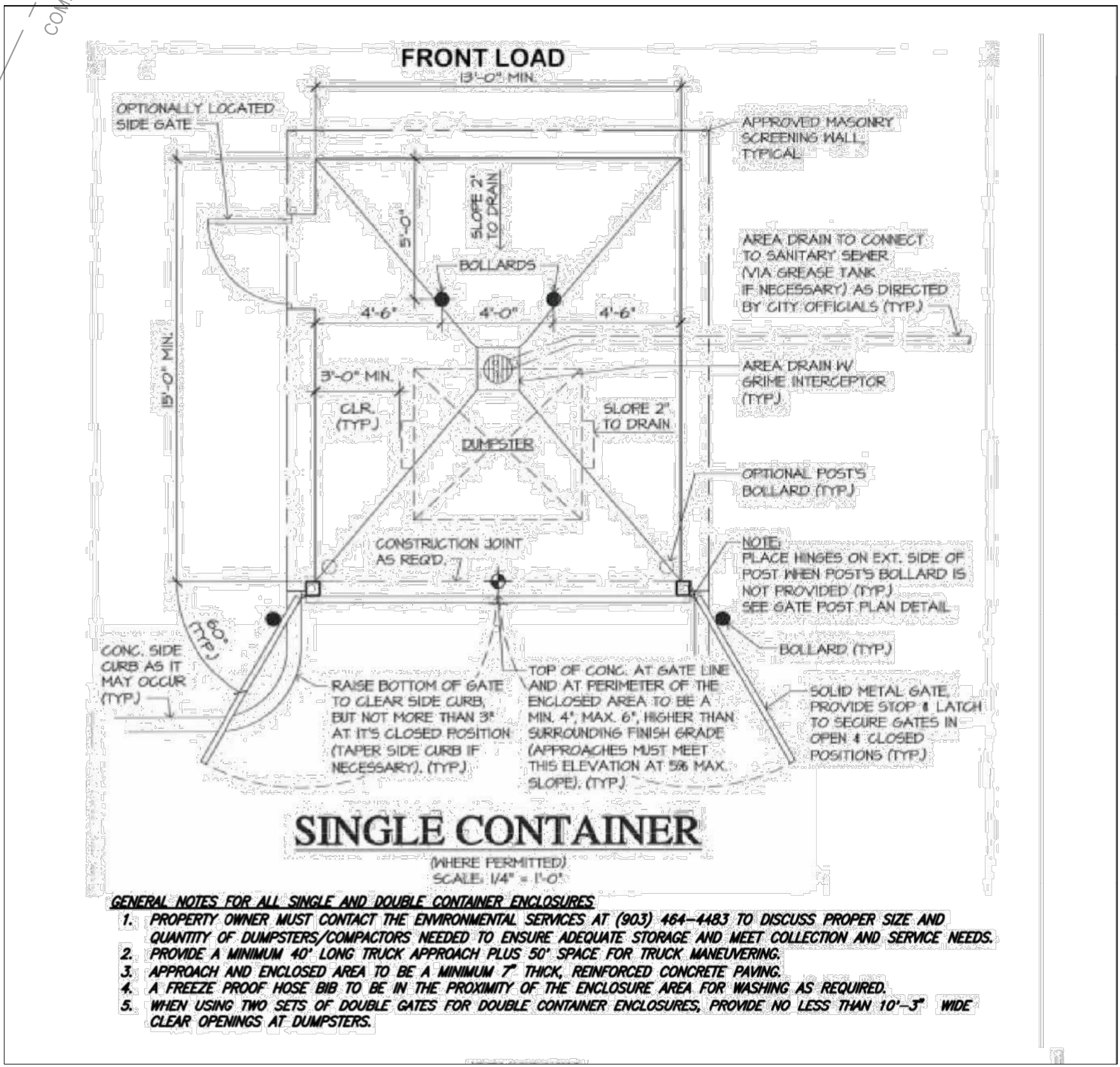
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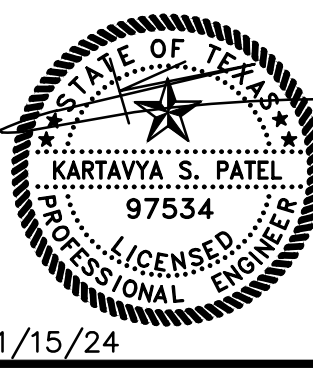
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- DIMENSION CONTROL GENERAL NOTES
- ALL DIMENSIONS ARE MEASURED TO FACE OF CURB AS SHOWN. CONTACT ENGINEER/ARCHITECT IF THERE IS ANY DISCREPANCIES IN THE DIMENSIONS.
 - REFER TO ARCHITECTURAL FLOOR PLAN FOR EXACT BUILDING DIMENSIONS.
 - LIGHTED MONUMENT SIGN SHALL BE BY SEPARATE PERMIT.
 - BARRIER-FREE RAMPS ARE REQUIRED ON ALL STREET FRONTAGES. RAMPS WITH DETECTABLE WARNING SURFACES IS REQUIRED AT ALL INTERSECTIONS.



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DIMENSION CONTROL PLAN
RESTAURANT
403 SOUTH MAIN STREET
CITY OF AUBREY
DENTON COUNTY, TEXAS
DENNIS COWAN SURVEY, ABSTRACT No. 304

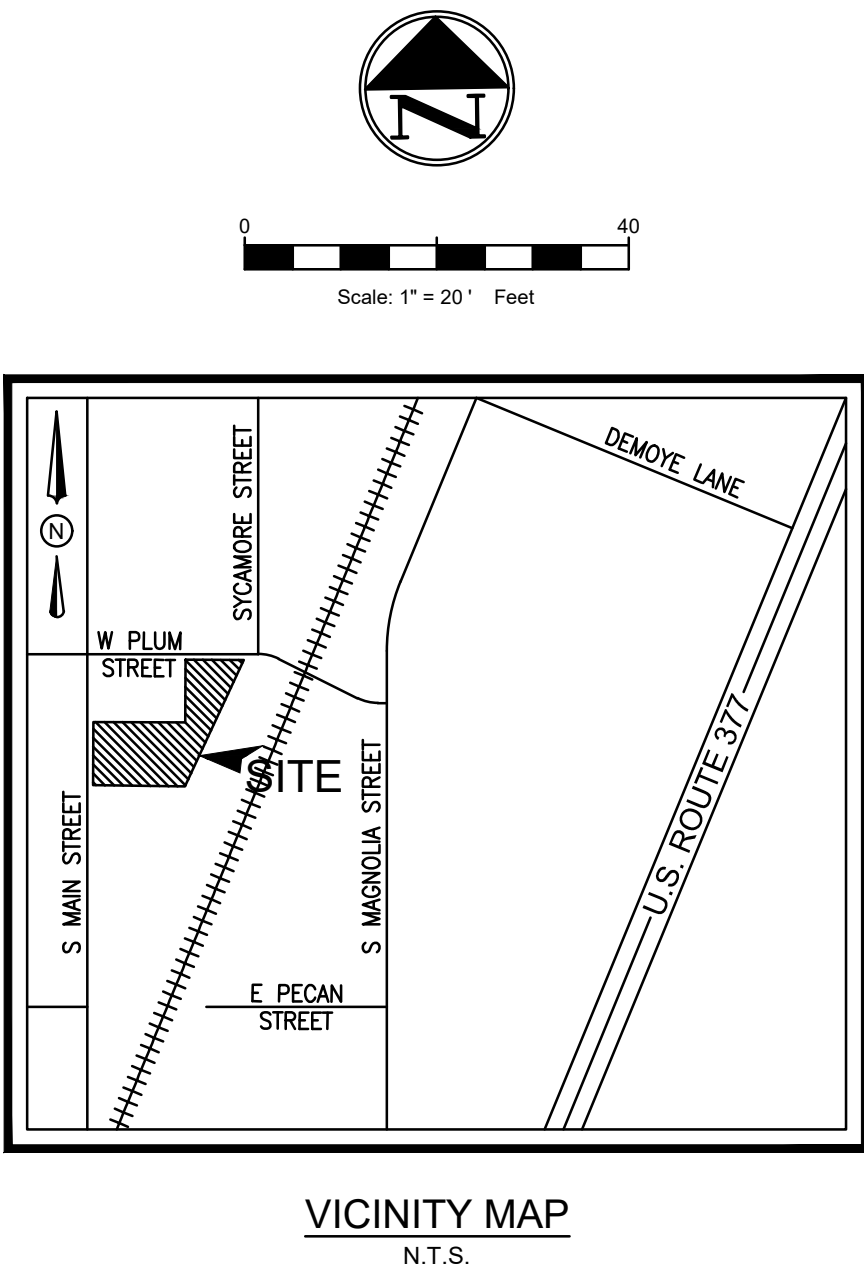
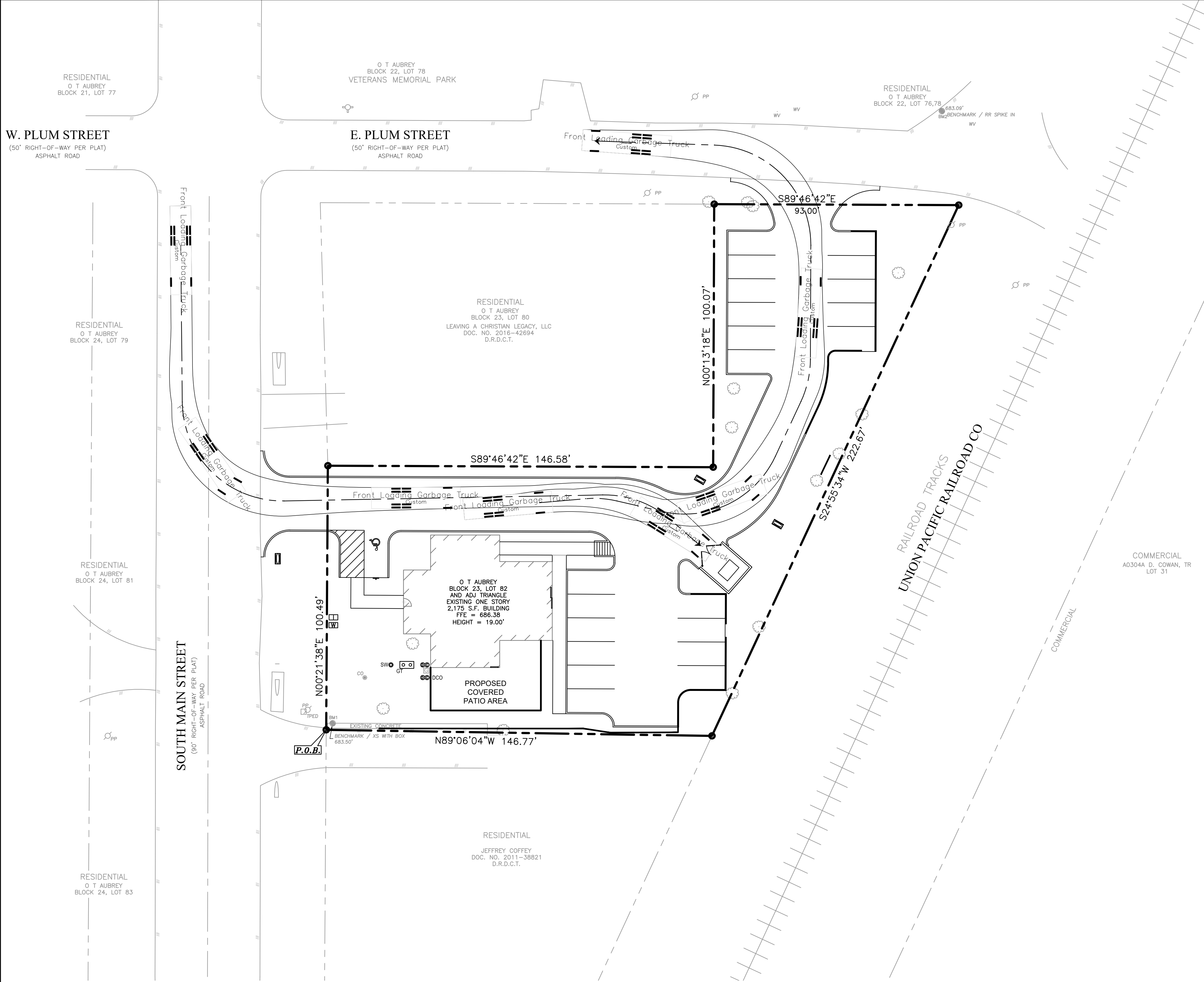
TRIANGLE
ENGINEERING LLC

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

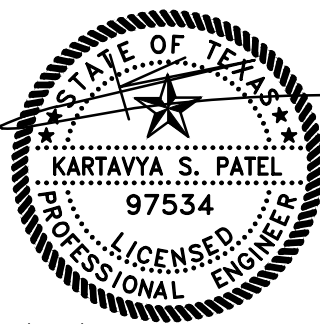
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P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
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TX. P.E. FIRM #11525



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11/15/24

GARBAGE TRUCK PLAN

RESTAURANT

403 SOUTH MAIN STREET

CITY OF AUBREY

DENTON COUNTY, TEXAS

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KP	MLM	04-05-24	SCALE BAR	035-24	C-3.2

TX. P.E. FIRM #11525

DETENTION CALCUALTIONS-100YR							
ALLOWABLE RELEASE RATE EQUAL TO THE 100-YEAR PEAK RUNOFF RATE PRIOR TO SITE DEVELOPMENT							
WHEN C=0.45, I=7.91 @ Tc=15 MINS							
TOTAL SITE AREA:0.471 ACRES							
ALLOWABLE RUNOFF FROM SITE: (0.45 x7.91 x 0.471+1.62(XOS-1+XOS-2) =3.29 CFS							
ALLOWABLE RELEASE FROM STORAGE AREA: (3.29 CFS - 0.59CFS BYPASS FLOW)							
AREA FLOW TO THE DETENTION POND: 0.772 ACRES							
STORM DURATION DATA & DETENTION POND SYSTEM CALCULATION :							
TIME	C	I100	TOTAL AREA	Q	INFLOW	OUTFLOW	STORAGE
(Min)	Full Dev.	(100-Year)	(Acres)	(CFS)	(CF)	(CF)	(CF)
10	0.80	9.24	0.772	5.71	3,424	1,620	1,804
20	0.80	6.96	0.772	4.30	5,158	2,430	2,728
30	0.80	5.66	0.772	3.50	6,292	3,240	3,052
40	0.80	4.82	0.772	2.98	7,144	4,050	3,094
50	0.80	4.22	0.772	2.61	7,819	4,860	2,959
60	0.80	3.77	0.772	2.33	8,382	5,670	2,712
70	0.80	3.54	0.772	2.19	9,177	6,480	2,697
80	0.80	3.31	0.772	2.04	9,801	7,290	2,511
90	0.80	3.08	0.772	1.90	10,255	8,100	2,155
100	0.80	2.84	0.772	1.75	10,524	8,910	1,614
120	0.80	2.38	0.772	1.47	10,583	10,530	53
REQUIRED STORAGE VOLUME = INFLOW - OUTFLOW							
INFLOW = STORM DURATION x RESPECTIVE PEAK DISCHARGE x 60 SEC./MIN.							
OUTFLOW = HALF OF THE RESPECTIVE INFLOW DURATION x CONTROL RELEASE DISCHARGE x 60 SEC./MIN.							
100 YEAR STORM EVENT @ 40 MIN.							
INFLOW =40 x 0.80 x4.82x 0.772x 60 =7,144							
OUTFLOW = 0.5 x 50x2.70x 60 = 4,050							
REQUIRED DETENTION SYSTEM STORAGE CAPACITY = INFLOW - OUTFLOW = 7,144-4,050 CF = 3,094 CF							
PROPOSED DETENTION STORAGE VOLUME = 3,225 CF							

TCSS REQUIRES 2, 10 AND 100 YEAR STORM CALCULATIONS

TCSS REQUIRES THE USE OF A 24 HOUR RAINFALL EVENT

TCSS REQUIRES A BOTTOM SLOPE MINIMUM OF 2% OR CONCRETE FLUME

100 YR WATER SURFACE ELEVATION OF POND			
	x	y	REQUIRED VOL
683.47	683	1113	3,094
	683.5	3225	

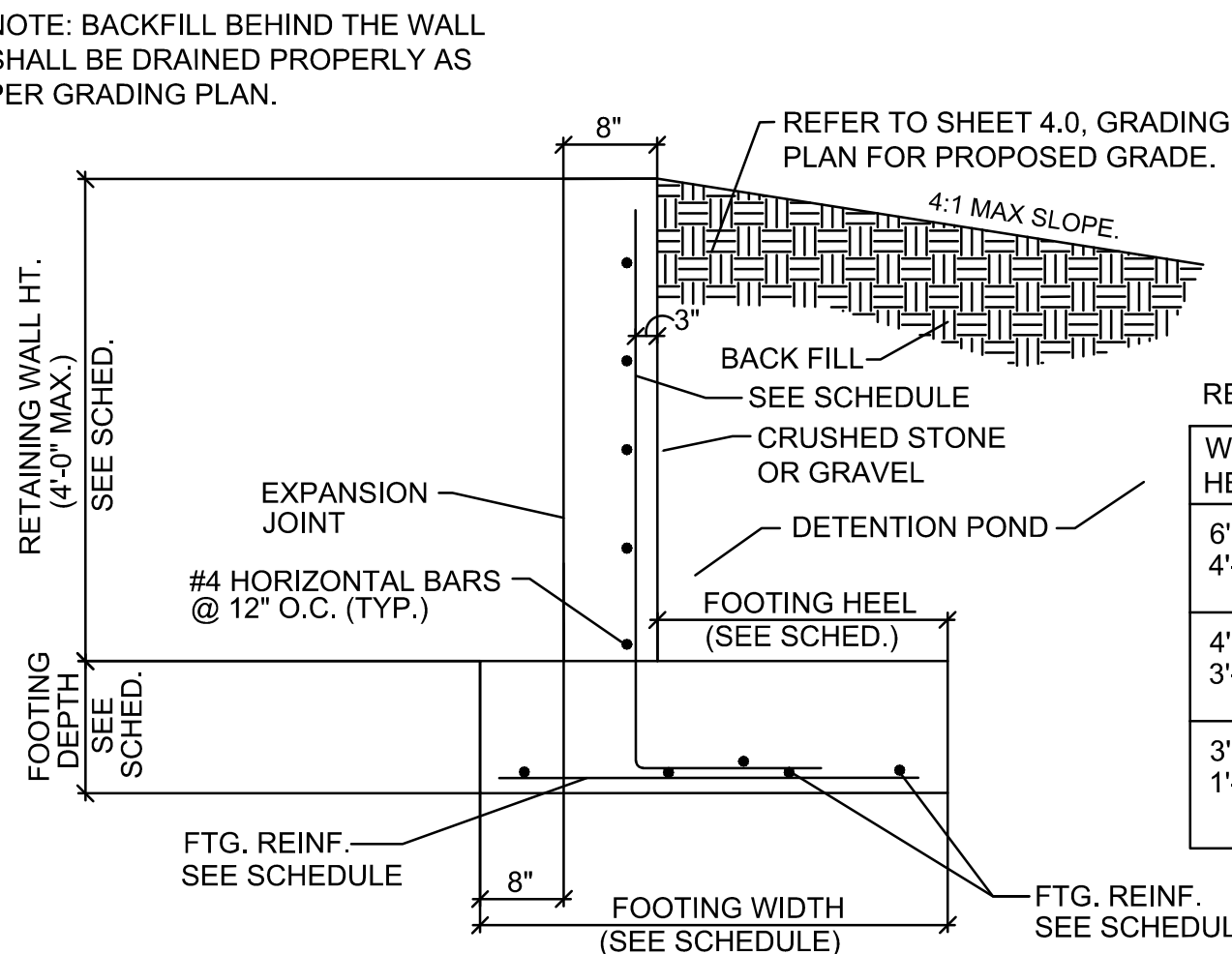
RESTRICTOR CALCULATIONS FOR DETENTION

Q=CLH^3/2	
Q100 YR ALLOWABLE =	2.70
C (WEIR COEFFICIENT) =	3.1
H (100WSE-BOTTOM OF POND) =	1.27
L (LENGTH OF OPENING) =	0.61

PROVIDE CROSS SECTION AND 2 FOOT OF FREEBOARD ON DETENTION POIND PER TCSS 3.36

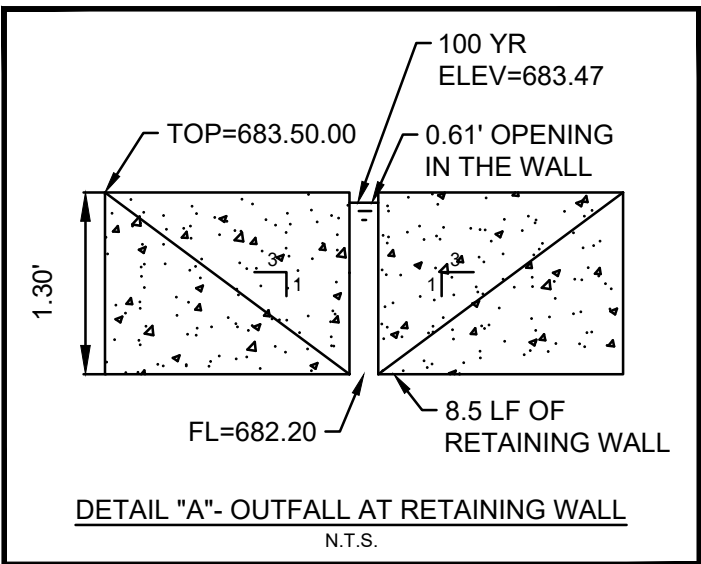
PROVIDE PLAN VIEW OF DETENTION POND

COMBINED DETENTION POND				
Stage	Elevation	Contour Area	Incremental Storage	Total Storage
(ft)	(ft)	(sqft)	(cuft)	(cuft)
0.00	682.20	0	0.000	0.000
0.80	683.00	2,783	1,113	1,113
1.30	683.50	5,663	2,111	3,225

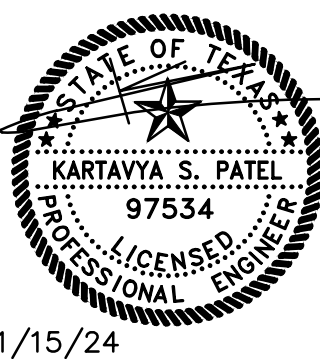


CONCRETE RETAINING WALL DETAIL AT OUTFALL

N.T.S.



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11/15/24

PRELIMINARY DETENTION CALCULATION

RESTAURANT

403 SOUTH MAIN STREET

CITY OF AUBREY

DENTON COUNTY, TEXAS

DENNIS COWAN SURVEY, ABSTRACT No. 304

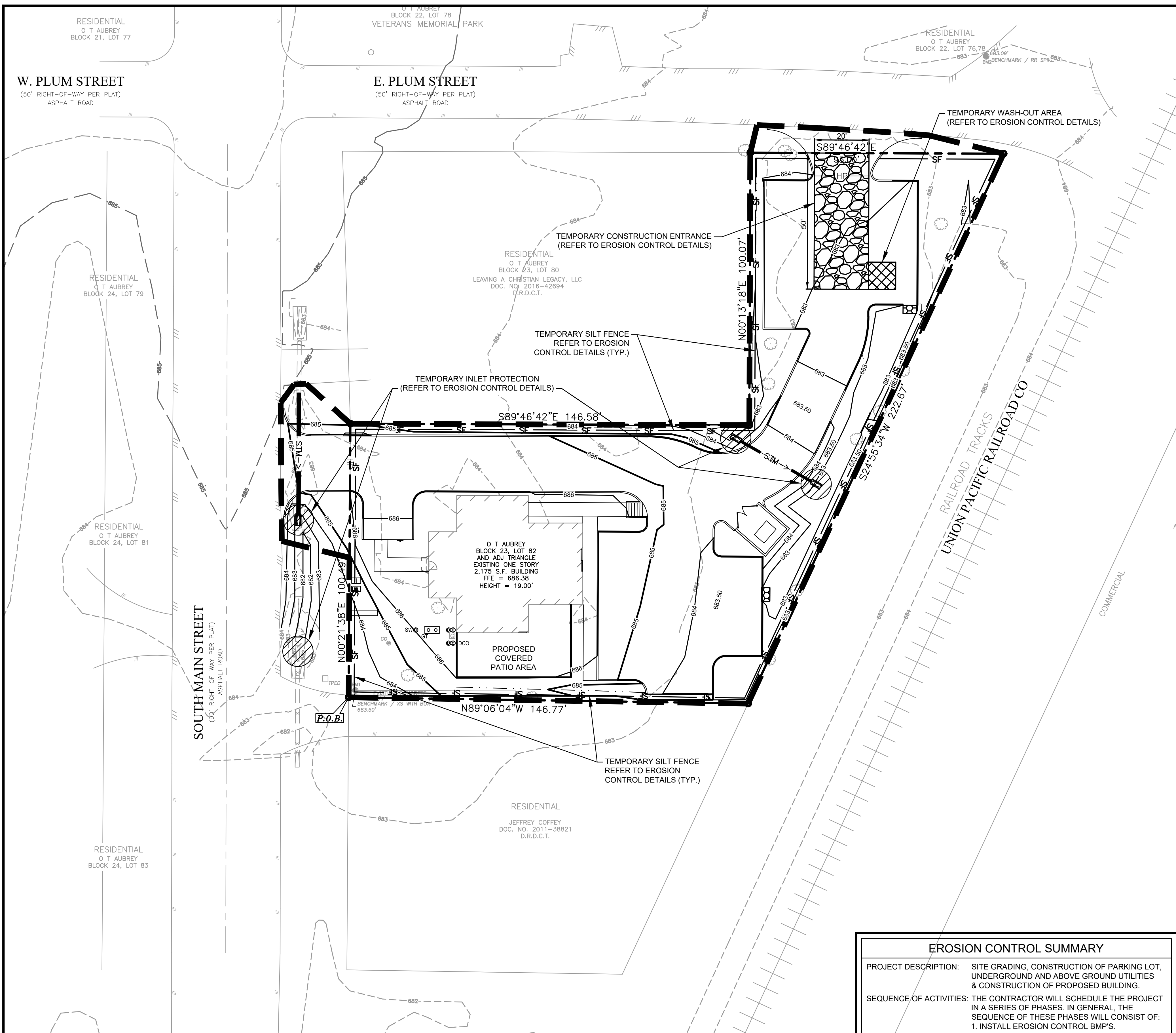
TRIANGLE ENGINEERING LLC

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MLM	04-05-24	SEE SCALE BAR	035-24	C-6.1

TX. P.E. FIRM #11525



SURFACE STABILIZATION MEASURES

KEY	PRACTICE	DESCRIPTION	NOTES
M	DISTURBED AREA STABILIZATION(W/ MULCHING ONLY)	Temporary protection for disturbed areas; as an erosion retardant cover when temporary grassing is inapplicable.	Straw (1-2 tons/acre), Wood chips (5-6 tons/acre), Wood fiber (0.5-1 tons/acre), Bark (35 cy/acre), Corn stalks (4-6 tons / acre), or Nets/Mats/Chemical stabilizers applicable
TS	DISTURBED AREA STABILIZATION(W/ TEMP. SEEDING)	Planting rapid-growing annual grasses, small grains, or legumes to provide initial, temporary cover for erosion control on disturbed areas.	May-Aug.: German millet (40 lbs./ac), Aug.-Dec.: Rye grain (120 lbs./ac), Jan.-May: Mixture of Rye grain (120 lbs./ac) and Kobe lespezeza (50 lbs./ac) 750 (1000 lbs.-for Fall) lbs./ac of 10-10-10 fertilizer
PS	DISTURBED AREA STABILIZATION(W/ PERM. SEEDING)	Controlling runoff and preventing erosion by establishing a perennial vegetative cover with seed.	Mixture of Tall fescue (80 lbs./ac) and Kobe lespezeza (40 lbs./ac) with 1000 lbs./ac of 10-10-10 fertilizer and 4,000 lbs./ac of lime *May-Aug.: Add 10 lbs./ac German millet *Oct.-Feb.: Add 40 lbs./ac Rye grain
SO	DISTURBED AREA STABILIZATION(W/ PERM. SODDING)	Transplanting vegetative sections of plant materials to promptly stabilize areas that are subject to erosion.	Warm Season: Hybrid Bermuda grass, Zaysiagrass, Centipede grass, or St Augustine grass Cool Season: Tall fescue/Kentucky bluegrass
DC	DUST CONTROL	Utilize dust control methods whenever there are offsite impacts, especially periods of drought until final stabilization is reached.	Phasing the project, vegetative cover, Mulch, sprinkling water, spray-on-adhesive, calcium chloride, barriers, etc.

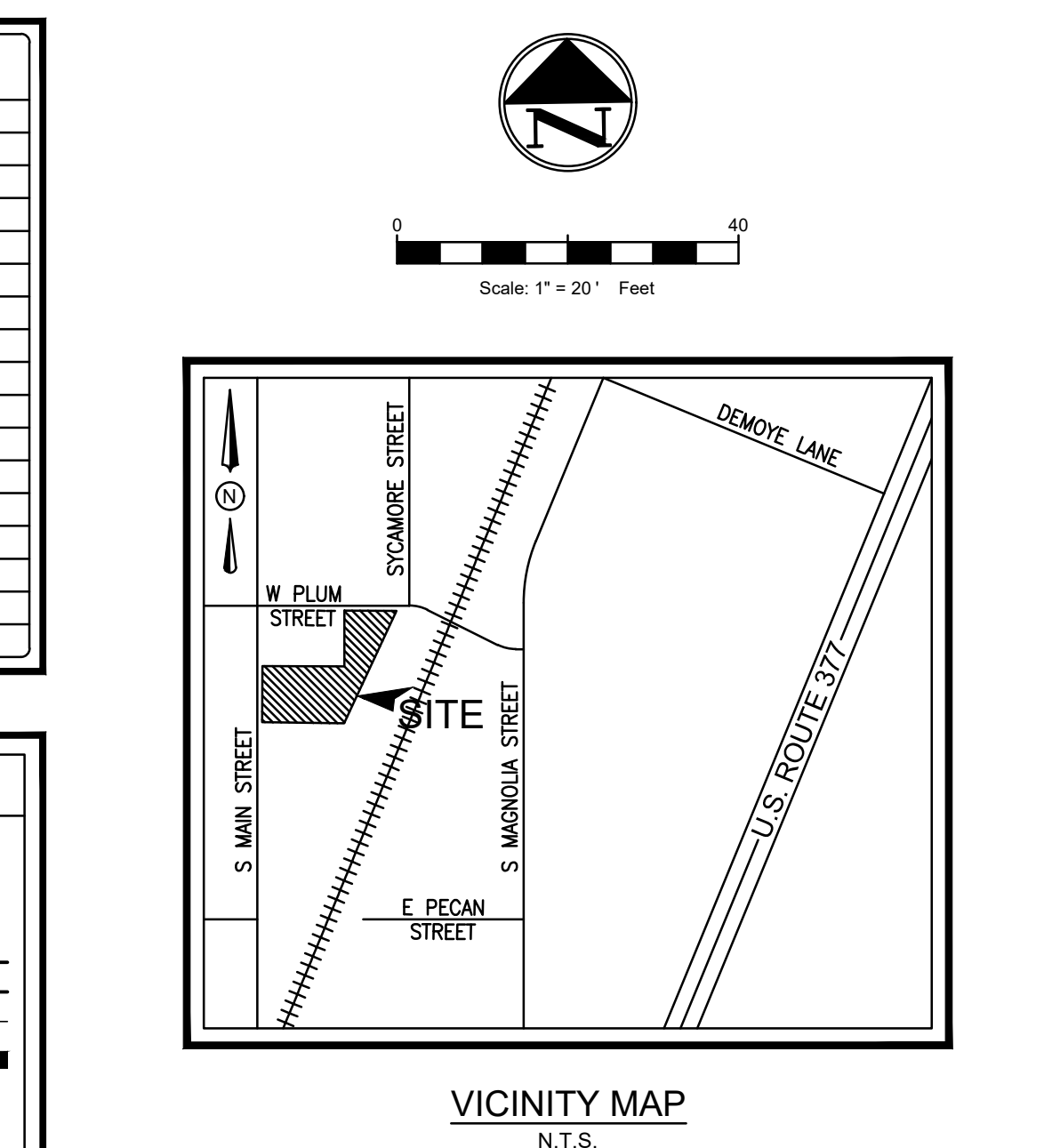
EROSION & SEDIMENT CONTROLS	
SOIL STABILIZATION PRACTICES: SELECT T = TEMPORARY OR P = PERMANENT (AS APPLICABLE)	
—	MULCHING (HAY OR STRAW)
—	BUFFER ZONES
P	PLANTING
T	SEEDING
P	SODDING
—	PRESERVATION OF NATURAL RESOURCES
—	FLEXIBLE CHANNEL LINER
—	RIGID CHANNEL LINER
—	SOIL RETENTION BLANKET
—	COMPOST MANUFACTURED TOPSOIL
—	EROSION CONTROL BLANKET

EROSION CONTROL SUMMARY	
PROJECT DESCRIPTION:	SITE GRADING, CONSTRUCTION OF PARKING LOT, UNDERGROUND AND ABOVE GRADE UTILITIES & CONSTRUCTION OF PROPOSED BUILDING.
SEQUENCE/OF ACTIVITIES:	THE CONTRACTOR WILL SCHEDULE THE PROJECT IN A SERIES OF PHASES. IN GENERAL, THE SEQUENCE OF THESE PHASES WILL CONSIST OF: 1. INSTALL EROSION CONTROL BMPs. 2. BEGIN EARTHWORK 3. INSTALL WET AND DRY UTILITIES. 4. INSTALL STORM SEWER LINES AND INLETS. 5. BEGIN SITE GRADING. 6. INSTALL CURBS, DRIVEWAY AND PARKING LOT. 7. POUR BUILDING FOUNDATION PAD. 8. BEGIN VERTICAL BUILDING CONSTRUCTION. 9. INSTALL TREES, SHRUBS, ETC. AND RESTORE ALL DISTURBED VEGETATION. 10. REMOVAL OF EXISTING EROSION CONTROL BMPs & INSTALLATION OF PERMANENT EROSION CONTROL BMPs.
SOIL DISTURBING ACTIVITIES:	SOIL DISTURBING ACTIVITIES WILL INCLUDE CLEARING & GRUBBING, GRADING, TRENCHING IN PREPARATION FOR INSTALLING UTILITIES, BUILDING PAD, PARKING LOT, EROSION & SEDIMENTATION CONTROLS AND TOPSOIL WORK FOR FINAL PLANTING AND SEEDING.
TOTAL PROJECT AREA:	0.557 ACRES
TOTAL DISTURBED AREA:	0.60 ACRES

EXISTING LEGEND			
	BOUNDARY LINE	○	SET IRON ROD (AS NOTED)
	ADJOINER BOUNDARY LINE	●	FOUND IRON ROD (AS NOTED)
	EASEMENT LINE (AS NOTED)	⊗	"X" CUT FOUND
—W	WATER LINE	⊗	"X" CUT SET
—SAN>	SANITARY SEWER LINE	WM	WATER METER
	STORM DRAIN LINE (AS NOTED)	—○—FH	FIRE HYDRANT
—OHE	OVERHEAD ELECTRIC LINE	—○—SS	SANITARY SEWER MANHOLE
(CM)	BENCH MARK	—○—CV	CABLE VAULT
	CONTROL MONUMENT	—○—UV	UTILITY VAULT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS	—○—FV	FIBER OPTIC MARKER
		—○—WV	WATER VALVE
M.R.D.C.T.	MAP RECORDS DENTON COUNTY, TEXAS	—○—TS	TRAFFIC SIGN
⊙	POWER POLE	—○—SM	STORM MANHOLE
*	BOLLARD	—○—LP	LIGHT POLE
○CG	SANITARY SEWER CLEAN OUT	—○—GM	GAS METER
		—○—GT	GREASE TRAP
		—○—TR	TELEPHONE RISER

EROSION CONTROL LEGEND	
TEMPORARY CONSTRUCTION ENTRANCE	—
TEMPORARY CONCRETE WASHOUT AREA	—
RIP RAP	—
TEMPORARY SILT FENCE	SF
TEMPORARY COMPOST FILTER SOCK	FS
HIGH POINT	HP
LIMITS OF DISTURBANCE	—
TEMPORARY INLET PROTECTION	—
ROCK BERM	—

- EROSION CONTROL GENERAL NOTES**
- ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF TEXAS NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES AND BECOME FAMILIAR WITH THEIR CONTENTS.
 - THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA, EMPLOYEE BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNERS CONSTRUCTION MANAGER.
 - ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.
 - MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLotation BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
 - DUST ON THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
 - NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
 - ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - NEW OR AFFECTED CUT OR FILLED SLOPES MUST BE AT AN ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER, AND MUST BE PROVIDED WITH A GROUND COVER SUFFICIENT TO RETAIN EROSION WITHIN 21 CALENDAR DAYS OF COMPLETION OF ANY PHASE (ROUGH OR FINAL) OF GRADING.
 - EROSION CONTROL AND STABILIZATION MEASURES MUST BE INITIATED IMMEDIATELY IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION MEASURES THAT PROVIDE A PROTECTIVE COVER MUST BE INITIATED IMMEDIATELY IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED.
 - THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDROMULCH, HYDROSEEDING, SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), OR AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.
 - A PERMANENT GROUND COVER, SUFFICIENT TO RESTRAIN EROSION, MUST BE PROVIDED WITHIN THE SHORTER OF 15 WORKING OR 90 CALENDAR DAYS (IF IN A HIGH QUALITY ZONE, THE SHORTER OF 15 WORKING OR 90 CALENDAR DAYS) AFTER COMPLETION OF CONSTRUCTION OR DEVELOPMENT ON ANY PORTION OF THE TRACT.
 - IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNERS CONSTRUCTION MANAGER.
 - ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
 - CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AFTER THE STABILIZATION OF THE SITE AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS. CONTRACTORS OR SUBCONTRACTORS WILL ALSO BE RESPONSIBLE TO CLEAN THE SWALE FROM ANY SEDIMENT IF NECESSARY.
 - IF SOIL STOCKPILES IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.
 - SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
 - SEDIMENT BASINS ARE ATTRACTIVE TO CHILDREN AND CAN BE VERY DANGEROUS. IN ALL CASES, LOCAL ORDINANCES AND REGULATIONS REGARDING HEALTH AND SAFETY MUST BE ADHERED TO.
 - ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
 - DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, SILT DIKES, ETC.) TO HELP PREVENT EROSION AND STORM WATER POLLUTION.
 - ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAINS & UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.



- EROSION CONTROL GENERAL NOTES**
- EVERY SOIL DISTURBING ACTIVITY SHALL HAVE AN ACCOMPANYING EROSION CONTROL PLAN.
 - THE STORM WATER POLLUTION PREVENTION PLAN (SWP3) SHALL BE READILY AVAILABLE FOR REVIEW BY FEDERAL, STATE, OR LOCAL OFFICIALS.
 - NO SOIL DISTURBING ACTIVITIES WILL OCCUR PRIOR TO THE SWP3 AND ASSOCIATED BEST MANAGEMENT PRACTICES (BMP) BEING FULLY IMPLEMENTED AND THEN INSPECTED.
 - THE CONTRACTOR SHALL COMPLY WITH THE CITY'S STORM WATER ORDINANCE, THE TPDES GENERAL CONSTRUCTION PERMIT TXR150000 AND ANY OTHER STATE AND/OR LOCAL REGULATIONS.
 - THE SITE SHALL BE INSPECTED BY THE CONTRACTOR OR HIS REPRESENTATIVE WEEKLY, AND AFTER ANY MAJOR STORM. ADJUSTMENTS/REPAIRS TO THE EROSION CONTROL MEASURES SHOULD BE MADE AS NEEDED.
 - CONTRACTOR SHALL VEGETATE ALL DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF GRADING ACTIVITIES. FINAL ACCEPTANCE OF A SITE SHALL BE CONTINGENT UPON VEGETATION BEING ESTABLISHED IN ALL DISTURBED AREAS.
 - ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.
 - TEMPORARY STONE STABILIZED CONSTRUCTION ENTRANCE SHALL HAVE THE FOLLOWING MINIMUM DIMENSIONS: 24" WIDE X 50' LONG X 6" DEEP. (3" 5" COURSE AGGREGATE). PLACE FILTER FABRIC UNDER STONE. THE CONCRETE WASHOUT AREA IS TO BE USED AS A VEHICLE WASH DOWN AREA FOR DEBRIS AND SOIL REMOVAL PRIOR TO EXITING THE SITE.
- BMP MAINTENANCE NOTES**
- ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURE SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
 - INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRED PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
 - SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF OF THE SILT FENCE.
 - THE VEHICLE TRACKING CONTROL SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRED PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
 - THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
 - PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. ANY DEBRIS AND/OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.



Know what's below.
Call before you dig.

EROSION CONTROL PLAN

RESTAURANT

403 SOUTH MAIN STREET

CITY OF AUBREY

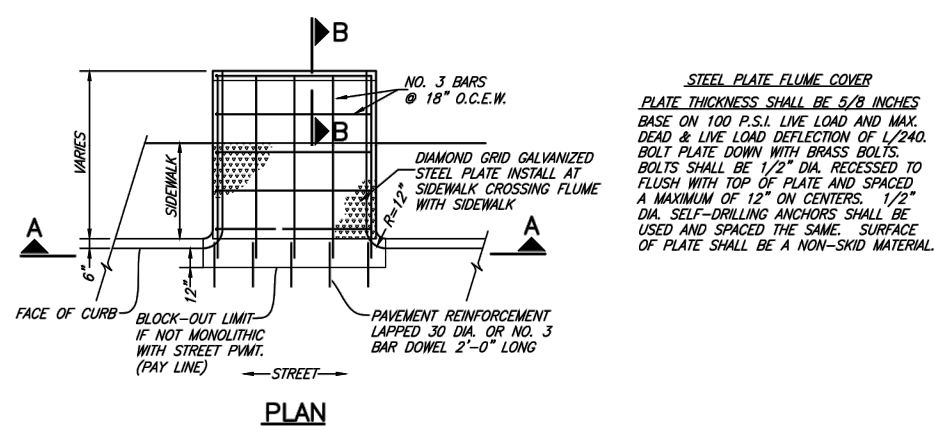
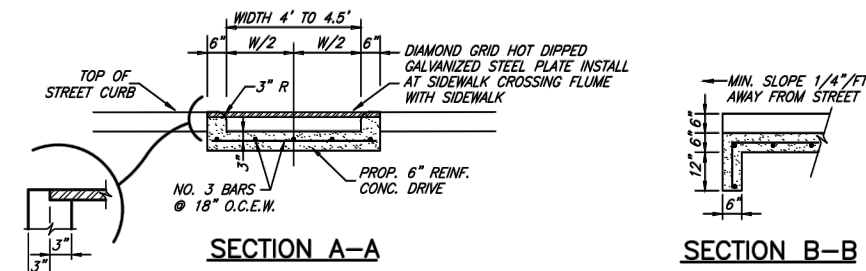
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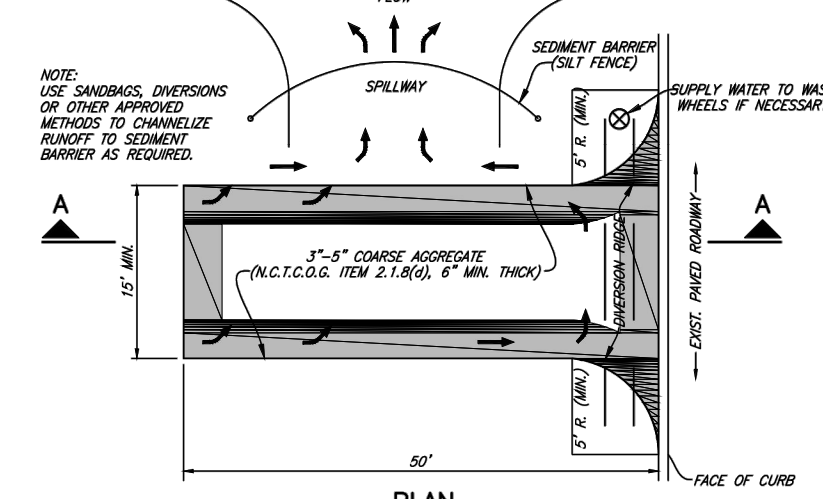
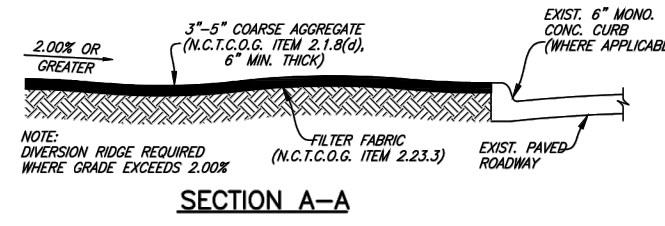


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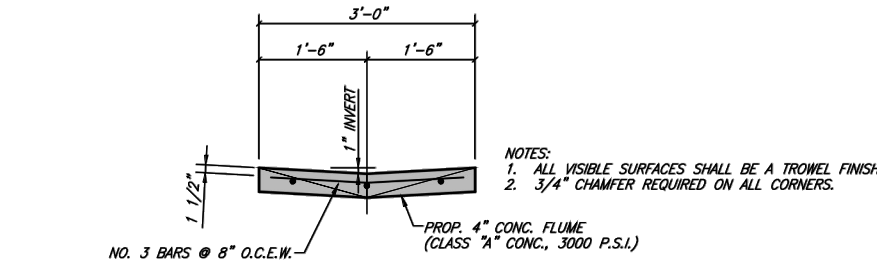
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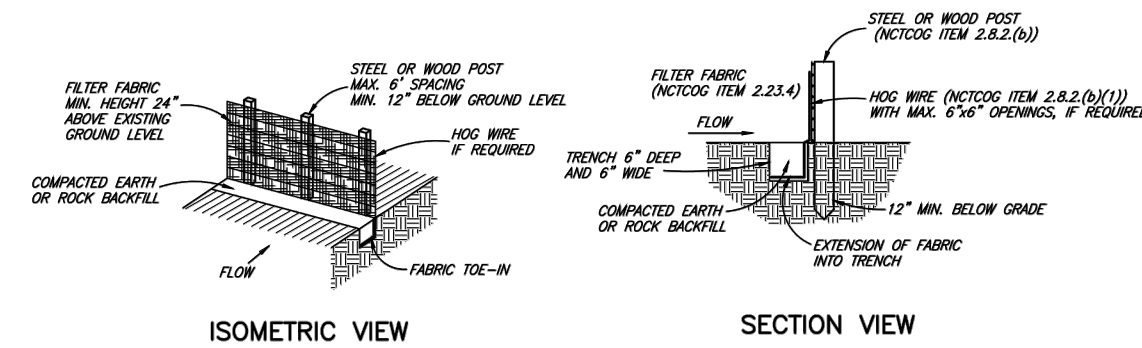
REINFORCED CONCRETE FLUME WITH CURBS
(FLUME)



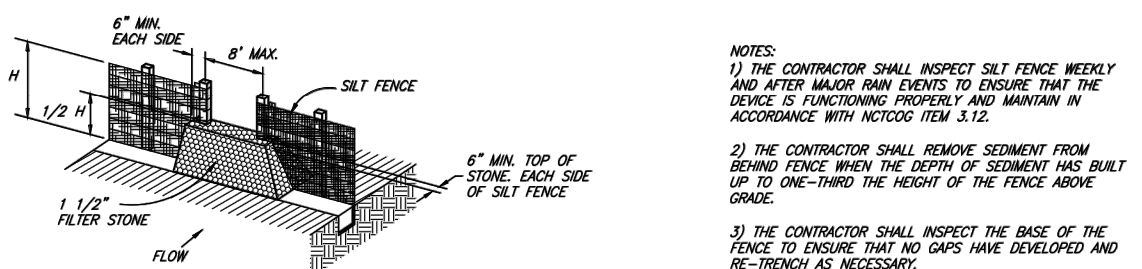
CONSTRUCTION ENTRANCE ROAD
FOR EROSION CONTROL
(ENTRANCE)



REINFORCED CONCRETE FLUME WITHOUT CURBS
(FLUMES)



SILT FENCE DETAIL



STONE OVERFLOW STRUCTURE
LOCATION AS CALLED FOR IN PLANS

EROSION CONTROL
(SILT-DTL)



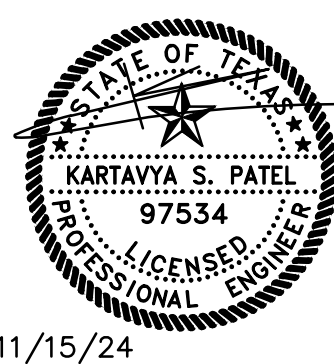
CITY OF AUBREY, TEXAS
STANDARD CONSTRUCTION DETAILS
CONCRETE FLUME / EROSION CONTROL

AUGUST, 2024

SHEET NO.

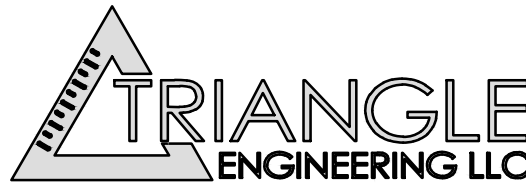
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NO.	DATE	DESCRIPTION	BY
1	09-17-24	1st CITY SUBMITTAL	KP
2	11/15/24	PER CITY COMMENTS	KP
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EROSION CONTROL DETAILS

RESTAURANT
403 SOUTH MAIN STREET
CITY OF AUBREY
DENTON COUNTY, TEXAS
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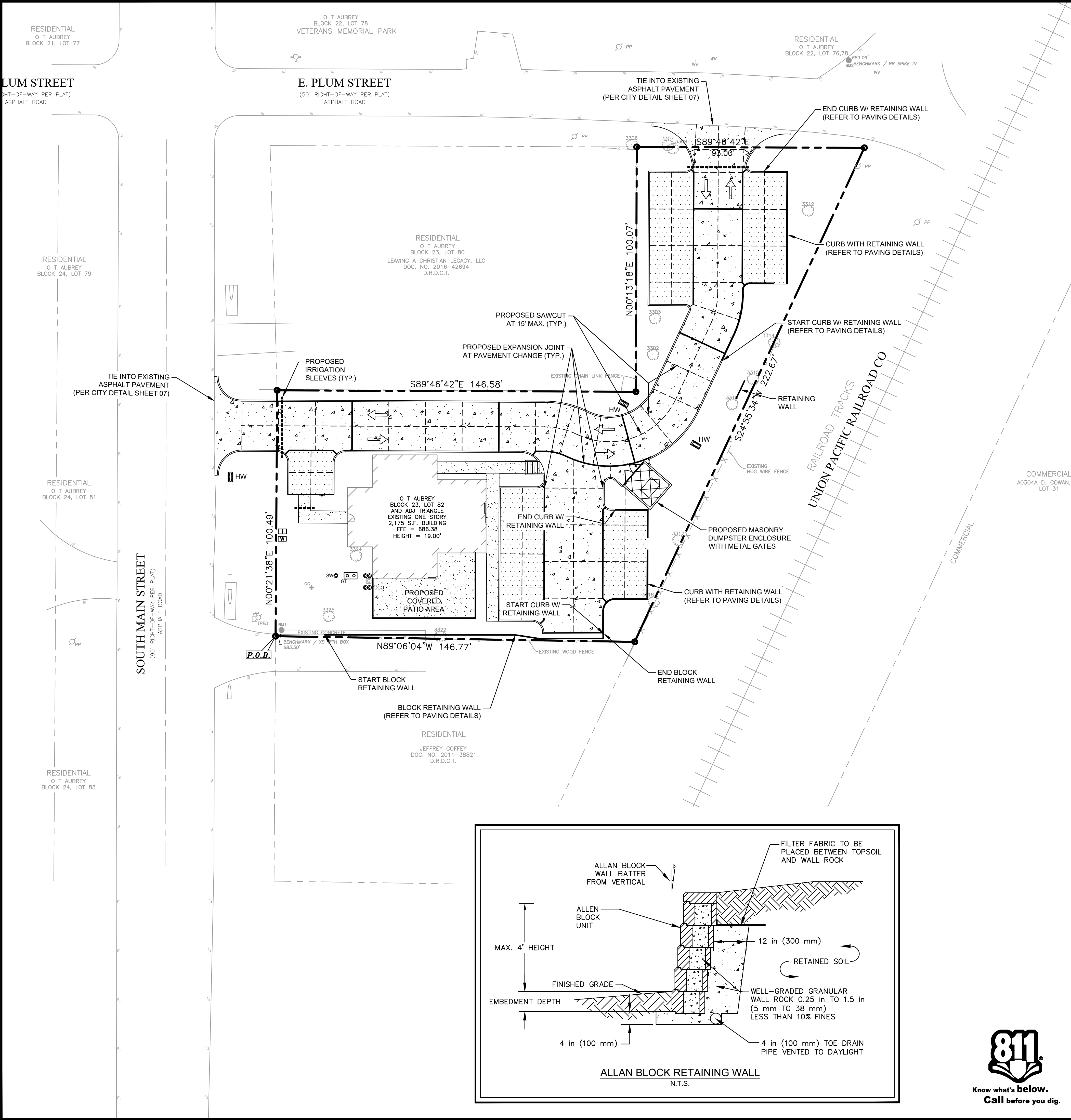


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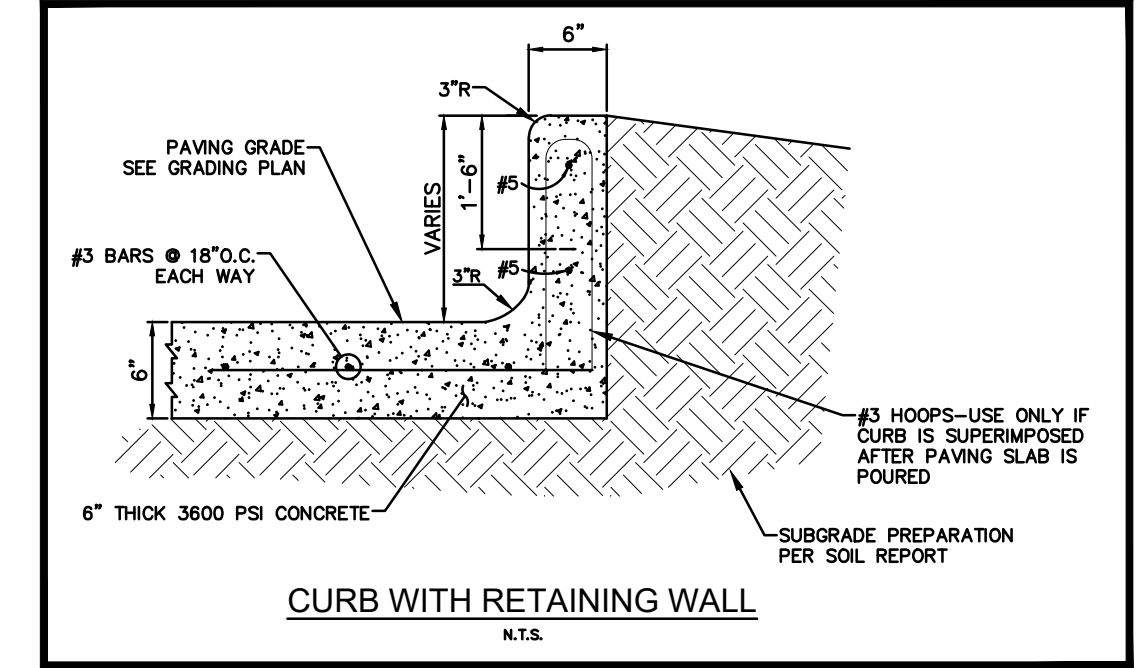


EXISTING LEGEND			
	BOUNDARY LINE		SET IRON ROD (AS NOTED)
	ADJOINER BOUNDARY LINE		FOUND IRON ROD (AS NOTED)
	EASEMENT LINE (AS NOTED)		"X" CUT FOUND
	WATER LINE		"X" CUT SET
	SANITARY SEWER LINE		WATER METER
	STORM DRAIN LINE (AS NOTED)		FIRE HYDRANT
	OVERHEAD ELECTRIC LINE		SANITARY SEWER MANHOLE
	BENCH MARK		CABLE VAULT
	CONTROL MONUMENT		UTILITY VAULT
	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS		FIBER OPTIC MARKER
	MAP RECORDS DENTON COUNTY, TEXAS		WATER VALVE
	POWER POLE		STORM MANHOLE
	BOLLARD		LIGHT POLE
	SANITARY SEWER CLEAN OUT		GAS METER
			GREASE TRAP
			TELEPHONE RISER

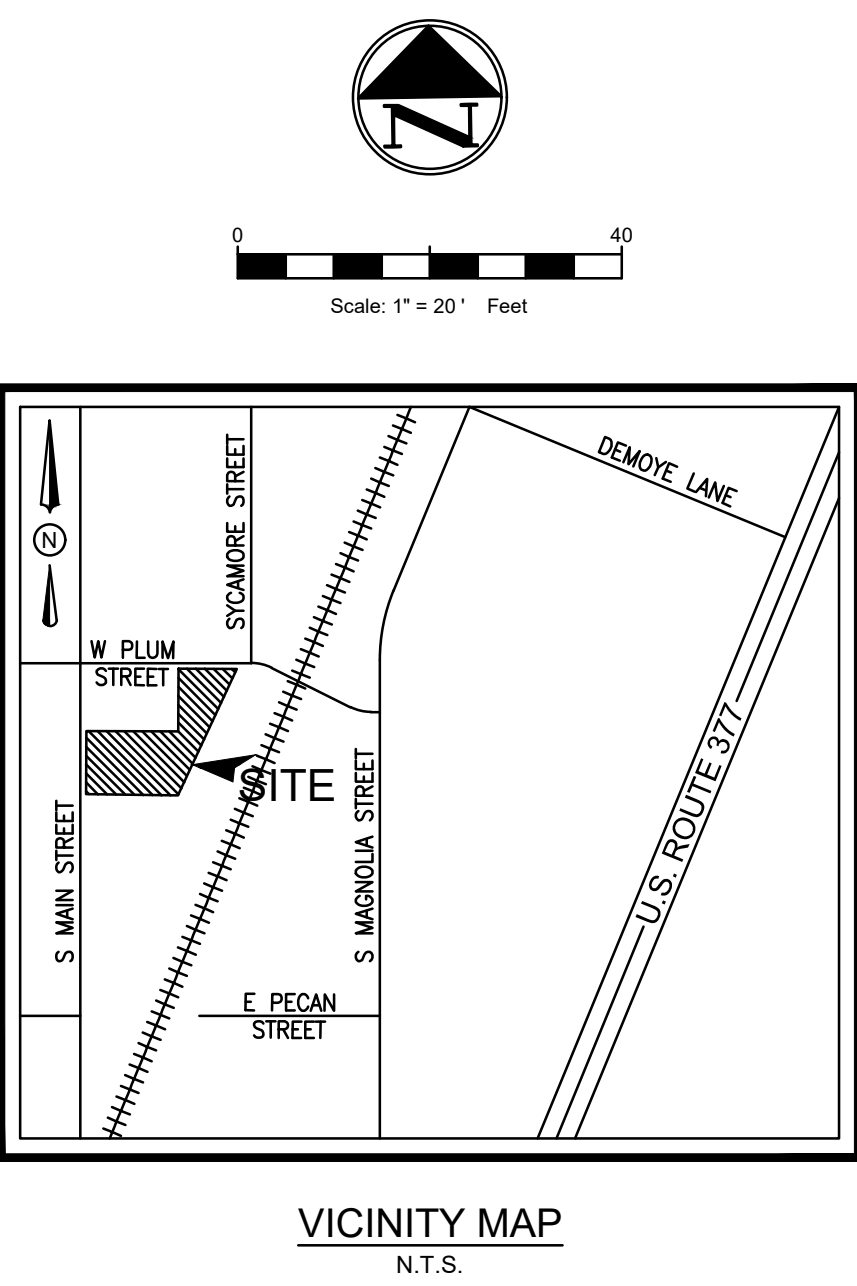
PAVING LEGEND	
EXPANSION JOINT (@ 60' MAX.)	
SAWCUT JOINT (@ 15' MAX.)	
4" CONCRETE SIDEWALK	
5" LIGHT DUTY CONCRETE	
6" HEAVY DUTY CONCRETE	
7" HEAVY DUTY DUMPSTER CONCRETE	

UTILITY STRUCTURE LEGEND	
FIRE HYDRANT	
FIRE DEPARTMENT CONNECTION-FDC	
GAS METER	
GREASE TRAP	
LIGHT POLE	
POWER POLE	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
STORM SEWER MANHOLE	
STORM SEWER CLEANOUT	
TRANSFORMER	
WATER METER - DOMESTIC	
WATER METER - IRRIGATION	

PROPOSED RIGID PAVEMENT RECOMMENDATIONS	
PROPOSED CONTINUOUSLY REINFORCED RIGID CONCRETE PAVEMENT RECOMMENDATIONS (BAR LAPS SHALL BE 30 DIAMETERS IN LENGTH)	
SIDEWALK - PRIVATE 4" THICK CONCRETE PAVEMENT @ 3,000 P.S.I. #3 REBAR @ 18" O.C. EACH-WAY 6" THICK COMPACTED SUBGRADE	
PARKING AREAS 5" THICK CONCRETE PAVEMENT @ 3,600 P.S.I. #3 REBAR @ 18" O.C. EACH-WAY 6" THICK COMPACTED & LIME STABILIZED SUBGRADE	
FIRE LANE / DRIVE AISLES 6" THICK CONCRETE PAVEMENT @ 4,000 P.S.I. #3 REBAR @ 24" O.C. EACH-WAY 6" THICK COMPACTED & LIME STABILIZED SUBGRADE	
DUMPSTER PAD 7" THICK CONCRETE PAVEMENT @ 3,600 P.S.I. #4 REBAR @ 12" O.C. EACH-WAY 6" THICK COMPACTED & LIME STABILIZED SUBGRADE	



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- PAVING GENERAL NOTES**
- STRIP & REMOVE FROM THE CONSTRUCTION AREA ALL TOPSOIL, ORGANICS & VEGETATION TO A MINIMUM DEPTH OF 6 INCHES.
 - CONTROL JOINTS FORMED BY SAWING ARE RECOMMENDED BOTH LONGITUDINAL AND TRANSVERSE DIRECTIONS. CONTROL JOINT SHALL BE SAWED WITHIN 3 HOURS AFTER PLACING CONCRETE. JOINTS SHALL BE PROPERLY CLEANED AND SEALED AS SOON AS POSSIBLE AFTER JOINTS ARE CUT.
 - DRAINAGE SHOULD BE MAINTAINED AWAY FROM THE FOUNDATION, BOTH DURING AND AFTER CONSTRUCTION. WATER SHOULD NOT BE ALLOWED TO POND NEAR THE FOUNDATION. THE FOLLOWING ITEMS SHOULD PROVIDE FOR POSITIVE DRAINAGE OF WATER AWAY FROM THE FOUNDATION: SIDEWALKS AND OTHER CONCRETE FLAT WORK, PARKING AREAS, DRIVEWAYS AND OTHER SURFACE DRAINAGE FEATURES, AND LANDSCAPING.
 - FRENCH DRAINS ARE RECOMMENDED AROUND ANY SLABS WHERE SEEPING GROUND WATER IS ENCOUNTERED DURING CONSTRUCTION.
 - SIDEWALK AROUND THE BUILDING SHALL NOT BE STRUCTURALLY CONNECTED TO THE BUILDING FOUNDATION UNLESS IT'S NOTED ON THE STRUCTURAL PLANS.
 - ALL EXPANSION JOINTS AND CRACK CONTROL JOINTS SHOULD BE SEALED TO PREVENT THE INFILTRATION OF WATER INTO THE SUBSURFACE. THIS IS PARTICULARLY IMPORTANT AROUND IRRIGATED LANDSCAPING AND ALONG THE DRAINAGE PATH OF ROOF DOWNSPOUTS.
 - LANDSCAPE ISLANDS SHOULD BE BACKFILLED WITH LOW PLASTICITY CLAYS TO REDUCE WATER INTRUSION INTO THE SUBSURFACE PAVEMENT STRUCTURES. CURBS SHOULD BE PROVIDED WITH WEEP HOLES IN LANDSCAPE AREAS TO REDUCE THE BUILD UP OF HYDROSTATIC PRESSURE AND TO REDUCE THE INTRUSION OF WATER INTO THE SUBSURFACE MATERIAL.
 - CURB AND GUTTER SHALL CONSIST OF STEEL REINFORCED CONCRETE AND SHALL BE SIX (6") INCHES HIGH, UNLESS OTHERWISE NOTED ON THE SITE/GRADING PLANS.
 - THE CONTRACTOR SHALL PROCEED WITH PAVING NO MORE THAN SEVENTY-TWO (72) HOURS AFTER DENSITY/MOISTURE TESTS HAVE BEEN TAKEN AND PASSED BY A REGULAR TESTING FIRM.
 - MANHOLE RIM ELEVATIONS, CLEAN-OUTS, VALVE BOXES, ETC. SHALL BE ADJUSTED TO FINISHED GRADE BY THE PAVING CONTRACTOR AT THE TIME OF PAVING.
 - SEE IRRIGATION PLAN FOR IRRIGATION SLEEVE PLACEMENT PRIOR TO PAVING CONSTRUCTION.

PAVING PLAN

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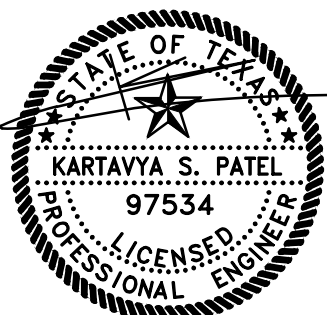
TRIANGLE ENGINEERING LLC

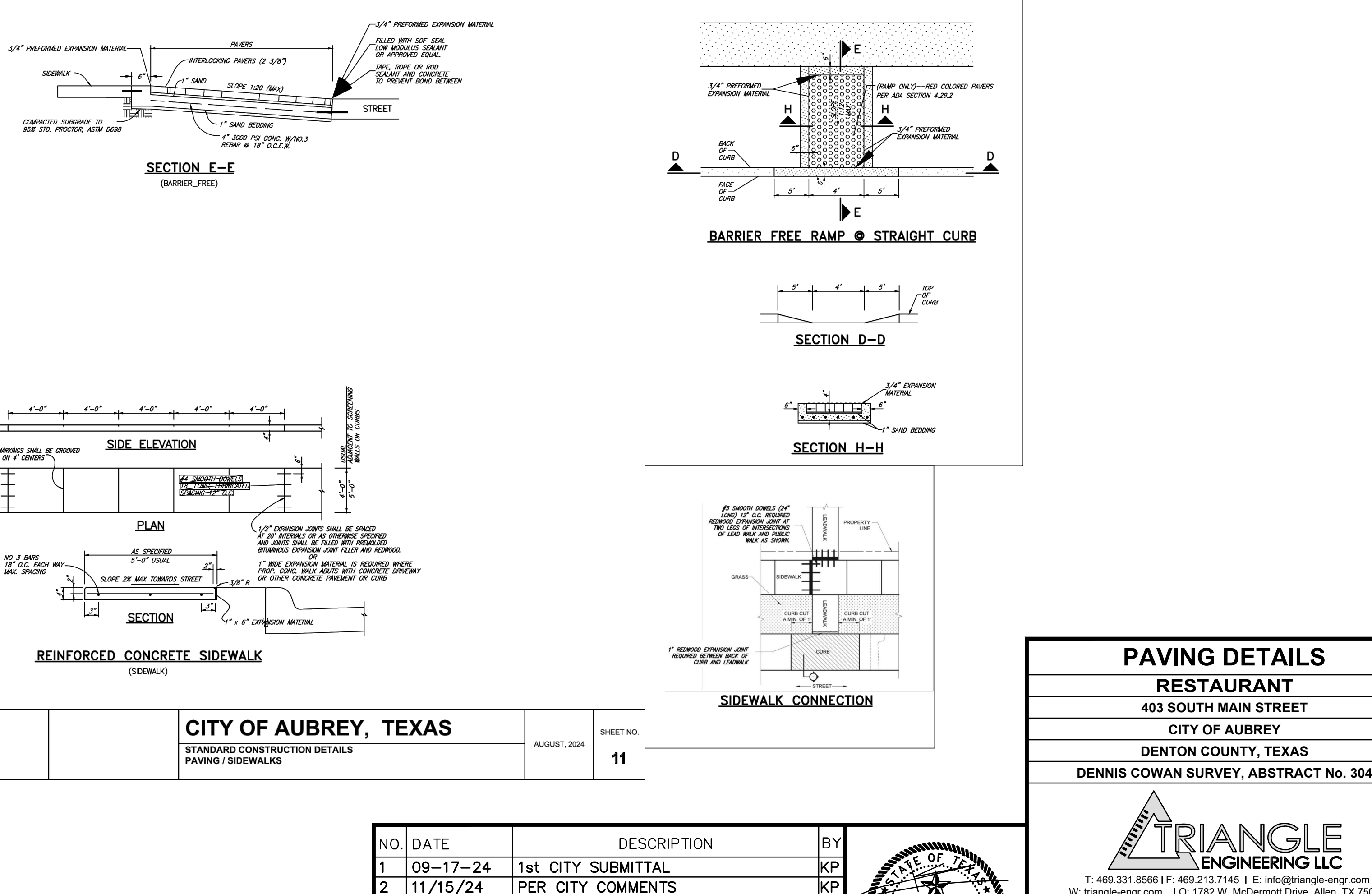
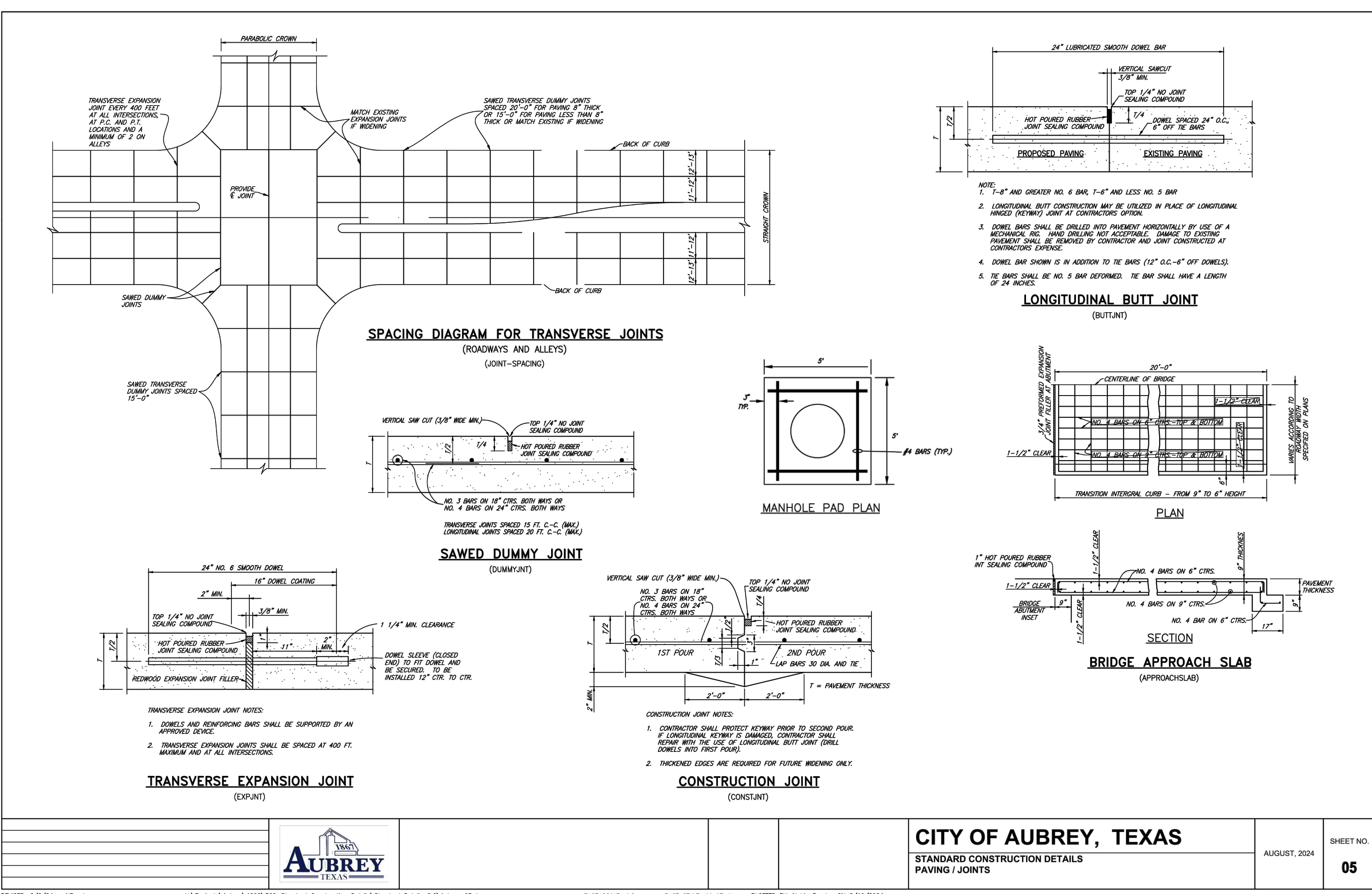
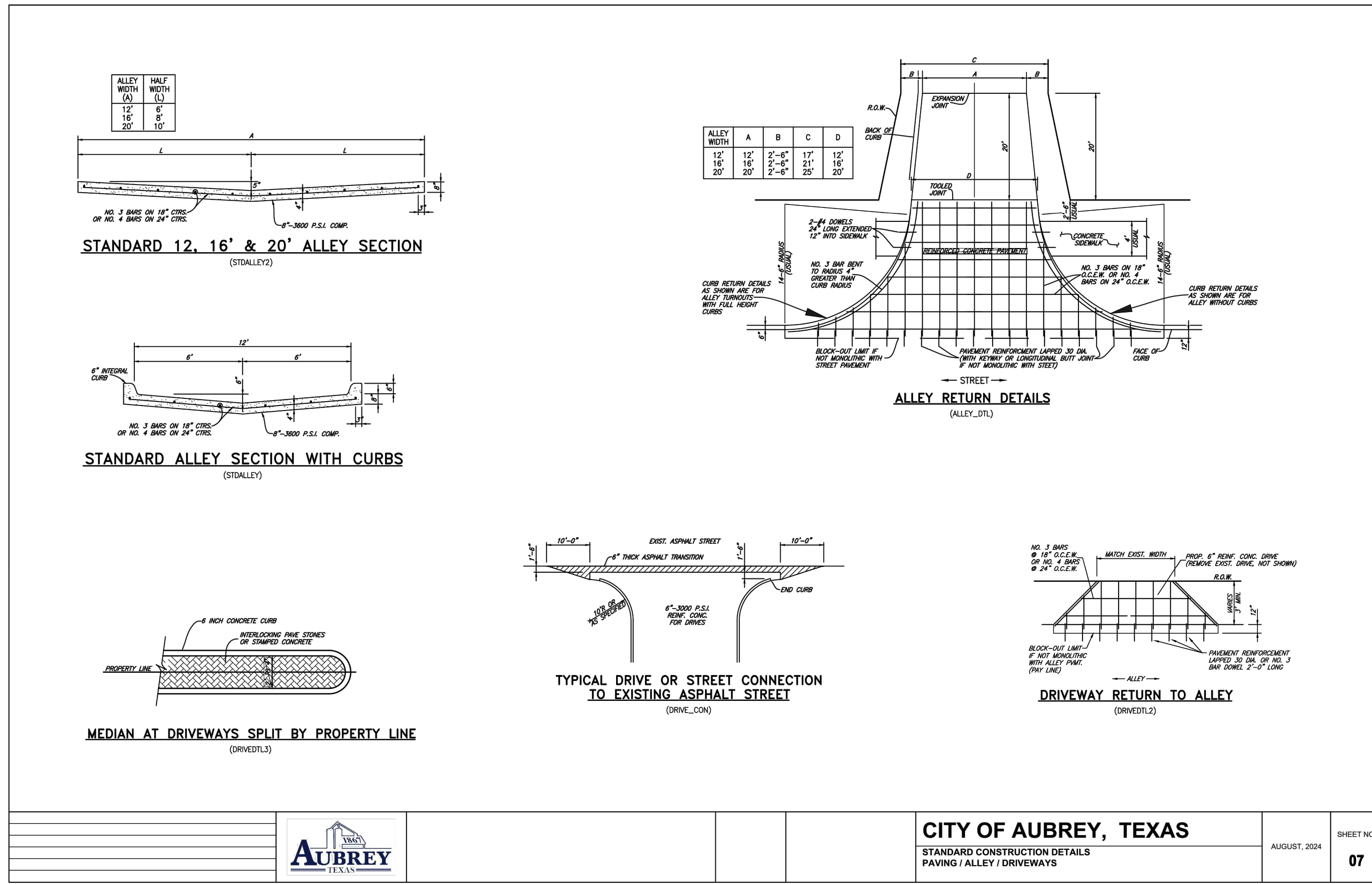
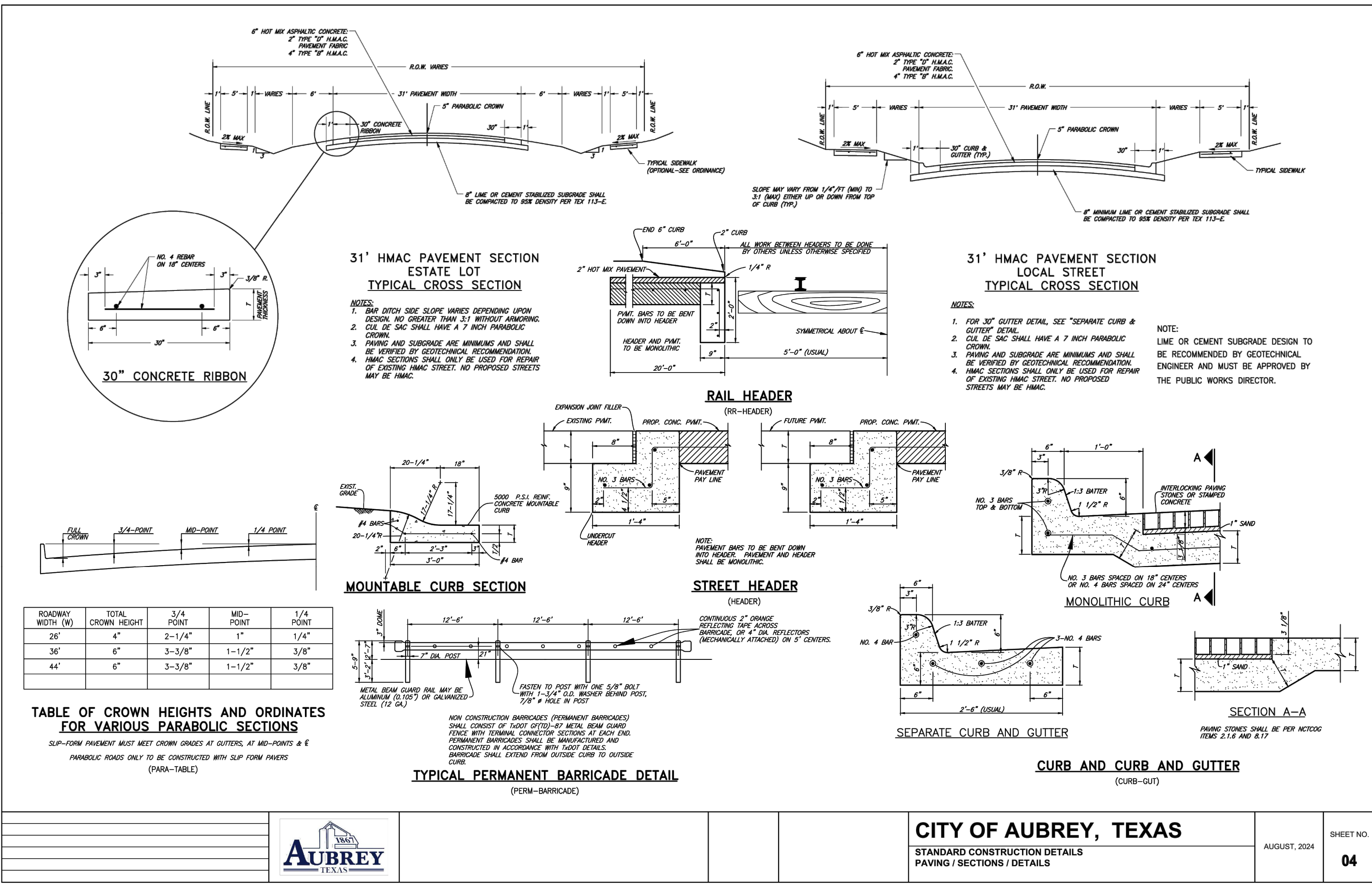
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MLM	04-05-24	SCALE BAR	035-24	C-8.0

TX. P.E. FIRM #11525





PAVING DETAILS

RESTAURANT

403 SOUTH MAIN STREET

CITY OF AUBREY

DENTON COUNTY, TEXAS

DENNIS COWAN SURVEY, ABSTRACT No. 304

TRIANGLE

ENGINEERING LLC

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P.E.

DES.

DATE

SCALE

PROJECT NO.

SHEET NO.

KP

MLM

04-05-24

SCALE BAR

035-24

C-8.1

TX. P.E. FIRM #11525

11/15/24

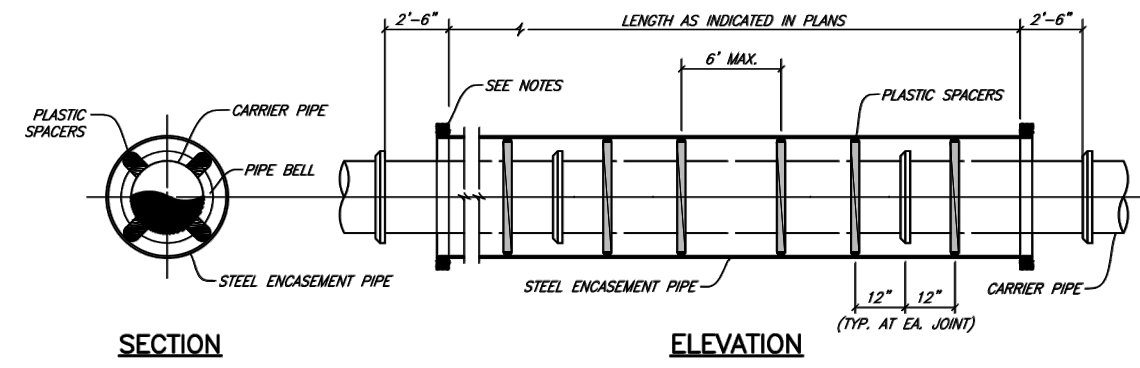
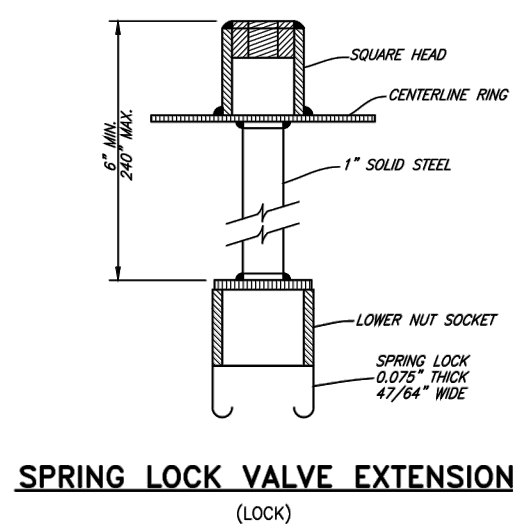
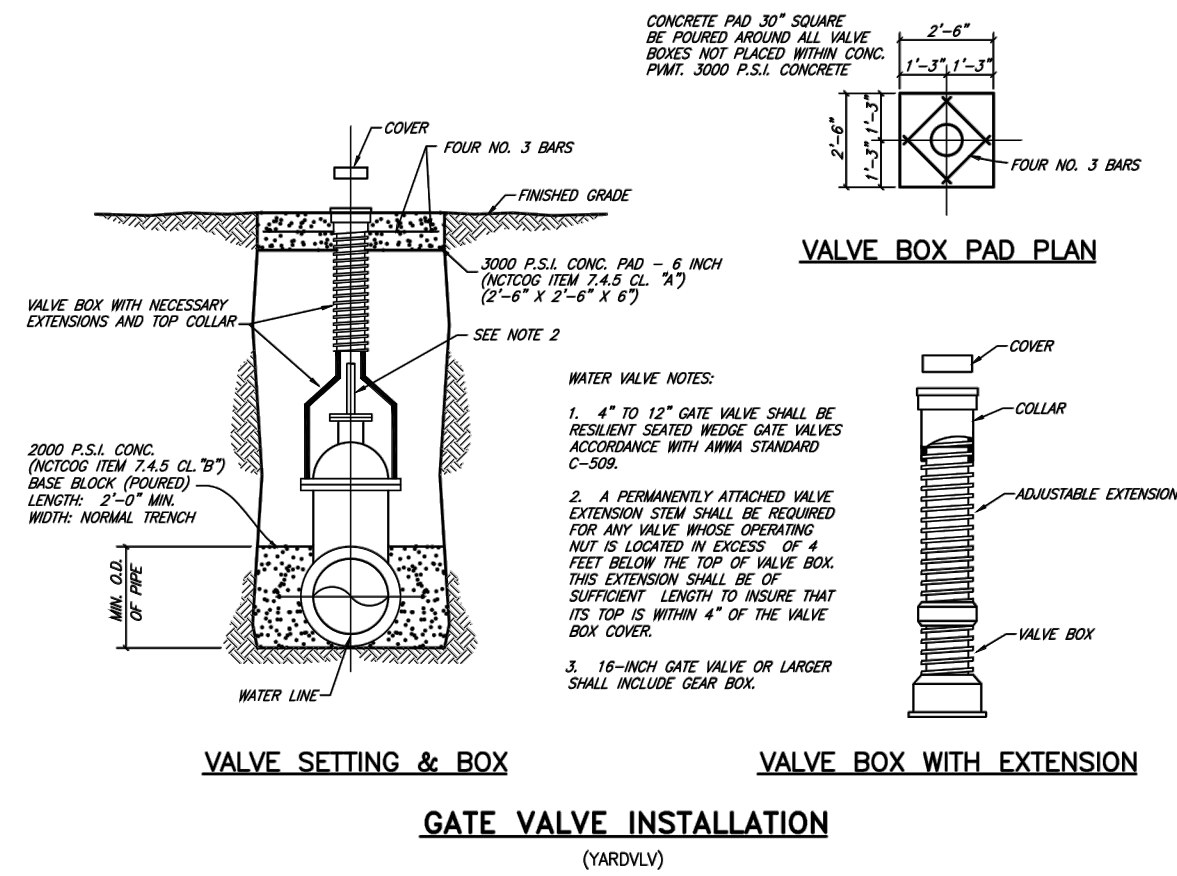
STATE OF TEXAS

KARTAVYA S. PATEL

97534

PROFESSIONAL ENGINEER

Page 228 of 238



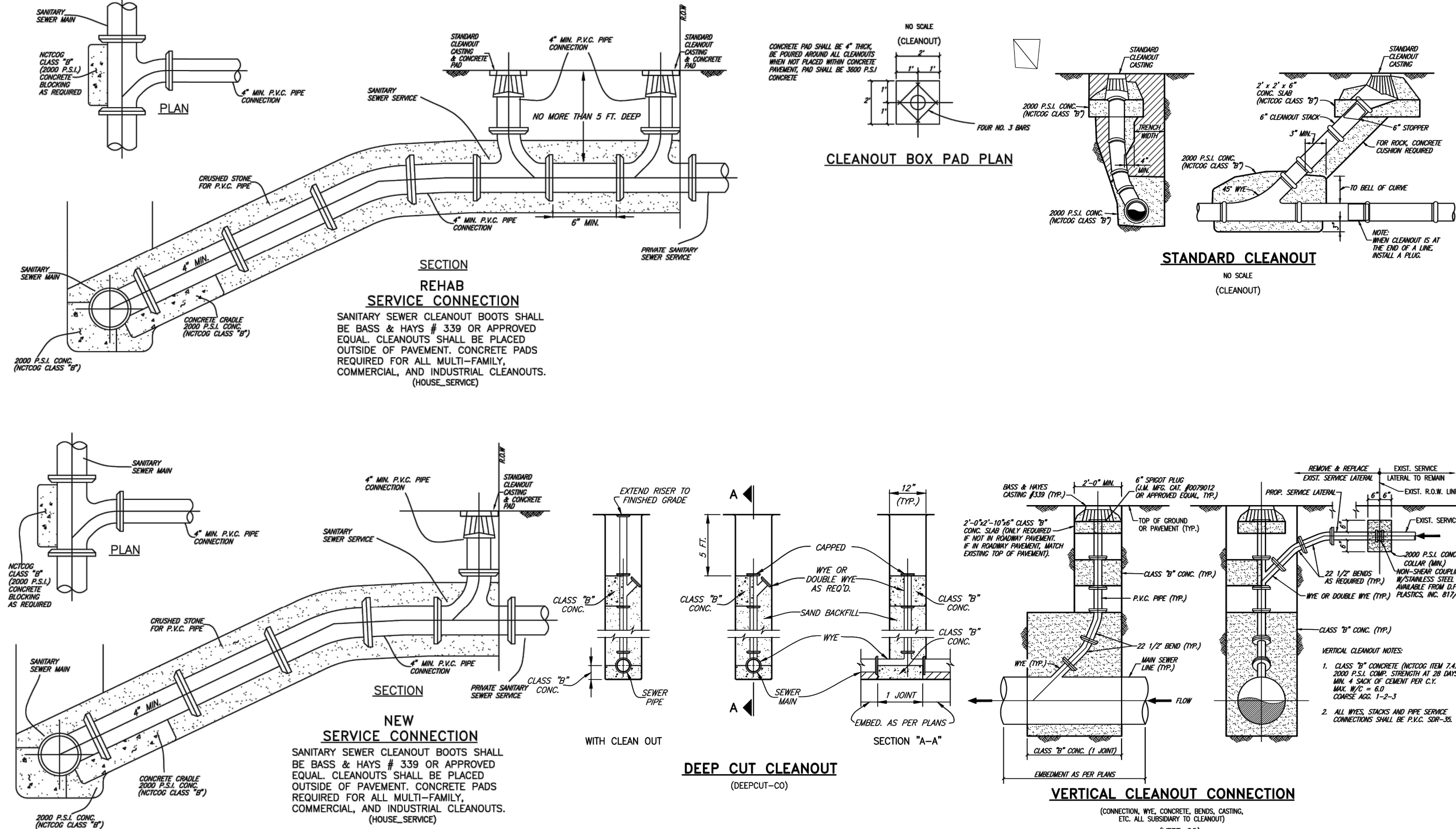
ENCASED ROAD BORE

- NOTES:
- 1) PREFABRICATED PLASTIC SPACERS MUST BE APPROVED BY THE OWNER.
 - 2) CONTRACTOR SHALL PROVIDE SUPPORT UNDER CARRIER PIPE TO MAINTAIN MIN. 1" CLEARANCE BETWEEN PIPE BELL AND ENCASUREMENT PIPE.
 - 3) ENDS OF ENCASUREMENT PIPE SHALL BE PLUGGED WITH BRICK AND MORTAR FOR ROADWAY CROSSINGS. PLUGS SHALL BE CONSTRUCTED WITH A DEEP HOLE.



CITY OF AUBREY, TEXAS
STANDARD CONSTRUCTION DETAILS
WATER

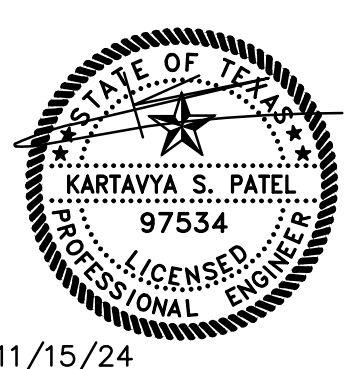
AUGUST, 2024
SHEET NO.
19



CITY OF AUBREY, TEXAS
STANDARD CONSTRUCTION DETAILS
SANITARY SEWER

AUGUST, 2024
SHEET NO.
25

NO.	DATE	DESCRIPTION	BY
1	09-17-24	1st CITY SUBMITTAL	KP
2	11/15/24	PER CITY COMMENTS	KP
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UTILITY DETAILS

RESTAURANT

403 SOUTH MAIN STREET

CITY OF AUBREY

DENTON COUNTY, TEXAS

DENNIS COWAN SURVEY, ABSTRACT No. 304

TRIANGLE

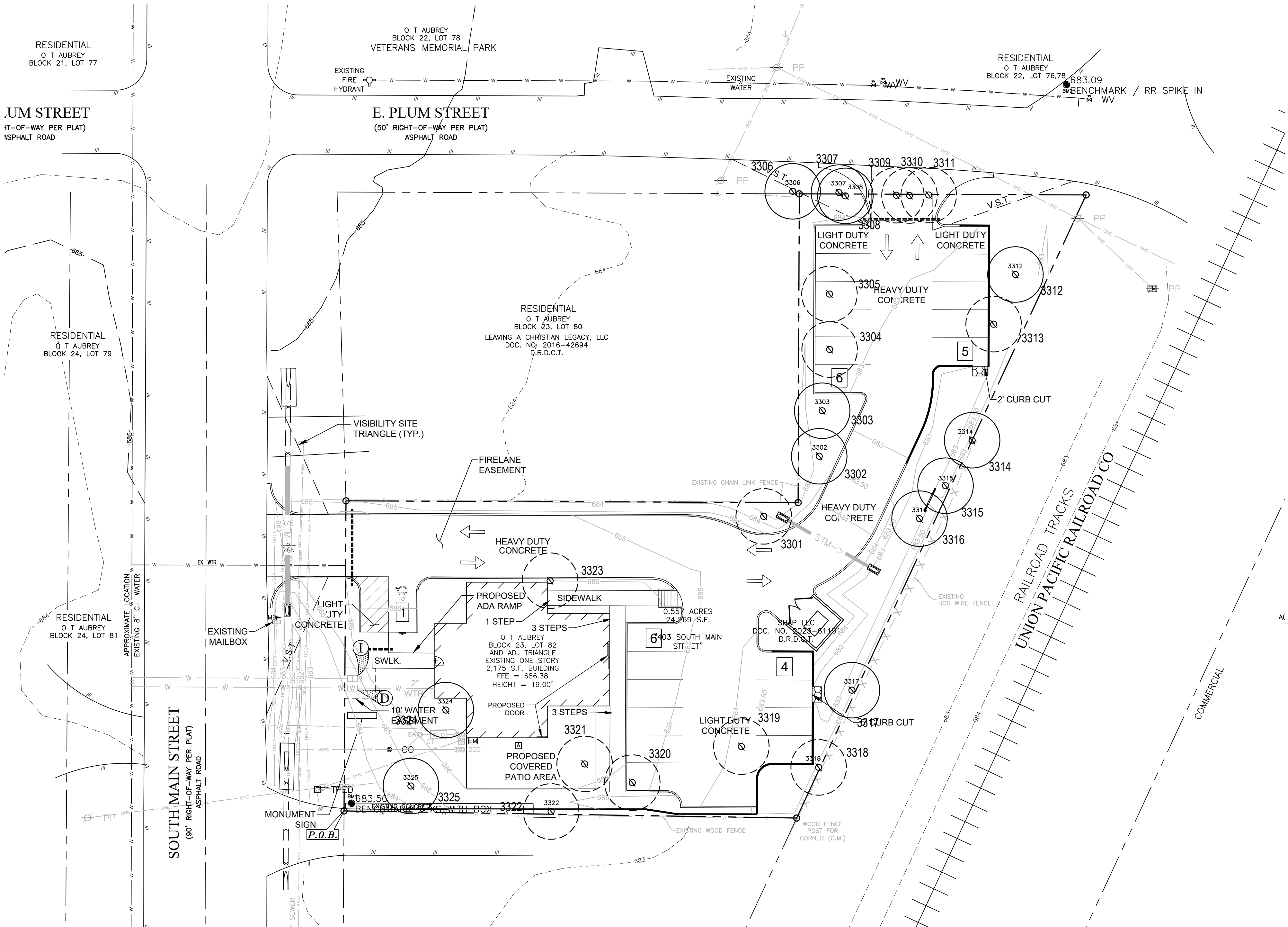
ENGINEERING LLC

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Planning | Civil Engineering | Construction Management

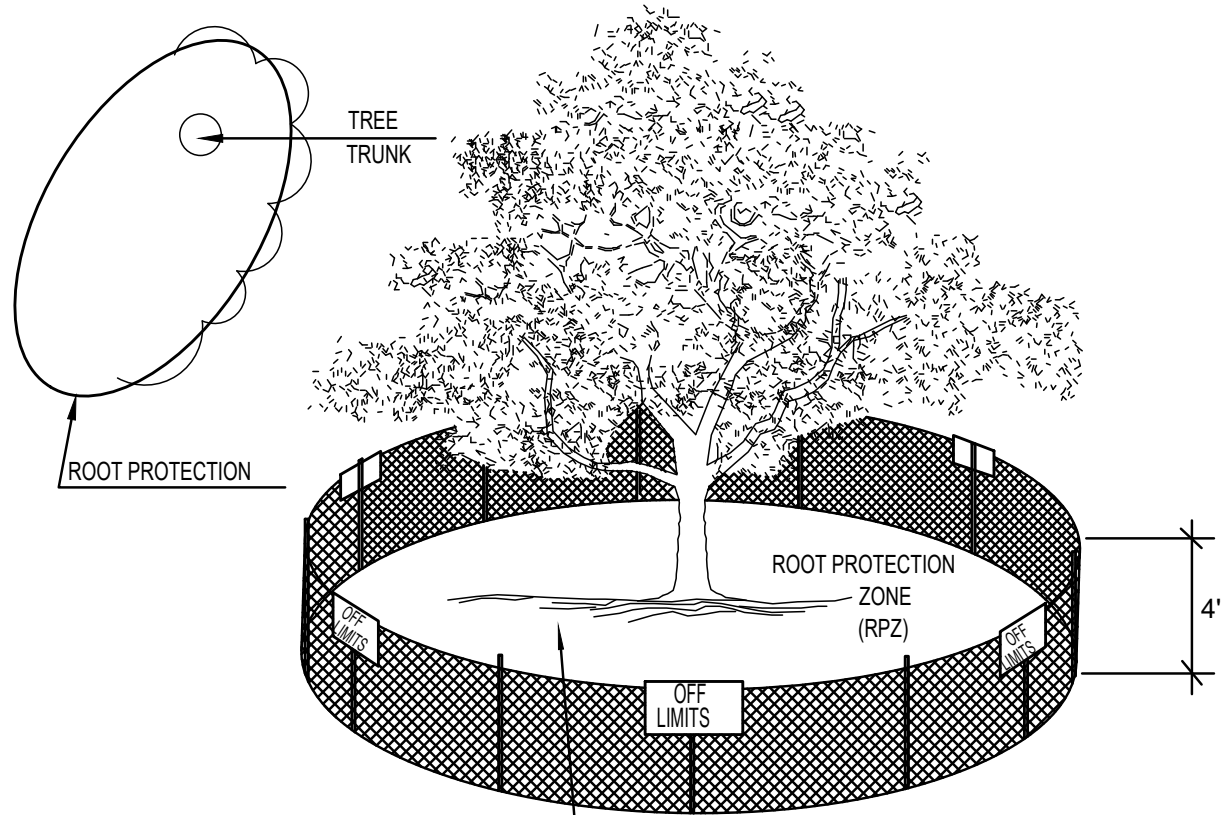
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MLM	04-05-24	SEE SCALE BAR	035-24	C-9.1

TX. P.E. FIRM #11525



EXISTING TREE NOTES

- Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.
- If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.
- No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.
- Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.
- Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.
- Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.
- Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
- Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.
- Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.
- Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.
- Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4') feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.
- Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4') foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).
- Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).
- Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.

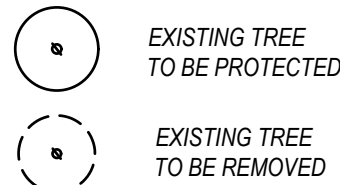


NOTE: FENCING SHOWN ABOVE IS DIAGRAMMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND LIMITED TO PROJECT BOUNDARY

01 TREE PROTECTION FENCE A

NOT TO SCALE

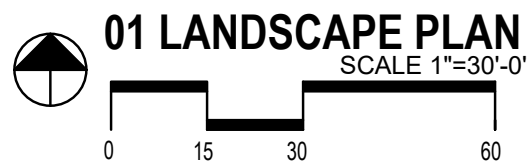
EXISTING TREE LEGEND



TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.00

TREE TABLE

NO.	SIZE	SPECIES	BOTANICAL NAME	STATUS
3301	8 INCH	RED BUD	Cercis canadensis	REMOVE
3302	8 INCH	APRICOT	Prunius armeniaca	REMAIN
3303	14 INCH	CHERRY	Prunius avium	REMAIN
3304	6 INCH	PEACH	Prunius persica	REMOVE
3305	6 INCH	PLUM	Prunius domestica	REMOVE
3306	16 INCH	HACKBERRY	Celtis occidentalis	REMAIN
3307	23 INCH	ELM	Ulmus crassifolia	REMAIN
3308	17 INCH	ELM	Ulmus crassifolia	REMAIN
3309	16 INCH	ELM	Ulmus crassifolia	REMAIN
3310	17 INCH	ELM	Ulmus crassifolia	REMAIN
3311	32 INCH	MAPLE	Acer palmatum	REMAIN
3312	7 INCH	PEAR	Genus pyrus	REMAIN
3313	6 INCH	PEACH	Prunius persica	REMOVE
3314	18 INCH	HACKBERRY	Celtis occidentalis	REMAIN
3315	18 INCH	ELM	Ulmus crassifolia	REMAIN
3316	6 INCH	PEAR	Genus pyrus	REMAIN
3317	27 INCH	COTTONWOOD	Populus deltoides	REMAIN
3318	19 INCH	ELM	Ulmus crassifolia	REMOVE
3319	16 INCH	CYPRUS	Genus cyprussus	REMOVE
3320	13 INCH	RED BUD	Cercis canadensis	REMOVE
3321	16 INCH	PINE	Pinus	REMOVE
3322	12 INCH	CHINABERRY	Melia azedarach	REMOVE
3323	34 INCH	ELM	Ulmus crassifolia	REMOVE
3324	28 INCH	ELM	Ulmus crassifolia	REMAIN
3325	8 INCH	CEDAR	Jupierus virginiana	REMAIN



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



RESTAURANT

SOUTH MAIN ST. / W. PLUM ST.
CITY OF AUBREY, DENTON COUNTY, TEXAS

ISSUE:
CITY COMMENTS 11.15.2024

DATE:
11.15.2024

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.1



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448

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11.15.2024

RESTAURANT

SOUTH MAIN ST./ W. PLUM ST.
CITY OF AUBREY, DENTON COUNTY, TEXAS

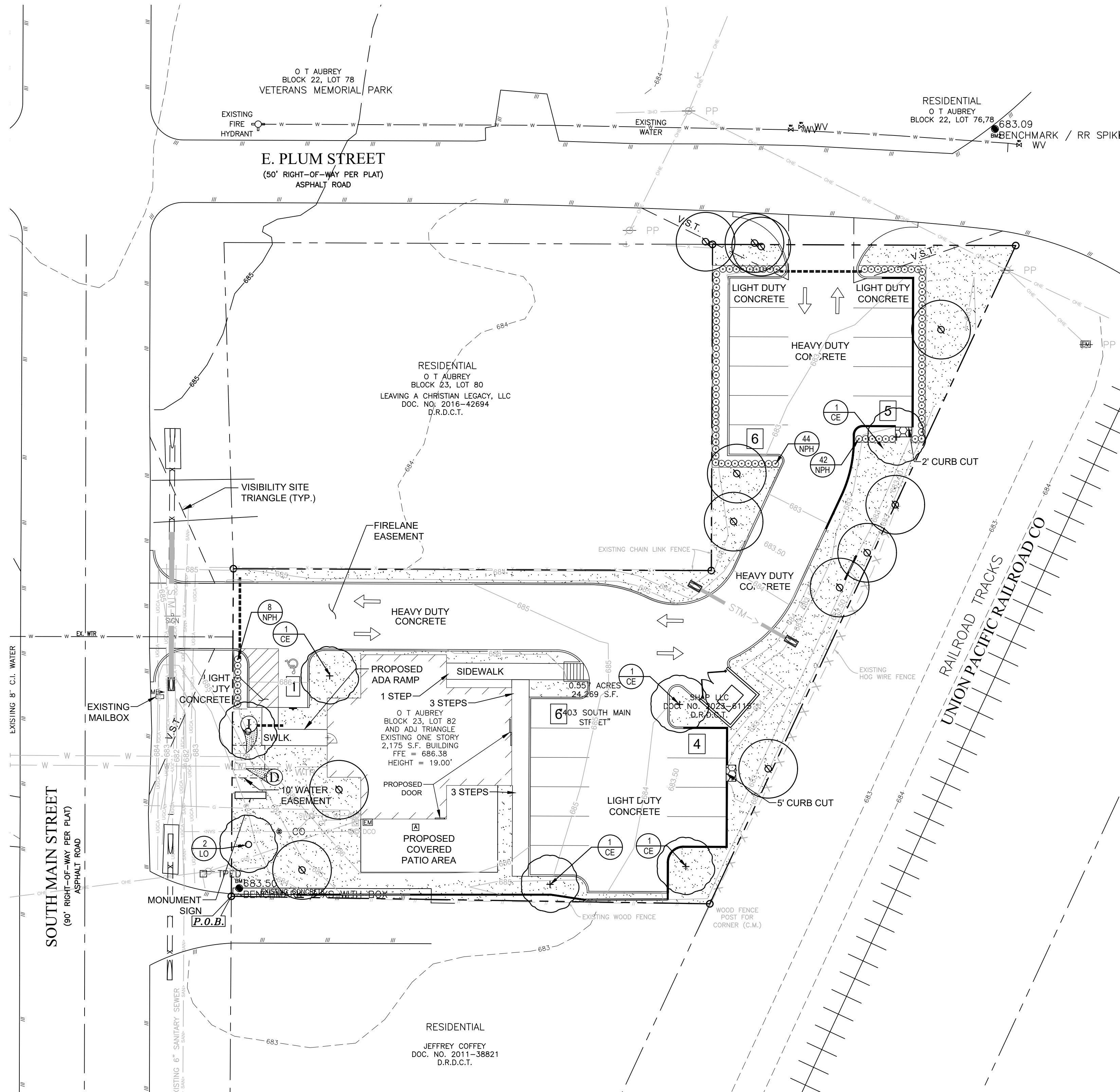
ISSUE:
CITY COMMENTS 11.15.2024

DATE:
11.15.2024

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.2



GENERAL LAWN NOTES

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

SOLID SOD NOTES

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

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	5	Cedar Elm	Ulmus crassifolia	3" cal.	B&B, 13' ht., 5' spread min., 5' clear trunk
LO	2	Live Oak	Quercus virginiana	3" cal.	container, 14' ht., 6' spread, 5' clear straight trunk
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
NPH	94	Needle Point Holly	Ilex x cornuta 'Needlepoint'	5 gal.	container 24" ht., 20" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'419' Bermudagrass	Cynodon dactylon '419'		Solid Sod refer to notes

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

ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM

SITE AREA: 24,270 S.F.
LANDSCAPE AREA: 7,469 S.F. (31% OF TOTAL SITE)
STREET TREES: 1 TREE PER 40 L.F.

W. PLUM ST. - (93 L.F.)

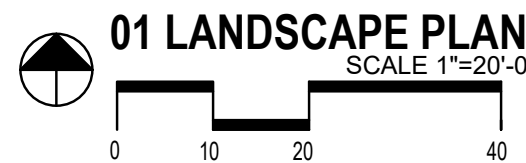
REQUIRED: 2 (3" cal. trees) PROVIDED: (3) existing trees to remain

S. MAIN ST. - (101 L.F.)

REQUIRED: 3 (3" cal. trees) PROVIDED: 2 (3" cal. trees) + (2) existing trees

30" HT. PARKING LOT SCREEN
PROVIDED

PARKING LOT TREES- 1 TREE PER 10 SPACES- 22 SPACES
REQUIRED: 3 (3" cal. trees) PROVIDED: 5 (3" cal. trees)



Planning and Zoning Commission Meeting Minutes



Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
November 14, 2024
6:00 PM

The meeting was called to order at 6:01 PM.

Present: Christal Johnson, Donald Smith, Kyle Kennedy, Candace Stone, Brittney Murray

Absent: Sina Tidwell, Nicole Shaw, Chuck Fuller

Staff Present: City Attorney Marie Johnson, City Secretary Jenny Hicks, Municipal Development Director Christine Gossett, Planner Helen-Eve Beadle, Planner Cate Ball

Commissioner Christal Johnson offered the Invocation and led the Pledge of Allegiance.

Community Announcements: None

Citizen Input: None

New Business: New items requested for consideration.

1. Hold a public hearing, consider, and make a recommendation to City Council regarding 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)

Planner Helen-Eve Beadle provided information.

The Public Hearing opened at 6:09 p.m. and closed at 6:09 p.m.

P&Z Commissioner Candace Stone made a motion to approve the Specific Use Permit. P&Z Commissioner Donald Smith seconded. Motion passed (5:0). None opposed.

2. Consider and make a recommendation to City Council regarding 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*)

Planner Helen-Eve Beadle provided information.

P&Z Commissioner Kyle Kennedy made a motion to approve the Preliminary Plat with the following nine conditions. P&Z Commissioner Christal Johnson seconded. Motion passed (5:0). None opposed.

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.
 9. A response letter from the applicant shall accompany the resubmission addressing the noted items for correction from the City Engineer and City Planner.
3. Consider and make a recommendation to City Council regarding 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*)

Planner Helen-Eve Beadle provided information.

P&Z Commissioner Candace Stone made a motion to approve the Site Plan Application with the following two conditions. P&Z Commissioner Kyle Kennedy seconded. Motion Passed (5:0). None opposed.

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.
2. The existing tree that is in the location of the proposed sign shall be relocated or replaced on site.

4. Consider and make a recommendation to the City Council regarding a Final Plat approval 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. (*Horizon / Deer Creek Development Corp. and The Denton County Municipal Utility District No. 6*)

Planner Cate Ball provided information.

P&Z Commissioner Candace Stone made a motion to approve the Final Plat. P&Z Commissioner Brittney Murray seconded. Motion Passed (5:0). None opposed.

5. Consideration and action on approval of minutes of the October 10, 2024 Planning & Zoning Commission Meeting.

P&Z Commissioner Donald Smith made a motion to approve the minutes. P&Z Commissioner Christal Johnson seconded. Motion Passed (5:0). None opposed.

The meeting was adjourned at 6:41 PM.

PASSED and APPROVED by the Planning and Zoning Commission of the City of Aubrey, Texas this _____ day of _____, 2024.

Sina Tidwell, Commission Chair

ATTEST:

Jenny Hicks, City Secretary

