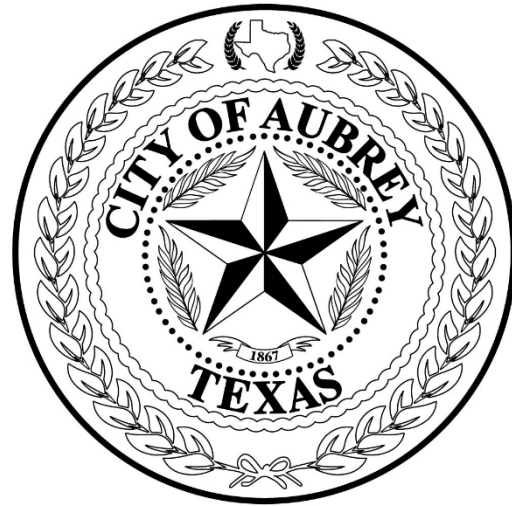


City Council Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
December 18, 2024
6:00 PM



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

Notice Regarding Remote Participation of Council Members

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

Call to Order - Determine if a Quorum is Present:

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

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

1. Presentations:

- Police Department New Hires and Promotions
- Fire Department New Hires and Promotions
- Aubrey Proud Award & Proclamation

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

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

2. Approve minutes of the November 20, 2024 meeting.
3. Approve Monthly Staff Reports
4. Approve Monthly Financial Report.
5. Approve a Resolution repealing Resolution No 947-23 adopting the City of Aubrey's Official Procurement Policy and Procedures for Fiscal Year 2025.
6. Approve a Resolution repealing Resolution No. 948-23 and adopting the City of Aubrey's Official Investment Policy for Fiscal Year 2025.
7. Approve a five (5) year contract with Flock Safety to install six (6) License Plate Readers (LPR) through the Silverado development and authorizing the City Manager to execute the contract on behalf of the City of Aubrey.
8. Approve the Second Amendment to the Sandbrock Development Agreement and authorize the Mayor or his designee to execute the Agreement.

New Business: New items requested for consideration.

9. Consideration and action on 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*)
10. Consideration and action on 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*)
11. Consideration and action on a Preliminary Plat application for Highpointe Ranch Phase 3 containing 145 residential lots and one (1) HOA/nonresidential lot in

approximately 30.900 acres of land out of the F. Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County, Texas. (*KLB Buy 3, LLC*)

12. Consideration and action on a Final Plat application for Highpointe Ranch Phase 3 containing 145 residential lots and one (1) HOA/nonresidential lot in approximately 30.900 acres of land out of the F. Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County, Texas. (*KLB Buy 3, LLC*)
13. Consideration and action on a Resolution submitting the City's ballot selections for members to the Texas Coalition for Affordable Power Board of Directors.
14. Consideration and action on an Ordinance amending the Fiscal Year 2025 Budget.
15. Consideration and action on an Interlocal Agreement with Denton County for Fire and EMS Services.
16. Discussion regarding library closures.

Department Updates and Discussion:

17. Administration & Finance:
 - City Hall Renovations
18. Library:
19. Fire Department:
 - Fire Station Construction Update
20. Police Department:
 - Re-Accreditation Update
21. Public Works:
 - Water and Sewer updates
22. Human Resources:
23. Municipal Development:

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

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

Motion to Recess into Executive Session.

24. **Section 551.071(1) and (2) Consultation with Attorney.** For Council to seek the advice of its attorney about pending or contemplated litigation or a settlement offer and to consult with the City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act:
- Highpointe Ranch Development
 - Silverado Development Agreement
 - Project 38 / South Magnolia and Blackjack Road Property Acquisition
 - Denton County ILA for Fire Protection and EMS Services
 - Elm Ridge Fire Services Agreement
 - Knuckles Road Development
 - Historic Preservation Ordinance
 - Blackjack West Development
 - Ribbonwood ILAs for Police and Fire
 - ETJ Removal Petition - ARCK Properties
 - Zoning Ordinance: Sign Regulations
25. **Section 551.072 Real Property.** Deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.
- Property acquisition for municipal purposes

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

26. Consideration and action on an Ordinance adopting Chapter 16, "Historic Preservation" to adopt regulations and establishing a Historic Preservation Commission.
27. Consideration and action on appointing members of the Historical Preservation Commission.
28. Consider and take appropriate action on the SB 2038 petition from Applicant Anil Kumar Ale, on behalf of ARCK Developers, LLC, received on November 12, 2024 for release of two properties from the City's ETJ and identified as an approximate 50.341 ± acres of land, being a portion of property further identified as Denton County Property ID #52224, and an approximate 3.265 ± acres of land, being a portion of property further identified as Denton County Property ID #239615, both properties are located within Industrial District No. 1.

-ADJOURN-

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

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

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

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

City Council Meeting Minutes

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



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

Present: Jeff Perry, Erin Allen, Chuck Fikes, Randy Jones, Matt Jones

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

Council Member Jeff Perry offered the Invocation and led the Pledge of Allegiance.

Community Announcements:

1. Announcements:

- Christmas Tree Lighting: December 4th from 5:30 -8:30 PM at Veterans Park
- Council Member Jeff Perry announced Toys for Tots will be at the Tree Lighting. Unwrapped toys can be dropped off during the event.

Presentations:

- Former MDD board members Mark Arbenowske, Viki Dunn, and Jesse Auer received appreciation awards for their time on the board.

Citizen Input: None

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

2. Approve minutes of the October 23, 2024 meeting.
3. Approve Monthly Staff Reports
4. Approve Monthly Financial Report.
5. Approve the absence of council members for the regular meetings identified in the staff report
6. Approve the Second Amendment to the Sandbrock Development Agreement.
7. Approve a request for an extension of the expiration date of the Sandbrock Ranch Phase 13 Preliminary Plat.
8. Acceptance of Public Improvements to Highpointe Ranch, Phase IA.
9. Approve an Assignment and Assumption of the Palomino Development Agreement from Lennar Homes of Texas Land and Construction, Ltd., and Jen Holdco 24 LLC.
10. Approve adjustments to the Vehicle/Equipment Replacement Program

Council Member Chuck Fikes made a motion to approve. Council Member Jeff Perry seconded. Motion Passed (5:0). None opposed.

New Business: New items requested for consideration.

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

The Public Hearing opened at 6:07 p.m. and closed at 6:08 p.m.

Finance Director Mike English provided information.

Council Member Erin Allen made a motion to approve Resolution 990-24 creating the Palomino Public Improvement District, an approximate 39.993 acres of land situated in the J. Bridges Jr. Survey, Abstract No.38, Denton County, Texas, and as more particularly described by a metes and bounds description available at Aubrey City Hall, within the City of Aubrey, Texas. Council Member Jeff Perry seconded. Motion Passed (5:0). None opposed.

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

The Public Hearing opened at 6:08 p.m. and closed at 6:13 p.m.

Viki Dunn, 6131 Indian Paint Rd, question regarding percentage of sales required.

Planner Helen-Eve Beadle provided information.

Council Member Jeff Perry made a motion to approve Ordinance 885-24, 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. Council Member Chuck Fikes seconded. Motion Passed (4:1). Council Member Erin Allen opposed.

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

Planner Helen-Eve Beadle provided information.

Council Member Chuck Fikes made a motion to approve the Preliminary Plat for Duck Point with the nine conditions listed. Council Member Randy Jones 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; and**
 9. **A response letter from the applicant shall accompany the resubmission addressing the noted items for correction from the City Engineer and City Planner.**
14. Consideration and action on a Site Plan Application for a pole sign for Prator Addition, Block A, Lot 3, City of Aubrey, Denton County, Texas. (*Mr. Green's Car Wash*)

Planner Helen-Eve Beadle provided information.

Council Member Jeff Perry made a motion to approve the Site Plan Application for a pole sign at Mr. Green's Car Wash with two conditions. Council Member Erin Allen seconded. Motion Passed (4:1). Council Member Chuck Fikes 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; and**
 2. **The existing tree that is in the location of the proposed sign shall be relocated or replaced on site.**
15. Consideration and action on the Final Plat of Sandbrock Ranch, Phase 13, containing 282 residential lots, 9 common area lots, and 1 amenity center within 82.756 acres

out of the Frederick Pollard Survey, Abstract No. 995 and William Lumpkin Survey, Abstract No. 730 within the City of Aubrey ETJ, Denton County, Texas and authorize staff to file the plat. (*Horizon / Deer Creek Development Corp. and The Denton County Municipal Utility District No. 6*)

Planner Cate Ball provided information.

Council Member Jeff Perry made a motion to approve the Final Plat of Sandbrock Ranch, Phase 13. Council Member Chuck Fikes seconded. Motion Passed (5:0). None opposed.

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

Mandy Clark, with Teague, Nall, and Perkins, provided information.

No action taken.

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

Executive Director of Operations Leanne Wilson provided information.

Council Member Matt Jones made a motion to approve the Professional Services Agreement. Council Member Chuck Fikes seconded. Motion Passed (5:0). None opposed.

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

Leanne Wilson provided information.

Council Member Jeff Perry made a motion to award the bid for the Highmeadow Park Construction Project to Perfect Finish Landscaping in an amount not to exceed \$395,240.90 and authorize the mayor or his designee to sign the agreement.. Council Member Matt Jones seconded. Motion Passed (4:1). Council Member Chuck Fikes opposed.

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

Charles Kreidler provided information.

Council Member Erin Allen made a motion to approve Resolution 989-24 and cast all eight votes for Ray Martin. Council Member Jeff Perry seconded. Motion Passed (5:0). None opposed.

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

Council Member Jeff Perry made a motion to appoint Kay Browning. Council Member Matt Jones seconded. Motion Passed (5:0). None opposed.

Department Updates and Discussion:

21. Administration & Finance:
 - City Hall Renovations will include a new conference room and new office space
 - Denco Area 911 Board Appointment of Fire Chief Eric Schlotter
22. Library:
23. Fire Department:
 - Construction Update of Stations 2 and 3
24. Police Department:
25. Public Works:
 - Leslie Park Update
 - Veterans Park Update
26. Human Resources:
27. Municipal Development:

Future Agenda Requests: None

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

28. **Section 551.071(1) and (2) Consultation with Attorney.** For Council to seek the advice of its attorney about pending or contemplated litigation or a settlement offer and to consult with the City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act:
 - High Pointe Ranch Development
 - Highpoint Commercial Collector Infrastructure
 - Silverado Development Agreement
 - West Sherman Development
 - Project 38 / South Magnolia and Blackjack Road Property Acquisition
 - Denton County ILA for Fire Protection and EMS Services
 - Elm Ridge Fire Services Agreement
 - Knuckles Road Development
 - Providence Village Fire and EMS Interlocal Agreement
 - Municipal Ordinances Update
29. **Section 551.072 Real Property.** Deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.
 - Property acquisition for municipal purposes

Council Member Jeff Perry made a motion to recess into Executive Session at 6:46 p.m. Council Member Matt Jones seconded. Motion Passed (5:0). None opposed.

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

City Council reconvened into open session at 8:57 PM.

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

Council Member Matt Jones made a motion to approve. Council Member Jeff Perry seconded. Motion Passed (5:0). None opposed.

31. Consideration and Action on a First Amendment to the First Revised Development Agreement for Silverado Development between the City, D.R. Horton- Texas, Ltd. and The Lakes Fresh Water Supply District of Denton County; and authorizing the Mayor or designee to execute any necessary documents.

Council Member Erin Allen made a motion to direct the City Manager to finalize negotiation of the First Amendment to the Revised Development Agreement for the Silverado development with one of the following two options and execute the First Amendment:

1. Amend to add 40 foot lot development standards to the Development Agreement for Phases 5 and 10 and to provide that the number of future 40 foot lots will be limited to 25% of the proposed total lots for any and all proposed future phases to be annexed into the MUD and to require the payment of the current park fees for Phases 5 and 10 and future tracts, or
2. Amend to add 40 foot lot development standards to the Development Agreement for Phases 5 and 10 and remove Future Tracts from the Development Agreement so that only Phase 10 will be annexed into the MUD.

Council Member Randy Jones seconded. Motion Passed (5:0). None opposed

The meeting was adjourned at 8:59 PM.

PASSED and APPROVED by the City Council of the City of Aubrey, Texas this _____ day of _____, 2024.

**Chris Rich,
Mayor**

ATTEST:

Jenny Hicks, City Secretary



CODE COMPLIANCE REPORT FOR OCTOBER 2024

NOTICES GIVEN IN AUBREY

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

GRASS, WEED, & BRUSH VIOLATIONS
INOPERABLE UNLICENSED VEHICLES
GENERAL NUISANCE
SIGN CODE VIOLATIONS
COMPLAINTS



NOTICES GIVEN IN WINN RIDGE

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

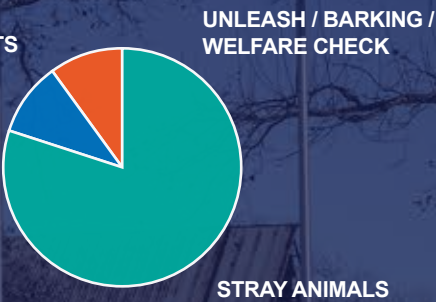
GRASS, WEED, & BRUSH VIOLATIONS
GENERAL NUISANCE
SIGN CODE VIOLATIONS
COMPLAINTS



ANIMAL SERVICES IN AUBREY

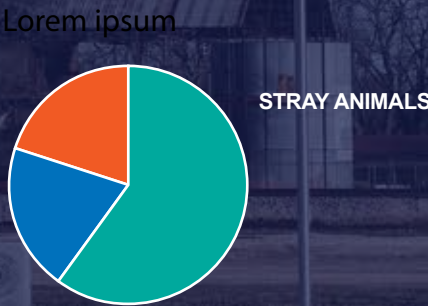
UNLEASH / BARKING / WELFARE CHECK : 8
DEAD ANIMALS : 0
STRAY ANIMALS : 1
CHICKEN/FOWL : 0
DANGEROUS ANIMAL / BITES : 1
ANIMAL IN VEHICLE: 0

COMPLAINTS
DANGEROUS ANIMAL / BITES



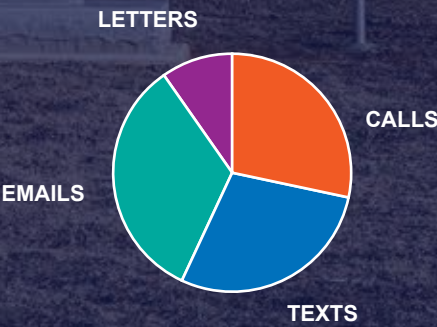
ANIMAL SERVICES IN WINN RIDGE

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



COMMUNICATION WITH THE COMMUNITY

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





NOVEMBER 2024 – STAFF REPORT

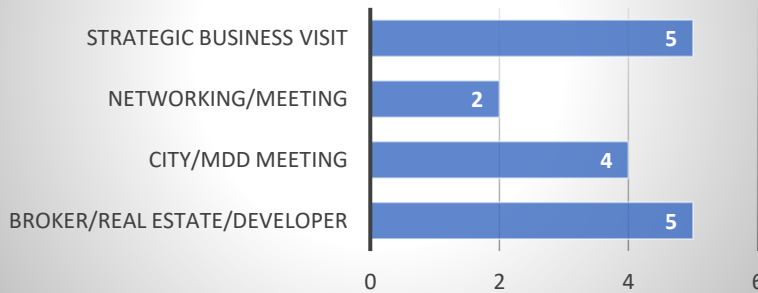
Aubrey Municipal Development District

Christine Gossett – Executive Director



Business Activity and Updates

Monthly Business Visits/Meetings/Trainings



Business Activity and Updates

New Business Openings:

- Aubrey Rentals – 216 S. Main St.

Marketing and New Projects

New:

- Video Project: Production and editing phase.
- Aubrey Economic Development Strategic Plan: Board approval of final plan draft.
- Board Training: Completed first half of training for Financial Processes; Open Meetings Act; Public Information Act.
- Site Selection Page: Started project plan with ViewPro for Aubrey site selection/GIS map on AMDD website.

On-Going/Marketing:

- Website: Updates to business director and Story Map.
- Social Media/Facebook: Manage regular posts on activities, area business and local posts. November's highest performing post was the Nov. 2nd Spring Market remodel/grand opening post with 1,796 Reach and 585 Engagement.
- Website Traffic: November - 31 Visitors and 46 Views; October - 34 Visitors and 45 Views; September - 68 Visitors and 102 Views.
- Data and Analytics: On-going Zac Tax, social media and website stats and reports.
- Development/Commercial Real Estate: on-going meetings and calls with developers and brokers regarding potential or existing business, and commercial development projects in Aubrey.

Sales & Use-Tax Allocation:

- Payment Received in November: \$96,467.51

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



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



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



Available for Sale: .5 +/- Acres Pine Ridge Pavilion North - 501 Pine Ridge Ln: Office, 7,500 SF; Min. 1,500 SFSF



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



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



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



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

Previous Month ▾

Nov 1, 2024 - Nov 30, 2024 ▾

34%

FIRE

Percentage of Total Incidents

66%

EMS

Percentage of Total Incidents

521

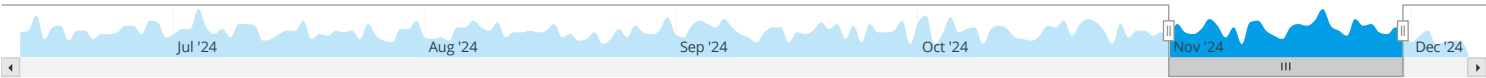
INCIDENTS

In Selected Time Slice

30

DAYS

In Selected Time Slice



Counts

% Rows

% Columns

% All

Week Ending	11/3/24	11/10/24	11/17/24	11/24/24	12/1/24	12/8/24	12/15/24	12/22/24	12/29/24	1/5/25	1/12/25	1/19/25	1/26/25	Total
Aubrey Fire Station 1	17	35	40	47	31									170
Aubrey Fire Station 2	28	72	72	87	63									322
Aubrey Fire Station 3			1											1
PV Farm	3	4	8	7	6									28
Total	48	111	121	141	100									521

Previous Month ▾

Nov 1, 2024 - Nov 30, 2024 ▾

00:55

MM:SS

Average First Apparatus Turnout Time

01:42

MM:SS

90th Percentile First Apparatus Turnout Time

30

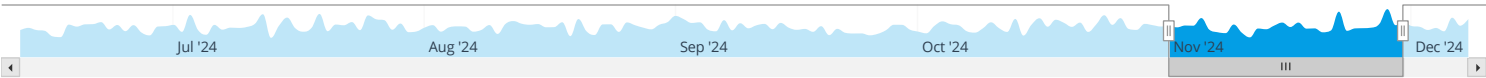
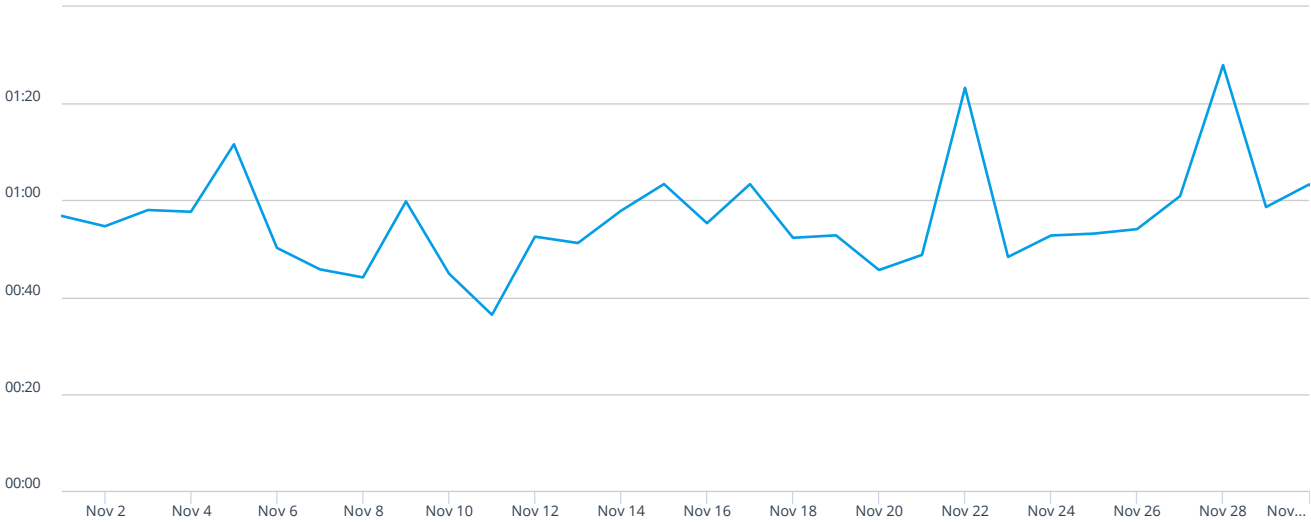
DAYS

In Selected Time Slice

515

INCIDENTS

In Selected Time Slice



Counts

% Rows

% Columns

% All

Week Ending	11/3/24	11/10/24	11/17/24	11/24/24	12/1/24	12/8/24	12/15/24	12/22/24	12/29/24	1/5/25	1/12/25	1/19/25	1/26/25	Total
00:00 - 00:29	8	28	31	41	15									123
00:30 - 00:59	20	38	39	44	36									177
01:00 - 01:29	15	28	33	36	26									138
01:30 - 01:59	4	13	12	10	13									52
02:00 - 02:59	1	4	5	7	5									22
03:00 - 04:59				1	1									2
05:00 - 09:59				1										1
Total	48	111	120	140	96									515
Exceptions														6

City of Aubrey - Municipal Court Report

November 2024 Report

New Cases Filed	
November - Traffic	85
November - Non Traffic	3

Final Disposition	
November - Traffic	119
November - Non Traffic	1

Warrants	
Issued	46
Cleared	5
Pending	1425

Total Fines Collected	
November - State	\$10,802.00
November - City	\$13,830.00

Fiscal YTD Collected	
YTD - State	\$147,243.00
YTD - City	\$216,235.00



*City of Aubrey
Departmental Report
Library*

To: City Council Members
From: Brittany McLain, Library Manager
RE: Departmental Report - Nov. 2024

Monthly Report			November 2024	Fiscal Year to date
People & Activity	New Cards Issued	76		202
	Number of Patrons	2884		6375
	Patrons per Hour (Average)	19		18.5
	Volunteer Hours / Persons	30/5		73/7
	Number of Days Open	18		41
	Number of Hours Open	149		340
Material Usage	Total Items checked out	8708		18920
	Items per Hour (Average)	58		56
	Adult Material Checked Out	1139		2500
	Juvenile Material Checked Out	6048		13390
	Self-Checkout Use	0		18
	Digital Materials Checked Out	1521		3030
	Interlibrary shipped	183		394
	Interlibrary received	132		356
	Reference	298		670
	Computer Sessions	221		468
	Computer Usage (hours)	194		367
Programs	Community Center Event Hrs	1		8
	Total Number of Programs	28		76
	Total Program Attendance	297		1462

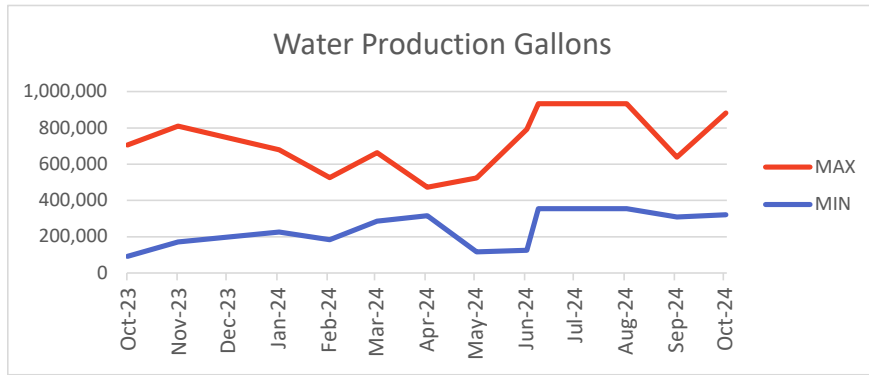


City of Aubrey - Public Works

Nov. 2024 Activity Report

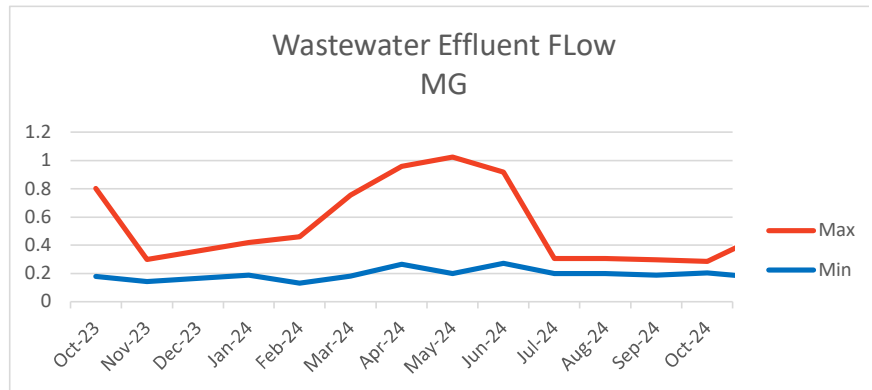
Water Production MG

Nov-24	12,480,200
Oct-24	17,515,600
Sep-24	15,590,000
Daily Average Gal	506,509



Wastewater Treatment MG

Nov-24	7,281,000
Oct-24	7,104,000
Sep-24	7,283,000
Daily Average Gal	240,756



Work Orders

Water & Sewer Maintenance	45
Cut-offs Non Payment	5
Street Repairs & Signs	42
Line Locates	72
Billing and Meters	63
Total	227

Fees Collected

	Nov
Water Impact	\$6,984.00
Sewer Impact	\$7,930.00
Roadway Impact	\$4,902.00
Parks Fee	\$9,000.00
Total	\$28,816.00

Projects

2024 Street Projects	80% complete. Working on 2025 CIP and County Bond Projects.
Rockhill Pump Station	Well out to bid, pump station design underway.
Highpointe Phase 1B	Paving complete.
Highpointe Phase 1C	Started installing utilities.
Highpointe Phase 2 & 3	Early grading complete. Plat submittals are in.
Aubrey Heights	Grading almost complete, wet utilities to start in Dec.
Parks	Leslie final completion in Dec. Veterans will stall during the hoidays and complete after New Years. Matthews and High Meadow construction starting in Dec.
WWTP	Contractor mobilizing.
Belmont	Utilities and paving in. Final walk-through in January.

November 2024 Activity Report

No. Permits Issued

New Single Family	52
Residential Misc	71
Commercial	12
Development Services	4
Total	139

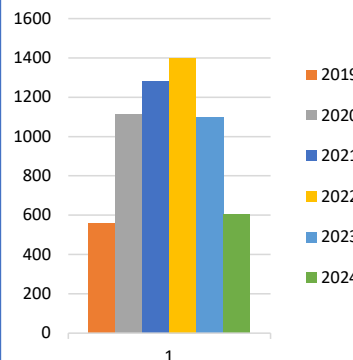
Fees Collected

New Single Family	\$ 185,053.15
Residential Misc	\$ 10,608.15
Commercial	\$ 3,235.00
Variance or Zoning Change	\$ 12,040.00
Total	\$ 210,936.30

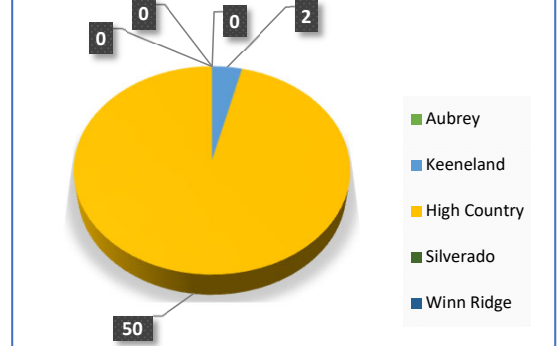
Annual New Single Family

2019	556
2020	1,113
2021	1,279
2022	1,400
2023	1,095
2024 YTD	603
2019 - 2024 Total:	6,046

New Single Family



November Permits by Subdivision



Total House



8421

Location	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24
Aubrey Proper	1442	1447	1448	1453	1431	1439
Winn Ridge	1667	1688	1703	1707	1725	1726
Silverado & High Country	2997	3080	3151	3253	3303	3311
Aspen Meadows	307	311	312	312	311	312
Keeneland	0	0	0	0	30	40
Sandbrock	1470	1493	1527	1549	1575	1593

Project Status

Sandbrock Ranch, Ph 13 Preliminary Plat	Consideration and action to approve a request for an extension of the expiration date of the Sandbrock Ranch, Phase 13 Preliminary Plat; Council made a motion to approve.
Sandbrock Development Agreement	Consideration and action approve the Second Amendment to the Sandbrock Development Agreement; Council made a motion to approve.
Sandbrock Ranch, Ph 13 Final Plat	Consideration and action on the final plat for Sandbrock Ranch, Phase 13; Council made a motion to approve.
Highpointe Ranch, Phase 1A	Consideration and action on the acceptance of Public Improvements to Highpointe Ranch, Phase 1A; Council made a motion to approve.
Upper Park SUP	Consideration and action to approve ORD 885-24 a Specific Use Permit request for wine and malt beverage retailer's on-premise permit in conjunction with a restaurant use; Council made a motion to approve.
Duck Point Preliminary Plat	Consideration and action to approve a preliminary plat for Duck Point; Council made a motion to approve with conditions (9).
Mr. Greens Pole Sign (Site Plan)	Consideration and action to approve a site plan application for a pole sign at Mr. Green's Car Wash; Council made a motion to approve with (2) conditions.



City of Aubrey - Police Department



November 2024 Statistical Report

Calls for Police Service		% + / -
November 2024	686	21%
November 2023	566	
YTD - 2024	7,932	4%
YTD - 2023	7,627	

Calls for Service - Dispatched		% + / -
November 2024	557	16%
November 2023	480	
YTD - 2024	6,471	17%
YTD - 2023	5,519	

Calls for Service - Officer Initiated		% + / -
November 2024	206	2189%
November 2023	9	
YTD - 2024	1,933	12%
YTD - 2023	1,725	

Calls for Service By Area

Aubrey		% + / -
November 2024	200	55%
November 2023	129	
YTD - 2024	2,089	-21%
YTD - 2023	2,643	

Providence Village		% + / -
November 2024	248	-6%
November 2023	263	
YTD - 2024	2,896	5%
YTD - 2023	2,771	

Sandbrook		% + / -
November 2024	47	5%
November 2023	41	
YTD - 2024	564	27%
YTD - 2023	443	

Silverado		% + / -
November 2024	104	42%
November 2023	73	
YTD - 2024	1,075	6%
YTD - 2023	1,011	

Winn Ridge		% + / -
November 2024	59	-2%
November 2023	60	
YTD - 2024	863	21%
YTD - 2023	714	

Outside ETJ		% + / -
November 2024	18	100%
November 2023	0	
YTD - 2024	195	333%
YTD - 2023	45	

Criminal Offenses/Arrests

Criminal Offenses		% + / -
November 2024	79	-14%
November 2023	92	
YTD - 2024	645	-13%
YTD - 2023	741	

Arrests		% + / -
November 2024	29	-42%
November 2023	50	
YTD - 2024	407	14%
YTD - 2023	358	

Motor Vehicle Crashes - Aubrey

Non-Injury Crashes		% + / -
November 2024	8	14%
November 2023	7	
YTD - 2024	76	38%
YTD - 2023	55	

Injury Crashes		% + / -
November 2024	2	-50%
November 2023	4	
YTD - 2024	24	-35%
YTD - 2023	37	

Motor Vehicle Crashes - Providence Village

Non-Injury Crashes		% + / -
November 2024	6	600%
November 2023	0	
YTD - 2024	53	47%
YTD - 2023	36	

Injury Crashes		% + / -
November 2024	5	100%
November 2023	2	
YTD - 2024	25	67%
YTD - 2023	15	

Traffic Stops and Citations

Traffic Stops		% + / -
November 2024	733	45%
November 2023	507	
YTD - 2024	11,145	65%
YTD - 2023	6,760	

Warnings		% + / -
November 2024	779	72%
November 2023	453	
YTD - 2024	10,503	89%
YTD - 2023	5,550	

Total Citations		% + / -
November 2024	312	5%
November 2023	297	
YTD - 2024	5,325	50%
YTD - 2023	3,551	

Citations - Aubrey		% + / -
November 2024	172	37%
November 2023	126	
YTD - 2024	2,791	91%
YTD - 2023	1,464	

Citations - Providence Village		% + / -
November 2024	96	-9%
November 2023	105	
YTD - 2024	1,587	5%
YTD - 2023	1,513	

Citations - JP 5		% + / -
November 2024	44	-33%
November 2023	66	
YTD - 2024	947	66%
YTD - 2023	571	

Top 10 Calls			
Type of Call	Providence Village	Aubrey	Total
Suspicious Activity	36	47	83
Welfare Concern	19	24	43
Alarm	8	34	42
Disturbance	12	25	37
Traffic Crash	14	17	31
Noise Complaint	7	20	27
Theft	7	13	20
Motorist Assist	6	12	18
911 Hangup	4	13	17
Road Blockage Hazard	2	12	14

Neighborhood Safety Initiative		% + / -
November 2024	9,474	126%
November 2023	4,197	
YTD - 2024	91,542	72%
YTD - 2023	53,237	

Providence Village Data

Close Patrols - Providence Village		% + / -
November 2024	3,063	104%
November 2023	1,504	
YTD - 2024	31,958	56%
YTD - 2023	20,487	

Walk Through - Providence Village		% + / -
November 2024	90	30%
November 2023	69	
YTD - 2024	1,037	-2%
YTD - 2023	1,063	

Total - Providence Village		% + / -
November 2024	3,153	100%
November 2023	1,573	
YTD - 2024	32,995	53%
YTD - 2023	21,550	

Department Data

Percentage - Crime/Order Maintenance/Service Calls		
Top 10 Calls Total		332
Crime	20	6%
Service Calls	294	89%
Order Maintenance	18	5%
Reported Crime		0%

Authorized Strength		% + / -
Sworn - Authorized	33	97%
Sworn - Current	32	
Civilian Authorized	3	67%
Civilian - Current	2	

Criminal Investigations Statistical Data

CID Case Assignment		% + / -
November 2024	79	88%
November 2023	42	
YTD - 2024	724	70%
YTD - 2023	425	

Patrol Case Assignment		% + / -
November 2024	34	-32%
November 2023	50	
YTD - 2024	369	0%
YTD - 2023	368	

CID Arrests		% + / -
November 2024	0	
November 2023	0	
YTD - 2024	71	184%
YTD - 2023	25	

Case Status - Cleared by Arrest		% + / -
November 2024	29	-42%
November 2023	50	
YTD - 2024	435	13%
YTD - 2023	385	

Case Status - Suspended		% + / -
November 2024	33	74%
November 2023	19	
YTD - 2024	244	44%
YTD - 2023	169	

Case Status - Cleared by Exception		% + / -
November 2024	2	50%
November 2023	2	
YTD - 2024	22	100%
YTD - 2023	11	

Case Status - Unfounded		% + / -
November 2024	3	0%
November 2023	3	
YTD - 2024	46	92%
YTD - 2023	24	

Cases - Open		% + / -
Yearly Total	384	



CODE COMPLIANCE REPORT FOR NOVEMBER 2024

NOTICES GIVEN IN AUBREY

GRASS, WEEDS, & BRUSH : 0
INOPERABLE/UNLICENSED VEHICLES : 0
GENERAL NUISANCE : 0
SIGN CODE VIOLATIONS : 0
COMPLAINTS : 3

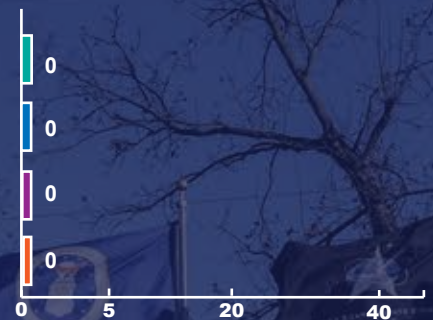
GRASS, WEED, & BRUSH VIOLATIONS
INOPERABLE UNLICENSED VEHICLES
GENERAL NUISANCE
SIGN CODE VIOLATIONS
COMPLAINTS



NOTICES GIVEN IN WINN RIDGE

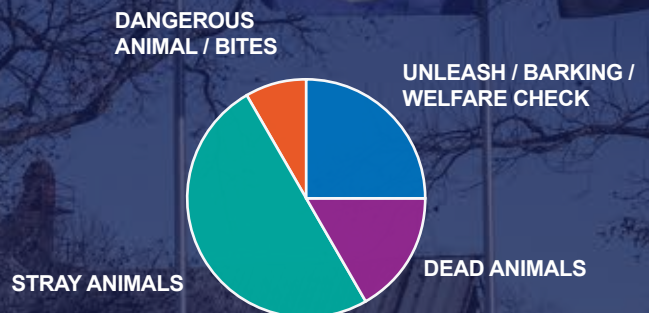
GRASS, WEEDS, & BRUSH : 0
GENERAL NUISANCE : 0
SIGN CODE VIOLATIONS : 0
COMPLAINTS : 0

GRASS, WEED, & BRUSH VIOLATIONS
GENERAL NUISANCE
SIGN CODE VIOLATIONS
COMPLAINTS



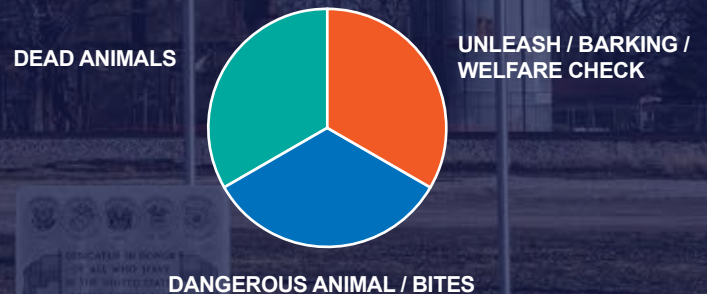
ANIMAL SERVICES IN AUBREY

UNLEASH / BARKING / WELFARE CHECK : 3
DEAD ANIMALS : 2
STRAY ANIMALS : 6
CHICKEN/FOWL : 0
DANGEROUS ANIMAL / BITES : 1
ANIMAL IN VEHICLE: 0



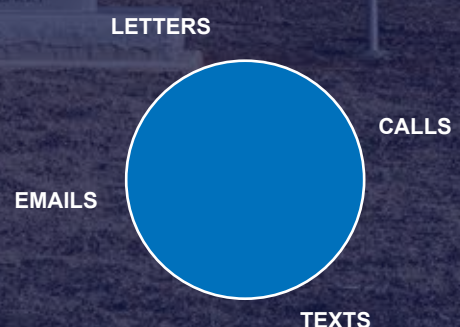
ANIMAL SERVICES IN WINN RIDGE

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



COMMUNICATION WITH THE COMMUNITY

FLYERS : 0
CALLS : 0
TEXTS : 0
EMAILS : 0
LETTERS : 0
CITATIONS : 0





Monthly Cash Activity

(Unaudited)

November 2024

FUND: ALL

DATES: 11/01/2024-11/30/2024

ACCT: ALL

TYPE: ALL CASH

ACCOUNT NO#	CHECKS	DEPOSITS	SVC CHARGE	INTEREST	MISC.	NET CHANGE	BALANCE
101-11-000-00	0.00	710,267.55	0.00	777.73	724,783.14CR	13,737.86CR	76,146.18
101-11-000-10	0.00	0.00	0.00	0.00	0.00	0.00	200.00
101-11-000-20	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-11-000-58	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-11-000-84	0.00	1,399,733.78	0.00	6,406.08	1,789,143.49CR	383,003.63CR	3,766,472.93
101-11-000-90	0.00	138,967.74	0.00	24,492.84	0.00	163,460.58	6,260,195.32
101-11-027-87	0.00	0.00	0.00	0.00	0.00	0.00	0.00
200-11-000-84	0.00	0.00	0.00	0.00	0.00	0.00	0.00
201-11-000-00	0.00	90,403.38	0.00	545.87	45,334.56CR	45,614.69	183,157.76
201-11-000-10	0.00	0.00	0.00	0.00	0.00	0.00	200.00
201-11-000-84	0.00	107,399.92	0.00	0.00	75,197.26CR	32,202.66	444,283.45
201-11-000-85	0.00	0.00	0.00	0.00	0.00	0.00	0.00
201-11-000-90	0.00	0.00	0.00	311.38	0.00	311.38	77,029.40
201-11-000-91	0.00	0.00	0.00	2,524.73	0.01CR	2,524.72	638,524.02
201-11-000-95	0.00	0.00	0.00	0.00	0.00	0.00	8,538,717.00
201-11-012-73	0.00	0.00	0.00	0.00	0.00	0.00	0.00
201-11-032-89	0.00	0.00	0.00	0.00	0.00	0.00	0.00
202-11-000-84	0.00	125,038.73	0.00	0.00	126,820.67CR	1,781.94CR	6,480,724.66CR
202-11-000-85	0.00	0.00	0.00	0.00	0.00	0.00	0.00
202-11-000-91	0.00	0.00	0.00	3,287.91	0.00	3,287.91	831,543.62
202-11-000-92	0.00	0.00	0.00	206,647.25	0.00	206,647.25	52,263,306.97
202-11-036-37	0.00	0.00	0.00	0.00	0.00	0.00	0.00
205-11-000-84	0.00	199,169.31	0.00	0.00	192,051.13CR	7,118.18	421,787.00CR
205-11-000-85	0.00	0.00	0.00	0.00	0.00	0.00	0.00
301-11-000-00	0.00	30,861.15	0.00	585.74	0.00	31,446.89	165,131.25
301-11-000-84	0.00	0.00	0.00	0.00	0.00	0.00	83,986.49
301-11-000-90	0.00	0.00	0.00	288.00	0.00	288.00	72,841.83
401-11-000-00	0.00	0.00	0.00	188.07	0.00	188.07	46,890.16
401-11-000-70	0.00	0.00	0.00	0.00	0.00	0.00	0.00
401-11-000-84	0.00	0.00	0.00	0.00	976.51	976.51	26,472.27
401-11-058-24	0.00	0.00	0.00	0.00	0.00	0.00	0.00
402-11-000-00	0.00	0.00	0.00	1,141.65	0.00	1,141.65	284,636.88
403-11-000-00	0.00	0.00	0.00	4,718.11	0.00	4,718.11	1,176,322.73
404-11-000-00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
404-11-000-50	0.00	0.00	0.00	6,958.27	0.00	6,958.27	1,759,817.92
404-11-000-60	0.00	57,422.00CR	0.00	14,454.76	0.00	42,967.24CR	3,609,691.74
404-11-000-70	0.00	419,853.92CR	0.00	8,655.43	0.00	411,198.49CR	2,065,938.81
404-11-000-90	0.00	0.00	0.00	1,320.99	0.00	1,320.99	334,095.38
405-11-000-00	0.00	238,971.00CR	0.00	1,482.21	0.00	237,488.79CR	369,546.80
405-11-000-84	0.00	238,971.00	0.00	0.00	51,461.75CR	187,509.25	851,127.48
406-11-000-00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
406-11-000-41	0.00	0.00	0.00	0.00	0.00	0.00	0.00
406-11-000-42	0.00	0.00	0.00	0.00	0.00	0.00	0.00
406-11-000-43	0.00	0.00	0.00	0.00	0.00	0.00	0.00
406-11-000-84	0.00	20,000.00	0.00	0.00	59,413.33CR	39,413.33CR	404,717.49
407-11-000-84	0.00	0.00	0.00	0.00	0.00	0.00	0.00
501-11-000-00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
501-11-000-55	0.00	481,540.44CR	0.00	3,034.62	0.00	478,505.82CR	349,435.63
501-11-000-56	0.00	0.00	0.00	0.00	0.00	0.00	0.00

ACCOUNT NO#	CHECKS	DEPOSITS	SVC CHARGE	INTEREST	MISC.	NET CHANGE	BALANCE
501-11-000-58	0.00	0.00	0.00	35.76	0.00	35.76	8,915.84
501-11-000-59	0.00	0.00	0.00	17,218.92	0.00	17,218.92	4,354,850.15
501-11-000-60	0.00	0.00	0.00	19,381.54	0.00	19,381.54	3,636,922.60CR
501-11-000-61	0.00	0.00	0.00	16,319.87	0.00	16,319.87	4,127,469.51
501-11-000-62	0.00	0.00	0.00	40,225.10	0.00	40,225.10	10,173,360.75
501-11-000-63	0.00	0.00	0.00	4,381.42	625,000.00	629,381.42	1,257,722.84
501-11-000-84	0.00	1,871,177.24	0.00	0.00	2,127,876.15CR	256,698.91CR	1,899,106.45CR
501-11-000-90	0.00	0.00	0.00	0.00	0.00	0.00	0.00
501-11-008-38	0.00	52,264.88CR	0.00	821.34	0.00	51,443.54CR	164,075.60
501-11-026-00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
601-11-000-00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
601-11-000-84	0.00	0.00	0.00	0.00	0.00	0.00	722,768.29
701-11-000-00	0.00	95,594.61	0.00	4,634.31	0.00	100,228.92	1,177,327.72
701-11-000-84	0.00	2,382.90	0.00	0.00	37,110.49CR	34,727.59CR	134,922.57CR
701-11-000-90	0.00	0.00	0.00	6,483.07	0.00	6,483.07	1,639,635.58
701-11-088-41	0.00	0.00	0.00	0.00	0.00	0.00	0.00
801-11-000-00	0.00	117,816.90	0.00	595.50	113,163.94CR	5,248.46	143,664.24
801-11-000-84	0.00	117,816.90CR	0.00	0.00	177,406.26	59,589.36	65,877.34CR
802-11-000-00	0.00	0.00	0.00	0.00	0.00	0.00	247,837.26
802-11-000-01	0.00	0.00	0.00	0.00	0.00	0.00	1,606,064.31
802-11-000-02	0.00	0.00	0.00	0.00	0.00	0.00	1,189,487.62
802-11-000-05	0.00	0.00	0.00	0.00	0.00	0.00	1,273,663.46
802-11-000-06	0.00	0.00	0.00	0.00	0.00	0.00	310,022.25
802-11-000-07	0.00	0.00	0.00	0.00	0.00	0.00	627,793.00
803-11-000-01	0.00	0.00	0.00	0.00	0.00	0.00	991,438.10
901-11-000-00	1,981,023.37CR	4,401,336.90	0.00	6,406.08	2,459,671.74CR	32,952.13CR	456,294.36
** TOTALS **	1,981,023.37CR	8,181,251.97	0.00	404,324.55	6,998,644.89CR	394,091.74CR	102,513,479.77

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

ACCOUNT	AVERAGE BALANCE
101 11-000-00	149,578.13
101 11-000-10	200.00
101 11-000-20	0.00
101 11-000-58	0.00
101 11-000-84	4,247,057.38
101 11-000-90	6,151,685.72
101 11-027-87	0.00
200 11-000-84	0.00
201 11-000-00	136,182.86
201 11-000-10	200.00
201 11-000-84	503,417.98
201 11-000-85	0.00
201 11-000-90	76,728.40
201 11-000-91	636,083.46
201 11-000-95	8,538,717.00
201 11-012-73	0.00
201 11-032-89	0.00
202 11-000-84	6,453,890.61CR
202 11-000-85	0.00
202 11-000-91	828,365.31

FUND: ALL

DATES: 11/01/2024-11/30/2024

ACCT: ALL

TYPE: ALL CASH

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

ACCOUNT	AVERAGE BALANCE
202 11-000-92	52,063,547.96
202 11-036-37	0.00
205 11-000-84	370,486.21CR
205 11-000-85	0.00
301 11-000-00	134,732.59
301 11-000-84	83,986.49
301 11-000-90	72,563.43
401 11-000-00	46,708.36
401 11-000-70	0.00
401 11-000-84	26,057.84
401 11-058-24	0.00
402 11-000-00	283,533.29
403 11-000-00	1,171,761.89
404 11-000-00	0.00
404 11-000-50	1,756,241.59
404 11-000-60	3,638,849.01
404 11-000-70	2,144,620.39
404 11-000-90	332,818.42
405 11-000-00	368,114.00
405 11-000-84	864,659.76
406 11-000-00	0.00
406 11-000-41	0.00
406 11-000-42	0.00
406 11-000-43	0.00
406 11-000-84	433,467.20
407 11-000-84	0.00
501 11-000-00	0.00
501 11-000-55	756,801.70
501 11-000-56	0.00
501 11-000-58	8,881.27
501 11-000-59	4,338,205.19
501 11-000-60	3,655,658.09CR
501 11-000-61	4,111,693.64
501 11-000-62	10,134,476.49
501 11-000-63	1,107,654.13
501 11-000-84	1,745,494.81CR
501 11-000-90	0.00
501 11-008-38	206,835.70
501 11-026-00	0.00
601 11-000-00	0.00
601 11-000-84	722,768.29
701 11-000-00	1,150,877.09
701 11-000-84	116,808.84CR
701 11-000-90	1,633,368.61
701 11-088-41	0.00
801 11-000-00	159,802.30
801 11-000-84	75,859.75CR
802 11-000-00	247,837.26
802 11-000-01	1,606,064.31

FUND: ALL

DATES: 11/01/2024-11/30/2024

ACCT: ALL

TYPE: ALL CASH

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

ACCOUNT	AVERAGE BALANCE
802 11-000-02	1,189,487.62
802 11-000-05	1,273,663.46
802 11-000-06	310,022.25
802 11-000-07	627,793.00
803 11-000-01	991,438.10
901 11-000-00	1,204,604.37

DATES: 11/01/2024-11/30/2024

		BEGINNING	TOTAL	TOTAL	ENDING	AVERAGE
		BALANCE	DEBITS	CREDITS	BALANCE	DAILY
						BALANCE
General Fund						
101-11-000-00	General Fund Cas	89,884.04	1,092,164.56	1,105,902.42CR	76,146.18	149,578.13
101-11-000-10	Cash on hand - C	200.00	0.00	0.00	200.00	200.00
101-11-000-20	EMS Federal Govt	0.00	0.00	0.00	0.00	0.00
101-11-000-58	Cash in bank - T	0.00	0.00	0.00	0.00	0.00
101-11-000-84	Claim on Cash Ge	4,149,476.56	2,000,889.07	2,383,892.70CR	3,766,472.93	4,247,057.38
101-11-000-90	Investment Accou	6,096,734.74	224,308.58	60,848.00CR	6,260,195.32	6,151,685.72
101-11-027-87	Municipal Saving	0.00	0.00	0.00	0.00	0.00
FUND 101 TOTAL		10,336,295.34	3,317,362.21	3,550,643.12CR	10,103,014.43	10,548,521.23
Utility Fund Pooled						
200-11-000-84	Water/Sewer/Tras	0.00	0.00	0.00	0.00	0.00
FUND 200 TOTAL		0.00	0.00	0.00	0.00	0.00
Water Fund						
201-11-000-00	Water Fund Cash	137,543.07	173,963.16	128,348.47CR	183,157.76	136,182.86
201-11-000-10	Cash Drawer	200.00	0.00	0.00	200.00	200.00
201-11-000-84	Claim on Cash Wa	412,080.79	243,427.58	211,224.92CR	444,283.45	503,417.98
201-11-000-85	Water Claim on O	0.00	0.00	0.00	0.00	0.00
201-11-000-90	Investment Accou	76,718.02	52,576.26	52,264.88CR	77,029.40	76,728.40
201-11-000-91	Water Impact Fee	635,999.30	2,524.73	0.01CR	638,524.02	636,083.46
201-11-000-95	Cash - CO Keenel	8,538,717.00	0.00	0.00	8,538,717.00	8,538,717.00
201-11-012-73	Cash in bank - W	0.00	0.00	0.00	0.00	0.00
201-11-032-89	Cash in bank - T	0.00	0.00	0.00	0.00	0.00
FUND 201 TOTAL		9,801,258.18	472,491.73	391,838.28CR	9,881,911.63	9,891,329.70
Sewer Fund						
202-11-000-84	Claim on Cash Se	6,478,942.72CR	126,807.31	128,589.25CR	6,480,724.66CR	6,453,890.61CR
202-11-000-85	Sewer Claim on O	0.00	0.00	0.00	0.00	0.00
202-11-000-91	Sewer Impact Fee	828,255.71	3,287.91	0.00	831,543.62	828,365.31
202-11-000-92	Utility Funding	52,056,659.72	206,647.25	0.00	52,263,306.97	52,063,547.96
202-11-036-37	Sewer Reserve ca	0.00	0.00	0.00	0.00	0.00
FUND 202 TOTAL		46,405,972.71	336,742.47	128,589.25CR	46,614,125.93	46,438,022.66
Solid Waste Fund						
205-11-000-84	Claim on Cash Ga	428,905.18CR	200,062.00	192,943.82CR	421,787.00CR	370,486.21CR
205-11-000-85	Trash Claim on O	0.00	0.00	0.00	0.00	0.00
FUND 205 TOTAL		428,905.18CR	200,062.00	192,943.82CR	421,787.00CR	370,486.21CR

DATES: 11/01/2024-11/30/2024

		BEGINNING	TOTAL	TOTAL	ENDING	AVERAGE
		BALANCE	DEBITS	CREDITS	BALANCE	DAILY
						BALANCE
Debt Service Fund						
301-11-000-00	Debt Service Cas	133,684.36	31,446.89	0.00	165,131.25	134,732.59
301-11-000-84	Claim on Cash De	83,986.49	0.00	0.00	83,986.49	83,986.49
301-11-000-90	Investment Accou	72,553.83	288.00	0.00	72,841.83	72,563.43
FUND 301 TOTAL		290,224.68	31,734.89	0.00	321,959.57	291,282.51
Special Revenue Fund						
401-11-000-00	Special Revenue	46,702.09	188.07	0.00	46,890.16	46,708.36
401-11-000-70	Cash in bnk - Ho	0.00	0.00	0.00	0.00	0.00
401-11-000-84	Claim on Cash Sp	25,495.76	976.51	0.00	26,472.27	26,057.84
401-11-058-24	Seizure Fund Cas	0.00	0.00	0.00	0.00	0.00
FUND 401 TOTAL		72,197.85	1,164.58	0.00	73,362.43	72,766.20
TIRZ Jackson Ridge						
402-11-000-00	TIRZ Cash	283,495.23	1,141.65	0.00	284,636.88	283,533.29
FUND 402 TOTAL		283,495.23	1,141.65	0.00	284,636.88	283,533.29
Impact Fees						
403-11-000-00	Impact Fees Cash	1,171,604.62	4,718.11	0.00	1,176,322.73	1,171,761.89
FUND 403 TOTAL		1,171,604.62	4,718.11	0.00	1,176,322.73	1,171,761.89
Development Fees						
404-11-000-00	Development Fees	0.00	0.00	0.00	0.00	0.00
404-11-000-50	Investment Acct-	1,752,859.65	38,458.27	31,500.00CR	1,759,817.92	1,756,241.59
404-11-000-60	Investment acct-	3,652,658.98	43,802.76	86,770.00CR	3,609,691.74	3,638,849.01
404-11-000-70	Investment Acct-	2,477,137.30	8,655.43	419,853.92CR	2,065,938.81	2,144,620.39
404-11-000-90	Investment Accou	332,774.39	123,016.99	121,696.00CR	334,095.38	332,818.42
FUND 404 TOTAL		8,215,430.32	213,933.45	659,819.92CR	7,769,543.85	7,872,529.41
Grant Fund						
405-11-000-00	Grant Fund Cash	607,035.59	1,482.21	238,971.00CR	369,546.80	368,114.00
405-11-000-84	Claim on Cash Gr	663,618.23	238,971.00	51,461.75CR	851,127.48	864,659.76
FUND 405 TOTAL		1,270,653.82	240,453.21	290,432.75CR	1,220,674.28	1,232,773.76

DATES: 11/01/2024-11/30/2024

		BEGINNING	TOTAL	TOTAL	ENDING	AVERAGE
		BALANCE	DEBITS	CREDITS	BALANCE	DAILY
						BALANCE
Holding Acct Dev Agreements						
406-11-000-00	Developer Cash H	0.00	0.00	0.00	0.00	0.00
406-11-000-41	Cash - Union Mai	0.00	0.00	0.00	0.00	0.00
406-11-000-42	Cash - Union Lif	0.00	0.00	0.00	0.00	0.00
406-11-000-43	Cash - Union ETJ	0.00	0.00	0.00	0.00	0.00
406-11-000-84	Claim on Cash Ho	444,130.82	20,000.00	59,413.33CR	404,717.49	433,467.20
FUND 406 TOTAL		444,130.82	20,000.00	59,413.33CR	404,717.49	433,467.20
Fire Dept SAFR						
407-11-000-84	Claim on Cash SA	0.00	0.00	0.00	0.00	0.00
FUND 407 TOTAL		0.00	0.00	0.00	0.00	0.00
Capital Projects Fund						
501-11-000-00	Capital Projects	0.00	0.00	0.00	0.00	0.00
501-11-000-55	Vehicle Replacem	827,941.45	3,034.62	481,540.44CR	349,435.63	756,801.70
501-11-000-56	Project 38 Fund	0.00	0.00	0.00	0.00	0.00
501-11-000-58	Cash - Tax Notes	8,880.08	35.76	0.00	8,915.84	8,881.27
501-11-000-59	Cash - CO 2022 P	4,337,631.23	17,218.92	0.00	4,354,850.15	4,338,205.19
501-11-000-60	Cash - CO 2023 K	3,656,304.14CR	19,381.54	0.00	3,636,922.60CR	3,655,658.09CR
501-11-000-61	Cash - CO 2024 S	4,111,149.64	16,319.87	0.00	4,127,469.51	4,111,693.64
501-11-000-62	ABP LLC Cash Esc	10,133,135.65	40,225.10	0.00	10,173,360.75	10,134,476.49
501-11-000-63	HPR Lennar Escro	628,341.42	629,381.42	0.00	1,257,722.84	1,107,654.13
501-11-000-84	Claim on Cash Ca	1,642,407.54CR	1,871,177.24	2,127,876.15CR	1,899,106.45CR	1,745,494.81CR
501-11-000-90	Investment Accou	0.00	0.00	0.00	0.00	0.00
501-11-008-38	Cash - Water Bon	215,519.14	821.34	52,264.88CR	164,075.60	206,835.70
501-11-026-00	Cash in LOGIC -	0.00	0.00	0.00	0.00	0.00
FUND 501 TOTAL		14,963,886.93	2,597,595.81	2,661,681.47CR	14,899,801.27	15,263,395.22
NAVO FWSD Fund						
601-11-000-00	FWSD Cash	0.00	0.00	0.00	0.00	0.00
601-11-000-84	Claim on Cash NA	722,768.29	0.00	0.00	722,768.29	722,768.29
FUND 601 TOTAL		722,768.29	0.00	0.00	722,768.29	722,768.29
MDD						
701-11-000-00	MDD Cash	1,077,098.80	101,101.82	872.90CR	1,177,327.72	1,150,877.09
701-11-000-84	Claim on Cash MD	100,194.98CR	2,476.73	37,204.32CR	134,922.57CR	116,808.84CR
701-11-000-90	Investment Accou	1,633,152.51	6,483.07	0.00	1,639,635.58	1,633,368.61
701-11-088-41	EDC cash	0.00	0.00	0.00	0.00	0.00
FUND 701 TOTAL		2,610,056.33	110,061.62	38,077.22CR	2,682,040.73	2,667,436.86

DATES: 11/01/2024-11/30/2024

		BEGINNING BALANCE	TOTAL DEBITS	TOTAL CREDITS	ENDING BALANCE	AVERAGE DAILY BALANCE
Employee Benefit Trust						
801-11-000-00	Employee Benefit	138,415.78	218,540.14	213,291.68CR	143,664.24	159,802.30
801-11-000-84	Claim on Cash EB	125,466.70CR	177,406.26	117,816.90CR	65,877.34CR	75,859.75CR
	FUND 801 TOTAL	12,949.08	395,946.40	331,108.58CR	77,786.90	83,942.55
Jackson Ridge PID						
802-11-000-00	Cash Collection	247,837.26	0.00	0.00	247,837.26	247,837.26
802-11-000-01	Cash in Wilmingt	1,606,064.31	0.00	0.00	1,606,064.31	1,606,064.31
802-11-000-02	Cash in Wilmingt	1,189,487.62	0.00	0.00	1,189,487.62	1,189,487.62
802-11-000-05	Cash in Wilmingt	1,273,663.46	0.00	0.00	1,273,663.46	1,273,663.46
802-11-000-06	Cash in Wilmingt	310,022.25	0.00	0.00	310,022.25	310,022.25
802-11-000-07	Cash in Wilmingt	627,793.00	0.00	0.00	627,793.00	627,793.00
	FUND 802 TOTAL	5,254,867.90	0.00	0.00	5,254,867.90	5,254,867.90
Winn Ridge South PID						
803-11-000-01	Cash in Wilmingt	991,438.10	0.00	0.00	991,438.10	991,438.10
	FUND 803 TOTAL	991,438.10	0.00	0.00	991,438.10	991,438.10
Pooled Cash Fund						
901-11-000-00	Pooled Cash	489,246.49	5,063,006.66	5,095,958.79CR	456,294.36	1,204,604.37
	FUND 901 TOTAL	489,246.49	5,063,006.66	5,095,958.79CR	456,294.36	1,204,604.37
	REPORT TOTALS	102,907,571.51	13,006,414.79	13,400,506.53CR	102,513,479.77	104,053,954.93
		=====	=====	=====	=====	=====

SELECTION CRITERIA

PRINT CURRENT

FUND: All
ACCOUNT TYPE: ALL CASH
TRANSACTION DATES: 11/01/2024 THRU 11/30/2024
PERIOD 13: EXCLUDE

PRINT OPTIONS

REPORT TYPE: SUMMARY
RECAP ONLY: NO
DESCRIPTIONS: NO

*** END OF REPORT ***



Revenue/Expense by Fund

(Unaudited)

November 2024

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: NOVEMBER 30TH, 2024

101-General Fund

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
<u>GENERAL REVENUE</u>						
Fines and Fees	82,000	23,883.06	10,643.14	0.00	71,356.86	12.98
Taxes	5,988,000	562,970.19	953,902.49	0.00	5,034,097.51	15.93
Grants	131,686	0.00	0.00	0.00	131,686.00	0.00
Donations	256,357	2,240.01	2,527.15	0.00	253,829.85	0.99
Charges for Services	8,804,329	799,617.36	1,435,501.08	0.00	7,368,827.92	16.30
Permits	2,648,680	149,830.20	280,362.04	0.00	2,368,317.96	10.58
Miscellaneous	847,102	50,959.98	99,892.17	0.00	747,209.83	11.79
TOTAL GENERAL REVENUE	18,758,154	1,589,500.80	2,782,828.07	0.00	15,975,325.93	14.84
TOTAL REVENUE	18,758,154	1,589,500.80	2,782,828.07	0.00	15,975,325.93	14.84
	=====	=====	=====	=====	=====	=====

EXPENSE SUMMARYAdministration

Personnel	813,050	81,916.00	117,762.16	0.00	695,287.84	14.48
Materials & Supplies	14,000	1,077.12	2,937.81	0.00	11,062.19	20.98
Repairs & Maintenance	45,044	35,619.39	38,550.15	0.00	6,493.85	85.58
Utilities	23,000	1,858.22	2,836.38	0.00	20,163.62	12.33
Contract Services	428,632	4,259.75	63,995.50	0.00	364,636.50	14.93
Fees & Other Services	196,637	12,781.71	33,115.27	0.00	163,521.73	16.84
Miscellaneous	45,000	233.05	8,078.26	0.00	36,921.74	17.95
TOTAL Administration	1,565,363	137,745.24	267,275.53	0.00	1,298,087.47	17.07

Police Department

Personnel	2,298,471	494,101.43	674,331.63	0.00	1,624,139.37	29.34
Materials & Supplies	181,140	12,244.71	31,033.62	0.00	150,106.38	17.13
Repairs & Maintenance	65,186	2,799.86	10,480.89	0.00	54,705.11	16.08
Utilities	24,583	2,809.41	6,906.36	0.00	17,676.64	28.09
Contract Services	59,121	315.00	23,783.08	0.00	35,337.92	40.23
Fees & Other Services	97,347	10,205.77	17,627.14	6,261.93	73,457.93	24.54
Public Safety	205,199	43,564.86	55,630.57	27,860.83	121,707.60	40.69
Miscellaneous	65,843	0.00	46.49	56,898.15	8,898.36	86.49
TOTAL Police Department	2,996,890	566,041.04	819,839.78	91,020.91	2,086,029.31	30.39

Fire Department

Personnel	5,318,181	721,819.25	991,929.59	0.00	4,326,251.41	18.65
Materials & Supplies	398,891	23,976.20	109,597.74	62,885.36	226,407.90	43.24
Repairs & Maintenance	507,592	643.10	36,570.60	86,956.45	384,064.95	24.34
Utilities	58,580	4,219.87	9,906.03	0.00	48,673.97	16.91
Contract Services	55,700	0.00	1,155.00	0.00	54,545.00	2.07
Fees & Other Services	162,151	2,153.43	7,624.01	0.00	154,526.99	4.70
Public Safety	90,893	0.00	12,067.34	0.00	78,825.66	13.28
Miscellaneous	0	0.00	0.00	118,760.00 (	118,760.00)	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: NOVEMBER 30TH, 2024

101-General Fund

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Debt Service	95,436	7,952.98	15,905.96	0.00	79,530.04	16.67
TOTAL Fire Department	6,687,424	760,764.83	1,184,756.27	268,601.81	5,234,065.92	21.73
AAA						
Streets Department						
Personnel	311,960	29,322.30	41,895.58	0.00	270,064.42	13.43
Materials & Supplies	29,051	1,653.47	5,500.59	0.00	23,550.41	18.93
Repairs & Maintenance	63,000	4,312.77	11,579.51	0.00	51,420.49	18.38
Utilities	38,270	2,323.28	6,625.76	0.00	31,644.24	17.31
Contract Services	20,350	0.00	0.00	0.00	20,350.00	0.00
Fees & Other Services	4,463	0.00	98.00	0.00	4,365.00	2.20
Miscellaneous	41,588	0.00	0.00	0.00	41,588.00	0.00
TOTAL Streets Department	508,682	37,611.82	65,699.44	0.00	442,982.56	12.92
Development Services						
Personnel	598,254	81,642.46	121,436.36	0.00	476,817.64	20.30
Materials & Supplies	13,600	77.05	1,615.39	0.00	11,984.61	11.88
Repairs & Maintenance	1,000	0.00	1,480.71	0.00	(480.71)	148.07
Contract Services	1,676,530	86,132.39	208,222.29	0.00	1,468,307.71	12.42
Fees & Other Services	43,960	2,437.23	5,080.36	2,112.00	36,767.64	16.36
Miscellaneous	50,000	0.00	0.00	0.00	50,000.00	0.00
TOTAL Development Services	2,383,344	170,289.13	337,835.11	2,112.00	2,043,396.89	14.26
Court						
Personnel	76,128	10,190.40	14,165.42	0.00	61,962.58	18.61
Materials & Supplies	800	61.51	159.30	0.00	640.70	19.91
Contract Services	27,900	1,400.00	2,800.00	0.00	25,100.00	10.04
Fees & Other Services	5,685	0.00	5,445.97	0.00	239.03	95.80
TOTAL Court	110,513	11,651.91	22,570.69	0.00	87,942.31	20.42
Parks & Recreation						
Personnel	213,066	32,826.57	50,040.09	0.00	163,025.91	23.49
Materials & Supplies	11,300	446.84	1,794.30	0.00	9,505.70	15.88
Repairs & Maintenance	30,000	121.23	1,886.89	0.00	28,113.11	6.29
Utilities	3,500	641.06	1,097.89	0.00	2,402.11	31.37
Fees & Other Services	8,370	0.00	150.00	0.00	8,220.00	1.79
Miscellaneous	160,000	3,479.44	30,753.52	0.00	129,246.48	19.22
TOTAL Parks & Recreation	426,236	37,515.14	85,722.69	0.00	340,513.31	20.11
Library						
Personnel	263,466	43,615.21	60,783.66	0.00	202,682.34	23.07
Materials & Supplies	55,060	1,652.26	10,383.36	1,533.86	43,142.78	21.64
Repairs & Maintenance	68,000	1,519.50	1,847.00	0.00	66,153.00	2.72
Utilities	20,974	1,853.60	3,826.07	0.00	17,147.93	18.24
Contract Services	1,800	0.00	150.00	0.00	1,650.00	8.33
Fees & Other Services	33,352	919.89	4,318.79	0.00	29,033.21	12.95
Miscellaneous	25,662	0.00	1,586.22	0.00	24,075.78	6.18
TOTAL Library	468,314	49,560.46	82,895.10	1,533.86	383,885.04	18.03

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

101-General Fund
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Providence Village PD						
Personnel	896,282	0.00	0.00	0.00	896,282.00	0.00
Materials & Supplies	85,040	0.00	0.00	0.00	85,040.00	0.00
Repairs & Maintenance	20,773	0.00	0.00	0.00	20,773.00	0.00
Utilities	5,655	0.00	0.00	0.00	5,655.00	0.00
Contract Services	3,300	0.00	0.00	0.00	3,300.00	0.00
Fees & Other Services	59,411	0.00	0.00	0.00	59,411.00	0.00
Public Safety	<u>53,566</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>53,566.00</u>	<u>0.00</u>
TOTAL Providence Village PD	1,124,027	0.00	0.00	0.00	1,124,027.00	0.00
Fleet						
HR						
Personnel	0	16,231.96	23,124.62	0.00 (	23,124.62)	0.00
Contract Services	0	273.00	2,610.50	0.00 (	2,610.50)	0.00
Miscellaneous	<u>0</u>	<u>4,418.70</u>	<u>4,418.70</u>	<u>0.00 (</u>	<u>4,418.70)</u>	<u>0.00</u>
TOTAL HR	<u>0</u>	<u>20,923.66</u>	<u>30,153.82</u>	<u>0.00 (</u>	<u>30,153.82)</u>	<u>0.00</u>
TOTAL EXPENSES	16,270,793	1,792,103.23	2,896,748.43	363,268.58	13,010,775.99	20.04
	=====	=====	=====	=====	=====	=====
REVENUE OVER/(UNDER) EXPENSES	2,487,361 (	202,602.43) (	113,920.36) (	363,268.58)	2,964,549.94	19.18-

101-General Fund

% OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Fines and Fees</u>						
101-4000-01-4363 Code Enforcement Citati	0	248.17	248.17	0.00 (	248.17)	0.00
101-4000-01-4400 Fines and fees	80,000	23,384.89	9,844.97	0.00	70,155.03	12.31
101-4000-01-4410 Warrant Income	<u>2,000</u>	<u>250.00</u>	<u>550.00</u>	<u>0.00</u>	<u>1,450.00</u>	<u>27.50</u>
TOTAL Fines and Fees	82,000	23,883.06	10,643.14	0.00	71,356.86	12.98
<u>Taxes</u>						
101-4000-02-4100 Property Taxes	2,380,000	66,586.11	118,116.53	0.00	2,261,883.47	4.96
101-4000-02-4130 Sales Taxes	2,300,000	228,253.19	427,606.59	0.00	1,872,393.41	18.59
101-4000-02-4140 Franchise Tax-Electric	300,000	0.00	107,857.21	0.00	192,142.79	35.95
101-4000-02-4141 Franchise Tax-Gas	12,000	0.00	0.00	0.00	12,000.00	0.00
101-4000-02-4142 Franchise Tax-Telephone	4,000	835.76	934.62	0.00	3,065.38	23.37
101-4000-02-4143 Franchise Tax-Cable TV	12,000	0.00	1,944.23	0.00	10,055.77	16.20
101-4000-02-4144 Franchise Tax-Water	700,000	267,295.13	267,295.13	0.00	432,704.87	38.19
101-4000-02-4146 Franchise Tax-Garbage	<u>280,000</u>	<u>0.00</u>	<u>30,148.18</u>	<u>0.00</u>	<u>249,851.82</u>	<u>10.77</u>
TOTAL Taxes	5,988,000	562,970.19	953,902.49	0.00	5,034,097.51	15.93
<u>Grants</u>						
101-4000-03-4391 Grants - Police	<u>131,686</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>131,686.00</u>	<u>0.00</u>
TOTAL Grants	131,686	0.00	0.00	0.00	131,686.00	0.00
<u>Donations</u>						
101-4000-04-4390 Donations-Police	0	1,000.00	1,000.00	0.00 (	1,000.00)	0.00
101-4000-04-4392 Donations-Fire	250,357	1,000.00	1,000.00	0.00	249,357.00	0.40
101-4000-04-4393 Donations-Library	<u>6,000</u>	<u>240.01</u>	<u>527.15</u>	<u>0.00</u>	<u>5,472.85</u>	<u>8.79</u>
TOTAL Donations	256,357	2,240.01	2,527.15	0.00	253,829.85	0.99
<u>Charges for Services</u>						
101-4000-06-4104 Aspen Meadow Police	97,000	3,712.26	8,392.26	0.00	88,607.74	8.65
101-4000-06-4312 DC FWSD # 8A	0	26,637.30	26,637.30	0.00 (	26,637.30)	0.00
101-4000-06-4314 DC FWSD # 8B	0	13,735.67	27,471.34	0.00 (	27,471.34)	0.00
101-4000-06-4316 Providence Village WCID	0	48,182.69	96,365.38	0.00 (	96,365.38)	0.00
101-4000-06-4320 DC FWSD # 11A	0	24,278.39	48,556.78	0.00 (	48,556.78)	0.00
101-4000-06-4321 DC FWSD # 11B	0	19,158.36	38,316.72	0.00 (	38,316.72)	0.00
101-4000-06-4323 DC FWSD #11C	0	16,336.62	16,336.62	0.00 (	16,336.62)	0.00
101-4000-06-4370 DC FWSD Total Revenue	2,180,000	0.00	0.00	0.00	2,180,000.00	0.00
101-4000-06-4401 Providence Village Poli	1,274,388	83,091.32	166,182.64	0.00	1,108,205.36	13.04
101-4000-06-4402 Silverado Police	825,000	39,337.08	133,597.08	0.00	691,402.92	16.19
101-4000-06-4403 Sandbrock Police	350,000	59,154.49	59,154.49	0.00	290,845.51	16.90
101-4000-06-4404 DISD SRO	108,000	115,018.15	115,018.15	0.00 (	7,018.15)	106.50
101-4000-06-4420 Accident Reports	500	90.00	144.00	0.00	356.00	28.80
101-4000-06-4480 Library fines & fees	500	10.00	23.99	0.00	476.01	4.80
101-4000-06-4481 Public Services - copie	1,500	391.15	589.85	0.00	910.15	39.32
101-4000-06-4482 Denton Co Library Pledg	22,500	0.00	0.00	0.00	22,500.00	0.00
101-4000-06-4483 Krugerville Library ILA	5,000	0.00	0.00	0.00	5,000.00	0.00
101-4000-06-4484 Cross Roads Library ILA	5,000	0.00	0.00	0.00	5,000.00	0.00
101-4000-06-4485 Providence Village Libr	32,500	0.00	0.00	0.00	32,500.00	0.00
101-4000-06-4486 Silverado Library Fee	11,240	0.00	0.00	0.00	11,240.00	0.00

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

101-General Fund

% OF YEAR COMPLETED: 16.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
101-4000-06-4501 Community Building rent	2,000	200.00	950.00	0.00	1,050.00	47.50
101-4000-06-4730 Denton County Pledge Fi	10,000	0.00	0.00	0.00	10,000.00	0.00
101-4000-06-4732 Denton Co Medic	385,882	0.00	0.00	0.00	385,882.00	0.00
101-4000-06-4735 Denton Co Fire Runs	800,000	77,000.00	154,000.00	0.00	646,000.00	19.25
101-4000-06-4741 Krugerville ILA Fire	165,000	0.00	0.00	0.00	165,000.00	0.00
101-4000-06-4742 Silverado Fire	900,000	49,197.61	143,457.61	0.00	756,542.39	15.94
101-4000-06-4744 Sandbrock Fire	250,000	29,166.60	29,166.60	0.00	220,833.40	11.67
101-4000-06-4745 Aspen Meadow Fire	110,000	4,655.32	14,015.32	0.00	95,984.68	12.74
101-4000-06-4746 Oak Point ILA EMS	50,469	27,143.00	27,143.00	0.00	23,326.00	53.78
101-4000-06-4748 Krugerville ILA EMS	17,850	0.00	0.00	0.00	17,850.00	0.00
101-4000-06-4749 Insurance Billing EMS	1,200,000	163,121.35	329,981.95	0.00	870,018.05	27.50
TOTAL Charges for Services	8,804,329	799,617.36	1,435,501.08	0.00	7,368,827.92	16.30
Permits						
101-4000-07-4200 Building Permits	1,100,000	58,855.85	111,030.85	0.00	988,969.15	10.09
101-4000-07-4210 Plan Review fees	1,300,000	79,713.35	145,100.19	0.00	1,154,899.81	11.16
101-4000-07-4220 Inspection fees	225,000	7,511.00	19,316.00	0.00	205,684.00	8.58
101-4000-07-4250 Contractor registration	4,000	715.00	1,320.00	0.00	2,680.00	33.00
101-4000-07-4260 Other Permit fee	3,000	35.00	545.00	0.00	2,455.00	18.17
101-4000-07-4290 Health Permits	15,000	2,800.00	2,800.00	0.00	12,200.00	18.67
101-4000-07-4310 Demolition Permits	0	150.00	150.00	0.00 (	150.00)	0.00
101-4000-07-4320 Sign Permit	1,200	50.00	100.00	0.00	1,100.00	8.33
101-4000-07-4330 Solicitation permit	360	0.00	0.00	0.00	360.00	0.00
101-4000-07-4350 Alcohol Permit	120	0.00	0.00	0.00	120.00	0.00
TOTAL Permits	2,648,680	149,830.20	280,362.04	0.00	2,368,317.96	10.58
Miscellaneous						
101-4000-09-4430 All Admin Fees	185,000	13,253.33	26,506.66	0.00	158,493.34	14.33
101-4000-09-4435 City Event Fees	80,000	6,030.00	7,175.53	0.00	72,824.47	8.97
101-4000-09-4500 Interest Income	400,000	31,676.65	64,144.38	0.00	335,855.62	16.04
101-4000-09-4540 Other Income	426	0.00	2,065.60	0.00 (	1,639.60)	484.88
101-4000-09-4550 Gain on sale of assets	18,605	0.00	0.00	0.00	18,605.00	0.00
101-4000-09-4800 Insurance Proceeds	63,071	0.00	0.00	0.00	63,071.00	0.00
101-4000-09-5630 DC SRO Reimbursement	100,000	0.00	0.00	0.00	100,000.00	0.00
TOTAL Miscellaneous	847,102	50,959.98	99,892.17	0.00	747,209.83	11.79
Contingency/FB						
TOTAL REVENUE	18,758,154	1,589,500.80	2,782,828.07	0.00	15,975,325.93	14.84

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

101-General Fund

DEPARTMENT - Administration

% OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Personnel</u>						
101-5101-01-5101 Salaries	675,000	66,998.87	87,092.98	0.00	587,907.02	12.90
101-5101-01-5105 Overtime	2,500	1,651.00	2,437.19	0.00	62.81	97.49
101-5101-01-5106 Longevity	1,950	1,200.00	1,200.00	0.00	750.00	61.54
101-5101-01-5107 Retirement - TMRS	42,500	4,540.23	7,666.26	0.00	34,833.74	18.04
101-5101-01-5108 Payroll Tax Expense (me	9,600	979.15	1,651.60	0.00	7,948.40	17.20
101-5101-01-5109 Group Health Insurance	65,000	6,546.75	15,847.70	0.00	49,152.30	24.38
101-5101-01-5110 Workers Comp TML	1,500	0.00	0.00	0.00	1,500.00	0.00
101-5101-01-5621 Travel & Training	15,000	0.00	1,866.43	0.00	13,133.57	12.44
TOTAL Personnel	813,050	81,916.00	117,762.16	0.00	695,287.84	14.48
<u>Capital</u>						
<u>Materials & Supplies</u>						
101-5101-03-5050 Office Supplies	12,000	1,025.74	2,314.17	0.00	9,685.83	19.28
101-5101-03-5081 Uniforms	0	249.99	249.99	0.00	(249.99)	0.00
101-5101-03-5090 Postage	2,000	(198.61)	373.65	0.00	1,626.35	18.68
TOTAL Materials & Supplies	14,000	1,077.12	2,937.81	0.00	11,062.19	20.98
<u>Repairs & Maintenance</u>						
101-5101-04-5120 Building Maintenance	41,544	35,456.50	38,255.59	0.00	3,288.41	92.08
101-5101-04-5121 Equipment Maintenance	1,500	0.00	0.00	0.00	1,500.00	0.00
101-5101-04-5122 Vehicle Maintenance	2,000	162.89	294.56	0.00	1,705.44	14.73
TOTAL Repairs & Maintenance	45,044	35,619.39	38,550.15	0.00	6,493.85	85.58
<u>Utilities</u>						
101-5101-05-5616 Utilities -Electricity	8,000	148.67	336.03	0.00	7,663.97	4.20
101-5101-05-5617 Utilities -Gas	2,500	91.07	179.68	0.00	2,320.32	7.19
101-5101-05-5618 Utilities -Telephone	8,500	1,323.13	2,025.32	0.00	6,474.68	23.83
101-5101-05-5619 Utilities -Water/Sewer	4,000	295.35	295.35	0.00	3,704.65	7.38
TOTAL Utilities	23,000	1,858.22	2,836.38	0.00	20,163.62	12.33
<u>Contract Services</u>						
101-5101-06-5060 Election Services	132	0.00	0.00	0.00	132.00	0.00
101-5101-06-5230 Contract Labor	3,000	0.00	55.00	0.00	2,945.00	1.83
101-5101-06-5240 Drug testing/background	1,500	0.00	0.00	0.00	1,500.00	0.00
101-5101-06-5300 Benefits Administration	20,000	2,170.00	4,340.00	0.00	15,660.00	21.70
101-5101-06-5620 Legal & Professional	400,000	2,089.75	59,428.50	0.00	340,571.50	14.86
101-5101-06-5685 Storage Building	4,000	0.00	172.00	0.00	3,828.00	4.30
TOTAL Contract Services	428,632	4,259.75	63,995.50	0.00	364,636.50	14.93
<u>Fees & Other Services</u>						
101-5101-07-5150 Printing	12,200	0.00	1,295.00	0.00	10,905.00	10.61
101-5101-07-5190 Insurance - TML	6,000	0.00	0.00	0.00	6,000.00	0.00
101-5101-07-5220 Advertising & Notices	5,300	0.00	1,571.94	0.00	3,728.06	29.66
101-5101-07-5260 Dues and Membership	8,000	0.00	1,253.70	0.00	6,746.30	15.67
101-5101-07-5280 Copier Maintenance cont	9,000	811.40	1,549.80	0.00	7,450.20	17.22
101-5101-07-5310 Tax Assessor/Collector	3,000	0.00	0.00	0.00	3,000.00	0.00

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

101-General Fund

DEPARTMENT - Administration

% OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
101-5101-07-5320 Appraisal District Fees	31,165	0.00	213.50	0.00	30,951.50	0.69
101-5101-07-5540 Bond Insurance	1,407	0.00	0.00	0.00	1,407.00	0.00
101-5101-07-5665 Technology	115,000	11,970.31	27,236.85	0.00	87,763.15	23.68
101-5101-07-5666 Bank Fees	<u>5,565</u>	<u>0.00</u>	<u>(5.52)</u>	<u>0.00</u>	<u>5,570.52</u>	<u>0.10-</u>
TOTAL Fees & Other Services	196,637	12,781.71	33,115.27	0.00	163,521.73	16.84
<u>Miscellaneous</u>						
101-5101-09-5130 Community Development	25,000	378.00	5,390.09	0.00	19,609.91	21.56
101-5101-09-5131 Meetings	5,000	(144.95)	1,992.04	0.00	3,007.96	39.84
101-5101-09-5132 Employee Appreciation	15,000	0.00	321.30	0.00	14,678.70	2.14
101-5101-09-5133 Marketing & Promotions	0	0.00	289.83	0.00	(289.83)	0.00
101-5101-09-5140 Miscellaneous	<u>0</u>	<u>0.00</u>	<u>85.00</u>	<u>0.00</u>	<u>(85.00)</u>	<u>0.00</u>
TOTAL Miscellaneous	45,000	233.05	8,078.26	0.00	36,921.74	17.95
<u>Debt Service</u>						
TOTAL Administration	1,565,363	137,745.24	267,275.53	0.00	1,298,087.47	17.07

101-General Fund

DEPARTMENT - Police Department

% OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Personnel</u>						
101-5102-01-5101 Salaries	1,792,391	389,944.74	483,131.84	0.00	1,309,259.16	26.95
101-5102-01-5105 Overtime	50,127	23,294.43	37,666.67	0.00	12,460.33	75.14
101-5102-01-5106 Longevity	1,375	4,350.00	4,350.00	0.00	(2,975.00)	316.36
101-5102-01-5107 Retirement - TMRS	119,839	27,143.40	42,373.17	0.00	77,465.83	35.36
101-5102-01-5108 Payroll Tax Expense (me	28,597	5,881.60	9,164.42	0.00	19,432.58	32.05
101-5102-01-5109 Group Health Insurance	219,492	42,165.93	88,315.27	0.00	131,176.73	40.24
101-5102-01-5110 Workers Comp TML	60,045	0.00	0.00	0.00	60,045.00	0.00
101-5102-01-5621 Travel & Training	26,605	1,321.33	9,330.26	0.00	17,274.74	35.07
TOTAL Personnel	2,298,471	494,101.43	674,331.63	0.00	1,624,139.37	29.34
<u>Materials & Supplies</u>						
101-5102-03-5050 Office Supplies	9,212	39.99	695.04	0.00	8,516.96	7.54
101-5102-03-5051 Printing	2,500	0.00	0.00	0.00	2,500.00	0.00
101-5102-03-5080 Gas & Oil	129,000	11,624.46	22,903.11	0.00	106,096.89	17.75
101-5102-03-5081 Uniforms	25,804	531.76	7,342.81	0.00	18,461.19	28.46
101-5102-03-5082 Ballistic Vests	14,124	0.00	0.00	0.00	14,124.00	0.00
101-5102-03-5090 Postage	500	48.50	92.66	0.00	407.34	18.53
TOTAL Materials & Supplies	181,140	12,244.71	31,033.62	0.00	150,106.38	17.13
<u>Repairs & Maintenance</u>						
101-5102-04-5120 Building Maintenance	8,000	538.50	1,256.80	0.00	6,743.20	15.71
101-5102-04-5121 Equipment Maintenance	2,000	209.40	418.80	0.00	1,581.20	20.94
101-5102-04-5122 Vehicle Maintenance	55,186	2,051.96	8,805.29	0.00	46,380.71	15.96
TOTAL Repairs & Maintenance	65,186	2,799.86	10,480.89	0.00	54,705.11	16.08
<u>Utilities</u>						
101-5102-05-5616 Utilities -Electricity	3,500	0.00	288.01	0.00	3,211.99	8.23
101-5102-05-5618 Utilities -Telephone	18,883	2,705.35	6,514.29	0.00	12,368.71	34.50
101-5102-05-5619 Utilities -Water/Sewer	2,200	104.06	104.06	0.00	2,095.94	4.73
TOTAL Utilities	24,583	2,809.41	6,906.36	0.00	17,676.64	28.09
<u>Contract Services</u>						
101-5102-06-5240 Drug testing/background	2,700	0.00	0.00	0.00	2,700.00	0.00
101-5102-06-5610 Power DMS	25,371	0.00	22,273.08	0.00	3,097.92	87.79
101-5102-06-5620 Legal and Professional	3,000	0.00	0.00	0.00	3,000.00	0.00
101-5102-06-5621 Childrens' Advocacy Cen	3,500	0.00	0.00	0.00	3,500.00	0.00
101-5102-06-5685 Storage Building - Wils	540	0.00	0.00	0.00	540.00	0.00
101-5102-06-5690 Forensic Testing	24,010	315.00	1,510.00	0.00	22,500.00	6.29
TOTAL Contract Services	59,121	315.00	23,783.08	0.00	35,337.92	40.23
<u>Fees & Other Services</u>						
101-5102-07-5190 Insurance - TML	28,500	0.00	0.00	0.00	28,500.00	0.00
101-5102-07-5220 Advertising & Notices	300	0.00	0.00	0.00	300.00	0.00
101-5102-07-5260 Dues and Memberships	2,000	0.00	430.20	0.00	1,569.80	21.51
101-5102-07-5280 Maintenance contracts	50,000	6,622.44	8,486.38	0.00	41,513.62	16.97
101-5102-07-5660 Administration Fee	0	3,583.33	7,166.66	0.00	(7,166.66)	0.00
101-5102-07-5665 Technology	16,547	0.00	1,543.90	6,261.93	8,741.17	47.17
TOTAL Fees & Other Services	97,347	10,205.77	17,627.14	6,261.93	73,457.93	24.54

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

101-General Fund

DEPARTMENT - Police Department

% OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Public Safety</u>						
101-5102-08-5070 Police Supplies	13,810	3,109.67	4,795.27	0.00	9,014.73	34.72
101-5102-08-5071 Communications Supplies	24,683	0.00	0.00	0.00	24,683.00	0.00
101-5102-08-5072 Promotional Supplies	5,840	0.00	2,280.65	0.00	3,559.35	39.05
101-5102-08-5625 Ammo/Firearms/Safety Eq	62,149	4,455.19	4,374.65	27,860.83	29,913.52	51.87
101-5102-08-5626 Taser 7 Lease	5,731	0.00	0.00	0.00	5,731.00	0.00
101-5102-08-5686 Flock Cameras	43,700	36,000.00	39,500.00	0.00	4,200.00	90.39
101-5102-08-5687 Denton Cty Communicatio	<u>49,286</u>	<u>0.00</u>	<u>4,680.00</u>	<u>0.00</u>	<u>44,606.00</u>	<u>9.50</u>
TOTAL Public Safety	205,199	43,564.86	55,630.57	27,860.83	121,707.60	40.69
<u>Miscellaneous</u>						
101-5102-09-5131 Meetings	0	0.00	46.49	0.00 (	46.49)	0.00
101-5102-09-5633 Capital - vehicles	0	0.00	0.00	56,898.15 (	56,898.15)	0.00
101-5102-09-5685 Capital - equipment	<u>65,843</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>65,843.00</u>	<u>0.00</u>
TOTAL Miscellaneous	65,843	0.00	46.49	56,898.15	8,898.36	86.49
<u>Debt Service</u>						
TOTAL Police Department	2,996,890	566,041.04	819,839.78	91,020.91	2,086,029.31	30.39

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: NOVEMBER 30TH, 2024

101-General Fund

DEPARTMENT - Fire Department

% OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Personnel</u>						
101-5103-01-5101 Salaries	3,831,375	532,248.29	646,402.13	0.00	3,184,972.87	16.87
101-5103-01-5105 Overtime	490,375	79,352.53	128,828.59	0.00	361,546.41	26.27
101-5103-01-5106 Longevity	7,850	9,400.00	9,400.00	0.00	(1,550.00)	119.75
101-5103-01-5107 Retirement - TMRS	282,724	39,059.85	60,776.40	0.00	221,947.60	21.50
101-5103-01-5108 Payroll Tax Expense (me	63,069	8,765.33	13,459.35	0.00	49,609.65	21.34
101-5103-01-5109 Group Health Insurance	459,888	52,139.96	125,035.26	0.00	334,852.74	27.19
101-5103-01-5110 Workers Comp TML	118,800	0.00	0.00	0.00	118,800.00	0.00
101-5103-01-5621 Travel/Training	64,100	853.29	8,027.86	0.00	56,072.14	12.52
TOTAL Personnel	5,318,181	721,819.25	991,929.59	0.00	4,326,251.41	18.65
<u>Materials & Supplies</u>						
101-5103-03-5080 Gas & Oil	109,800	7,298.52	14,865.85	0.00	94,934.15	13.54
101-5103-03-5081 Uniforms	114,091	233.00	8,421.66	60,145.21	45,524.13	60.10
101-5103-03-5090 Postage	300	0.00	0.00	0.00	300.00	0.00
101-5103-03-5150 Office Supplies	14,700	0.00	213.94	0.00	14,486.06	1.46
101-5103-03-5155 Supplies - Medic	160,000	16,444.68	86,096.29	2,740.15	71,163.56	55.52
TOTAL Materials & Supplies	398,891	23,976.20	109,597.74	62,885.36	226,407.90	43.24
<u>Repairs & Maintenance</u>						
101-5103-04-5120 Building Maintenance	71,000	511.00	4,443.74	24,217.45	42,338.81	40.37
101-5103-04-5121 Equipment Maintenance	302,592	0.00	8,372.98	62,739.00	231,480.02	23.50
101-5103-04-5122 Vehicle Maintenance	134,000	132.10	23,753.88	0.00	110,246.12	17.73
TOTAL Repairs & Maintenance	507,592	643.10	36,570.60	86,956.45	384,064.95	24.34
<u>Utilities</u>						
101-5103-05-5616 Utilities -Electricity	16,000	975.84	4,719.73	0.00	11,280.27	29.50
101-5103-05-5617 Utilities -Gas	6,900	71.51	133.58	0.00	6,766.42	1.94
101-5103-05-5618 Utilities -Telephone	25,980	2,345.36	3,861.61	0.00	22,118.39	14.86
101-5103-05-5619 Utilities -Water/Sewer	7,600	666.17	869.13	0.00	6,730.87	11.44
101-5103-05-5620 Direct TV Navo	2,100	160.99	321.98	0.00	1,778.02	15.33
TOTAL Utilities	58,580	4,219.87	9,906.03	0.00	48,673.97	16.91
<u>Contract Services</u>						
101-5103-06-5240 Drug testing/background	2,100	0.00	0.00	0.00	2,100.00	0.00
101-5103-06-5620 Legal and Professional	53,000	0.00	1,155.00	0.00	51,845.00	2.18
101-5103-06-5658 Fire Extinguishers	600	0.00	0.00	0.00	600.00	0.00
TOTAL Contract Services	55,700	0.00	1,155.00	0.00	54,545.00	2.07
<u>Fees & Other Services</u>						
101-5103-07-5190 Insurance - TML	77,751	0.00	0.00	0.00	77,751.00	0.00
101-5103-07-5260 Dues and Memberships	12,400	583.65	4,254.46	0.00	8,145.54	34.31
101-5103-07-5280 Copier Maintenance Cont	2,000	140.00	280.00	0.00	1,720.00	14.00
101-5103-07-5660 Admin Fee Navo	30,000	0.00	0.00	0.00	30,000.00	0.00
101-5103-07-5665 Technology	40,000	1,429.78	3,089.55	0.00	36,910.45	7.72
TOTAL Fees & Other Services	162,151	2,153.43	7,624.01	0.00	154,526.99	4.70

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

101-General Fund

DEPARTMENT - Fire Department

% OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Public Safety</u>						
101-5103-08-5070 Firefighting Supplies	35,000	0.00	8,251.34	0.00	26,748.66	23.58
101-5103-08-5687 Denton Cty Communicatio	55,893	0.00	3,816.00	0.00	52,077.00	6.83
TOTAL Public Safety	90,893	0.00	12,067.34	0.00	78,825.66	13.28
<u>Miscellaneous</u>						
101-5103-09-5633 Capital - vehicles	0	0.00	0.00	118,760.00	(118,760.00)	0.00
TOTAL Miscellaneous	0	0.00	0.00	118,760.00	(118,760.00)	0.00
<u>Debt Service</u>						
101-5103-98-5693 Capital Lease - '18 Pir	95,436	7,952.98	15,905.96	0.00	79,530.04	16.67
TOTAL Debt Service	95,436	7,952.98	15,905.96	0.00	79,530.04	16.67
TOTAL Fire Department	6,687,424	760,764.83	1,184,756.27	268,601.81	5,234,065.92	21.73

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

101-General Fund
DEPARTMENT - AAA

% OF YEAR COMPLETED: 16.67

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

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: NOVEMBER 30TH, 2024

101-General Fund

DEPARTMENT - Streets Department

% OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Personnel</u>						
101-5105-01-5101 Salaries	235,796	21,908.03	27,768.54	0.00	208,027.46	11.78
101-5105-01-5105 Overtime	6,000	619.11	1,741.00	0.00	4,259.00	29.02
101-5105-01-5106 Longevity	1,050	1,000.00	1,000.00	0.00	50.00	95.24
101-5105-01-5107 Retirement - TMRS	15,785	1,529.25	2,529.69	0.00	13,255.31	16.03
101-5105-01-5108 Payroll Tax Expense (me	3,521	337.86	559.06	0.00	2,961.94	15.88
101-5105-01-5109 Group Health Insurance	41,808	3,928.05	8,046.75	0.00	33,761.25	19.25
101-5105-01-5110 Workers Comp TML	3,000	0.00	0.00	0.00	3,000.00	0.00
101-5105-01-5121 Travel & Training	5,000	0.00	250.54	0.00	4,749.46	5.01
TOTAL Personnel	311,960	29,322.30	41,895.58	0.00	270,064.42	13.43
<u>Materials & Supplies</u>						
101-5105-03-5050 Office Supplies	2,000	191.46	1,413.40	0.00	586.60	70.67
101-5105-03-5080 Gas & Oil	8,251	441.00	919.94	0.00	7,331.06	11.15
101-5105-03-5081 Uniforms	2,000	300.75	1,317.51	0.00	682.49	65.88
101-5105-03-5607 Rock, Sand and Gravel	8,800	0.00	225.68	0.00	8,574.32	2.56
101-5105-03-5608 Chemicals Purchased	4,000	0.00	0.00	0.00	4,000.00	0.00
101-5105-03-5630 Tools	4,000	720.26	1,624.06	0.00	2,375.94	40.60
TOTAL Materials & Supplies	29,051	1,653.47	5,500.59	0.00	23,550.41	18.93
<u>Repairs & Maintenance</u>						
101-5105-04-5121 Equipment Maintenance	10,000	0.00	441.98	0.00	9,558.02	4.42
101-5105-04-5122 Vehicle Maintenance	0	980.98	6,382.23	0.00	6,382.23	0.00
101-5105-04-5609 Street Signs	45,000	2,922.50	2,922.50	0.00	42,077.50	6.49
101-5105-04-5629 Street maintenance	8,000	409.29	1,832.80	0.00	6,167.20	22.91
TOTAL Repairs & Maintenance	63,000	4,312.77	11,579.51	0.00	51,420.49	18.38
<u>Utilities</u>						
101-5105-05-5616 Utilities - Electricity	38,270	2,323.28	6,625.76	0.00	31,644.24	17.31
TOTAL Utilities	38,270	2,323.28	6,625.76	0.00	31,644.24	17.31
<u>Contract Services</u>						
101-5105-06-5240 Drug testing/background	350	0.00	0.00	0.00	350.00	0.00
101-5105-06-5620 Legal and Professional	20,000	0.00	0.00	0.00	20,000.00	0.00
TOTAL Contract Services	20,350	0.00	0.00	0.00	20,350.00	0.00
<u>Fees & Other Services</u>						
101-5105-07-5190 Insurance - TML	1,563	0.00	0.00	0.00	1,563.00	0.00
101-5105-07-5220 Advertising & Public No	250	0.00	0.00	0.00	250.00	0.00
101-5105-07-5260 Dues and Memberships	650	0.00	98.00	0.00	552.00	15.08
101-5105-07-5665 Technology	2,000	0.00	0.00	0.00	2,000.00	0.00
TOTAL Fees & Other Services	4,463	0.00	98.00	0.00	4,365.00	2.20
<u>Miscellaneous</u>						
101-5105-09-5685 Capital - equipment	26,588	0.00	0.00	0.00	26,588.00	0.00
101-5105-09-5689 Capital - streets	15,000	0.00	0.00	0.00	15,000.00	0.00
TOTAL Miscellaneous	41,588	0.00	0.00	0.00	41,588.00	0.00
TOTAL Streets Department	508,682	37,611.82	65,699.44	0.00	442,982.56	12.92

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: NOVEMBER 30TH, 2024

101-General Fund

DEPARTMENT - Development Services

% OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Personnel</u>						
101-5107-01-5101 Salaries	481,829	63,356.16	84,594.07	0.00	397,234.93	17.56
101-5107-01-5105 Overtime	4,000	607.20	2,732.10	0.00	1,267.90	68.30
101-5107-01-5106 Longevity	250	650.00	650.00	0.00	(400.00)	260.00
101-5107-01-5107 Retirement - TMRS	25,000	4,199.88	7,026.09	0.00	17,973.91	28.10
101-5107-01-5108 Payroll Tax Expense (me	6,000	900.69	1,512.44	0.00	4,487.56	25.21
101-5107-01-5109 Group Health Insurance	60,000	9,593.98	20,951.64	0.00	39,048.36	34.92
101-5107-01-5110 Workers Comp TML	16,000	0.00	0.00	0.00	16,000.00	0.00
101-5107-01-5621 Travel/Training	5,175	2,334.55	3,970.02	0.00	1,204.98	76.72
TOTAL Personnel	598,254	81,642.46	121,436.36	0.00	476,817.64	20.30
<u>Materials & Supplies</u>						
101-5107-03-5050 Office Supplies	7,000	0.00	1,433.01	0.00	5,566.99	20.47
101-5107-03-5080 Gas & Oil	3,000	77.05	171.00	0.00	2,829.00	5.70
101-5107-03-5081 Uniforms	600	0.00	0.00	0.00	600.00	0.00
101-5107-03-5090 Postage	1,500	0.00	11.38	0.00	1,488.62	0.76
101-5107-03-5150 Printing	1,500	0.00	0.00	0.00	1,500.00	0.00
TOTAL Materials & Supplies	13,600	77.05	1,615.39	0.00	11,984.61	11.88
<u>Repairs & Maintenance</u>						
101-5107-04-5122 Vehicle Maintenance	1,000	0.00	1,480.71	0.00	(480.71)	148.07
TOTAL Repairs & Maintenance	1,000	0.00	1,480.71	0.00	(480.71)	148.07
<u>Contract Services</u>						
101-5107-06-5240 Drug testing/background	400	0.00	0.00	0.00	400.00	0.00
101-5107-06-5620 Legal and Professional	75,000	3,892.23	12,873.67	0.00	62,126.33	17.16
101-5107-06-5723 Animal Control	56,130	0.00	0.00	0.00	56,130.00	0.00
101-5107-06-5725 Mowing and clean-up	35,000	5,715.20	6,460.20	0.00	28,539.80	18.46
101-5107-06-5763 Inspectors - Bureau Ver	1,450,000	76,524.96	188,843.27	0.00	1,261,156.73	13.02
101-5107-06-5764 Planners	60,000	0.00	45.15	0.00	59,954.85	0.08
TOTAL Contract Services	1,676,530	86,132.39	208,222.29	0.00	1,468,307.71	12.42
<u>Fees & Other Services</u>						
101-5107-07-5190 Insurance - TML	1,300	0.00	0.00	0.00	1,300.00	0.00
101-5107-07-5220 Advertising & Notices	2,000	0.00	0.00	0.00	2,000.00	0.00
101-5107-07-5260 Dues and Memberships	2,160	167.85	827.98	0.00	1,332.02	38.33
101-5107-07-5665 Technology	35,000	2,269.38	3,589.38	2,112.00	29,298.62	16.29
101-5107-07-5762 Filing Fees	3,000	0.00	663.00	0.00	2,337.00	22.10
101-5107-07-5765 Property Liens	500	0.00	0.00	0.00	500.00	0.00
TOTAL Fees & Other Services	43,960	2,437.23	5,080.36	2,112.00	36,767.64	16.36
<u>Miscellaneous</u>						
101-5107-09-5685 Capital Equipment	50,000	0.00	0.00	0.00	50,000.00	0.00
TOTAL Miscellaneous	50,000	0.00	0.00	0.00	50,000.00	0.00
<u>Debt Service</u>						
TOTAL Development Services	2,383,344	170,289.13	337,835.11	2,112.00	2,043,396.89	14.26

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: NOVEMBER 30TH, 2024

101-General Fund

DEPARTMENT - Court

% OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Personnel</u>						
101-5108-01-5101 Salaries	59,100	7,530.36	9,802.48	0.00	49,297.52	16.59
101-5108-01-5105 Overtime	1,000	302.14	715.97	0.00	284.03	71.60
101-5108-01-5106 Longevity	350	400.00	400.00	0.00	(50.00)	114.29
101-5108-01-5107 Retirement - TMRS	3,929	535.11	877.99	0.00	3,051.01	22.35
101-5108-01-5108 Payroll Tax Expense (me	877	113.44	186.73	0.00	690.27	21.29
101-5108-01-5109 Group Health Insurance	10,452	1,309.35	2,182.25	0.00	8,269.75	20.88
101-5108-01-5110 Workers Comp TML	120	0.00	0.00	0.00	120.00	0.00
101-5108-01-5621 Travel/Training	<u>300</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>300.00</u>	<u>0.00</u>
TOTAL Personnel	76,128	10,190.40	14,165.42	0.00	61,962.58	18.61
<u>Materials & Supplies</u>						
101-5108-03-5050 Office Supplies	200	0.00	0.00	0.00	200.00	0.00
101-5108-03-5090 Postage	500	61.51	159.30	0.00	340.70	31.86
101-5108-03-5150 Printing	<u>100</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>100.00</u>	<u>0.00</u>
TOTAL Materials & Supplies	800	61.51	159.30	0.00	640.70	19.91
<u>Repairs & Maintenance</u>						
<u>Contract Services</u>						
101-5108-06-5235 Contract Jail Services	2,900	0.00	0.00	0.00	2,900.00	0.00
101-5108-06-5620 Legal & Professional	10,000	0.00	0.00	0.00	10,000.00	0.00
101-5108-06-5765 Contract Svcs - Judge	<u>15,000</u>	<u>1,400.00</u>	<u>2,800.00</u>	<u>0.00</u>	<u>12,200.00</u>	<u>18.67</u>
TOTAL Contract Services	27,900	1,400.00	2,800.00	0.00	25,100.00	10.04
<u>Fees & Other Services</u>						
101-5108-07-5190 Insurance - TML	1,300	0.00	0.00	0.00	1,300.00	0.00
101-5108-07-5260 Dues and Memberships	150	0.00	0.00	0.00	150.00	0.00
101-5108-07-5540 Bond Insurance	235	0.00	0.00	0.00	235.00	0.00
101-5108-07-5665 Technology	<u>4,000</u>	<u>0.00</u>	<u>5,445.97</u>	<u>0.00</u>	<u>(1,445.97)</u>	<u>136.15</u>
TOTAL Fees & Other Services	5,685	0.00	5,445.97	0.00	239.03	95.80
<u>Debt Service</u>						
TOTAL Court	110,513	11,651.91	22,570.69	0.00	87,942.31	20.42

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: NOVEMBER 30TH, 2024

101-General Fund

DEPARTMENT - Parks & Recreation

% OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Personnel</u>						
101-5110-01-5101 Salaries	160,000	24,113.03	31,102.09	0.00	128,897.91	19.44
101-5110-01-5105 Overtime	6,000	1,352.34	4,766.84	0.00	1,233.16	79.45
101-5110-01-5106 Longevity	50	100.00	100.00	0.00 (	50.00)	200.00
101-5110-01-5107 Retirement - TMRS	8,968	1,661.75	2,907.77	0.00	6,060.23	32.42
101-5110-01-5108 Payroll Tax Expense (me	2,000	369.97	647.59	0.00	1,352.41	32.38
101-5110-01-5109 Group Health Insurance	30,000	5,229.48	10,215.80	0.00	19,784.20	34.05
101-5110-01-5110 Workers Comp TML	2,048	0.00	0.00	0.00	2,048.00	0.00
101-5110-01-5121 Travel & Training	4,000	0.00	300.00	0.00	3,700.00	7.50
TOTAL Personnel	213,066	32,826.57	50,040.09	0.00	163,025.91	23.49
<u>Materials & Supplies</u>						
101-5110-03-5050 Office Supplies	6,000	0.00	239.76	0.00	5,760.24	4.00
101-5110-03-5080 Gas & Oil	1,200	146.09	239.46	0.00	960.54	19.96
101-5110-03-5081 Uniforms	600	300.75	791.45	0.00 (	191.45)	131.91
101-5110-03-5150 Printing	400	0.00	91.97	0.00	308.03	22.99
101-5110-03-5608 Chemicals	600	0.00	0.00	0.00	600.00	0.00
101-5110-03-5630 Small Tools	2,000	0.00	431.66	0.00	1,568.34	21.58
101-5110-03-5903 Parts and Fittings	500	0.00	0.00	0.00	500.00	0.00
TOTAL Materials & Supplies	11,300	446.84	1,794.30	0.00	9,505.70	15.88
<u>Repairs & Maintenance</u>						
101-5110-04-5121 Equipment Maintenance	6,000	0.00	88.48	0.00	5,911.52	1.47
101-5110-04-5122 Vehicle Maintenance	4,000	121.23	450.94	0.00	3,549.06	11.27
101-5110-04-5630 Park Maintenance	20,000	0.00	1,347.47	0.00	18,652.53	6.74
TOTAL Repairs & Maintenance	30,000	121.23	1,886.89	0.00	28,113.11	6.29
<u>Utilities</u>						
101-5110-05-5616 Utilities - Electricity	2,500	0.00	456.83	0.00	2,043.17	18.27
101-5110-05-5619 Utilities - Water/Sewer	1,000	641.06	641.06	0.00	358.94	64.11
TOTAL Utilities	3,500	641.06	1,097.89	0.00	2,402.11	31.37
<u>Contract Services</u>						
<u>Fees & Other Services</u>						
101-5110-07-5190 Insurance - TML	1,600	0.00	0.00	0.00	1,600.00	0.00
101-5110-07-5260 Memberships and Dues	770	0.00	150.00	0.00	620.00	19.48
101-5110-07-5624 Equipment Rental	2,000	0.00	0.00	0.00	2,000.00	0.00
101-5110-07-5665 Technology	4,000	0.00	0.00	0.00	4,000.00	0.00
TOTAL Fees & Other Services	8,370	0.00	150.00	0.00	8,220.00	1.79
<u>Miscellaneous</u>						
101-5110-09-5131 City Events	160,000	3,479.44	30,697.52	0.00	129,302.48	19.19
101-5110-09-5132 Tree Lighting Event	0	0.00	56.00	0.00 (	56.00)	0.00
TOTAL Miscellaneous	160,000	3,479.44	30,753.52	0.00	129,246.48	19.22
TOTAL Parks & Recreation	426,236	37,515.14	85,722.69	0.00	340,513.31	20.11

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: NOVEMBER 30TH, 2024

101-General Fund

DEPARTMENT - Library

% OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Personnel</u>						
101-5111-01-5101 Salaries	201,890	33,277.62	42,886.03	0.00	159,003.97	21.24
101-5111-01-5105 Overtime	3,000	2,086.65	2,433.38	0.00	566.62	81.11
101-5111-01-5106 Longevity	150	350.00	350.00	0.00	(200.00)	233.33
101-5111-01-5107 Retirement - TMRS	9,545	2,031.26	3,205.74	0.00	6,339.26	33.59
101-5111-01-5108 Payroll Tax Expense (me	2,973	506.08	808.59	0.00	2,164.41	27.20
101-5111-01-5109 Group Health Insurance	41,808	5,391.28	11,127.60	0.00	30,680.40	26.62
101-5111-01-5110 Workers Comp TML	600	0.00	0.00	0.00	600.00	0.00
101-5111-01-5621 Travel/Training	3,500	(27.68)	(27.68)	0.00	3,527.68	0.79-
TOTAL Personnel	263,466	43,615.21	60,783.66	0.00	202,682.34	23.07
<u>Materials & Supplies</u>						
101-5111-03-5050 Office Supplies	5,460	28.28	2,461.76	0.00	2,998.24	45.09
101-5111-03-5052 Library Supplies	4,000	0.00	264.59	0.00	3,735.41	6.61
101-5111-03-5090 Postage	1,600	23.15	33.78	0.00	1,566.22	2.11
101-5111-03-5661 Collection Development	44,000	1,600.83	7,623.23	1,533.86	34,842.91	20.81
TOTAL Materials & Supplies	55,060	1,652.26	10,383.36	1,533.86	43,142.78	21.64
<u>Repairs & Maintenance</u>						
101-5111-04-5120 Building Maintenance	68,000	1,519.50	1,847.00	0.00	66,153.00	2.72
TOTAL Repairs & Maintenance	68,000	1,519.50	1,847.00	0.00	66,153.00	2.72
<u>Utilities</u>						
101-5111-05-5616 Utilities - Electricity	13,000	1,236.99	2,884.49	0.00	10,115.51	22.19
101-5111-05-5618 Utilities - Telephone	4,248	324.97	649.94	0.00	3,598.06	15.30
101-5111-05-5619 Utilities - Water/Sewer	3,726	291.64	291.64	0.00	3,434.36	7.83
TOTAL Utilities	20,974	1,853.60	3,826.07	0.00	17,147.93	18.24
<u>Contract Services</u>						
101-5111-06-5620 Legal & Professional	300	0.00	0.00	0.00	300.00	0.00
101-5111-06-5658 Fire Extinguishers	1,500	0.00	150.00	0.00	1,350.00	10.00
TOTAL Contract Services	1,800	0.00	150.00	0.00	1,650.00	8.33
<u>Fees & Other Services</u>						
101-5111-07-5150 Printing	500	0.00	0.00	0.00	500.00	0.00
101-5111-07-5190 Insurance - TML	11,000	0.00	0.00	0.00	11,000.00	0.00
101-5111-07-5260 Dues and Memberships	4,352	0.00	2,599.00	0.00	1,753.00	59.72
101-5111-07-5280 Copier Maintenance Cont	500	0.00	0.00	0.00	500.00	0.00
101-5111-07-5665 Technology	17,000	919.89	1,719.79	0.00	15,280.21	10.12
TOTAL Fees & Other Services	33,352	919.89	4,318.79	0.00	29,033.21	12.95
<u>Miscellaneous</u>						
101-5111-09-5130 Community Development	13,400	0.00	1,586.22	0.00	11,813.78	11.84
101-5111-09-5667 Senior Programs	3,000	0.00	0.00	0.00	3,000.00	0.00
101-5111-09-5685 Capital Equipment	9,262	0.00	0.00	0.00	9,262.00	0.00
TOTAL Miscellaneous	25,662	0.00	1,586.22	0.00	24,075.78	6.18
TOTAL Library	468,314	49,560.46	82,895.10	1,533.86	383,885.04	18.03

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: NOVEMBER 30TH, 2024

101-General Fund

DEPARTMENT - Providence Village PD

% OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Personnel</u>						
101-5114-01-5101 Salaries	693,243	0.00	0.00	0.00	693,243.00	0.00
101-5114-01-5105 Overtime	20,007	0.00	0.00	0.00	20,007.00	0.00
101-5114-01-5106 Longevity	1,200	0.00	0.00	0.00	1,200.00	0.00
101-5114-01-5107 Retirement - TMRS	46,138	0.00	0.00	0.00	46,138.00	0.00
101-5114-01-5108 Payroll Tax Expense (me	16,761	0.00	0.00	0.00	16,761.00	0.00
101-5114-01-5109 Group Health Insurance	94,068	0.00	0.00	0.00	94,068.00	0.00
101-5114-01-5110 Workers Comp TML	9,106	0.00	0.00	0.00	9,106.00	0.00
101-5114-01-5621 Travel & Training	15,759	0.00	0.00	0.00	15,759.00	0.00
TOTAL Personnel	896,282	0.00	0.00	0.00	896,282.00	0.00
<u>Materials & Supplies</u>						
101-5114-03-5050 Office Supplies	4,428	0.00	0.00	0.00	4,428.00	0.00
101-5114-03-5051 Printing	2,500	0.00	0.00	0.00	2,500.00	0.00
101-5114-03-5080 Gas & Oil	63,328	0.00	0.00	0.00	63,328.00	0.00
101-5114-03-5081 Uniforms	12,045	0.00	0.00	0.00	12,045.00	0.00
101-5114-03-5082 Ballistic Vests	2,739	0.00	0.00	0.00	2,739.00	0.00
TOTAL Materials & Supplies	85,040	0.00	0.00	0.00	85,040.00	0.00
<u>Repairs & Maintenance</u>						
101-5114-04-5121 Equipment Maintenance	3,000	0.00	0.00	0.00	3,000.00	0.00
101-5114-04-5122 Vehicle Maintenance	17,773	0.00	0.00	0.00	17,773.00	0.00
TOTAL Repairs & Maintenance	20,773	0.00	0.00	0.00	20,773.00	0.00
<u>Utilities</u>						
101-5114-05-5618 Utilities - Telephone	5,655	0.00	0.00	0.00	5,655.00	0.00
TOTAL Utilities	5,655	0.00	0.00	0.00	5,655.00	0.00
<u>Contract Services</u>						
101-5114-06-5240 Drug testing/background	800	0.00	0.00	0.00	800.00	0.00
101-5114-06-5690 Forensic Testing	2,500	0.00	0.00	0.00	2,500.00	0.00
TOTAL Contract Services	3,300	0.00	0.00	0.00	3,300.00	0.00
<u>Fees & Other Services</u>						
101-5114-07-5190 Insurance - TML	21,374	0.00	0.00	0.00	21,374.00	0.00
101-5114-07-5660 Administrative Fee	30,000	0.00	0.00	0.00	30,000.00	0.00
101-5114-07-5665 Technology	8,037	0.00	0.00	0.00	8,037.00	0.00
TOTAL Fees & Other Services	59,411	0.00	0.00	0.00	59,411.00	0.00
<u>Public Safety</u>						
101-5114-08-5070 Police Supplies	6,702	0.00	0.00	0.00	6,702.00	0.00
101-5114-08-5071 Communications Supplies	6,171	0.00	0.00	0.00	6,171.00	0.00
101-5114-08-5072 Promotional Supplies	1,600	0.00	0.00	0.00	1,600.00	0.00
101-5114-08-5625 Ammo/Firearms/Safety Eq	12,767	0.00	0.00	0.00	12,767.00	0.00
101-5114-08-5626 Taser 7 Lease	2,050	0.00	0.00	0.00	2,050.00	0.00
101-5114-08-5687 Denton Co Communication	24,276	0.00	0.00	0.00	24,276.00	0.00
TOTAL Public Safety	53,566	0.00	0.00	0.00	53,566.00	0.00

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

101-General Fund

DEPARTMENT - Providence Village PD

% OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Miscellaneous						
Debt Service						
TOTAL Providence Village PD	1,124,027	0.00	0.00	0.00	1,124,027.00	0.00

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

101-General Fund
DEPARTMENT - Fleet

% OF YEAR COMPLETED: 16.67

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

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

101-General Fund

DEPARTMENT - HR

% OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Personnel</u>						
101-5117-01-5101 Salaries	0	13,788.45	18,384.60	0.00 (	18,384.60)	0.00
101-5117-01-5106 Longevity	0	50.00	50.00	0.00 (	50.00)	0.00
101-5117-01-5107 Retirement - TMRS	0	899.50	1,198.25	0.00 (	1,198.25)	0.00
101-5117-01-5108 Payroll Tax Expense (me	0	184.66	245.97	0.00 (	245.97)	0.00
101-5117-01-5109 Group Health Insurance	0	1,309.35	3,245.80	0.00 (	3,245.80)	0.00
TOTAL Personnel	0	16,231.96	23,124.62	0.00 (	23,124.62)	0.00
<u>Materials & Supplies</u>						
<u>Repairs & Maintenance</u>						
<u>Utilities</u>						
<u>Contract Services</u>						
101-5117-06-5240 Drug Testing/background	0	273.00	2,610.50	0.00 (	2,610.50)	0.00
TOTAL Contract Services	0	273.00	2,610.50	0.00 (	2,610.50)	0.00
<u>Fees & Other Services</u>						
<u>Miscellaneous</u>						
101-5117-09-5132 Employee Appreciation	0	4,418.70	4,418.70	0.00 (	4,418.70)	0.00
TOTAL Miscellaneous	0	4,418.70	4,418.70	0.00 (	4,418.70)	0.00
<u>Contingency/FB</u>						
TOTAL HR	0	20,923.66	30,153.82	0.00 (	30,153.82)	0.00
TOTAL EXPENSES	16,270,793	1,792,103.23	2,896,748.43	363,268.58	13,010,775.99	20.04
REVENUE OVER/(UNDER) EXPENSES	2,487,361 (	202,602.43) (	113,920.36) (	363,268.58)	2,964,549.94	19.18-

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

201-Water Fund
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
<u>GENERAL REVENUE</u>						
Fines and Fees	338,000	27,430.80	62,990.81	0.00	275,009.19	18.64
Charges for Services	2,065,886	145,529.06	387,252.96	0.00	1,678,633.04	18.75
Miscellaneous	<u>67,000</u>	<u>3,378.69</u>	<u>7,041.69</u>	<u>0.00</u>	<u>59,958.31</u>	<u>10.51</u>
TOTAL GENERAL REVENUE	<u>2,470,886</u>	<u>176,338.55</u>	<u>457,285.46</u>	<u>0.00</u>	<u>2,013,600.54</u>	<u>18.51</u>
TOTAL REVENUE	<u>2,470,886</u>	<u>176,338.55</u>	<u>457,285.46</u>	<u>0.00</u>	<u>2,013,600.54</u>	<u>18.51</u>
	=====	=====	=====	=====	=====	=====
<u>EXPENSE SUMMARY</u>						
<u>Water</u>						
Personnel	429,180	55,209.47	78,945.13	0.00	350,234.87	18.39
Materials & Supplies	234,000	4,826.00	14,186.26	0.00	219,813.74	6.06
Repairs & Maintenance	354,500	5,692.29	21,765.98	0.00	332,734.02	6.14
Utilities	102,200	3,503.85	17,659.70	0.00	84,540.30	17.28
Contract Services	98,850	455.70	900.06	4,750.00	93,199.94	5.72
Fees & Other Services	75,753	5,005.68	22,295.32	0.00	53,457.68	29.43
Debt Service	715,006	0.00	0.00	0.00	715,006.00	0.00
Contingency/FB	<u>558,640</u>	<u>8,220.00</u>	<u>29,640.00</u>	<u>(13,200.00)</u>	<u>542,200.00</u>	<u>2.94</u>
TOTAL Water	<u>2,568,129</u>	<u>82,912.99</u>	<u>185,392.45</u>	<u>(8,450.00)</u>	<u>2,391,186.55</u>	<u>6.89</u>
TOTAL EXPENSES	<u>2,568,129</u>	<u>82,912.99</u>	<u>185,392.45</u>	<u>(8,450.00)</u>	<u>2,391,186.55</u>	<u>6.89</u>
	=====	=====	=====	=====	=====	=====
REVENUE OVER/(UNDER) EXPENSES	(97,243)	93,425.56	271,893.01	8,450.00 (	377,586.01)	288.29-

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

201-Water Fund

% OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Fines and Fees</u>						
201-4000-01-4012 Late Penalties-Water	26,000	2,386.80	5,418.81	0.00	20,581.19	20.84
201-4000-01-4013 Application fee	5,000	480.00	1,280.00	0.00	3,720.00	25.60
201-4000-01-4014 Reconnects	6,500	0.00	270.00	0.00	6,230.00	4.15
201-4000-01-4630 Bank Fees collected	500	120.00	150.00	0.00	350.00	30.00
201-4000-01-4710 Water Impact Fees	<u>300,000</u>	<u>24,444.00</u>	<u>55,872.00</u>	<u>0.00</u>	<u>244,128.00</u>	<u>18.62</u>
TOTAL Fines and Fees	338,000	27,430.80	62,990.81	0.00	275,009.19	18.64
 <u>Charges for Services</u>						
201-4000-06-4010 Water Billings	1,734,386	136,344.15	365,155.67	0.00	1,369,230.33	21.05
201-4000-06-4011 Water Conection/Tap Fee	80,000	3,390.10	7,748.80	0.00	72,251.20	9.69
201-4000-06-4015 Bulk Water	1,500	0.00	786.26	0.00	713.74	52.42
201-4000-06-4019 Billing Adjustments	0	5,794.81	13,562.23	0.00	(13,562.23)	0.00
201-4000-06-4020 Infrastructure Inspecti	<u>250,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>250,000.00</u>	<u>0.00</u>
TOTAL Charges for Services	2,065,886	145,529.06	387,252.96	0.00	1,678,633.04	18.75
 <u>Miscellaneous</u>						
201-4000-09-4500 Interest Income	65,000	3,381.97	6,934.97	0.00	58,065.03	10.67
201-4000-09-4540 Other Income	<u>2,000</u>	(<u>3.28</u>)	<u>106.72</u>	<u>0.00</u>	<u>1,893.28</u>	<u>5.34</u>
TOTAL Miscellaneous	67,000	3,378.69	7,041.69	0.00	59,958.31	10.51
 <u>Contingency/FB</u>						
TOTAL REVENUE	2,470,886	176,338.55	457,285.46	0.00	2,013,600.54	18.51

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: NOVEMBER 30TH, 2024

201-Water Fund

DEPARTMENT - Water

% OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Personnel</u>						
201-5201-01-5101 Salaries	324,008	41,864.03	54,671.10	0.00	269,336.90	16.87
201-5201-01-5105 Overtime	12,000	1,636.94	3,520.60	0.00	8,479.40	29.34
201-5201-01-5106 Longevity	450	400.00	400.00	0.00	50.00	88.89
201-5201-01-5107 TMRS Contribution	20,675	2,853.57	4,717.03	0.00	15,957.97	22.82
201-5201-01-5108 Payroll Tax Expense (me	4,835	606.75	1,003.18	0.00	3,831.82	20.75
201-5201-01-5109 Group Health Insurance	52,712	7,848.18	13,830.30	0.00	38,881.70	26.24
201-5201-01-5110 Workmens Comp TML	9,000	0.00	0.00	0.00	9,000.00	0.00
201-5201-01-5621 Travel/Training	5,500	0.00	802.92	0.00	4,697.08	14.60
TOTAL Personnel	429,180	55,209.47	78,945.13	0.00	350,234.87	18.39
<u>Materials & Supplies</u>						
201-5201-03-5050 Office Supplies	6,000	0.00	3,237.73	0.00	2,762.27	53.96
201-5201-03-5080 Gas & Oil	20,000	1,779.75	3,192.89	0.00	16,807.11	15.96
201-5201-03-5081 Uniforms	5,000	459.72	624.71	0.00	4,375.29	12.49
201-5201-03-5090 Postage	11,500	1,173.51	2,314.51	0.00	9,185.49	20.13
201-5201-03-5150 Printing	4,500	445.64	890.43	0.00	3,609.57	19.79
201-5201-03-5608 Rock, Sand & Gravel	1,000	0.00	0.00	0.00	1,000.00	0.00
201-5201-03-5630 Tools	6,000	0.00	494.20	0.00	5,505.80	8.24
201-5201-03-5903 Parts and Fittings	30,000	0.00	1,140.89	0.00	28,859.11	3.80
201-5201-03-5904 Chlorine	10,000	945.38	2,268.90	0.00	7,731.10	22.69
201-5201-03-5905 Meters	140,000	22.00	22.00	0.00	139,978.00	0.02
TOTAL Materials & Supplies	234,000	4,826.00	14,186.26	0.00	219,813.74	6.06
<u>Repairs & Maintenance</u>						
201-5201-04-5120 Building Maintenance	6,500	1,162.00	1,298.17	0.00	5,201.83	19.97
201-5201-04-5121 Equipment Maintenance	40,000	201.43	12,681.03	0.00	27,318.97	31.70
201-5201-04-5122 Vehicle Maintenance	8,000	755.85	4,213.77	0.00	3,786.23	52.67
201-5201-04-5902 Water System Maintenan	300,000	3,573.01	3,573.01	0.00	296,426.99	1.19
TOTAL Repairs & Maintenance	354,500	5,692.29	21,765.98	0.00	332,734.02	6.14
<u>Utilities</u>						
201-5201-05-5616 Utilities - Electricity	90,000	2,766.34	15,925.53	0.00	74,074.47	17.70
201-5201-05-5617 Utilities - Gas	4,000	226.15	425.42	0.00	3,574.58	10.64
201-5201-05-5618 Utilities - Telephone	7,000	511.36	1,308.75	0.00	5,691.25	18.70
201-5201-05-5619 Utilities - Water/Sewer	1,200	0.00	0.00	0.00	1,200.00	0.00
TOTAL Utilities	102,200	3,503.85	17,659.70	0.00	84,540.30	17.28
<u>Contract Services</u>						
201-5201-06-5240 Drug testing/background	200	0.00	0.00	0.00	200.00	0.00
201-5201-06-5620 Legal & Professional	38,650	0.00	444.36	0.00	38,205.64	1.15
201-5201-06-5766 Consultant - engineerin	60,000	455.70	455.70	4,750.00	54,794.30	8.68
TOTAL Contract Services	98,850	455.70	900.06	4,750.00	93,199.94	5.72
<u>Fees & Other Services</u>						
201-5201-07-5190 Insurance - TML	9,000	0.00	0.00	0.00	9,000.00	0.00
201-5201-07-5220 Advertising & Notices	750	0.00	0.00	0.00	750.00	0.00
201-5201-07-5260 Dues & Memberships	1,500	0.00	1,500.00	0.00	0.00	100.00

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

201-Water Fund

DEPARTMENT - Water

% OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
201-5201-07-5261 Permits-TCEQ	6,087	3,719.10	3,719.10	0.00	2,367.90	61.10
201-5201-07-5262 UTRW membership	2,800	0.00	0.00	0.00	2,800.00	0.00
201-5201-07-5624 Equipment Rental	6,000	0.00	0.00	0.00	6,000.00	0.00
201-5201-07-5665 Technology	8,250	0.00	0.00	0.00	8,250.00	0.00
201-5201-07-5666 Bank fees	366	0.00	9,500.00	0.00 (	9,134.00)	2,595.63
201-5201-07-5901 Lab Fees	20,000	590.00	770.00	0.00	19,230.00	3.85
201-5201-07-5906 Groundwater Pumpage Fee	15,000	0.00	5,565.75	0.00	9,434.25	37.11
201-5201-07-5909 AMR Annual Fees	6,000	696.58	1,240.47	0.00	4,759.53	20.67
TOTAL Fees & Other Services	75,753	5,005.68	22,295.32	0.00	53,457.68	29.43
Debt Service						
201-5201-98-5801 2016 Bond Principal	215,000	0.00	0.00	0.00	215,000.00	0.00
201-5201-98-5866 2016 Bond Interest	122,300	0.00	0.00	0.00	122,300.00	0.00
201-5201-98-5867 2023 CO Bond Principal	60,000	0.00	0.00	0.00	60,000.00	0.00
201-5201-98-5868 2023 CO Bond Interest	317,706	0.00	0.00	0.00	317,706.00	0.00
TOTAL Debt Service	715,006	0.00	0.00	0.00	715,006.00	0.00
Contingency/FB						
201-5201-99-4090 Administrative fee	98,640	8,220.00	16,440.00	0.00	82,200.00	16.67
201-5201-99-5902 Capital - equipment	10,000	0.00	13,200.00 (	13,200.00)	10,000.00	0.00
201-5201-99-9900 Depreciation expense	450,000	0.00	0.00	0.00	450,000.00	0.00
TOTAL Contingency/FB	558,640	8,220.00	29,640.00 (	13,200.00)	542,200.00	2.94
TOTAL Water	2,568,129	82,912.99	185,392.45 (	8,450.00)	2,391,186.55	6.89
TOTAL EXPENSES	2,568,129	82,912.99	185,392.45 (	8,450.00)	2,391,186.55	6.89
REVENUE OVER/ (UNDER) EXPENSES	(97,243)	93,425.56	271,893.01	8,450.00 (	377,586.01)	288.29-

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

202-Sewer Fund
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
<u>GENERAL REVENUE</u>						
Fines and Fees	308,000	28,806.99	65,554.27	0.00	242,445.73	21.28
Charges for Services	1,088,560	77,120.17	178,077.82	0.00	910,482.18	16.36
Miscellaneous	40,000	209,935.16	270,090.64	0.00	(230,090.64)	675.23
TOTAL GENERAL REVENUE	1,436,560	315,862.32	513,722.73	0.00	922,837.27	35.76
TOTAL REVENUE	1,436,560	315,862.32	513,722.73	0.00	922,837.27	35.76
	=====	=====	=====	=====	=====	=====
<u>EXPENSE SUMMARY</u>						
<u>Sewer</u>						
Personnel	318,292	46,700.92	71,313.92	0.00	246,978.08	22.41
Materials & Supplies	53,900	2,498.11	12,174.63	0.00	41,725.37	22.59
Repairs & Maintenance	180,000	8,544.50	55,741.35	0.00	124,258.65	30.97
Utilities	159,500	8,221.90	13,809.17	0.00	145,690.83	8.66
Contract Services	36,200	249.17	1,607.48	0.00	34,592.52	4.44
Fees & Other Services	58,301	0.00	44,203.87	0.00	14,097.13	75.82
Debt Service	0	0.00	609,037.71	0.00	(609,037.71)	0.00
Contingency/FB	98,906	0.00	0.00	0.00	98,906.00	0.00
TOTAL Sewer	905,099	66,214.60	807,888.13	0.00	97,210.87	89.26
TOTAL EXPENSES	905,099	66,214.60	807,888.13	0.00	97,210.87	89.26
	=====	=====	=====	=====	=====	=====
REVENUE OVER/(UNDER) EXPENSES	531,461	249,647.72	(294,165.40)	0.00	825,626.40	55.35-

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

202-Sewer Fund

% OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Fines and Fees</u>						
202-4000-01-4021 Late Penalties - Sewer	8,000	1,051.99	2,114.27	0.00	5,885.73	26.43
202-4000-01-4710 Sewer Impact Fees	<u>300,000</u>	<u>27,755.00</u>	<u>63,440.00</u>	<u>0.00</u>	<u>236,560.00</u>	<u>21.15</u>
TOTAL Fines and Fees	308,000	28,806.99	65,554.27	0.00	242,445.73	21.28
 <u>Charges for Services</u>						
202-4000-06-4011 Sewer Connection/Tap Fe	10,000	0.00	0.00	0.00	10,000.00	0.00
202-4000-06-4020 Sewer Billings	<u>1,078,560</u>	<u>77,120.17</u>	<u>178,077.82</u>	<u>0.00</u>	<u>900,482.18</u>	<u>16.51</u>
TOTAL Charges for Services	1,088,560	77,120.17	178,077.82	0.00	910,482.18	16.36
 <u>Miscellaneous</u>						
202-4000-09-4500 Interest Income	<u>40,000</u>	<u>209,935.16</u>	<u>270,090.64</u>	<u>0.00</u>	<u>(230,090.64)</u>	<u>675.23</u>
TOTAL Miscellaneous	40,000	209,935.16	270,090.64	0.00	(230,090.64)	675.23
 <u>Contingency/FB</u>						
TOTAL REVENUE	1,436,560	315,862.32	513,722.73	0.00	922,837.27	35.76

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: NOVEMBER 30TH, 2024

202-Sewer Fund

DEPARTMENT - Sewer

% OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Personnel</u>						
202-5202-01-5101 Salaries	230,000	32,028.53	45,440.77	0.00	184,559.23	19.76
202-5202-01-5105 Overtime	12,000	3,885.85	6,855.17	0.00	5,144.83	57.13
202-5202-01-5106 Longevity	1,050	1,300.00	1,300.00	0.00	250.00)	123.81
202-5202-01-5107 Retirement - TMRS	17,176	2,418.94	4,229.21	0.00	12,946.79	24.62
202-5202-01-5108 Payroll Tax Expense (me	4,055	520.85	916.85	0.00	3,138.15	22.61
202-5202-01-5109 Group Health Insurance	42,260	6,546.75	12,405.97	0.00	29,854.03	29.36
202-5202-01-5110 Workers Comp TML	6,751	0.00	0.00	0.00	6,751.00	0.00
202-5202-01-5621 Travel/training	5,000	0.00	165.95	0.00	4,834.05	3.32
TOTAL Personnel	318,292	46,700.92	71,313.92	0.00	246,978.08	22.41
<u>Materials & Supplies</u>						
202-5202-03-5050 Office Supplies	6,000	37.98	1,245.00	0.00	4,755.00	20.75
202-5202-03-5080 Gas & Oil	14,000	968.19	1,765.11	0.00	12,234.89	12.61
202-5202-03-5081 Uniforms	3,500	427.38	992.88	0.00	2,507.12	28.37
202-5202-03-5090 Postage	300	0.00	44.95	0.00	255.05	14.98
202-5202-03-5150 Printing	600	0.00	0.00	0.00	600.00	0.00
202-5202-03-5607 Rock, Sand & Gravel	4,000	0.00	2,587.48	0.00	1,412.52	64.69
202-5202-03-5608 Chemicals Purchased	10,000	119.20	2,160.81	0.00	7,839.19	21.61
202-5202-03-5630 Tools	1,500	0.00	542.34	0.00	957.66	36.16
202-5202-03-5903 Parts and Fittings	3,000	0.00	0.00	0.00	3,000.00	0.00
202-5202-03-5904 Chlorine	11,000	945.36	2,836.06	0.00	8,163.94	25.78
TOTAL Materials & Supplies	53,900	2,498.11	12,174.63	0.00	41,725.37	22.59
<u>Repairs & Maintenance</u>						
202-5202-04-5120 Building Maintenance	5,000	433.50	1,071.56	0.00	3,928.44	21.43
202-5202-04-5121 Equipment Maintenance	30,000	534.95	6,285.02	0.00	23,714.98	20.95
202-5202-04-5122 Vehicle Maintenance	5,000	525.96	1,815.36	0.00	3,184.64	36.31
202-5202-04-5902 Sewer System Maintenan	55,000	5,080.23	36,245.19	0.00	18,754.81	65.90
202-5202-04-5903 WWTP Maintenance	85,000	1,969.86	10,324.22	0.00	74,675.78	12.15
TOTAL Repairs & Maintenance	180,000	8,544.50	55,741.35	0.00	124,258.65	30.97
<u>Utilities</u>						
202-5202-05-5616 Utilities - Electricity	42,500	294.58	4,695.28	0.00	37,804.72	11.05
202-5202-05-5618 Utilities - Telephone	7,000	634.72	1,821.29	0.00	5,178.71	26.02
202-5202-05-5619 Utilities - Water/Sewer	100,000	7,292.60	7,292.60	0.00	92,707.40	7.29
202-5202-05-5621 Utilities - Sludge Disp	10,000	0.00	0.00	0.00	10,000.00	0.00
TOTAL Utilities	159,500	8,221.90	13,809.17	0.00	145,690.83	8.66
<u>Contract Services</u>						
202-5202-06-5240 Drug testing/background	200	0.00	0.00	0.00	200.00	0.00
202-5202-06-5620 Legal & Professional	6,000	249.17	1,607.48	0.00	4,392.52	26.79
202-5202-06-5766 Consultant - engineerin	30,000	0.00	0.00	0.00	30,000.00	0.00
TOTAL Contract Services	36,200	249.17	1,607.48	0.00	34,592.52	4.44
<u>Fees & Other Services</u>						
202-5202-07-5190 Insurance - TML	15,000	0.00	0.00	0.00	15,000.00	0.00
202-5202-07-5260 Dues & Memberships	2,601	0.00	0.00	0.00	2,601.00	0.00

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

202-Sewer Fund

DEPARTMENT - Sewer

% OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
202-5202-07-5261 Permits-TCEQ	4,700	0.00	2,368.05	0.00	2,331.95	50.38
202-5202-07-5540 Bond Insurance	0	0.00	38,415.82	0.00 (	38,415.82)	0.00
202-5202-07-5624 Equipment Rental	15,000	0.00	3,420.00	0.00	11,580.00	22.80
202-5202-07-5665 Technology	6,000	0.00	0.00	0.00	6,000.00	0.00
202-5202-07-5901 Lab Fees	<u>15,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>15,000.00</u>	<u>0.00</u>
TOTAL Fees & Other Services	58,301	0.00	44,203.87	0.00	14,097.13	75.82
<u>Debt Service</u>						
202-5202-98-5899 Bond Issue Costs	<u>0</u>	<u>0.00</u>	<u>609,037.71</u>	<u>0.00 (</u>	<u>609,037.71)</u>	<u>0.00</u>
TOTAL Debt Service	0	0.00	609,037.71	0.00 (	609,037.71)	0.00
<u>Contingency/FB</u>						
202-5202-99-5902 Capital - equipment	<u>98,906</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>98,906.00</u>	<u>0.00</u>
TOTAL Contingency/FB	98,906	0.00	0.00	0.00	98,906.00	0.00
TOTAL Sewer	905,099	66,214.60	807,888.13	0.00	97,210.87	89.26
TOTAL EXPENSES	905,099	66,214.60	807,888.13	0.00	97,210.87	89.26
REVENUE OVER/ (UNDER) EXPENSES	531,461	249,647.72 (	294,165.40)	0.00	825,626.40	55.35-

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

205-Solid Waste Fund

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
<u>GENERAL REVENUE</u>						
Charges for Services	2,263,208	195,280.03	283,914.08	0.00	1,979,293.92	12.54
TOTAL GENERAL REVENUE	2,263,208	195,280.03	283,914.08	0.00	1,979,293.92	12.54
TOTAL REVENUE	2,263,208	195,280.03	283,914.08	0.00	1,979,293.92	12.54
	=====	=====	=====	=====	=====	=====
<u>EXPENSE SUMMARY</u>						
<u>Solid Waste</u>						
Fees & Other Services	2,263,208	182,838.66	392,472.99	0.00	1,870,735.01	17.34
TOTAL Solid Waste	2,263,208	182,838.66	392,472.99	0.00	1,870,735.01	17.34
TOTAL EXPENSES	2,263,208	182,838.66	392,472.99	0.00	1,870,735.01	17.34
	=====	=====	=====	=====	=====	=====
REVENUE OVER/ (UNDER) EXPENSES	0	12,441.37 (	108,558.91)	0.00	108,558.91	0.00

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

205-Solid Waste Fund

% OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Charges for Services</u>						
205-4000-06-4025 Garbage Billings	<u>2,263,208</u>	<u>195,280.03</u>	<u>283,914.08</u>	<u>0.00</u>	<u>1,979,293.92</u>	<u>12.54</u>
TOTAL Charges for Services	2,263,208	195,280.03	283,914.08	0.00	1,979,293.92	12.54
<u>Miscellaneous</u>						
<u>Contingency/FB</u>						
TOTAL REVENUE	2,263,208	195,280.03	283,914.08	0.00	1,979,293.92	12.54

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

205-Solid Waste Fund
DEPARTMENT - Solid Waste

% OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Materials & Supplies						
Fees & Other Services						
205-5205-07-5666 Mustang Collection Fees	95,000	8,263.81	8,263.81	0.00	86,736.19	8.70
205-5205-07-5931 Franchise Fees 15%	280,000	0.00	30,148.18	0.00	249,851.82	10.77
205-5205-07-5941 Republic Waste	<u>1,888,208</u>	<u>174,574.85</u>	<u>354,061.00</u>	<u>0.00</u>	<u>1,534,147.00</u>	<u>18.75</u>
TOTAL Fees & Other Services	2,263,208	182,838.66	392,472.99	0.00	1,870,735.01	17.34
Contingency/FB						
TOTAL Solid Waste	2,263,208	182,838.66	392,472.99	0.00	1,870,735.01	17.34
TOTAL EXPENSES	2,263,208	182,838.66	392,472.99	0.00	1,870,735.01	17.34
REVENUE OVER/ (UNDER) EXPENSES	0	12,441.37 (	108,558.91)	0.00	108,558.91	0.00

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

301-Debt Service Fund

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
<u>GENERAL REVENUE</u>						
Taxes	1,321,000	30,861.15	54,706.96	0.00	1,266,293.04	4.14
Miscellaneous	<u>15,000</u>	<u>873.74</u>	<u>1,684.55</u>	<u>0.00</u>	<u>13,315.45</u>	<u>11.23</u>
TOTAL GENERAL REVENUE	<u>1,336,000</u>	<u>31,734.89</u>	<u>56,391.51</u>	<u>0.00</u>	<u>1,279,608.49</u>	<u>4.22</u>
 TOTAL REVENUE	 1,336,000	 31,734.89	 56,391.51	 0.00	 1,279,608.49	 4.22
	=====	=====	=====	=====	=====	=====
<u>EXPENSE SUMMARY</u>						
<u>Debt Service</u>						
Fees & Other Services	4,000	0.00	0.00	0.00	4,000.00	0.00
Debt Service	<u>1,372,229</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,372,229.00</u>	<u>0.00</u>
TOTAL Debt Service	<u>1,376,229</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,376,229.00</u>	<u>0.00</u>
 TOTAL EXPENSES	 1,376,229	 0.00	 0.00	 0.00	 1,376,229.00	 0.00
	=====	=====	=====	=====	=====	=====
REVENUE OVER/ (UNDER) EXPENSES	(40,229)	31,734.89	56,391.51	0.00	(96,620.51)	140.18-

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

301-Debt Service Fund

% OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Taxes</u>						
301-4000-02-4100 Property Taxes	1,321,000	30,861.15	54,706.96	0.00	1,266,293.04	4.14
TOTAL Taxes	1,321,000	30,861.15	54,706.96	0.00	1,266,293.04	4.14
<u>Miscellaneous</u>						
301-4000-09-4500 Interest Income	15,000	873.74	1,684.55	0.00	13,315.45	11.23
TOTAL Miscellaneous	15,000	873.74	1,684.55	0.00	13,315.45	11.23
<u>Contingency/FB</u>						
TOTAL REVENUE	1,336,000	31,734.89	56,391.51	0.00	1,279,608.49	4.22

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

301-Debt Service Fund

DEPARTMENT - Debt Service

% OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Fees & Other Services</u>						
301-5301-07-5870 Agent Fees	<u>4,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,000.00</u>	<u>0.00</u>
TOTAL Fees & Other Services	4,000	0.00	0.00	0.00	4,000.00	0.00
 <u>Debt Service</u>						
301-5301-98-5850 2020 Time Warrant Princ	36,000	0.00	0.00	0.00	36,000.00	0.00
301-5301-98-5851 2020 Time Warrant Inter	9,708	0.00	0.00	0.00	9,708.00	0.00
301-5301-98-5852 2006 CO Principal	40,000	0.00	0.00	0.00	40,000.00	0.00
301-5301-98-5853 2006 CO Interest	7,380	0.00	0.00	0.00	7,380.00	0.00
301-5301-98-5860 2013 GO Refunding Princ	57,000	0.00	0.00	0.00	57,000.00	0.00
301-5301-98-5861 2013 GO Refunding Inter	4,169	0.00	0.00	0.00	4,169.00	0.00
301-5301-98-5864 2019 Time Warrant Princ	98,000	0.00	0.00	0.00	98,000.00	0.00
301-5301-98-5865 2019 Time Warrant Inter	14,250	0.00	0.00	0.00	14,250.00	0.00
301-5301-98-5866 2020 GO Refunding Prini	558,000	0.00	0.00	0.00	558,000.00	0.00
301-5301-98-5867 2020 GO Refunding Inter	12,872	0.00	0.00	0.00	12,872.00	0.00
301-5301-98-5868 2022 CO Public Safety P	70,000	0.00	0.00	0.00	70,000.00	0.00
301-5301-98-5869 2022 CO Public Safety I	<u>464,850</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>464,850.00</u>	<u>0.00</u>
TOTAL Debt Service	1,372,229	0.00	0.00	0.00	1,372,229.00	0.00
 <u>Contingency/FB</u>						
TOTAL Debt Service	1,376,229	0.00	0.00	0.00	1,376,229.00	0.00
TOTAL EXPENSES	1,376,229	0.00	0.00	0.00	1,376,229.00	0.00
REVENUE OVER/ (UNDER) EXPENSES	(40,229)	31,734.89	56,391.51	0.00	(96,620.51)	140.18-

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

401-Special Revenue Fund
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
<u>GENERAL REVENUE</u>						
Fines and Fees	13,000	976.51	2,130.53	0.00	10,869.47	16.39
Taxes	2,000	0.00	1,189.25	0.00	810.75	59.46
Grants	1,250	0.00	0.00	0.00	1,250.00	0.00
Miscellaneous	<u>500</u>	<u>188.07</u>	<u>391.44</u>	<u>0.00</u>	<u>108.56</u>	<u>78.29</u>
TOTAL GENERAL REVENUE	<u>16,750</u>	<u>1,164.58</u>	<u>3,711.22</u>	<u>0.00</u>	<u>13,038.78</u>	<u>22.16</u>
TOTAL REVENUE	16,750	1,164.58	3,711.22	0.00	13,038.78	22.16
	=====	=====	=====	=====	=====	=====
<u>EXPENSE SUMMARY</u>						
<u>Officers Training Fund</u>						
Personnel	3,000	0.00	0.00	0.00	3,000.00	0.00
Contract Services	3,500	0.00	0.00	0.00	3,500.00	0.00
Fees & Other Services	<u>4,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,000.00</u>	<u>0.00</u>
TOTAL Officers Training Fund	10,500	0.00	0.00	0.00	10,500.00	0.00
<u>Seizure</u>						
<u>Court Technology</u>						
<u>Court Security</u>						
Personnel	<u>2,050</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,050.00</u>	<u>0.00</u>
TOTAL Court Security	<u>2,050</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,050.00</u>	<u>0.00</u>
TOTAL EXPENSES	12,550	0.00	0.00	0.00	12,550.00	0.00
	=====	=====	=====	=====	=====	=====
REVENUE OVER/ (UNDER) EXPENSES	4,200	1,164.58	3,711.22	0.00	488.78	88.36

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

401-Special Revenue Fund

% OF YEAR COMPLETED: 16.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Fines and Fees</u>						
401-4000-01-4310 Court Security Fee	3,000	535.07	1,170.01	0.00	1,829.99	39.00
401-4000-01-4421 Child Safety Fees	8,000	0.00	0.00	0.00	8,000.00	0.00
401-4000-01-4710 Court Technology Fee	<u>2,000</u>	<u>441.44</u>	<u>960.52</u>	<u>0.00</u>	<u>1,039.48</u>	<u>48.03</u>
TOTAL Fines and Fees	13,000	976.51	2,130.53	0.00	10,869.47	16.39
<u>Taxes</u>						
401-4000-02-4170 Hotel/Motel Tax	<u>2,000</u>	<u>0.00</u>	<u>1,189.25</u>	<u>0.00</u>	<u>810.75</u>	<u>59.46</u>
TOTAL Taxes	2,000	0.00	1,189.25	0.00	810.75	59.46
<u>Grants</u>						
401-4000-03-4701 NCTCOG/State Comp/LEOSE	<u>1,250</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,250.00</u>	<u>0.00</u>
TOTAL Grants	1,250	0.00	0.00	0.00	1,250.00	0.00
<u>Miscellaneous</u>						
401-4000-09-4500 Interest Income	<u>500</u>	<u>188.07</u>	<u>391.44</u>	<u>0.00</u>	<u>108.56</u>	<u>78.29</u>
TOTAL Miscellaneous	500	188.07	391.44	0.00	108.56	78.29
<u>Contingency/FB</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
TOTAL REVENUE	16,750	1,164.58	3,711.22	0.00	13,038.78	22.16

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

401-Special Revenue Fund

DEPARTMENT - Officers Training Fund

% OF YEAR COMPLETED: 16.67

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

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

401-Special Revenue Fund

DEPARTMENT - Seizure

% OF YEAR COMPLETED: 16.67

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

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

401-Special Revenue Fund

DEPARTMENT - Court Technology

% OF YEAR COMPLETED: 16.67

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

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

401-Special Revenue Fund

DEPARTMENT - Court Security

% OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Personnel</u>						
401-5404-01-5101 Salaries	2,000	0.00	0.00	0.00	2,000.00	0.00
401-5404-01-5108 Payroll Tax Expense (me	50	0.00	0.00	0.00	50.00	0.00
TOTAL Personnel	2,050	0.00	0.00	0.00	2,050.00	0.00
<u>Contingency/FB</u>						
TOTAL Court Security	2,050	0.00	0.00	0.00	2,050.00	0.00
TOTAL EXPENSES	12,550	0.00	0.00	0.00	12,550.00	0.00
REVENUE OVER/ (UNDER) EXPENSES	4,200	1,164.58	3,711.22	0.00	488.78	88.36

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

402-TIRZ Jackson Ridge

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
<u>GENERAL REVENUE</u>						
Taxes	900,000	0.00	0.00	0.00	900,000.00	0.00
Miscellaneous	<u>6,000</u>	<u>1,141.65</u>	<u>2,376.15</u>	<u>0.00</u>	<u>3,623.85</u>	<u>39.60</u>
TOTAL GENERAL REVENUE	<u>906,000</u>	<u>1,141.65</u>	<u>2,376.15</u>	<u>0.00</u>	<u>903,623.85</u>	<u>0.26</u>
TOTAL REVENUE	906,000	1,141.65	2,376.15	0.00	903,623.85	0.26
	=====	=====	=====	=====	=====	=====
<u>EXPENSE SUMMARY</u>						
<u>Seizure Fund</u>						
Fees & Other Services	<u>900,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>900,000.00</u>	<u>0.00</u>
TOTAL Seizure Fund	<u>900,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>900,000.00</u>	<u>0.00</u>
TOTAL EXPENSES	900,000	0.00	0.00	0.00	900,000.00	0.00
	=====	=====	=====	=====	=====	=====
REVENUE OVER/ (UNDER) EXPENSES	6,000	1,141.65	2,376.15	0.00	3,623.85	39.60

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

402-TIRZ Jackson Ridge

% OF YEAR COMPLETED: 16.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Taxes</u>						
402-4000-02-4100 Property Taxes	900,000	0.00	0.00	0.00	900,000.00	0.00
TOTAL Taxes	900,000	0.00	0.00	0.00	900,000.00	0.00
<u>Grants</u>						
<u>Donations</u>						
<u>Miscellaneous</u>						
402-4000-09-4500 Interest Income	6,000	1,141.65	2,376.15	0.00	3,623.85	39.60
TOTAL Miscellaneous	6,000	1,141.65	2,376.15	0.00	3,623.85	39.60
<u>Contingency/FB</u>						
TOTAL REVENUE	906,000	1,141.65	2,376.15	0.00	903,623.85	0.26

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

402-TIRZ Jackson Ridge

DEPARTMENT - Seizure Fund

% OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Materials & Supplies						
Fees & Other Services						
402-5402-07-5665 Jackson Ridge PID TIRZ	900,000	0.00	0.00	0.00	900,000.00	0.00
TOTAL Fees & Other Services	900,000	0.00	0.00	0.00	900,000.00	0.00
TOTAL Seizure Fund	900,000	0.00	0.00	0.00	900,000.00	0.00
TOTAL EXPENSES	900,000	0.00	0.00	0.00	900,000.00	0.00
REVENUE OVER/(UNDER) EXPENSES	6,000	1,141.65	2,376.15	0.00	3,623.85	39.60

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

403-Impact Fees

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
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REVENUE SUMMARY

GENERAL REVENUE

Miscellaneous	10,000	4,718.11	9,819.96	0.00	180.04	98.20
TOTAL GENERAL REVENUE	10,000	4,718.11	9,819.96	0.00	180.04	98.20
TOTAL REVENUE	10,000	4,718.11	9,819.96	0.00	180.04	98.20
	=====	=====	=====	=====	=====	=====

EXPENSE SUMMARY

MCTF

Contract Services	0	1,898.34	10,398.34	0.00	(10,398.34)	0.00
TOTAL MCTF	0	1,898.34	10,398.34	0.00	(10,398.34)	0.00
TOTAL EXPENSES	0	1,898.34	10,398.34	0.00	(10,398.34)	0.00
	=====	=====	=====	=====	=====	=====

REVENUE OVER/ (UNDER) EXPENSES	10,000	2,819.77	(578.38)	0.00	10,578.38	5.78-
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CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

403-Impact Fees

% OF YEAR COMPLETED: 16.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Fines and Fees						
Miscellaneous						
403-4000-09-4500 Interest Income	10,000	4,718.11	9,819.96	0.00	180.04	98.20
TOTAL Miscellaneous	10,000	4,718.11	9,819.96	0.00	180.04	98.20
Contingency/FB						
TOTAL REVENUE	10,000	4,718.11	9,819.96	0.00	180.04	98.20

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

403-Impact Fees

DEPARTMENT - MCTF

% OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Contract Services</u>						
403-5403-06-5766 CONSULTING ENGINEERING	0	0.00	5,310.00	0.00 (	5,310.00)	0.00
403-5403-06-5767 Consulting Eng - Street	0	1,898.34	5,088.34	0.00 (	5,088.34)	0.00
TOTAL Contract Services	0	1,898.34	10,398.34	0.00 (	10,398.34)	0.00
<u>Fees & Other Services</u>						
<u>Contingency/FB</u>						
TOTAL MCTF	0	1,898.34	10,398.34	0.00 (	10,398.34)	0.00
TOTAL EXPENSES	0	1,898.34	10,398.34	0.00 (	10,398.34)	0.00
REVENUE OVER/ (UNDER) EXPENSES	10,000	2,819.77 (	578.38)	0.00	10,578.38	5.78-

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

404-Development Fees

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
<u>GENERAL REVENUE</u>						
Fines and Fees	0	17,157.00	39,216.00	0.00 (	39,216.00)	0.00
Permits	1,100,000	60,848.00	124,859.00	0.00	975,141.00	11.35
Miscellaneous	<u>260,000</u>	<u>31,389.45</u>	<u>68,191.45</u>	<u>0.00</u>	<u>191,808.55</u>	<u>26.23</u>
TOTAL GENERAL REVENUE	<u>1,360,000</u>	<u>109,394.45</u>	<u>232,266.45</u>	<u>0.00</u>	<u>1,127,733.55</u>	<u>17.08</u>
TOTAL REVENUE	1,360,000	109,394.45	232,266.45	0.00	1,127,733.55	17.08
	=====	=====	=====	=====	=====	=====
<u>EXPENSE SUMMARY</u>						
<u>MCSF</u>						
Contract Services	<u>840,000</u>	<u>147,250.40</u>	<u>306,654.65</u>	(<u>13,784.84</u>)	<u>547,130.19</u>	<u>34.87</u>
TOTAL MCSF	<u>840,000</u>	<u>147,250.40</u>	<u>306,654.65</u>	(<u>13,784.84</u>)	<u>547,130.19</u>	<u>34.87</u>
TOTAL EXPENSES	840,000	147,250.40	306,654.65	(13,784.84)	547,130.19	34.87
	=====	=====	=====	=====	=====	=====
REVENUE OVER/ (UNDER) EXPENSES	520,000	(37,855.95)	(74,388.20)	13,784.84	580,603.36	11.65-

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

404-Development Fees

% OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Fines and Fees</u>						
404-4000-01-4310 Street Impact Fees	0	17,157.00	39,216.00	0.00	(39,216.00)	0.00
TOTAL Fines and Fees	0	17,157.00	39,216.00	0.00	(39,216.00)	0.00
<u>Charges for Services</u>						
<u>Permits</u>						
404-4000-07-4200 Development Fees	100,000	29,348.00	29,348.00	0.00	70,652.00	29.35
404-4000-07-4210 Street Fee	200,000	0.00	0.00	0.00	200,000.00	0.00
404-4000-07-4700 Fire Services Fund	600,000	0.00	23,511.00	0.00	576,489.00	3.92
404-4000-07-4710 Park Development Fees	200,000	31,500.00	72,000.00	0.00	128,000.00	36.00
TOTAL Permits	1,100,000	60,848.00	124,859.00	0.00	975,141.00	11.35
<u>Miscellaneous</u>						
404-4000-09-4500 Interest Income	260,000	31,389.45	68,191.45	0.00	191,808.55	26.23
TOTAL Miscellaneous	260,000	31,389.45	68,191.45	0.00	191,808.55	26.23
<u>Contingency/FB</u>						
TOTAL REVENUE	1,360,000	109,394.45	232,266.45	0.00	1,127,733.55	17.08

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

404-Development Fees

DEPARTMENT - MCSF

% OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Personnel</u>						
<u>Contract Services</u>						
404-5404-06-5912 Capital Expenditure - P	840,000	91,686.90	201,885.77 (	33,627.12)	671,741.35	20.03
404-5404-06-5913 Capital Expenditure - F	<u>0</u>	<u>55,563.50</u>	<u>104,768.88</u>	<u>19,842.28 (</u>	<u>124,611.16)</u>	<u>0.00</u>
TOTAL Contract Services	840,000	147,250.40	306,654.65 (	13,784.84)	547,130.19	34.87
<u>Public Safety</u>						
<u>Contingency/FB</u>						
TOTAL MCSF	840,000	147,250.40	306,654.65 (	13,784.84)	547,130.19	34.87
TOTAL EXPENSES	840,000	147,250.40	306,654.65 (	13,784.84)	547,130.19	34.87
REVENUE OVER/ (UNDER) EXPENSES	520,000 (	37,855.95) (	74,388.20)	13,784.84	580,603.36	11.65-

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

405-Grant Fund
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
<u>GENERAL REVENUE</u>						
Miscellaneous	50,000	1,482.21	4,427.71	0.00	45,572.29	8.86
Grant Revenue	<u>956,956</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>956,956.00</u>	<u>0.00</u>
TOTAL GENERAL REVENUE	<u>1,006,956</u>	<u>1,482.21</u>	<u>4,427.71</u>	<u>0.00</u>	<u>1,002,528.29</u>	<u>0.44</u>
 TOTAL REVENUE	 1,006,956	 1,482.21	 4,427.71	 0.00	 1,002,528.29	 0.44
	=====	=====	=====	=====	=====	=====
<u>EXPENSE SUMMARY</u>						
<u>Grants</u>						
Contract Services	100,000	0.00	0.00	0.00	100,000.00	0.00
CDBG Water lines	<u>906,956</u>	<u>86,446.88</u>	<u>137,908.63</u>	<u>0.00</u>	<u>769,047.37</u>	<u>15.21</u>
TOTAL Grants	<u>1,006,956</u>	<u>86,446.88</u>	<u>137,908.63</u>	<u>0.00</u>	<u>869,047.37</u>	<u>13.70</u>
 TOTAL EXPENSES	 1,006,956	 86,446.88	 137,908.63	 0.00	 869,047.37	 13.70
	=====	=====	=====	=====	=====	=====
 REVENUE OVER/ (UNDER) EXPENSES	 0 (	 84,964.67) (	 133,480.92)	 0.00	 133,480.92	 0.00

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

405-Grant Fund

% OF YEAR COMPLETED: 16.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Charges for Services</u>						
<u>Miscellaneous</u>						
405-4000-09-4500 Interest Income	50,000	1,482.21	4,427.71	0.00	45,572.29	8.86
TOTAL Miscellaneous	50,000	1,482.21	4,427.71	0.00	45,572.29	8.86
<u>Tocker Foundation-Library</u>						
<u>USDOJ PD Vests</u>						
<u>CJD Video,Computers</u>						
<u>CDBG Water Lines</u>						
<u>Grant Revenue</u>						
405-4000-85-4123 CLFRF Proceeds	700,000	0.00	0.00	0.00	700,000.00	0.00
405-4000-85-4125 TDA Water/Sewer Grant	256,956	0.00	0.00	0.00	256,956.00	0.00
TOTAL Grant Revenue	956,956	0.00	0.00	0.00	956,956.00	0.00
<u>Contingency/FB</u>						
TOTAL REVENUE	1,006,956	1,482.21	4,427.71	0.00	1,002,528.29	0.44

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

405-Grant Fund

DEPARTMENT - Grants

% OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Contract Services</u>						
405-5405-06-5620 ENGINEERING	100,000	0.00	0.00	0.00	100,000.00	0.00
TOTAL Contract Services	100,000	0.00	0.00	0.00	100,000.00	0.00
<u>Miscellaneous</u>						
<u>Tocker Foundation Libry</u>						
<u>USDOJ PD Vests</u>						
<u>CJD Video,Computers</u>						
<u>CDBG Water lines</u>						
405-5405-84-5122 CDBG water lines	306,956	0.00	0.00	0.00	306,956.00	0.00
405-5405-84-5123 ARPA Pump Station Gener	600,000	86,446.88	137,908.63	0.00	462,091.37	22.98
TOTAL CDBG Water lines	906,956	86,446.88	137,908.63	0.00	769,047.37	15.21
<u>Contingency/FB</u>						
TOTAL Grants	1,006,956	86,446.88	137,908.63	0.00	869,047.37	13.70
TOTAL EXPENSES	1,006,956	86,446.88	137,908.63	0.00	869,047.37	13.70
REVENUE OVER/ (UNDER) EXPENSES	0 (	84,964.67) (	133,480.92)	0.00	133,480.92	0.00

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

406-Holding Acct Dev Agreemts

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
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REVENUE SUMMARY

GENERAL REVENUE

Charges for Services	0	20,000.00	457,500.00	0.00	(457,500.00)	0.00
TOTAL GENERAL REVENUE	0	20,000.00	457,500.00	0.00	(457,500.00)	0.00
TOTAL REVENUE	0	20,000.00	457,500.00	0.00	(457,500.00)	0.00
	=====	=====	=====	=====	=====	=====

EXPENSE SUMMARY

Development Agreements

Contract Services	0	24,057.45	673,188.29	0.00	(673,188.29)	0.00
TOTAL Development Agreements	0	24,057.45	673,188.29	0.00	(673,188.29)	0.00
TOTAL EXPENSES	0	24,057.45	673,188.29	0.00	(673,188.29)	0.00
	=====	=====	=====	=====	=====	=====

REVENUE OVER/ (UNDER) EXPENSES	0	(4,057.45)	(215,688.29)	0.00	215,688.29	0.00
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CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

406-Holding Acct Dev Agreemts

% OF YEAR COMPLETED: 16.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Charges for Services</u>						
406-4000-06-4505 Horizon Deer Creek Dev	0	20,000.00	20,000.00	0.00 (	20,000.00)	0.00
406-4000-06-5408 PSA - High Point Ranch	0	0.00	100,000.00	0.00 (	100,000.00)	0.00
406-4000-06-5414 HPR - Lennar	0	0.00	195,000.00	0.00 (	195,000.00)	0.00
406-4000-06-5415 Duck Point MM Aubrey	0	0.00	70,000.00	0.00 (	70,000.00)	0.00
406-4000-06-5416 ARCK Development (Knuck	0	0.00	10,000.00	0.00 (	10,000.00)	0.00
406-4000-06-5417 Aubrey Hts PSA	0	0.00	20,000.00	0.00 (	20,000.00)	0.00
406-4000-06-5420 Project Alpha US 377	0	0.00	10,000.00	0.00 (	10,000.00)	0.00
406-4000-06-5422 Hidden Lake	0	0.00	5,000.00	0.00 (	5,000.00)	0.00
406-4000-06-5423 HMR Grand Restaurant PS	0	0.00	2,500.00	0.00 (	2,500.00)	0.00
406-4000-06-5424 Pretium - 428 Mixed Use	0	0.00	25,000.00	0.00 (	25,000.00)	0.00
TOTAL Charges for Services	0	20,000.00	457,500.00	0.00 (	457,500.00)	0.00
<u>Miscellaneous</u>						
TOTAL REVENUE	0	20,000.00	457,500.00	0.00 (	457,500.00)	0.00

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

406-Holding Acct Dev Agreemts
DEPARTMENT - Development Agreements

% OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Contract Services</u>						
406-5406-06-5720 Silverado (Regatta) Dev	0	542.67	47,459.06	0.00 (	47,459.06)	0.00
406-5406-06-5723 DA - Aubrey Plant/N/S	0	0.00	37,689.36	0.00 (	37,689.36)	0.00
406-5406-06-5724 DA - High Pointe Ranch	0	0.00	337,084.06	0.00 (	337,084.06)	0.00
406-5406-06-5725 Keenland Addition	0	166.11	9,872.58	0.00 (	9,872.58)	0.00
406-5406-06-5727 DA - Maylar	0	0.00	675.00	0.00 (	675.00)	0.00
406-5406-06-5728 DA - RIBBONWOOD	0	0.00	20,173.78	0.00 (	20,173.78)	0.00
406-5406-06-5729 Sweet Cow / Aub Hts	0	6,567.25	32,683.58	0.00 (	32,683.58)	0.00
406-5406-06-5820 Venable Dev Agreement	0	166.11	166.11	0.00 (	166.11)	0.00
406-5406-06-5920 Winn Ridge (Jackson) De	0	0.00	698.50	0.00 (	698.50)	0.00
406-5406-06-6450 Sandbrock Dev Agreement	0	757.20	8,074.17	0.00 (	8,074.17)	0.00
406-5406-06-6460 Duck Point MM Aubrey	0	2,349.47	66,478.15	0.00 (	66,478.15)	0.00
406-5406-06-6461 High Point Ranch Commer	0	0.00	4,761.62	0.00 (	4,761.62)	0.00
406-5406-06-6462 Pecan Creek Residential	0	0.00	5,291.27	0.00 (	5,291.27)	0.00
406-5406-06-6463 HPR - Lennar	0	9,779.57	34,111.87	0.00 (	34,111.87)	0.00
406-5406-06-6465 DA Lennar Loyd Ranch	0	727.00	36,482.24	0.00 (	36,482.24)	0.00
406-5406-06-6470 DA US 377 Project Alpha	0	2,177.79	6,876.06	0.00 (	6,876.06)	0.00
406-5406-06-6471 Blackjack 4Star PSA	0	0.00	1,896.92	0.00 (	1,896.92)	0.00
406-5406-06-6472 ARCK Development (Knuck	0	0.00	8,229.00	0.00 (	8,229.00)	0.00
406-5406-06-6473 Aubrey Hts PSA Expense	0	0.00	1,878.50	0.00 (	1,878.50)	0.00
406-5406-06-6474 Hidden Lake	0	0.00	10,483.52	0.00 (	10,483.52)	0.00
406-5406-06-6475 HMR Grand Restaurant PS	0	824.28	2,122.94	0.00 (	2,122.94)	0.00
TOTAL Contract Services	0	24,057.45	673,188.29	0.00 (	673,188.29)	0.00
TOTAL Development Agreements	0	24,057.45	673,188.29	0.00 (	673,188.29)	0.00
TOTAL EXPENSES	0	24,057.45	673,188.29	0.00 (	673,188.29)	0.00
REVENUE OVER/ (UNDER) EXPENSES	0 (	4,057.45) (	215,688.29)	0.00	215,688.29	0.00

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

501-Capital Projects Fund

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
<u>GENERAL REVENUE</u>						
Penalties & Interest	726,414	101,418.57	207,269.32	0.00	519,144.68	28.53
Charges for Services	0	625,000.00	625,000.00	0.00	(625,000.00)	0.00
Miscellaneous	9,108,336	0.00	0.00	0.00	9,108,336.00	0.00
Contingency/FB	<u>15,273,623</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>15,273,623.00</u>	<u>0.00</u>
TOTAL GENERAL REVENUE	<u>25,108,373</u>	<u>726,418.57</u>	<u>832,269.32</u>	<u>0.00</u>	<u>24,276,103.68</u>	<u>3.31</u>
TOTAL REVENUE	25,108,373	726,418.57	832,269.32	0.00	24,276,103.68	3.31
	=====	=====	=====	=====	=====	=====
<u>EXPENSE SUMMARY</u>						
<u>Capital Projects</u>						
Capital	13,000	0.00	0.00	0.00	13,000.00	0.00
Contract Services	592,415	0.00	0.00	0.00	592,415.00	0.00
Miscellaneous	24,982,621	106,577.90	622,667.64	47,080.07	24,312,873.29	2.68
Debt Service	<u>203,337</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>203,337.00</u>	<u>0.00</u>
TOTAL Capital Projects	<u>25,791,373</u>	<u>106,577.90</u>	<u>622,667.64</u>	<u>47,080.07</u>	<u>25,121,625.29</u>	<u>2.60</u>
TOTAL EXPENSES	25,791,373	106,577.90	622,667.64	47,080.07	25,121,625.29	2.60
	=====	=====	=====	=====	=====	=====
REVENUE OVER/ (UNDER) EXPENSES	(683,000)	619,840.67	209,601.68	(47,080.07)	(845,521.61)	23.80-

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

501-Capital Projects Fund

% OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Penalties & Interest</u>						
501-4000-05-4500 Interest Income	726,414	56,812.05	117,242.51	0.00	609,171.49	16.14
501-4000-05-4501 ABP Interest Income	0	40,225.10	82,993.39	0.00	(82,993.39)	0.00
501-4000-05-4502 HPR Lennar Interest Inc	<u>0</u>	<u>4,381.42</u>	<u>7,033.42</u>	<u>0.00</u>	<u>(7,033.42)</u>	<u>0.00</u>
TOTAL Penalties & Interest	726,414	101,418.57	207,269.32	0.00	519,144.68	28.53
 <u>Charges for Services</u>						
501-4000-06-4510 Developer Cont Lennar H	<u>0</u>	<u>625,000.00</u>	<u>625,000.00</u>	<u>0.00</u>	<u>(625,000.00)</u>	<u>0.00</u>
TOTAL Charges for Services	0	625,000.00	625,000.00	0.00	(625,000.00)	0.00
 <u>Miscellaneous</u>						
501-4000-09-4900 Bond proceeds	8,925,000	0.00	0.00	0.00	8,925,000.00	0.00
501-4000-09-4901 Premium on Sale of Bond	<u>183,336</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>183,336.00</u>	<u>0.00</u>
TOTAL Miscellaneous	9,108,336	0.00	0.00	0.00	9,108,336.00	0.00
 <u>Contingency/FB</u>						
501-4000-99-4091 Transfers In	14,271,544	0.00	0.00	0.00	14,271,544.00	0.00
501-4000-99-4092 Capital Carryforward	<u>1,002,079</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,002,079.00</u>	<u>0.00</u>
TOTAL Contingency/FB	15,273,623	0.00	0.00	0.00	15,273,623.00	0.00
TOTAL REVENUE	25,108,373	726,418.57	832,269.32	0.00	24,276,103.68	3.31

501-Capital Projects Fund

DEPARTMENT - Capital Projects

% OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Capital</u>						
501-5501-02-5641 Park Development	13,000	0.00	0.00	0.00	13,000.00	0.00
TOTAL Capital	13,000	0.00	0.00	0.00	13,000.00	0.00
<u>Contract Services</u>						
501-5501-06-5765 IT Projects	92,415	0.00	0.00	0.00	92,415.00	0.00
501-5501-06-5766 Engineering	500,000	0.00	0.00	0.00	500,000.00	0.00
TOTAL Contract Services	592,415	0.00	0.00	0.00	592,415.00	0.00
<u>Miscellaneous</u>						
501-5501-09-5633 Capital Public Safety E	631,257	0.00	0.00	0.00	631,257.00	0.00
501-5501-09-5650 Capital Public Safety 2	6,044,149	0.00	(257,264.88)	0.00	6,301,413.88	4.26-
501-5501-09-5651 Capital Vehicle Replace	1,606,516	503,857.59	563,075.77	47,080.07	996,360.16	37.98
501-5501-09-5652 Capital Project 38	3,400,000	0.00	0.00	0.00	3,400,000.00	0.00
501-5501-09-5656 2023 PH 1 Offsights	3,134,698	0.00	0.00	0.00	3,134,698.00	0.00
501-5501-09-5657 Capital Modular Buildin	291,582	0.00	0.00	0.00	291,582.00	0.00
501-5501-09-5658 CO 2024 FS#2	5,708,336	99,406.17	25,883.82	0.00	5,682,452.18	0.45
501-5501-09-5659 Council Chambers 2023	932,025	(711,616.92)	0.00	0.00	932,025.00	0.00
501-5501-09-5660 HW 377 Utility Relocate	0	21,900.00	21,900.00	0.00	(21,900.00)	0.00
501-5501-09-5689 Street Projects	1,065,902	113,155.28	106,304.54	0.00	959,597.46	9.97
501-5501-09-5690 Admin Projects	436,349	0.00	0.00	0.00	436,349.00	0.00
501-5501-09-5901 Water System Expansion	733,086	0.00	623.32	0.00	732,462.68	0.09
501-5501-09-5902 Capex Water	0	6,212.06	11,427.06	0.00	(11,427.06)	0.00
501-5501-09-5950 Sewer System Expansion	998,721	0.00	12,797.46	0.00	985,923.54	1.28
501-5501-09-5951 Capex Sewer	0	0.00	5,215.00	0.00	(5,215.00)	0.00
501-5501-09-5952 2024 Ph 2 Offsites	0	54,435.49	113,477.32	0.00	(113,477.32)	0.00
501-5501-09-5953 WWTP Expansion	0	942.50	942.50	0.00	(942.50)	0.00
501-5501-09-5954 UTRWD Delivery Point	0	7,231.65	7,231.65	0.00	(7,231.65)	0.00
501-5501-09-5955 FM 428 Lift Station	0	11,054.08	11,054.08	0.00	(11,054.08)	0.00
TOTAL Miscellaneous	24,982,621	106,577.90	622,667.64	47,080.07	24,312,873.29	2.68
<u>Debt Service</u>						
501-5501-98-5899 Bond Issue Costs	203,337	0.00	0.00	0.00	203,337.00	0.00
TOTAL Debt Service	203,337	0.00	0.00	0.00	203,337.00	0.00
<u>Contingency/FB</u>						
TOTAL Capital Projects	25,791,373	106,577.90	622,667.64	47,080.07	25,121,625.29	2.60
TOTAL EXPENSES	25,791,373	106,577.90	622,667.64	47,080.07	25,121,625.29	2.60
REVENUE OVER/(UNDER) EXPENSES	(683,000)	619,840.67	209,601.68	(47,080.07)	(845,521.61)	23.80-

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

701-MDD

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
<u>GENERAL REVENUE</u>						
Taxes	940,000	96,467.51	187,664.42	0.00	752,335.58	19.96
Miscellaneous	<u>145,010</u>	<u>12,627.38</u>	<u>25,585.22</u>	<u>0.00</u>	<u>119,424.78</u>	<u>17.64</u>
TOTAL GENERAL REVENUE	<u>1,085,010</u>	<u>109,094.89</u>	<u>213,249.64</u>	<u>0.00</u>	<u>871,760.36</u>	<u>19.65</u>
TOTAL REVENUE	<u>1,085,010</u>	<u>109,094.89</u>	<u>213,249.64</u>	<u>0.00</u>	<u>871,760.36</u>	<u>19.65</u>
	=====	=====	=====	=====	=====	=====

EXPENSE SUMMARY

<u>MDD</u>						
Personnel	138,465	15,928.96	32,079.90	0.00	106,385.10	23.17
Materials & Supplies	8,500	22.00	141.24	0.00	8,358.76	1.66
Repairs & Maintenance	20,000	1,474.83	16,806.94	0.00	3,193.06	84.03
Utilities	595	43.47	149.32	0.00	445.68	25.10
Contract Services	148,200	2,540.50	2,540.50	0.00	145,659.50	1.71
Fees & Other Services	51,850	14,053.35	25,733.34	0.00	26,116.66	49.63
Contingency/FB	<u>215,000</u>	<u>1,450.00</u>	<u>2,900.00</u>	<u>0.00</u>	<u>212,100.00</u>	<u>1.35</u>
TOTAL MDD	<u>582,610</u>	<u>35,513.11</u>	<u>80,351.24</u>	<u>0.00</u>	<u>502,258.76</u>	<u>13.79</u>
TOTAL EXPENSES	<u>582,610</u>	<u>35,513.11</u>	<u>80,351.24</u>	<u>0.00</u>	<u>502,258.76</u>	<u>13.79</u>
	=====	=====	=====	=====	=====	=====
REVENUE OVER/ (UNDER) EXPENSES	502,400	73,581.78	132,898.40	0.00	369,501.60	26.45

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

701-MDD

% OF YEAR COMPLETED: 16.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Taxes</u>						
701-4000-02-4130 Sales Taxes	940,000	96,467.51	187,664.42	0.00	752,335.58	19.96
TOTAL Taxes	940,000	96,467.51	187,664.42	0.00	752,335.58	19.96
<u>Grants</u>						
<u>Miscellaneous</u>						
701-4000-09-4500 Interest Income	145,000	11,117.38	22,575.22	0.00	122,424.78	15.57
701-4000-09-4730 Property Rental Income	10	1,510.00	3,010.00	0.00	(3,000.00)	100.00
TOTAL Miscellaneous	145,010	12,627.38	25,585.22	0.00	119,424.78	17.64
<u>Contingency/FB</u>						
TOTAL REVENUE	1,085,010	109,094.89	213,249.64	0.00	871,760.36	19.65

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

701-MDD

DEPARTMENT - MDD

% OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Personnel</u>						
701-5176-01-5101 Salaries	105,000	13,489.05	21,573.86	0.00	83,426.14	20.55
701-5176-01-5106 Longevity	50	50.00	50.00	0.00	0.00	100.00
701-5176-01-5107 TMRS Contribution	6,828	880.03	1,434.79	0.00	5,393.21	21.01
701-5176-01-5108 Payroll Tax Expense (me	1,523	190.53	309.51	0.00	1,213.49	20.32
701-5176-01-5109 Group Health Insurance	9,864	1,309.35	3,682.25	0.00	6,181.75	37.33
701-5176-01-5110 Workmens Comp TML	200	0.00	0.00	0.00	200.00	0.00
701-5176-01-5621 Travel/training	15,000	10.00	5,029.49	0.00	9,970.51	33.53
TOTAL Personnel	138,465	15,928.96	32,079.90	0.00	106,385.10	23.17
<u>Capital</u>						
<u>Materials & Supplies</u>						
701-5176-03-5050 Office Supplies	3,500	0.00	75.24	0.00	3,424.76	2.15
701-5176-03-5060 Promotional Materials	5,000	22.00	66.00	0.00	4,934.00	1.32
TOTAL Materials & Supplies	8,500	22.00	141.24	0.00	8,358.76	1.66
<u>Repairs & Maintenance</u>						
701-5176-04-5120 Building Maintenance	20,000	1,474.83	16,806.94	0.00	3,193.06	84.03
TOTAL Repairs & Maintenance	20,000	1,474.83	16,806.94	0.00	3,193.06	84.03
<u>Utilities</u>						
701-5176-05-5618 Telephone	595	43.47	149.32	0.00	445.68	25.10
TOTAL Utilities	595	43.47	149.32	0.00	445.68	25.10
<u>Contract Services</u>						
701-5176-06-5240 Drug screening/backgrou	200	0.00	0.00	0.00	200.00	0.00
701-5176-06-5620 Legal & Professional	40,000	2,540.50	2,540.50	0.00	37,459.50	6.35
701-5176-06-5764 Special Services	3,000	0.00	0.00	0.00	3,000.00	0.00
701-5176-06-7862 Maps	5,000	0.00	0.00	0.00	5,000.00	0.00
701-5176-06-7863 Strategic Plan	100,000	0.00	0.00	0.00	100,000.00	0.00
TOTAL Contract Services	148,200	2,540.50	2,540.50	0.00	145,659.50	1.71
<u>Fees & Other Services</u>						
701-5176-07-5190 Insurance - TML	850	0.00	0.00	0.00	850.00	0.00
701-5176-07-5260 Dues & Memberships	13,000	0.00	11,500.00	0.00	1,500.00	88.46
701-5176-07-5280 Copier Maintenance Cont	0	65.00	130.00	0.00	130.00)	0.00
701-5176-07-5665 Technology/Promotional	25,000	11,612.35	11,727.34	0.00	13,272.66	46.91
701-5176-07-5667 Marketing and Advertisi	13,000	2,376.00	2,376.00	0.00	10,624.00	18.28
TOTAL Fees & Other Services	51,850	14,053.35	25,733.34	0.00	26,116.66	49.63
<u>Miscellaneous</u>						
<u>Contingency/FB</u>						
701-5176-99-4091 Administrative fee	15,000	1,450.00	2,900.00	0.00	12,100.00	19.33
701-5176-99-5700 Grant Match	50,000	0.00	0.00	0.00	50,000.00	0.00
701-5176-99-5750 Economic Incentives	150,000	0.00	0.00	0.00	150,000.00	0.00
TOTAL Contingency/FB	215,000	1,450.00	2,900.00	0.00	212,100.00	1.35

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

701-MDD
DEPARTMENT - MDD % OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
TOTAL MDD	582,610	35,513.11	80,351.24	0.00	502,258.76	13.79
TOTAL EXPENSES	582,610	35,513.11	80,351.24	0.00	502,258.76	13.79
REVENUE OVER/ (UNDER) EXPENSES	502,400	73,581.78	132,898.40	0.00	369,501.60	26.45

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

801-Employee Benefit Trust

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
<u>GENERAL REVENUE</u>						
Miscellaneous	1,166,500	177,831.76	295,039.07	0.00	871,460.93	25.29
TOTAL GENERAL REVENUE	1,166,500	177,831.76	295,039.07	0.00	871,460.93	25.29
TOTAL REVENUE	1,166,500	177,831.76	295,039.07	0.00	871,460.93	25.29
	=====	=====	=====	=====	=====	=====
<u>EXPENSE SUMMARY</u>						
<u>Insurance Premiums</u>						
Personnel	1,166,500	112,993.94	230,462.53	0.00	936,037.47	19.76
TOTAL Insurance Premiums	1,166,500	112,993.94	230,462.53	0.00	936,037.47	19.76
TOTAL EXPENSES	1,166,500	112,993.94	230,462.53	0.00	936,037.47	19.76
	=====	=====	=====	=====	=====	=====
REVENUE OVER/ (UNDER) EXPENSES	0	64,837.82	64,576.54	0.00 (	64,576.54)	0.00

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

801-Employee Benefit Trust

% OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Miscellaneous</u>						
801-4000-09-4430 Employer Insurance Prem	904,000	143,318.41	238,086.59	0.00	665,913.41	26.34
801-4000-09-4440 Employee Insurance Prem	250,000	32,416.15	53,176.39	0.00	196,823.61	21.27
801-4000-09-4480 Flex Spending Account	8,000	1,501.70	2,510.00	0.00	5,490.00	31.38
801-4000-09-4500 Interest Income	<u>4,500</u>	<u>595.50</u>	<u>1,266.09</u>	<u>0.00</u>	<u>3,233.91</u>	<u>28.14</u>
TOTAL Miscellaneous	1,166,500	177,831.76	295,039.07	0.00	871,460.93	25.29
TOTAL REVENUE	1,166,500	177,831.76	295,039.07	0.00	871,460.93	25.29

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

801-Employee Benefit Trust

DEPARTMENT - Insurance Premiums

% OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Personnel</u>						
801-5000-01-4090 Administrative Fee	1,500	118.00	239.99	0.00	1,260.01	16.00
801-5000-01-5111 Health Insurance	997,000	89,011.55	182,250.64	0.00	814,749.36	18.28
801-5000-01-5112 Dental Insurance	70,000	6,868.18	13,756.83	0.00	56,243.17	19.65
801-5000-01-5113 Vision Insurance	10,000	1,146.04	2,084.83	0.00	7,915.17	20.85
801-5000-01-5115 Life Insurance	50,000	7,398.60	14,696.40	0.00	35,303.60	29.39
801-5000-01-5117 Voluntary Policies	15,000	1,086.52	2,102.48	0.00	12,897.52	14.02
801-5000-01-5118 Flex Spending	8,000	5,631.95	7,665.16	0.00	334.84	95.81
801-5000-01-5119 New Benefits	8,000	1,733.10	3,466.20	0.00	4,533.80	43.33
801-5000-01-5120 Careflight/PHI	<u>7,000</u>	<u>0.00</u>	<u>4,200.00</u>	<u>0.00</u>	<u>2,800.00</u>	<u>60.00</u>
TOTAL Personnel	1,166,500	112,993.94	230,462.53	0.00	936,037.47	19.76
TOTAL Insurance Premiums	1,166,500	112,993.94	230,462.53	0.00	936,037.47	19.76
TOTAL EXPENSES	1,166,500	112,993.94	230,462.53	0.00	936,037.47	19.76
REVENUE OVER/ (UNDER) EXPENSES	0	64,837.82	64,576.54	0.00 (	64,576.54)	0.00



Balance Sheet by Fund

(Unaudited)

November 2024

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2024

101-General Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
101-11-000-00	General Fund Cash	76,146.18	
101-11-000-10	Cash on hand - Court drawer	200.00	
101-11-000-84	Claim on Cash General	3,766,472.93	
101-11-000-90	Investment Account	6,260,195.32	
101-11-013-20	Taxes Receivable	28,517.98	
101-11-013-33	Allowance for Taxes	(7,465.40)	
101-11-013-37	Sales Tax Receivable	427,606.59	
101-11-015-00	Court Fees Receivable	437,291.24	
101-11-015-50	Allowance for Court Fees	(143,517.12)	
101-11-021-00	Prepays	1,455,048.00	
101-11-050-00	Inventory	7,941.00	
101-12-016-10	Land	1,083,000.00	
101-13-000-80	Due from other funds EBT	50,000.00	
101-19-000-00	Net Pension Asset	<u>84,712.00</u>	
		<u>13,526,148.72</u>	
	TOTAL ASSETS		13,526,148.72
			=====
LIABILITIES			
=====			
101-21-010-00	Accounts Payable Pooled	165,042.59	
101-21-010-01	Accounts Payable-General Fund	12,606.70	
101-21-010-14	Deferred Revenue Taxes	21,052.58	
101-21-010-15	Deferred Revenue Court	293,774.42	
101-21-010-17	Deferred Pension Inflows	146,888.00	
101-21-010-18	Net Pension Liability	100,153.00	
101-21-010-19	Deferred Pension Outflows	(244,985.00)	
101-21-015-40	Child Support Payable	461.28	
101-21-021-51	Unapplied Credit Liability A/R	300.00	
101-21-023-20	Comm Ctr rental deposits	1,070.01	
101-21-023-30	Parks rental deposits	(150.00)	
101-21-023-40	Collection fees payable-MVBA	510.87	
101-21-023-41	Credit Card Fees Payable	(5,010.11)	
101-21-023-50	Court Cash Bonds	443.30	
101-21-023-70	OMNI fee - court	(294.08)	
101-23-901-00	Due to Payroll Fund	<u>550.00</u>	
	TOTAL LIABILITIES	<u>492,413.56</u>	
EQUITY			
=====			
101-31-033-00	Fund Balance General Fund	8,329,691.41	
101-31-033-80	Net Pension Obligation	<u>82,656.00</u>	
	TOTAL BEGINNING EQUITY	8,412,347.41	
	TOTAL REVENUE	2,782,828.07	
	TOTAL EXPENSES	<u>2,896,748.43</u>	
	TOTAL REVENUE OVER/(UNDER) EXPENSES	(113,920.36)	
	(WILL CLOSE TO FUND BAL.)	4,735,308.11	
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.	<u>13,033,735.16</u>	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.		13,526,148.72
			=====

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2024

201-Water Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
ASSETS		
=====		
201-11-000-00	Water Fund Cash	183,157.76
201-11-000-10	Cash Drawer	200.00
201-11-000-84	Claim on Cash Water	444,283.45
201-11-000-90	Investment Account	77,029.40
201-11-000-91	Water Impact Fees	638,524.02
201-11-000-95	Cash - CO Keeneland Ph1 Offsit	8,538,717.00
201-11-013-00	Accounts receivable - UB	196,647.92
201-11-013-21	Accounts Receivable - Unbilled	84,488.59
201-11-013-22	Allowance for Uncollect Water	(29,816.43)
201-11-027-00	Discount on Bonds	151,140.00
201-11-050-00	Inventory	186,333.80
201-12-016-10	Land	83,058.00
201-12-016-30	Water System	15,358,123.34
201-12-016-50	Machinery and Equipment	749,604.98
201-12-016-60	Vehicles	474,306.42
201-12-016-67	Office Equipment	43,133.09
201-12-016-80	Buildings and improvements	112,282.54
201-12-016-90	Construction in Progress	2,579,444.78
201-12-017-00	Accumulated Depreciation	(6,510,560.34)
201-13-000-00	Due from other funds	368,290.00
201-19-000-00	Net Pension Asset	(17,100.00)
		<u>23,711,288.32</u>
TOTAL ASSETS		23,711,288.32
		=====
LIABILITIES		
=====		
201-21-010-00	Accounts Payable Pooled	4,439.68
201-21-010-02	Accounts Payable - Water	192,742.00
201-21-010-05	Unapplied Credits	4,419.24
201-21-010-17	Deferred Pension Inflows	8,300.00
201-21-010-18	Net Pension Liability	6,000.00
201-21-010-19	Deferred Pension Outflows	(53,700.00)
201-21-020-17	Deferred OPEB Inflows	4,700.00
201-21-020-19	Deferred OPEB Outflows	(2,000.00)
201-21-021-10	Accrued Vacation Payable- wate	9,717.46
201-21-021-20	Accrued Interest Payable	55,381.75
201-21-021-90	SALES TAX COLLECTED	649.32
201-21-023-00	Water TMRS Due to state	(881.00)
201-21-023-41	Credit Card Fees Payable	22,139.81
201-21-027-00	Bond Premium	188,534.00
201-21-029-10	Bonds Payable - Series 2016	4,220,000.00
201-21-029-75	Bonds Payable - Series 2023	8,170,000.00
201-21-029-80	Customer Deposits	171,185.78
201-21-029-81	Customer Refunds Payable	29.01
201-23-901-00	Due to Payroll Fund	(3,102.78)
201-23-999-00	Water Impact Fees	<u>30,489.00</u>
TOTAL LIABILITIES		<u>13,029,043.27</u>

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2024

201-Water Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
EQUITY		
=====		
201-31-033-02	Fund balance - Water/Sewer	10,057,996.80
201-31-033-10	Developer Contributions	470,033.47
201-31-033-80	Net Pension Benefit Obligation	<u>9,219.00</u>
	TOTAL BEGINNING EQUITY	10,537,249.27
	TOTAL REVENUE	457,285.46
	TOTAL EXPENSES	<u>185,392.45</u>
	TOTAL REVENUE OVER/ (UNDER) EXPENSES	271,893.01
	(WILL CLOSE TO FUND BAL.)	(126,897.23)
	TOTAL EQUITY & REV. OVER/ (UNDER) EXP.	<u>10,682,245.05</u>
	TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.	23,711,288.32
=====		

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2024

202-Sewer Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
202-11-000-84	Claim on Cash Sewer	(6,480,724.66)	
202-11-000-91	Sewer Impact Fees	831,543.62	
202-11-000-92	Utility Funding Series 2024A	52,263,306.97	
202-11-013-01	Accounts Receivable - UB	99,654.69	
202-11-013-21	Accounts Receivable - Unbilled	42,562.70	
202-11-013-22	Allowance for Doubtful Account	(15,109.98)	
202-11-050-00	Inventory	7,353.00	
202-12-016-40	Sewer System	11,580,120.26	
202-12-016-90	Construction in Progress	<u>1,759,708.30</u>	
		<u>60,088,414.90</u>	
TOTAL ASSETS			60,088,414.90
			=====
LIABILITIES			
=====			
202-21-010-00	Accounts Payable Pooled	2,021.44	
202-21-021-10	Accrued Vacation Payable	15,915.08	
202-21-023-00	Sewer TMRS Due to state	881.00	
202-21-027-00	Bond Premium	2,564,850.30	
202-21-028-80	Bonds Payable - Series 2013	107,716.00	
202-21-029-20	Bonds Payable - Series 2024A	50,095,000.00	
202-23-000-00	Due to other funds	114,820.00	
202-23-901-00	Due to Payroll Fund	(12,916.03)	
202-23-999-00	Sewer Impact Fees	<u>38,342.00</u>	
TOTAL LIABILITIES			<u>52,926,629.79</u>
EQUITY			
=====			
202-31-033-00	Fund Balance	5,677,687.70	
202-31-033-10	Developer Contributions	570,596.91	
202-31-033-50	Restricted for Sewer Impact	<u>739,050.73</u>	
TOTAL BEGINNING EQUITY			6,987,335.34
TOTAL REVENUE			513,722.73
TOTAL EXPENSES			<u>807,888.13</u>
TOTAL REVENUE OVER/ (UNDER) EXPENSES			(294,165.40)
(WILL CLOSE TO FUND BAL.)			468,615.17
TOTAL EQUITY & REV. OVER/ (UNDER) EXP.			<u>7,161,785.11</u>
TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.			60,088,414.90
			=====

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2024

205-Solid Waste Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
ASSETS		
=====		
205-11-000-84	Claim on Cash Garbage	(421,787.00)
205-11-013-00	Accounts Receivable - UB	69,179.63
205-11-013-10	Accounts receivable	95,878.23
205-11-013-21	Accounts Receivable - Unbilled	31,429.77
205-11-013-22	Allowance for Doubtful Account	(10,489.25)
		(235,788.62)
TOTAL ASSETS		(235,788.62)
		=====
LIABILITIES		
=====		
205-21-010-00	Accounts Payable Pooled	174,574.85
205-21-021-90	Sales Tax Payable	11,578.57
205-23-000-00	Due to other funds	16,219.00
TOTAL LIABILITIES		202,372.42
EQUITY		
=====		
205-31-033-00	Fund Balance	(272,923.87)
TOTAL BEGINNING EQUITY		(272,923.87)
TOTAL REVENUE		283,914.08
TOTAL EXPENSES		392,472.99
TOTAL REVENUE OVER/ (UNDER) EXPENSES		(108,558.91)
(WILL CLOSE TO FUND BAL.)		(56,678.26)
TOTAL EQUITY & REV. OVER/ (UNDER) EXP.		(438,161.04)
TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.		(235,788.62)
		=====

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2024

301-Debt Service Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
301-11-000-00	Debt Service Cash	165,131.25	
301-11-000-84	Claim on Cash Debt Service	83,986.49	
301-11-000-90	Investment Account	72,841.83	
301-11-013-00	Property Taxes Receivable	15,983.61	
301-11-013-10	Allowance for Uncollect Taxes	(5,106.75)	
301-13-000-00	Due from other funds	<u>114,820.00</u>	
			<u>447,656.43</u>
TOTAL ASSETS			447,656.43
=====			
LIABILITIES			
=====			
301-21-029-90	Deferred Taxes-I&S	<u>10,876.86</u>	
TOTAL LIABILITIES			<u>10,876.86</u>
EQUITY			
=====			
301-31-033-01	Fund Balance - Restricted	<u>358,817.66</u>	
TOTAL BEGINNING EQUITY		358,817.66	
TOTAL REVENUE		<u>56,391.51</u>	
TOTAL REVENUE OVER/ (UNDER) EXPENSES		56,391.51	
(WILL CLOSE TO FUND BAL.)		21,570.40	
TOTAL EQUITY & REV. OVER/ (UNDER) EXP.			<u>436,779.57</u>
TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.			447,656.43
=====			

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2024

401-Special Revenue Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
401-11-000-00	Special Revenue Cash	46,890.16	
401-11-000-84	Claim on Cash Special Revenue	<u>26,472.27</u>	
			<u>73,362.43</u>
TOTAL ASSETS			73,362.43
			=====
LIABILITIES			
=====			
EQUITY			
=====			
401-31-033-02	Fund Balance - Child Safety	4,021.19	
401-31-033-04	Fund Balance - Court Security	6,920.50	
401-31-033-05	Fund Balance - PD Officers Tra	32,743.78	
401-31-033-06	Fund Balance - Seizure Funds	3,228.17	
401-31-033-07	FUND BALANCE HOT	<u>540.76</u>	
TOTAL BEGINNING EQUITY		47,454.40	
TOTAL REVENUE		<u>3,711.22</u>	
TOTAL REVENUE OVER/ (UNDER) EXPENSES		3,711.22	
(WILL CLOSE TO FUND BAL.)		22,196.81	
TOTAL EQUITY & REV. OVER/ (UNDER) EXP.		<u>73,362.43</u>	
TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.			73,362.43
			=====

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2024

402-TIRZ Jackson Ridge

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
ASSETS		
=====		
402-11-000-00	TIRZ Cash	284,636.88
402-11-000-84	Claim on Cash TIRZ	<u>518,732.58</u>
		<u>803,369.46</u>
TOTAL ASSETS		803,369.46
		=====
LIABILITIES		
=====		
EQUITY		
=====		
402-31-033-06	Fund balance - TIRZ Fund	<u>526,039.50</u>
	TOTAL BEGINNING EQUITY	526,039.50
TOTAL REVENUE		<u>2,376.15</u>
	TOTAL REVENUE OVER/ (UNDER) EXPENSES	2,376.15
	(WILL CLOSE TO FUND BAL.)	274,953.81
TOTAL EQUITY & REV. OVER/ (UNDER) EXP.		<u>803,369.46</u>
TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.		803,369.46
		=====

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2024

403-Impact Fees

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
403-11-000-00	Impact Fees Cash	1,176,322.73	
403-11-000-84	Claim on Cash Impact Fees	(797,058.26)	
		<u>379,264.47</u>	
TOTAL ASSETS			379,264.47
			=====
LIABILITIES			
=====			
403-21-010-00	Accounts Payable Pooled	<u>4,508.34</u>	
TOTAL LIABILITIES			<u>4,508.34</u>
EQUITY			
=====			
403-31-033-20	Restricted FB- Street Impact	<u>376,974.59</u>	
TOTAL BEGINNING EQUITY		376,974.59	
TOTAL REVENUE		9,819.96	
TOTAL EXPENSES		<u>10,398.34</u>	
TOTAL REVENUE OVER/ (UNDER) EXPENSES		(578.38)	
(WILL CLOSE TO FUND BAL.)		(1,640.08)	
TOTAL EQUITY & REV. OVER/ (UNDER) EXP.		<u>374,756.13</u>	
TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.			379,264.47
			=====

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2024

404-Development Fees

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
404-11-000-50	Investment Acct-Park Fees	1,759,817.92	
404-11-000-60	Investment acct-Fire Station	3,609,691.74	
404-11-000-70	Investment Acct-Street Fees	2,065,938.81	
404-11-000-84	Claim on Cash Development Fees	3,437,209.66	
404-11-000-90	Investment Account	<u>334,095.38</u>	
			<u>11,206,753.51</u>
TOTAL ASSETS			11,206,753.51
			=====
LIABILITIES			
=====			
404-21-010-00	Accounts Payable Pooled	<u>117,618.65</u>	
TOTAL LIABILITIES			<u>117,618.65</u>
EQUITY			
=====			
404-31-033-00	Fund Balance	<u>9,877,418.37</u>	
TOTAL BEGINNING EQUITY		<u>9,877,418.37</u>	
TOTAL REVENUE		232,266.45	
TOTAL EXPENSES		<u>306,654.65</u>	
TOTAL REVENUE OVER/ (UNDER) EXPENSES		(74,388.20)	
(WILL CLOSE TO FUND BAL.)		1,286,104.69	
TOTAL EQUITY & REV. OVER/ (UNDER) EXP.			<u>11,089,134.86</u>
TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.			11,206,753.51
			=====

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2024

405-Grant Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
405-11-000-00	Grant Fund Cash	369,546.80	
405-11-000-84	Claim on Cash Grants	851,127.48	
405-11-013-15	AR Due From State	<u>74,767.93</u>	
			<u>1,295,442.21</u>
TOTAL ASSETS			1,295,442.21
			=====
LIABILITIES			
=====			
405-21-010-00	Account Payable Pooled	86,446.88	
405-21-021-60	Unearned Revenue - Grants	<u>354,759.56</u>	
TOTAL LIABILITIES			<u>441,206.44</u>
EQUITY			
=====			
405-31-033-04	Fund Balance - Grant Fund	<u>21,426.79</u>	
TOTAL BEGINNING EQUITY		21,426.79	
TOTAL REVENUE		4,427.71	
TOTAL EXPENSES		<u>137,908.63</u>	
TOTAL REVENUE OVER/ (UNDER) EXPENSES		(133,480.92)	
(WILL CLOSE TO FUND BAL.)		966,289.90	
TOTAL EQUITY & REV. OVER/ (UNDER) EXP.			<u>854,235.77</u>
TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.			1,295,442.21
			=====

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2024

406-Holding Acct Dev Agreemts

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
406-11-000-84	Claim on Cash Holding	<u>404,717.49</u>	
			<u>404,717.49</u>
	TOTAL ASSETS		404,717.49
			=====
LIABILITIES			
=====			
406-21-010-00	Accounts Payable Pooled	24,957.45	
406-23-000-00	Due to Other Funds	<u>368,290.00</u>	
	TOTAL LIABILITIES		<u>393,247.45</u>
EQUITY			
=====			
406-31-033-00	Fund Balance	<u>227,158.33</u>	
	TOTAL BEGINNING EQUITY	227,158.33	
	TOTAL REVENUE	457,500.00	
	TOTAL EXPENSES	<u>673,188.29</u>	
	TOTAL REVENUE OVER/ (UNDER) EXPENSES	(215,688.29)	
	TOTAL EQUITY & REV. OVER/ (UNDER) EXP.	<u>11,470.04</u>	
	TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.		404,717.49
			=====

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2024

501-Capital Projects Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
501-11-000-55	Vehicle Replacement Fund	349,435.63	
501-11-000-58	Cash - Tax Notes	8,915.84	
501-11-000-59	Cash - CO 2022 Public Safety	4,354,850.15	
501-11-000-60	Cash - CO 2023 Keeneland Phl	(3,636,922.60)	
501-11-000-61	Cash - CO 2024 Station 2	4,127,469.51	
501-11-000-62	ABP LLC Cash Escrow	10,173,360.75	
501-11-000-63	HPR Lennar Escrow	1,257,722.84	
501-11-000-84	Claim on Cash Capital Projects	(1,899,106.45)	
501-11-008-38	Cash - Water Bond S16	<u>164,075.60</u>	
		<u>14,899,801.27</u>	
TOTAL ASSETS			14,899,801.27
			=====
LIABILITIES			
=====			
501-21-010-00	Accounts Payable Pooled	222,745.95	
501-21-010-02	Accounts payable	179,563.00	
501-21-010-11	Accounts Payable - Capital Pro	41,819.00	
501-23-999-00	Impact Fees - Streets	<u>33,317.26</u>	
TOTAL LIABILITIES		<u>477,445.21</u>	
EQUITY			
=====			
501-31-033-03	Restricted FB - Contruction	<u>9,790,878.09</u>	
TOTAL BEGINNING EQUITY		9,790,878.09	
TOTAL REVENUE		832,269.32	
TOTAL EXPENSES		<u>622,667.64</u>	
TOTAL REVENUE OVER/ (UNDER) EXPENSES		209,601.68	
(WILL CLOSE TO FUND BAL.)		4,421,876.29	
TOTAL EQUITY & REV. OVER/ (UNDER) EXP.		<u>14,422,356.06</u>	
TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.			14,899,801.27
			=====

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2024

701-MDD

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
701-11-000-00	MDD Cash	1,177,327.72	
701-11-000-84	Claim on Cash MDD	(134,922.57)	
701-11-000-90	Investment Account	1,639,635.58	
701-11-013-37	Sales Tax Receivable	187,664.42	
701-12-015-00	Land	696,835.95	
701-12-015-10	Buildings and improvements	340,267.04	
701-12-017-00	Accumulated Depreciation	(56,103.00)	
		<u>3,850,705.14</u>	
TOTAL ASSETS			3,850,705.14
			=====
LIABILITIES			
=====			
701-21-010-00	Accounts Payable Pooled	5,070.28	
701-21-021-10	Accrued Vacation	<u>1,458.00</u>	
TOTAL LIABILITIES			<u>6,528.28</u>
EQUITY			
=====			
701-31-040-10	Fund Balance - MDD	<u>2,729,881.60</u>	
TOTAL BEGINNING EQUITY			2,729,881.60
TOTAL REVENUE		213,249.64	
TOTAL EXPENSES		<u>80,351.24</u>	
TOTAL REVENUE OVER/ (UNDER) EXPENSES		132,898.40	
(WILL CLOSE TO FUND BAL.)		981,396.86	
TOTAL EQUITY & REV. OVER/ (UNDER) EXP.		<u>3,844,176.86</u>	
TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.			3,850,705.14
			=====

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2024

801-Employee Benefit Trust

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
801-11-000-00	Employee Benefit Trust Cash	143,664.24	
801-11-000-84	Claim on Cash EBT	(65,877.34)	
			<u>77,786.90</u>
TOTAL ASSETS			77,786.90
			=====
LIABILITIES			
=====			
801-21-010-13	Accounts Payable	60.00	
801-23-000-00	Due to other funds	<u>50,000.00</u>	
TOTAL LIABILITIES			<u>50,060.00</u>
EQUITY			
=====			
801-31-033-00	Fund Balance	(27,734.36)	
TOTAL BEGINNING EQUITY		(27,734.36)	
TOTAL REVENUE		295,039.07	
TOTAL EXPENSES		<u>230,462.53</u>	
TOTAL REVENUE OVER/ (UNDER) EXPENSES		64,576.54	
(WILL CLOSE TO FUND BAL.)		(9,115.28)	
TOTAL EQUITY & REV. OVER/ (UNDER) EXP.			<u>27,726.90</u>
TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.			77,786.90
			=====



**City Council Meeting
Staff Report
December 18, 2024**

Agenda Item

Approve a Resolution repealing Resolution No 947-23 adopting the City of Aubrey's Official Procurement Policy and Procedures for Fiscal Year 2025.

Staff Contact

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

Summary

Approval of the annual Procurement Policy and Procedure is required. This year, the Procurement Credit Card Policy, previously a standalone document, has been incorporated into the Procurement Policy to ensure annual review. Updates have been made to the procurement card rules to align written policies with current practices.

Financial Summary

NA

Staff Recommended Action

Approve

Staff Recommended Motion

I move to approve the Resolution adopting the Fiscal Year 2025 Official Procurement Policy and Procedure.

RESOLUTION NO. -24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS, REPEALING RESOLUTION NO. 947-23 AND ADOPTING THE CITY OF AUBREY'S OFFICIAL PROCUREMENT POLICY AND PROCEDURES FOR FY 2025; PROVIDING FOR THE INCORPORATION OF PREMISES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, each year, the City Council adopts official procurement policies and procedures for the City of Aubrey in accordance with state procurement laws; and

WHEREAS, the City of Aubrey's FY 2025 Procurement Policy and Procedures (the "Procurement Policies") has been reviewed and considered by the City Council; and

WHEREAS, the City Council has reviewed the revised Procurement Policies and has determined it appropriate to repeal Resolution No. 947-23 and to adopt the Procurement Policies set forth in Exhibit A hereto as the City's FY 2025 Procurement Policy and Procedures.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS:

SECTION 1. The recitals to this Resolution are true and correct and are incorporated into this Resolution for all purposes.

SECTION 2. The City Council has reviewed the Procurement Policies as provided in **Exhibit A**, attached hereto and incorporated herein.

SECTION 3. The City Council hereby repeals Resolution No. 947-23 and adopts the City of Aubrey's FY 2025 Procurement Policy and Procedures, as provided in **Exhibit A**.

SECTION 4. All previous procurement policies and procedures of the City of Aubrey are hereby repealed.

SECTION 5. This Resolution shall become effective upon its passage and approval.

PASSED AND APPROVED on this the 18th day of December, 2024.

Chris Rich, Mayor

ATTEST:

Jenny Hicks, City Secretary

APPROVED AS TO FORM:

Patricia A. Adams, City Attorney

“Exhibit A”

City of Aubrey

PROCUREMENT POLICIES AND PROCEDURES

SECTION 1.0: POLICIES

1.1 Purpose

The purpose of the City's Procurement Policy is to provide the parameters for the expenditure of funds in the procurement of goods and services for the City of Aubrey. The policies and procedures outlined herein are intended to comply with the City of Aubrey's Mission and legally mandated federal and state statutes.

1.2 Policy

Regardless of the value of the expenditure it is the policy of the City of Aubrey to promote competition that produces the highest quality goods and services at the lowest possible price and/or at the best value, whether or not the item is subject to bid. The Mayor and City Council, are charged with establishing the policies for the procurement of all goods and services, and the City Manager shall be responsible for oversight and administration of this Policy and City Staff performing those functions. The City departments listed below shall perform the following functions in accordance with this Policy and applicable law:

The Finance Department:

- Develops purchasing objectives, programs, and procedures for the acquisition of materials, equipment, supplies, and services;
- Helps department heads provide open and fair competition to vendors; and
- Helps departments prepare and obtain approval of purchase orders, price agreements, and contracts;

The City Secretary's Office/Department Heads or other designee of the City Manager:

- Receives, and monitors formal bids for purchases.

The Department Heads:

- Develop and maintain technical and non-technical commodity specifications;
- Ensure funding is available for procurement in department budgets;
- Provide open and fair competition to vendors;
- Prepare requisitions;
- Obtain approval of purchase orders, price agreements, and contracts;
- Prepare requests for proposals (RFPs), requests for qualifications (RFQs) and requests for bids (RFBs); and
- Monitor and evaluate the performance of vendors including but not limited to compliance with contract specifications.

1.3 Free and Open Competition

All procurement transactions, regardless of dollar value, whether advertised or negotiated, shall be conducted in a manner so as to provide maximum free and open competition, except as expressly set forth in these policies. The City Manager and/or designee shall monitor the procurement practices of City Staff and take appropriate action to prevent organizational conflicts of interest or noncompetitive practices among contractors that may restrict or eliminate competition or otherwise restrain trade. In order to ensure objective contractor performance and eliminate unfair competitive advantage, contractors who develop or draft specifications and other requirements for solicitation instruments (Requests for Bids or Proposals) shall be excluded from competing for such procurement.

1.4 Compliance

In order to have an efficient purchasing function, all departments must work in close cooperation with the Finance Department. Departments can ensure compliance with the City's policies and procedures by:

- Informing departmental personnel of the purchasing requirements and ensuring adherence;
- Planning purchases in advance in order to allow sufficient time to advertise, when necessary, obtain proposals, quotations, or bids, determine best source, and issue purchase orders with reasonable lead-time for delivery and thus prevent emergencies;
- Providing accurate and concise specifications for items requested and timely preparing requisitions;
- Inspecting or supervising the inspection of commodities, services and equipment delivered; and determining acceptability of their quality, quantity, and conformity with specifications; and
- Providing complete written documentation of a vendor's performance to be used in future bid award evaluations.

1.5 Conflict with Laws

To the extent that these procurement policies and procedures conflict with state or federal law, these policies shall yield to said laws. In any instance where state or federal law provides for a less restrictive standard or procedure than these policies, the City may opt to comply with such state or federal law in lieu of the more restrictive standard or procedure in these policies; provided, however, that the City Manager's advance written permission to depart from these policies in any such given instance must be obtained and said written permission must set forth the scope and duration of such departure.

SECTION 2.0: CODE OF ETHICS

Officers and employees of The City of Aubrey are public servants, who will carry out their activities in a fair and legal manner avoiding actual or perceived conflicts of interest. All officers and staff members are expected to conduct the activities of the City in full compliance with the law and in an honest, fair, and courteous manner. Officers and staff members must neither ask nor expect contractors, vendors or others with whom the City does business to favor the City, the officer or the individual staff member with special treatment.

Officers and staff members should not permit personal preferences and dislikes to affect decisions related to their duties. To do so acts against the City's policy which is to treat all individuals, members, potential members, contractors, and others fairly and equitably. Conversely, officers and staff members are expected to use their best professional judgment and expertise when evaluating potential vendors and contracts for purchasing goods and services.

This section does not preclude officers and staff from considering past purchasing experience with a specific vendor when making a future purchasing decision or recommendation to City Council. Third party references and vendor experience may be considered by the City when evaluating and awarding contracts for purchases as allowed by law.

SECTION 3.0: CONFLICT OF INTEREST

3.1 Contracts

Specifically, with reference to contracts, no employee or officer of the City who exercises any functions or responsibilities in the review or approval of an undertaking or the carrying out of one of City's contracts shall participate in any decision relating to that contract if the decision affects his or her personal financial interest, such officer or employee has a substantial interest as defined by state law, or participation by such officer or employee is otherwise prohibited by state law or City policy.

If a former staff member or City officer has worked less than one year for a business seeking to contract with the City, the business entity must make this known and must describe the relationship between the former employee/officer and the firm. In no instance may this former employee/officer have hours billed or worked on any project or program. To do so is reason for not awarding a contract.

3.2 Declaration of Conflict of Interest

In the event of a conflict of interest as defined by state law, the affected officer or employee must file a signed affidavit declaring his or her conflict of interest. The affidavit must be filed with the City Secretary. Such official, officer or employee must abstain from discussion of or voting on a bid, proposal or contract submitted by a business entity in which he/she has a substantial interest. More specifically, in addition to the requirement to complete an affidavit, when an item is placed before a Board, Commission, Committee, or City Council for review, any and all members of those bodies who has a conflict of interest shall announce that he/she has such conflict and shall leave the room until the body has discussed and taken action on the item for which the member has a conflict.

Moreover, it is the policy of the City that an employee who has a substantial interest in a business entity as defined by state law, shall follow the procedure outlined in this section by completing an affidavit and leaving the room where a discussion and/or vote is taking place regarding the business entity in which the employee has an interest. Further it is the obligation of officials, officers and employees to avoid apparent conflicts of interest by abstaining and following the procedures specified in this section.

Officials, officers and employees shall abstain from participating in the procurement process, which includes but is not limited to discussions, lobbying, rating, scoring, recommending, providing current copies of contracts outside of Public Information Act process, explaining or assisting in the design or approval of the procurement process on a contract with the organization he or she represents or from which he or she receives a

direct financial benefit; or on contracts with organizations in which a family member will realize a direct benefit.

3.3 Violations and Remedies

Violations of the provisions of this section constitute misconduct, subjecting the violator to any and all penalties prescribed by law. Penalties, sanctions or other disciplinary actions, to the extent permitted by state or local law, rules or regulations, shall be imposed for violations of the code of conduct/conflict of interest standards committed by the City's officers, employees or agents or by persons, contractors or their agents, when the procurement involves state or federal programs and/or funds.

Appropriate sanctions, penalties or disciplinary actions shall be applied for violation(s) of these policies and/or state law. Violations of state or federal law shall be referred to the proper authority having jurisdiction over it.

3.4 Substantial Interest

A person has a substantial interest in a business entity if: (1) the person owns 10 percent or more of the voting stock or shares of the business entity or owns either 10 percent or more or \$15,000 or more of the fair market value of the business entity; or (2) funds received by the person from the business entity exceed 10 percent of the person's gross income for the previous year. Additionally, a local public official is considered to have a substantial interest if a person related to the official in the first degree by blood or marriage, as defined by Chapter 573 of the Texas Government Code, has a substantial interest as defined herein.

SECTION 4.0: LEGAL CONSIDERATIONS

4.1 Procurements Exempt from State Law Competitive Bid Requirements

Purchases made by the City shall be in accordance with State law. Except as specifically exempted by state law or by the terms of these policies and procedures, including but not limited to Sections Four, Five and Seven, written, competitive bids or competitive proposals, as provided for under state law, must be taken for all procurements over \$50,000. Procurements exempt from the competitive bid requirement are as follows:

- Those made in case of public calamity, where it is necessary to act immediately to appropriate money to relieve the necessity of the City's residents or to protect or to preserve City property and for which City Council has approved a Resolution ratifying the expenditure as an exception to the competitive bid requirement. Public calamity shall mean a grave event or occurrence that causes great loss or distress for the residents of the City, including but not limited to natural disasters, acts of war, acts of terrorism, and other events as authorized by law or as determined by the City Council to constitute a public calamity after consideration of the existing facts and circumstances. Purchases made pursuant to this exception shall be in accordance with the Emergency Management Procedures in effect at the time of the purchase;
- Those made necessary by unforeseen damage to City property, machinery or equipment for which City Council has approved a Resolution ratifying the expenditure as an exception to the competitive bid requirement. Such resolution shall explain the nature of the damage, the cause of the damage, and the urgent need that supports the use of an exception to competitive bid. Unforeseen damage shall mean unexpected damage caused by some natural force or act of vandalism or other criminal or negligent act or omission. Purchases made pursuant to this exception shall be in accordance with the Emergency Management Procedures in effect at the time of the

purchase;

- A procurement necessary to preserve or to protect the public health or safety of the City's residents for which City Council has approved a Resolution ratifying the expenditure as an exception to the competitive bid requirement. Purchases made pursuant to this exception shall be in accordance with the Emergency Management Procedures in effect at the time of the purchase;
- Those for personal, professional, or planning services as budgeted are exempt from competitive bid; however, the procurement of those types of services shall be done in accordance with state law requirements and the RFQ/RFP process as specified in the City's Procurement Policies and Procedures manual, including but not limited to Section 5.5 of that manual;
- Those for work performed and paid for by the day as work progresses as budgeted by the City Council;
- A purchase of land or right-of-way for which City Council has approved a Resolution authorizing the expenditure as an exception to the competitive bid requirement;
- Items that are available from only one source and for which City Council has approved a Resolution authorizing the expenditure as an exception to the competitive bid requirement;
- A purchase of rare books and other library materials for a public library and for which City Council has approved a Resolution authorizing the expenditure as an exception to the competitive bid requirement;
- Paving, drainage, street widening, and other public improvements, or related matters, if at least one-third of the cost is to be paid by or through special assessments levied on property that will benefit from the improvements;
- A public improvement project, already in progress, authorized by the voters of the municipality, for which there is a deficiency of funds for completing the project in accordance with the plans and purposes authorized by the voters and for which City Council has approved a Resolution authorizing the expenditure as an exception to the competitive bid requirement;
- A payment under a contract by which a developer participates in the construction of a public improvement as provided by Chapter 212 of the Texas Local Government Code and for which City Council has approved a Resolution authorizing the expenditure as an exception to the competitive bid requirement;
- Personal property sold:
 - At an auction by a state licensed auctioneer provided that such purchase has been approved as a part of the budget or that the City Council has approved a Resolution authorizing the expenditure as an exception to the competitive bid requirement;
 - At a going out of business sale held in compliance with Chapter 17, Texas Business and Commerce Code provided that such purchase has been approved as a part of the budget or that the City Council has approved a Resolution authorizing the expenditure as an exception to the competitive bid requirement
 - By a political subdivision of the state of Texas, a state agency of the State of Texas, or an entity of the federal government pursuant to an interlocal agreement approved by City Council; or

- Under an interlocal contract for cooperative purchasing administered by a regional planning commission established under Chapter 391 of the Texas Local Government Code provided that such purchase has been approved as a part of the budget and that City Council has approved the interlocal contract for cooperative purchasing;
- Services performed by blind or severely disabled persons;
- Goods purchased by a municipality for subsequent retail by the municipality and for which City Council has approved a Resolution authorizing the expenditure as an exception to the competitive bid requirement;
- Electricity;
- Advertising, other than legal notices;
- Purchases made pursuant to an approved cooperative purchasing program or those from an approved state or local government program provided that City Council has approved participation in the cooperative purchasing or approved state or local government program;
- Any other purchases or contracts exempted or excluded from competitive bidding by state or federal law

Contracts shall be awarded in a manner consistent with the provisions of City policy statements and state law.

4.2 Conflict of Interest

An employee of the City may not solicit bid quotations from relatives of the employee or relatives of another City employee on products to be purchased by The City.

4.3 Public Access to Procurement Information

Procurement information shall be a public record to the extent provided by the Texas Public Information Act and the Freedom of Information Act, to the extent applicable, and shall be available to the public as provided therein. If a proposal contains information that the bidder considers proprietary and does not want disclosed to the public or used for any purpose other than the evaluation of the offer, all such information must be clearly marked as proprietary and confidential by making such notation on each page or portion thereof containing propriety and confidential information. The City reserves the right to duplicate, use or disclose the information as needed to prepare contract documents and working documents for the project and is not liable for accidental disclosure of such information.

4.4 Confidentiality of Bidders Quotations

A vendor's bid/proposal is confidential until opened. Therefore, no bid or proposal shall be opened before the date and time of the published opening of such bid/proposal. Opening bids/proposals prior to the publication date and time is a violation of state law and City policy.

SECTION 5.0: METHODS OF PROCUREMENT

5.1 General

The City has four methods for procuring goods and services each of which is determined by the total estimated cost of the purchase. However, regardless of the cost of the purchase, the objective is to secure the highest quality goods and services at the lowest possible price or, if applicable, at the best value to the City. No purchase may be

split to circumvent the dollar amount requirements. The procurement process begins with the preparation and approval of a Purchase Order (**see Section 6.0**). All purchases must be made through an approved Purchase Order or Contract. Purchase Orders will not be issued “after-the-fact”.

5.2 Purchases less than \$3,000

No quotes are required but are highly recommended when possible. Informal bids or quotes can be received via mail, delivery service, telephone, email, or facsimile. Orders may be placed by an authorized member of a department directly with vendors by purchase order.

5.3 Purchases over \$3,000 but less than \$50,000

If the cost of the item(s) exceed \$3,000 but is less than \$50,000, departments are required to secure at least three (3) documented quotes on the item(s).

Further, at least two historically underutilized businesses—on a rotating basis—shall be contacted for bids on such contracts; provided, however that this provision shall not apply if the Texas state comptroller fails to provide a list of such businesses for Denton County. Once all bids have been received and evaluated, the Department Head or his or her designee will place the purchase to the lowest responsible bidder. In the event that a Department Head or his or her designee desires to award a bid to a bidder other than the low bidder, such employee provide a detailed explanation in writing specifying why the lowest bidder was not accepted. Such written explanation shall be attached to the bid sheet. In lieu of securing three different written quotes, goods or services in this category may be purchased through a local government purchasing cooperative or interlocal purchasing agreement of which the City of Aubrey is a member or eligible to participate, where the products and services to be purchased have been submitted for competitive procurement as outlined by state statute.

5.4 Competitive Sealed Bids - Cost over \$50,000

With the exception of emergency purchases, the City Council must approve all non-budgeted or unanticipated purchases with values in excess of \$50,000 **prior to** the purchase. Once a resolution has been passed or approval has been granted, the purchase must be made through the use of competitive sealed bids (**see Section 7.0**) or some other purchasing method as authorized by this policy or by state or federal law. Invitations for sealed bids shall include specific instructions to the vendors concerning bid submission requirements including the time, date and place for receipt of bids by the City.

Competitive sealed bids are to be advertised in local newspapers of general circulation under the legal notices section. The bid must be advertised at least 14 days prior to the date of the bid opening. The advertisement is to give adequate instruction as to the nature of the bid, date and time of bid opening, and bidders conference, if applicable.

Exceptions to Competitive Sealed Bidding

Competitive sealed bidding is not necessary if one of the exceptions in Section 4.0 of these policies is applicable, if there is an applicable state or federal law exemption or alternative, or if competitive bidding is precluded under state or federal law.

5.5 Professional Consulting Services Contracts –RFQ/RFP Process

- a. RFQ/RFP Process** - Professional consulting services means those within the scope of the practices of accounting, architecture, land surveying, professional engineering, and other areas as defined by state law. Such services to the City are to be provided pursuant to

a third party independent contractor agreement for a specified time period. Competitive bidding shall not be used to select the professionals/consultants contracted by the City. Compensation will be negotiated before the contract is signed and after the consultant has been selected on the basis of his or her demonstrated competence and qualifications to perform the services for a fair and reasonable price.

When professional consulting services are needed, the Department requesting the services will prepare a Request for Qualifications setting forth a description of the scope of services needed, the minimum desired qualifications, credentials and experience, and the relative importance of each, and will forward that information to the City Manager. The RFQ shall be advertised and may also be sent out to qualified vendors whom City staff recommends. The City Manager will assemble a team (Selection Team) of appropriate staff that will evaluate the responses submitted by those firms whose qualifications meet the requirements set forth in the Request for Qualifications. Requests for Proposals shall be solicited and processed in accordance with the requirements set forth in Section 5.5(b) hereof.

b. RFP Process - A Request for Proposal (RFP) will be sent to each consultant identified by the Selection Team in accordance with the RFQ process set forth in Section 5.5(a) above. However, if the two-step RFQ/RFP Process is not utilized and the single step RFP process is utilized, then the RFP must be advertised and must require that proposals contain information identifying qualifications, credentials, and experience of those vendors submitting a response. The RFP shall also list the services desired and a deadline for return of the RFP. The request shall require the responding professionals/consultants to provide a schedule for completion of the scope of services, where applicable. Copies of the proposal(s) shall be submitted to the City Secretary who shall process the responses in accordance with Section 7.0 and who will forward to the members of the Selection Team. Interviews shall be scheduled with the highest ranked firms. The Selection Team will ask each finalist to make a presentation of experience and then may question the firms as to capability and methods of approach for furnishing the required services. Professional compensation is not considered in these discussions.

The qualified firm(s) shall be ranked from most qualified to least qualified. The Selection Team shall begin negotiations with the most qualified to develop a contract. The City contract shall include all relevant terms and conditions, including but not limited to, compensation, time required and full scope of work to be performed. If an agreement satisfactory to both the City and a firm cannot be reached, negotiations will be terminated with that firm and the process started over with the second choice candidate and so on. As soon as an agreement is reached, the Selection Team shall make its recommendation to the City Council.

c. Frequency - The RFQ/RFP process for professional services may be utilized as needed.

5.6 Annual Contracts

For goods or services that are used repetitively throughout the City such as office supplies, paper goods, mailing services, or stationery, the City may enter into an annual contract with a supplier. The purpose of entering into an annual contract is to eliminate the need to obtain competitive pricing each time repetitively used items are requested. The City will obtain competitive sealed bids requiring that bid prices remain in effect for a specified period. The City will enter into agreement, upon approval of the City Council (if the contract price exceeds \$50,000), with the approved bidder by signing a contract stating the terms and conditions. Once the contract period nears the end of the term, the Finance Department will re-advertise the bid request for the following year giving fair opportunity for vendors to respond.

5.7 Sole Source Purchases

When a department identifies a potential sole source purchase, a detailed justification explaining why a sole source purchase is necessary must be provided to the City Manager or designee in advance for review and concurrence. Upon review and concurrence of the City Manager or designee, a Resolution outlining the basis for the sole source purchase shall be submitted for City Council approval. Except as specifically provided otherwise in these policies, a sole source purchase may only be made pursuant to an approved City Council Resolution.

5.8 State Contract Purchasing

Notwithstanding any other provision of this policy, the City has the option of purchasing items on contract through various Government Purchasing Cooperatives when permitted under state law as well as through the use of interlocal cooperation agreements with other governmental entities for cooperative purchasing. Participation in these programs is strictly voluntary and the City is not obligated to purchase through either. According to Section 271.081 - 271.083 of the Texas Local Government Code, as amended, the City is not required to obtain competitive bids for items that are on state or local government contract. Because cooperative programs purchase in large quantities, prices are generally lower than retail. One must keep in mind when purchasing items under state or local contract that there are generally no alterations or modifications to the specifications that are listed with the cooperative purchasing programs.

5.9 Alternative Project Delivery Methods for Certain Projects. Alternative project delivery methods, include but are not limited to, construction manager at risk, construction manager agent and design build contracts. Any of the alternative project delivery methods specified in Chapter 2269 of the Texas Government Code, as amended, may be utilized provided that the purchase and the procedures utilized in making that purchase comply with all requirements specified therein and other applicable law, and provided that such alternative delivery method is approved by the City Manager or designee.

SECTION 6.0: THE REQUISITION PROCESS

6.1 Procedure for Non-Emergency Purchases

When the need arises for the purchase of goods and/or services the user Department shall originate a purchase requisition. The purchase requisition must be prepared far enough in advance of the date that the goods or services are needed to allow all procurement procedures to properly function, including:

- Securing appropriate approval of the purchase
- Advertising for bids, if necessary
- Obtaining bids or price quotations
- Evaluating bids
- Preparing the contract
- Allowing delivery of goods or services in a timely manner

Each Department is responsible for ensuring that duplicate purchases are not made. Once a purchase order is received, the Department Head must:

- Check the purchase order for completeness, including quantity and concise specifications;
- If specified as a sole source, ensure the reason for the sole source is documented and appropriate and that a Resolution determining sole source has been approved by the City Council;
- Verify the budget authority. Check budget line item authority and budget balance for sufficient unencumbered amount to cover the purchase.

Once the vendor selection process has been completed, the Department Head will bring the requisition to Finance who will prepare the purchase order. The Department Head will then secure the appropriate approval of the purchase order or contract. The Purchase Order Diagram is included as **Exhibit A**.

The City is not liable for making payment to vendors for purchases that have not had prior approval of the Department Head and have not been issued a purchase order number. The Department must attach the approved Purchase Order to the invoice received and forward to Finance for payment.

6.2 Procedure for Emergency Purchases

The designation of emergency purchase indicates a situation of such urgency that normal purchasing procedures must be modified in the interest of time, and therefore no competitive bids are required. The City is allowed to make emergency or exempted purchases without competitive bidding as defined in Texas statutes. An approved City Council Resolution is required for all emergency purchases in the amount of \$50,000 or more; provided however, that if due to exigent circumstances, the purchase must be made and time does not allow the posting and holding of a Council meeting, the City Manager, after consultation with the Mayor, or the Mayor alone as provided by the City's Emergency Management Procedures in effect at the time of the purchase, may authorize the expenditure by providing written permission to City Staff to make the emergency purchase in accordance with the Emergency Management Procedures, and subsequent to making such purchase, the City Manager or designee shall prepare and submit, a ratifying Resolution to Council at the first available Council meeting after the purchase is made where the item may be properly posted as required by law.

All emergency purchases are processed as follows:

- The applicable Department Head will be notified immediately with as much information as possible about the emergency purchase required.
- The Department Head contacts as many vendors as necessary to arrange the emergency purchase. The purchase is completed by any means, including but not limited to telephone by issuing a verbal purchase order number to the vendor and requesting expedited delivery. The purchase order is either mailed or faxed to the vendor at a later date.
- Staff making the request may be required to pick-up the emergency purchase from the vendor, if applicable, if expedited delivery from the vendor is not available.
- Council approval or ratification must be obtained for all such emergency purchases exceeding \$50,000.00.

SECTION 7.0: PURCHASING PROCESSES

7.1 Policy

Competitive written or telephone bids are to be sought for all purchases over \$3,000 but less than \$50,000 (**see Section 5.3**), unless the purchase is for professional consulting services or other purchases that would be exempt from competitive bidding requirements even if the amount of the purchase exceeded \$50,000. All practical means to obtain the best price and/or best value available for competitively bid purchases should also be used when making emergency purchases. Competitive sealed bids are required for those bids exceeding \$50,000 (**see Section 5.4**) to the extent required under state law. The bid consists of the items offered by the vendor in response to the specifications, along with details governing the offer. The City bidding procedures contain the following general requirements:

- A short summary of the Request For Bid (RFB) or Request for Proposal (RFP) shall be published in local newspapers of general circulation or as otherwise required under state law. The advertisement is to be published under the Legal Notices section of the newspaper or as otherwise required. This should be coordinated through the City Secretary's Office.
- Bids are received until the date and hour set out in the specifications. The City Secretary or his/her designee will mark bids with the date and time at which they are received. Once a bid is submitted, the bidder cannot alter or correct a bid. A vendor who wishes to withdraw a previously submitted bid and/or submit an alternate bid may only do so prior to the bid opening. Under no circumstances will bids be accepted after the specified date and time.
- The bids are to be opened at the date and hour specified in the bid and notice documents and submitted to the requesting department for review. Generally, the lowest and best responsible bid (or best value, as applicable) is accepted. Occasionally, a bid may be split between vendors to obtain optimum pricing. If no bid is found to be acceptable, the entire bidding process must be repeated. Sealed bids are opened publicly in the presence of at least three (3) City representatives (i.e. employee, City official, or professional staff). The City Secretary or his/her designee will coordinate the opening of the bids.
- Bids are to be kept confidential from competitors until after the bid has been opened. Once the bid is opened, the bid becomes open record in accordance with the Texas Public Information Act.
- Sealed bids must be submitted to the City of Aubrey by mail or hand delivered to City offices unless the City is utilizing an electronic bid submission process that has been identified in the bid documents. Envelopes must be clearly marked to indicate that a sealed bid is enclosed. Faxed or late bids will not be considered for award. All bids/proposals should be addressed to the City Secretary.
- The City of Aubrey reserves the right to reject any and all bids submitted and to waive any and all irregularities.

It is the consistent policy of the City to use competitive principles in awarding all public contracts to the extent required by law. This includes the purchase and lease of goods, the purchase of services, and construction projects. These competitive principles apply to all departments of the City of Aubrey.

7.2 Requests for Bids (RFB) or Requests for Proposals (RFP)

RFBs and RFPs are used to notify vendors that the City has specific requirements for goods and/or services and that vendors are being offered an opportunity to fulfill those requirements. The bid system is to be kept simple and practical, and the bids must be advertised as widely as practicable in order for competition to work.

7.3 Bid Packet

A bid packet contains documents needed by the vendor to respond to the requirements

of the RFB/RFP. It may include several elements:

Request for Bid (RFB) or Request for Proposal (RFP): This is the cover form for the bid/proposal package. It provides specific information that the bidder will need to respond. As applicable, it should include:

- Quantity and brief description of goods or services to be provided
- Request for unit cost, extended cost, and total cost of items bid
- Estimated delivery time if vendor is awarded the bid
- Closing date and time for receiving bids or proposals.
- Place where bids or proposals are to be sent, including the address and office
- Person to contact for additional information
- Instructions to bidders
- For RFPs only: Factors to be used in the evaluation process, the percentage weights attached to each factor. Evaluation factors may include price, experience of vendor's staff, ability to respond in a timely way, past recommendations, and financial soundness, as well as any others considered necessary. Other evaluation factors will depend on the individual requirements attached with the procurement.

Standard Terms and Conditions: Generally, conditions of doing business with the City will remain constant for all contracts and purchases, unless specifically identified as deleted from the RFB or RFP. They are usually presented as an attachment to the RFP.

Special Provisions: Terms and conditions required for a particular contract or purchase.

Specification: The description of the purchase requirements. In place of enclosing the actual specification, information about where the specification may be obtained may be substituted.

Pricing: The offer and acceptance page. The vendor quotes prices in accordance with the specification requirements. Prices are usually provided by unit and include the total cost for the estimated amount required. This page must be utilized for the vendor's quote to be considered.

A list of attendees and minutes of any applicable bidders conference conducted by Staff shall be maintained by the City Secretary or designee and such list shall be maintained as part of the procurement file.

7.4 Competitive Proposals

Competitive proposals can only be used for procurements of high-technology products or other purchases/contracts as allowed by law. The specification shall be written using performance standards rather than the description of the good or service. The specification must also specify the relative importance of price and other evaluation factors by identifying the percentage weight to be given to each factor.

- Vendors submit a proposal for a system to satisfy the requirements set forth in the proposal. Proposals may incorporate various types of hardware or services to accomplish the performance objectives set forth in the specifications.
- After proposals are received, the City may enter into discussions with offerors who submit proposals and who are determined to be reasonably qualified for the award of the

contract based upon proposal specifications based upon ranking of such vendors in accordance with the criteria identified within the request for competitive sealed proposal in order to negotiate a contract with the most qualified vendor who provides the service and value to the City. Negotiations shall commence with the vendor obtaining the highest ranking, and if a contract cannot be finalized with such vendor, then negotiations shall cease with that vendor, and Staff shall commence negotiations with the next ranked vendor. This process shall continue until an agreement is negotiated, and once the City has ceased negotiations with any vendor and moved to negotiations with the next vendor on the ranking list, the City may not return to negotiations with any of the preceding vendors. Offerors shall be treated fairly and equally with respect to any opportunity for discussion and revision of proposals. Revisions may be permitted during the discussion process after submissions and before the award of the contract in order to meet the needs of the City as identified in the request for competitive sealed proposal.

- The contract must be awarded to the most qualified and responsible offeror whose proposal is determined to be the most advantageous to the City considering the qualifications of the vendor and the relative importance of price and the other evaluation factors included in the request for proposal.

7.5 Cancellation of a RFB/RFP; Rejection of a RFB/RFP

RFBs and RFPs may be canceled by the City at any time before the date set for opening bids. A cancellation notice should be mailed or faxed to all vendors receiving bid or proposal invitations. Additionally, all proposals may be rejected by the City.

7.6 Modification of a RFB/RFP

RFBs and RFPs submitted to vendors may also be modified by the City after being issued but before the final date for submission. When modifications are required, addenda shall be mailed and/or faxed to all vendors receiving bid or proposal packets. The modification notification should state whether the bid opening date is or is not extended. The bid opening date may be extended if notification of the amendment will not give vendors ample time to respond to the modified request.

7.7 Receiving the Bid or Proposal – Procedural Requirements

Receiving competitive bids and proposals must be done properly in order to ensure that no possibility of favoritism or even the appearance of favoritism exists. Notice of the time and place at which the bids/proposals will be publicly opened must be published at least once a week for two consecutive weeks. The date of the first publication must be at least fifteen (15) days before the date of public opening.

- Each bid or proposal must be returned to the City Secretary's Office as designated in the invitation. Each proposal is to be in a separate envelope, sealed and with the bid or proposal identification number marked on the outside of the envelope. If more than one bid is to be submitted, vendors are required to use separate envelopes for each bid.
- The bid or proposal envelope must be clearly marked by the offeror with the date upon which it is submitted to the City and the City Secretary or his/her designee shall mark the date and time of receipt of by the City.
- The bid or proposal envelope should then be filed unopened together with the other bids or proposals for the same bid invitation until the time of the bid opening.
- Bids or proposals must be received by and opened on the date, hour and location as specified in the invitation/request. Vendors are invited and encouraged to attend the bid opening. Bid openings are considered open meetings and anyone can attend. Three (3) City representatives (i.e. employee, City official, or professional staff) must

be present at all bid openings.

- All bids and proposals must be sealed with the identification number clearly marked on the outside of the envelope. One bid or proposal may be submitted per envelope. Opened bids shall be kept on file and available for inspection.

7.8 Disqualified Bids

The following are grounds for disqualifying a submitted bid and shall be discretionary with the City except where specifically identified as an automatic disqualification:

- Incomplete bids/proposals may be considered non-responsive. Such bids/proposals may be considered for award if the non-responsiveness is due to a non-material omission. (i.e. the omission does not affect price, quality, quantity, delivery or other material contractual conditions).
- Unsigned bids/proposals, or bids/proposals with unauthorized signatures.
- Bids or proposals received after the date and time for opening. **Late bids/proposals are not considered for award of the purchase, will not be opened, and will be returned to the submitting bidder/proposer.**
- Bids/proposals where prices are conditional on award of another bid, or when prices are subject to unlimited escalation. If allowed by the specification, prices may be subject to escalation based on an independent wholesale index.

7.9 Correction or Withdrawal of a Bid

Bids may not be altered or amended after the submission deadline. A non-material omission or error may be waived at the discretion of the City Manager or City Council if:

- The omission or error relates to a matter of form, not substance; and
- Does not otherwise prejudice the other bidders/offerors.

Any alteration or change made to a bid or offer prior to opening must be initialed by the authorized signatory of the bidder guaranteeing authenticity. Mathematical errors may not be corrected. In the event of a conflict between a unit price for an item(s) and the total price for such item(s), the City reserves the right to resolve the conflict by accepting the lowest price.

SECTION 8.0: EVALUATING COMPETITIVE BIDS

8.1 General

The Finance Director or his/her designee will provide tabulations, calculation checks, price extension and information about compliance with specifications to the RFB/RFP.

8.2 Tabulating the Results

When bids or proposals are opened, the results are tabulated by the Finance Director or his designee for easy reference. The following information is included in the bid analysis:

- All calculations and sums are double checked for accuracy.
- Unit prices are extended to a total price for the requested quantity.
- The bid or proposal is verified to determine if all requirements listed meet specifications.
All areas where the bid/proposals fail to meet conditions included in the specifications and whether any failures disqualify the bid/proposal are listed. Any modifications to the specifications submitted by the vendor are so noted.
- All required samples to be included, if applicable, are verified by the Department.
- Samples of the desired product, if required, are tested and results of the test noted by the Department.

8.3 Basis for Purchase Decision

The evaluation and recommendation includes whether or not the vendor has submitted a responsive bid or proposal (one that meets all criteria of the RFB/RFP). Additionally, information on the vendor's record of being a responsible bidder (one who has proven capable of performing a contract and/or appears financially and technically capable of adequately performing this contract) is included. If the bidder's safety record is to be considered, the evaluation states if the bidder has an acceptable record, and if not, the identifiable factors that were not satisfactory as required by the written definition and criteria for accurately determining the safety record of a bidder and the City has complied with all other requirements of §252.0435 of the Texas Local Government Code, as amended.

SECTION 9.0: AWARDING THE BID

9.1 Policy

The City awards bids to the vendor who meets the requirements set forth in the bid documents who offers the lowest cost or the vendor who provides goods or services at the best value for the City pursuant to the criteria set forth in Section 252.043 of the Texas Local Government Code, as amended. If staff recommends award of a bid to a vendor who is not the lowest responsible bidder, justification for the vendor selection must be documented. In the event that no bid is deemed satisfactory, the City may declare that all bids are unacceptable.

9.2 Disqualification of a Bidder

If a bidder has provided unsatisfactory service or products to the City in the past, those experiences are to be thoroughly documented in order to support any later disqualifications.

A vendor who fails to provide satisfactory products, goods or services or who has breached, terminated or been terminated from a contract with the City in the past will be removed from the Approved Vendors List for future bidding opportunities and may be disqualified from bidding on future projects.

SECTION 10.0: PROTESTING A BID

Upon selection of an offeror or bidder, all competitors must be notified in writing of the procurement results and advised of their right to appeal the decision by the Department. A protest must be submitted to City Manager within seven (7) calendar days of the date upon which the City's written notice of procurement results is made. All such protests will be reviewed by the City Manager who will issue a written decision regarding the protest. An appeal from the decision of the City Manager or designee may be made to City Council and shall be placed on the Council agenda on the first available date for which notice and publication requirements may be met after a written notice of appeal is received by the City Secretary. A decision by the Council is final.

SECTION 11.0: PROCUREMENT SPECIFICATIONS

A specification is a concise description of goods or services the City seeks to buy, and the requirements the vendor must meet in order to be considered for the award. A specification may include requirements for testing, inspection or preparing an item for delivery, or preparing or installing it for use. The specification is the total description of the purchase. A good specification has four characteristics:

- **It sets the minimum acceptability of the good or service.** The term minimum acceptability is key, since the vendor must know the minimum standard to determine what to provide. Setting too high a standard means tax dollars will be wasted, while setting too low a standard means the good or service will not meet the expectations of the user.
- **It should promote competitive bidding.** The maximum number of responsible vendors should be able to bid to the specifications. Restrictive specifications decrease competition.
- **It should contain provisions for reasonable tests and inspections for acceptability of the good or service.** The methods and timing of testing and inspecting must be indicated in the specification. Tests should refer to nationally recognized practices and standards, whenever possible.
- **It should provide for an equitable award to the lowest responsible bidder.** The buyer obtains goods or services that will perform to expectations, and the vendor is able to provide the goods or services at an equitable price.

SECTION 12.0: MODIFICATION AND TERMINATION OF CONTRACTS

12.1 Change Orders and Approval Policy

All modifications or changes to a contract must be in writing. The City Manager or designee may approve a modification or change order that increases or decreases a contract by the lesser of \$50,000 or by the amount that is less than 25% of the original contract price. The City Council must approve modifications or change orders greater of \$50,000 or by the amount that is less than 25% of the original contract price. The original contract price of a competitively bid contract is not to be increased by more than 25%. Additionally, funding must be available to cover the cost of the price increase. The original contract price may not be decreased by more than 25% without the consent of the contractor and approval of the City Manager.

A contract awarded by the City Council may only be terminated upon the approval of such termination by City Council.

12.2 Requirement to Re-bid

In the event that a change order exceeds 25% of the contract price, a new bid must be solicited using the same bidding procedures as noted in **Section 6.0**. A new bid solicitation is to be issued if the procurement of supplies, equipment or services is materially different from that

specified in the previous bid process regardless of the percentage in increase in the contract price.

SECTION 13.0: DELIVERY OF GOODS

Once goods are delivered to the City's offices, receipt of delivery is noted by signature of the receiving department or the receptionist in the Administration Building. If the receptionist receives goods, he/she will notify the department to which the goods belong.

The person receiving the goods should make every effort to inspect the goods prior to signing the delivery ticket. If visible damage to a container being delivered is detected, it should be noted on the delivery ticket. Although damage to the contents of the package may not be seen, making this notation on the delivery ticket could make filing a claim easier if in fact the contents are damaged. Sometimes, damage to goods is concealed in packaging and the receiving party has no way of knowing of the damage.

SECTION 14.0: DISPOSAL OF SURPLUS PROPERTY

Annually, all departments shall review their assets and determine which items are no longer needed. A list of surplus, obsolete or unused supplies, materials or equipment, including description, make, model, and serial numbers should be forwarded to the Mayor. Upon review and approval by Mayor or his/her designee, the items on the department's lists may be transferred to other departments or sold through public auction. A copy of the items sold including amounts, names, and addresses will be provided to the Finance Department so that it can be removed from asset lists and insurance.

SECTION 15.0: NO WAIVER

No provision of these procurement policies and procedures is intended to waive nor do they waive the City's sovereign immunities from suit and/or liability.

SECTION 16. LEVELS OF APPROVAL

Except as otherwise outlined above, the following Staff members may authorize expenditures for goods and services that have been identified and approved as an appropriated expenditure in the budget by the City Council in the amounts set forth below; provided however, only the City Manager shall have authority to execute contracts on behalf of the City.

First Line Supervisor with purchasing authority	\$0 - \$3,000
Department Head	\$0 - \$10,000
Finance Director	\$0 - \$25,000
City Manager	\$0 - \$50,000 for goods and services not expressly identified in the budget; No limitation for good and services expressly identified in the budget as an approved expenditure.

The Procurement Card Program is designed to streamline and create efficiencies within the purchasing process for small dollar purchases as well as travel related expenses. The Program is intended to give authorized City employees the power to procure City related business goods or services directly from vendors while at the same time reducing the time and effort normally associated with ordering and paying for these types of purchases. Cardholders are expected to comply with the policies and procedures contained in this chapter and with the City Purchasing Policy.

1.01 Eligible Employees

Department Directors may recommend full-time employees, whose responsibilities include purchasing business related goods and services, to receive a procurement card. An individual will only receive the card after completing the application form and signing a Cardholder Agreement Form. ***Temporary employees are not eligible.***

The card is issued to one employee only. Authorization to use this card is restricted to the employee whose name is embossed on the card. As a cardholder, the employee is responsible for the appropriate use of City funds.

Although the card is issued to the employee, it remains City property and may be rescinded and required to be surrendered at any time. The employee should use the card only for the types of purchases described in this guide and approved by his or her supervisor.

1.02 Card Limits

Spending limits should be commensurate with the cardholder needs. The transaction limits and monthly credit card limits are dependent upon the requirements of the Cardholder position and function. Limits vary according to levels or budget authority discretion of the Director and type of purchases required by the job.

Currently the City offers three levels for procurement card limits:

Position	Monthly Credit	Single Transaction
Supervisor/Cardholder	\$5,000	\$2,000
Department Head	\$5,000	\$2,000
City Manager	\$10,000	\$2,000

The City Administrator or designee may authorize exceptions to the monthly credit card limit and/or single transaction limits when in the City's best interest.

1.03 Program Administrator Responsibilities

The City has appointed Program Administrator(s) (PAs) who serves as the liaison between the cardholders and the bank. Additionally, the PA's responsibilities include:

- Establish Cardholder accounts and authorization controls;
- Provide instructions, training and assistance to cardholders

Cardholders and approvers:

- Maintain proper documentation and storage of imaged receipts, logs and approvals;
- Authorize payment to credit card company in accordance with City policies, procedures, and the Prompt Payment Act;
- Immediately notify the City Administrator or designee of any suspected abuse, fraudulent activity, or errors/discrepancies.

1.04 Supervisor Responsibilities

The cardholder's supervisor, manager, or executive officer is responsible for approving transactions and verifying that related receipts and documentation are submitted. The supervisor is responsible for obtaining the card from cardholders upon their exit from the City (resignation or termination) and returning the card to a PA.

1.05 Cardholder Responsibilities

The employee promises to comply with the Program rules and regulations by signing The City of Aubrey Procurement Card Cardholder Agreement. Additionally, the cardholder is responsible for:

- Upon receipt of the card, contact the card issuer and activate the card;
- Hold and secure the card;
- Order materials and services as needed by the department;
- Ensure sales tax is not charged;
- Receive and inspect all ordered materials for discrepancies (resolving discrepancies directly with the vendor first);
- For each transaction made, indicate the account code that will be used to pay for the purchase;
- Save all sale receipts;
- Use the card for City related business only in accordance with city state and federal policies procedures and laws;
- Immediately report any fraudulent use as well as lost or stolen cards to the card issuer and the City's PA.

1.06 Using the Card

The procurement card is a supplement to the purchasing process. Use of the card is not intended to replace effective procurement planning which enables volume discounts nor is it intended to

preempt City policies and procedures or State law. The procurement card is intended for approved purchases that benefit the City of Aubrey. Examples of the type of purchases where the procurement card should be used include:

- Maintenance, repair and operational supplies;
- Subscriptions, books;
- Seminars, training, memberships, registration;
- Travel expenses and meals;
- Some services purchased on an irregular or non- routine basis (contract purchasing);
- Office and food supplies

Purchases **shall not be split** to circumvent accounting and procurement regulations. Charging personal expenses, even if the intent is to reimburse the City later, is prohibited. Procurement cards shall not be used for:

- Cash advances and/or cash refunds;
- Alcoholic beverages
- Charitable civic political or religious organizations;
- Court costs and fines;
- Capital equipment unless approved by Accounting;
- Separate, sequential or component purchases;
- Items for which the City has established annual purchasing agreements.

When placing an order the employee should provide the vendor with the following information:

- Identify himself or 'herself as a City employee;
- Provide the City tax exemption number;
- Indicate that it is a procurement card purchase;
- Provide the cardholder name;
- Individual cards (swiped) are the preferred method of presentation;
- Expiration date of card;
- Description of goods or services to be ordered;
- Complete delivery address including building and room number, if applicable;
- Billing information, if requested, is:
 - o 107 S. Main Street
 - o Aubrey, TX 76227
- Any other information necessary to make the purchase successfully.

1.07 Transaction Reconciliation

With the authority to purchase specific goods and services comes the responsibility to maintain adequate documentation at the source of the transaction. An **itemized** sales receipt should be retained showing the cardholder purchases. In circumstances where receipt is unavailable and duplicate receipt cannot be obtained, cardholder must fill out a Missing Receipt Form with transaction details and signed approval from their supervisor.

Transactions must be reviewed monthly, edited, approved, and all invoices, receipts, or other documentation including travel expense reports must be attached to the transaction report and presented to PA.

The end-of-month reconciliation may be abbreviated due to the timing of the issuer's billing cycle. The deadline for processing transactions occur at the end of each calendar month.

1.08 Sales Tax

The City of Aubrey is tax-exempt. The City's tax-exempt number is 75-1235137. The cardholder is responsible for ensuring compliance and will be held responsible for ensuring credit for any tax erroneously applied. When traveling, hotel charges food charges and fuel charges will most likely be taxed. For taxes charged for reasons other than when traveling, the employee will be responsible for contacting the business to have the taxes refunded. If the employee is unable to have the taxes refunded, the employee may be responsible for reimbursing the City for the charged taxes.

1.09 Discrepancies and Dispute Procedures

The cardholder is responsible for following up with a vendor for any erroneous charges, disputed items, or returns. A cardholder may dispute a charge that appears on their account. Disputed charges can result from failure to receive goods or services, fraud or misuse, altered charges, defective merchandise, incorrect amounts, duplicate charges, credits not processed, etc. **The cardholder should contact the vendor first to resolve any outstanding issues.**

If the cardholder is unable to reach an agreement with vendor, they should initiate an online dispute or contact the bank by calling the number on the back of the card. The cardholder's next statement will be reduced by the amount of the disputed charge until the issue is resolved.

In the event of an audit the cardholder must prove that a dispute is in process. In addition to contacting the bank, the cardholder should also notify a Program Administrator.

1.10 Lost or Stolen Procurement Cards

It is the responsibility of the cardholder to immediately report a lost or stolen procurement card to the card issuer and Program Administrator. If needed, Program Administrator may assist the employee with reporting the lost/stolen card and deactivating the card. Fraudulent transactions that may occur before the card is canceled will be disputed.

The City is responsible for all transactions until the card is reported lost or stolen. Unauthorized use of the card may be reported to the Aubrey Police Department if criminal activity is suspected. ***The employee's quick response will reduce the risk of fraud.***

1.11 Canceling Procurement Cards

An employee's supervisor may cancel a card for any employee at any time for any reason by notifying a Program Administrator. A supervisor is responsible for notifying a PA cutting the card in half and delivering the canceled card(s) to a PA.

1.12 Renewal of Existing Procurement Cards

Renewed procurement card(s) are sent automatically to Accounting 30 days prior to the expiration date of the card. Accounting will notify the appropriate individuals when cards are available to be picked up.

1.13 Misuse of the Procurement Card

The procurement card represents the City's trust in the employee and their empowerment as a responsible employee of the City of Aubrey to safeguard and protect its assets. As a cardholder, each employee assumes the responsibility for the protection and proper use of the procurement card including timely reconciliation.

Cardholders suspected of fraud, theft, or misuse will have their card(s) suspended or terminated. Further, appropriate disciplinary actions will be taken against the employee in accordance with City policies and procedures.

Personal Misuse

The following situations are a few examples of personal misuse of the procurement card:

- Purchases using the card for the sole benefit of the employee or the employee's family or friends;
- Purchases of clothing, food or entertainment not authorized by the employee's department;
- Assignment, transfer, or loaning of an individual card to an unauthorized person;

These examples, depending on the circumstances, may indicate negligence on the part of the Cardholder when no apparent fraudulent acts have been committed. Following the Program Administrator's review of personal misuse they may implement the following punishment(s) for the cardholder:

- If an unauthorized item was purchased, the cardholder must attempt to return the item. If the item cannot be returned the cardholder shall be required to reimburse the City for the purchases and provide documentation proving the reimbursement within two weeks;
- 1st Offense - Card suspended for 30 days and notice sent to cardholder supervisor and department director.
- 2nd Offense—if within 12 months of the first offense—Card suspended permanently.
- Other disciplinary measures up to and including termination and legal action.

Administrative Misuse

The following situations are a few examples of administrative misuse of a procurement card:

- Lack of proper documentation, i.e., itemized receipts for each transaction;
- Lack of proper and timely reconciliation of individual cardholder account;
- Lack of properly safeguarding the card (repetitive lost cards);
- Card use in direct violation of the Purchasing Policies and Procedures (i.e., split transactions to circumvent the single transaction limit; multiple transactions to circumvent the bidding process);

Administrative misuse will be handled promptly and uniformly for all cardholders. Following the Program Administrator's review of administrative misuse s/he may implement the following actions:

- 1st Offense- Warning sent to Cardholder and Supervisor.
- 2nd Offense - Card suspended permanently and any other appropriate disciplinary action.

1.14 Records Management

Procurement card receipts and all related documentation supporting a procurement card purchase is considered an accounts payable transaction and should be maintained in accordance with established guidelines and policies for such documents.



CITY OF AUBREY

ACKNOWLEDGEMENT OF RECEIPT

CARDHOLDER PURCHASING CARD AGREEMENT

I, _____ acknowledge that I have received the City of Aubrey Procurement Card Policy. I agree to follow the procedures as outlined in the Procurement Card Policy, not to exceed the departmental delegated authority and sign the Cardholder Purchasing Card Agreement before a Purchasing Card will be issued. Upon issuance of the card, I understand that the improper use of this card may result in disciplinary action, up to and including termination of my employment.

EMPLOYEE SIGNATURE

DATE

CITY MANAGER SIGNATURE

DATE



**City Council Meeting
Staff Report
December 18, 2024**

Agenda Item

Approve a Resolution repealing Resolution No. 948-23 and adopting the City of Aubrey's Official Investment Policy for Fiscal Year 2025.

Staff Contact

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

Summary

Annual requirement to approve the Investment Policy.

Financial Summary

NA

Staff Recommended Action

Approve

Staff Recommended Motion

I move to approve the Resolution Adopting the Official Investment Policy for Fiscal Year 2025.

RESOLUTION NO. -24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS, REPEALING RESOLUTION NO. 948-23 AND ADOPTING THE CITY OF AUBREY'S OFFICIAL INVESTMENT POLICY FOR FY 2025; PROVIDING FOR THE INCORPORATION OF PREMISES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, each year, the City Council must review and adopt an official investment policy for the City of Aubrey for investment of its funds pursuant to Chapter 2256 of the Texas Government Code, as amended; and

WHEREAS, the City of Aubrey's FY 2025 Investment Policy, which contains investment strategies, has been reviewed and considered by the City Council; and

WHEREAS, the City Council now wishes to adopt the following as the City's FY 2025 Investment Policy.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS:

SECTION 1. The recitals to this Resolution are true and correct and are incorporated into this Resolution for all purposes.

SECTION 2. The City Council has reviewed the City of Aubrey's FY 2025 Investment Policy, and the investment strategies contained therein, as provided in Exhibit A, attached hereto and incorporated as if set forth fully herein.

SECTION 3. The City Council hereby adopts the City of Aubrey's FY 2025 Investment Policy as provided in Exhibit A. The City shall only invest its funds in investments authorized under the Policy. All investments authorized by the Policy shall be authorized by Chapter 2256 of the Texas Government Code, as amended.

SECTION 4. All previous investment policies of the City of Aubrey are hereby rescinded.

SECTION 5. The City Council hereby designates the Finance Director as the Investment Officer of the City, responsible for the investment of its funds.

SECTION 6. This Resolution shall become effective upon its passage and approval.

PASSED AND APPROVED on this the 18th day of December, 2024.

Chris Rich, Mayor

ATTEST:

Jenny Hicks, City Secretary

APPROVED AS TO FORM:

Patricia A. Adams, City Attorney

Exhibit A

“EXHIBIT A”

PREFACE

It is the policy of the City of Aubrey that, giving due regard to the safety and risk of investment, all available funds shall be invested in conformance with State and Federal Regulations, applicable Bond Resolution requirements, adopted Investment Policy and adopted Investment Strategy.

Effective cash management is recognized as essential to good fiscal management. Prudent cash management and efficient investment strategy development will be pursued to take advantage of interest earnings as viable and material revenue to all City funds. The City's portfolio shall be designed and managed in a manner responsive to the public trust and consistent with this Policy.

Investments shall be made with the primary objectives of:

- Preservation of capital
- Safety of City funds
- Maintenance of sufficient liquidity
- Maximization of investment income through effective cash management
- Diversification of investments

I. PURPOSE

A. Formal Adoption

This Investment Policy is authorized by the Aubrey City Council in accordance with Chapter 2256, Texas Government Code - Public Funds Investment Act.

B. Scope

This Investment Policy applies to all of the investment activities of the City. This Policy establishes guidelines for those who can invest City funds, for how City funds will be invested, and for when and how a periodic review of investments will be made. In addition to this Policy, bond funds (as defined by the Internal Revenue Service) shall be managed by their governing resolution and all applicable State and Federal Law.

C. Review and Amendment

This Policy shall be reviewed annually by the City Council. Amendments must be approved by the Investment Officers and adopted by the City Council.

D. Investment Strategy

In conjunction with the annual Policy review, the City Council shall review the separate written investment strategy for each of the City's funds. The investment strategy must describe the investment objectives for each particular fund according to the following priorities:

- 1) investment suitability,
- 2) preservation and safety of principal,
- 3) liquidity,

- 4) marketability prior to maturity of each investment,
- 5) diversification, and
- 6) yield.

II. INVESTMENT OBJECTIVES

A. Safety of Principal

The primary objective of all investment activity is the preservation of capital and the safety of principal in the overall portfolio.

B. Maintenance of Adequate Liquidity

The investment portfolio will remain sufficiently liquid to meet the cash flow requirements that might be reasonably anticipated. Liquidity shall be achieved by attempting to match investment maturities with forecasted expenditures where possible and maintaining a minimum of 25% of funds in fully liquid pools, money market funds or bank accounts.

III. INVESTMENT POLICIES

A. Authorized Investments

Investments described below are authorized by the Public Funds Investment Act as eligible securities for the City. The purchase of specific issues may at times be restricted or prohibited by the Investment Officers. City funds governed by this Policy may be invested in:

1. Obligations of the United States or its agencies and instrumentalities, excluding mortgage-backed securities, and any security containing an embedded option.
2. Other obligations, the principal and interest on which are unconditionally guaranteed or insured by, or backed by the full faith and credit of, the State of Texas or the United States or their respective agencies and instrumentalities, excluding mortgage-backed securities and any security containing an embedded option.
3. Collateralized Certificates of Deposit (CDs) issued by State and national banks and savings banks domiciled in Texas that are guaranteed or insured by the Federal Deposit Insurance Corporation, or its successor; or, secured by obligations that are eligible by the Public Funds Collateral Act. These deposits must be governed by a depository contract that complies with Federal and State regulation.
4. Money market mutual funds registered with and regulated by the Securities & Exchange Commission, with a dollar weighted average portfolio maturity of 90 days or less; that fully invests dollar-for-dollar all City funds without sales commissions or loads; and, whose investment objectives include seeking to maintain a stable net asset value of \$1 per share. The City must be provided with a fund prospectus to be eligible under this policy.

5. AAA-rated Public Funds Investment Pools, as defined and in compliance with the Public Funds Investment Act, provided that investment in the particular pool has been authorized by the City Council, and whose weighted average maturity does not exceed 60 days and whose investment objective is to maintain a stable net asset value of \$1 dollar per share.

B. Protection of Principal

The City shall seek to control the risk of loss due to the failure of a security issuer or grantor. Such risk shall be controlled by investing only in the safest types of securities as defined in the Policy; by qualifying the Investment Provider with whom the City will transact; by collateralization as required by law; and through portfolio diversification by maturity and type. The settlement of all investment transactions, except investment pools and money market funds, will be done on a delivery versus payment basis.

Consistent with the requirements of State law, the City requires all bank and savings and banks deposits to be federally insured or collateralized with eligible securities. Financial institutions serving as City Depositories will be required to sign a Depository Agreement with the City and the City's safekeeping agent. The safekeeping portion of the Agreement shall define the City's rights to the collateral in case of default, bankruptcy, or closing and shall establish a perfected security interest in compliance with Federal and State regulation.

Eligible securities for collateralization of deposits are defined by the Public Funds Collateral Act, as amended and meet the constraints of this Policy. All collateral securing bank and savings banks deposits must be held by a third-party banking institution acceptable to and under contract with the City, or by the Federal Reserve Bank. The market value of the principal portion of collateral pledged for collateralized deposit must at all times be equal to or greater than the amount of the deposit plus accrued interest, less the applicable level of FDIC insurance.

C. Investment Providers

Investment Providers eligible to transact investment business with the City shall be presented a written copy of this Investment Policy. Additionally the qualified representative of the business organization offering to engage in an investment transaction shall execute a written instrument substantially to the effect that the qualified representative has:

- 1) received and reviewed this Investment Policy, and
- 2) acknowledged that the business organization has implemented reasonable procedures and controls in a effort to preclude investment transaction conducted between the City and the business organization that are not authorized by the City's investment policy, except to the extent that this authorization is dependent on an analysis of the makeup of the City's entire portfolio or requires an interpretation of subjective investment standards. imprudent investment activities with the City.

The City shall not enter into an investment transaction with an Investment Provider prior to receiving the written instrument described above.

D. Responsibility and Controls

1. Authority to Invest

The City Administrator and the Finance Director shall be considered the "Investment Officers" of the City. As Investment Officers they are authorized to deposit, withdraw (executed over two signatures), invest, transfer, execute documentation, and otherwise manage City funds according to the rules governing the investment of City funds provided in this Policy.

Those persons designated as Investment Officers, shall attend at least one training session, within twelve (12) months of assuming these duties, and attend an investment training session not less than once in a two-year period and receive not less than ten (10) hours of instruction relating to responsibilities under the Public Funds Investment Act from an independent source approved by the City Council.

2. Prudent Investment Management

The designated Investment Officers shall perform their duties in accordance with the adopted Investment Policy and internal procedures. Investment Officers acting in good faith and in accordance with these policies and procedures shall be relieved of personal liability. An Investment Officer shall be judged on the prudence of the overall portfolio.

3. Standard of Care

The standard of care used by the City shall be the "prudent investor rule" and shall be Applied in the context of managing the overall portfolio within the applicable legal constraints. The Public Funds Investment Act states:

"Investments shall be made with judgment and care, under circumstances then prevailing, that a person of prudence, discretion and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived."

4. Standards of Ethics

The Investment Officers shall adhere to City's Employment Policies. Additionally, all Investment Officers shall file with the Texas Ethics Commission and the City Council a statement disclosing any personal business relationship with an entity seeking to sell investments to the City or any relationship within the second degree by affinity or consanguinity to an individual seeking to sell investments to the City. An investment officer has a personal business relationship with a business organization if:

- 1) the investment officer owns 10 percent or more of the voting stock or shares of the business organization or owns \$5,000 or more of the fair market value of the business organization;
- 2) funds received by the investment officer from the business organization exceed 10 percent of the investment officer's gross income for the previous year; or
- 3) the investment officer has acquired from the business organization during the previous year investments with a book value of \$2,500 or more for the personal account of the investment officer.

5. Establishment of Internal Controls

The Investment Officers shall maintain a system of internal controls over the investment activities of the City.

6. Reporting

Investment performance will be monitored and evaluated by the Investment Officers. The Investment Officers will provide a quarterly comprehensive report prepared in compliance with generally accepted accounting principle signed by all Investment Officers to the City Council. This investment report shall:

- 1) describe in detail the investments held by the City, including security types, purchase dates, maturity dates and coupon. If the investment is a pool or money market fund, include fund balances, transaction history and interest rate earned.
- 2) state the compliance of the investment portfolio with the City's Investment Policy and strategy and the Public Funds Investment Act.

When determining market values of the City's investments, the Investment Officers, or the City's Investment Advisor, will obtain market prices from independent pricing sources.

The City, in conjunction with its annual financial audit, shall perform a compliance audit of investments held and adherence to the City's Investment Policy and strategies. If the City invests in other than money market mutual funds, investment pools or accounts offered by its depository bank in the form of certificates of deposit, or money market accounts or similar accounts, the reports prepared by the investment officers under this section shall be formally reviewed at least annually by an independent auditor, and the result of the review shall be reported to the City Council by that auditor.

IV. INVESTMENT STRATEGY

It is the policy of the City of Aubrey that, giving due regard to the safety and risk of investment, all available funds shall be invested in conformance with State and Federal Regulations, applicable Bond Resolution requirements and adopted Investment Policy.

For investment purposes, the City's funds are pooled together and share a common strategy.

In accordance with the Public Funds Investment Act, City investment strategy acknowledges the following priorities (in order of importance):

- Understanding the suitability of the investment to the financial requirements of the City;
- Preservation and safety of principal;
- Liquidity;
- Marketability of the investment prior to maturity;

- Diversification of the investment portfolio; and
- Yield.

In order to minimize risk of loss due to interest rate fluctuations, investment maturities will not exceed the anticipated cash flow requirements of the funds.



**City Council Meeting
Staff Report
December 18, 2024**

Agenda Item

Approve a five (5) year contract with Flock Safety to install six (6) License Plate Readers (LPR) through the Silverado development and authorizing the City Manager to execute the contract on behalf of the City of Aubrey.

Staff Contact

Richard Brooks, Police Chief
rbrooks@aubreytx.gov
940-365-2601

Summary

- In November, the Aubrey City Council approved a revised Development Agreement for the Silverado community.
 - Included in this revised agreement were the funds (\$30,000.00) to install six (6) Flock LPR cameras throughout the neighborhood covering all entries and exits.
 - The contract is for a five (5) year term.
 - The Aubrey Police Department will assume the remaining four years of ongoing costs totaling \$72,000.00.
 - The total contract costs are \$93,900.00
 - City Manager Charles Kreidler will execute the contract on behalf of the City of Aubrey.
-

Financial Summary

The total contract price \$93,900.00. \$30,000.00 of that money will be provided by the DA with Silverado.

Staff Recommended Action

Approve

Staff Recommended Motion

I move to authorize the City Manager to execute a five (5) year contract with Flock Safety to provide LPR in the Silverado neighborhood.

Flock Safety + TX - Aubrey PD

Flock Group Inc.
1170 Howell Mill Rd, Suite 210
Atlanta, GA 30318

MAIN CONTACT:
Chris Futrell
chris.futrell@flocksafety.com
+18056308695



ORDER FORM

This order form (“**Order Form**”) hereby incorporates and includes the terms of the previously executed agreement (the “**Terms**”) which describe and set forth the general legal terms governing the relationship (collectively, the "**Agreement**"). The Terms contain, among other things, warranty disclaimers, liability limitations and use limitations.

This additional services Agreement will be effective when this Order Form is executed by both Parties (the “**Effective Date**”)

Customer:	TX - Aubrey PD	Initial Term:	60 Months
Legal Entity Name:	TX - Aubrey PD	Renewal Term:	24 Months
Accounts Payable Email:	rbrooks@aubreytx.gov	Payment Terms:	Net 90
Address:	107 S Main St Aubrey, Texas 76227	Billing Frequency:	Annual Plan - First Year Invoiced at Signing.
		Retention Period:	30 Days

Hardware and Software Products
Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
Flock Safety Platform			\$18,000.00
Flock Safety LPR Products			
Flock Safety Falcon ®	Included	6	Included

Professional Services and One Time Purchases

Item	Cost	Quantity	Total
One Time Fees			
Flock Safety Professional Services			
Professional Services - Standard Implementation Fee	\$650.00	6	\$3,900.00

Subtotal Year 1:	\$21,900.00
Annual Recurring Subtotal:	\$18,000.00
Estimated Tax:	\$0.00
Contract Total:	\$93,900.00

Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This Agreement will automatically renew for successive renewal terms of the greater of one year or the length set forth on the Order Form (each, a “**Renewal Term**”) unless either Party gives the other Party notice of non-renewal at least thirty (30) days prior to the end of the then-current term.

Billing Schedule

Billing Schedule	Amount (USD)
------------------	--------------

Year 1	
At Contract Signing	\$21,900.00
Annual Recurring after Year 1	\$18,000.00
Contract Total	\$93,900.00

*Tax not included

Product and Services Description

Flock Safety Platform Items	Product Description
Flock Safety Falcon ®	Law enforcement grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint ™ technology (proprietary machine learning software) and real-time alerts for unlimited users.
Professional Services - Standard Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.

FlockOS Features & Description

FlockOS Features	Description
------------------	-------------

By executing this Order Form, Customer represents and warrants that it has read and agrees to all of the terms and conditions contained in the previously executed agreement.
The Parties have executed this Agreement as of the dates set forth below.

FLOCK GROUP, INC.

Customer: TX - Aubrey PD

By: _____

Name: Mark Smith

Title: _____

Date: _____

By: _____

Name: Charles Kreidler

Title: _____

Date: _____

PO Number: _____



**City Council Meeting
Staff Report
December 18, 2024**

Agenda Item

Approve the Second Amendment to the Sandbrock Development Agreement and authorize the Mayor or his designee to execute the Agreement.

Staff Contact

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

Summary

This item was presented to the council for approval at the November regular meeting. Following that approval, the district requested minor edits that were not included in the original document. These edits specify that the city must notify the district in writing, prior to the expiration of the initial term, of its intent to extend the agreement as outlined in the document.

Financial Summary

No budgetary impact.

Staff Recommended Action

Approve

Staff Recommended Motion

I move to approve the agreement

SECOND AMENDMENT TO DEVELOPMENT AGREEMENT

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

RECITALS:

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

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

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

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

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

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

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

NOW THEREFORE, for and in consideration of the foregoing recitations and other

valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Parties, the Parties agree as follows:

1. **Development Agreement and Amendments Cumulative**. The First Amendment to the Development Agreement is expressly superseded in its entirety by this Second Amendment, and the Terms of the Development Agreement shall remain in full force and effect except as expressly amended by this Second Amendment. Collectively the Development Agreement as modified by this Second Amendment, shall be referred to herein as the “Agreement.”
2. **Paragraph 7, “Termination”**. Paragraph 7, “Termination” of the Agreement is hereby amended by this Second Amendment, and Paragraph 7, “Termination” shall be and read in its entirety as follows:

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

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

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

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

[signatures on following pages]

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

Date: _____

CITY OF AUBREY, TEXAS

By : _____
Chris Rich, Mayor

ATTEST

Jenny Hicks, City Secretary

APPROVED AS TO FORM

By: _____
Patricia A. Adams, City Attorney

STATE OF TEXAS §
COUNTY OF DENTON §

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

[SEAL]

Notary Public, State of Texas
My Commission Expires: _____

OWNER:

SANDBROCK INVESTMENTS, INC. a Texas Corporation

By: _____

Name: _____

Title: _____

APPROVED AS TO FORM

_____, Attorney

STATE OF TEXAS §
§
COUNTY OF _____ §

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

[SEAL]

Notary Public, State of Texas
My Commission Expires: _____

Exhibit “A”
Property Description

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

BEGINNING at a point on the East line of FM 2931 and at the northwest corner of a tract of land owned by said Manson Harris, Trustee according to the deed recorded in Volume 419, Page 463 (LRDCT), said beginning point further being located on the north line of said W. Lumpkin Survey Abstract No. 730 and approximately 476.4 feet Easterly from the northwest corner of said W. Lumpkin Survey, a 1/2" iron pin with a cap stamped Tipton Engineering, Inc. set at corner, from which a wood right-of-way monument bears N 23° 12' 18" W, a distance of 163.82 feet;

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

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

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

N 08° 25' 37" E, a distance of 100.50 feet to a wood highway monument found at corner;

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

N 02° 59' 39" W, a distance of 100.50 feet to a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. set at corner;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

S 25° 33' 40" W, a distance of 182.31 feet;

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

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

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

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

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

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

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

N 68° 40' 14" E, a distance of 204.70 feet;

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

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

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

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

N 15° 47' 14" E, a distance of 449.20 feet;
 N 42° 07' 46" W, a distance of 436.60 feet;
 N 30° 06' 14" E, a distance of 437.00 feet;
 N 57° 08' 14" E, a distance of 180.10 feet;
 N 79° 38' 14" E, a distance of 443.80 feet;
 N 62° 51' 44" E, a distance of 503.70 feet;
 N 80° 33' 20" E, a distance of 494.03 feet;
 N 21° 34' 46" W, a distance of 230.70 feet;
 N 34° 21' 46" W, a distance of 153.50 feet;
 N 20° 53' 14" E, a distance of 171.30 feet;
 S 82° 31' 46" E, a distance of 239.90 feet;
 N 87° 11' 14" E, along or near an old fence, a distance of 84.70 feet;
 THENCE, N 80° 06' 14" E, along or near a fence a distance of 361.10 feet;
 THENCE, S 87° 30' 46" E, a distance of 1,094.70 feet;
 THENCE, N 32° 07' 46" W, a distance of 240.90 feet;
 THENCE, N 12° 06' 46" W, a distance of 161.25 feet;
 THENCE, N 05° 32' 14" E, a distance of 308.30 feet;
 THENCE, N 25° 37' 46" W, a distance of 306.70 feet;
 THENCE, N 46° 28' 14" E, a distance of 49.30 feet;
 THENCE, S 87° 15' 46" E, a distance of 420.85 feet;
 THENCE, N 89° 32' 14" E, continuing along the property line between said J.T. Pickens tract and the subject tract and along or near a fence, a distance of 546.80 feet to a corner near a creek;
 THENCE, N 07° 32' 14" E, a distance of 301.10 feet to a point near a creek;
 THENCE, N 63° 17' 14" E, a distance of 120.20 feet to a point in Little Elm Creek,
 THENCE, continuing along the previously mentioned common property line and up the centerline meanders of said Little Elm Creek, the following;
 N 19° 20' 14" E, a distance of 285.40 feet;
 N 37° 13' 14" E, a distance of 202.00 feet;
 N 68° 34' 14" E, a distance of 108.90 feet;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

S 87° 20' 26" E, a distance of 5.00 feet to a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. set at corner, from which a 5/8" iron pin with a yellow cap stamped "Cotton" Surveying bears S 51° 29' 37" W, a distance of 2.38 feet;

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

S 02° 17' 34" W, passing 0.91 easterly of a 1/2" iron pin found at a distance of 1,293.22 feet and continuing to make a total distance of 2,658.50 feet to a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. set at corner;

THENCE, around a non-tangent curve to the left having a central angle of 40° 57' 16", a radius of 2660.00 feet and a chord of S 71° 01' 03" W - 1861.12 feet, an arc distance of 1901.34 feet to a point on the south line of that called 160.3 acre tract conveyed to W. Plack Carr, III according to the Warranty Deed recorded in Volume 5304, Page 629

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

S 84° 48' 21" W, a distance of 94.67 feet;

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

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

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

S 25° 45' 11" W, a distance of 47.92 feet;
 S 48° 37' 15" W, a distance of 47.84 feet;
 N 31° 57' 32" W, a distance of 38.45 feet;
 S 58° 36' 40" W, a distance of 80.57 feet;
 S 77° 51' 41" W, a distance of 92.67 feet;
 S 25° 04' 17" W, a distance of 53.98 feet;
 S 79° 04' 03" W, a distance of 40.09 feet;
 S 41° 02' 33" W, a distance of 86.41 feet;
 S 86° 01' 01" W, a distance of 65.70 feet;
 N 53° 16' 17" W, a distance of 44.26 feet;
 S 71° 51' 47" W, a distance of 53.49 feet;
 S 28° 19' 23" E, a distance of 102.21 feet;
 S 21° 28' 55" W, a distance of 66.43 feet;
 S 31° 05' 30" E, a distance of 51.38 feet;
 S 05° 58' 01" W, a distance of 107.43 feet;
 S 83° 52' 10" W, a distance of 36.07 feet;
 N 41° 33' 44" W, a distance of 150.73 feet;
 S 17° 58' 36" W, a distance of 95.82 feet;
 N 82° 04' 42" W, a distance of 31.64 feet;
 N 35° 10' 48" W, a distance of 58.03 feet;
 N 87° 29' 01" W, a distance of 66.68 feet;
 S 32° 01' 53" W, a distance of 64.83 feet;
 S 75° 23' 35" W, a distance of 136.16 feet;
 S 17° 11' 11" E, a distance of 81.64 feet;
 S 19° 14' 03" W, a distance of 87.30 feet;
 S 10° 47' 34" E, a distance of 59.51 feet;
 S 04° 45' 11" W, a distance of 21.33 feet;
 N 87° 49' 28" W, a distance of 52.55 feet;

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

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

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

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

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

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

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

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

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

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

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

N 21° 08' 29" W, passing, at a distance of 400.00 feet, a USA Government concrete marker found and continuing to make a total distance of 830.00 feet to a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. set at corner;

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

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

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

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

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

S 04° 16' 16" E, passing, at a distance of 497.59 feet, a USA Government concrete monument found, and continuing to make a total distance of 930.00 feet from which a USA Government concrete monument found bears N 06° 22' 54" W, a distance of 135.33 feet

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

THENCE, continuing along a USA tract the following;

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

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

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

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

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

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

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

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

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

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

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

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

THENCE, N 87° 15' 44" W, along the north line of said Tract L-1031-1, a distance of 125.00 feet to the southeast corner of a tract of land owned by Robert C. Francis, according to the deed recorded in County Clerk File Number 93-R0087997 (LRDCT);

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

N 26° 35' 51" W, a distance of 56.17 feet;

S 74° 21' 48" W, a distance of 323.40 feet;

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N 47° 43' 36" W, a distance of 184.30 feet
 N 01° 18' 37" W, a distance of 176.41 feet;
 N 31° 50' 17" E, a distance of 144.41 feet;
 N 73° 48' 26" E, a distance of 76.36 feet;
 N 87° 17' 57" E, a distance of 388.23 feet;
 N 12° 53' 59" E, a distance of 91.64 feet;
 N 51° 40' 48" W, a distance of 110.88 feet;
 N 65° 46' 04" W, a distance of 85.16 feet;
 N 67° 35' 51" W, a distance of 203.95 feet;
 N 24° 43' 53" W, a distance of 386.38 feet;
 N 09° 34' 08" E, a distance of 121.10 feet;
 N 84° 51' 30" E, a distance of 91.31 feet;
 S 58° 52' 33" E, a distance of 92.02 feet;
 N 65° 39' 30" E, a distance of 203.09 feet;
 N 55° 22' 35" E, a distance of 143.03 feet;
 N 27° 38' 53" W, a distance of 131.21 feet;
 N 47° 40' 40" E, a distance of 230.19 feet;
 N 56° 27' 27" E, a distance of 155.71 feet;
 N 35° 32' 32" E, a distance of 89.15 feet;
 N 05° 04' 15" W, a distance of 31.55 feet;
 N 32° 21' 15" W, a distance of 60.86 feet;
 N 53° 25' 11" W, a distance of 37.55 feet;
 N 72° 33' 50" W, a distance of 224.81 feet,
 N 54° 27' 52" W, a distance of 43.91 feet;
 N 37° 55' 52" W, a distance of 485.32 feet;
 N 28° 17' 53" E, a distance of 67.53 feet;
 N 51° 05' 52" E, a distance of 122.66 feet;
 N 61° 56' 21" W, a distance of 208.44 feet;

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

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

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

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

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

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

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

THENCE, N 87° 39' 37" W, along the south line of a tract of land conveyed to Manson Harris, Trustee according to the deed recorded in Volume 419, Page 463 (LRDCT), and the north line of a tract of land conveyed to James M. Dear according to the deed filed in County Clerk File Number 95-R0026211 (LRDCT), passing a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. set on line at a distance of 326.75 feet and continuing to make a total distance of 2,661.87 feet to a point on the east line of Farm-to-Market Road No. 2931, a 1/2" iron pin found at corner, from which a wooden right-of-way marker bears S 17° 32' 17" E - 1.51 feet and another wooden right-of-way marker bears S 09° 45' 26" W - 32.84 feet;

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

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

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

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



**City Council Meeting
Staff Report
December 18, 2024**

Agenda Item

Consideration and action on 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 Preliminary Plat is recommended for approval subject to the following conditions:

1. A 5 foot wall maintenance easement shall be provided for the lots that back or side to Blackjack Road;
2. Blackjack Road shall be one word; and
3. The signage in the landscaping plans shall be approved through a Sign Coordination Plan or other ordinance regulated review process.

The Planning and Zoning Commission unanimously (6-0) recommended approval of the item at their December 12, 2024 meeting.

The City Council may:

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

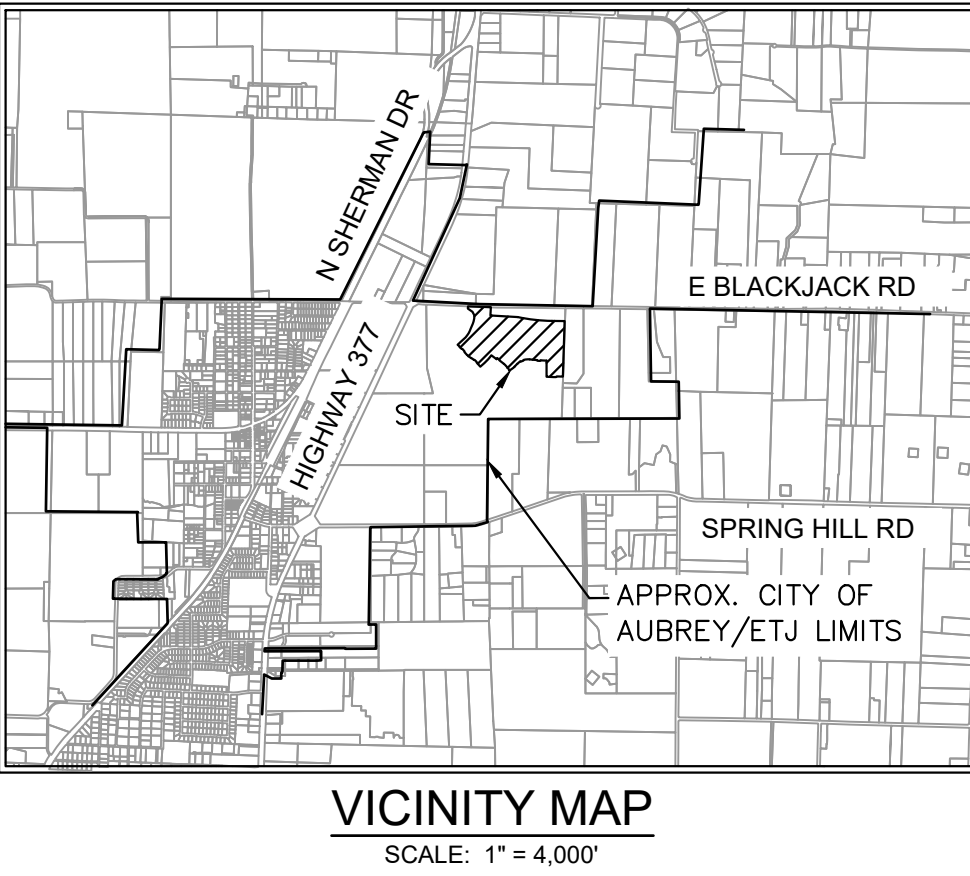
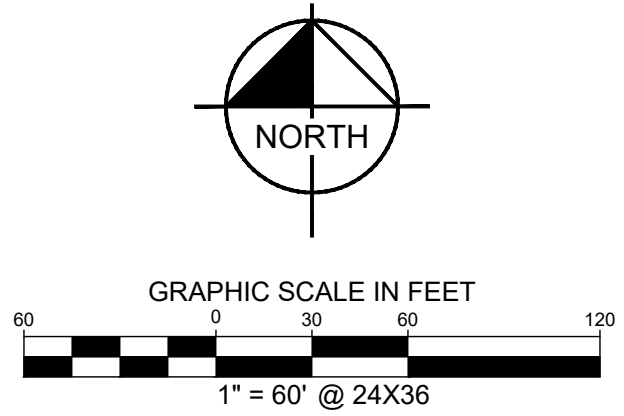
NA

Staff Recommended Action

Approve with Conditions

Staff Recommended Motion

Motion to Approve the Preliminary Plat subject to the three conditions listed in the staff report.



- 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 roadway 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. 4812C0265G, 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". 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 centers(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 0.999555348.
 16. Line and Curve table located on Sheet 3.
 17. All X lots shall be owned by the HOA.

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

PRELIMINARY 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

<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	12/03/2024	063451861	1 OF 3

OWNER:

KL LB Buy 3, LLC c/o KL Services LLC
8900 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 : Sylviaa Gunawan, R.P.L.S.

APPLICANT:

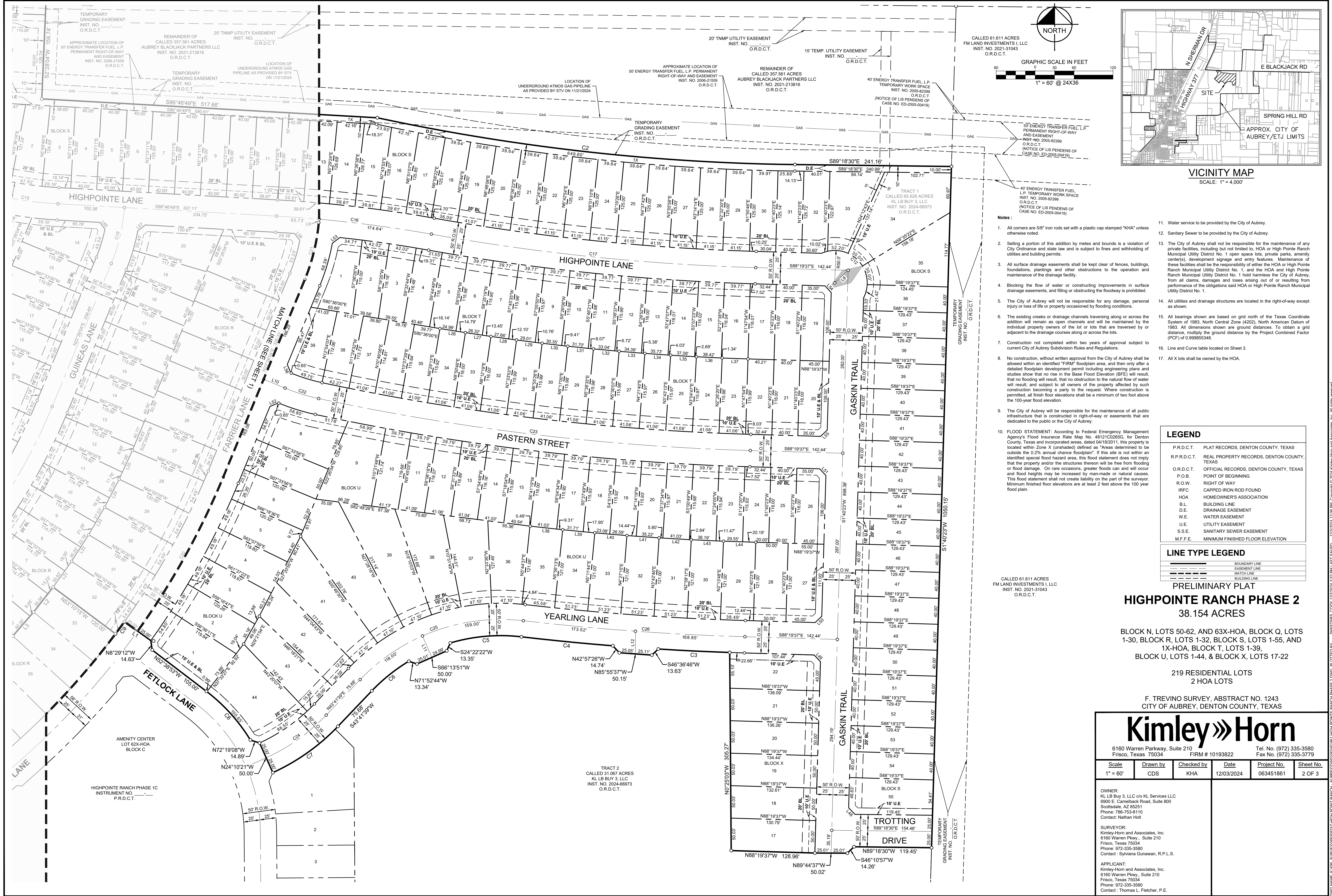
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact : Thomas L. Fletcher, P.E.

12/03/2024 12:41 PM 10193822 KHA
 C:\Users\KHA\OneDrive\Documents\10193822\10193822.dwg
 12/03/2024 12:41 PM 10193822 KHA
 12/03/2024 12:41 PM 10193822 KHA

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'S ASSOCIATION
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
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
	MATCH 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°46'49" 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	S69°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

PRELIMINARY 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 Fax No. (972) 335-3779					
Scale N/A	Drawn by CDS	Checked by KHA	Date 12/03/2024	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: 766-7534110 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

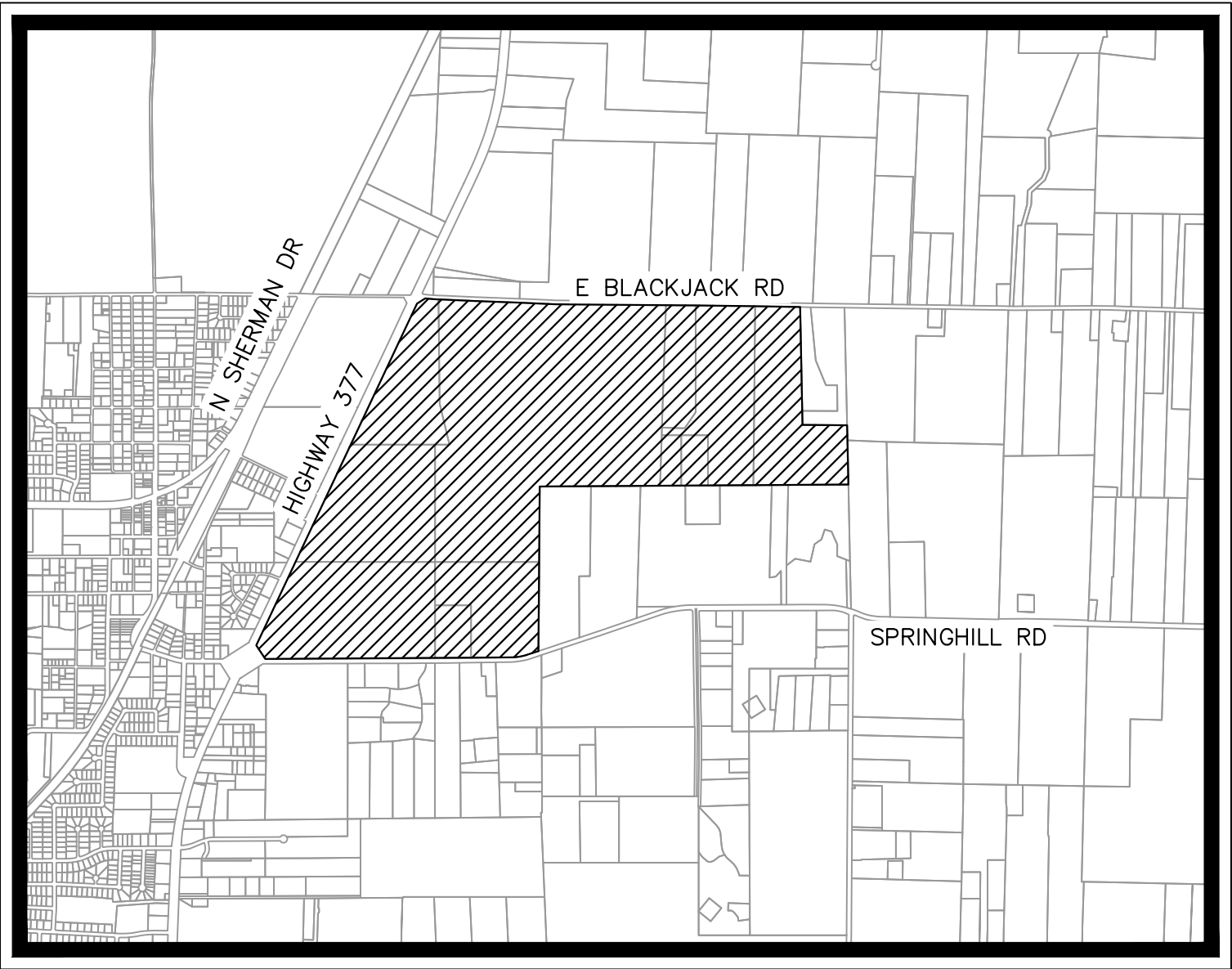
6160 WARREN PKWY SUITE 210
FRISCO, TEXAS 75034
TEL: (972) 335-3580
CONTACT: THOMAS L. FLETCHER, P.E.

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



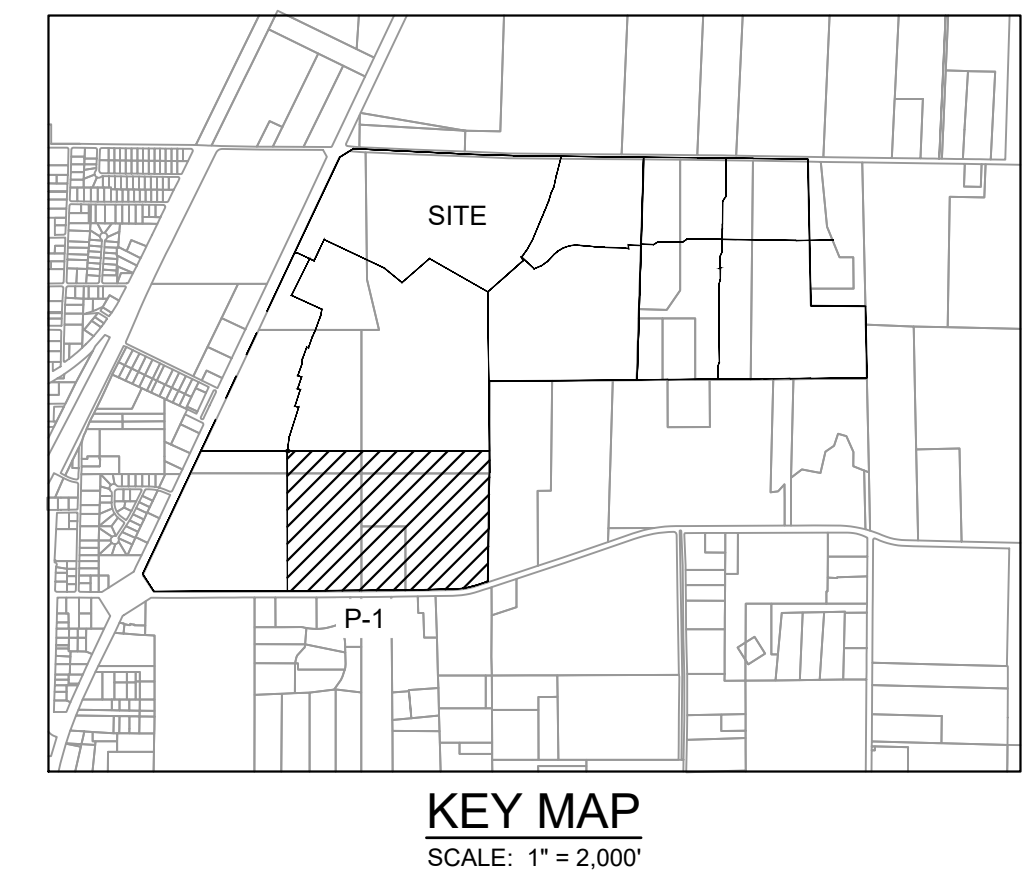
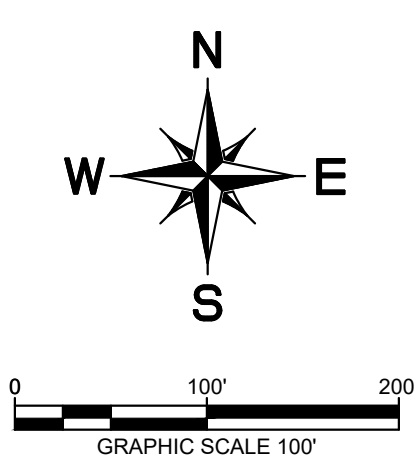
VICINITY MAP
SCALE: 1" = 2,000'

FEBRUARY 2022

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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
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P-11	PRELIMINARY PLAT
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D-8	PRELIMINARY DRAINAGE PLAN
D-9	PRELIMINARY DRAINAGE PLAN
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U-4	PRELIMINARY UTILITY 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	
	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

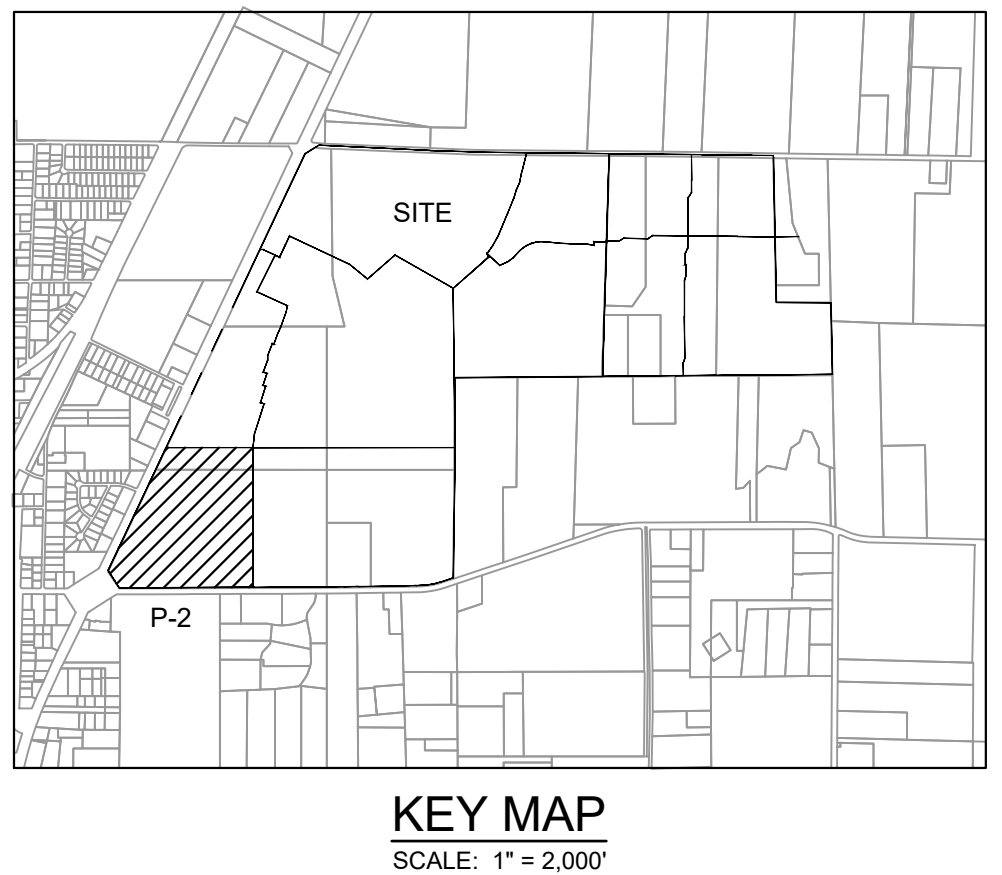
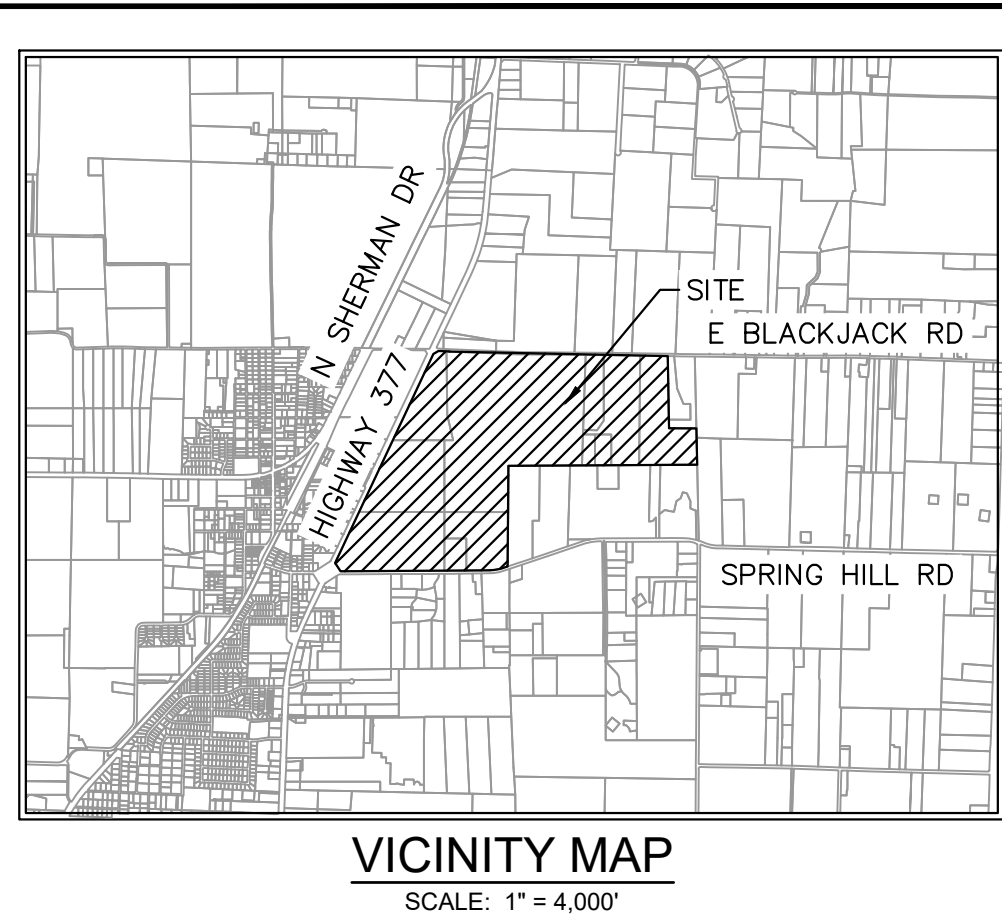
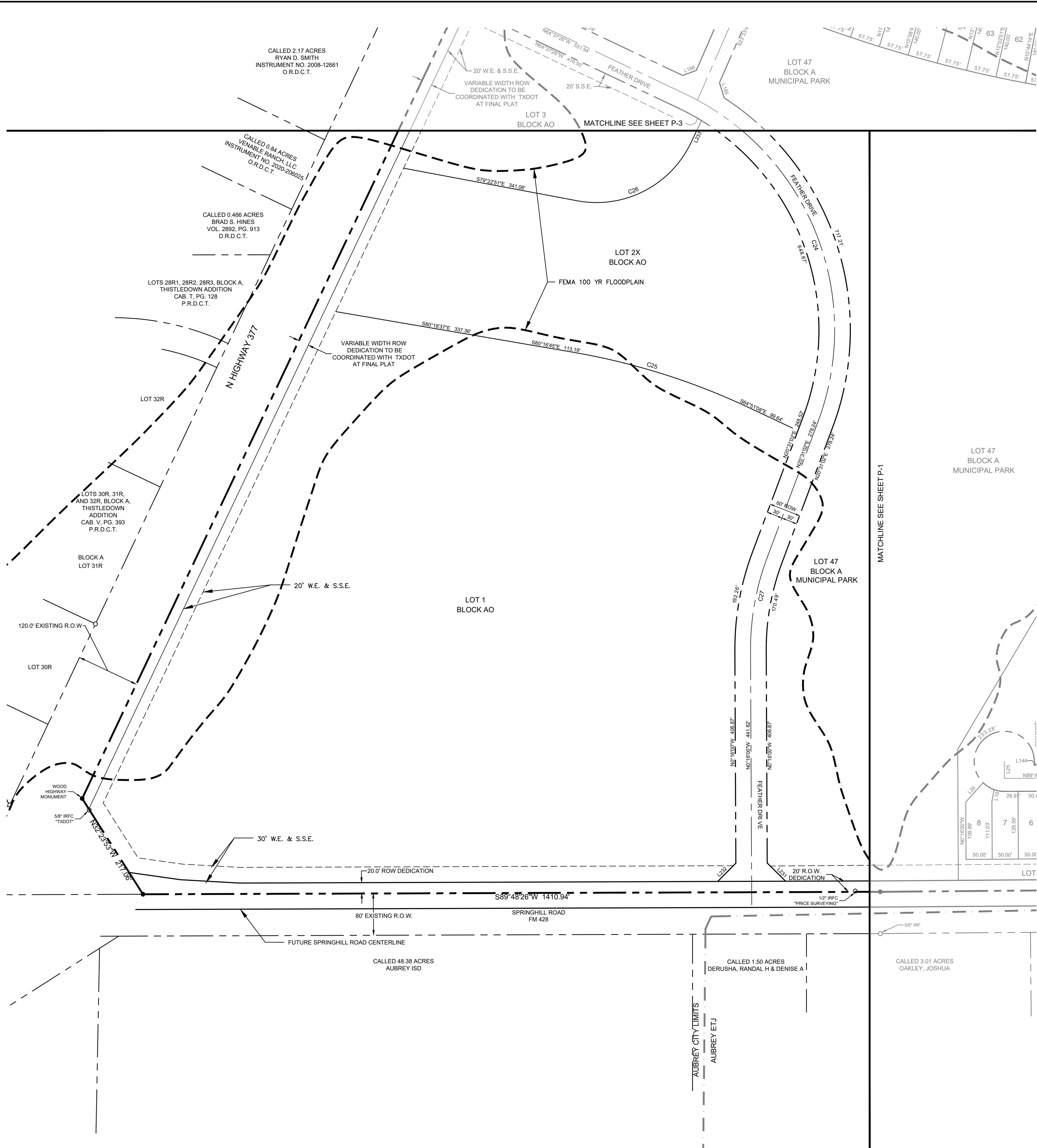
1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES

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

CITY OF 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 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration # 9288					
			DESIGNED		DRAWN		CHECKED		SCALE		DATE		KH PROJECT NO.	
			DKT		DKT		TLF		AS SHOWN		SEPT. 2021		2020.03	
													P	

PLATTED BY: FRANCIS, JEFFREY, 20200214 4:00 PM
DRAWN NAME: KJFR 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.



LEGEND	
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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

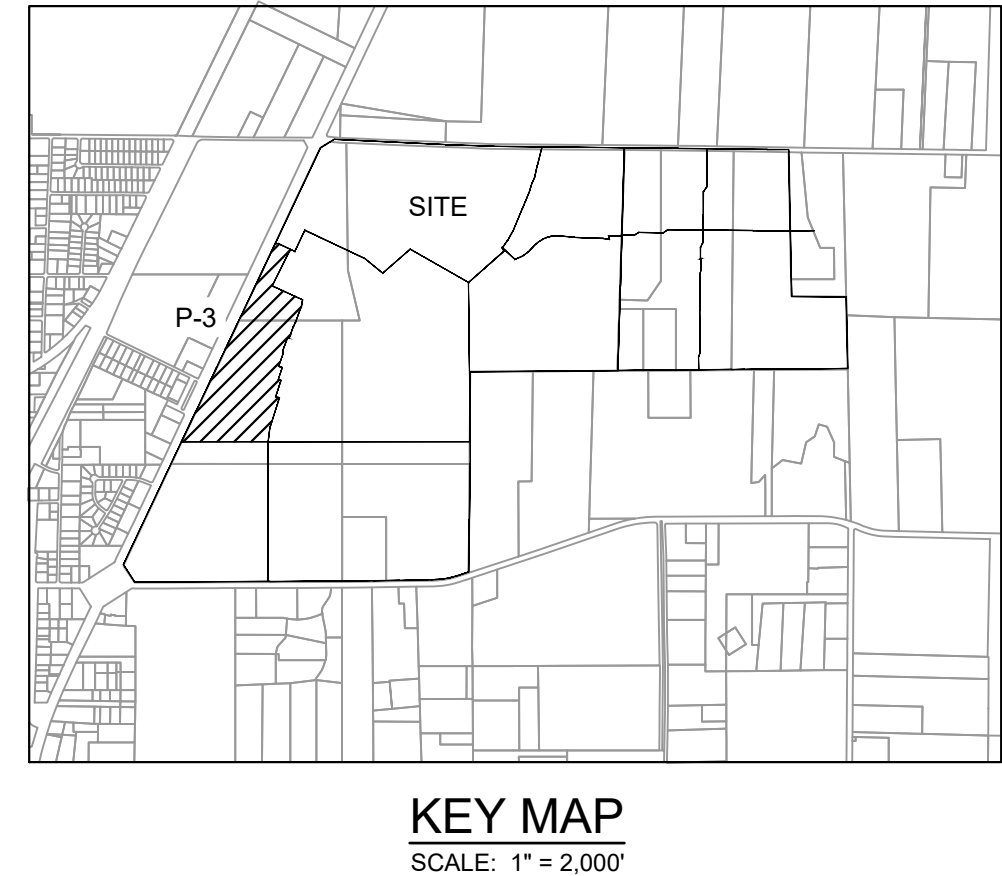
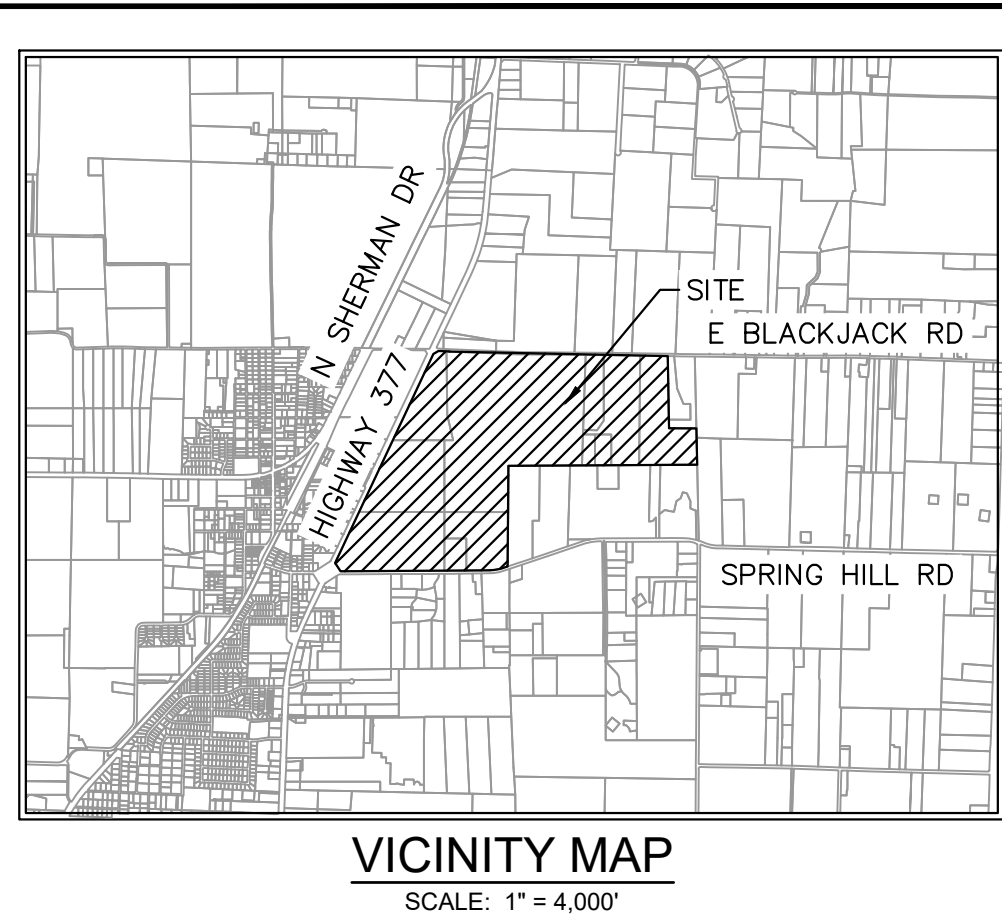
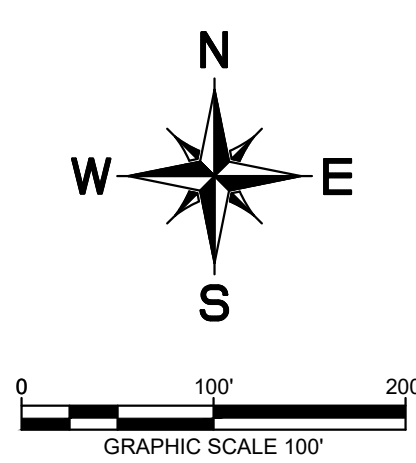
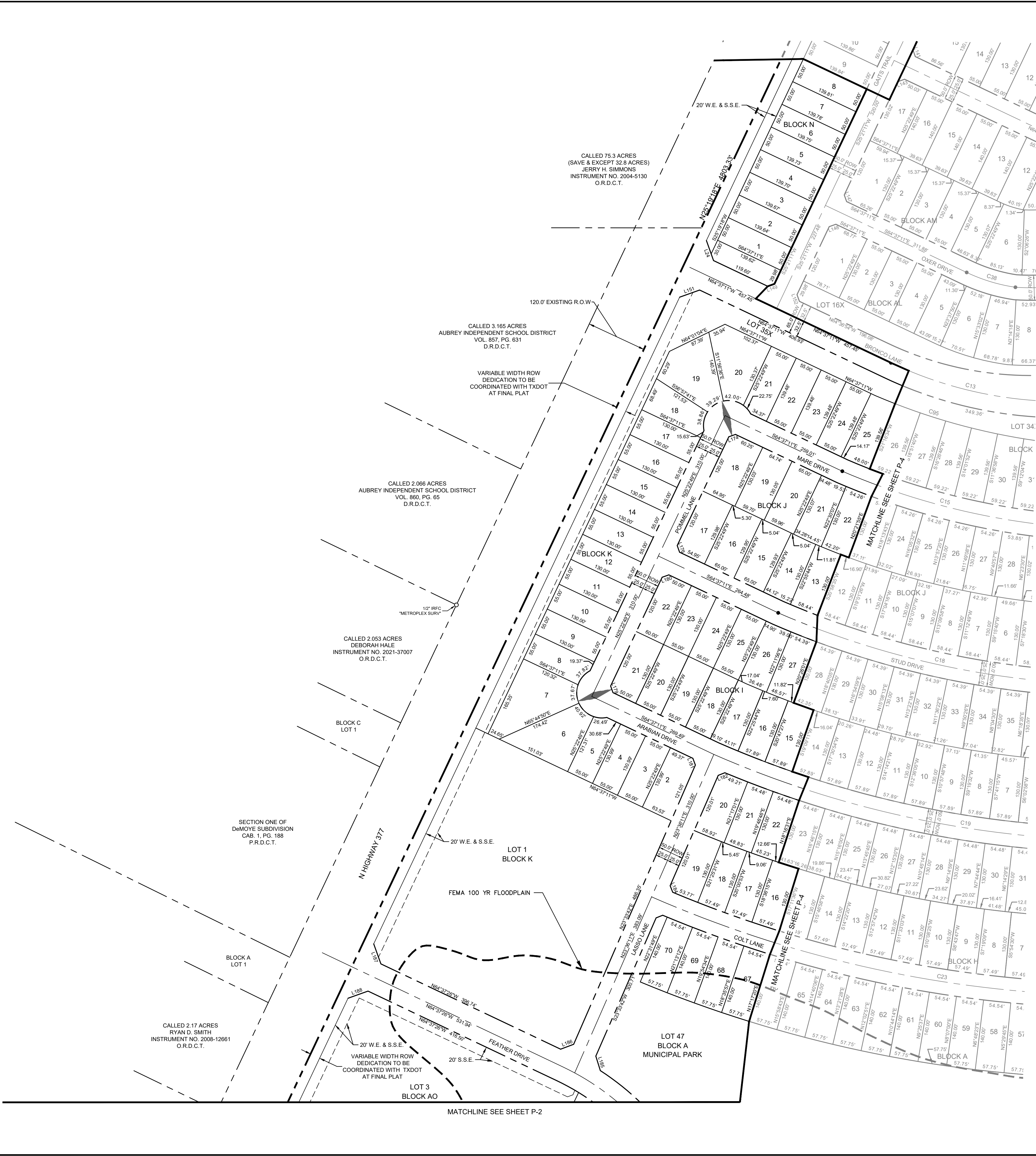
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CITY PROJECT NUMBER: XXXXXXXXX

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

P-2



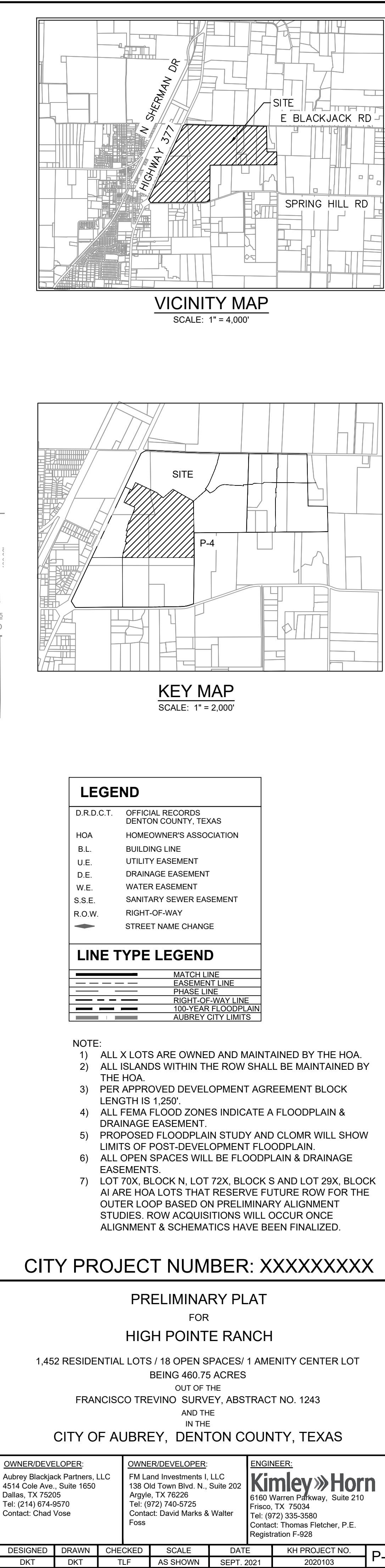
LEGEND	
D.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY, TEXAS
HOA	HOMEOWNER'S ASSOCIATION
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
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S.S.E.	SANITARY SEWER EASEMENT
R.O.W.	RIGHT-OF-WAY
	STREET NAME CHANGE

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

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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 Gowan Surveyor #6461		OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	
ENGINEER: Kimley-Horn 6160 Warren Pkwy, Suite 1650 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928		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	
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'

NOTE:
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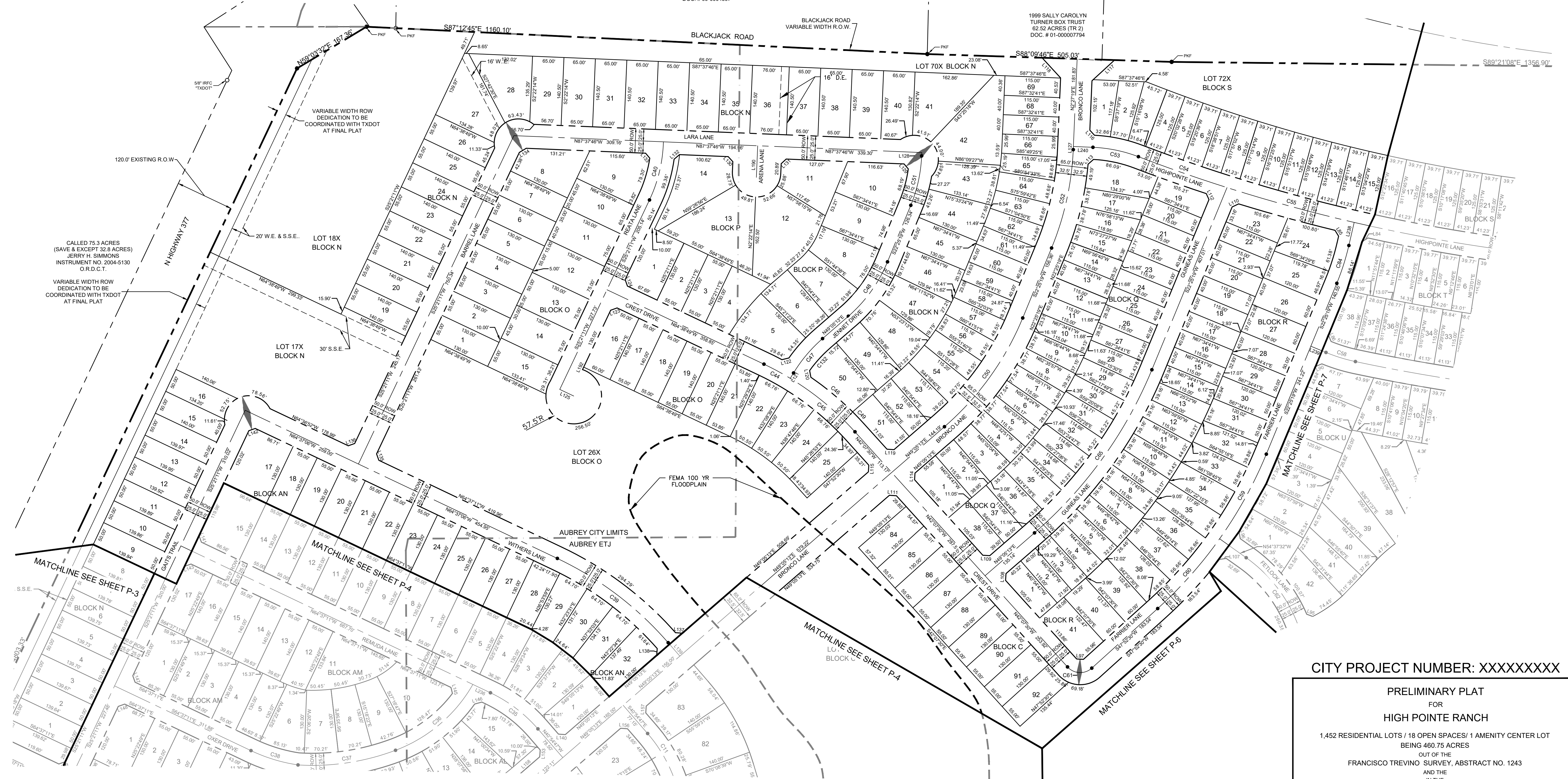
LEGEND
D.R.D.C.T. OFFICIAL RECORDS
HOA HOMEOWNER'S ASSOCIATION
B.L. BUILDING LINE
U.E. UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
W.E. WATER EASEMENT
S.S.E. SANITARY SEWER EASEMENT
R.O.W. RIGHT-OF-WAY
STREET NAME CHANGE

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

0 100' 200'
GRAPHIC SCALE 100'

N
W E
S

VICINITY MAP
SCALE: 1" = 4,000'

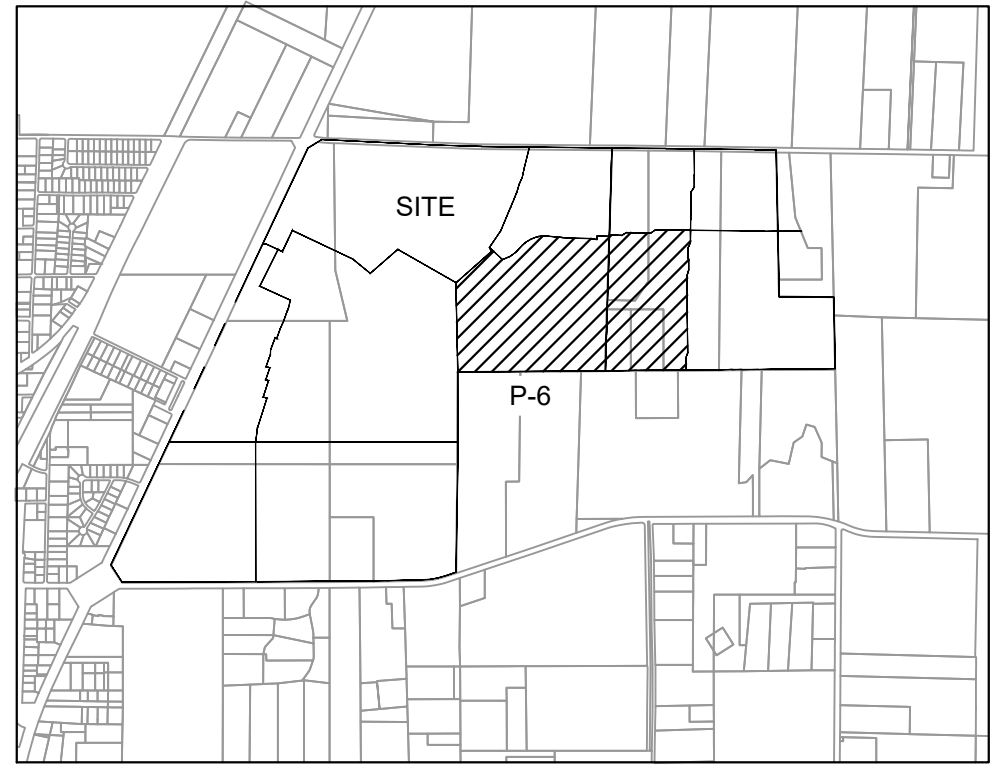
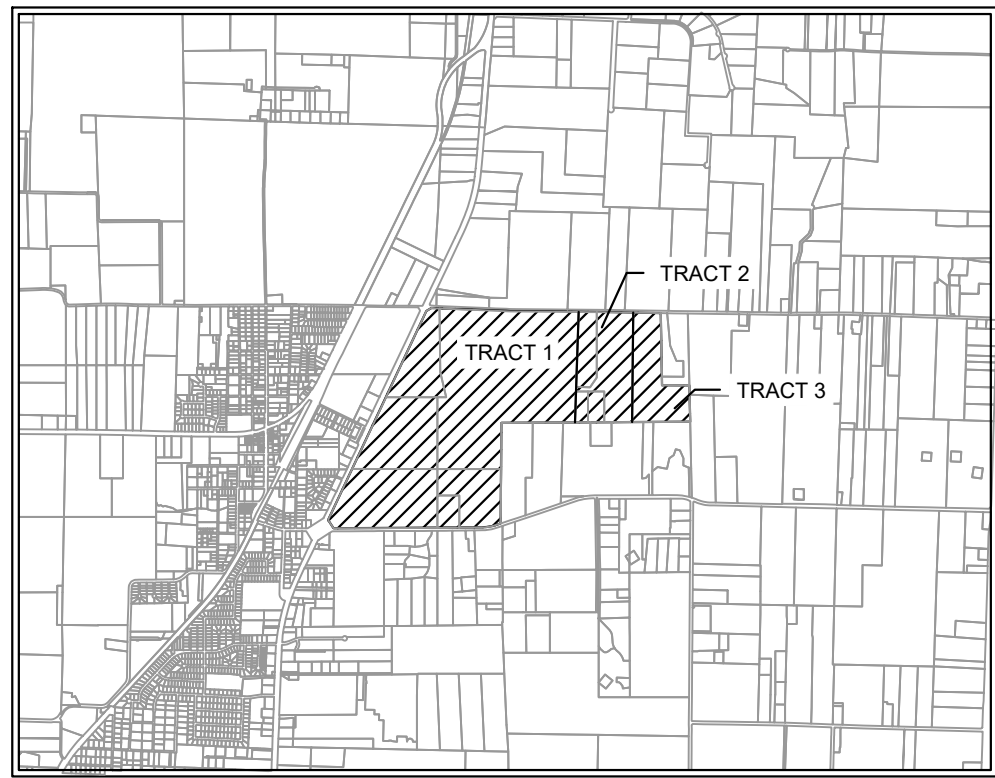
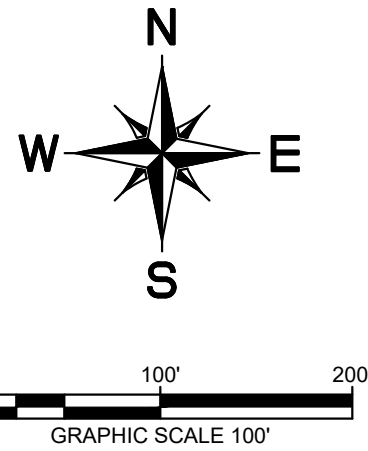


CITY PROJECT NUMBER: XXXXXXXXX

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

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



LEGEND	
D.R.C.T.	OFFICIAL RECORDS
HOA	HOMEOWNER'S ASSOCIATION
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
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---	MATCH LINE
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---	PHASE LINE
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---	100-YEAR FLOODPLAIN
---	AUBREY CITY LIMITS

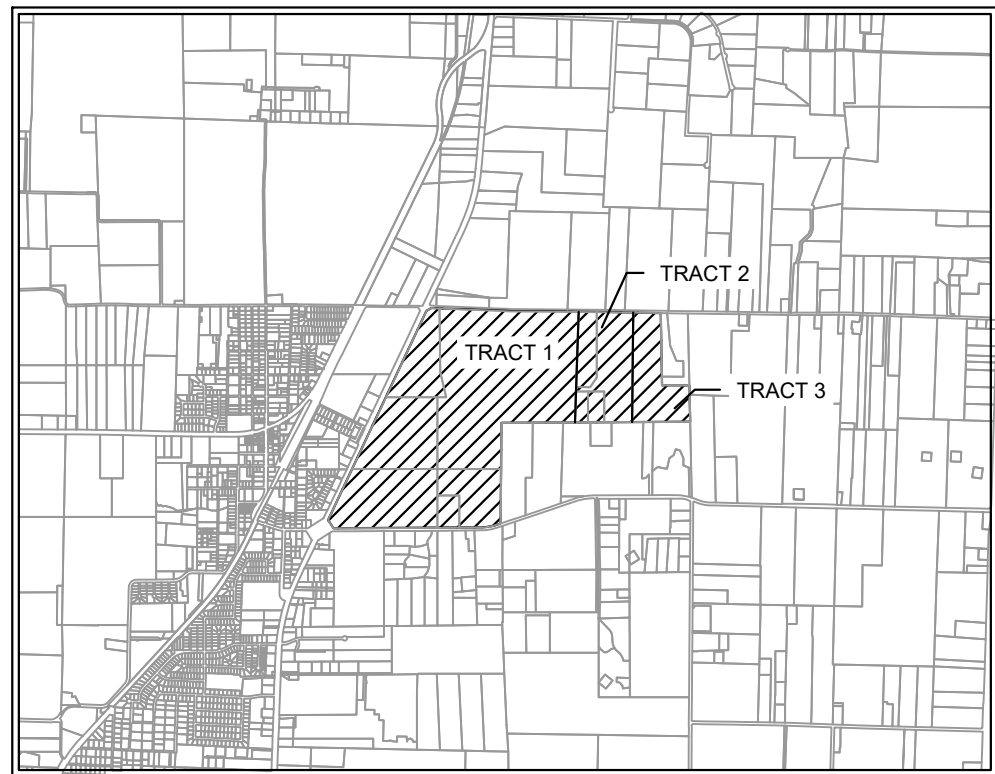
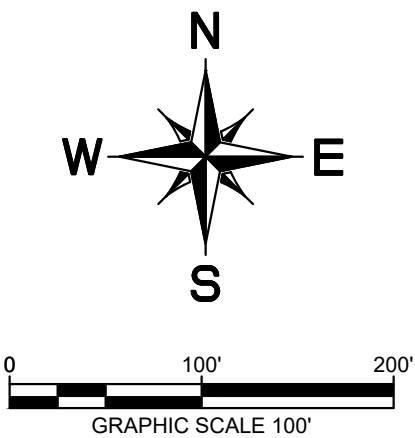
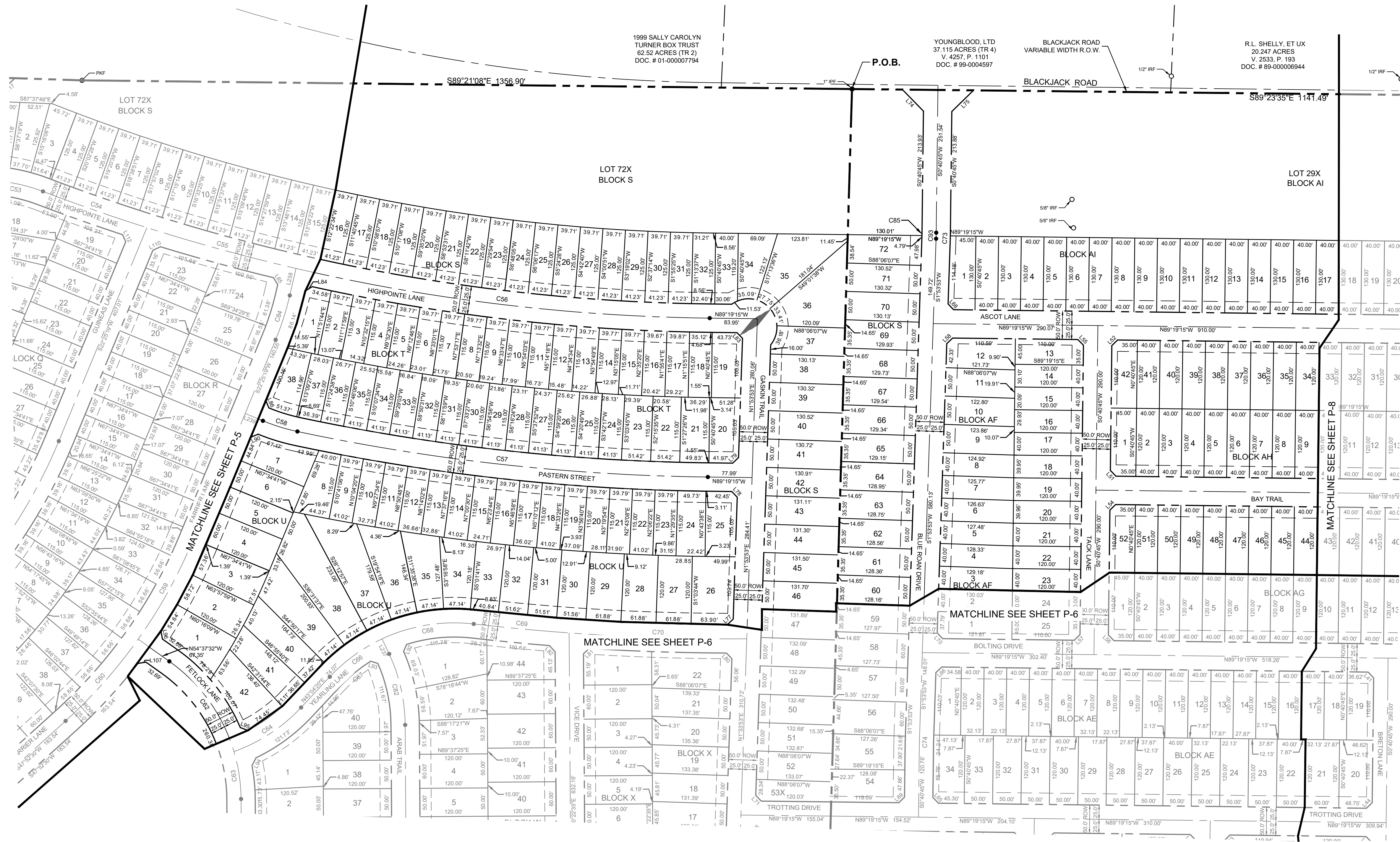
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 - 5) EXISTING FEMA FLOOD ZONES ARE LOCATED WITHIN FEMA FIRM PANEL NO. 48121C0265G.
 - 6) PROPOSED FLOODPLAIN STUDY AND CLOMR WILL SHOW LIMITS OF POST-DEVELOPMENT FLOODPLAIN.
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PRELIMINARY PLAT
FOR
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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DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	P-6



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	
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	PHASE LINE
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	100-YEAR FLOODPLAIN
	AUBREY CITY LIMITS

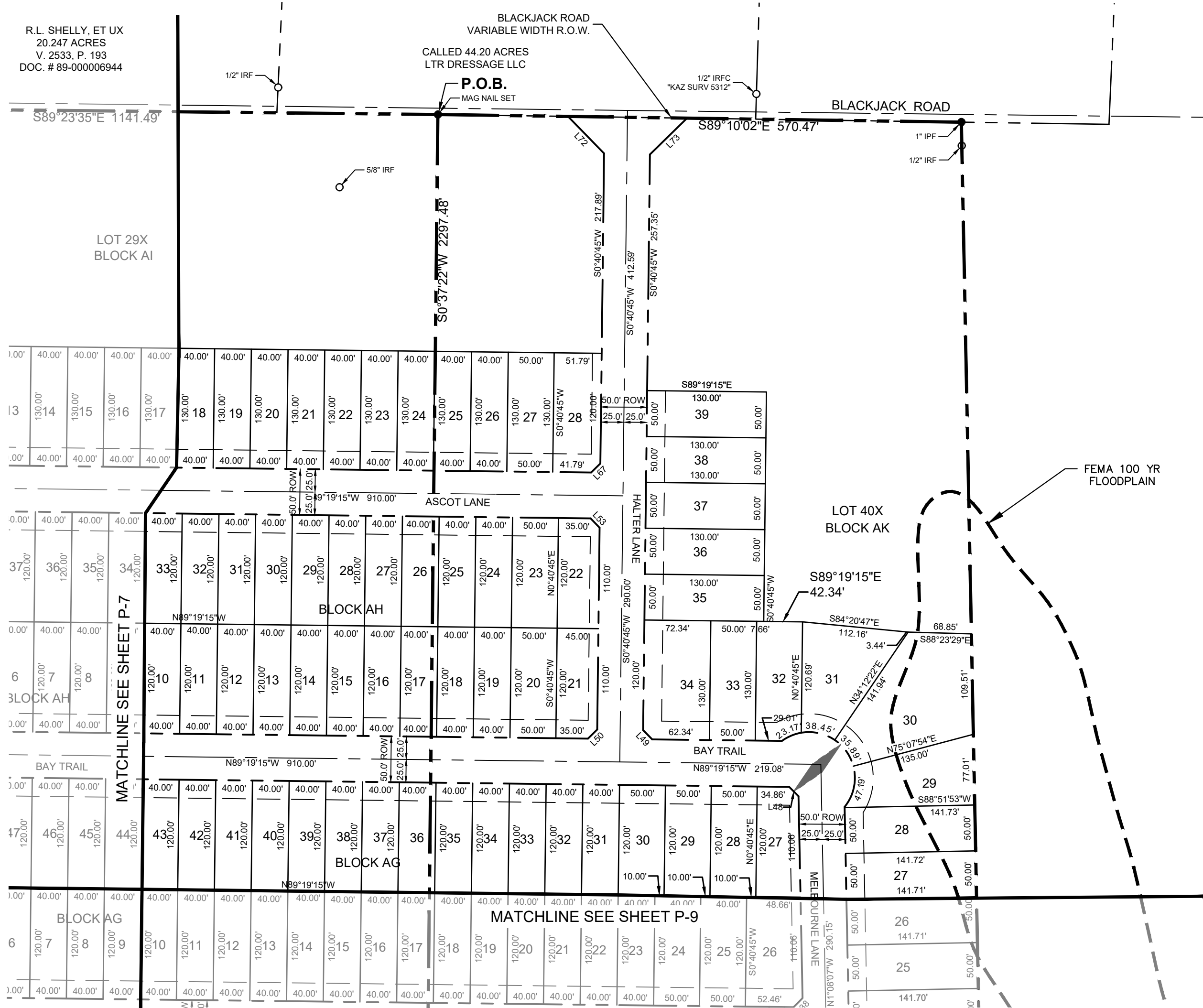
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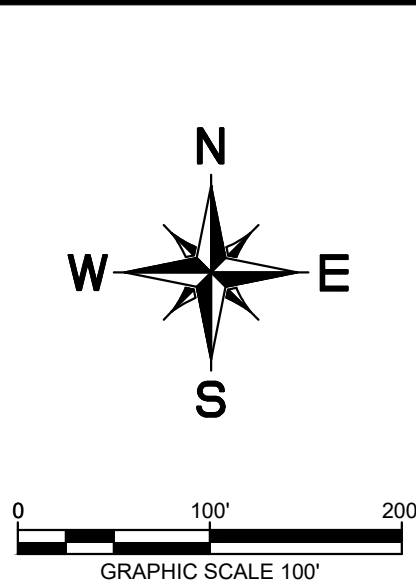
CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY PLAT
FOR
HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
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DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	P-7





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IN THE
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Page 192 of 441

OWNER'S CERTIFICATIONS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT LW 377, LLC, AUZEY 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 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 streets and alleys for street purposes. 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 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'	N86°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'	732.62'	S74°41'35"E	272.40'
C56	12°20'31"	3415.00'	775.67'	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					
C#	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°49'09"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°34'94"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°43'34"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'	S85°29'44"W	22.91'
C91	9°43'36"	275.00'	46.68'	S85°29'44"W	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	14.20'
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	S45°43'39"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	N85°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	N63°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		
NO.	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	S39°55'12"E	13.66'
L134	N58°51'42"E	16.48'
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	14.12'
L142	N70°22'00"E	14.17'
L143	N70°22'00"E	14.12'
L145	N14°05'54"E	12.73'
L146	N75°05'04"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	14.20
L152	S19°30'00"E	14.15
L153	N40°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	S05°26'23"E	14.61
L160	N52°13'48"E	14.14
L161	N37°46'12"E	14.14
L162	S81°16'22"E	14.14
L163	N15°05'10"E	13.82
L164	S71°57'23"E	13.90
L165	S61°73'17"W	29.71
L166	S15°40'42"E	22.25
L167	N39°27'48"E	20.00
L168	N23°36'41"W	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	14.14'
L175	N30°31'58"E	13.59'
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	N69°28'08"E	27.83'
L187	S19°38°15"E	42.44'
L188	N71°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'

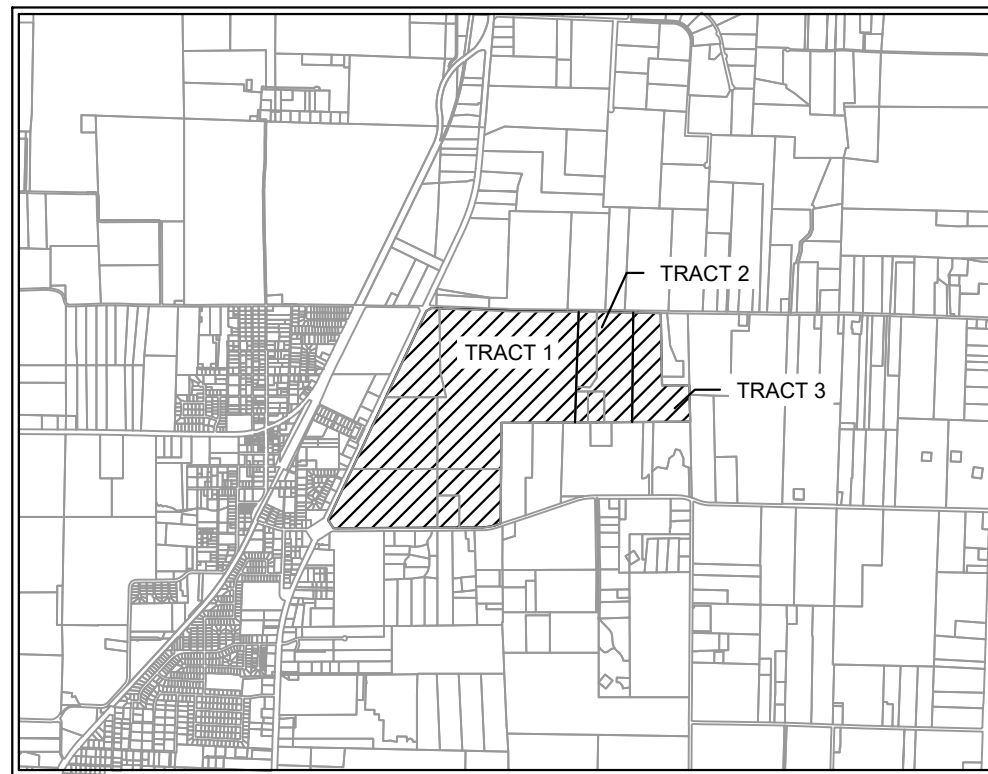
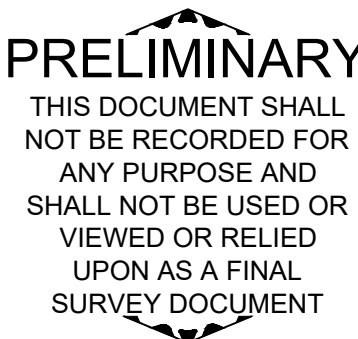
LINE TABLE		
L#	BEARING	LENGTH
L195	N45°07'45"E	14.2'
L196	S44°52'15"E	14.04
L197	N45°16'00"W	14.14'
L198	S44°44'00"W	14.14'
L199	N44°44'00"E	14.14'
L200	S45°16'00"E	14.14'
L201	N41°23'57"E	14.40'
L202	S45°16'00"E	7.07
L203	N44°44'00"E	10.07
L219	S48°46'31"W	7.07
L220	N82°04'01"E	31.93'
L222	S07°55'59"W	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'

NOTES:

1. 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 0.9985543833.
2. According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121 C0265G, 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.
3. All Common Area Lots shall be owned and maintained by the Home Owners Association (H.O.A.)

3. All Common Area Lots shall be owned and maintained by the Home Owners Association (H.O.A.)



VICINITY MAP
SCALE: 1" = 4,000'

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
R.O.W.	RIGHT-OF-WAY
	STREET NAME CHANGE
LINE TYPE LEGEND	
	MATCH LINE
	EASEMENT LINE
	PHASE LINE
	RIGHT-OF-WAY LINE
	10-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 LIMITED 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.

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

SURVEYOR: Kimley-Horn 6180 Warren Pkwy Frisco, TX 75035 Tel: (469) 353-6058 Contact: Sylvia Gunnawan Surveyor #8461		OWNER/DEVELOPER: Aubrey Blackack Partners, LLC 4514 Cole Ave., Suite 1625 Dallas, TX 75205 Tel: (214) 674-5750 Contact: Chad Vose		OWNER/DEVELOPER: FM Land Investments I, LLC 136 Old Town Blvd., N. Suite 202 Argyle, TX 75601 Tel: (972) 740-5725 Contact: David Marks & Walter Foss		ENGINEER: Kimley®Horn 6180 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 353-5828 Contact: Thomas Fletcher, P.E. Registration F-598	
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.		P-10
DKT	DKT	TLF	AS SHOWN	SEPTEMBER 2021	2020103		

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: 20/02 2:11 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.

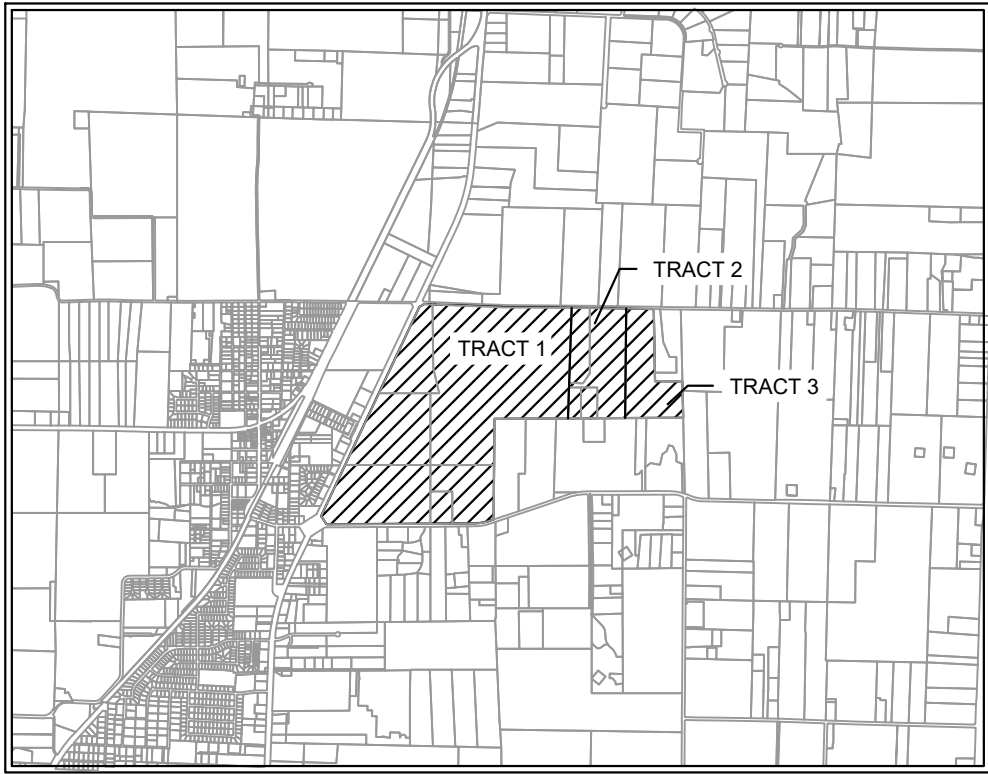
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

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

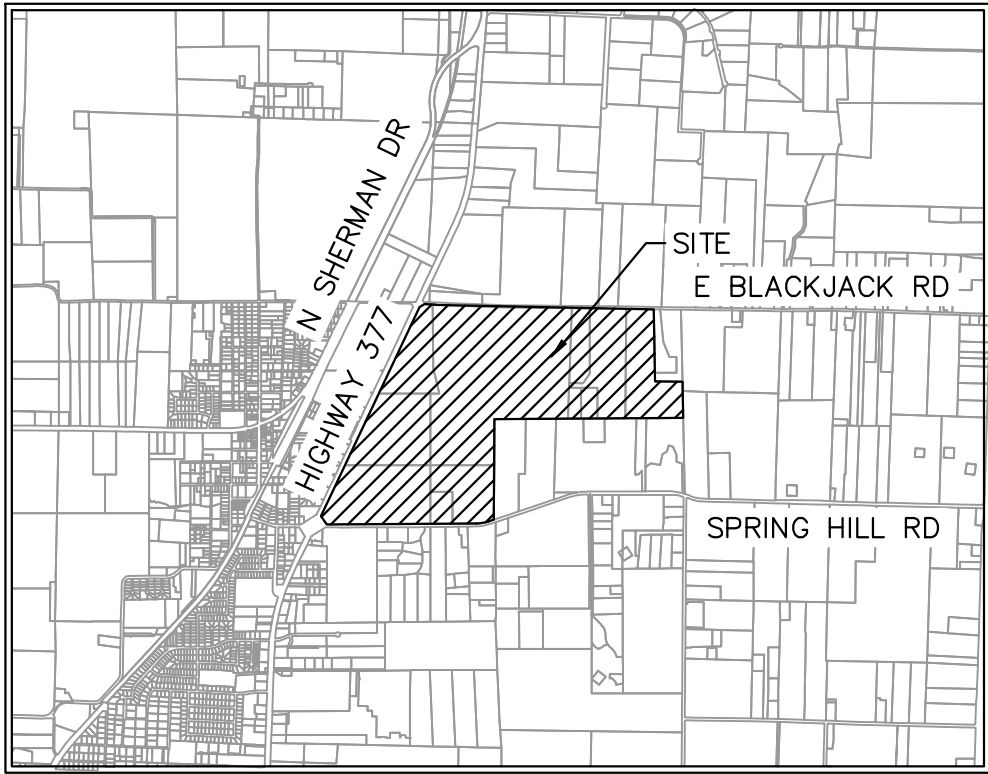
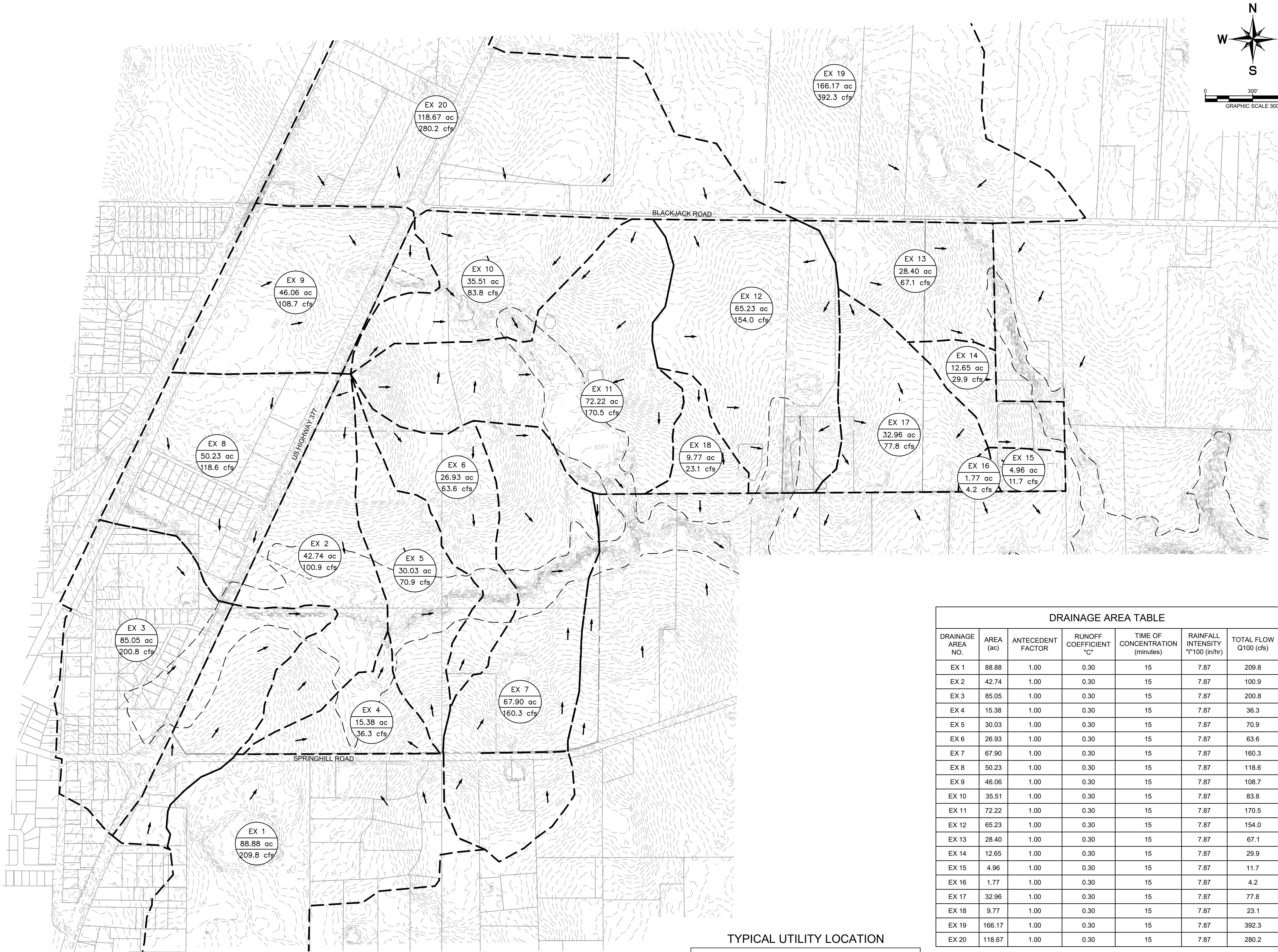
- NOTE:
- 1) ALL X LOTS ARE OWNED AND MAINTAINED BY THE HOA.
 - 2) ALL ISLANDS WITHIN THE ROW SHALL BE MAINTAINED BY THE HOA.
 - 3) PER APPROVED DEVELOPMENT AGREEMENT BLOCK LENGTH IS 1,250'.
 - 4) ALL FEMA FLOOD ZONES INDICATE A FLOODPLAIN & DRAINAGE EASEMENT.
 - 5) EXISTING FEMA FLOOD ZONES ARE LOCATED 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		KH PROJECT NO.	
		SEPT. 2021		2020103	
				P-11	

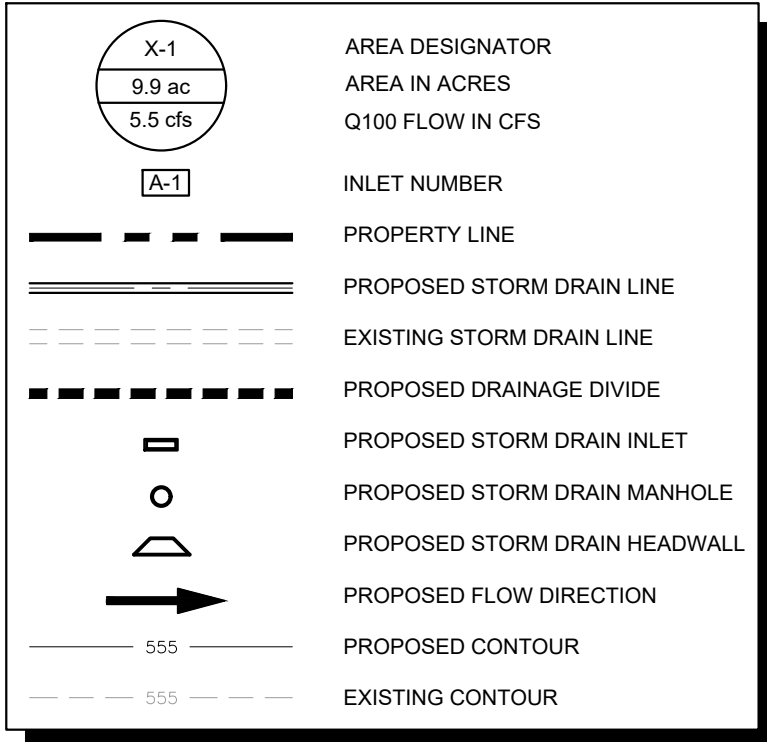
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DRAWN BY: KPH, CIVIL/ENGINEERING, 20200214 4:46 PM
LAST SAVED: 20200214 4:46 PM

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VICINITY MAP
SCALE: 1" = 4,000'

LEGEND



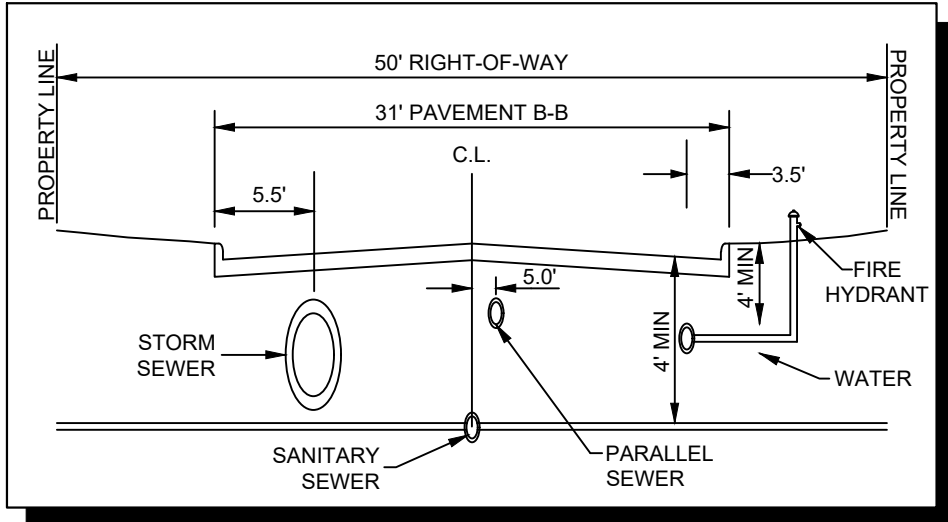
DRAINAGE DESIGN CRITERIA

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

TYPICAL UTILITY LOCATION

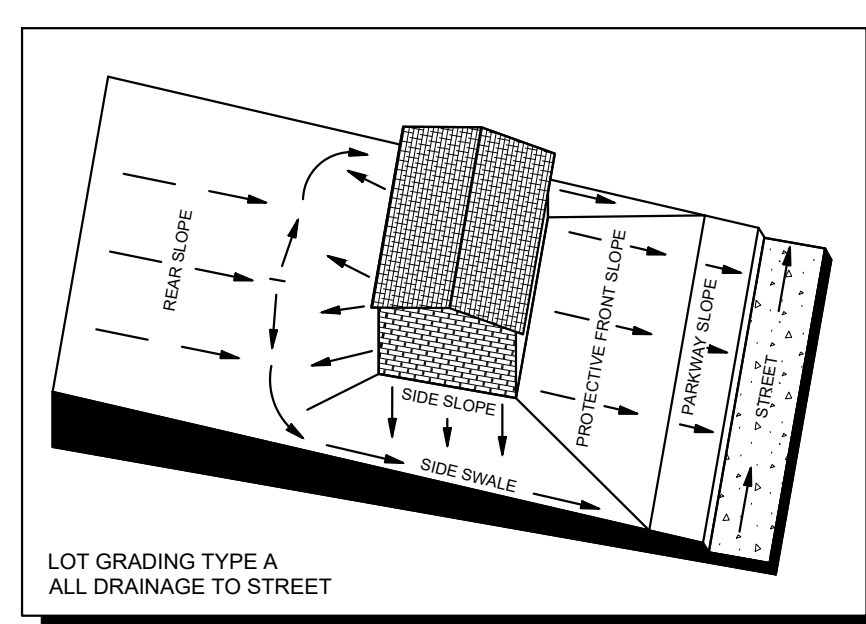
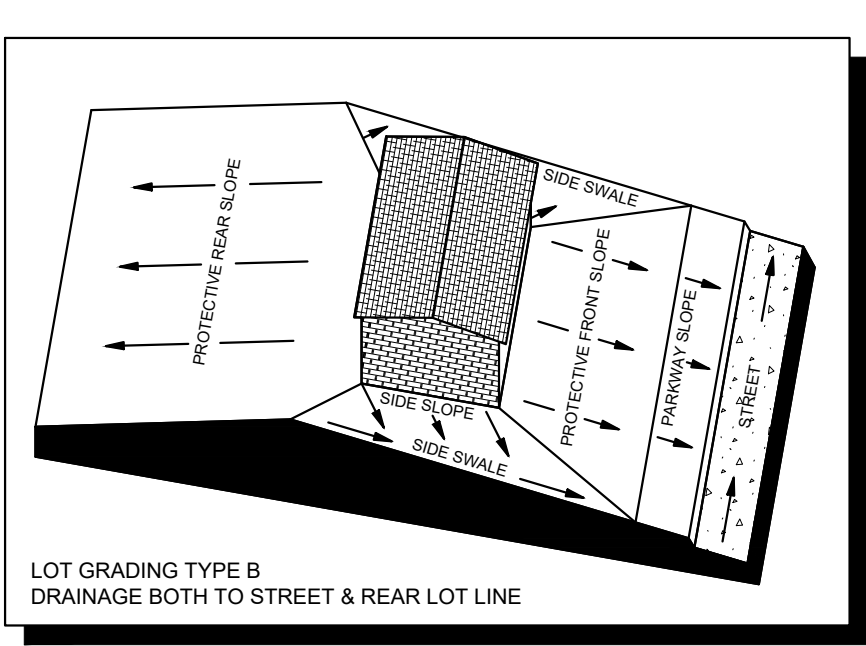
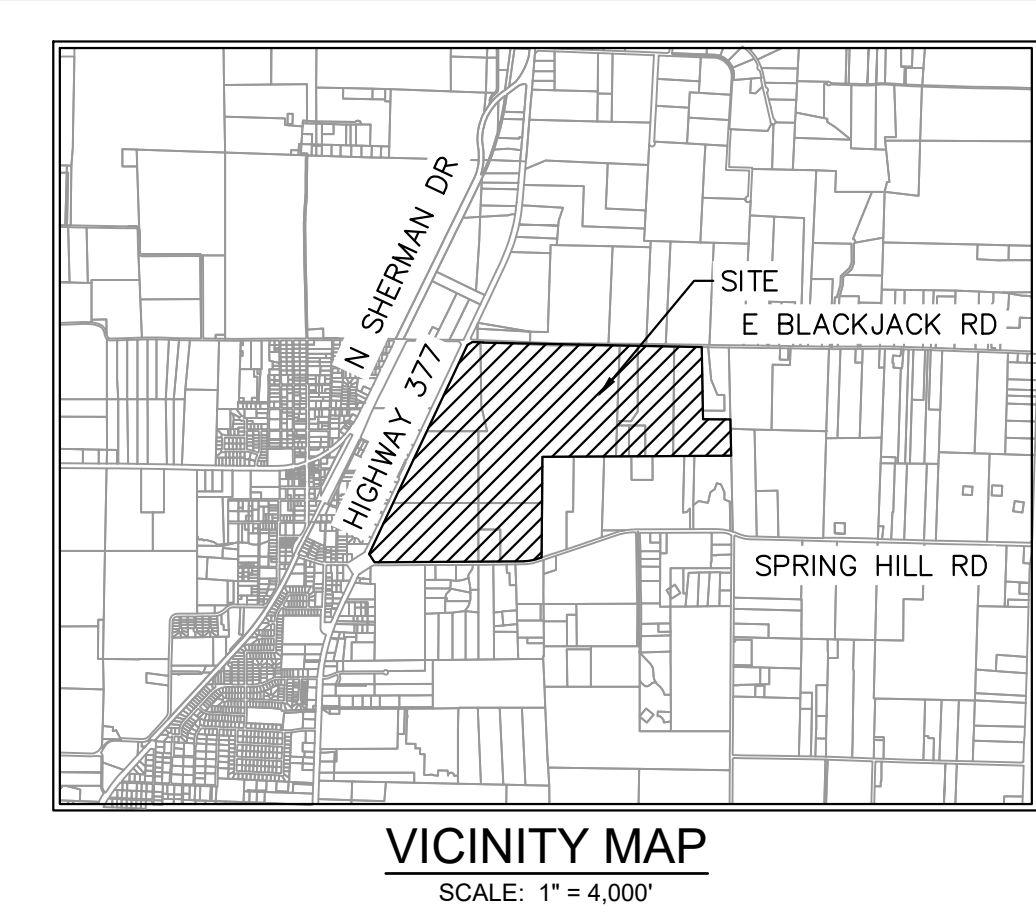
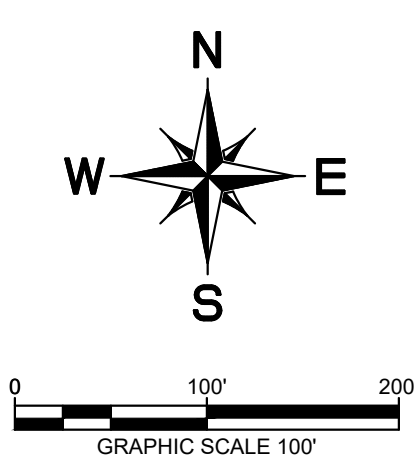
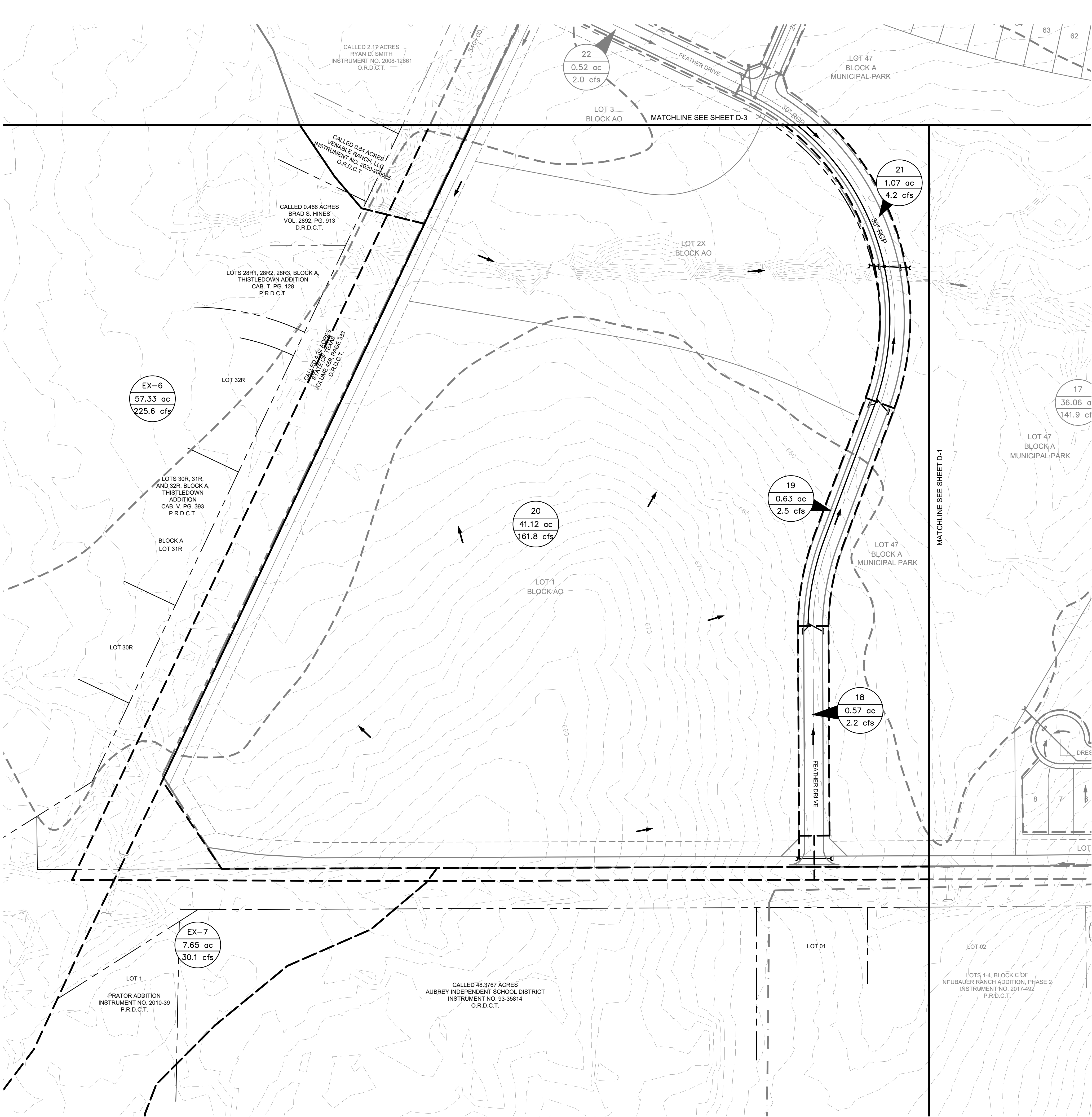


NOTE: EXISTING TOPOGRAPHIC INFORMATION IS FROM CURRENT TNRIS LIDAR.

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	PROJECT NO. KH PROJECT NO. 2020103	EX-1	

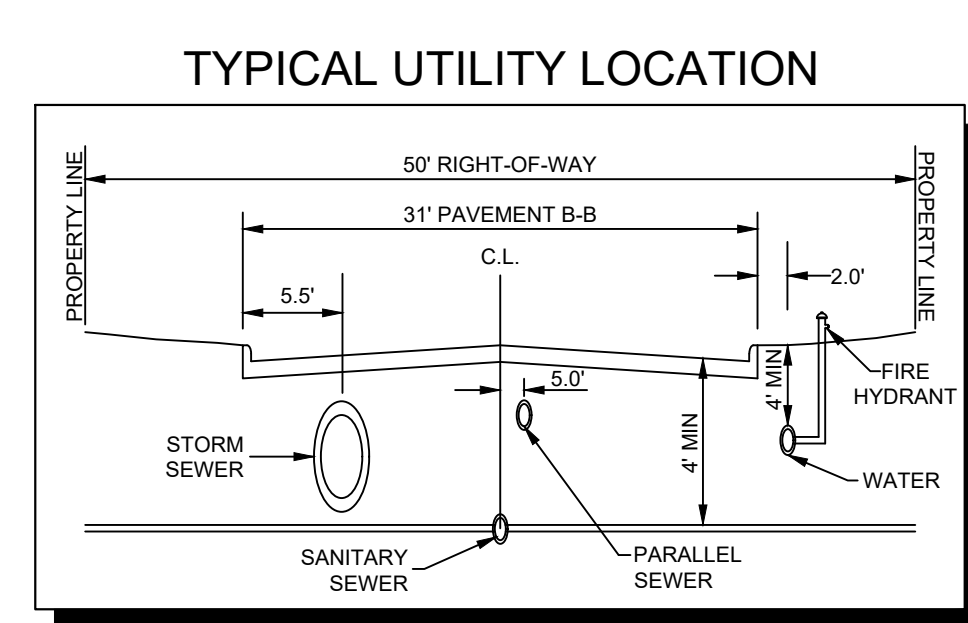
PREPARED BY: KIMLEY-HORN, INC. DATE: 09/20/2021
 DRAWN BY: KIMLEY-HORN, INC. DATE: 09/20/2021
 LAST NAME: KIMLEY-HORN, INC. DATE: 09/20/2021
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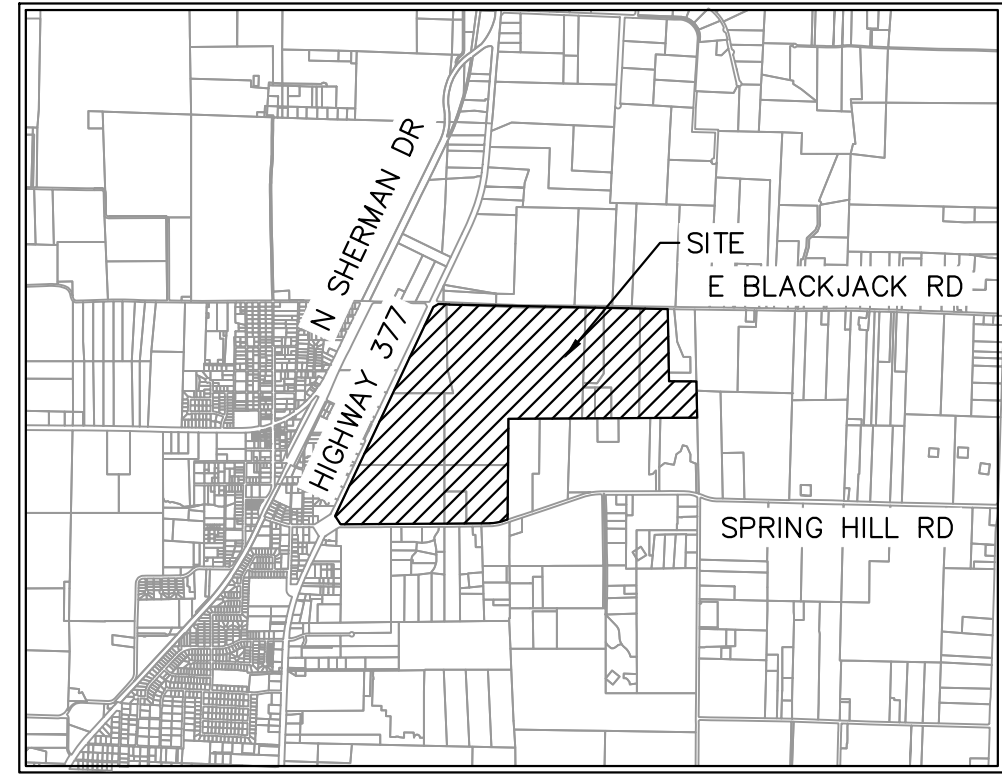
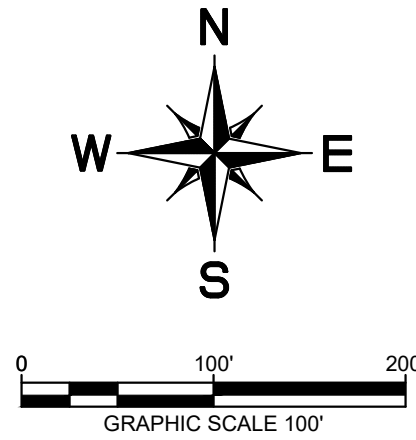
LEGEND	
X-1	AREA DESIGNATOR
9.9 ac	AREA IN ACRES
Q100 FLOW IN CFS	Q100 FLOW IN CFS
A-1	INLET NUMBER
---	PROPERTY LINE
---	PROPOSED STORM DRAIN LINE
---	EXISTING STORM DRAIN LINE
---	PROPOSED DRAINAGE DIVIDE
---	PROPOSED PHASE LINE
o	PROPOSED STORM DRAIN INLET
o	PROPOSED STORM DRAIN MANHOLE
o	PROPOSED 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 | |
|--|--|
| 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. | |



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						
<table> <tr><td>SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylvia Gunawan Surveyor #6461</td><td>OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Frisco, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose</td><td>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</td><td>ENGINEER: Kimley-Horn 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928</td></tr> </table>		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	
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	D-2
DKT	XXX	TLF	AS SHOWN	SEPT. 2021	2020103	



VICINITY MAP
SCALE: 1" = 4,000'

LEGEND

X-1	AREA DESIGNATOR
9.9 ac	AREA IN ACRES
5.5 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

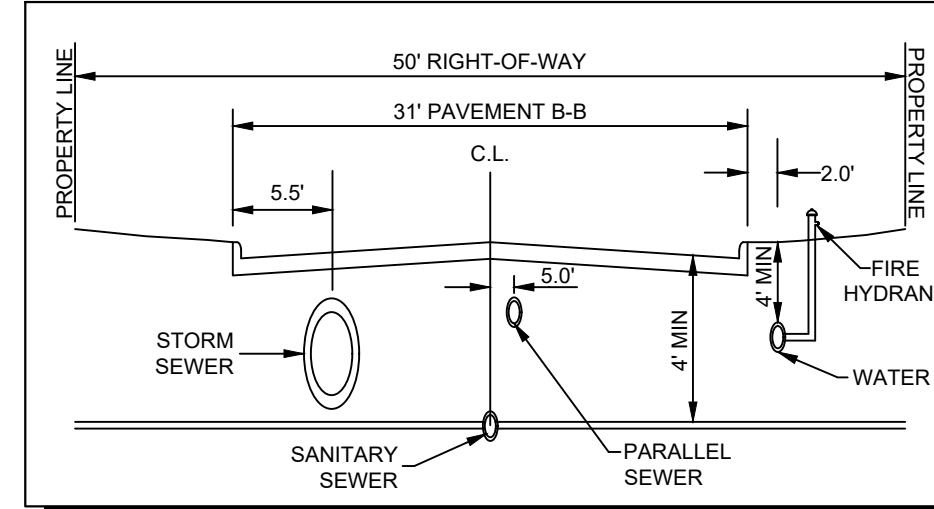
DRAINAGE DESIGN CRITERIA

Q100 = C¹/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

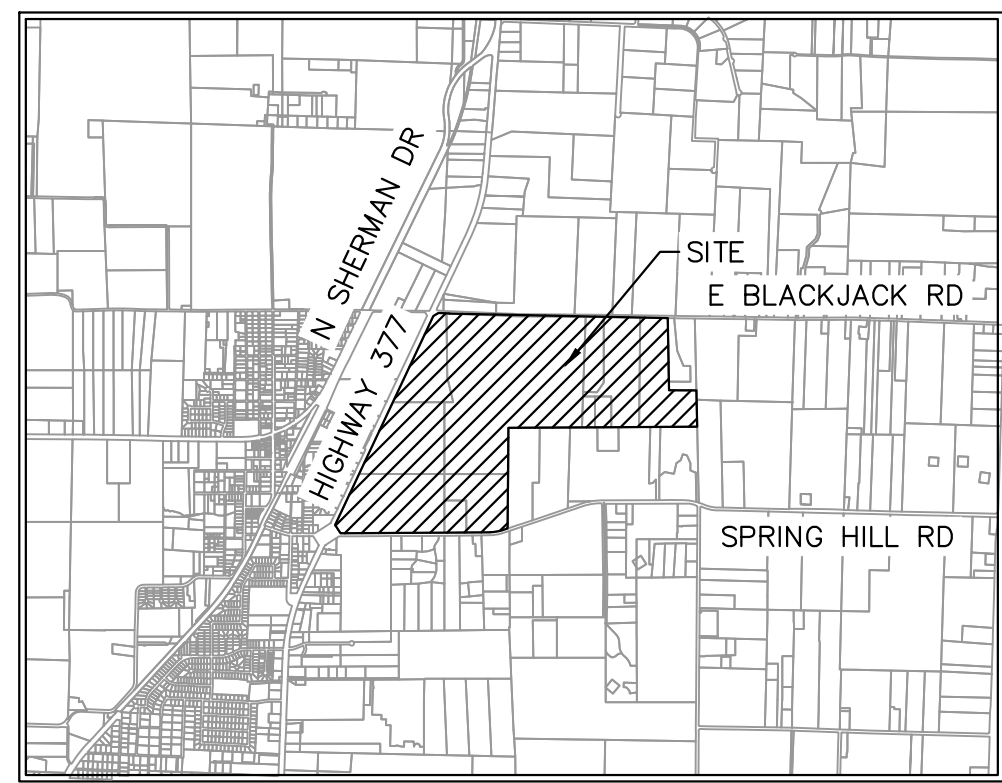
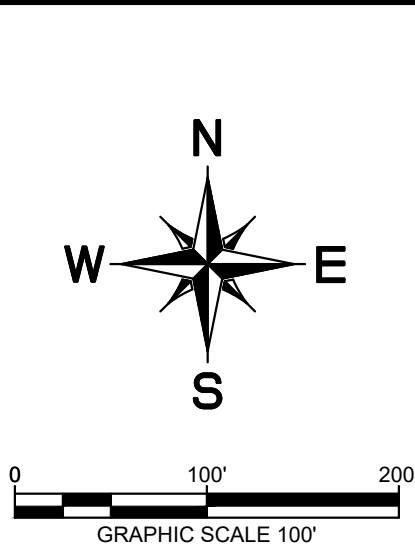
OUT OF THE

FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243

AND THE

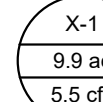
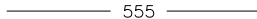
CITY OF AUBREY, DENTON COUNTY, TEXAS

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



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

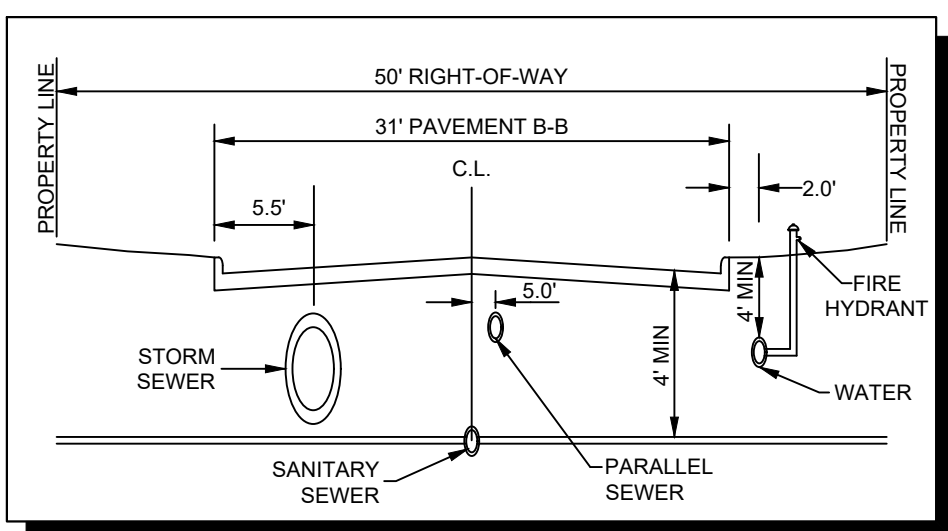
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TYPICAL UTILITY LOCATION



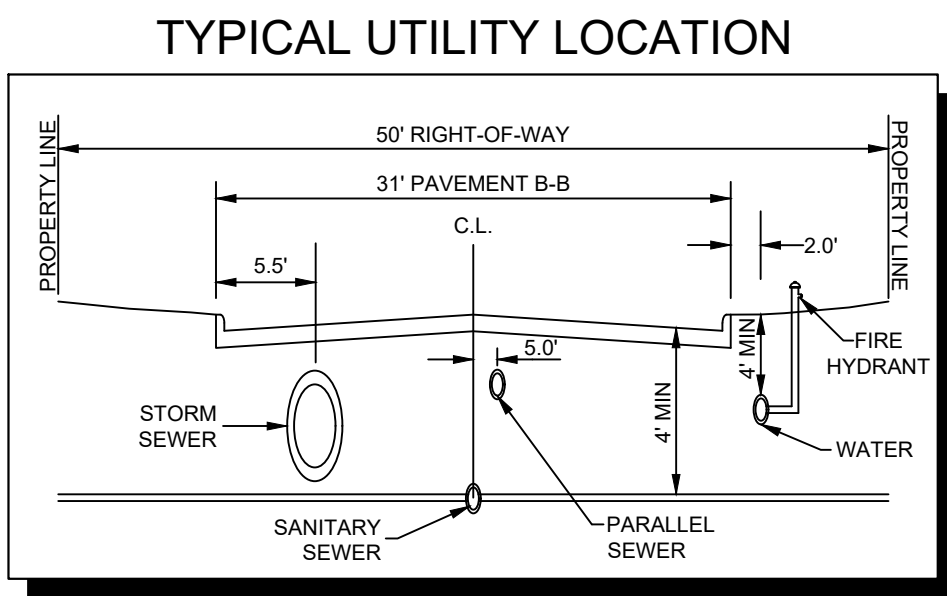
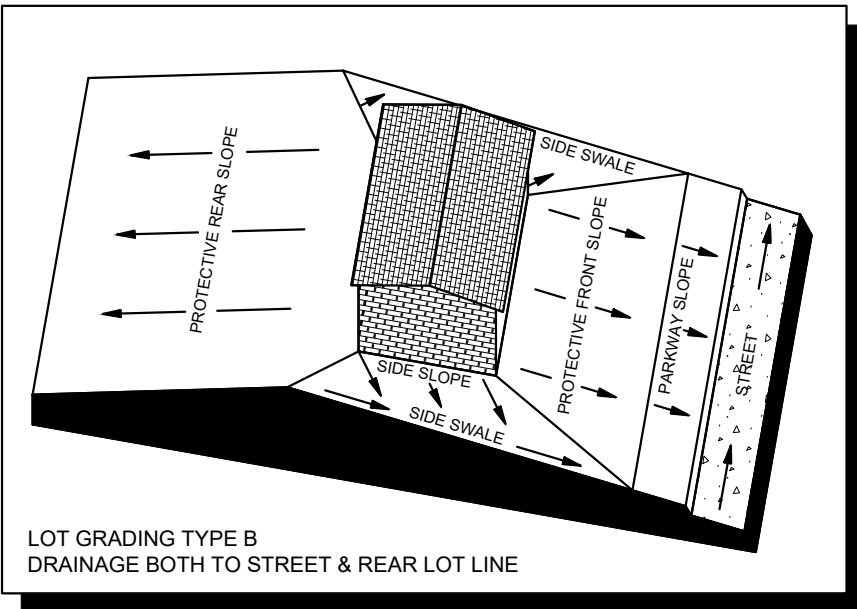
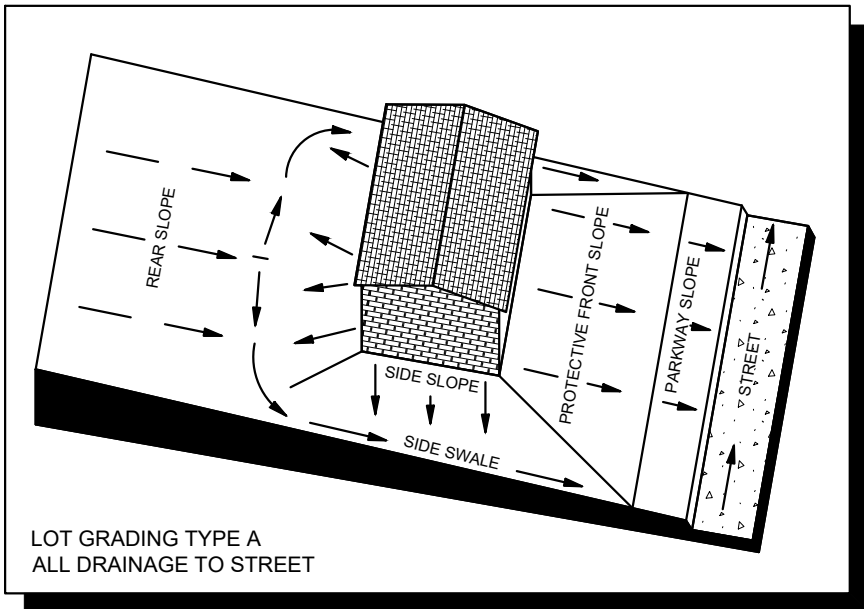
CITY PROJECT NUMBER: XXXXXXXXXX

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 Frisco, TX 75215 Tel: (469) 953-6068 Contact: Sylviaa Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey BlackJack Partners, LLC 1544 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 Argyle, TX 75015 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley-Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75204 Tel: (972) 933-3580 Contact: Thomas Fletcher, P.E. Registration # 9298		
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
DKT	XXX	TLF	AS SHOWN	SEPT. 2021	2020103

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DRAINAGE GENERAL NOTES

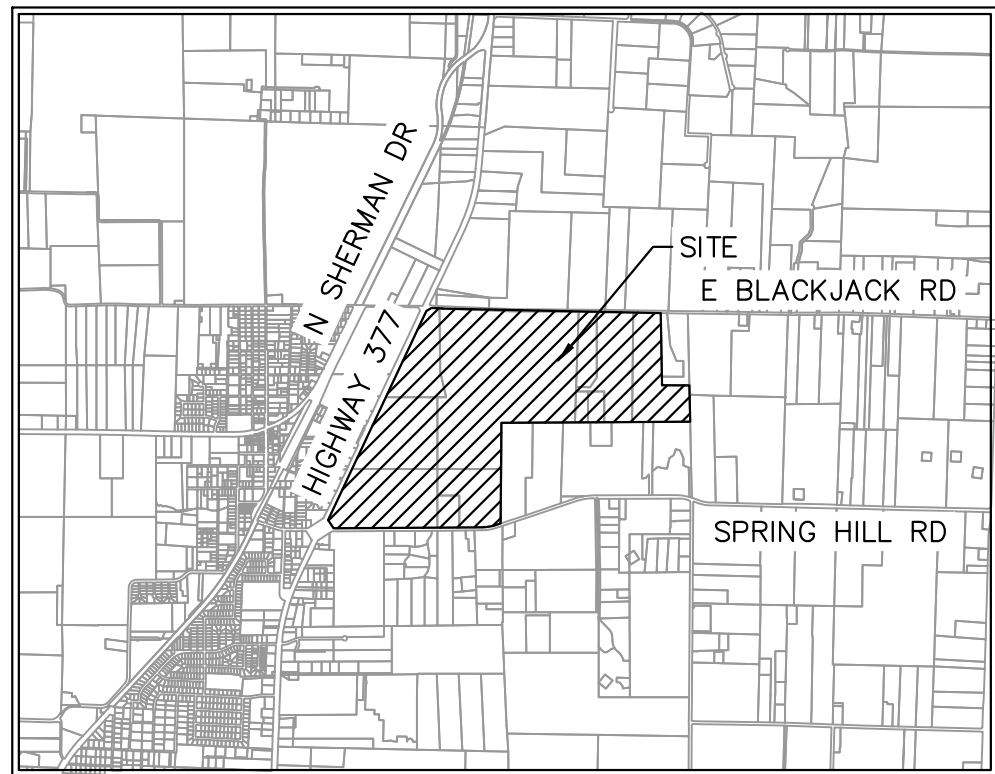
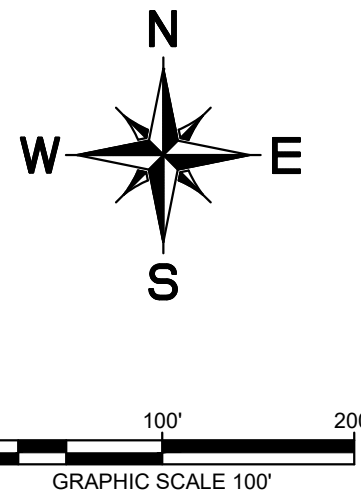
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DRAINAGE DESIGN CRITERIA

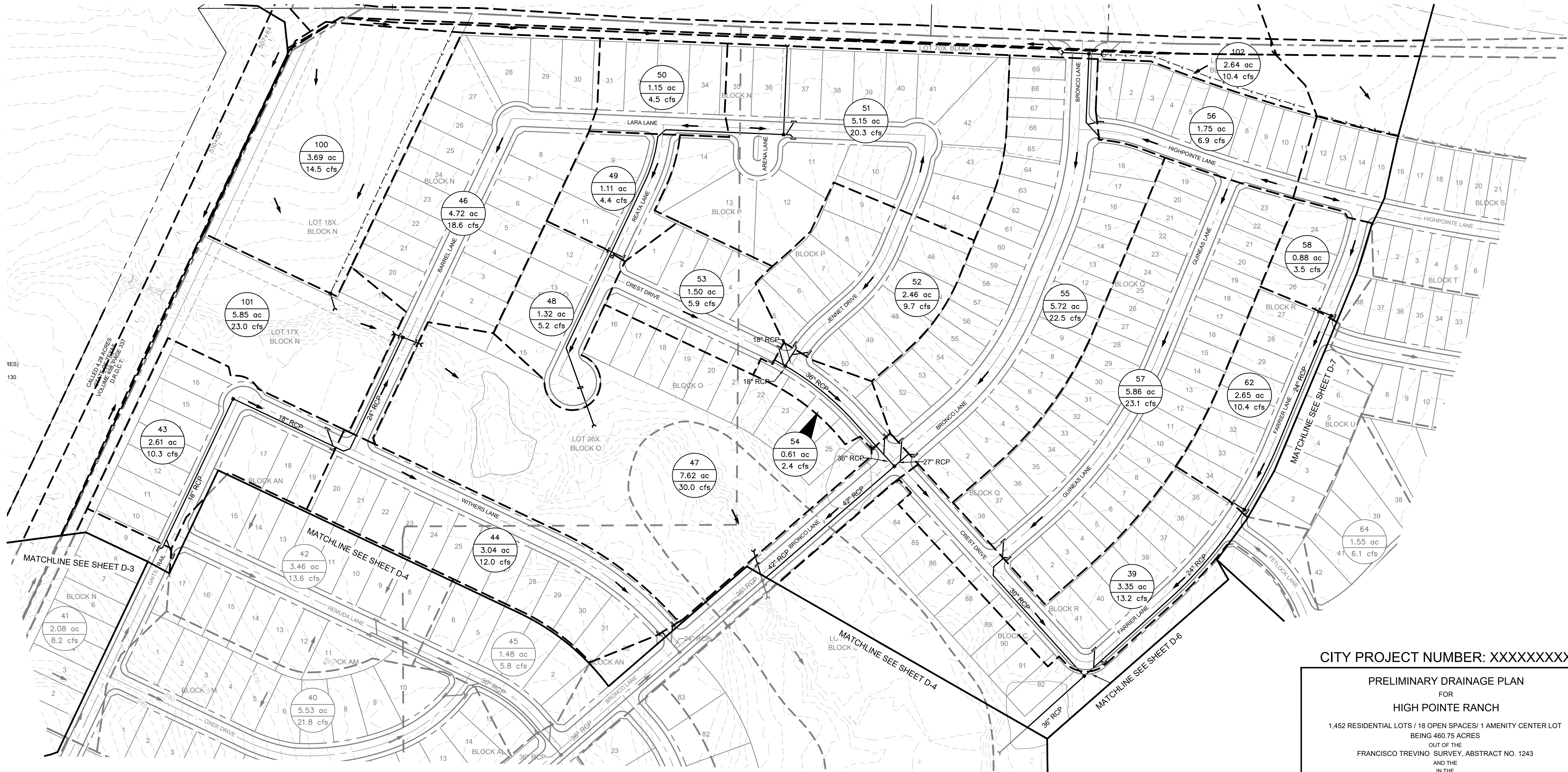
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TC OF 15 MINUTES (RESIDENTIAL) = 7.87 IN/H
 A = DRAINAGE AREA IN ACRES

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'



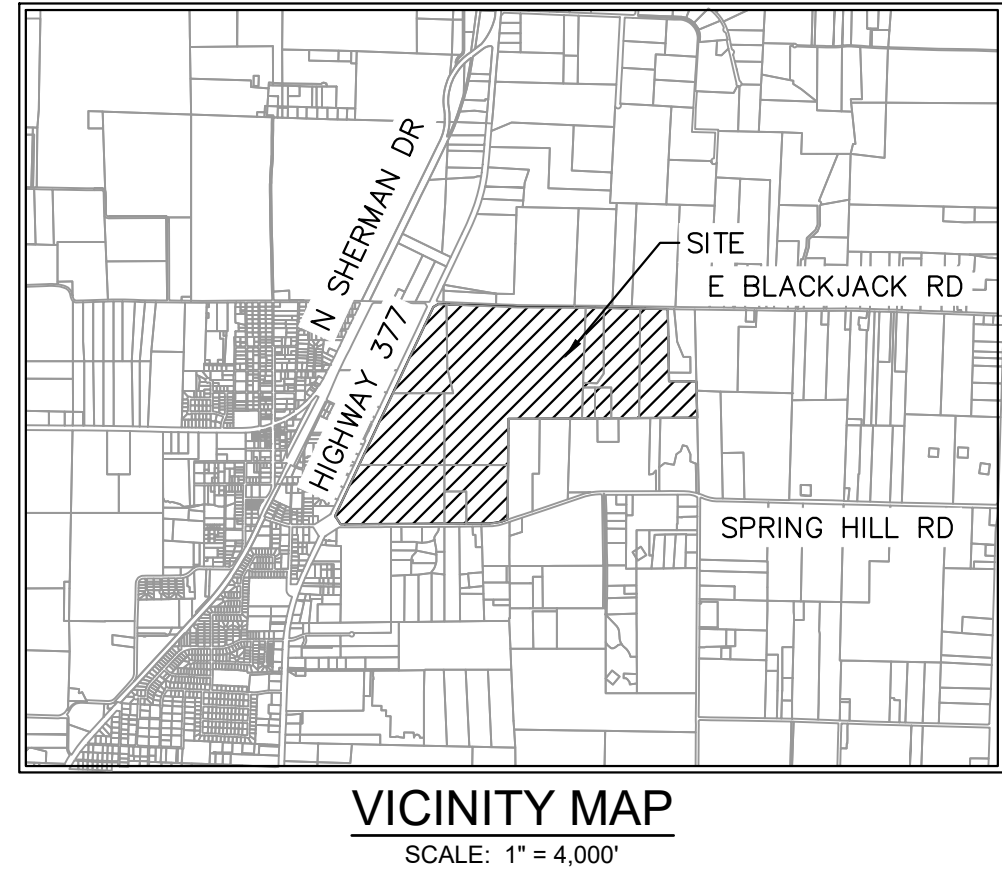
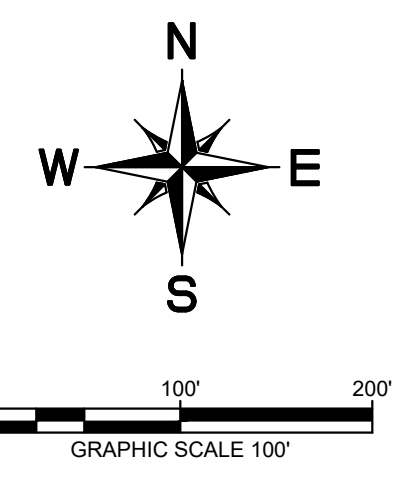
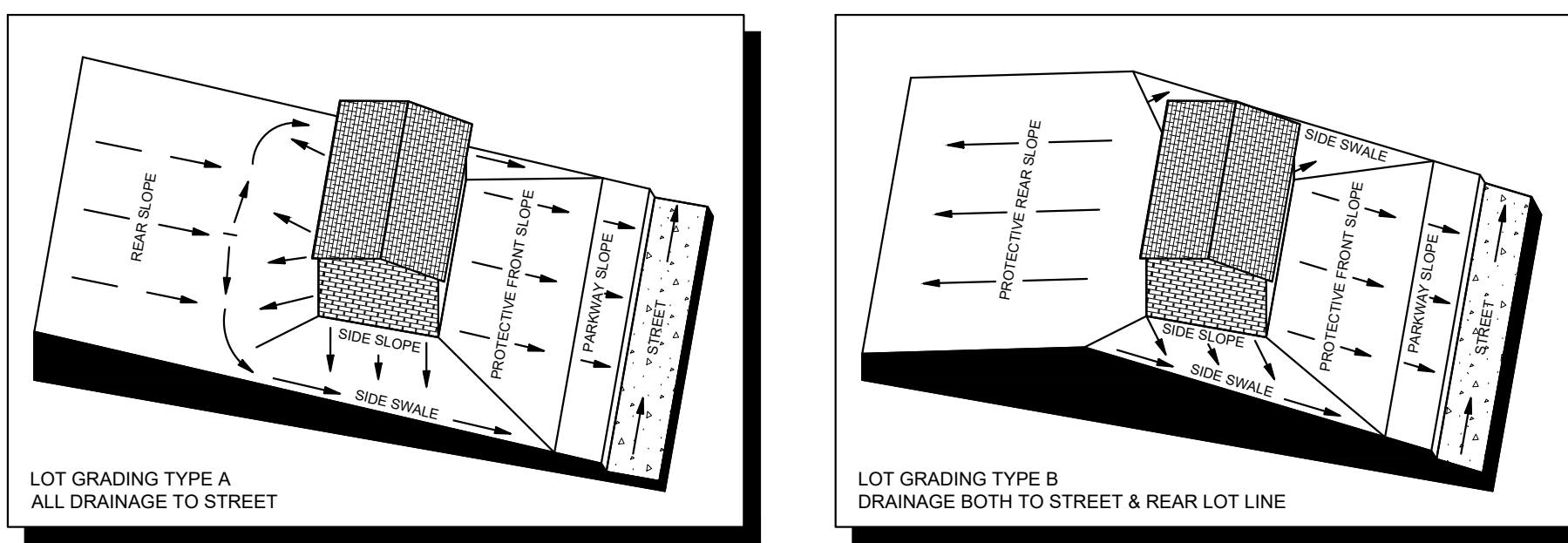
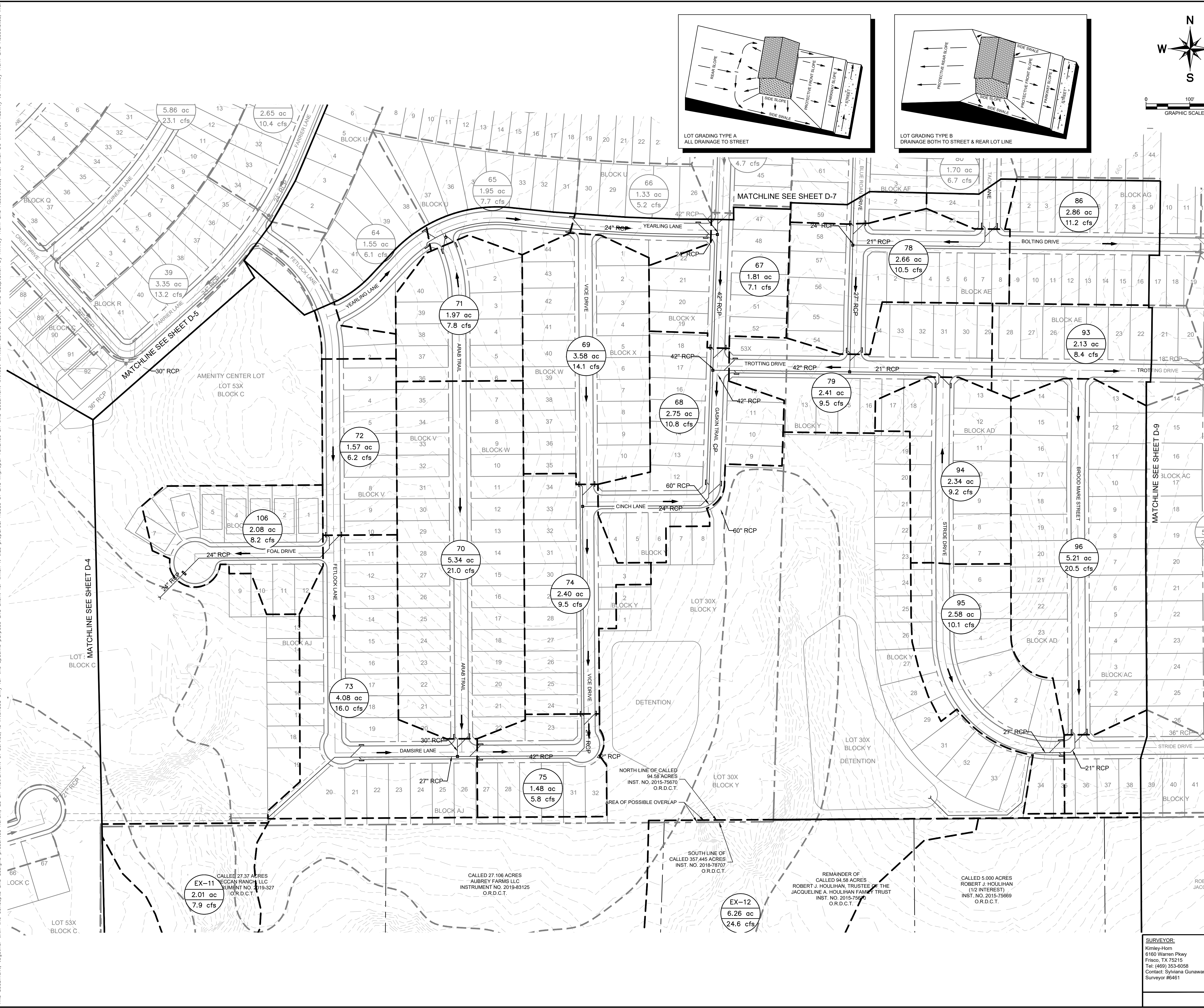
CITY PROJECT NUMBER: XXXXXXXXX

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

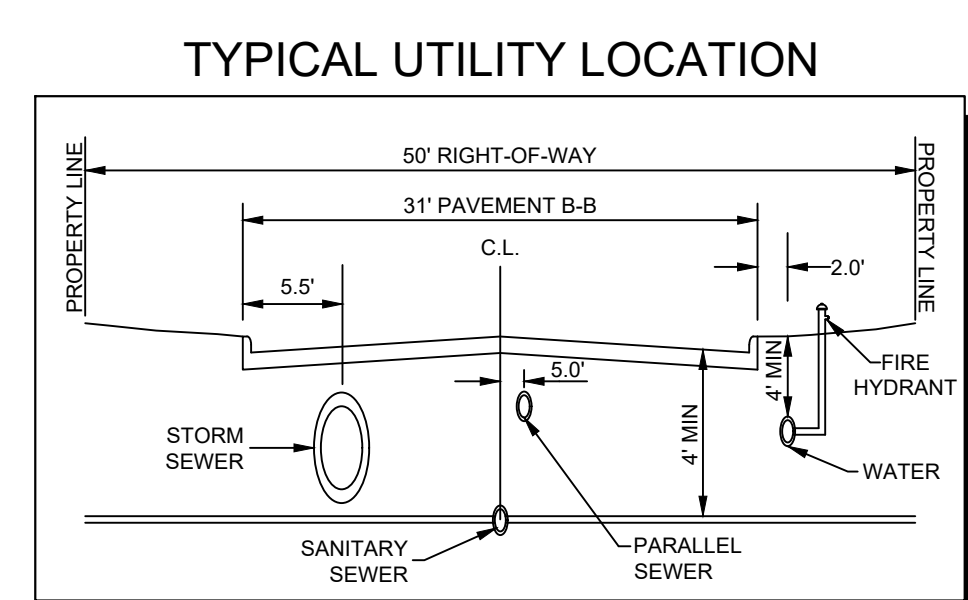
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LEGEND	
	AREA DESIGNATOR AREA IN ACRES Q100 FLOW IN CFS
	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED PHASE LINE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED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

DRAINAGE DESIGN CRITERIA	
Q100 = C*I*A	
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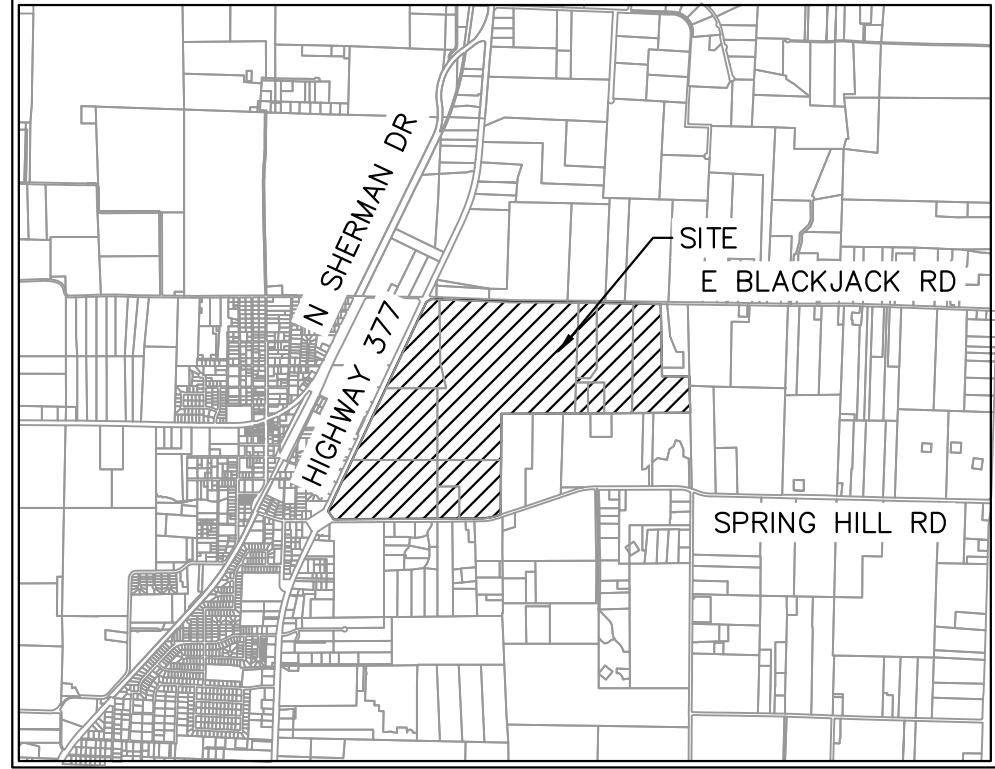
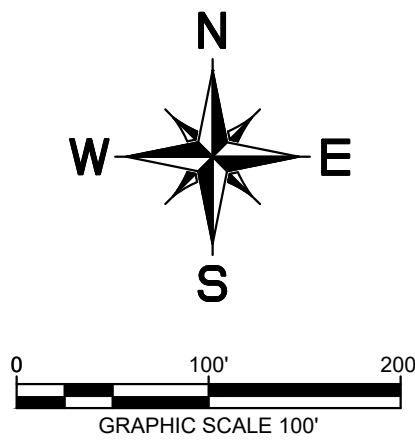
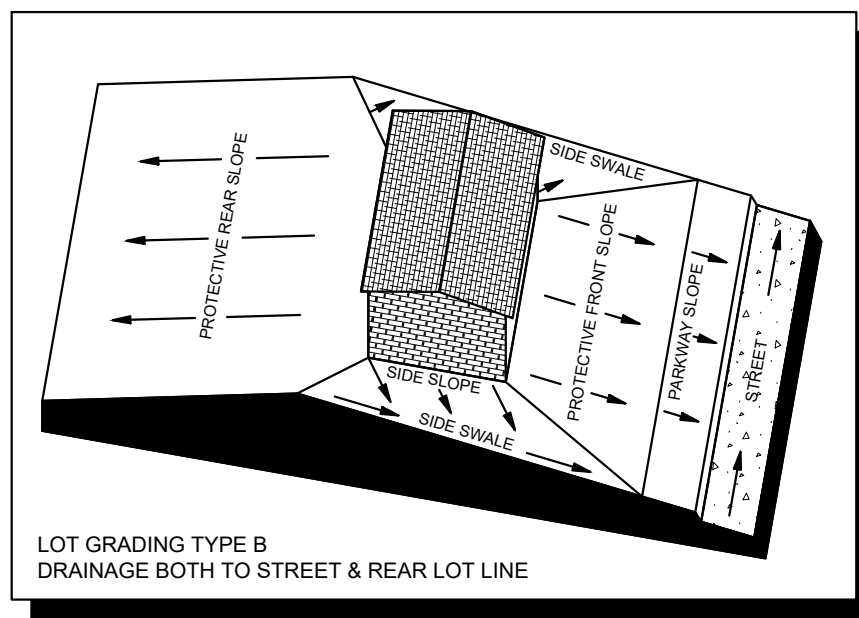
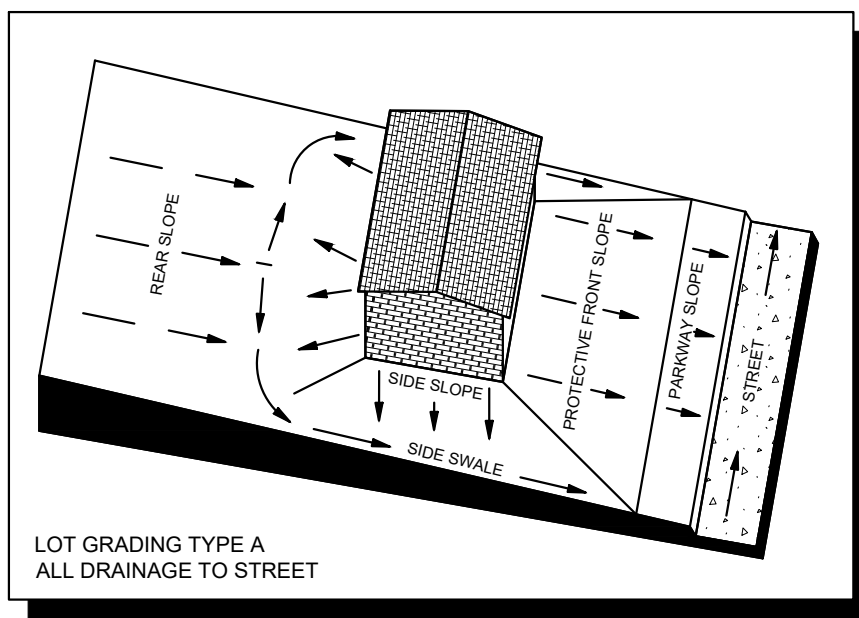
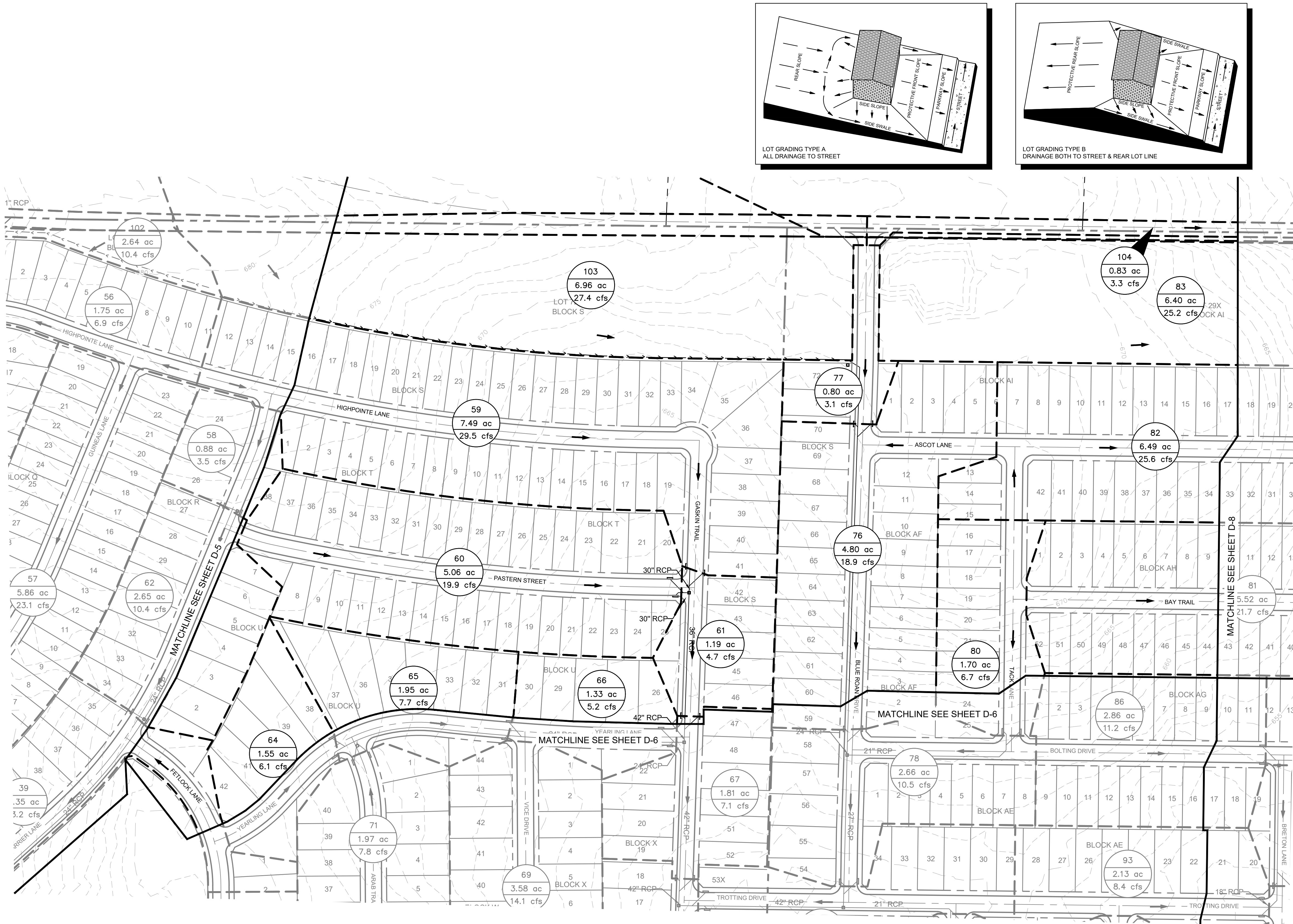
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CITY PROJECT NUMBER: XXXXXXXXX

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 6180 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 1301 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 Registration F-928			
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
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	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR

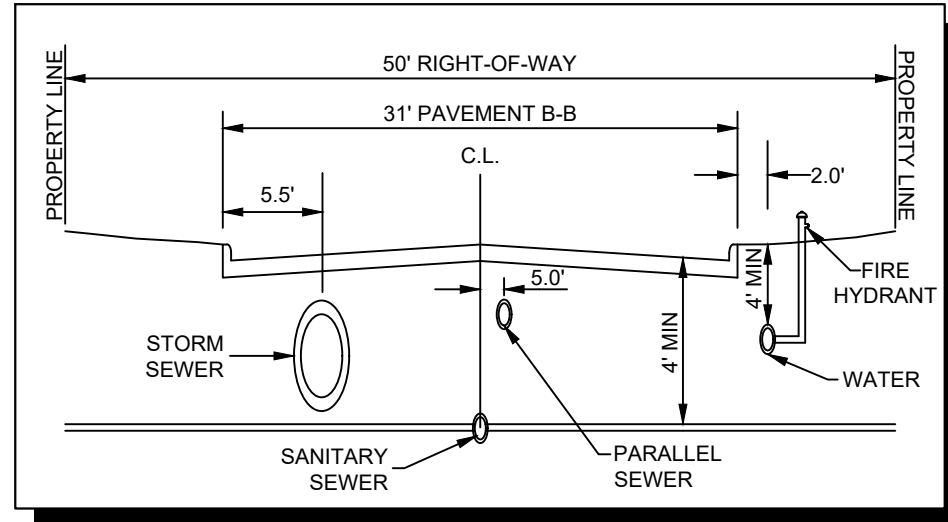
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TYPICAL UTILITY LOCATION

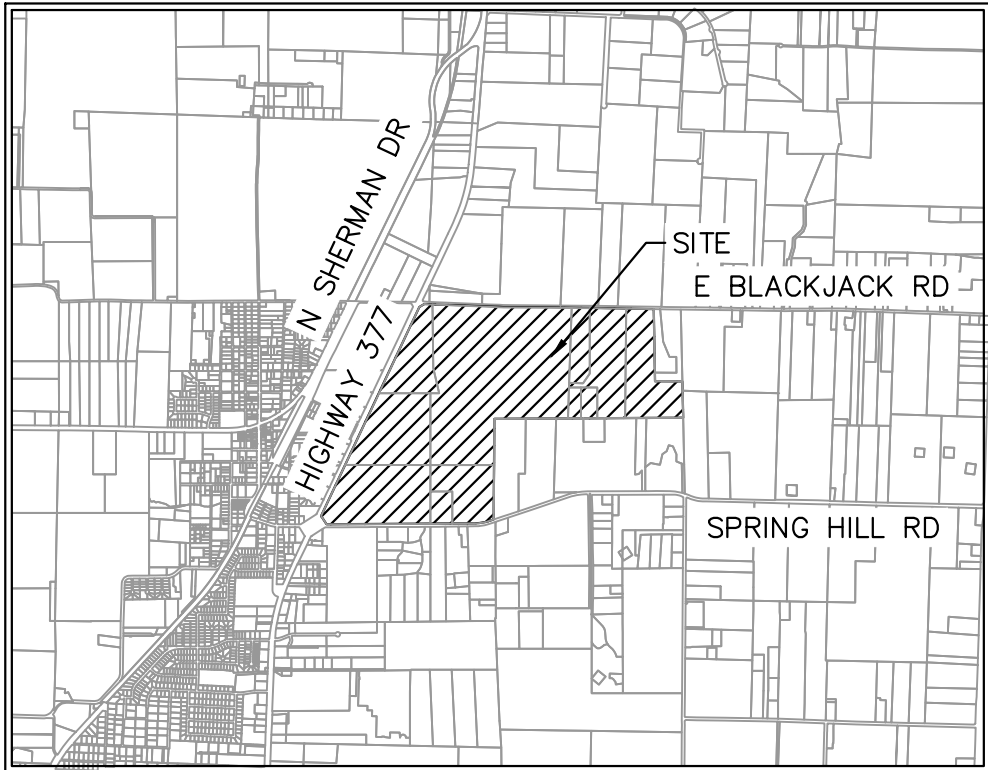
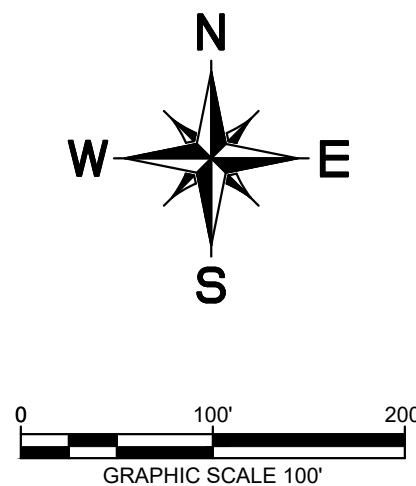
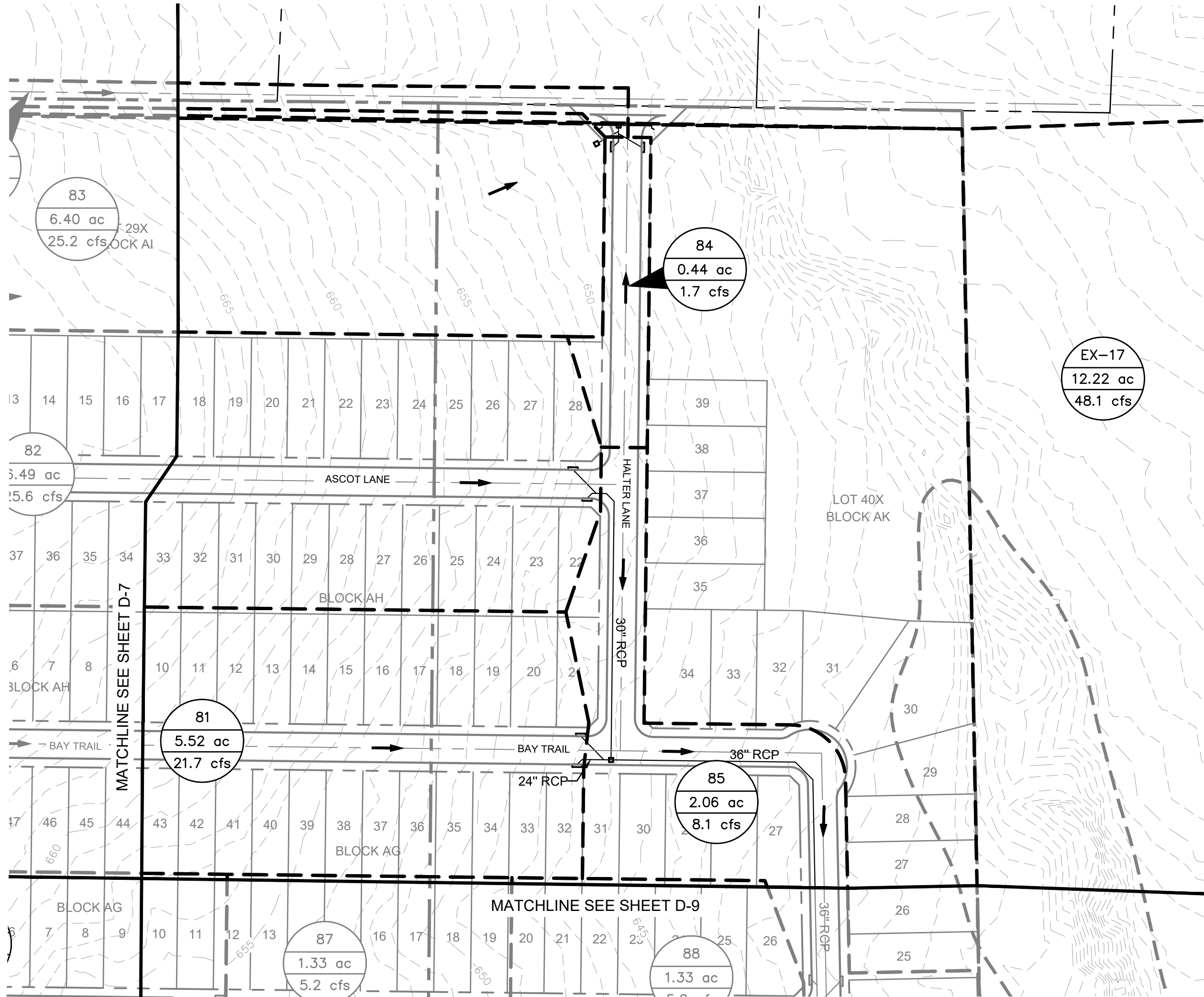


CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY DRAINAGE PLAN FOR HIGH POINTE RANCH

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



VICINITY MAP
SCALE: 1" = 4,000'

LEGEND

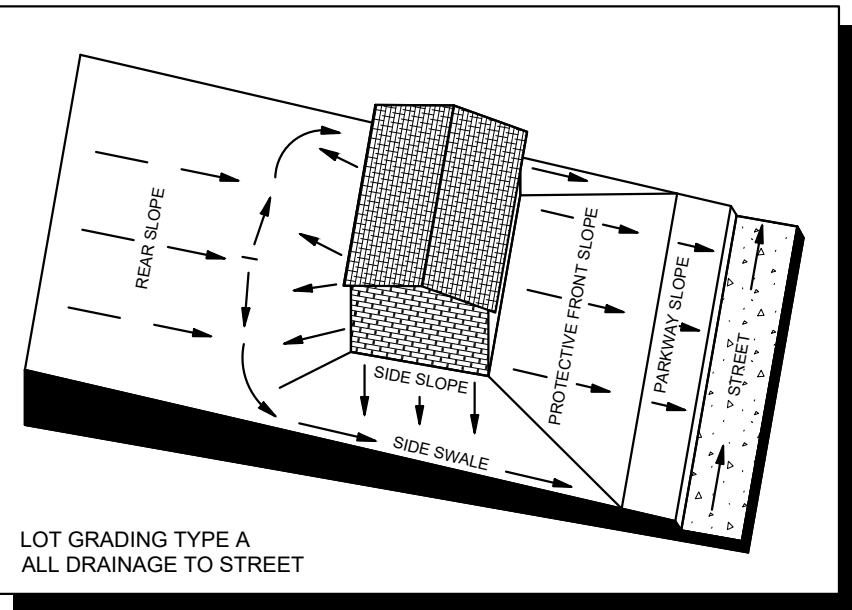
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	INLET NUMBER
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	PROPOSED CONTOUR
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DRAINAGE DESIGN CRITERIA

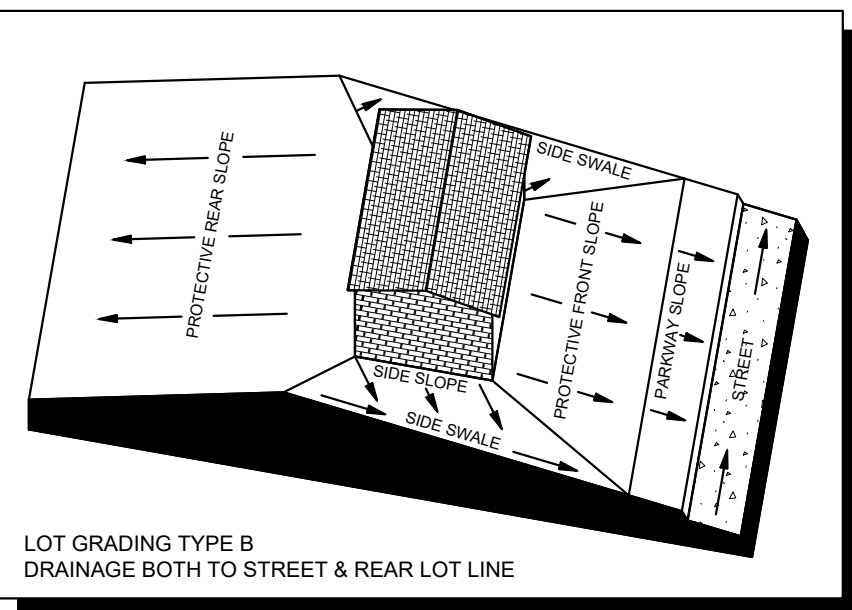
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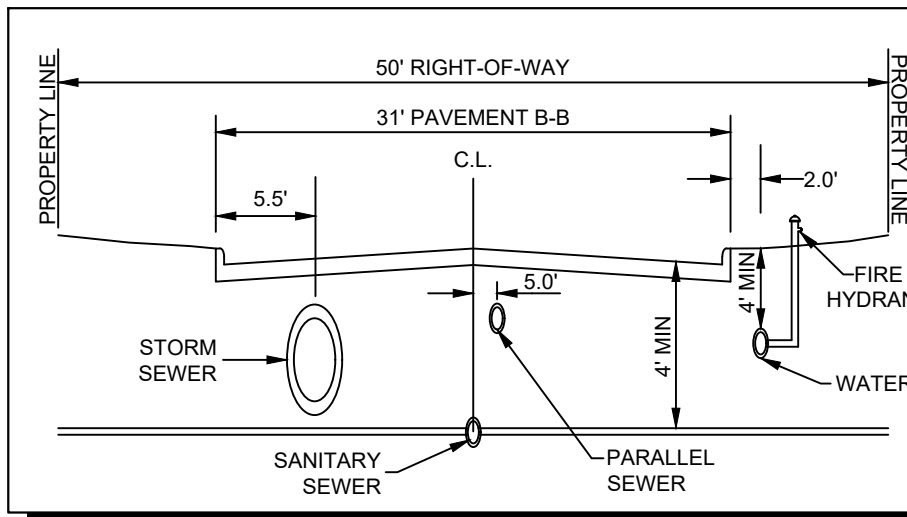


LOT GRADING TYPE A
ALL DRAINAGE TO STREET



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

TYPICAL UTILITY LOCATION



CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY DRAINAGE PLAN

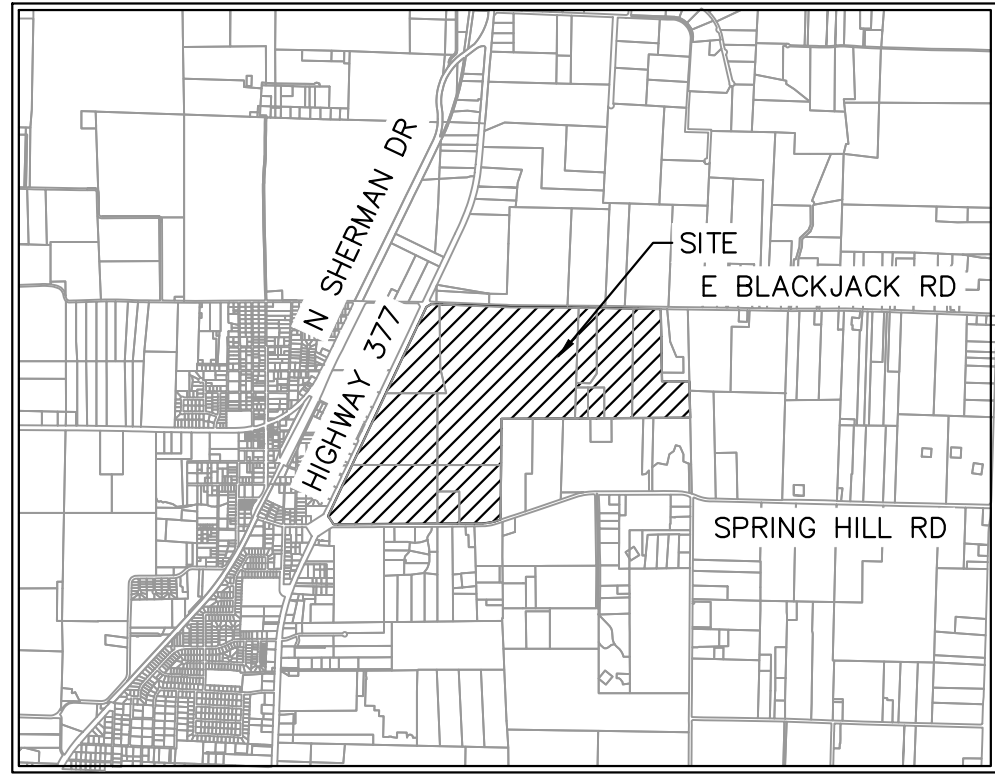
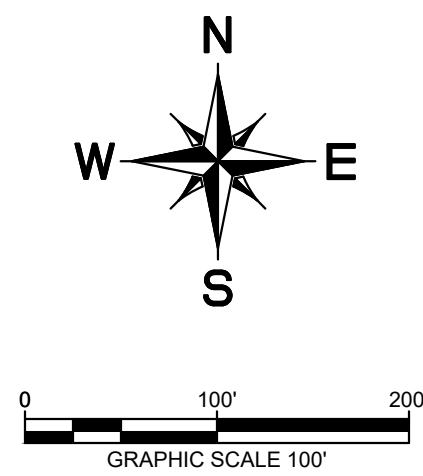
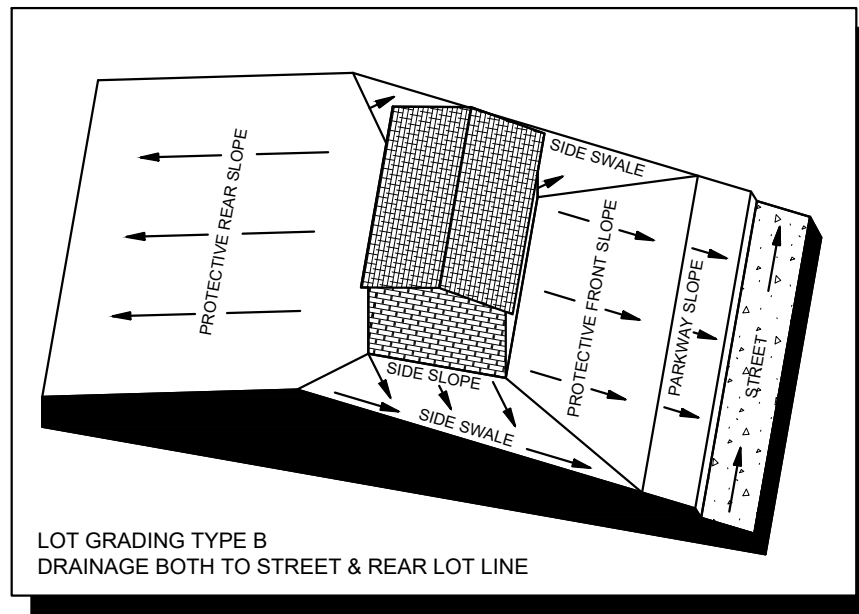
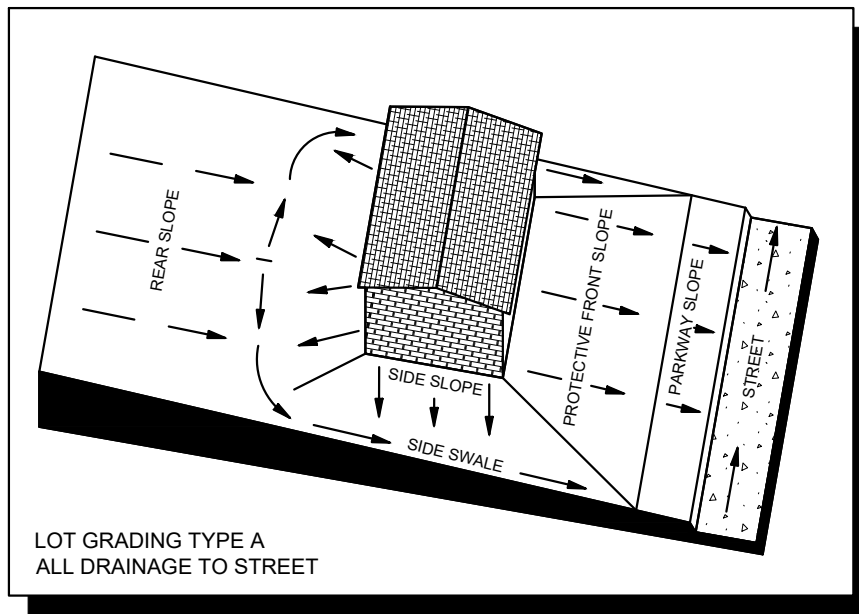
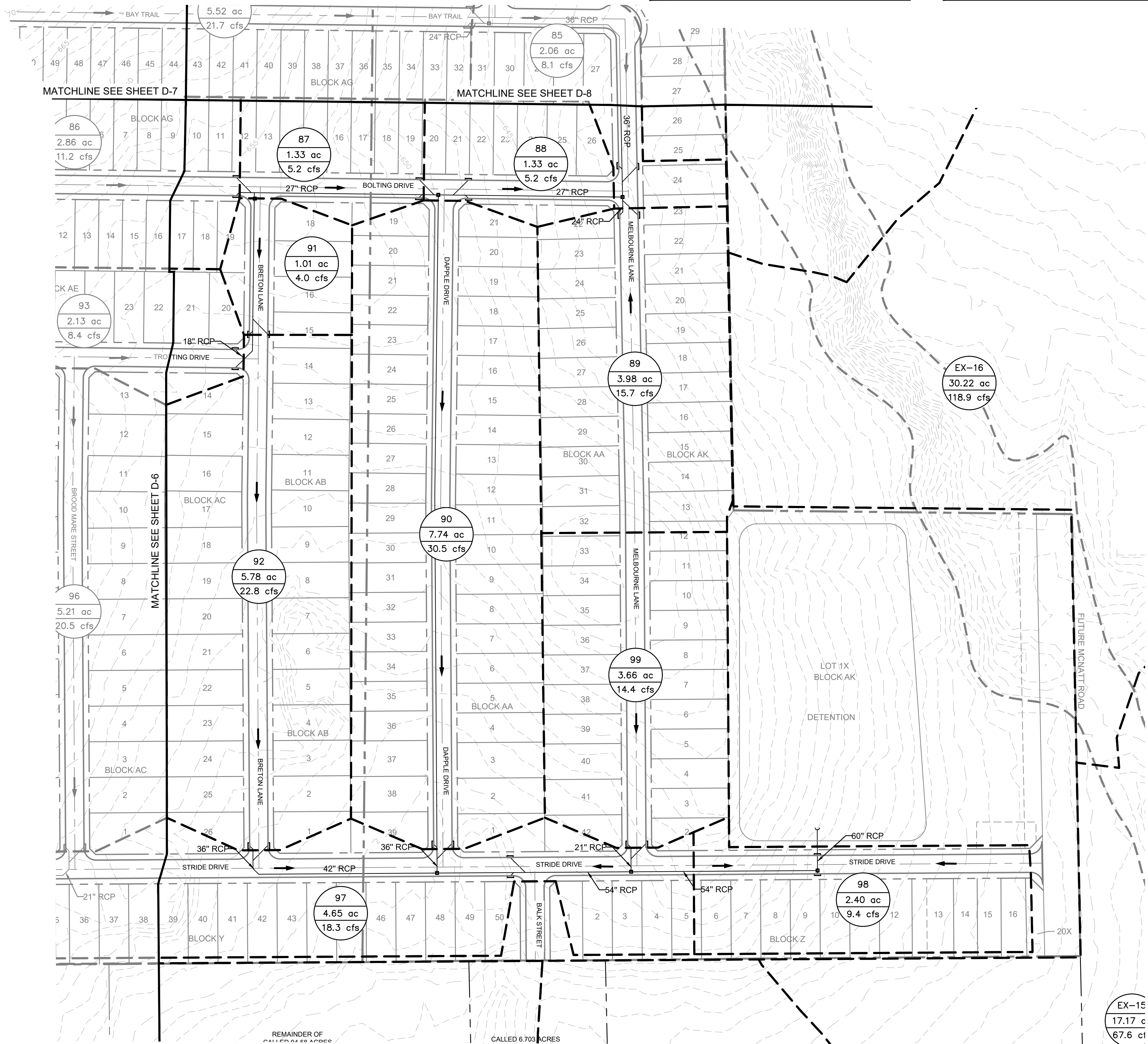
FOR
HIGH POINTE RANCH

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. 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	D-8



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

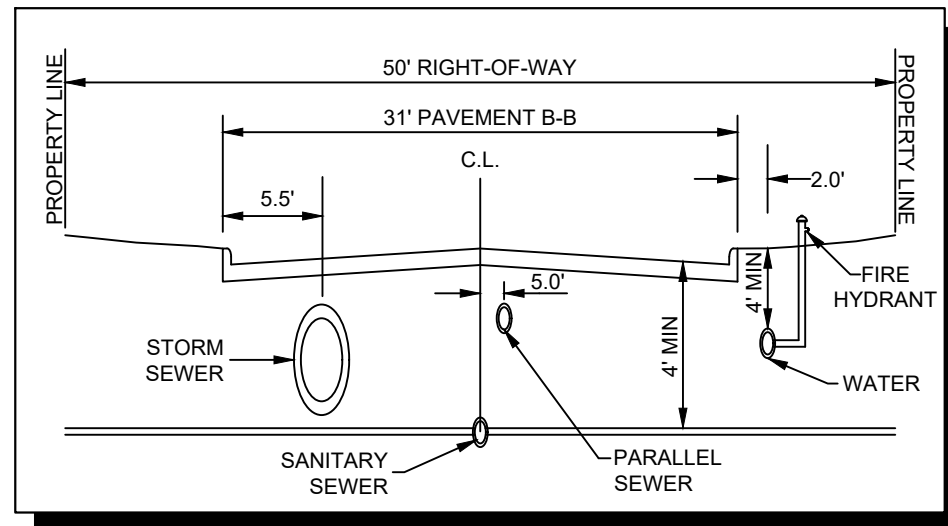
DRAINAGE DESIGN CRITERIA

$Q_{100} = C \cdot I \cdot A$
 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
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DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	D-9

PLOTTED BY: KIMLEY-HORN, INC. DATE: 09/02/2021 1:51 PM
 DRAWN BY: KIMLEY-HORN, INC. DATE: 09/02/2021 1:51 PM
 LAST SAVED: 20/02/2021 1:51 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.

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

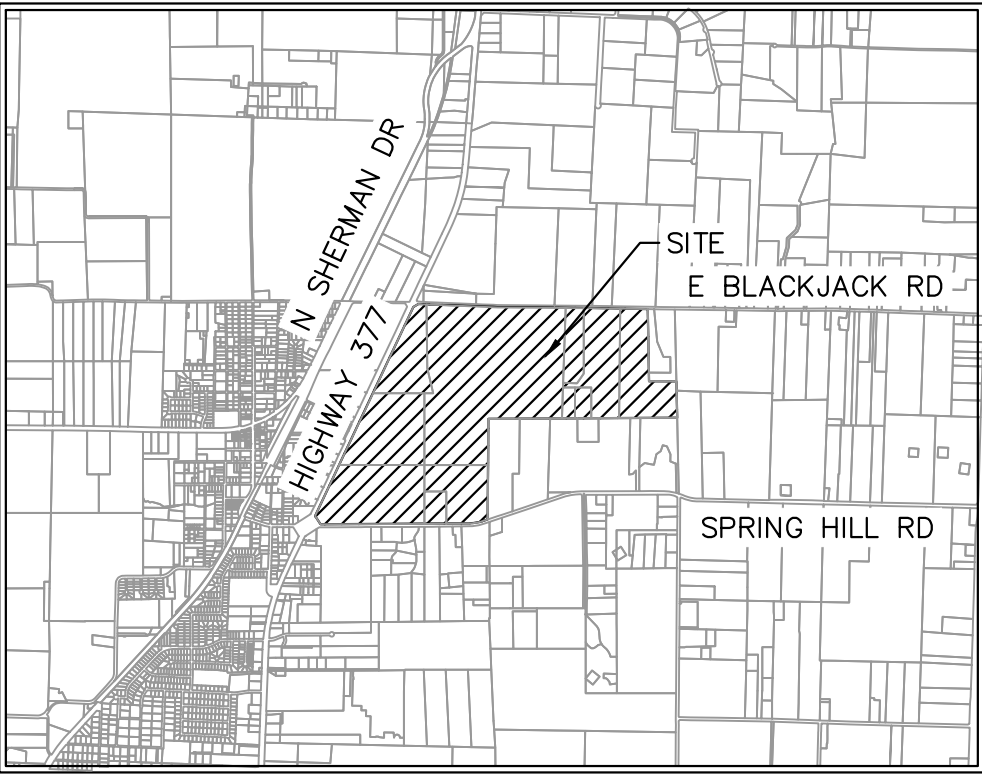
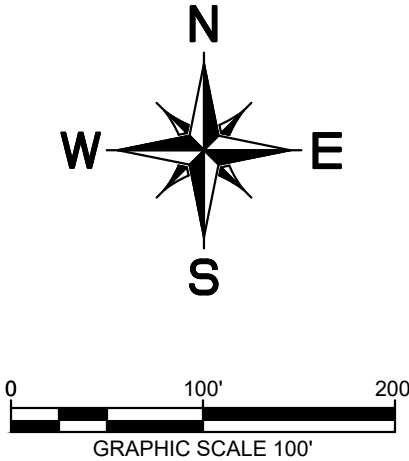
DRAINAGE AREA TABLE						
DRAINAGE AREA NO.	AREA (ac)	ANTECEDENT FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)
66	1.33	1.00	0.50	15	7.87	5.2
67	1.81	1.00	0.50	15	7.87	7.1
68	2.75	1.00	0.50	15	7.87	10.8
69	3.58	1.00	0.50	15	7.87	14.1
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

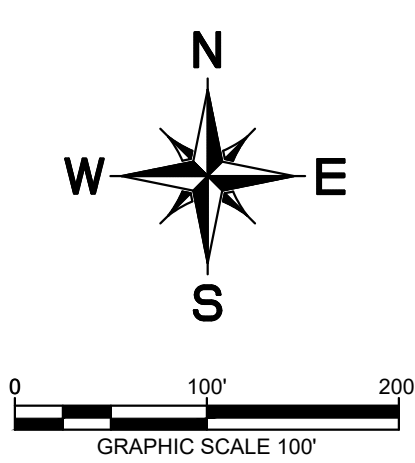
Q100 = C*I*A
 Q = FLOW IN CUBIC FEET PER SECOND (CFS)
 C = RUNOFF COEFFICIENT = 0.50 (RESIDENTIAL)
 I = INTENSITY (TIME OF CONCENTRATION = TC)
 TC OF 15 MINUTES (RESIDENTIAL) = 7.87 IN/HR
 A = DRAINAGE AREA IN ACRES

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: 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.	
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103	D-10



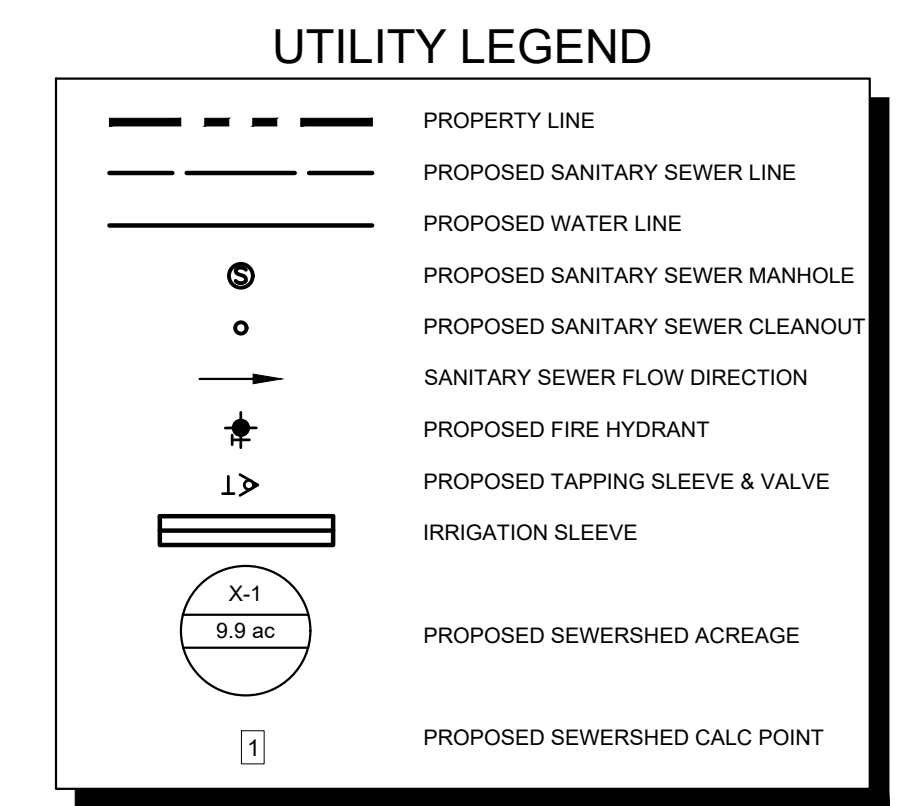
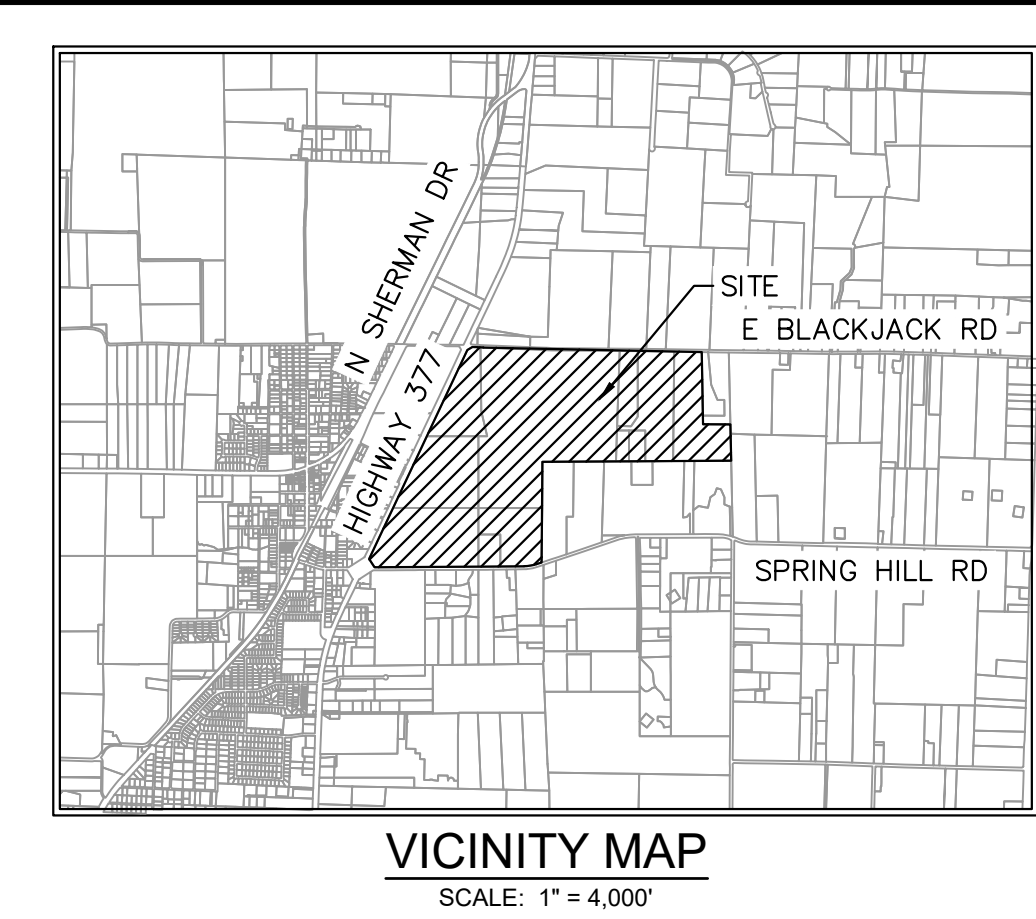
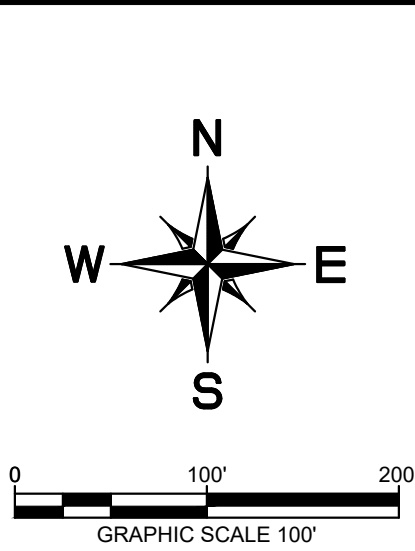
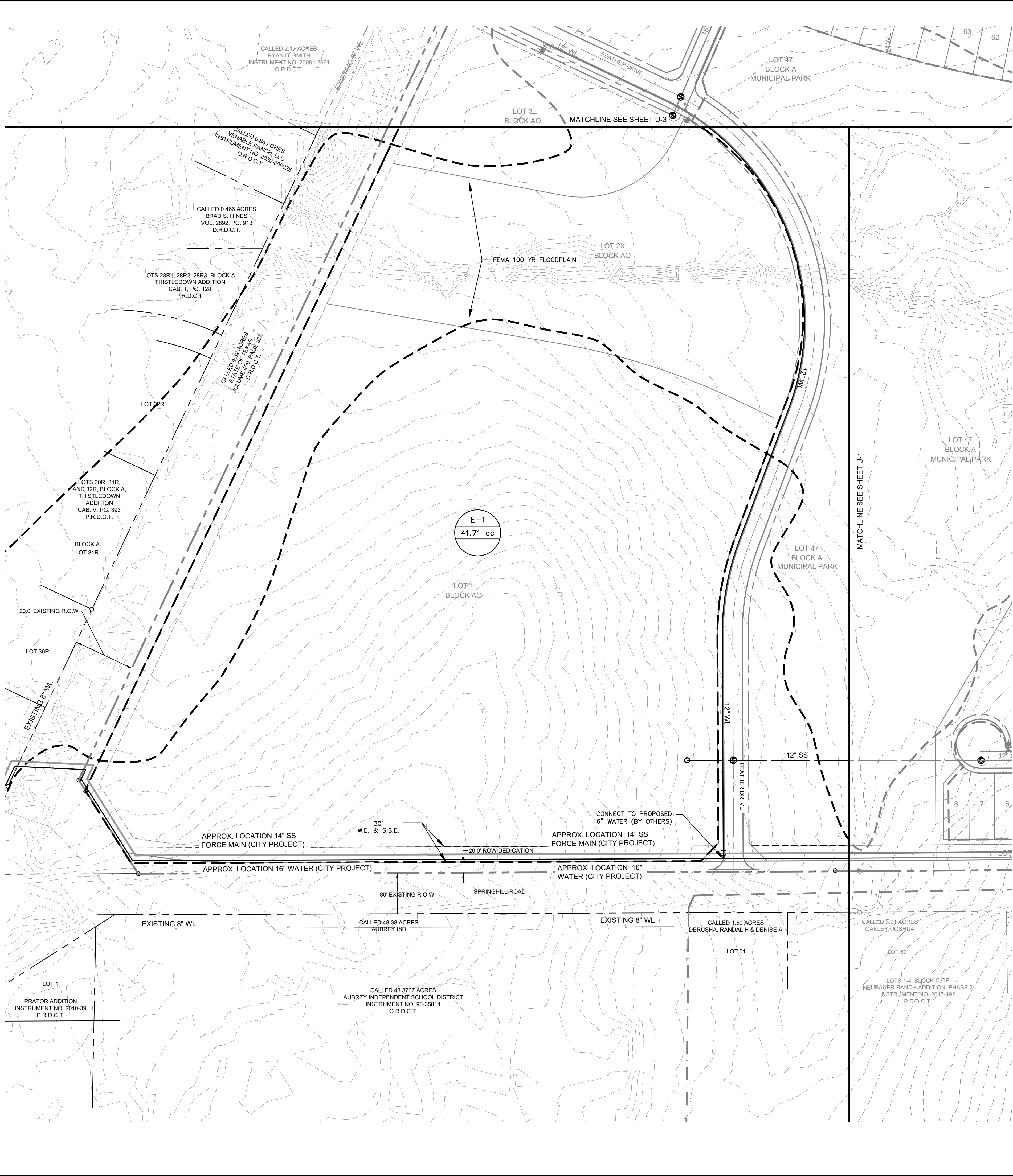
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER CLEANOUT
	SANITARY SEWER FLOW DIRECTION
	PROPOSED FIRE HYDRANT
	PROPOSED TAPPING SLEEVE & VALVE
	IRRIGATION SLEEVE
	PROPOSED SEWERSHED ACREAGE
	PROPOSED SEWERSHED CALC POINT

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.
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.

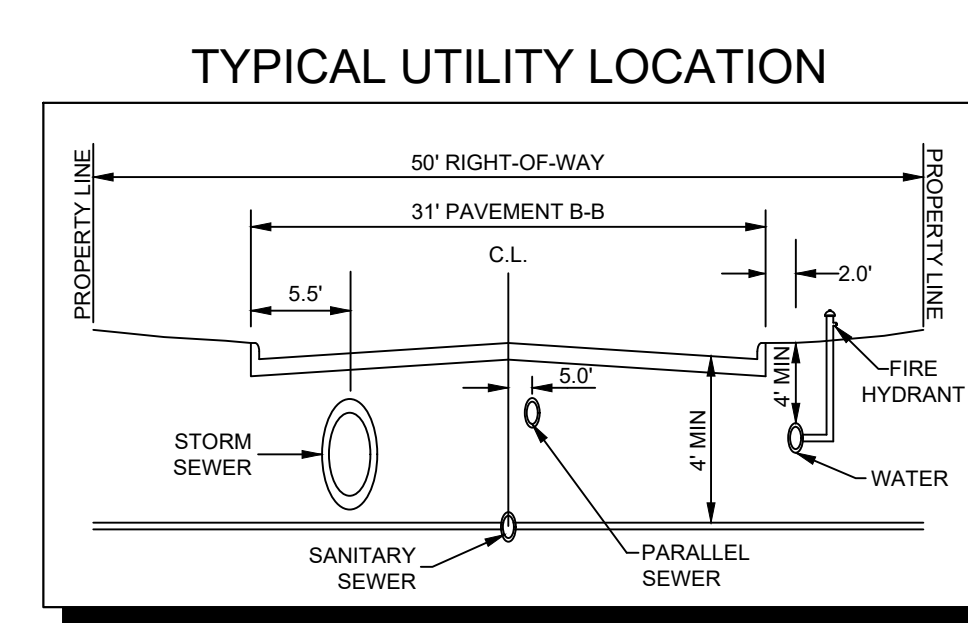
The diagram illustrates a street cross-section with the following components and dimensions:

- 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.
- 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.
- Utilities**: Storm sewer, sanitary sewer, and parallel sewer.
- Fire Hydrant**: Located on the right side of the street.
- Water**: Indicated near the fire hydrant.

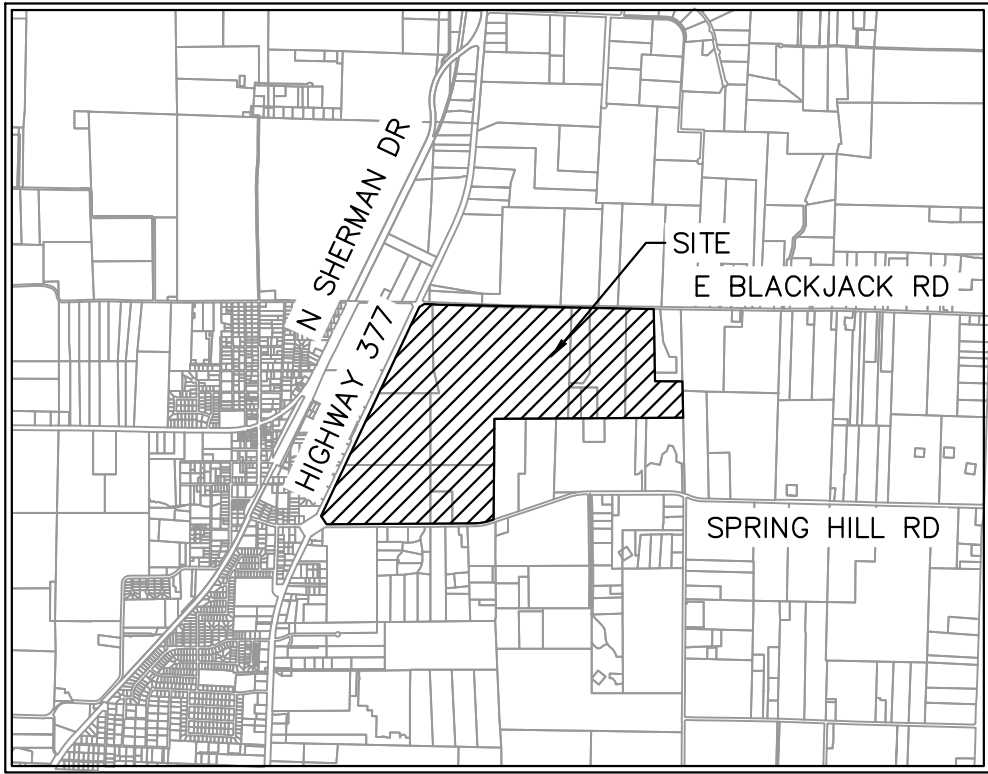
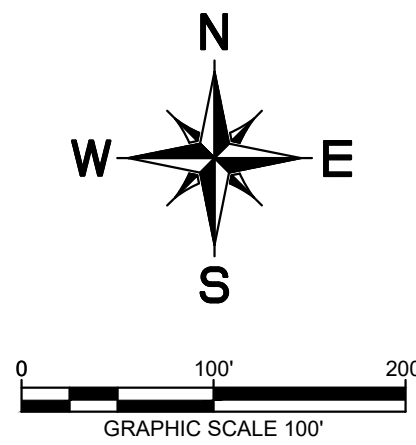
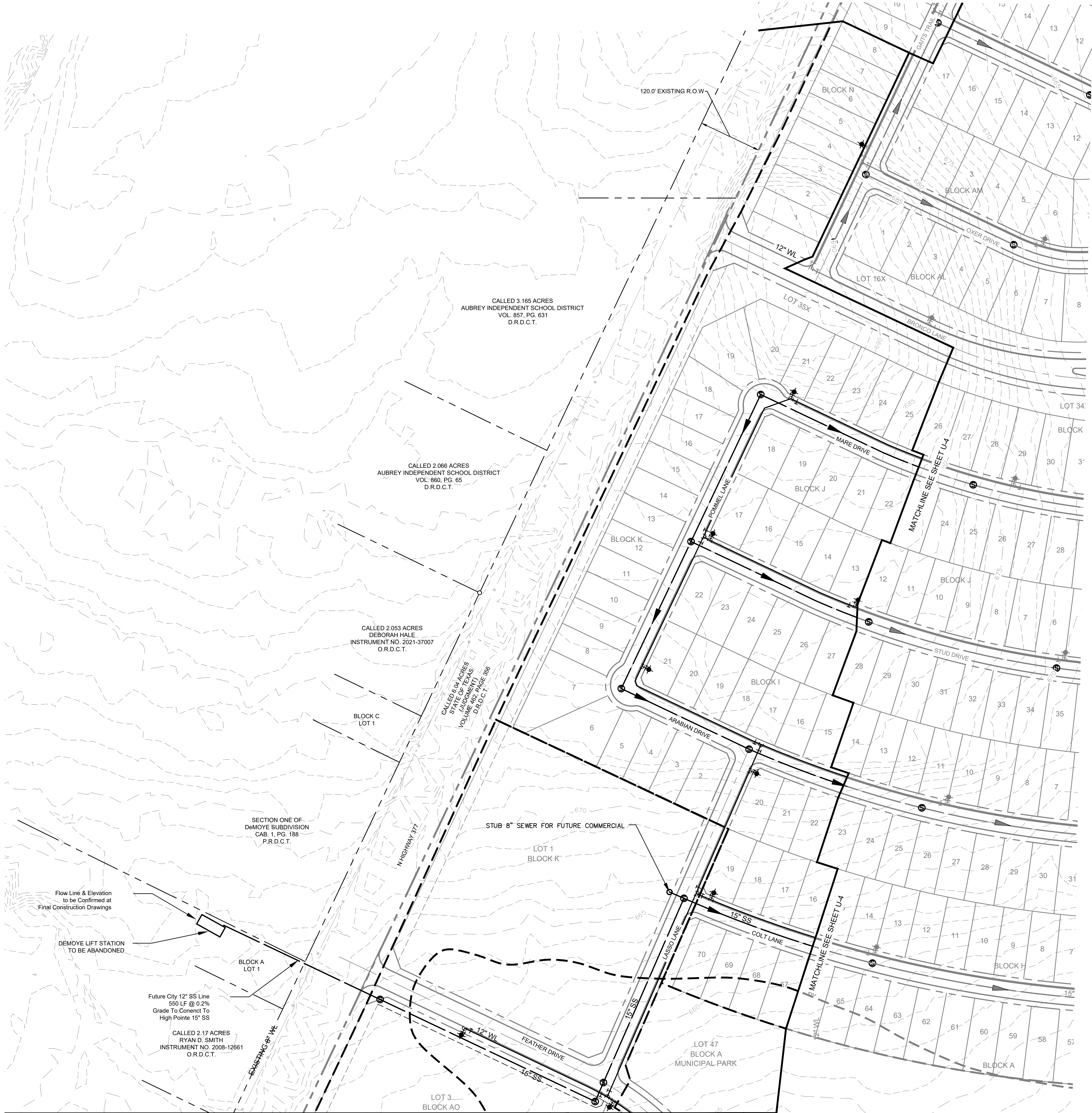
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	U-1
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103	



- ### WATER & SEWER GENERAL NOTES
1. ALL WATERLINES ARE 8" UNLESS OTHERWISE NOTED.
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 3. ALL FIRE HYDRANTS TO BE LOCATED AT PCCRS OR LOT LINES
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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 OUT OF THE FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243 AND THE IN THE CITY OF AUBREY, DENTON COUNTY, TEXAS					
OWNER/DEVELOPER: Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 (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	
SIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103
					U-2



VICINITY MAP
SCALE: 1" = 4,000'

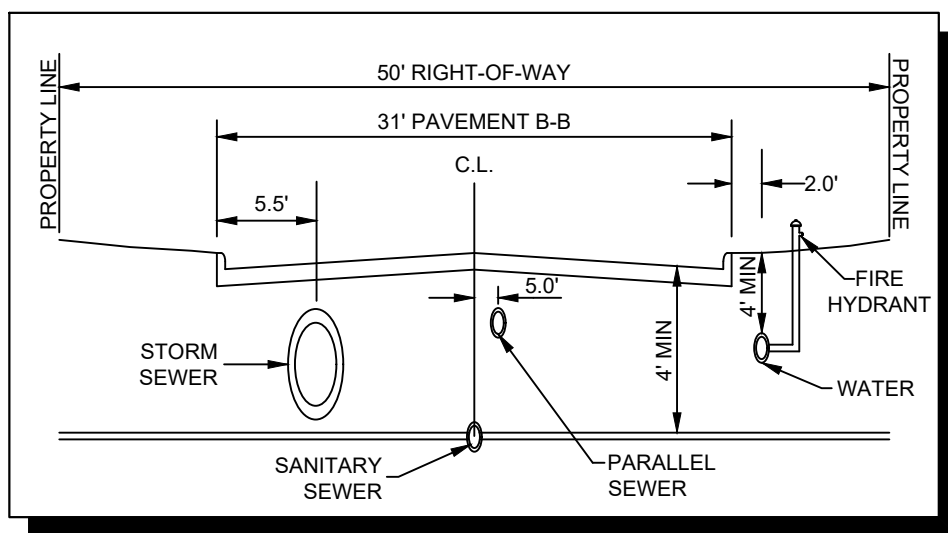
UTILITY LEGEND

	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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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

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:

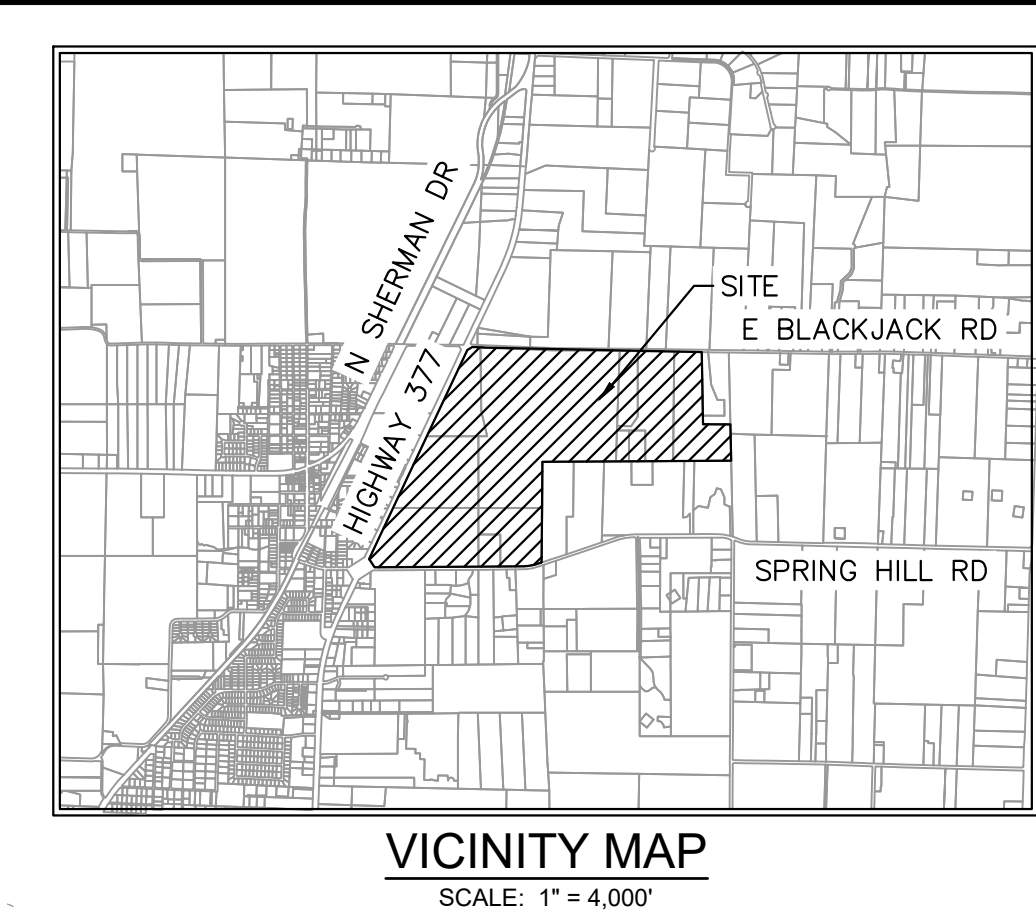
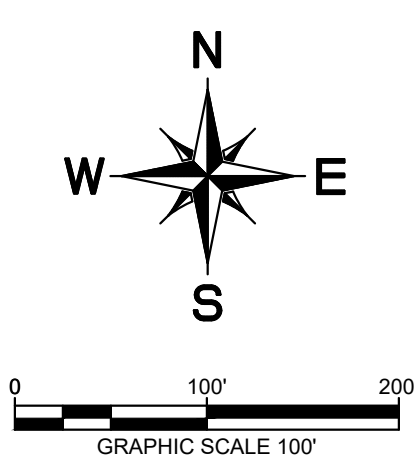
FM Land Investments I, LLC
138 Old Town Blvd. N., Suite 202
Argyle, TX 76226
Tel: (972) 740-5725
Contact: Thomas Fletcher, P.E.
Registration F-928

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-3
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: KJFR CIVIL ENGINEERING SINGLE FAMILY PURSUITS, 2020/202003
LAST SAVED: 12/20/2021 11:58 AM
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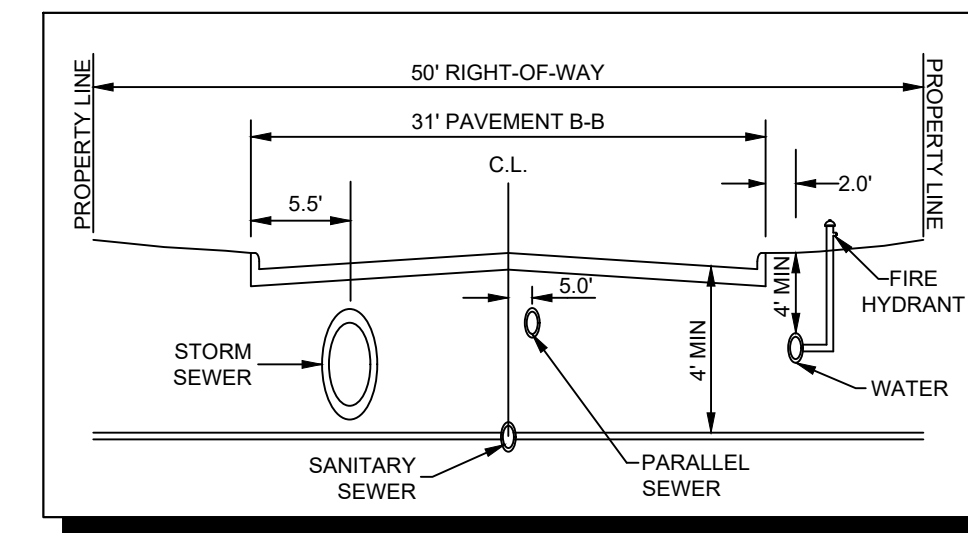


UTILITY LEGEND	
	PROPERTY LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER CLEANOUT
	SANITARY SEWER FLOW DIRECTION
	PROPOSED FIRE HYDRANT
	PROPOSED TAPPING SLEEVE & VALVE
	IRRIGATION SLEEVE
	PROPOSED SEWERSHED ACREAGE
	PROPOSED SEWERSHED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

WATER & SEWER GENERAL NOTES

1. ALL WATERLINES ARE 8" UNLESS OTHERWISE NOTED.
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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.

TYPICAL UTILITY LOCATION



CITY PROJECT NUMBER: XXXXXXXXX

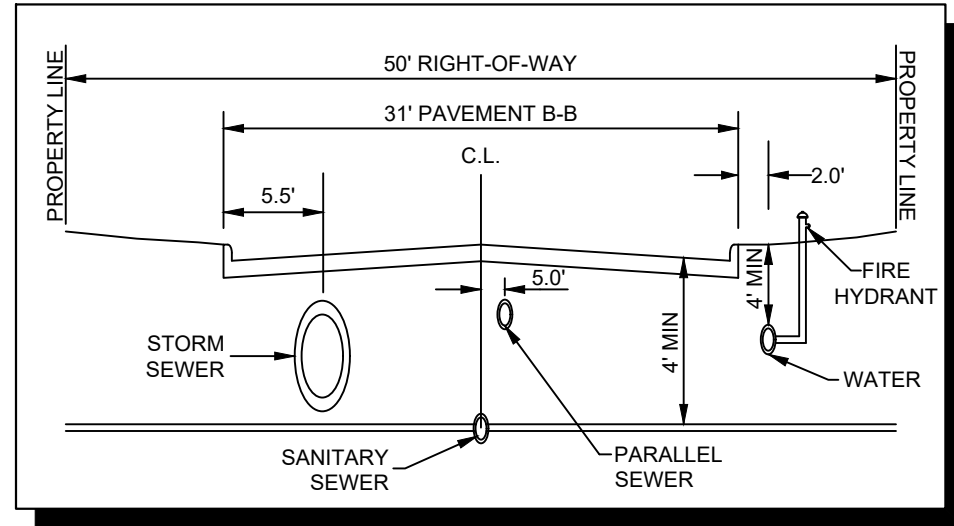
PRELIMINARY UTILITY PLAN
FOR
HIGH POINTE RANCH
1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
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DESIGNED DRAWN CHECKED SCALE DATE KH PROJECT NO.		DKT DKT TLF AS SHOWN SEPT. 2021 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
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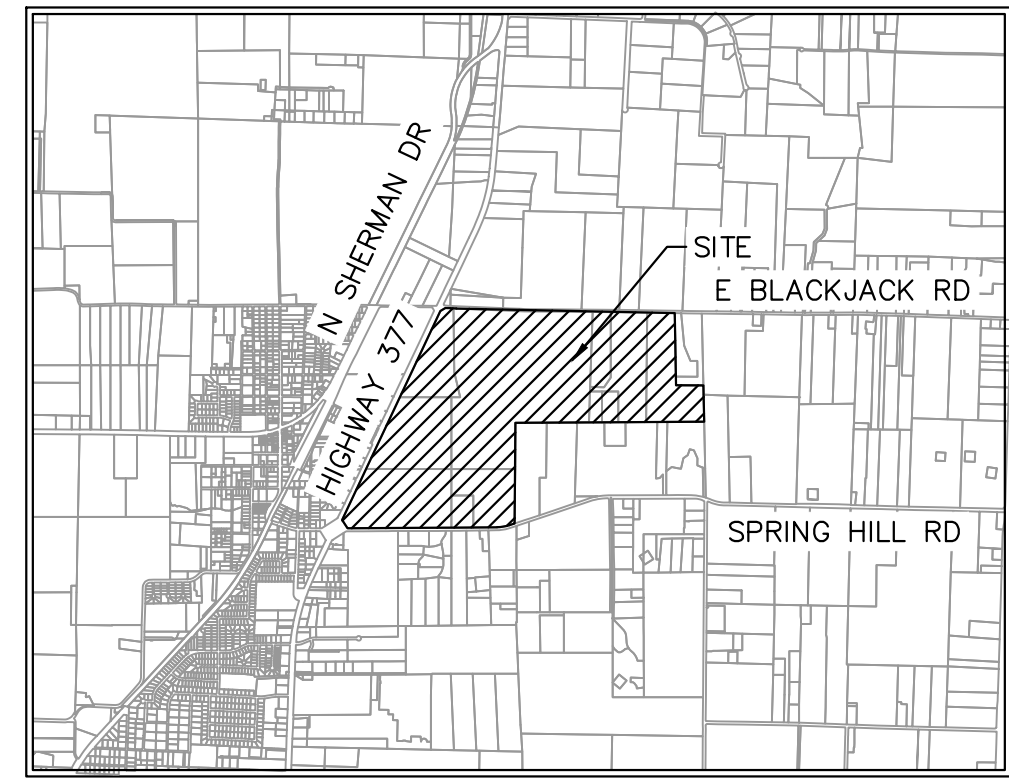
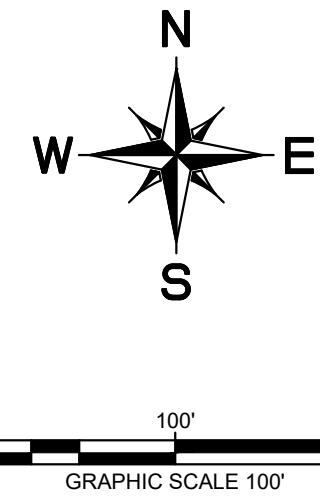


WATER & SEWER GENERAL NOTES

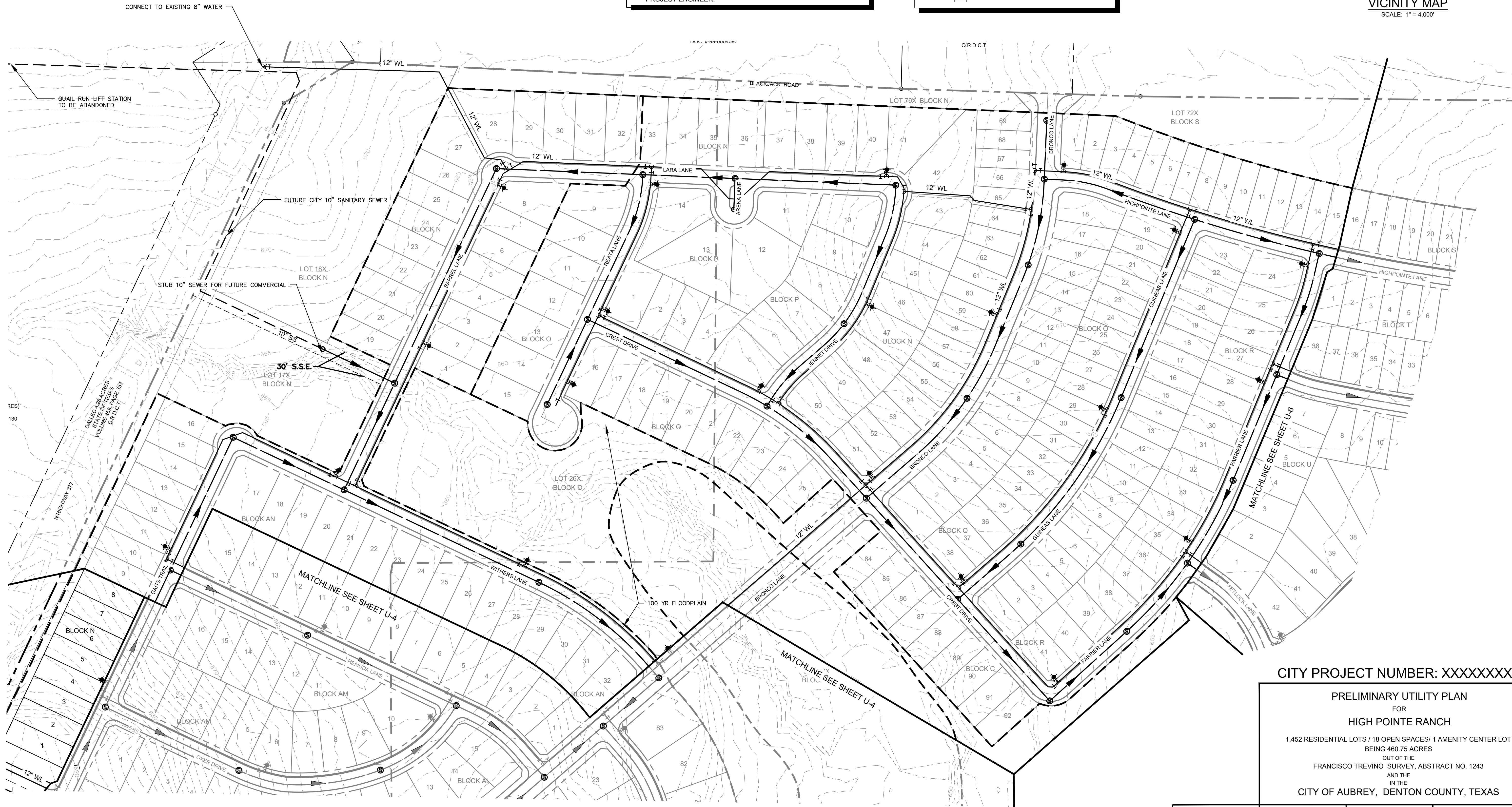
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VICINITY MAP
SCALE: 1" = 4,000'

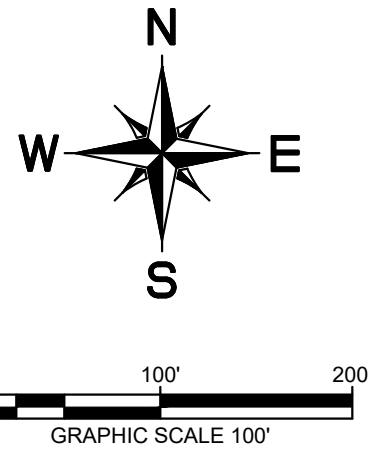


CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY UTILITY PLAN FOR HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
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-5



- ## WATER & SEWER GENERAL NOTES

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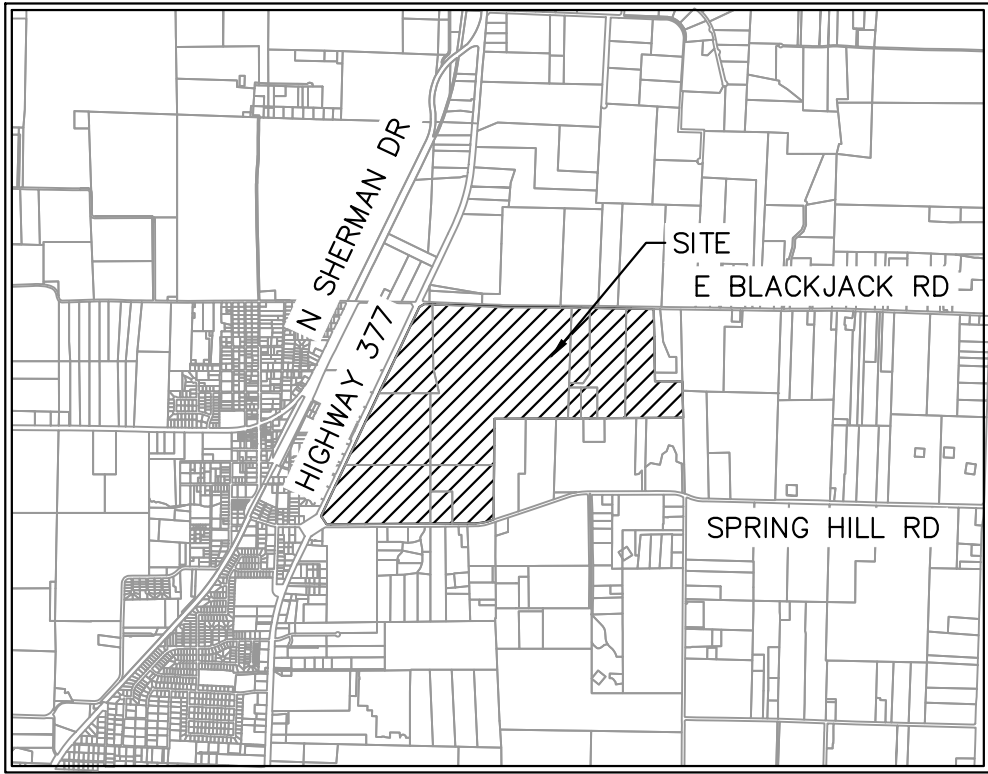
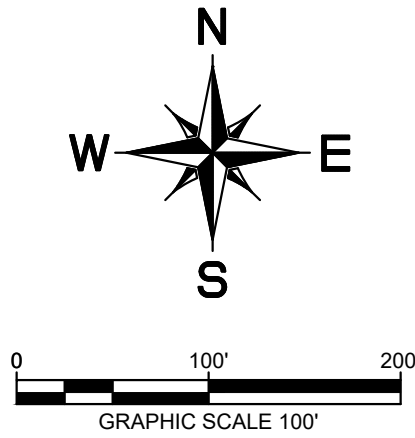
The diagram illustrates a street cross-section with the following components and dimensions:

- 50' RIGHT-OF-WAY**: The total width of the street.
- 31' PAVEMENT B-B**: The width of the paved area.
- C.L.**: Center Line.
- 5.5'**: Distance from the left property line to the start of the pavement.
- 5.0'**: Distance from the center line to the edge of the pavement.
- 4" MIN**: Minimum depth for the storm sewer and parallel sewer.
- 4" MIN**: Minimum depth for the fire hydrant.
- 2.0'**: Distance from the right property line to the fire hydrant.
- UTILITIES**:
 - STORM SEWER**: Located on the left side of the street.
 - SANITARY SEWER**: Located below the storm sewer.
 - PARALLEL SEWER**: Located on the right side of the street.
 - FIRE HYDRANT**: Located on the right side of the street.
 - WATER**: Located on the right side of the street.

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

PLOTTED BY: TROSCER, JEFFREY 2020/02/25 2:50 PM
DRAWN BY: KJRI CIVIL/FRISCO SINGLE FAMILY PURSUITS_2020/02/04 - CIRCLE Y RANCH/CD/PRELIMINARY PLANS/SHEETS U-2, UTILITY PLAN/DWG [U-7]
LAST SAVED: 2/20/2020 3:08 PM

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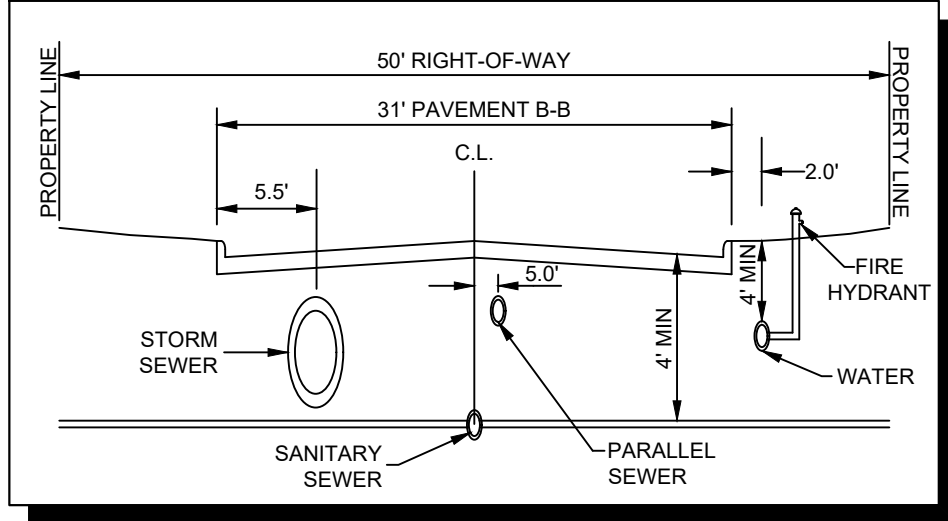
VICINITY MAP
SCALE: 1" = 4,000'

UTILITY LEGEND	
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	PROPOSED WATER LINE
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TYPICAL UTILITY LOCATION



CITY PROJECT NUMBER: XXXXXXXXXX

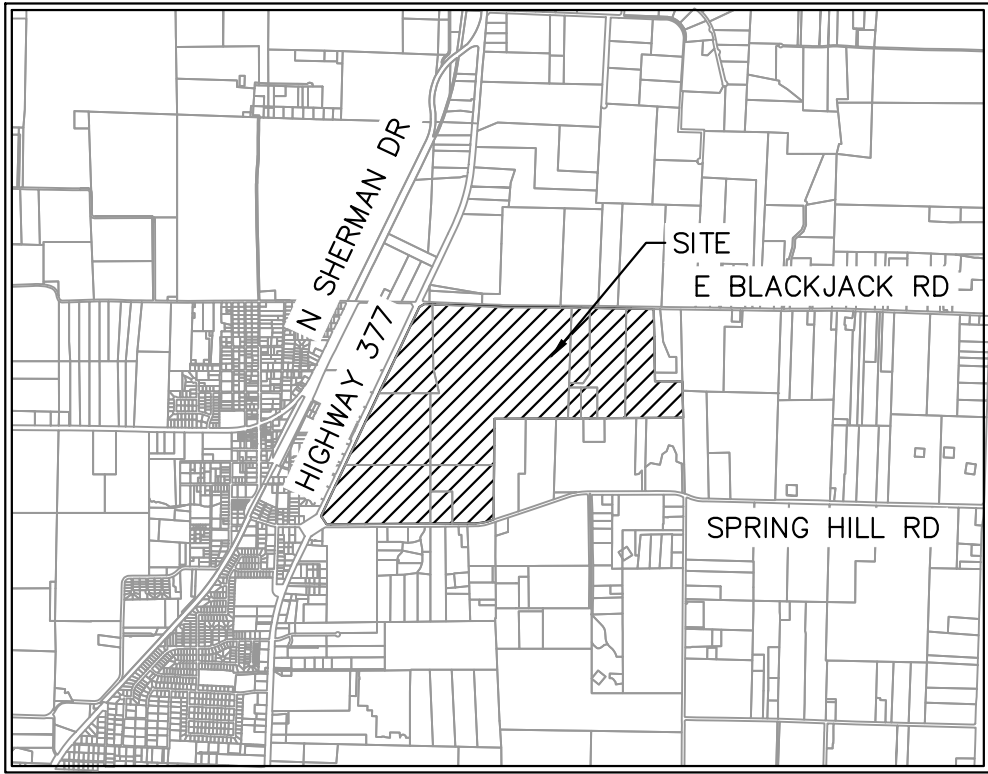
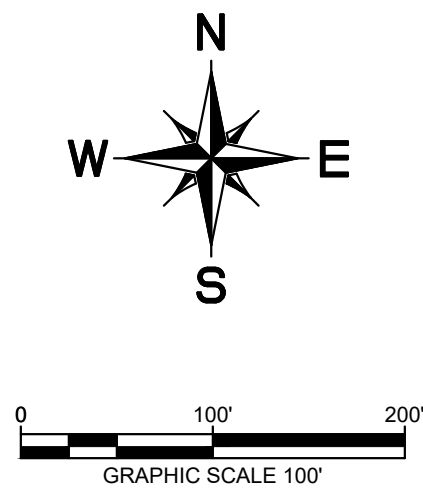
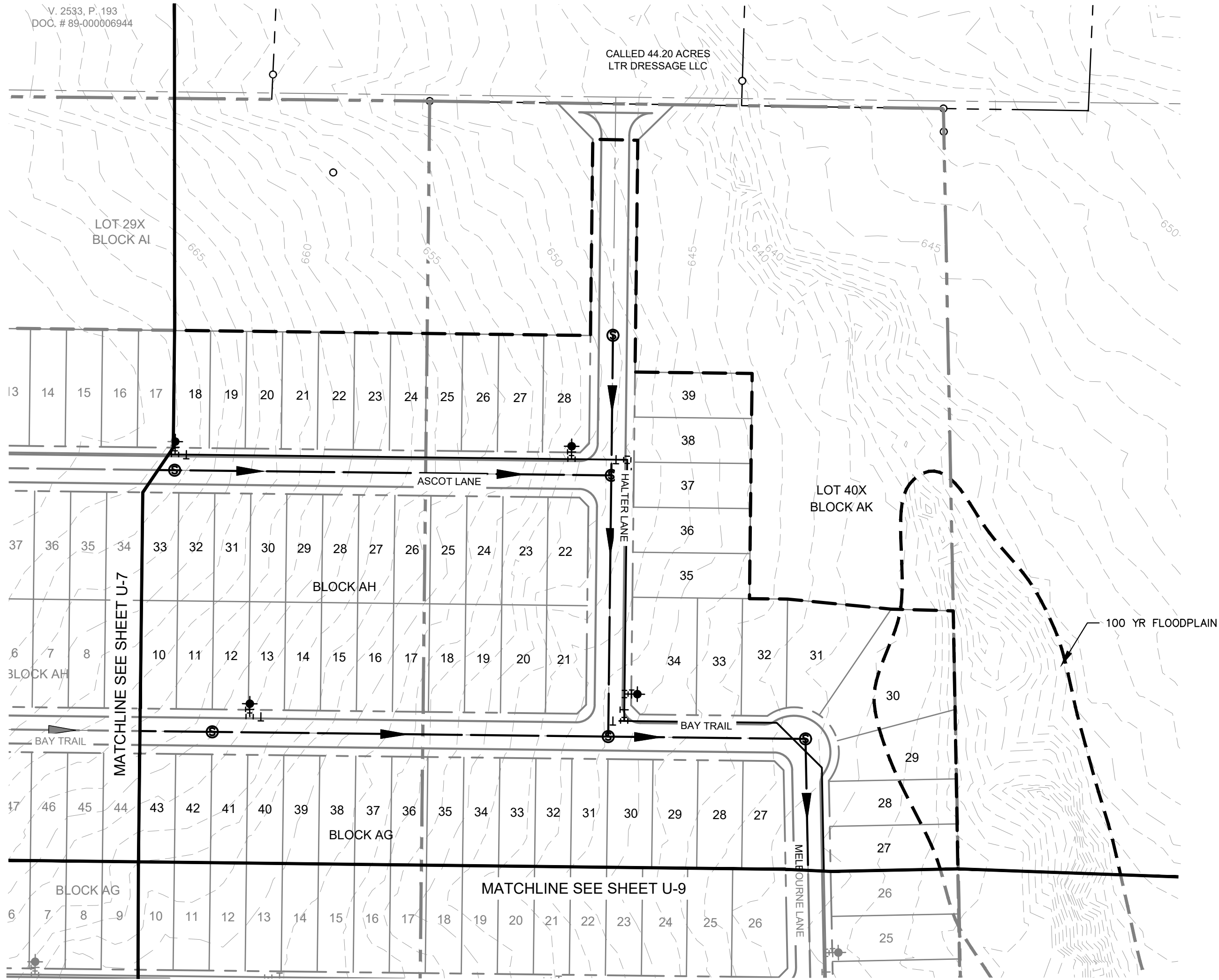
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Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylvia Gunawan Surveyor #6461		Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Frisco, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose		FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	
DESIGNED DKT		DRAWN DKT		CHECKED TLF	
SCALE AS SHOWN		DATE SEPT. 2021		KH PROJECT NO. 2020103	
				U-7	

PLATTED BY: FRANCISCO, REVISED: 05/02/2021 2:50 PM
DRAWN NAME: KJFR CIVIL/FRISCO SINGLE FAMILY PURSUITS_2020/202001-CIRCLE Y RANCH/CD/PRELIMINARY PLANS SHEETS U-2, UTILITY PLAN.DWG [U-8]
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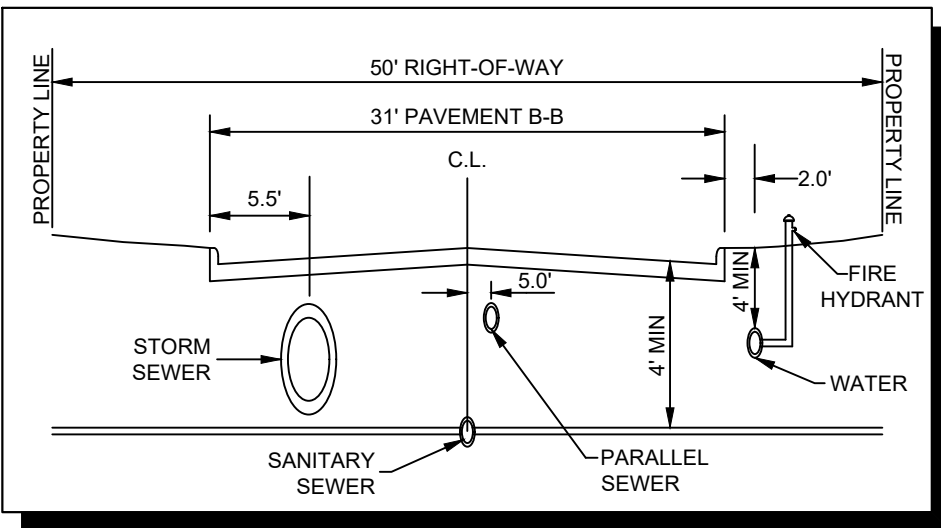
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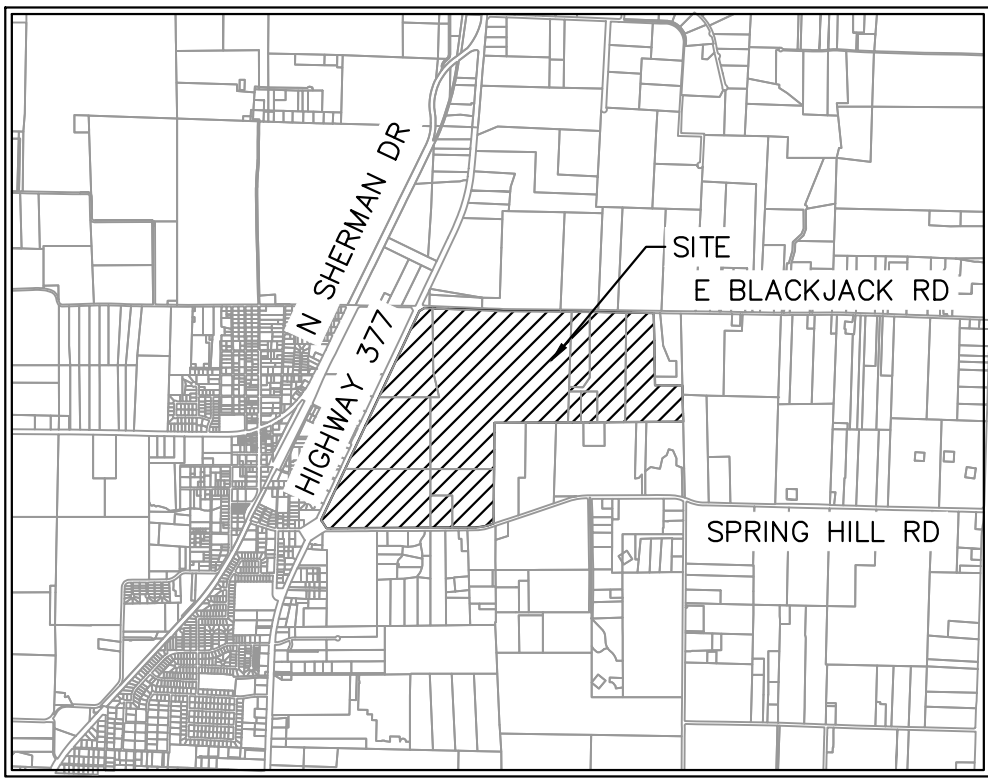
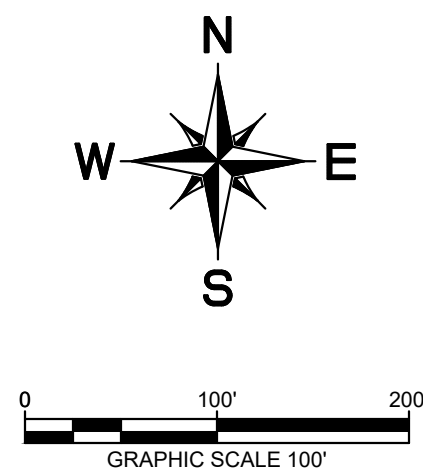
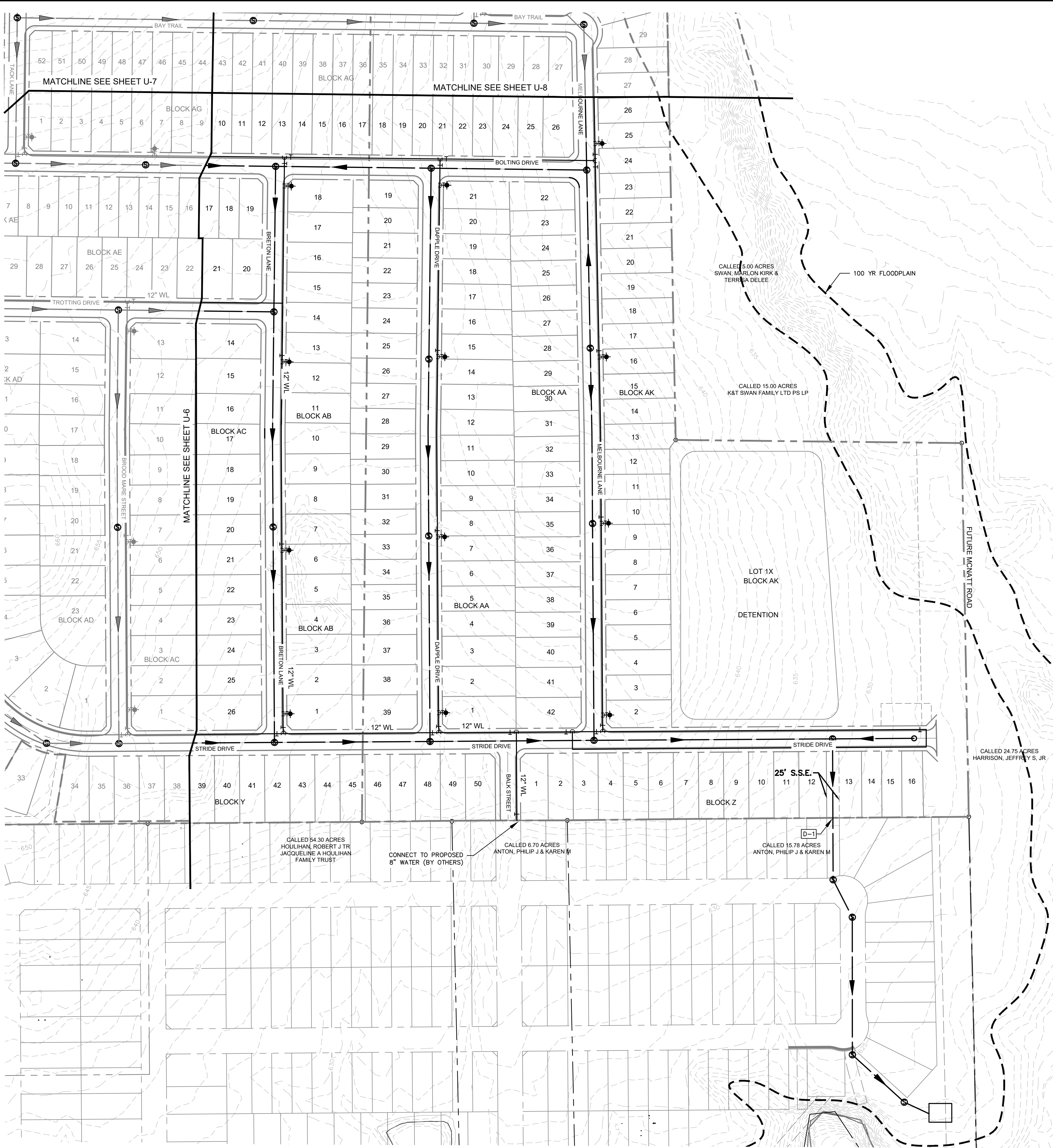


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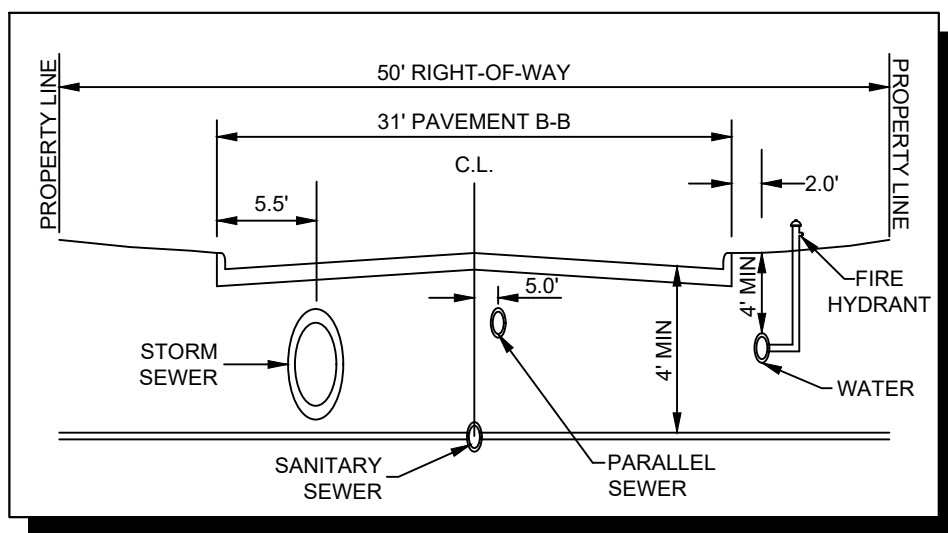
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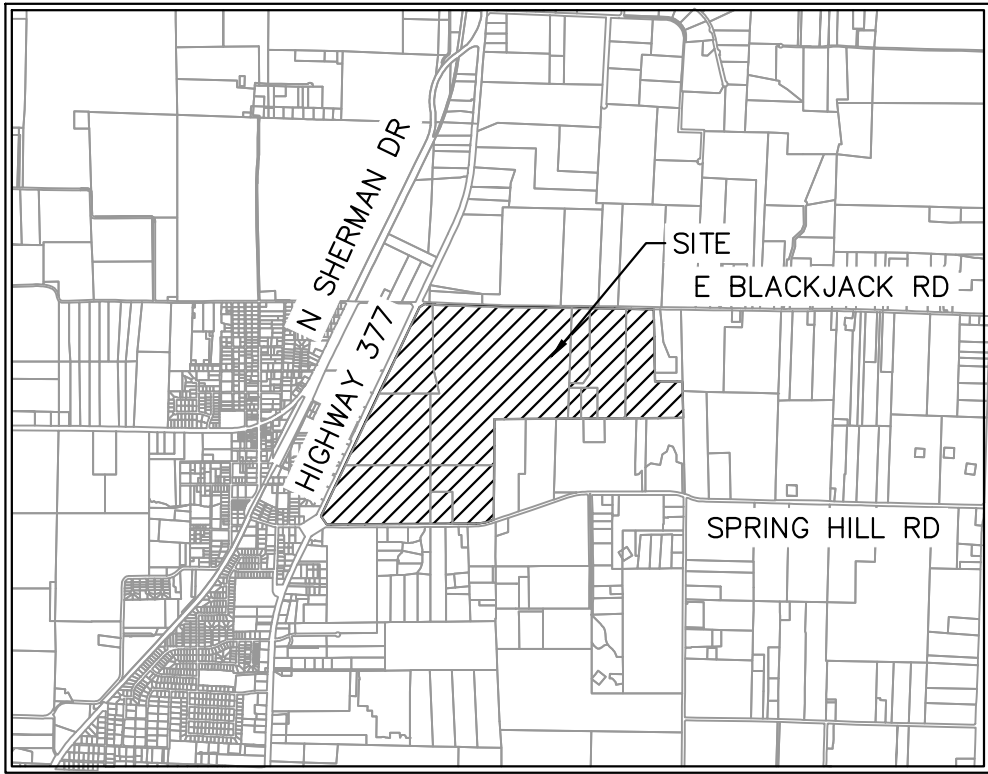
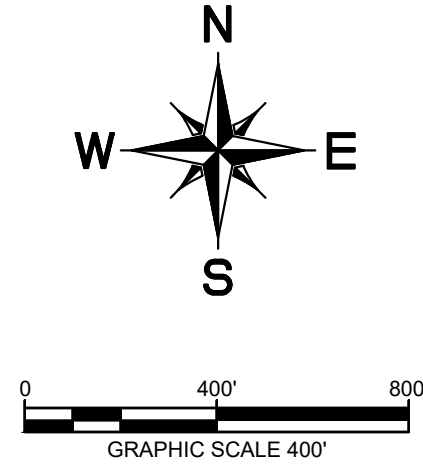
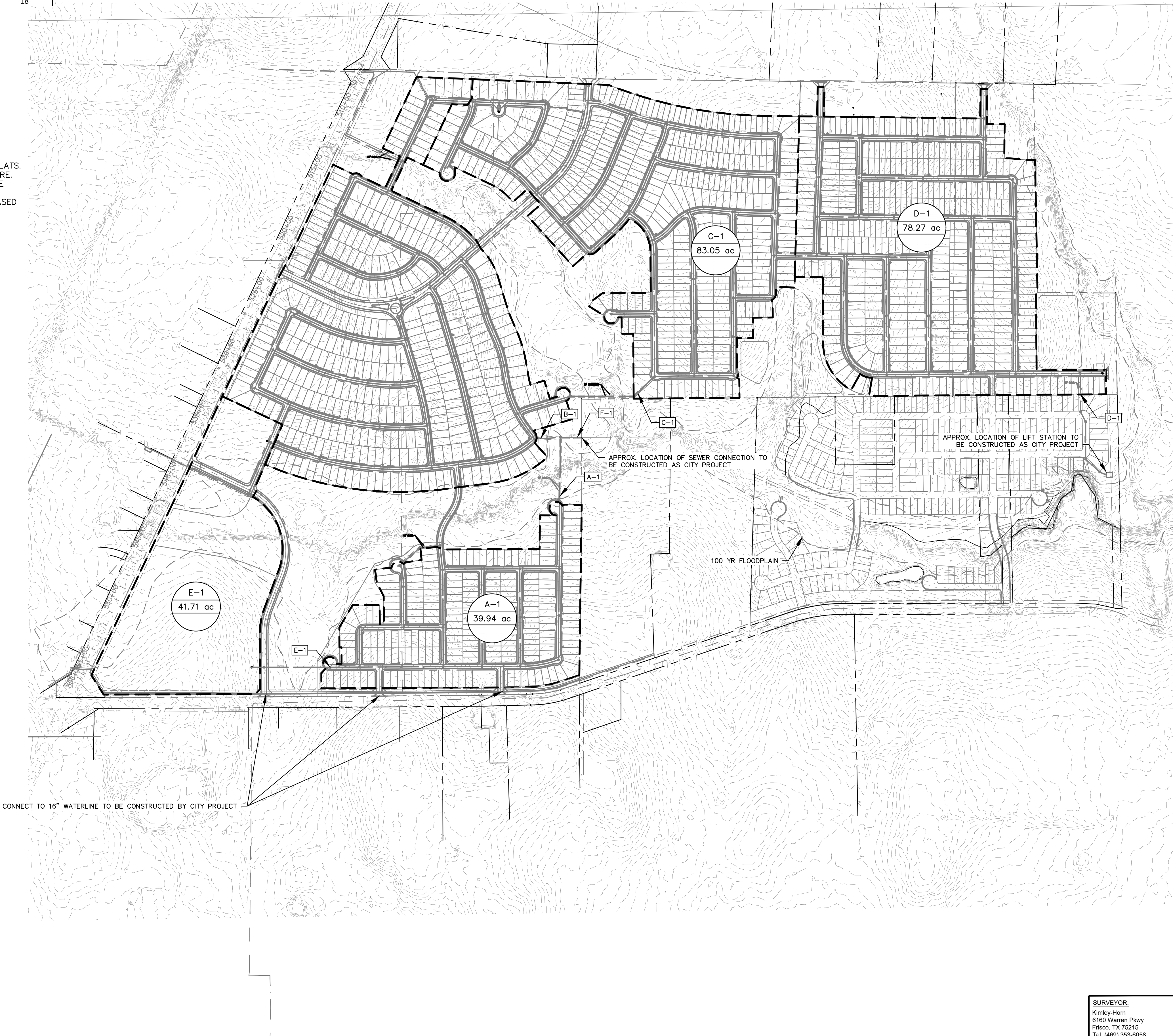
PLOTTED BY: TROSCER, CLEVELAND PRELIMINARY PLANS SHEETS U-2, UTILITY PLAN DWG [U-10]
DRAWN BY: KJH CIVIL ENGINEERING
LAST SAVED: 2/20/2021 3:08 PM
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SEWER BASIN AREA FLOW CALCULATIONS						
AREA	AREA (AC)	NUMBER OF LOTS	FLOW (GPD)	DEMAND (MGD)	CUMULATIVE (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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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

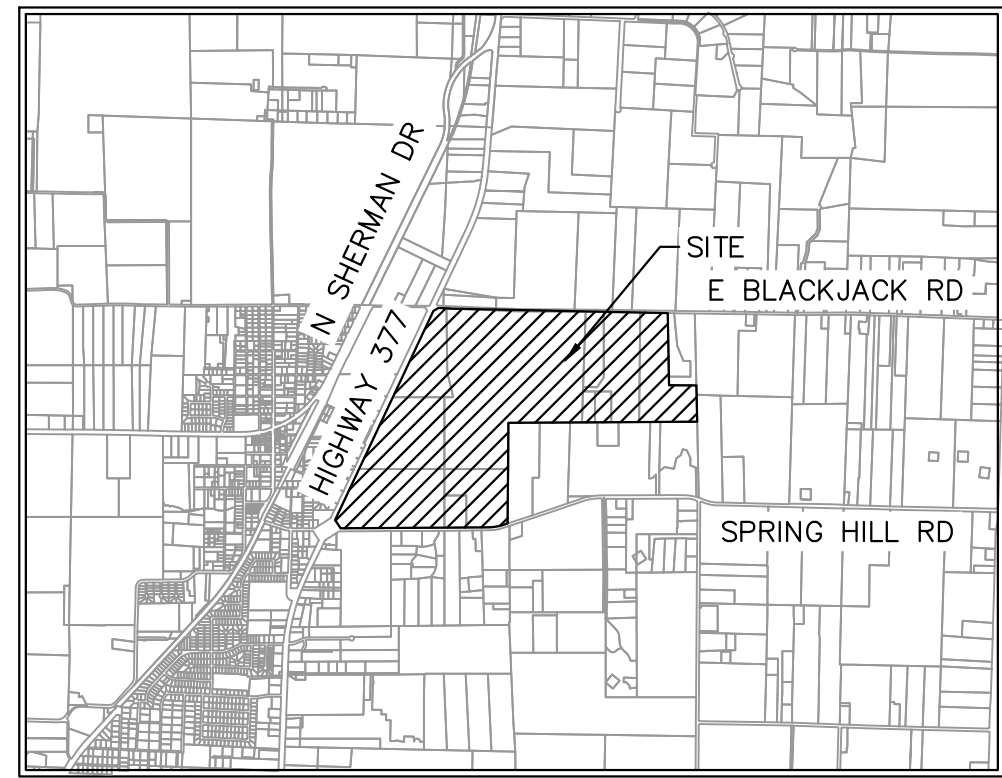
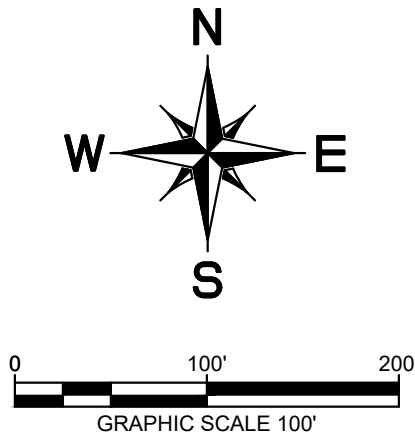
PRELIMINARY SEWER SHED MAP FOR HIGH POINTE RANCH

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 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	U-10

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DRAWN BY: KJRI CIVIL/FRISCO SINGLE FAMILY PURSUITS_2020/2020/03 - CIRCLE Y RANCH/CD/PRELIMINARY PLANS/SHEETS/PV-1 PAVING PLAN.DWG [PV-1]
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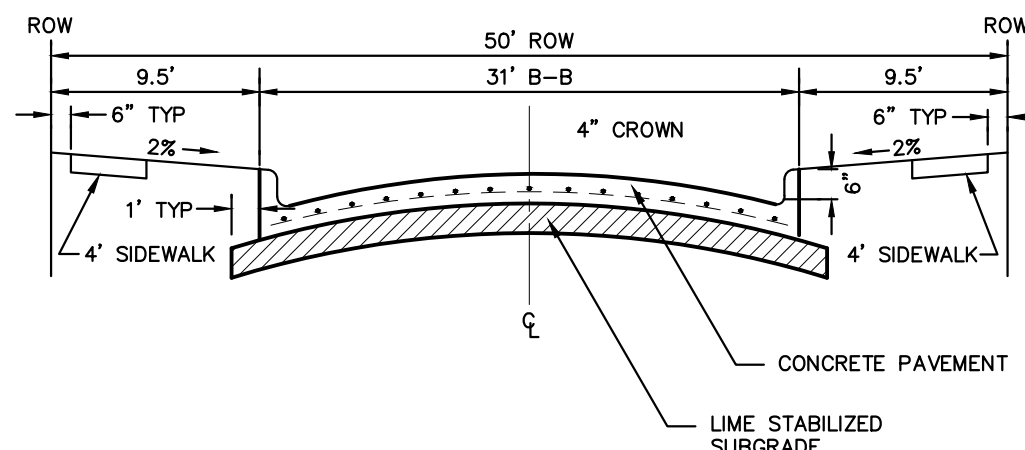
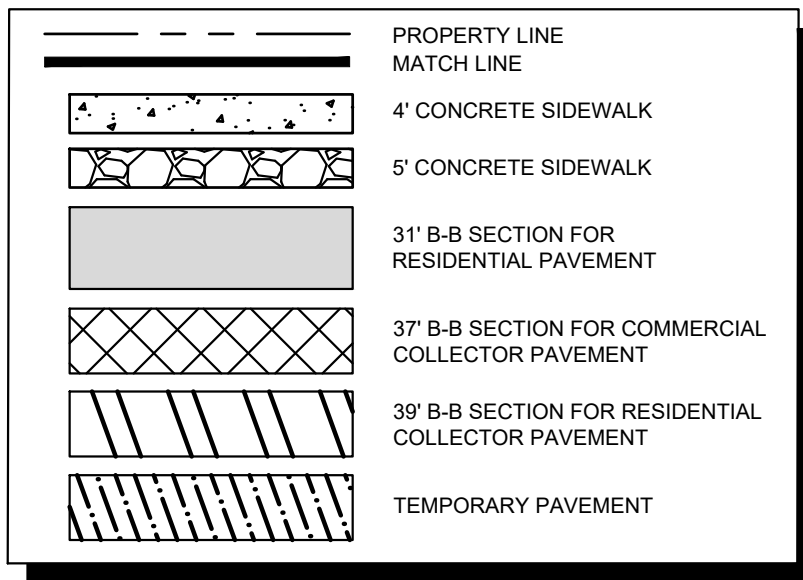
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VICINITY MAP

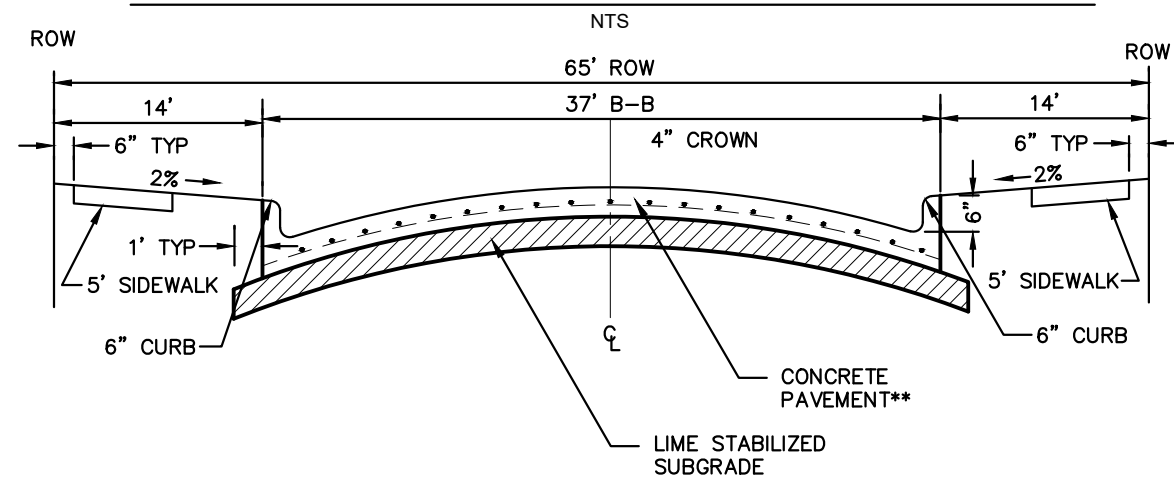
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LEGEND



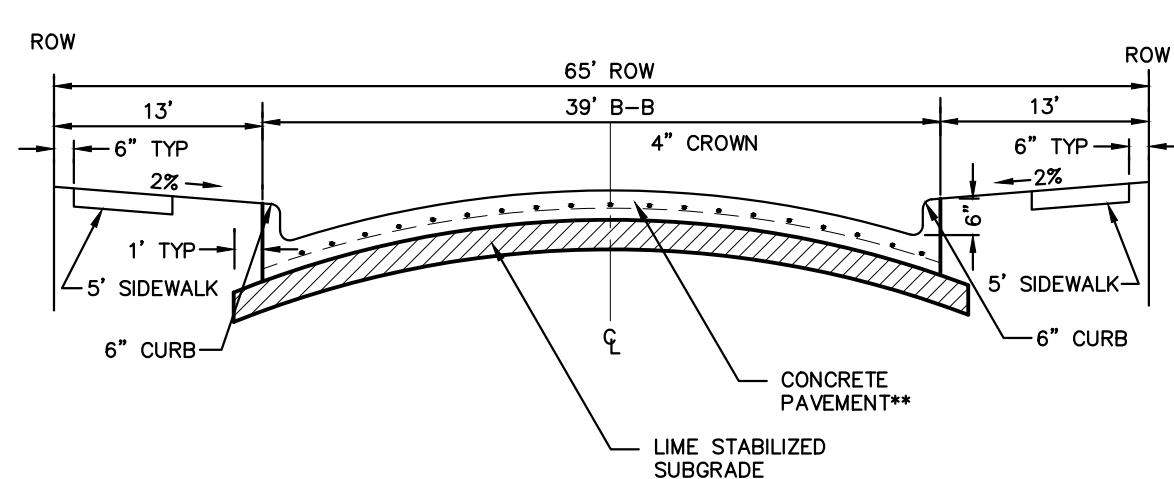
NOTE: PAVEMENT SECTION TO BE CALCULATED BY GEOTECHNICAL ENGINEER FOR MINIMUM 20-YEAR DESIGN, BUT SHALL NOT BE LESS THAN 6" THICK.

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

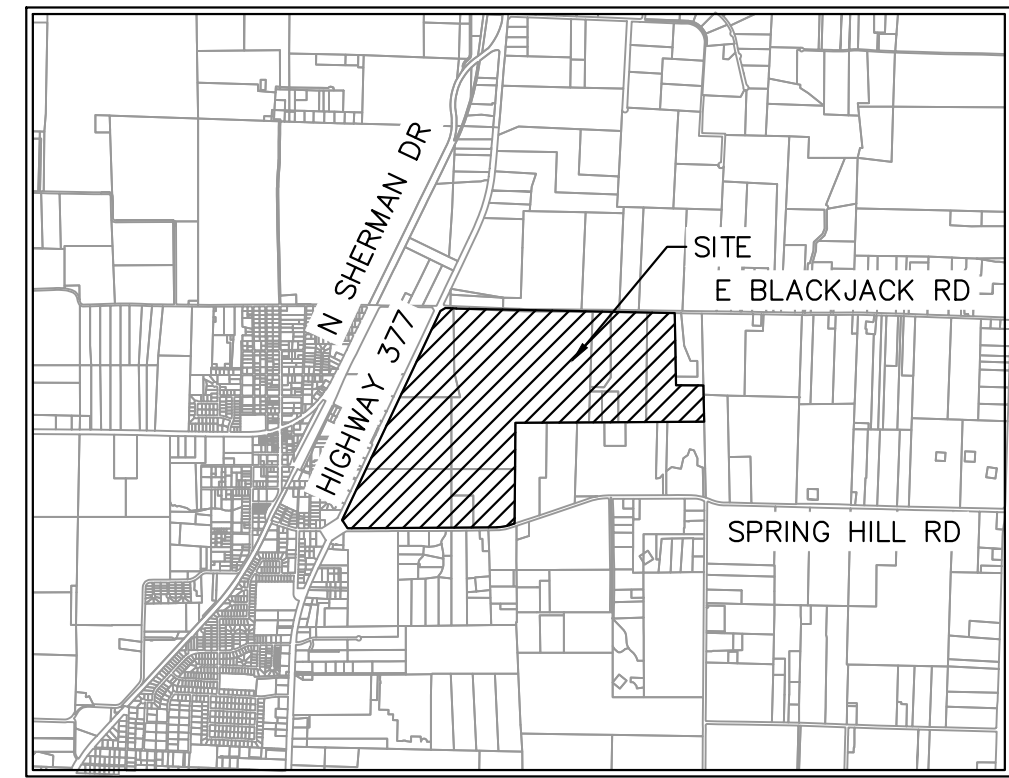
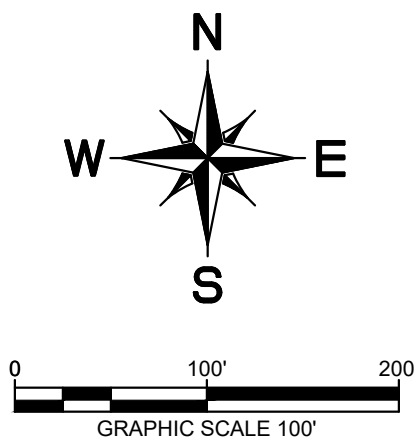
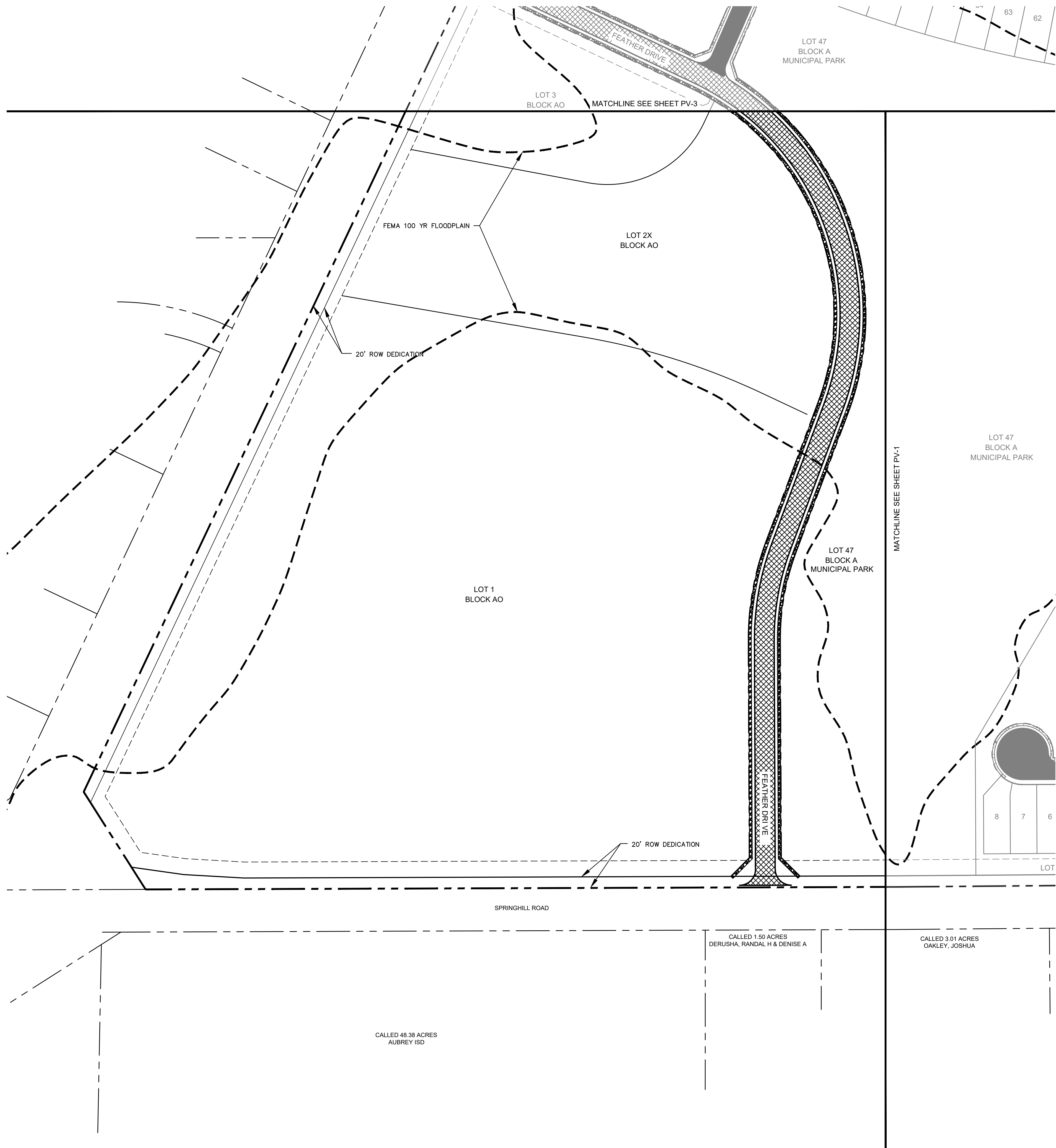
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243

AND THE

IN THE

CITY OF AUBREY, DENTON COUNTY, TEXAS

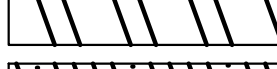
SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylviana Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Frisco, TX 75215 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd., 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	PV-1

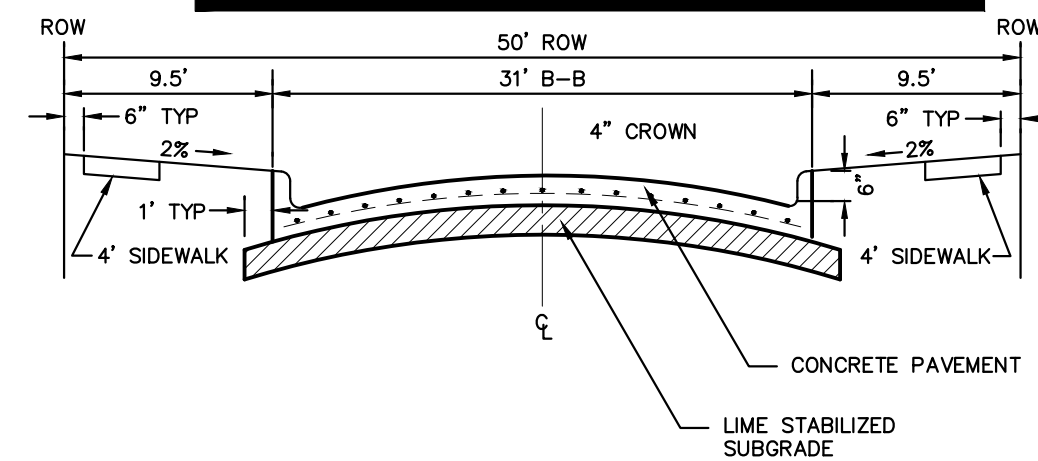


VICINITY MAP
SCALE: 1" = 4,000'

LEGEND

LEGEND

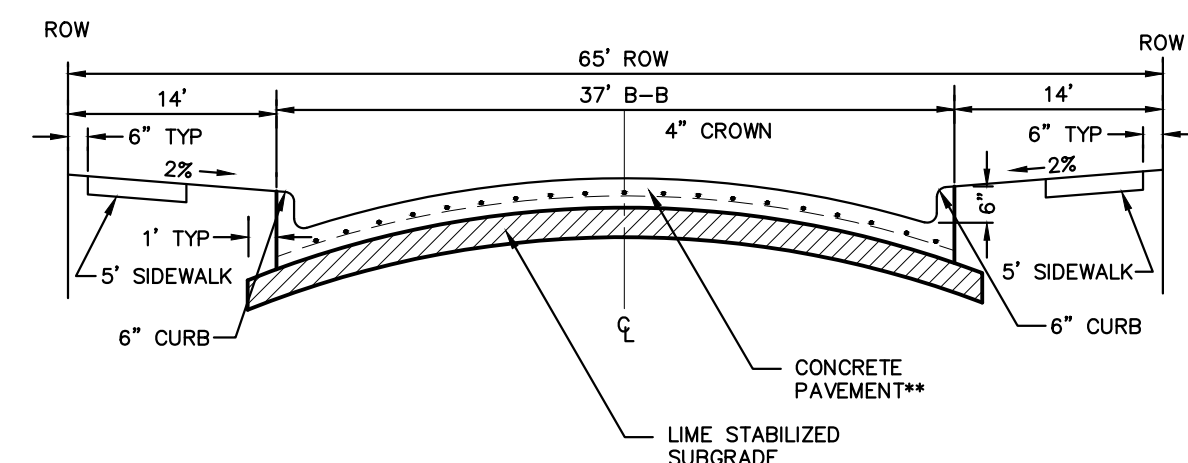
	PROPERTY LINE MATCH LINE
	4' CONCRETE SIDEWALK
	5' CONCRETE SIDEWALK
	31' B-B SECTION FOR RESIDENTIAL PAVEMENT
	37' B-B SECTION FOR COMMERCIAL COLLECTOR PAVEMENT
	39' B-B SECTION FOR RESIDENTIAL COLLECTOR PAVEMENT
	TEMPORARY PAVEMENT



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

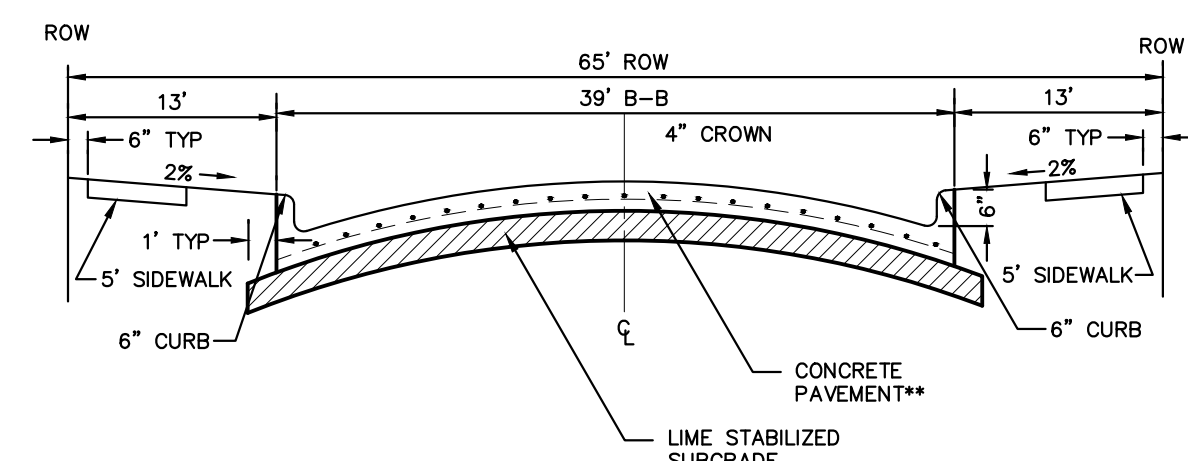
NTS



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



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

FOF

HIGH POINTE RANCH

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

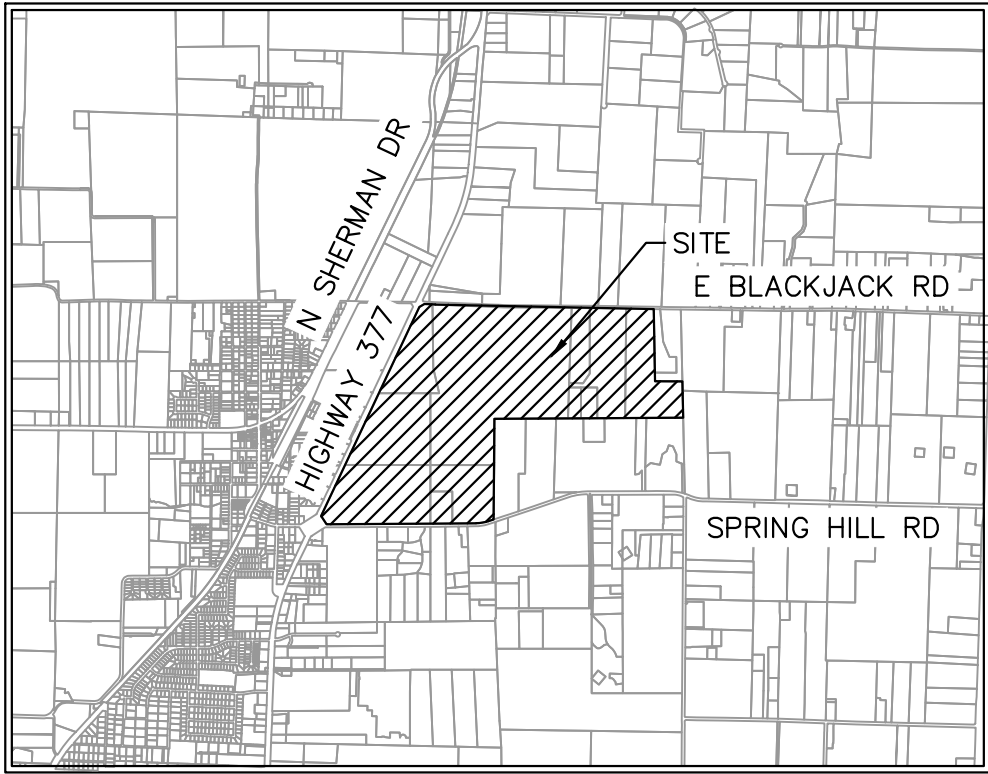
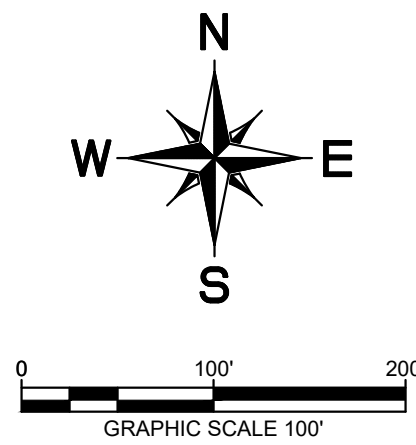
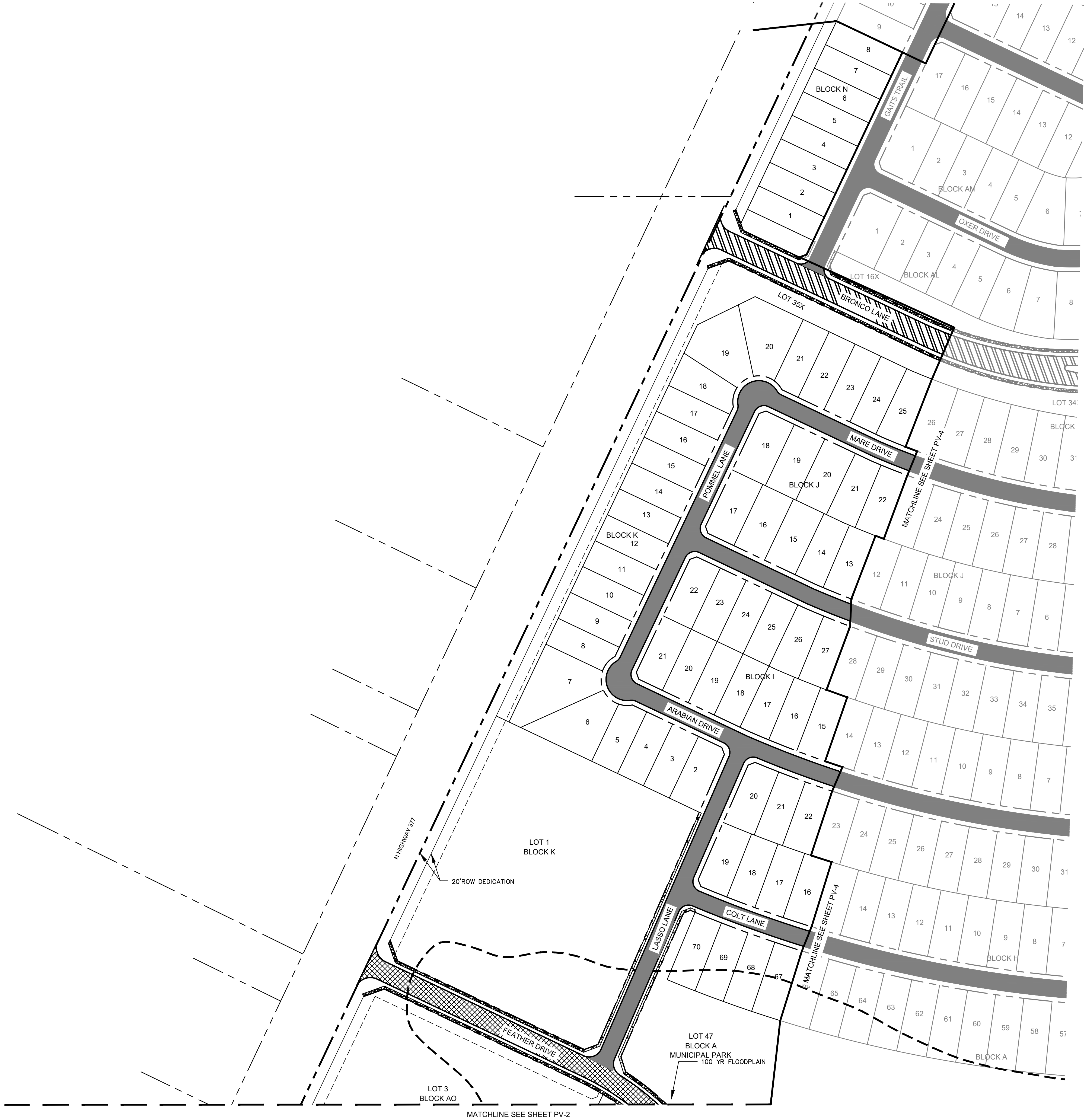
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE

CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 0160 Warren Pkwy Frisco, TX 75045 Tel: (972) 333-6568 Contact: Sylviaana Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackcap Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-6570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Arlingto, TX 76026 Tel: (972) 740-5725 Contact: David Marks & Walter Ross Registration F-409	ENGINEER:  0160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 333-3580 Contact: Thomas Fletcher, P.E. Registration F-409		
DESIGNED	DRAWN	CHECKED	DATE	KH PROJECT NO.	PV-2
DKT.	DKT.	TLF	AS SCALE	SEPT., 2021	

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

Page 217 of 441

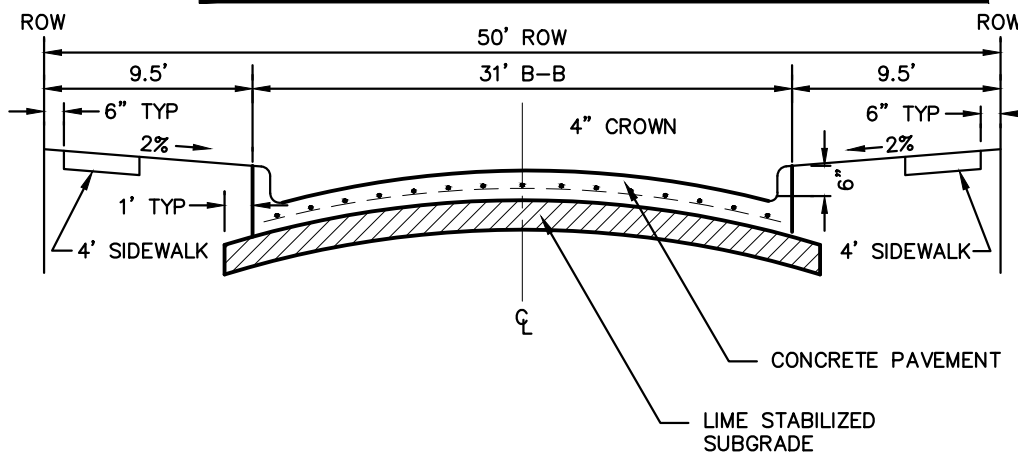


VICINITY MAP

SCALE: 1" = 4,000'

LEGEND

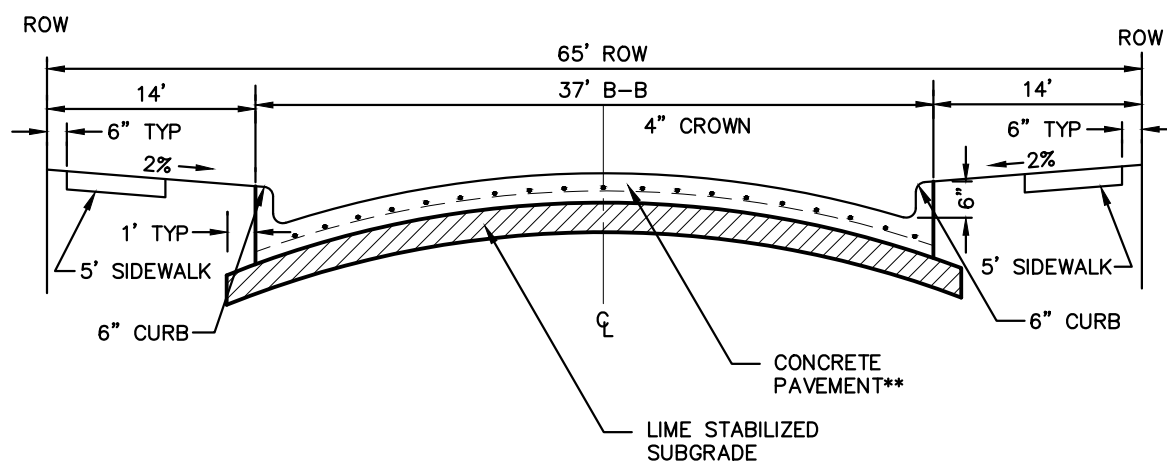
	PROPERTY LINE
	MATCH LINE
	4" CONCRETE SIDEWALK
	5" CONCRETE SIDEWALK
	31" B-B SECTION FOR RESIDENTIAL PAVEMENT
	37" B-B SECTION FOR COMMERCIAL COLLECTOR PAVEMENT
	39" B-B SECTION FOR RESIDENTIAL COLLECTOR PAVEMENT
	TEMPORARY PAVEMENT



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

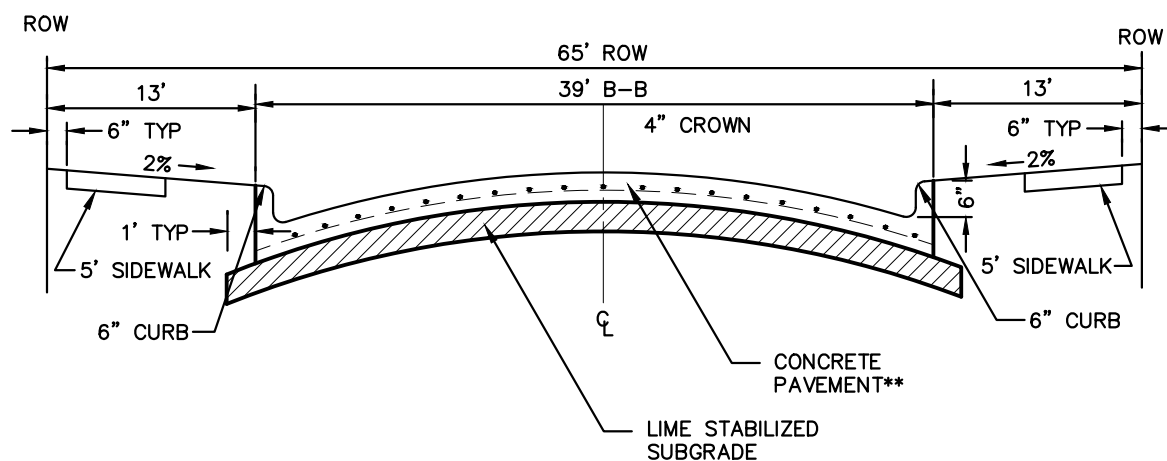
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NOTE: PAVEMENT SECTION TO BE CALCULATED BY GEOTECHNICAL ENGINEER FOR MINIMUM 20-YEAR DESIGN, BUT SHALL NOT BE LESS THAN 8" THICK.

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

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

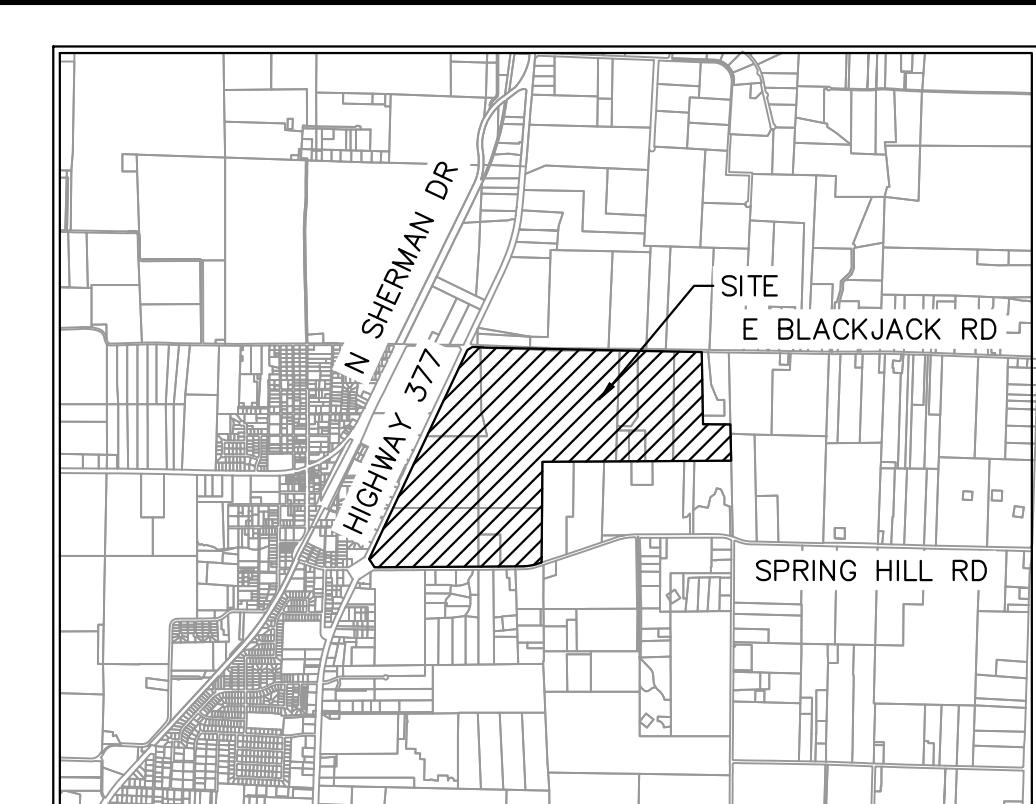
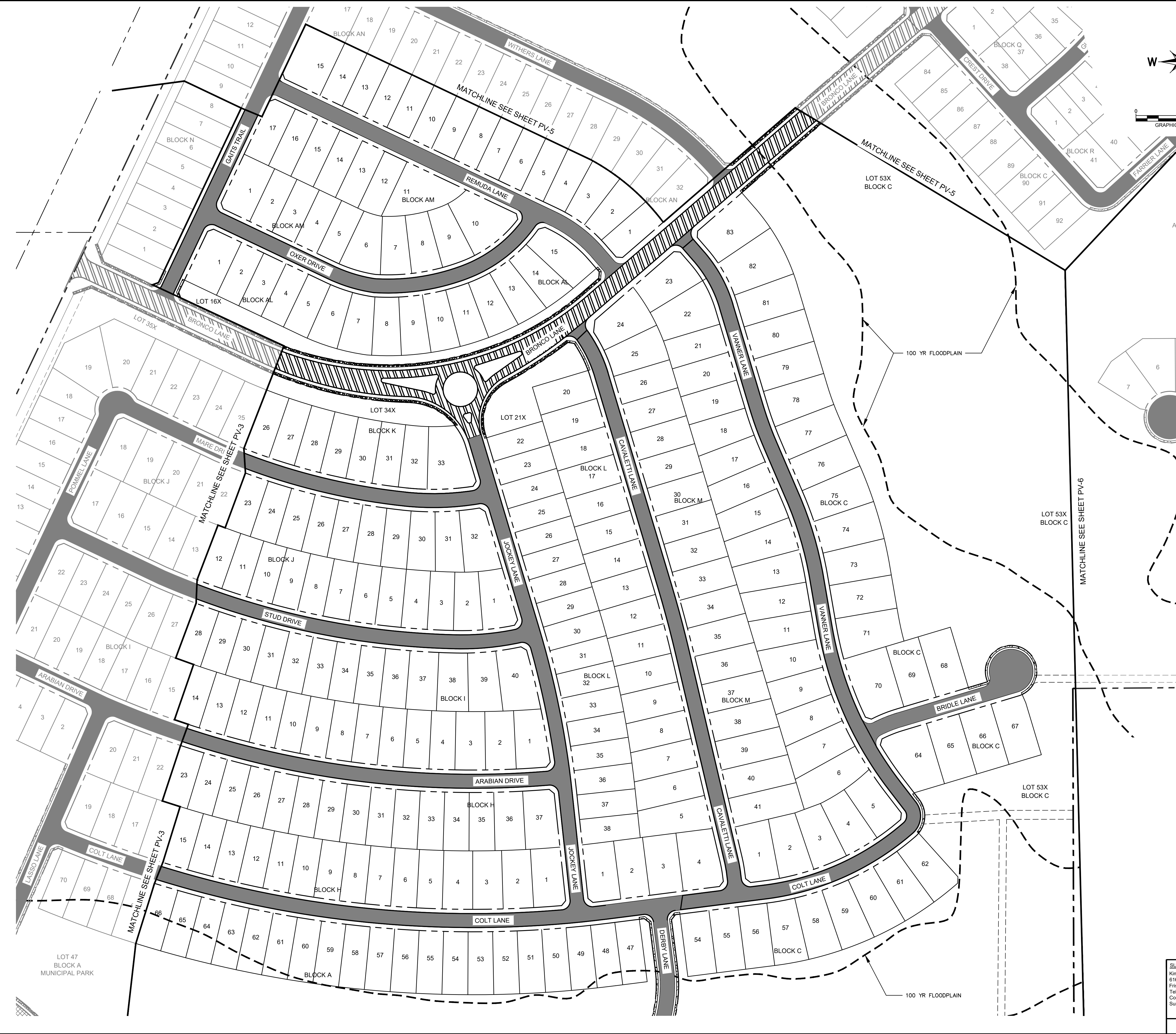
IN THE

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. 2020/20/003 - CIRCLE Y RANCH/CD/PRELIMINARY/PLANS/SHEETS/PV-1 PAVING PLAN/DWG[PV-1]
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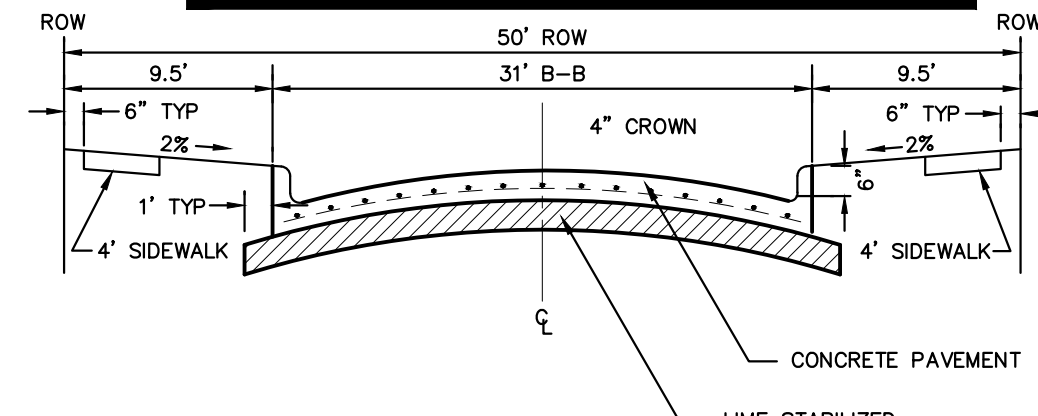
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VICINITY MAP
SCALE: 1" = 4,000'

LEGEND

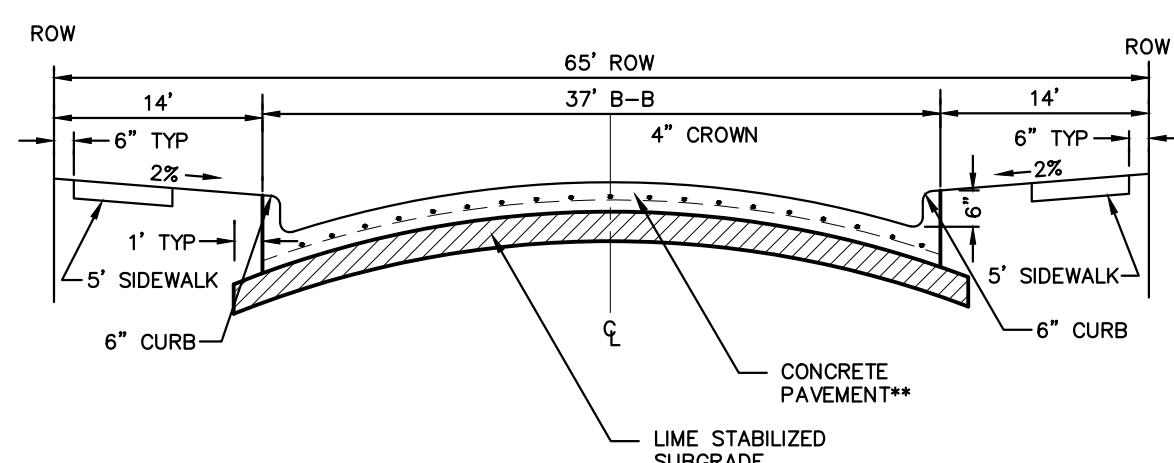
	PROPERTY LINE
	MATCH LINE
	4' CONCRETE SIDEWALK
	5' CONCRETE SIDEWALK
	31' B-B SECTION FOR RESIDENTIAL PAVEMENT
	37' B-B SECTION FOR COMMERCIAL COLLECTOR PAVEMENT
	39' B-B SECTION FOR RESIDENTIAL COLLECTOR PAVEMENT
	TEMPORARY PAVEMENT



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PARABOLIC RESIDENTIAL STREET SECTION

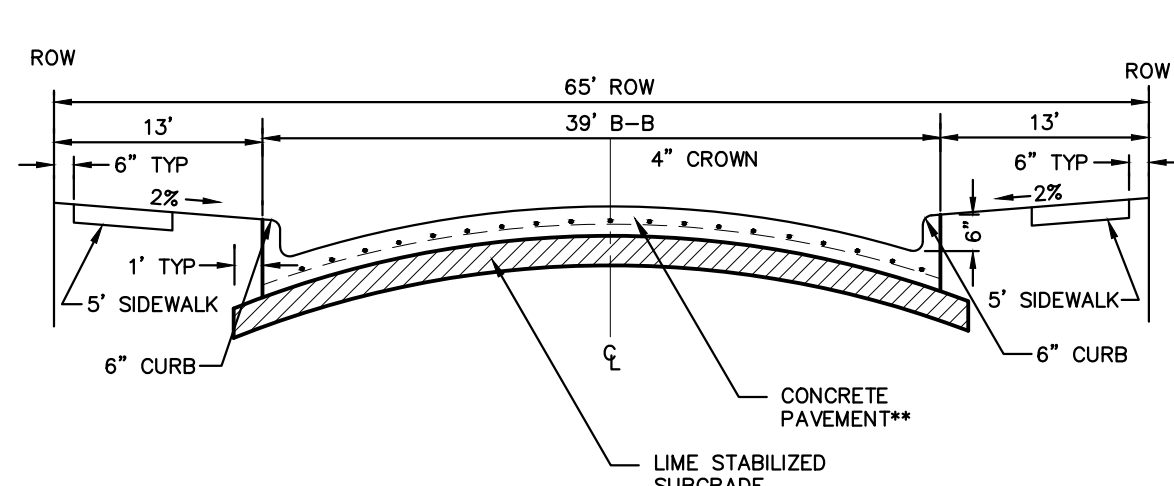
NTS



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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

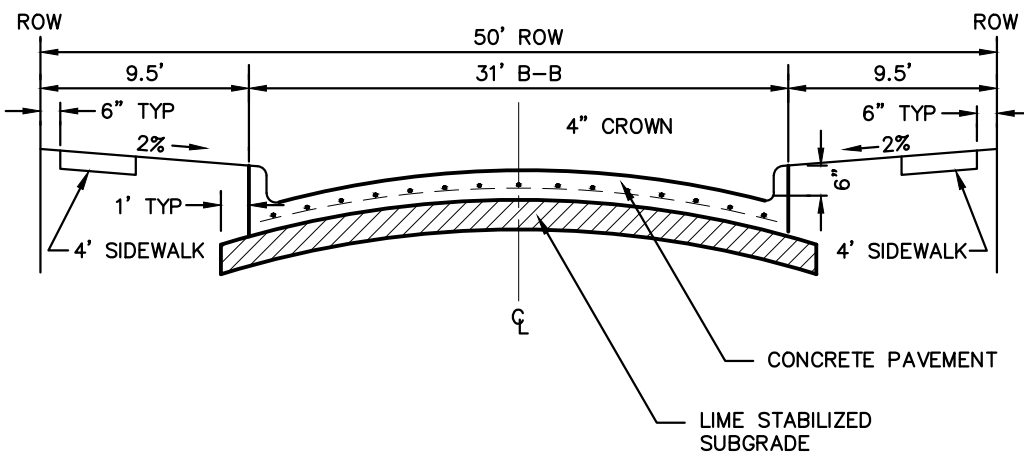
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN-TIME

CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (972) 353-6058 Contact: Sylviana Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackcap Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 774-9570 Contact: Chad Voss	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-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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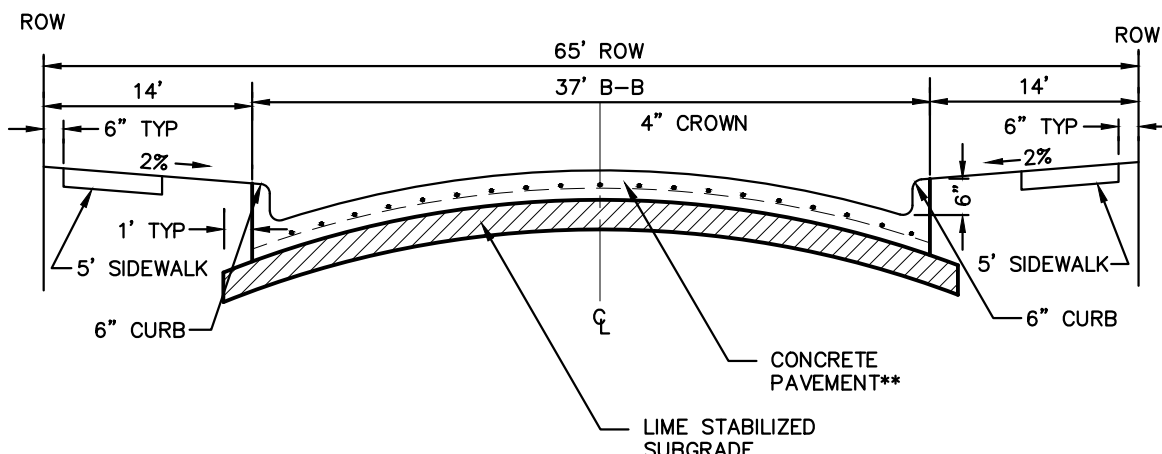
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PARABOLIC RESIDENTIAL STREET SECTION

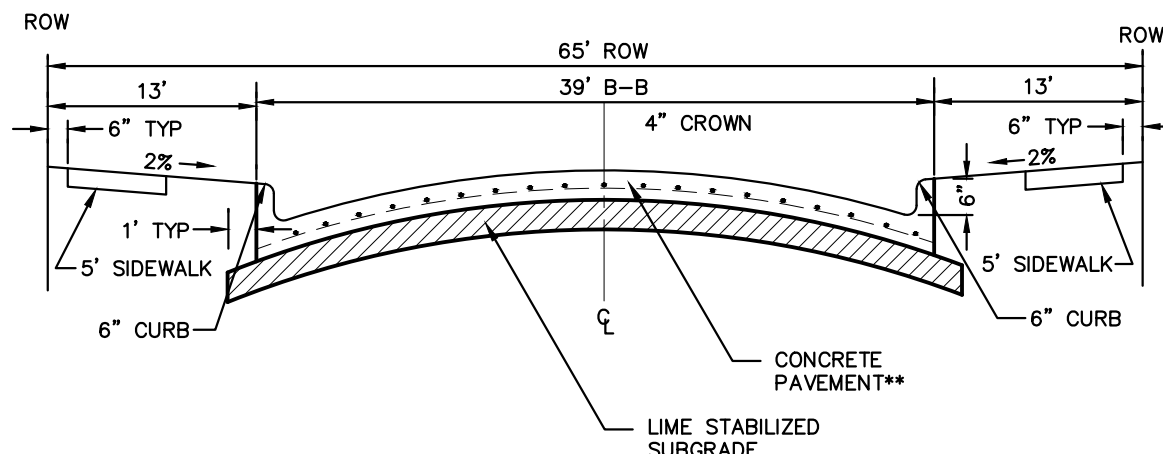
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NOTE: PAVEMENT SECTION TO BE CALCULATED BY GEOTECHNICAL ENGINEER FOR MINIMUM 20-YEAR DESIGN, BUT SHALL NOT BE LESS THAN 8" THICK.

COMMERCIAL COLLECTOR STREET SECTION

NTS

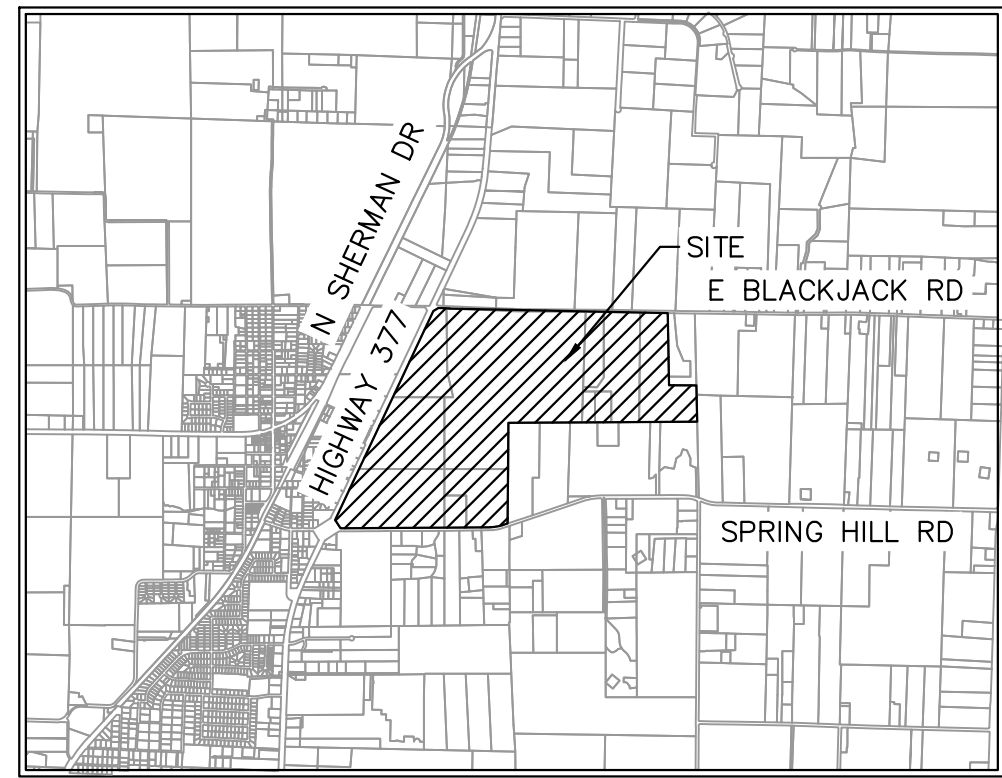
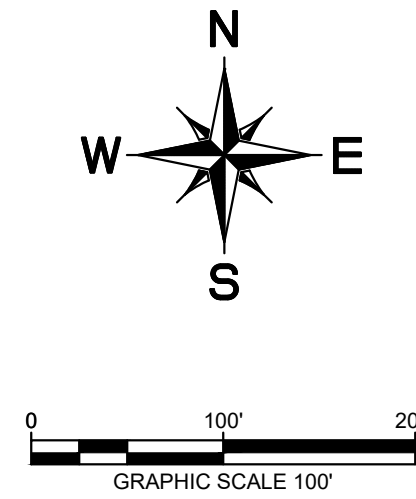


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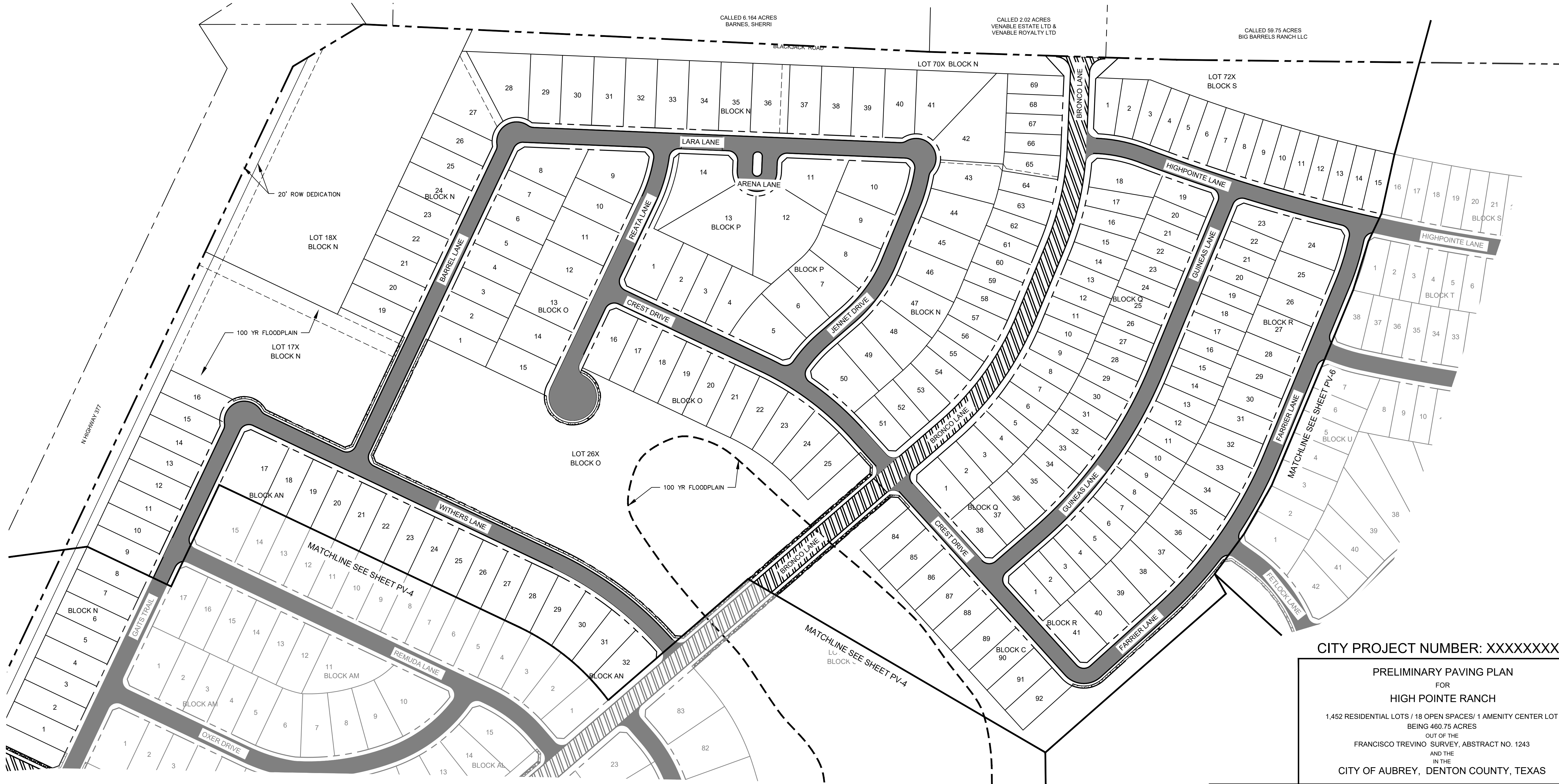
RESIDENTIAL COLLECTOR STREET SECTION

NTS

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'



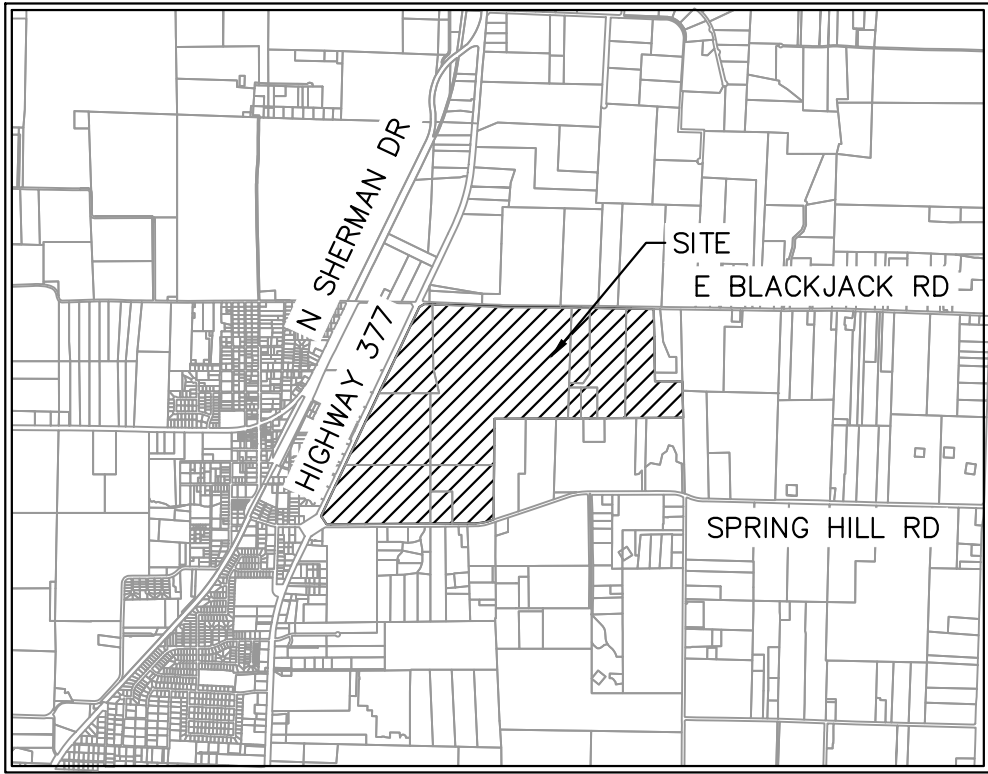
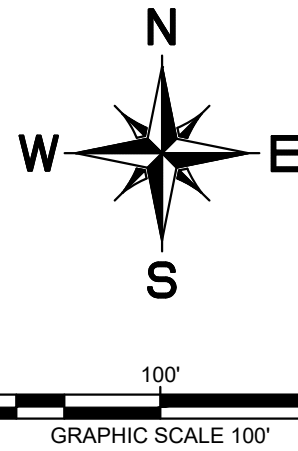
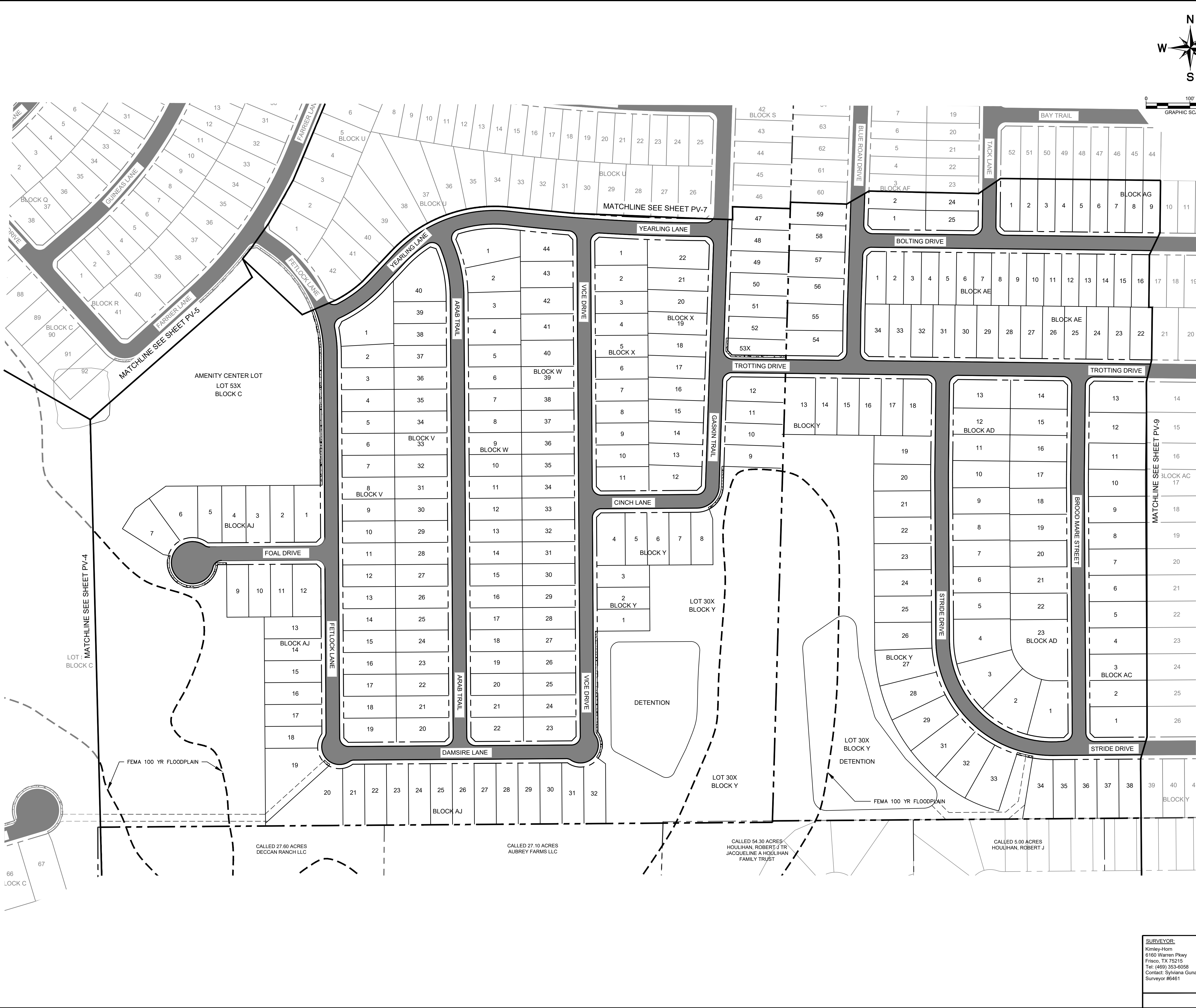
CITY PROJECT NUMBER: XXXXXXXXX

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
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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: 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

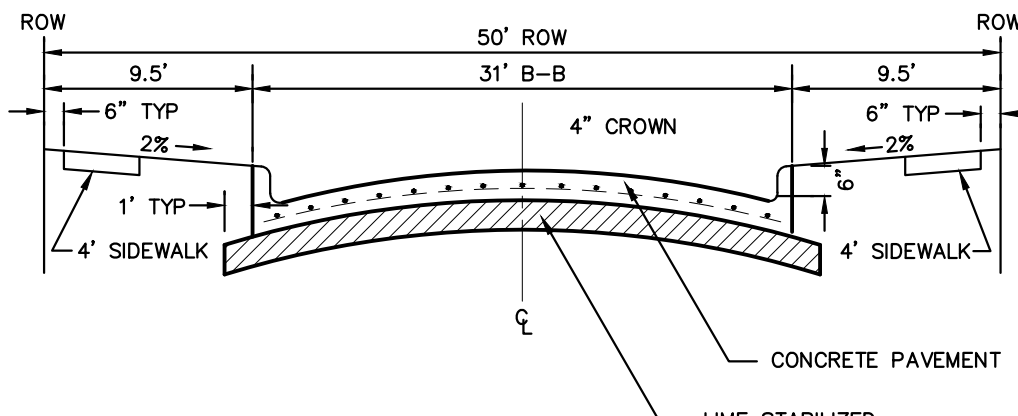
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LAST SAVED: 2/20/2021 2:56 PM
PROJECT: KIMLEY-HORN, INC. DATE: 09/20/2021
DRAWN BY: KIMLEY-HORN, INC. DATE: 09/20/2021
LAST SAVED: 2/20/2021 2:56 PM

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LEGEND

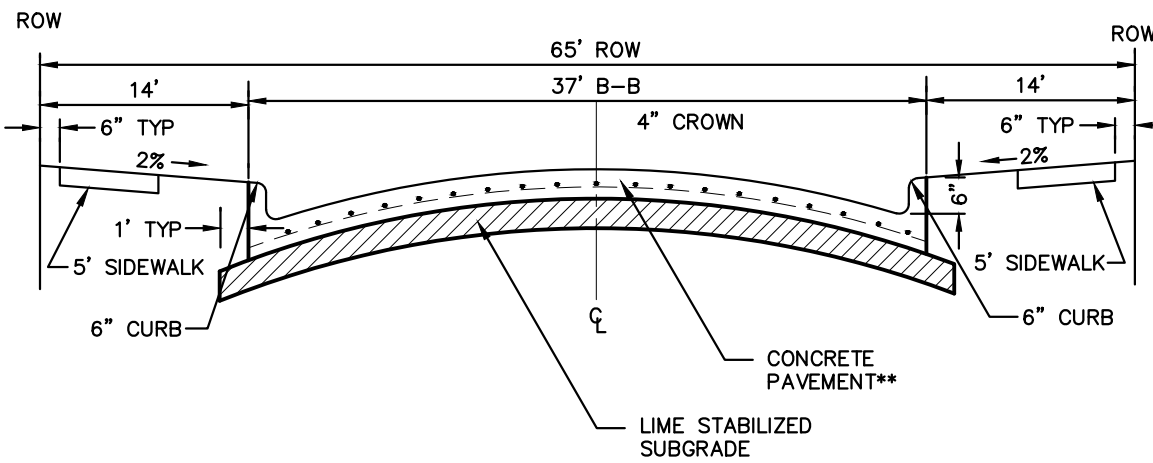
- PROPERTY LINE
- MATCH LINE
- 4" CONCRETE SIDEWALK
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- TEMPORARY PAVEMENT



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PARABOLIC RESIDENTIAL STREET SECTION

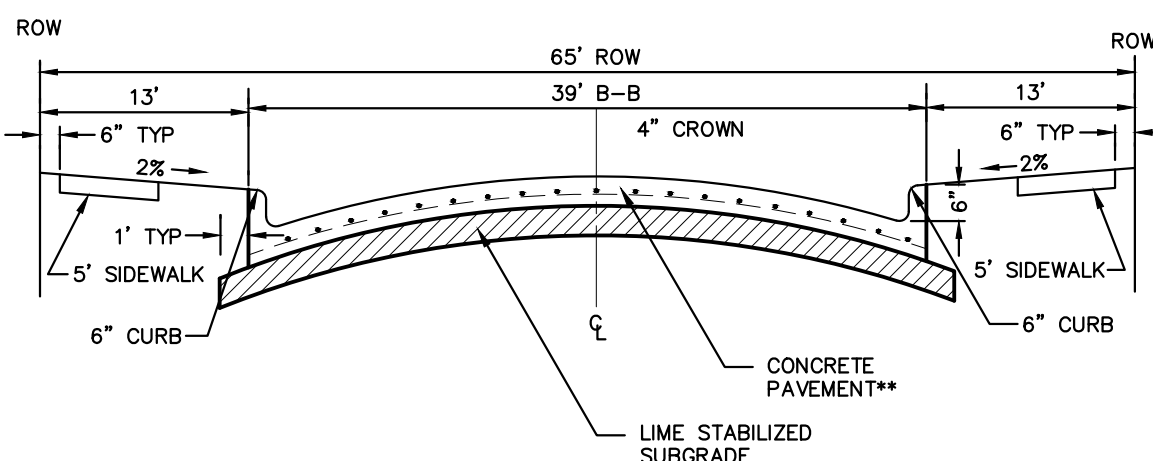
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COMMERCIAL COLLECTOR STREET SECTION

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

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., Suite 202
Argyle, TX 76226
Tel: (972) 740-5725
Contact: David Marks & Walter Foss

ENGINEER:

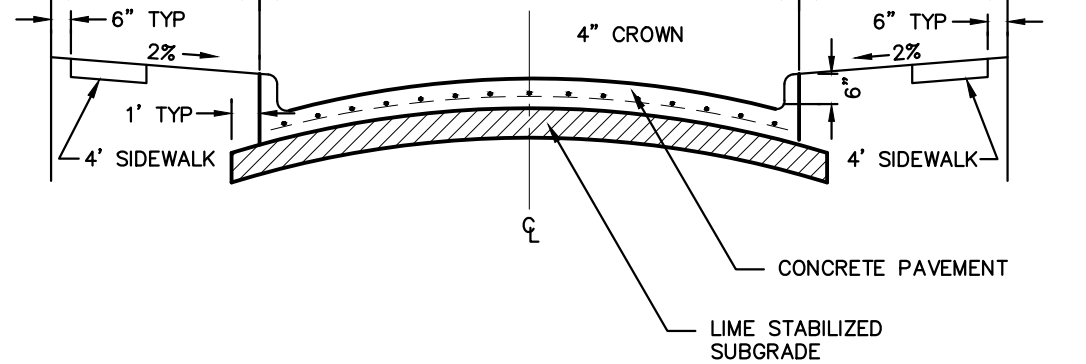
Kimley-Horn
6160 Warren Pkwy, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: Thomas Fletcher, P.E.
Registration F-928

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



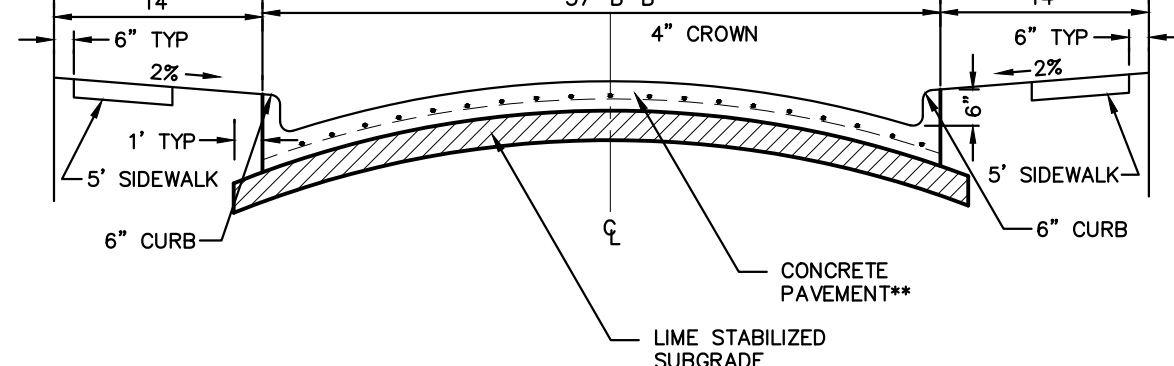
SCALE: 1" = 4,000'

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



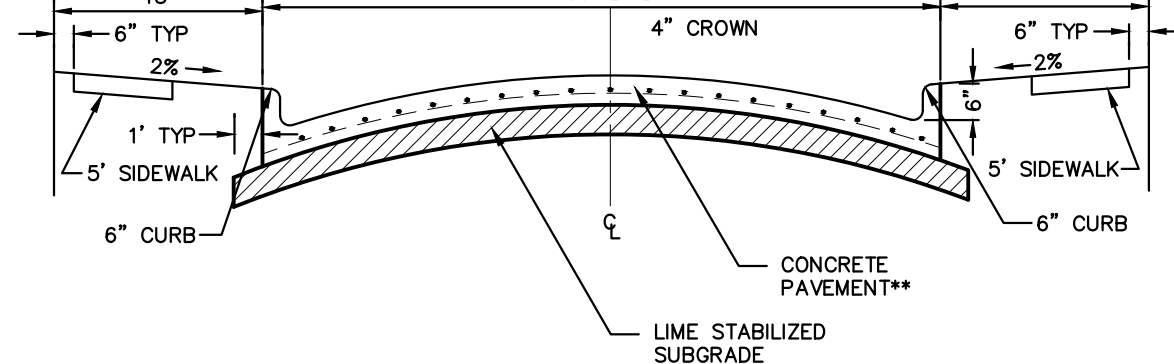
NOTE: PAVEMENT SECTION TO BE CALCULATED BY GEOTECHNICAL ENGINEER FOR MINIMUM 20-YEAR DESIGN, BUT SHALL NOT BE LESS THAN 6" THICK.

NTS



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

NTS



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

NTS

CITY PROJECT NUMBER: XXXXXXXXXX

FOF

HIGH POINTE RANCH

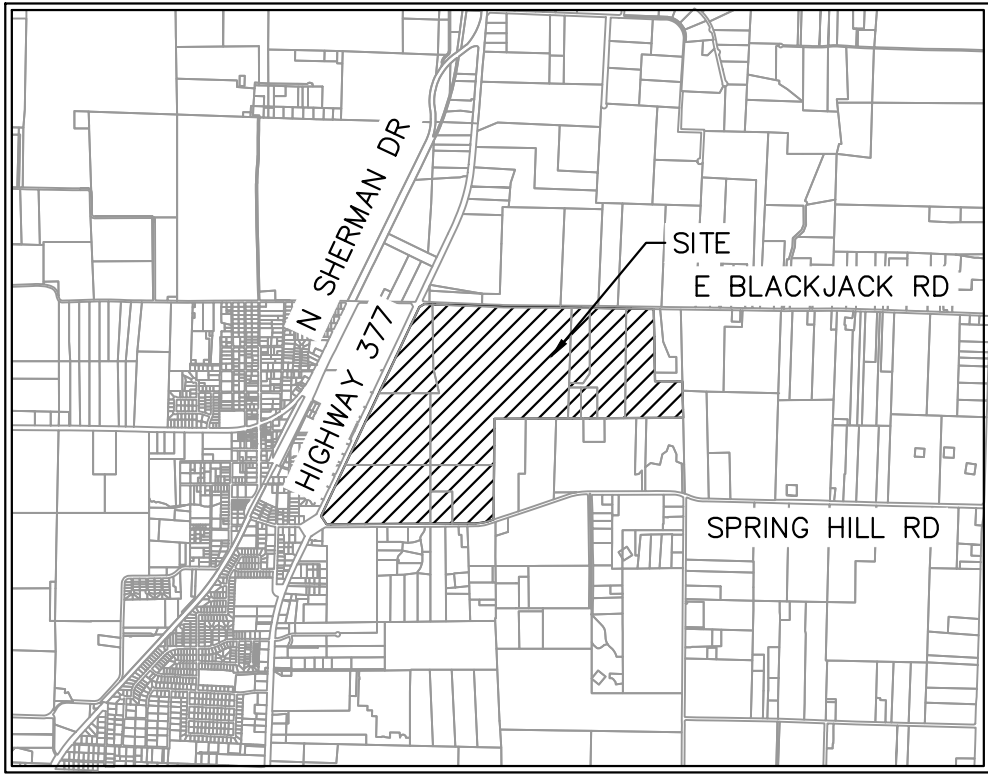
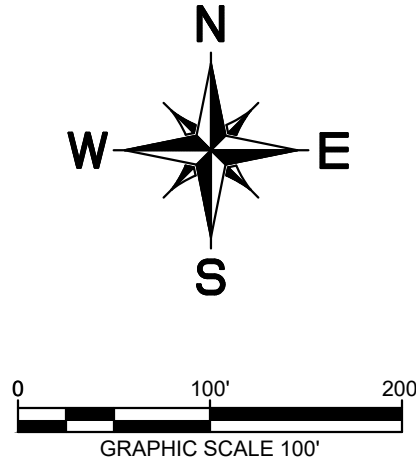
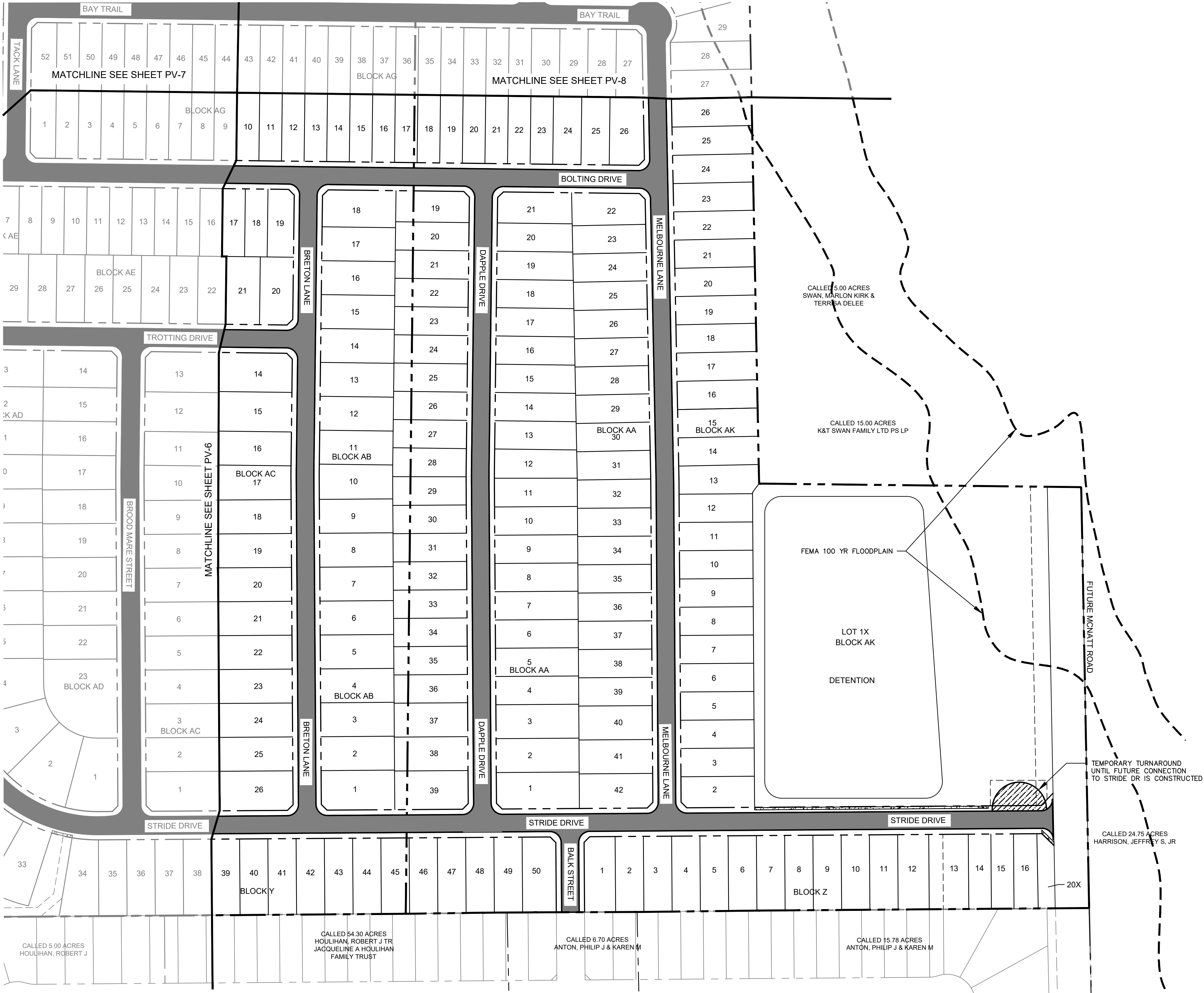
1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES

FRANCISCO TREVIÑO SURVEY, ABSTRACT NO. 1243
AND THE

CITY OF AUBREY, DENTON COUNTY, TEXAS

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) 674-1870 Contact: Chad Vose		OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd., N. Suite 202 Frisco, TX 75034 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 DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE 2020	

PV-8

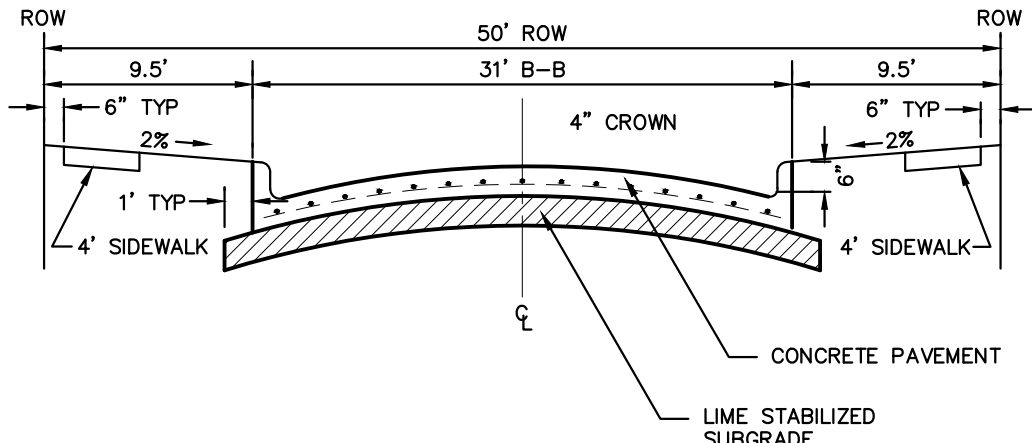


VICINITY MAP

SCALE: 1" = 4,000'

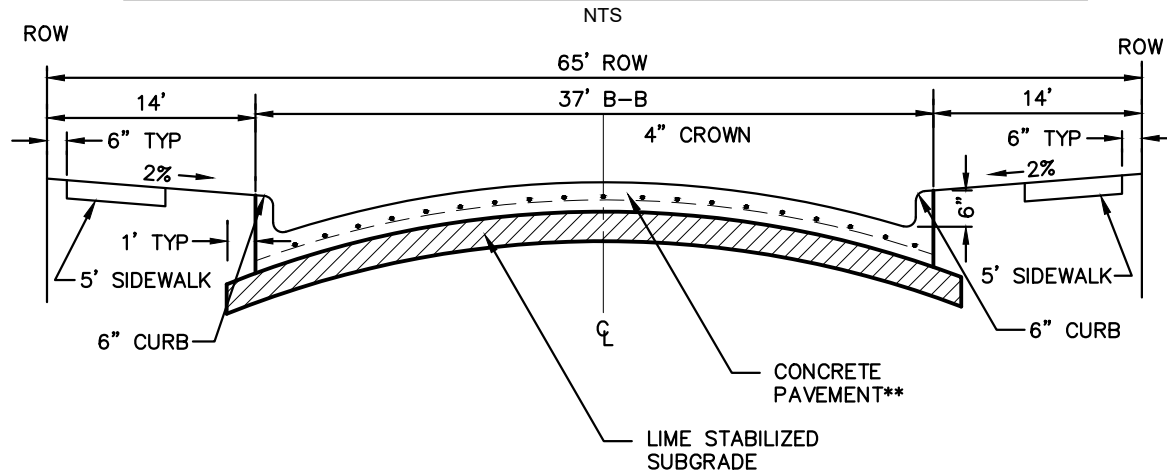
LEGEND

	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



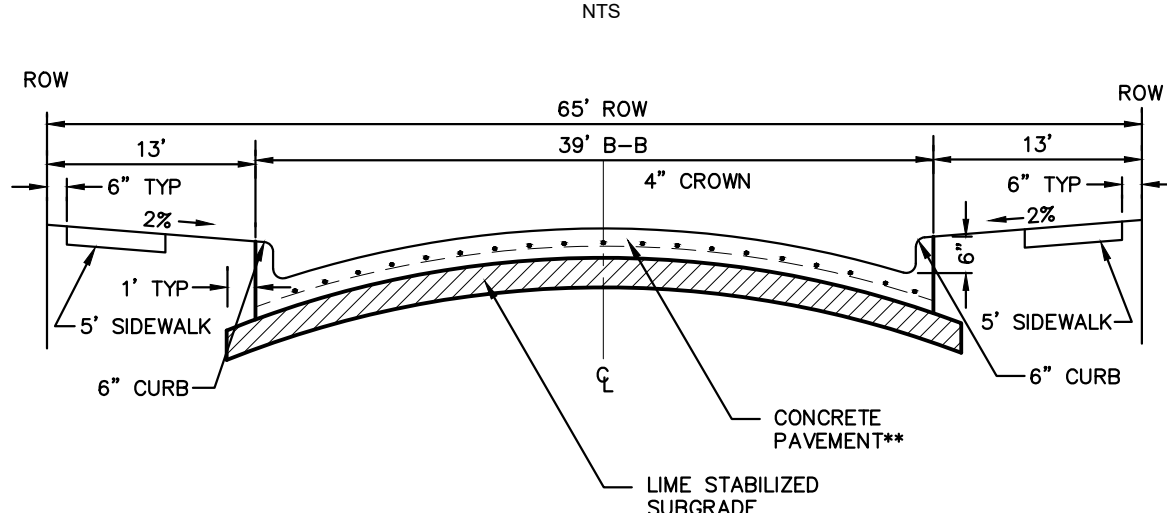
NOTE: PAVEMENT SECTION TO BE CALCULATED BY GEOTECHNICAL ENGINEER FOR MINIMUM 20-YEAR DESIGN, BUT SHALL NOT BE LESS THAN 6" THICK.

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

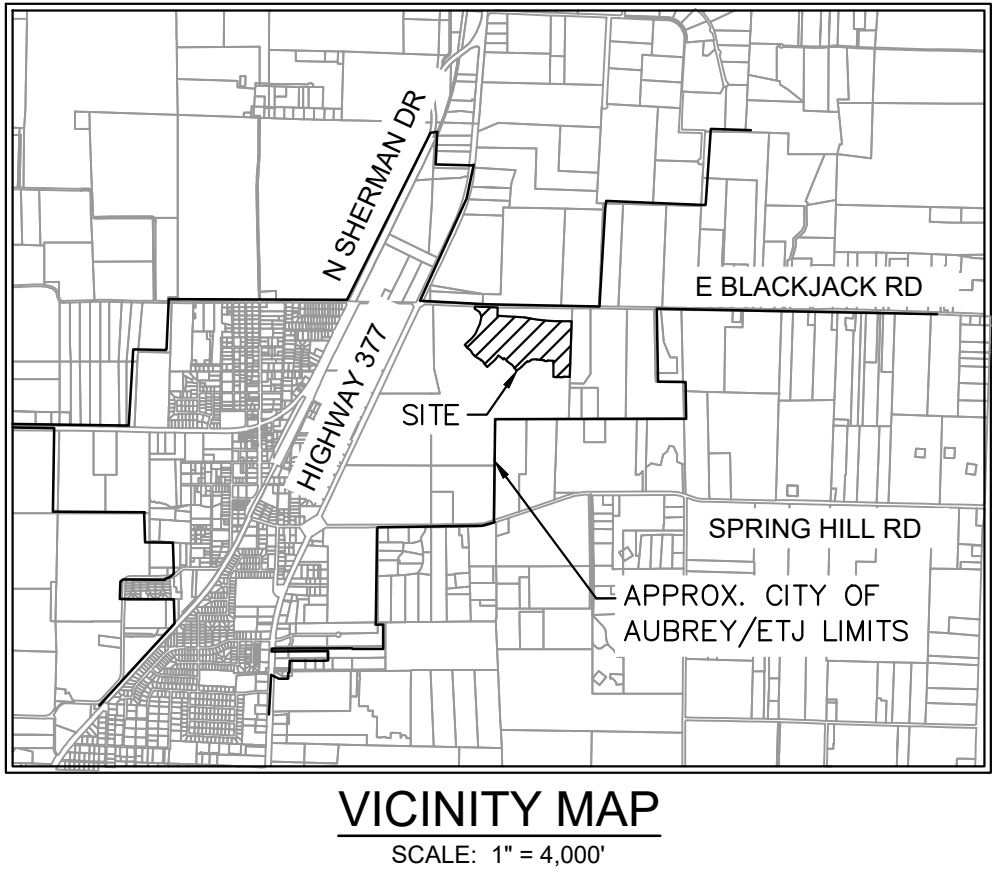
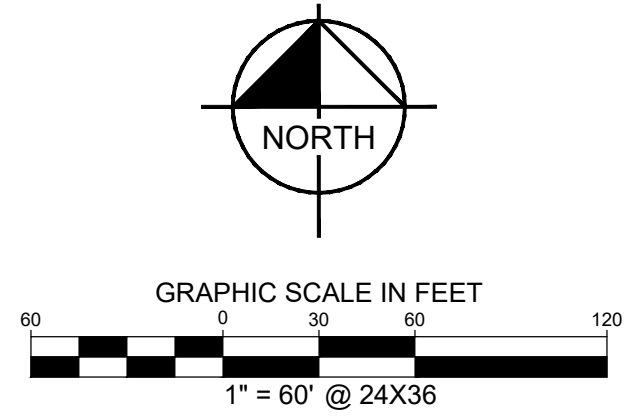
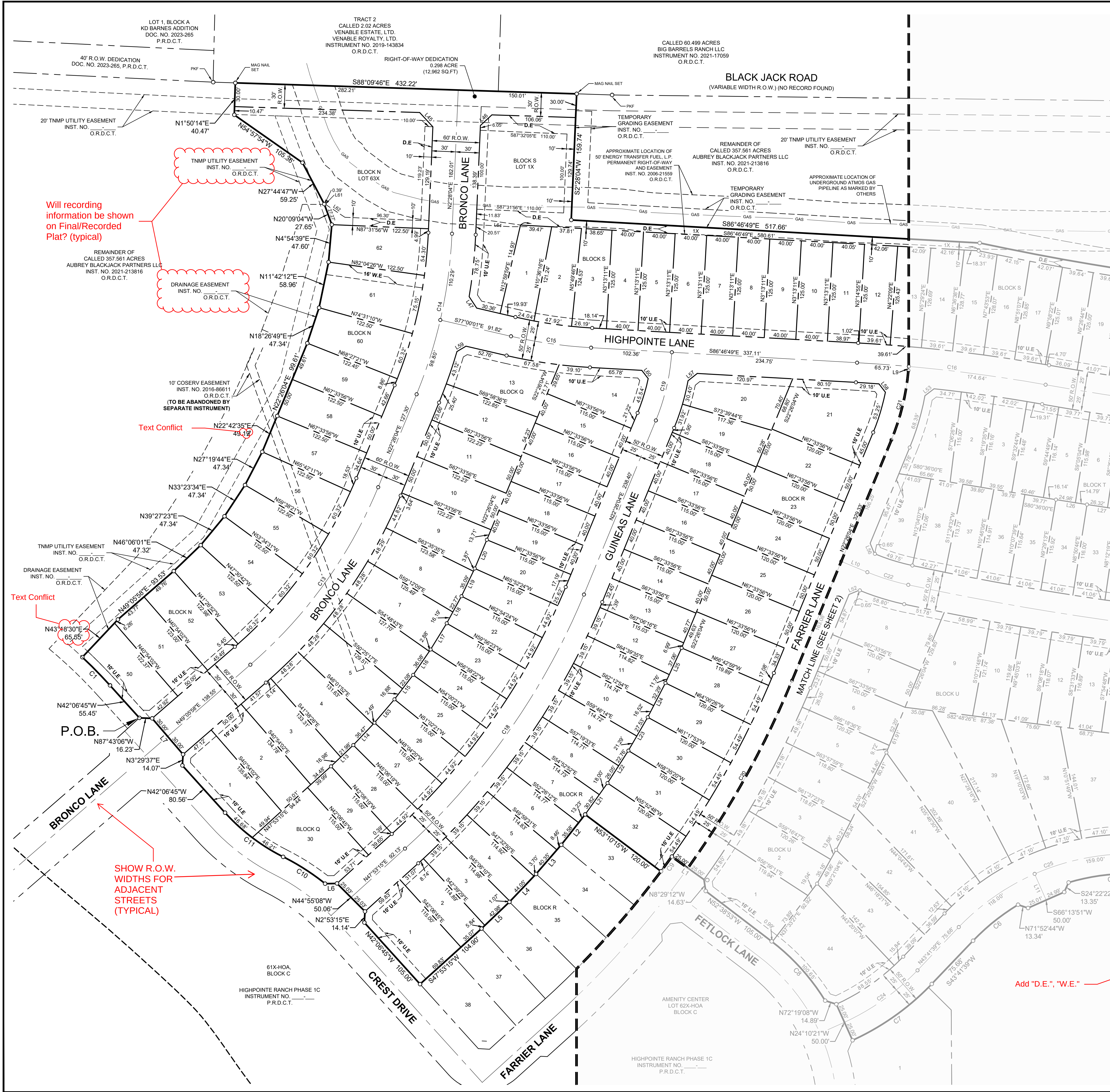
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243

AND THE

IN THE

CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 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 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.
- 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 easements 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
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: 760-755-8110
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.

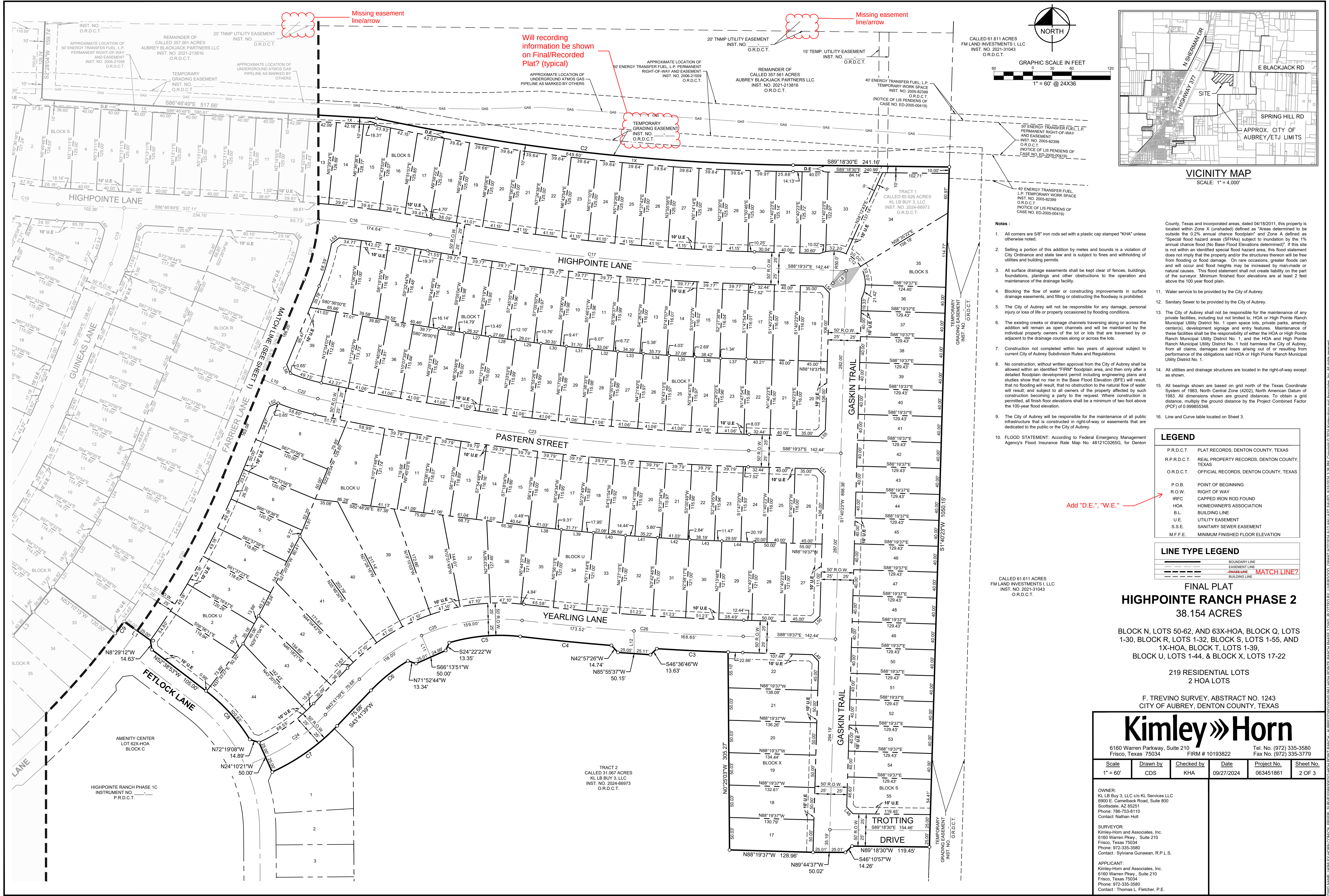
LEGEND

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."



- Notes:**
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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	
RIGHT-OF-WAY 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
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	09/27/2024	063451861	2 OF 3

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KL LB Buy 3, LLC c/o KL Services LLC
6900 E. Camelback Road, Suite 800
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Phone: 760-755-4110
Contact: Nathan Holt

SURVEYOR:
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Frisco, Texas 75034
Phone: 972-335-3580
Contact: Sylviana Gunawan, 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 60.00 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

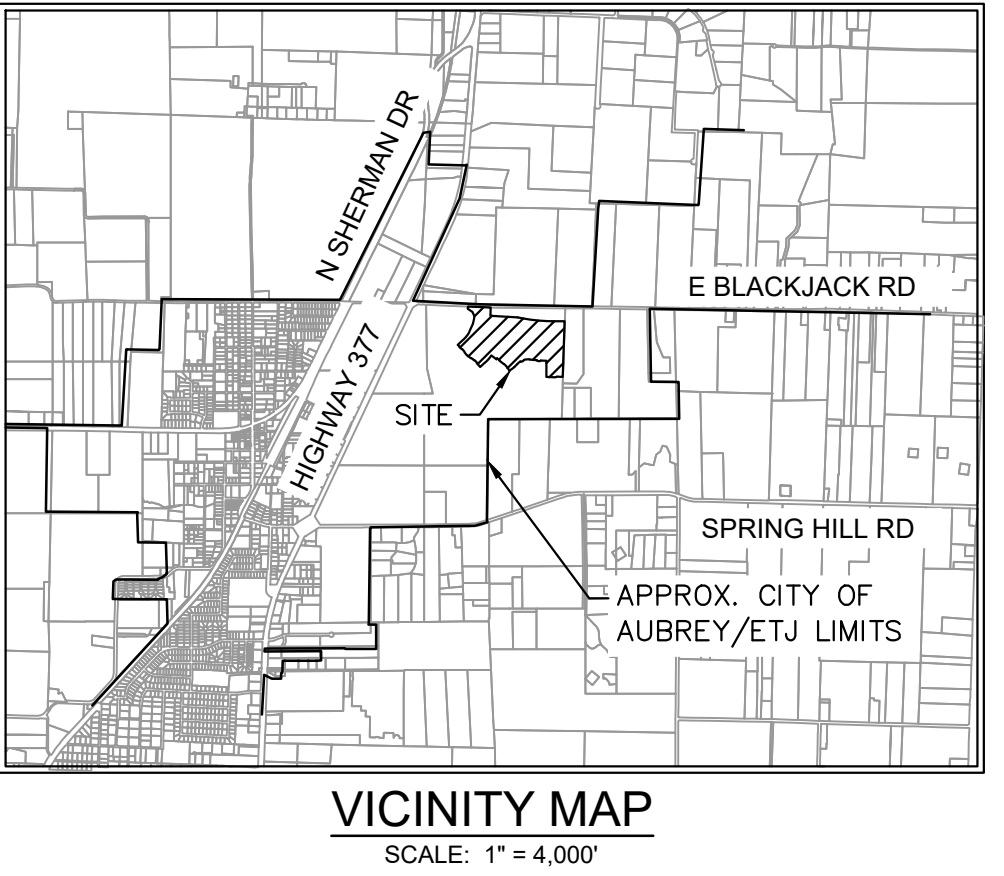
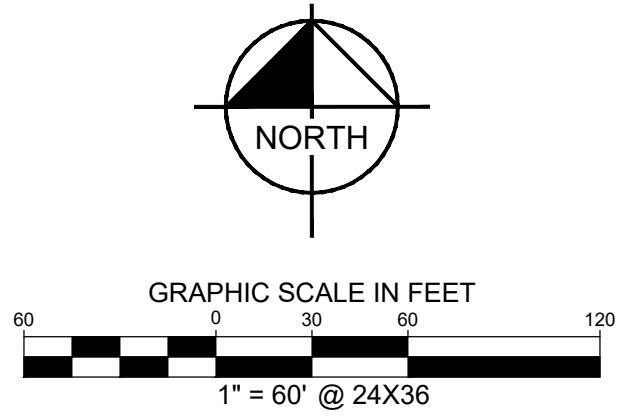
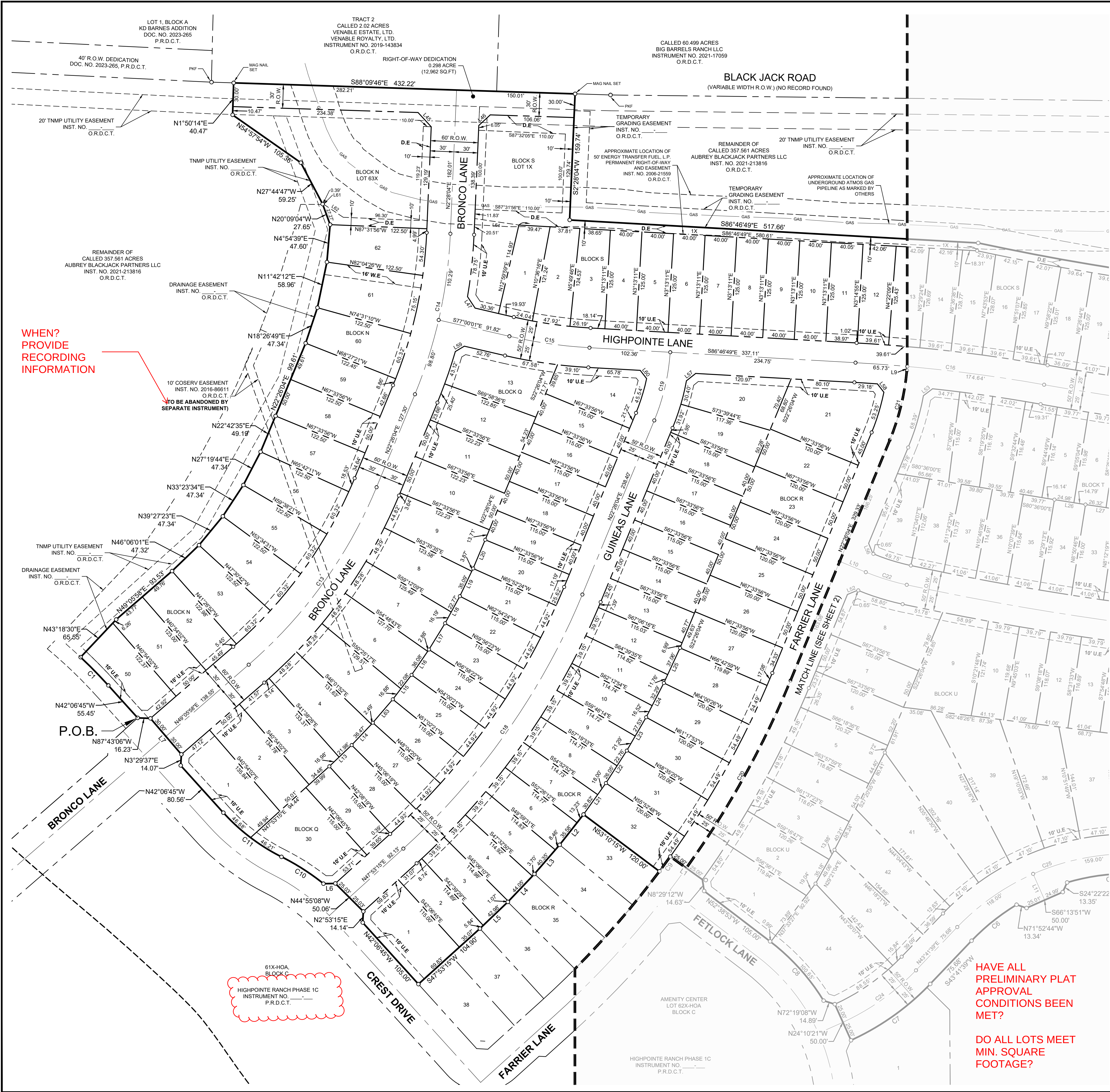
FINAL PLAT
HIGHPOINTE RANCH PHASE 2
38.154 ACRES

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 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.					



- 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 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 0.999853348.
 - 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.					



**City Council Meeting
Staff Report
December 18, 2024**

Agenda Item

Consideration and action on 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 is recommended for approval subject to the following conditions:

1. A 5 foot wall maintenance easement shall be provided for the lots that back or side to Blackjack Road;
2. Blackjack Road shall be one word; and
3. The signage in the landscaping plans shall be approved through a Sign Coordination Plan or other ordinance regulated review process.

The Planning and Zoning Commission unanimously (6-0) recommended approval of the item at their December 12, 2024 meeting.

The City Council may:

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

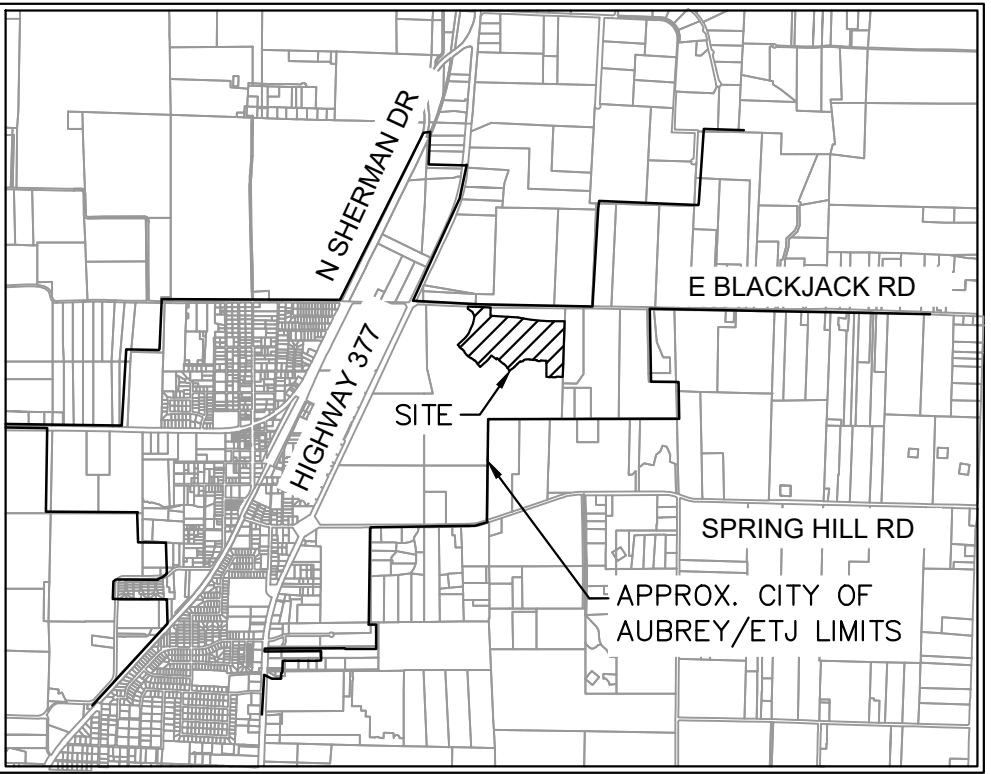
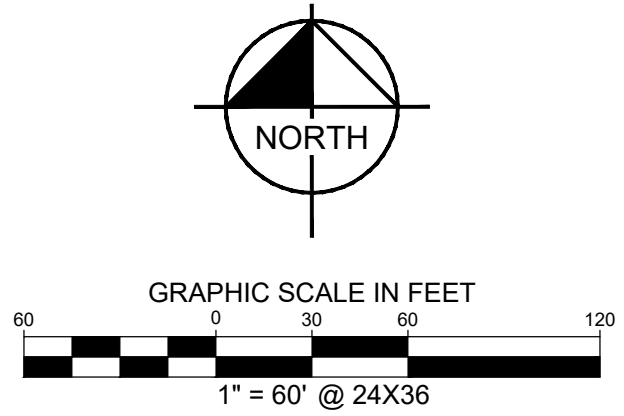
NA

Staff Recommended Action

Approve with Conditions

Staff Recommended Motion

Motion to approve the Final Plat subject to the three conditions listed in the staff report.



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 utility easements 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
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: 766-753-4110
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.

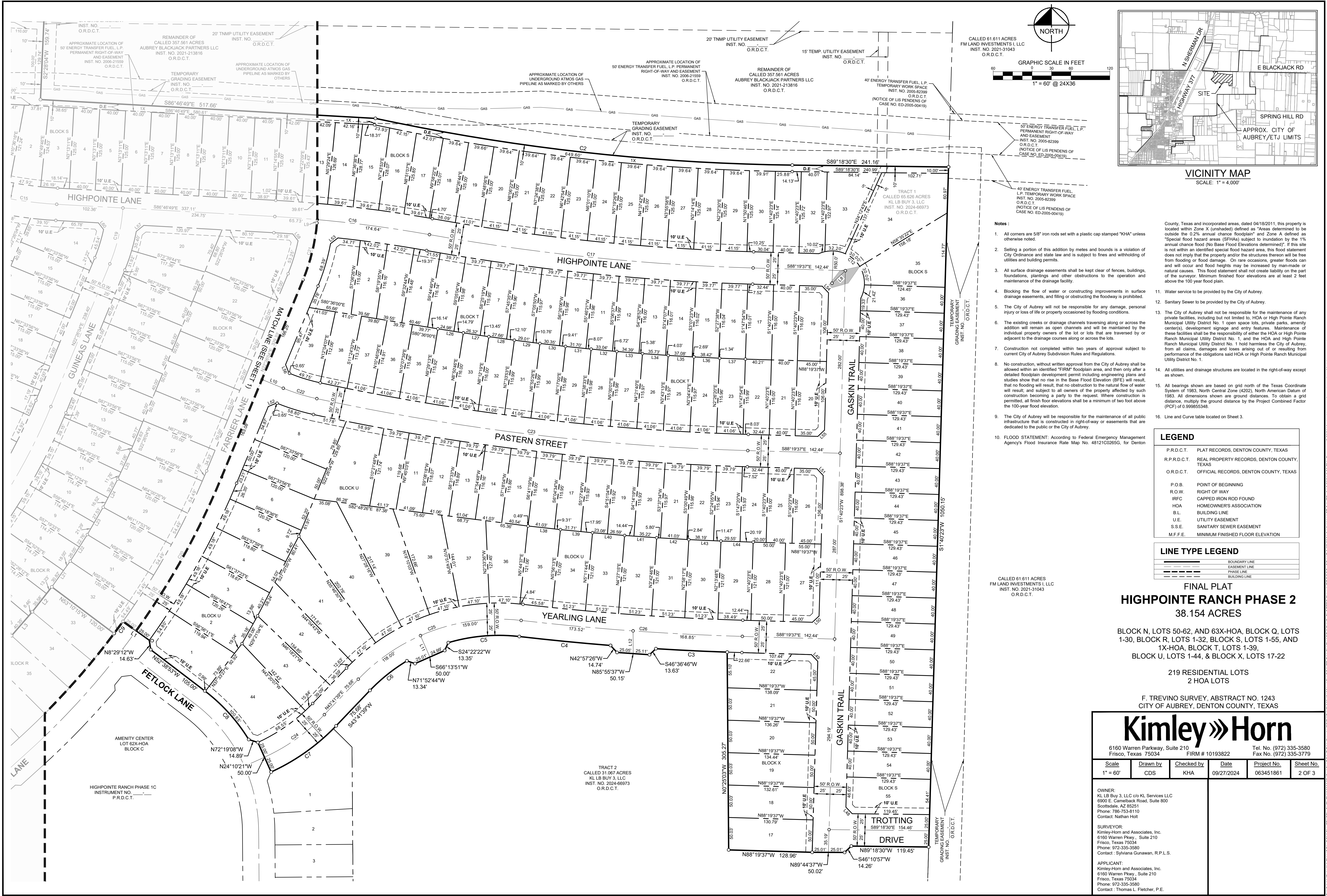
LEGEND

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



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
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SURVEYOR:
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Phone: 972-335-5580
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APPLICANT:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-5580
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.					

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

ENGINEER

Kimley»Horn

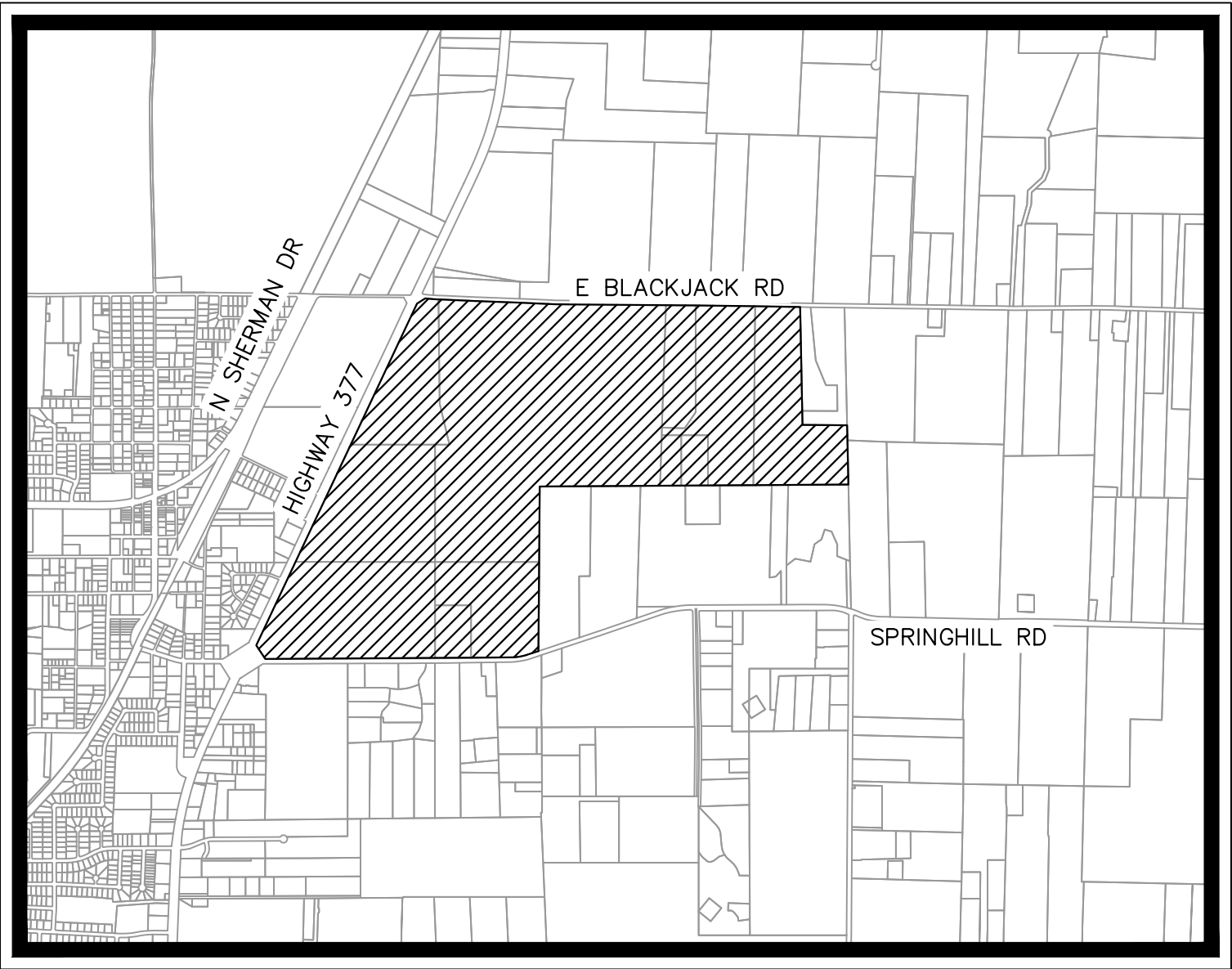
6160 WARREN PKWY SUITE 210
FRISCO, TEXAS 75034
TEL: (972) 335-3580
CONTACT: THOMAS L. FLETCHER, P.E.

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



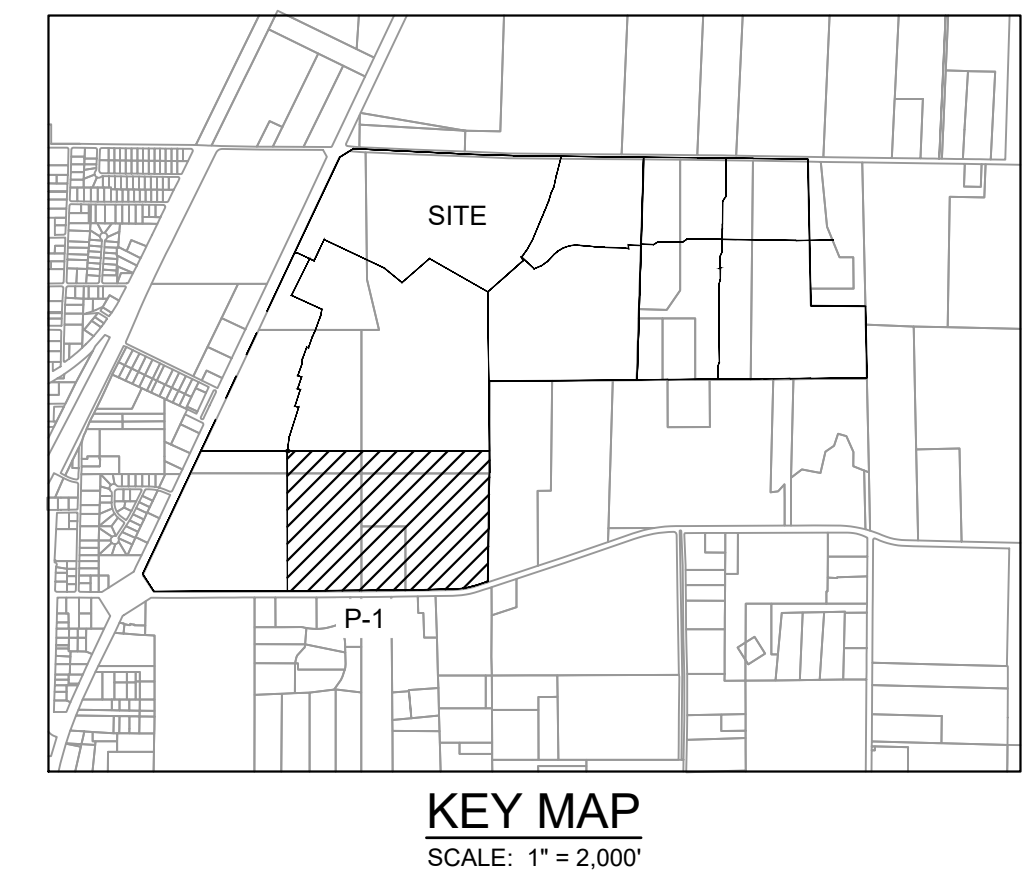
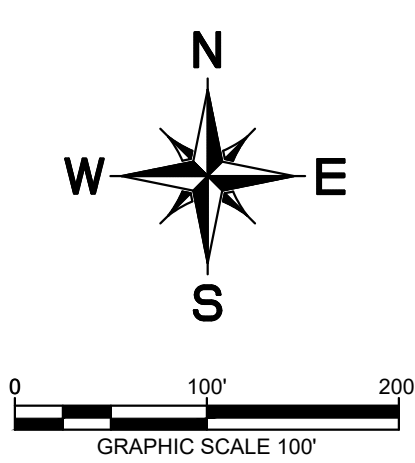
VICINITY MAP
SCALE: 1" = 2,000'

FEBRUARY 2022

SHEET INDEX

Sheet Number	Sheet Title
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

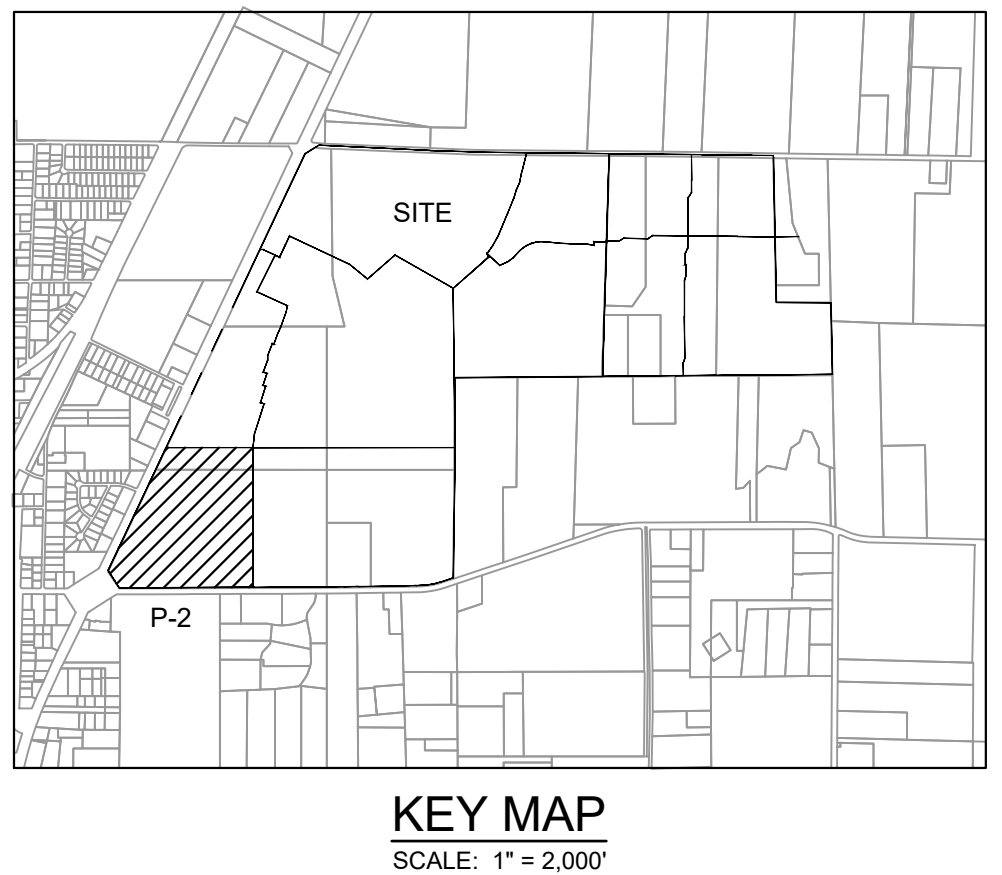
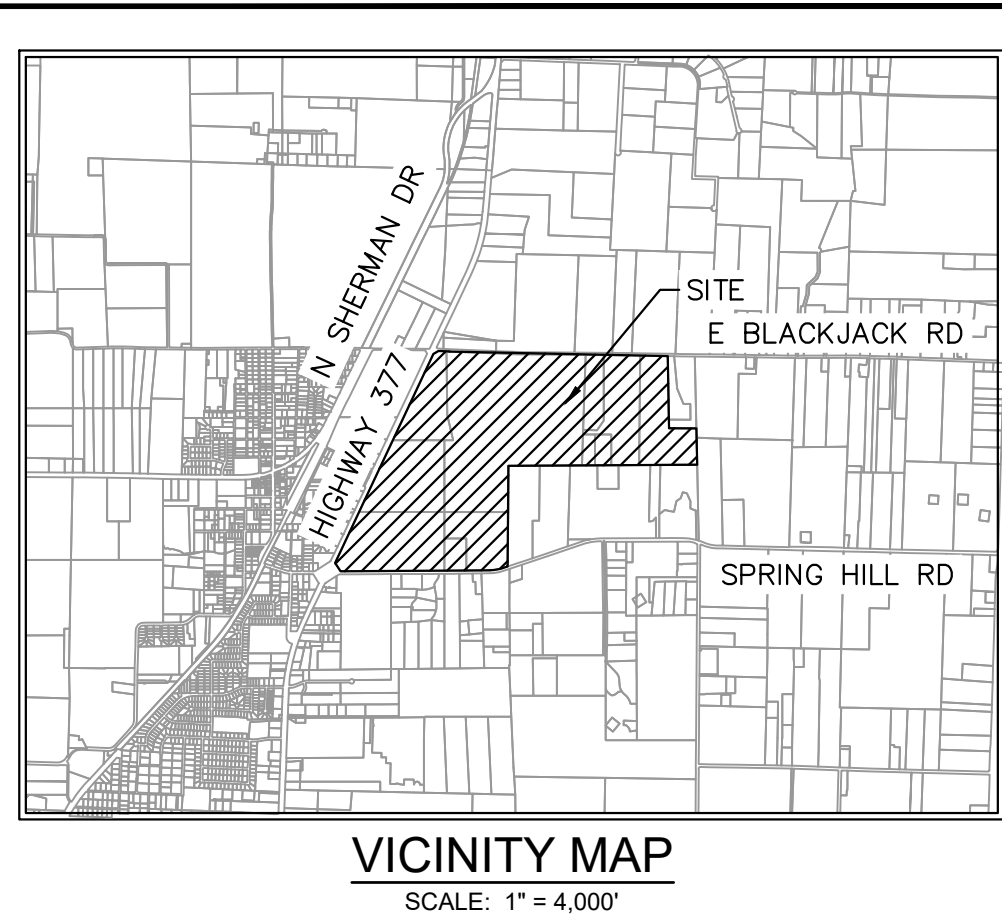
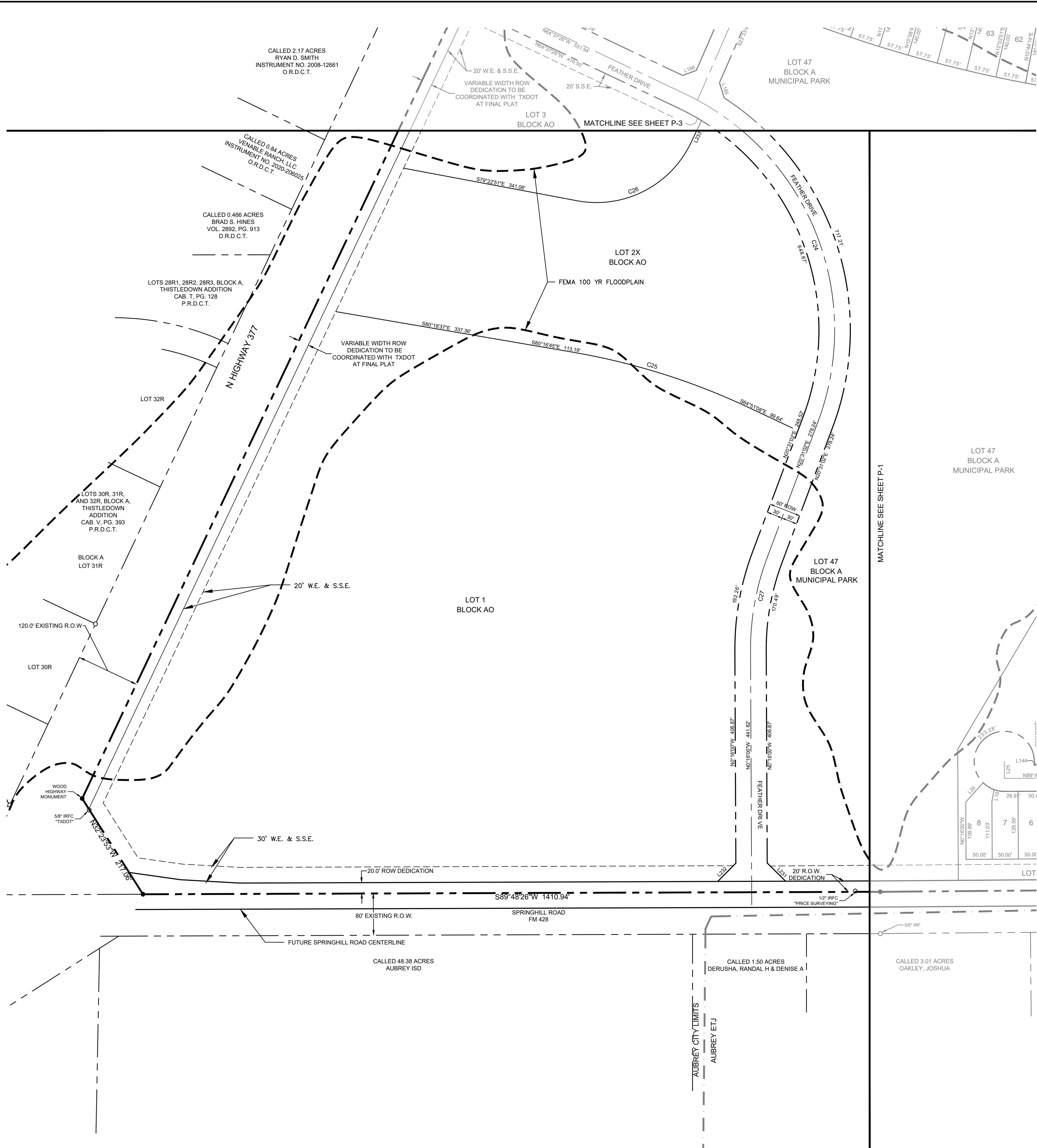
1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES

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

CITY OF 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		DAWN		TLF		AS SHOWN		SEPT. 2021		2020.03			

PLATTED BY: FRANCIS, JEFFREY, 20200215 4:46 PM
DRAWN NAME: KJRI CIVIL/FRISCO SINGLE FAMILY PURSUITS_P-1 PRELIMINARY PLATTING PRELIMINARY PLAT (2)
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.



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

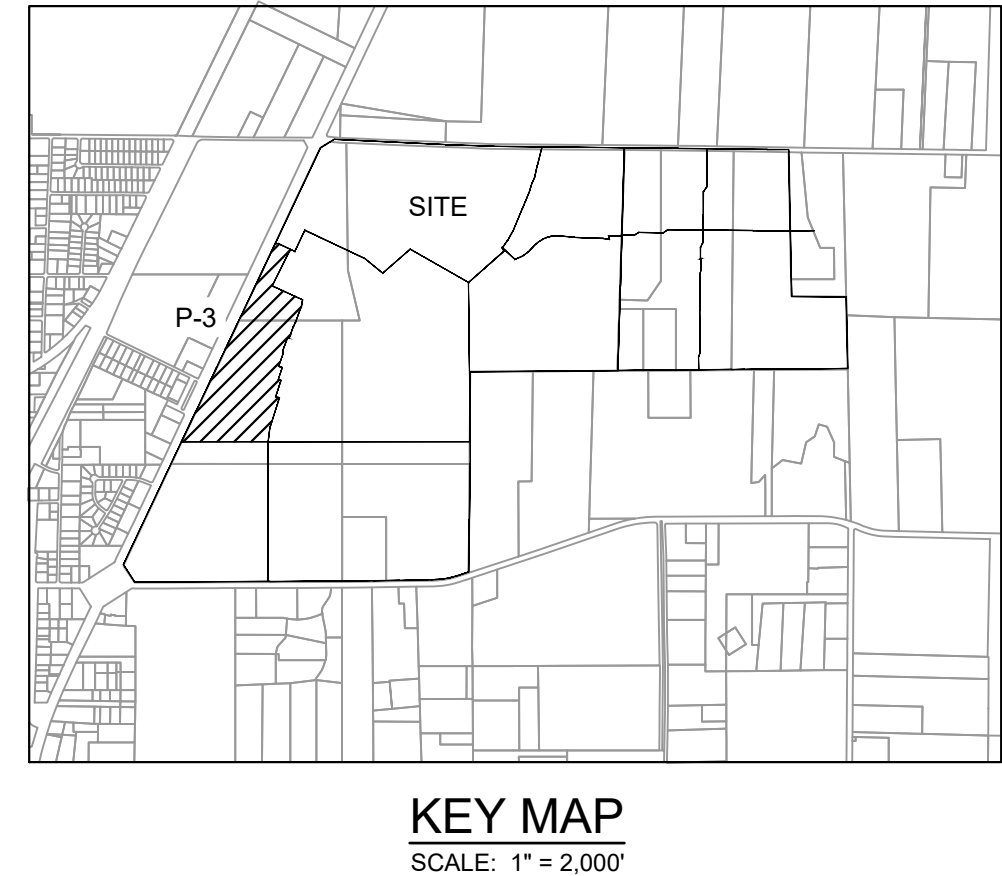
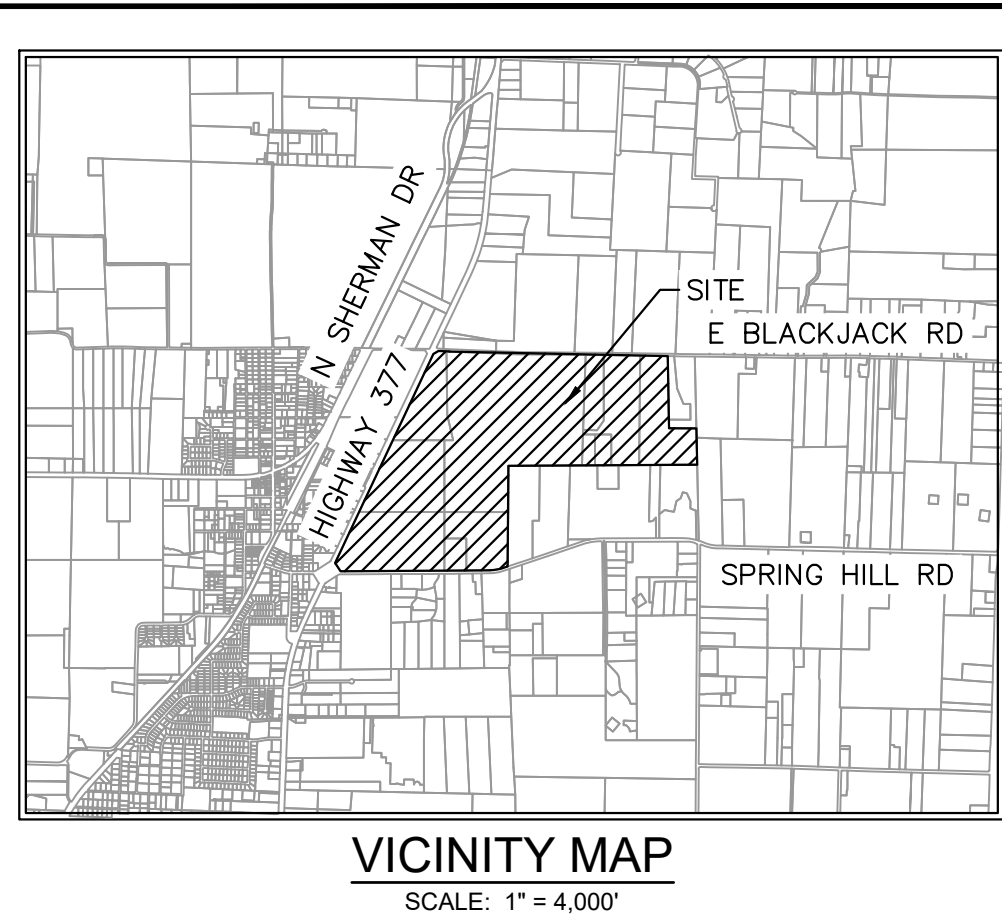
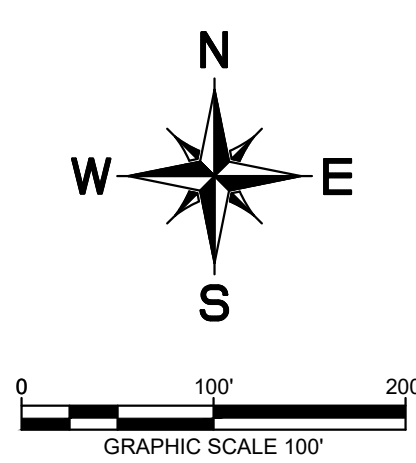
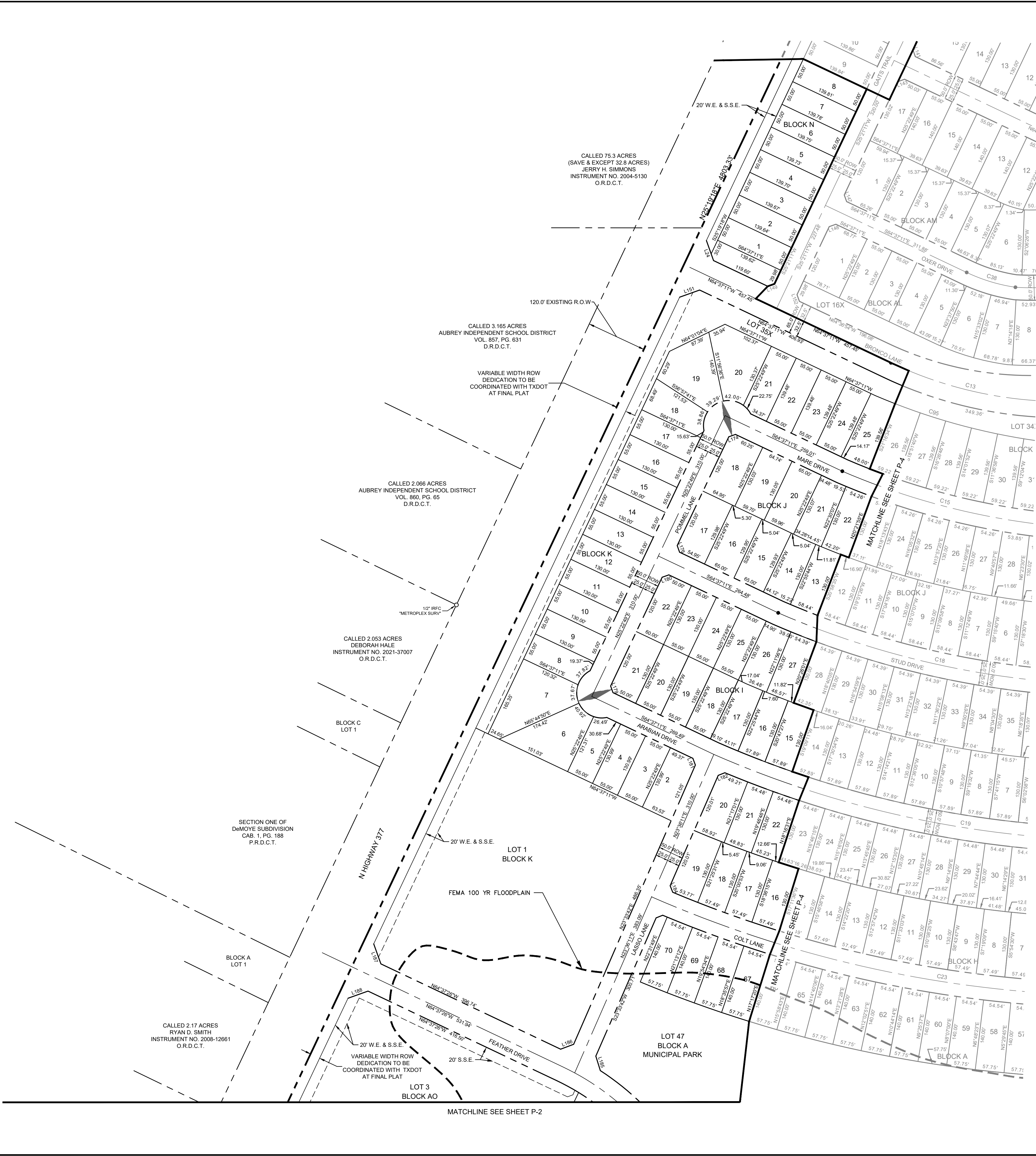
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CITY PROJECT NUMBER: XXXXXXXXX

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

P-2



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

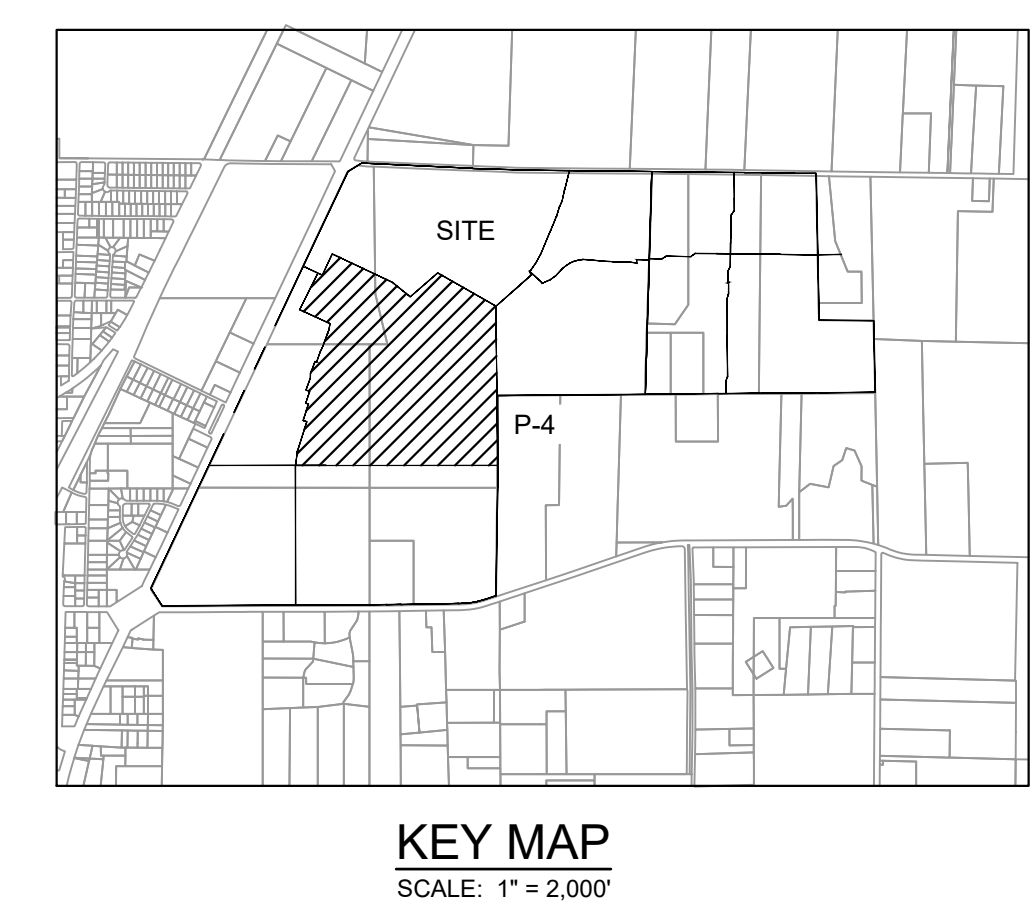
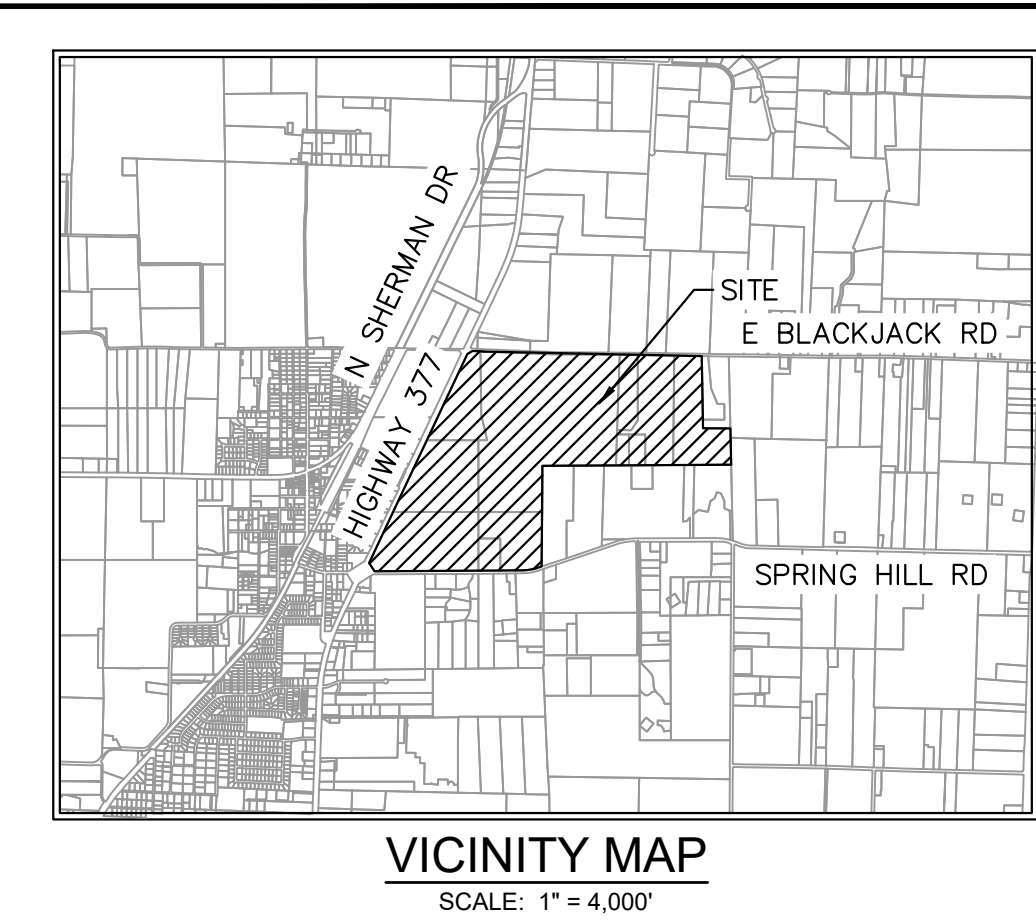
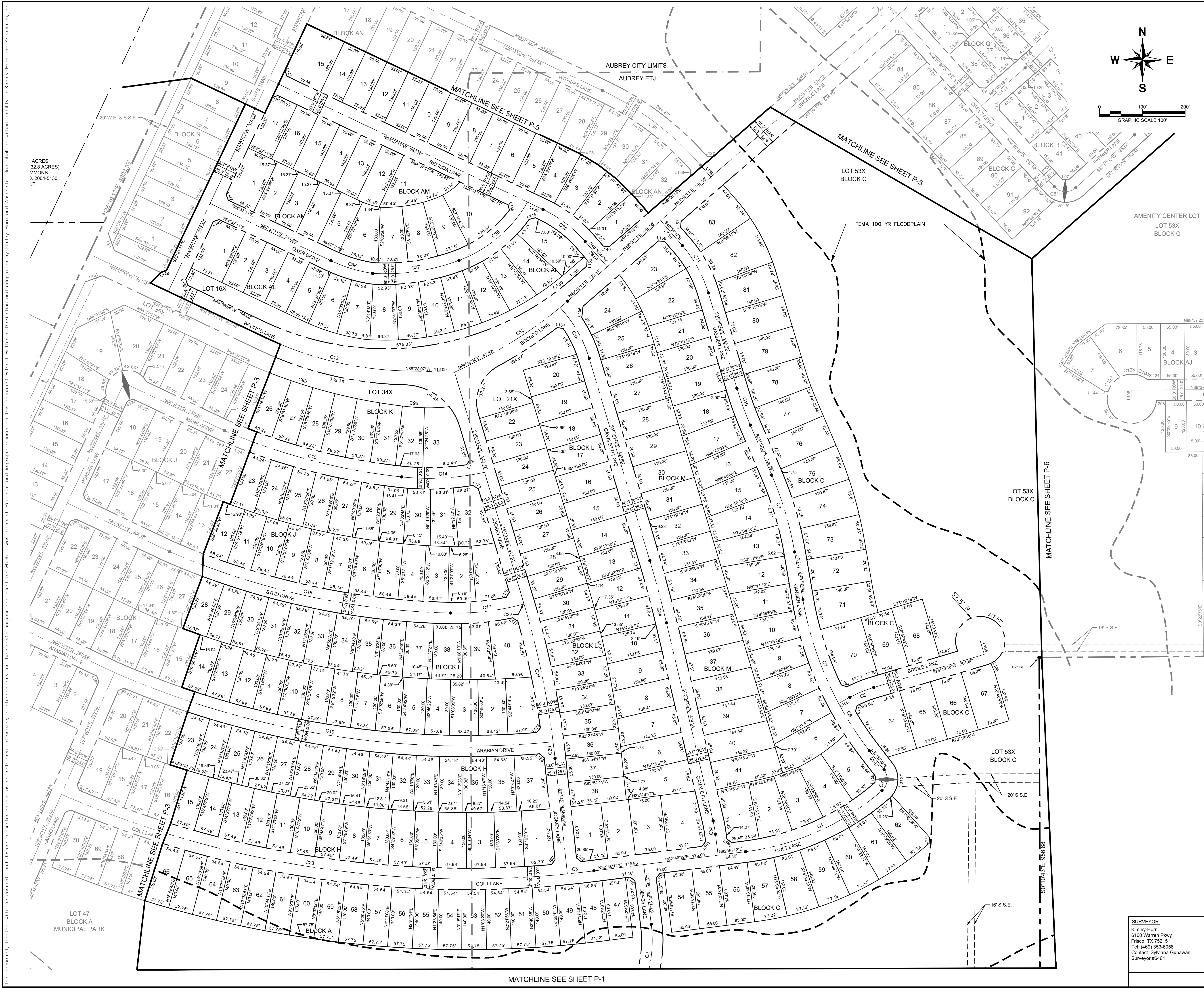
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 - 4) ALL FEMA FLOOD ZONES INDICATE A FLOODPLAIN & DRAINAGE EASEMENT.
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 - 6) ALL OPEN SPACES WILL BE FLOODPLAIN & DRAINAGE EASEMENTS.
 - 7) LOT 70X, BLOCK N, LOT 72X, BLOCK S AND LOT 29X, BLOCK A 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.

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 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. 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-3

PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 09/20/2023
DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 09/20/2023
CHECKED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 09/20/2023
SCALE: AS SHOWN
SHEET: 1 OF 1
PROJECT: HIGH POINTE RANCH
SUBJECT: PRELIMINARY PLAT
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, AS AN INSTRUMENT OF SERVICE, 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.



LEGEND	
D.R.D.C.T.	OFFICIAL RECORDS
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

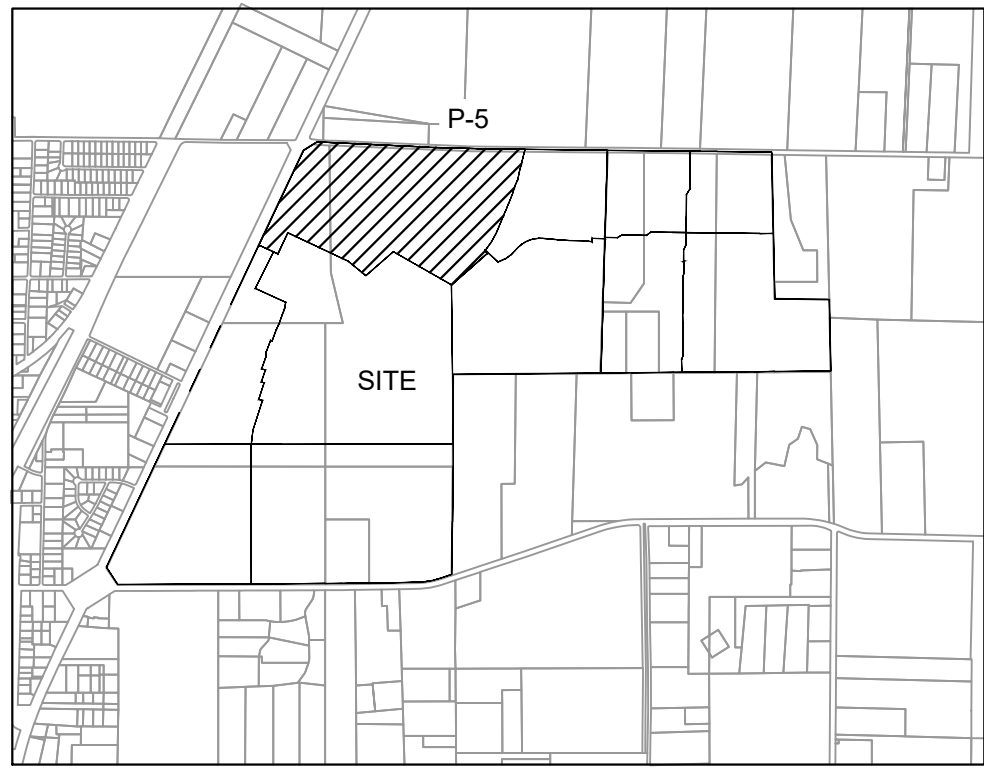
LINE TYPE LEGEND	
---	MATCH LINE
---	EASEMENT LINE
---	PHASE LINE
---	RIGHT-OF-WAY LINE
---	100-YEAR FLOODPLAIN
---	AUBREY CITY LIMITS

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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 4514 Cole Ave., Suite 1650 Frisco, TX 75025 Tel: (469) 353-6058 Contact: Sylvia Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Frisco, TX 75025 Tel: (214) 674-5725 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 DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN
DATE SEPT. 2021	DATE SEPT. 2021	DATE SEPT. 2021	DATE SEPT. 2021
DATE 20201003	DATE 20201003	DATE 20201003	DATE 20201003
DATE 20201003	DATE 20201003	DATE 20201003	DATE 20201003

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 ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST KIMLEY-HORN AND ASSOCIATES, INC. BY ANY THIRD PARTY AS A RESULT OF SUCH UNAUTHORIZED USE. THIS AGREEMENT SHALL BE GOVERNED BY THE LAWS OF THE STATE OF TEXAS. THE USER OF THIS DOCUMENT AGREES TO INDEMNIFY AND HOLD KIMLEY-HORN AND ASSOCIATES, INC. HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST KIMLEY-HORN AND ASSOCIATES, INC. BY ANY THIRD PARTY AS A RESULT OF SUCH UNAUTHORIZED USE. THIS AGREEMENT SHALL BE GOVERNED BY THE LAWS OF THE STATE OF TEXAS.

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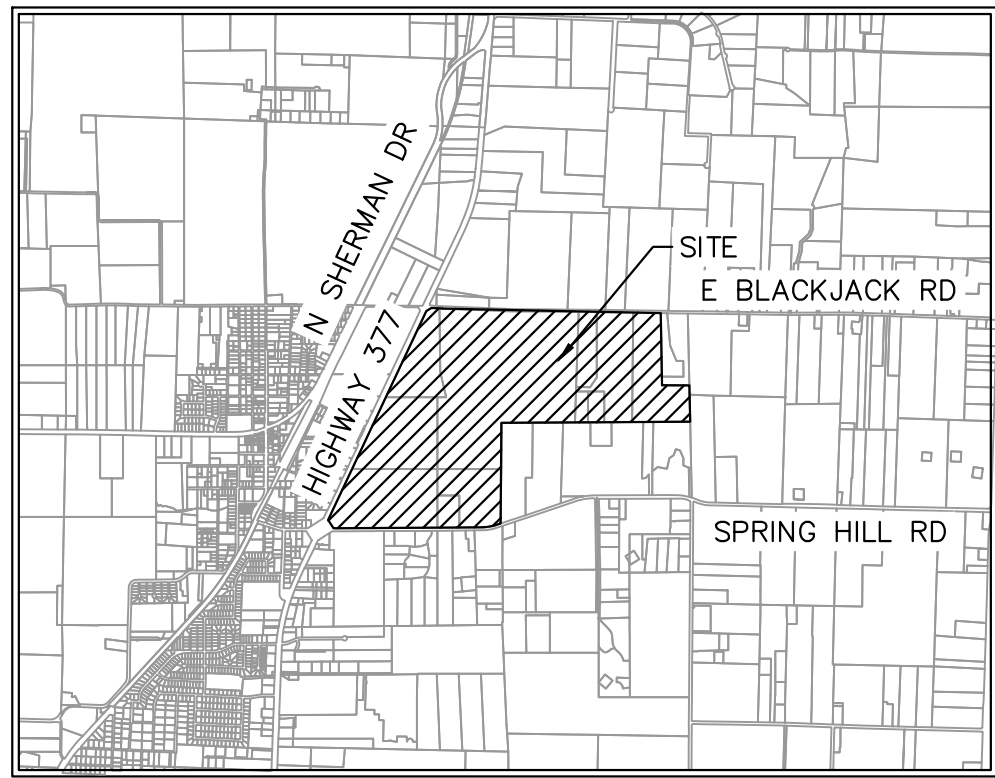
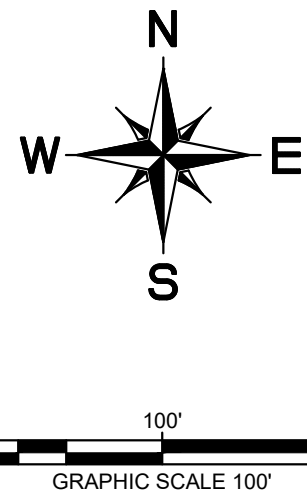
KEY MAP
SCALE: 1" = 2,000'

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

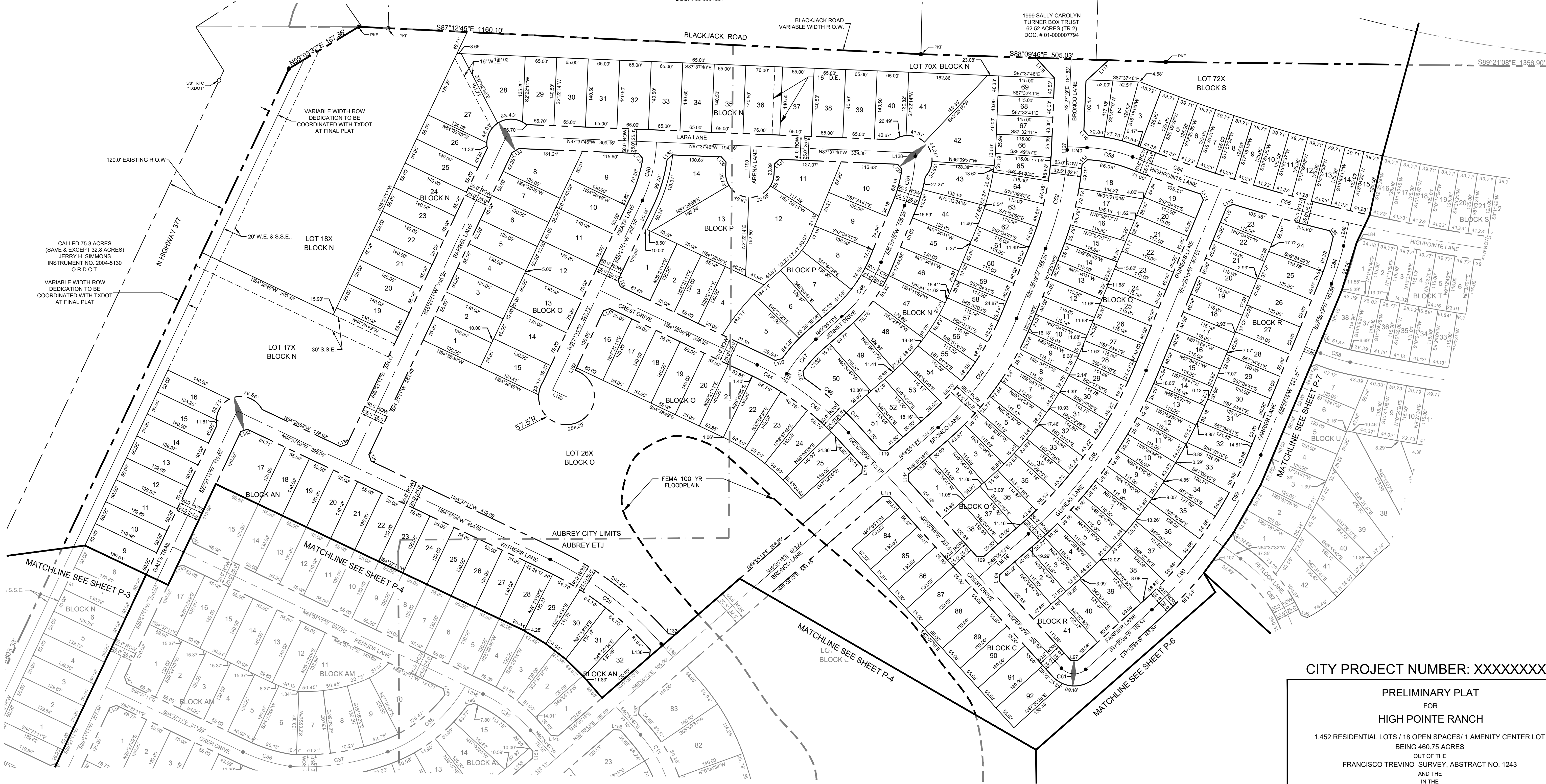
TEXAS WEATHER
INSTRUMENTS, INC
0.538 ACRE
DOC. # 07-000023674

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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



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
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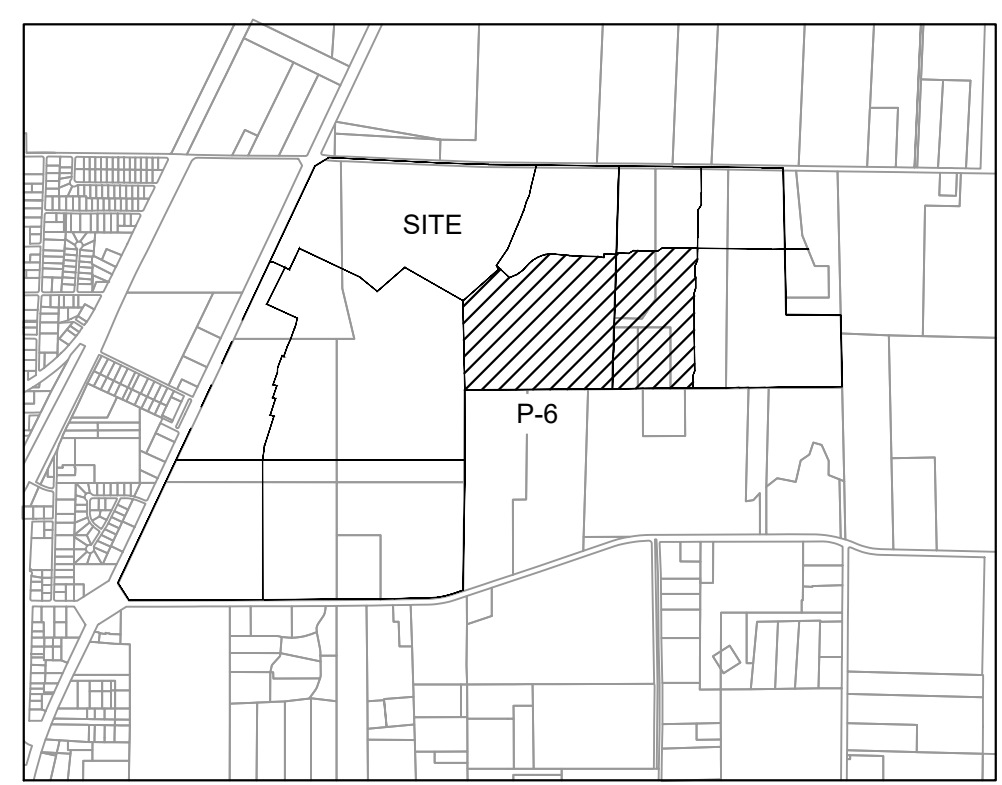
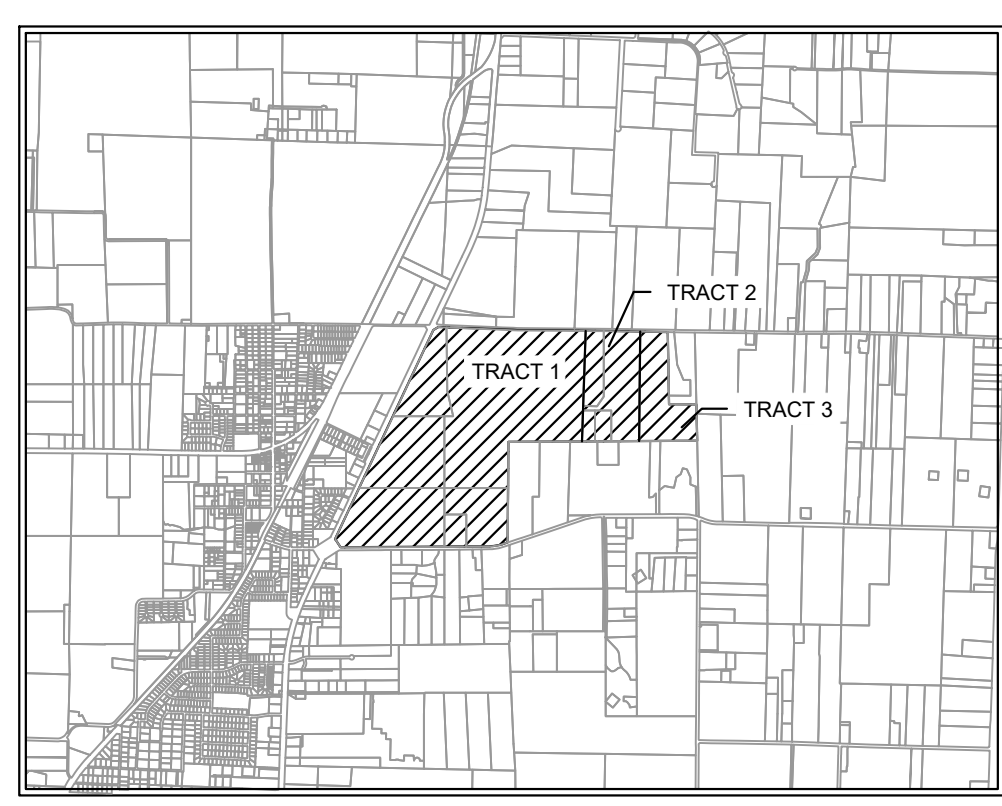
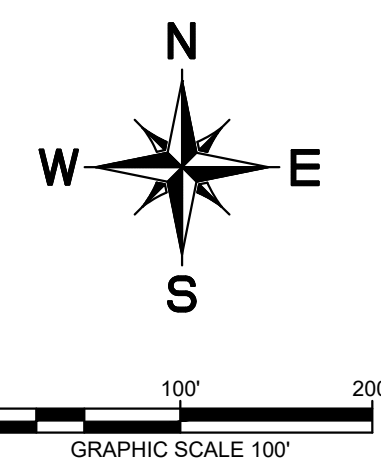
SURVEYOR:
Kimley-Horn
6160 Warren Pkwy
Frisco, TX 75025
Tel: (469) 353-6058
Contact: Sylvia Gunawan
Surveyor #6461

OWNER/DEVELOPER:
Aubrey Blackjack Partners, LLC
4514 Cole Ave., Suite 1650
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 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

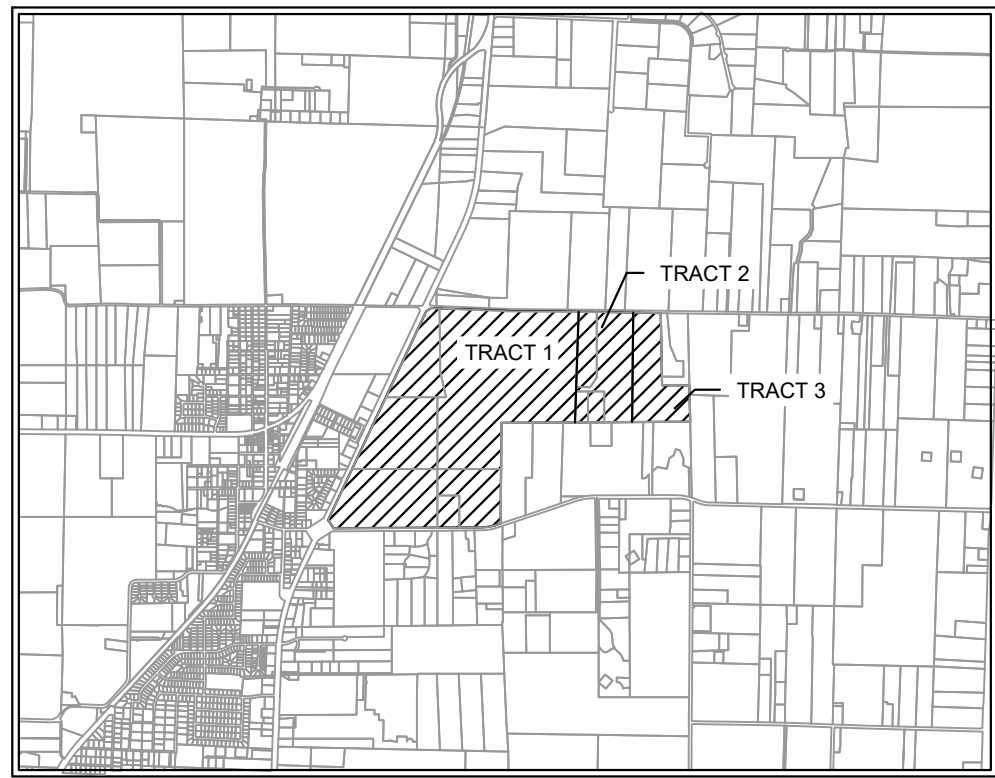
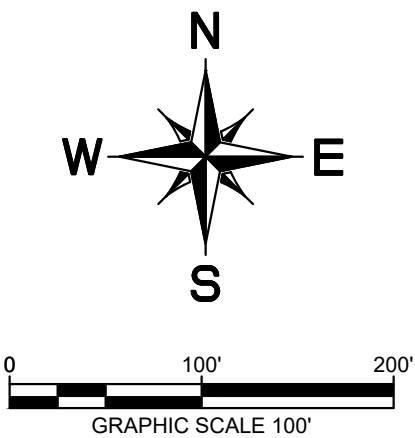
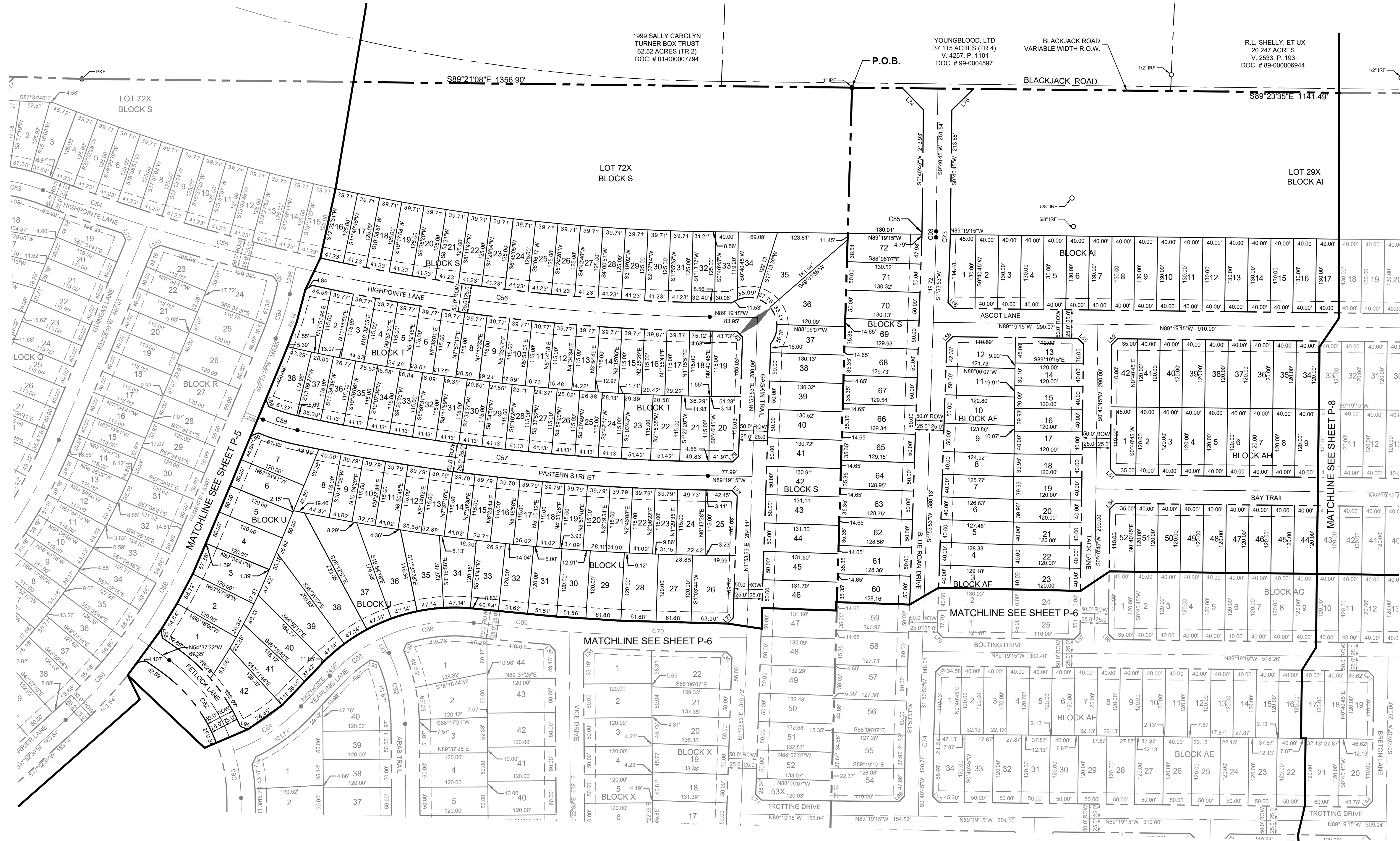


LEGEND	
D.R.C.T.	OFFICIAL RECORDS
HOA	HOMEOWNER'S ASSOCIATION
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U.E.	UTILITY EASEMENT
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R.O.W.	RIGHT-OF-WAY
STREET NAME CHANGE	
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---	MATCH LINE
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---	100-YEAR FLOODPLAIN
---	AUBREY CITY LIMITS

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 - 5) EXISTING FEMA FLOOD ZONES ARE LOCATED WITHIN FEMA FIRM PANEL NO. 48121C0265G.
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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						
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-6
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103	



LEGEND	
D.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY, TEXAS
HOA	HOMEOWNERS ASSOCIATION
B.L.	BUILDING LINE
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S.S.E.	SANITARY SEWER EASEMENT
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LINE TYPE LEGEND	
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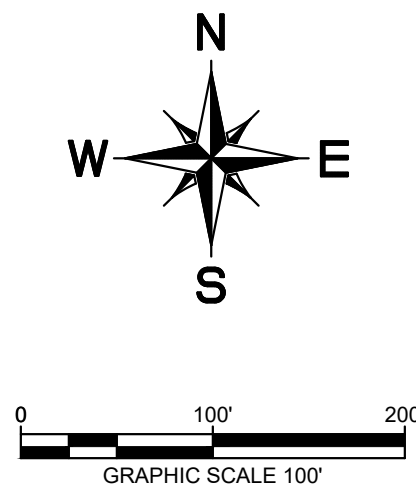
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SURVEYOR:		OWNER/DEVELOPER:		ENGINEER:	
Kimley-Horn 138 Old Town Blvd., Suite 202 Frisco, TX 75025 Tel: (469) 353-6058 Contact: David Marks & Walter Foss		Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose		Kimley-Horn 138 Old Town Blvd., Suite 202 Frisco, TX 75025 Tel: (972) 335-3580 Contact: Thomas Fletcher, P.E. Registration F-928	
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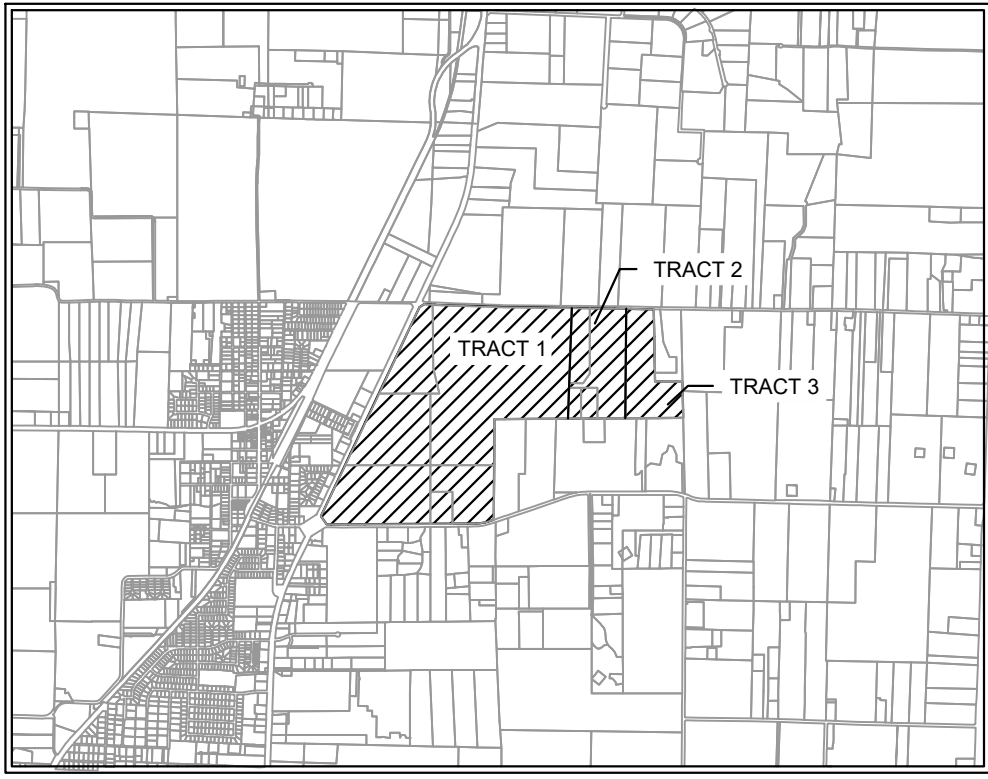
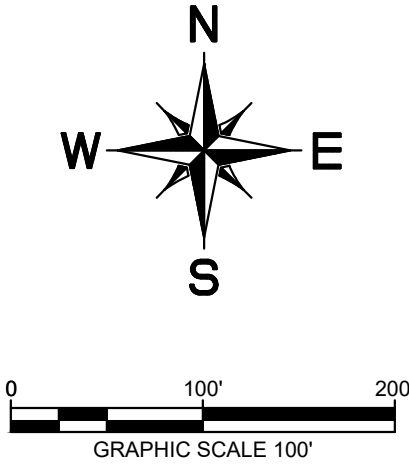
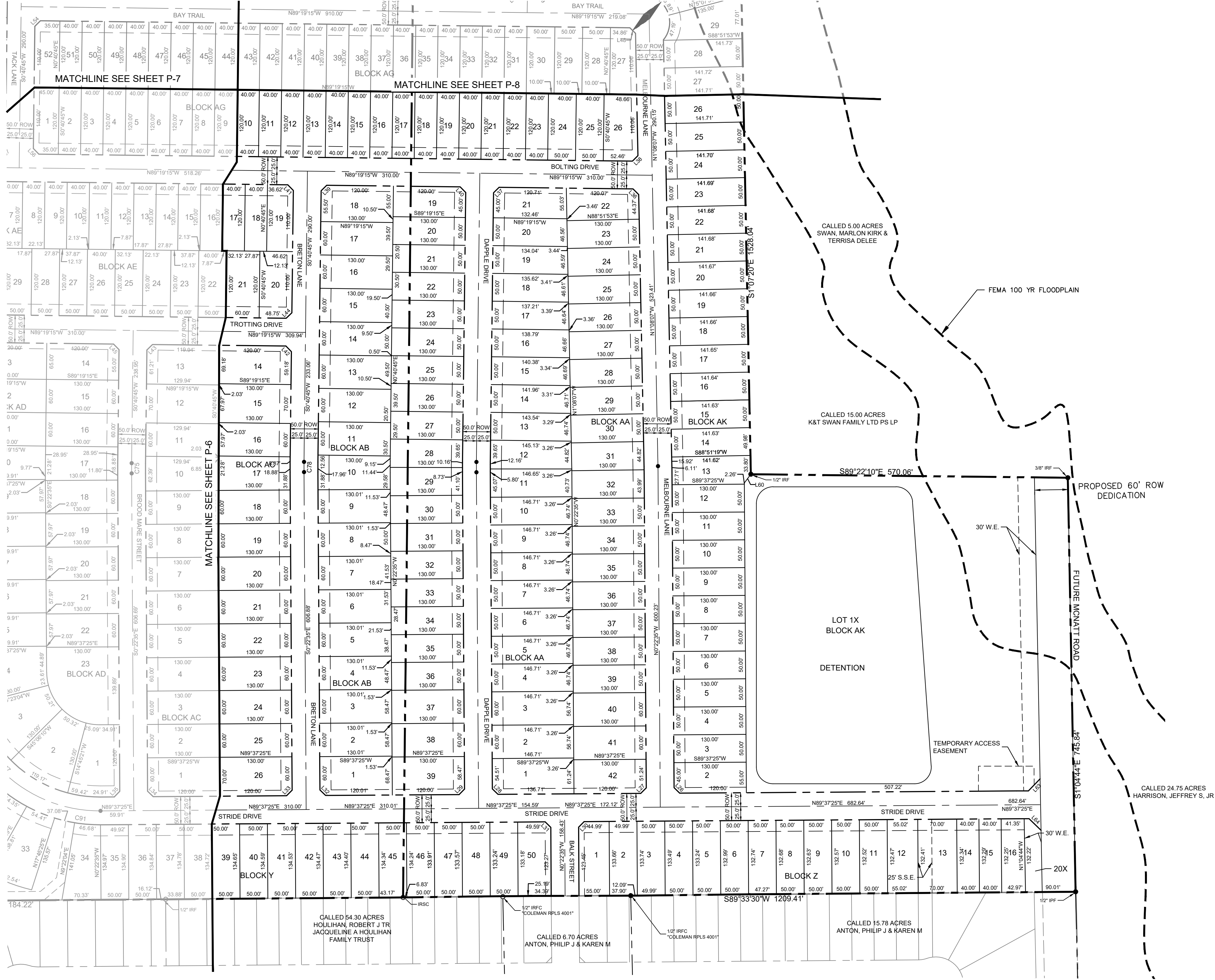


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SURVEYOR: Kimley-Horn 6180 Warren Pkwy Frisco, TX 75751 Tel: (469) 353-6058 Contact: Sylvia Gunaunaw Surveyor #8641	OWNER/DEVELOPER Aubrey Blackack Partners, LLC 2514 Cole Ave. Dallas, TX 75205 Tel: (214) 674-5670 Contact: Chad Vose	OWNER/DEVELOPER FM Land Investments I, LLC 138 Old Court Blvd. N., Suite 202 Arling, TX 76010 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER:  6180 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-5800 Contact: Thomas Fletcher, P.E. Registration F-928			
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	P-8
DKT	DKT	DKT	AS SHOWN	SEP. 2021	2020103	



VICINITY MAP
SCALE: 1" = 4,000'



KEY MAP
SCALE: 1" = 2,000'

LEGEND	
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HOA	HOMEOWNERS ASSOCIATION
B.L.	BUILDING LINE
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AND THE
IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR:		OWNER/DEVELOPER:		ENGINEER:	
Kimley-Horn 6160 Warren Pkwy Frisco, TX 75025 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 130 Old Town Blvd., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss Registration F-928	
DESIGNED	DRAWN	CHECKED	SCALE	DATE	PROJECT NO.
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103

PLATTED BY: FRANKLIN, BECKER, & ASSOCIATES, INC. DATE: 04/18/2021, 2:30 PM. DRAWING NAME: KJPR CIVIL/FRISCO SINGLE FAMILY PURSUITS_2020/2020/01 - CIRCLE Y RANCH/CD/PRELIMINARY/PLANS/SHEETS/2 - PRELIMINARY PLATING/DWG/[PRELIMINARY PLAT/11]. LAST SAVE: 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 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

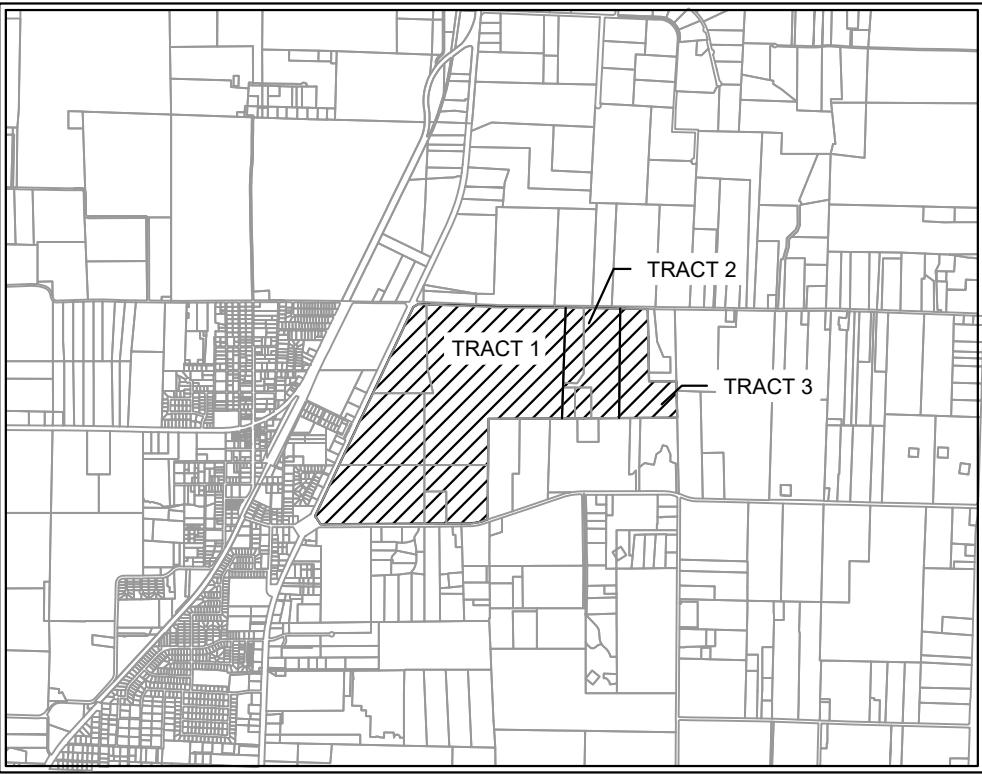
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

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



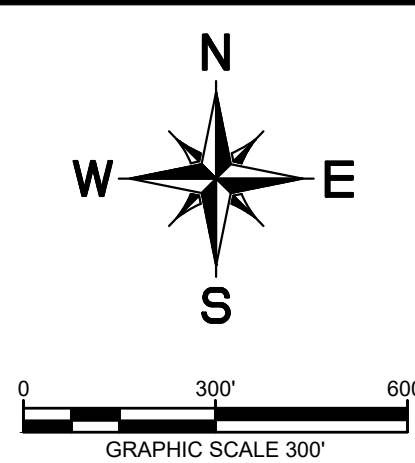
VICINITY MAP
SCALE: 1" = 4,000'

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 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		DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
DKT		DKT	TLF	AS SHOWN	SEPT. 2021	2020103
						P-11



	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 STORM DRAIN INLET
	PROPOSED STORM DRAIN MAN-HOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR

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/H
A = DRAINAGE AREA IN ACRES

DRAINAGE AREA TABLE

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

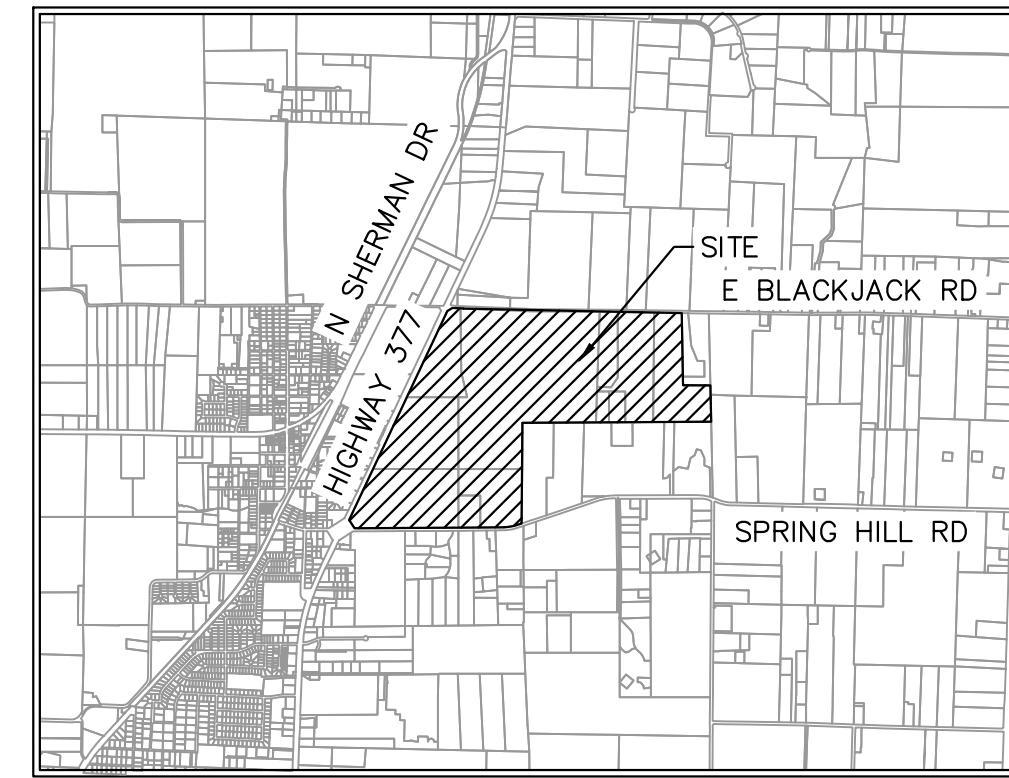
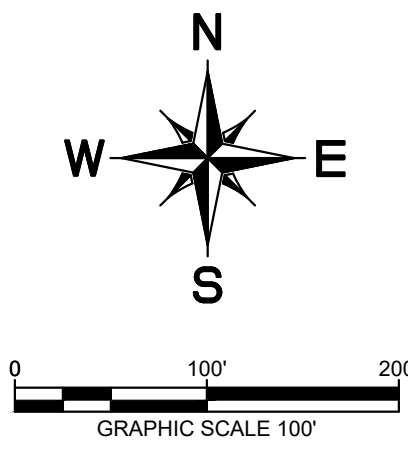
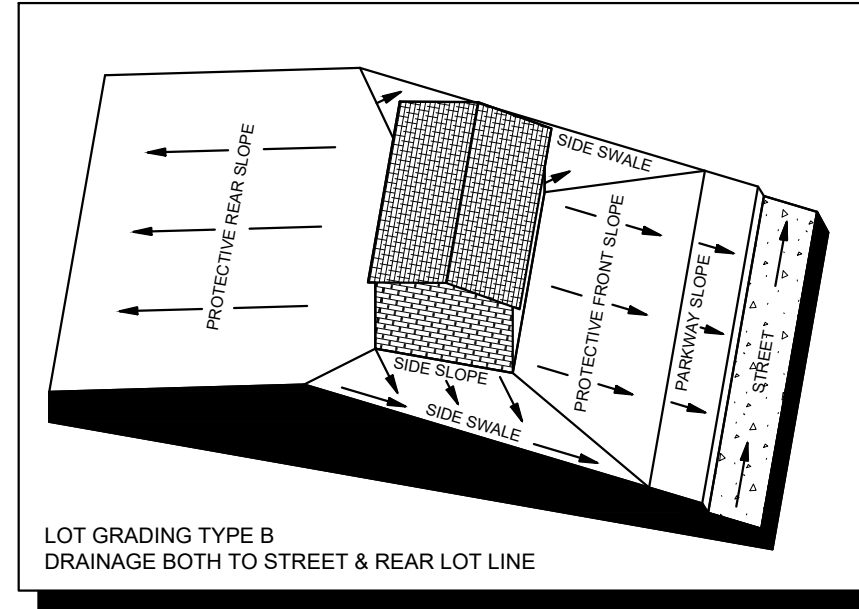
- 50' RIGHT-OF-WAY**: The total width of the street.
- 31' PAVEMENT B-B**: The width of the pavement base.
- C.L.**: Center Line.
- 5.5'**: Distance from the left property line to the start of the pavement.
- 5.0'**: Distance from the center line to the storm sewer.
- 4" MIN**: Minimum depth of the storm sewer.
- 4" MIN**: Minimum depth of the sanitary sewer.
- 5.0'**: Distance from the center line to the parallel sewer.
- 3.5'**: Distance from the right property line to the fire hydrant.
- UTILITIES**: Storm sewer, sanitary sewer, and parallel sewer.
- FIRE HYDRANT**: Located on the right side of the street.
- WATER**: Indicated by an arrow pointing to the fire hydrant.

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

CITY PROJECT NUMBER: XXXXXXXXXX

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 Frisco, TX 75034 Tel: (469) 353-0508 Contact: Sylvania 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:  6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 353-3580 Contact: Thomas Fletcher, P.E. Registration F-928			
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	EX-1
DKT	KPH	TLF	AS SHOWN	SEPT. 2021	2020703	



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

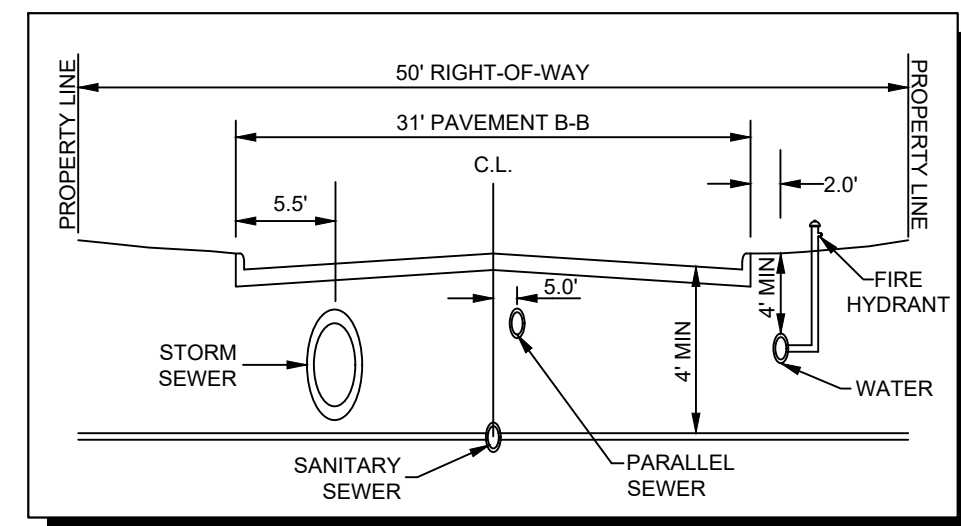
DRAINAGE DESIGN CRITERIA

Q100 = C"1"A
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. 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.

TYPICAL UTILITY LOCATION



CITY PROJECT NUMBER: XXXXXXXXXX

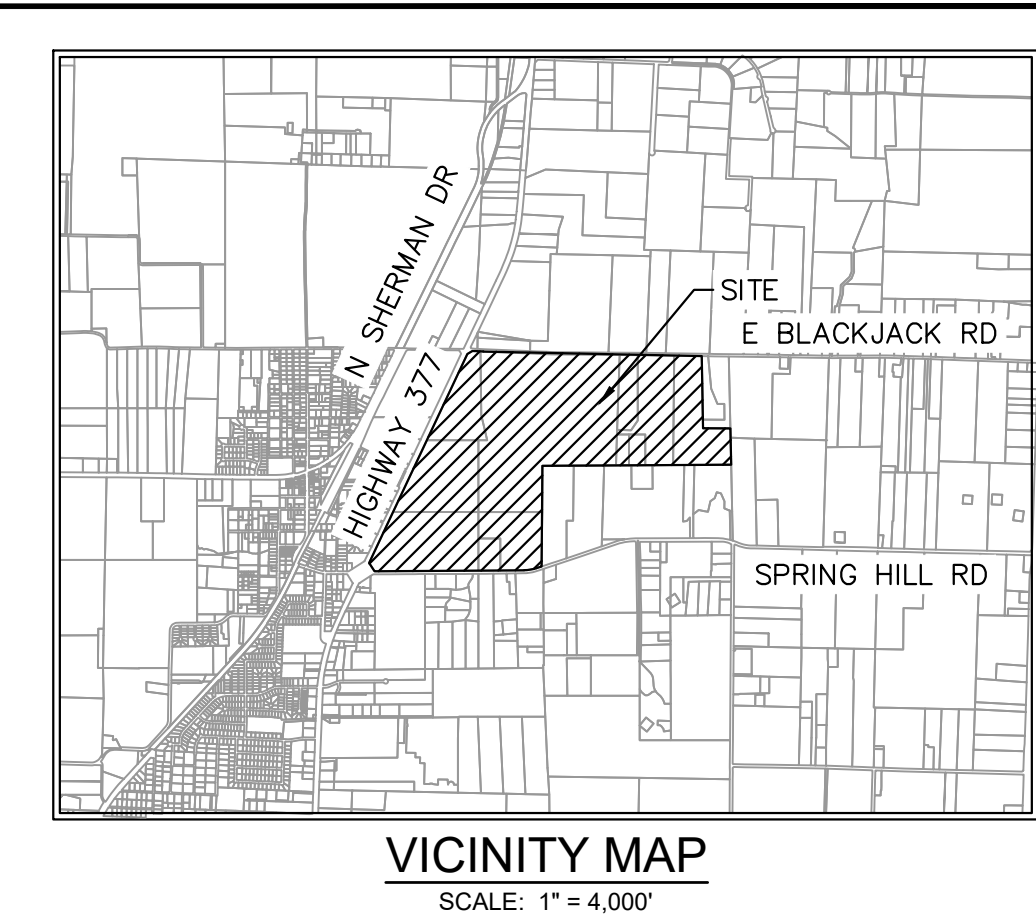
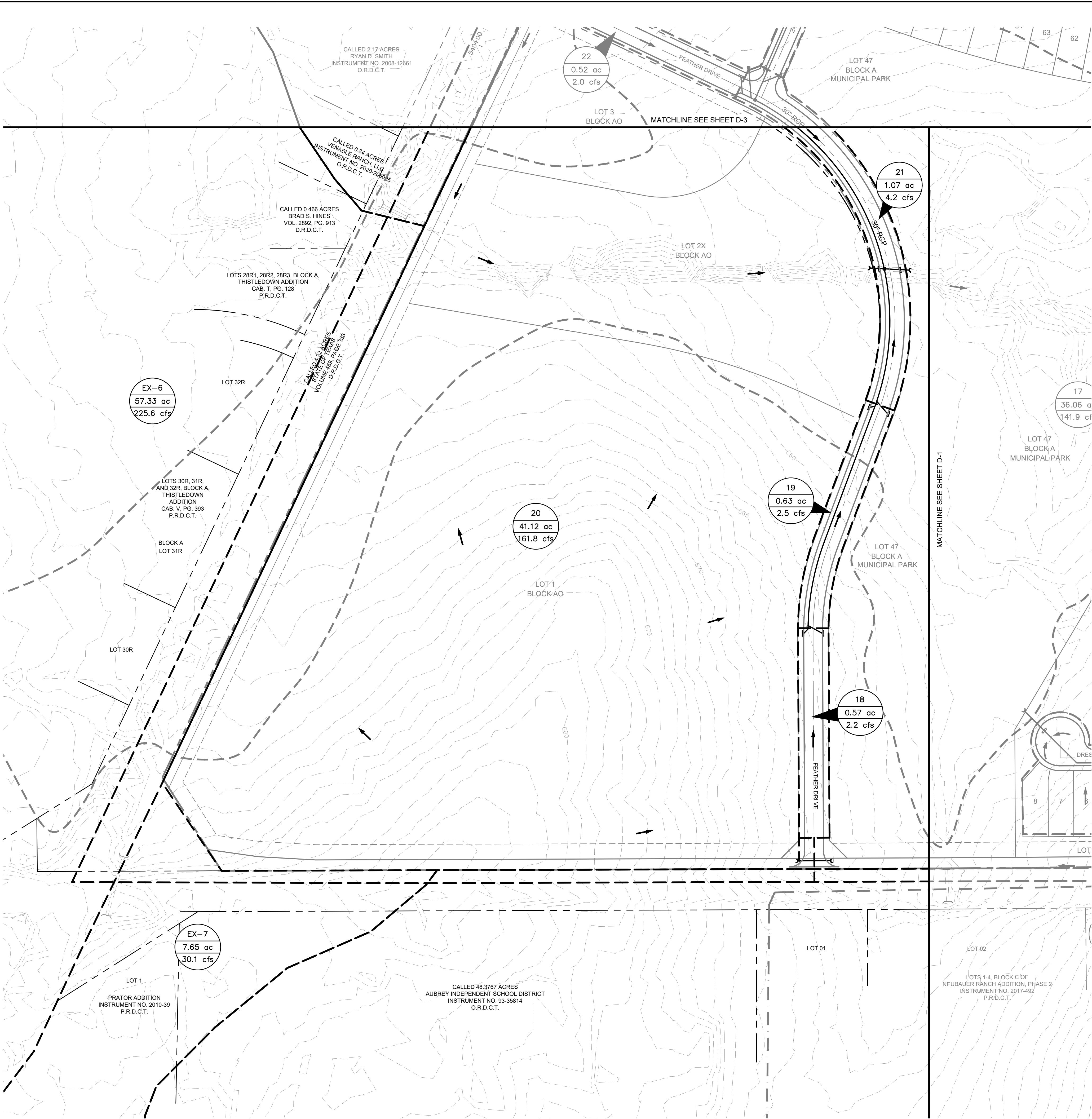
PRELIMINARY DRAINAGE PLAN
FOR
HIGH POINTE RANCH

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
JANUARY 1985

CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6568 Contact: Sylviaa Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Kalkbush Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 677-4570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 38 Old Town Blvd., Suite 210 Argyle, TX 76226 Tel: (972) 740-5723 Contact: David Marks & Walter Ross	ENGINEER:  6160 Warren Parkway, Suite 210 Frisco, TX 75204 Tel: (972) 353-3580 Contact: Thomas Fletcher, P.E. Registration #4293		
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	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
o	PROPOSED STORM DRAIN HEADWALL
→	PROPOSED FLOW DIRECTION
---	PROPOSED CONTOUR
---	EXISTING CONTOUR

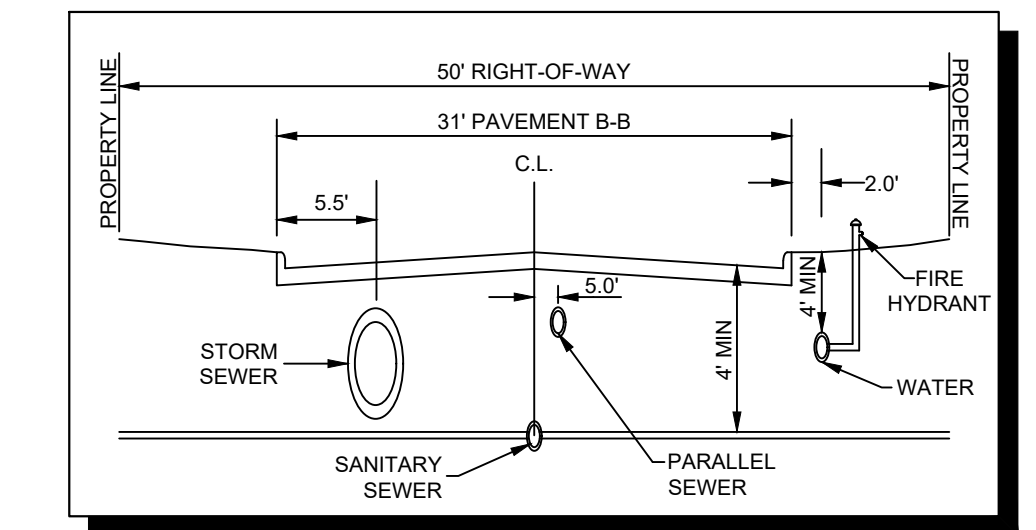
DRAINAGE DESIGN CRITERIA

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

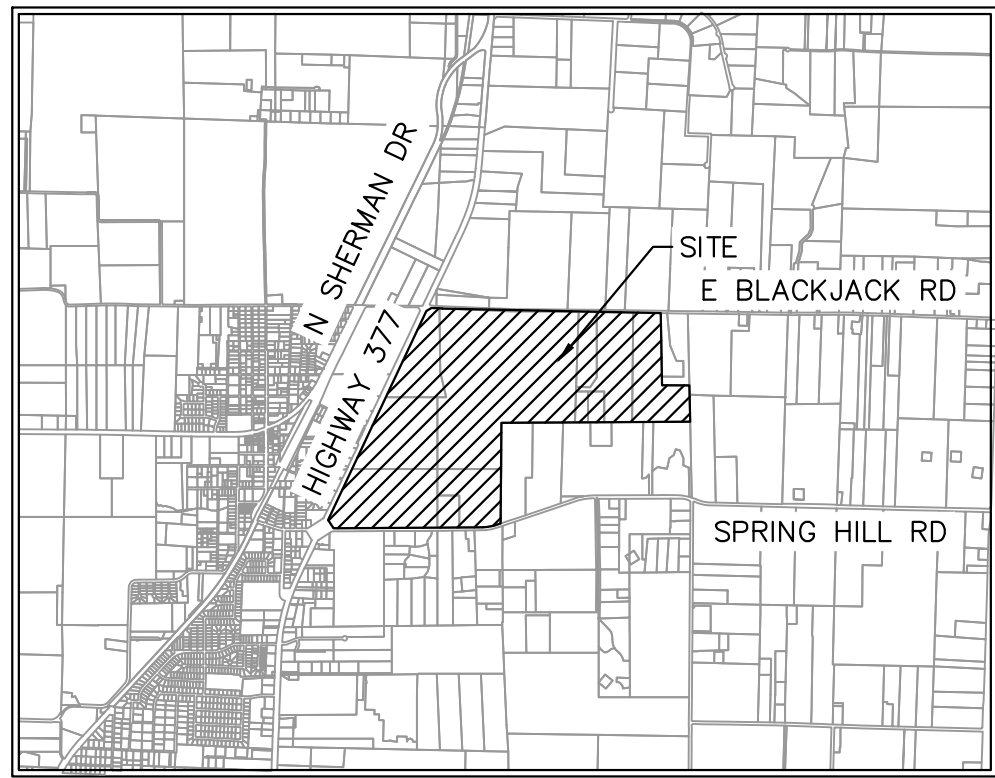
TYPICAL UTILITY LOCATION



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



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^{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

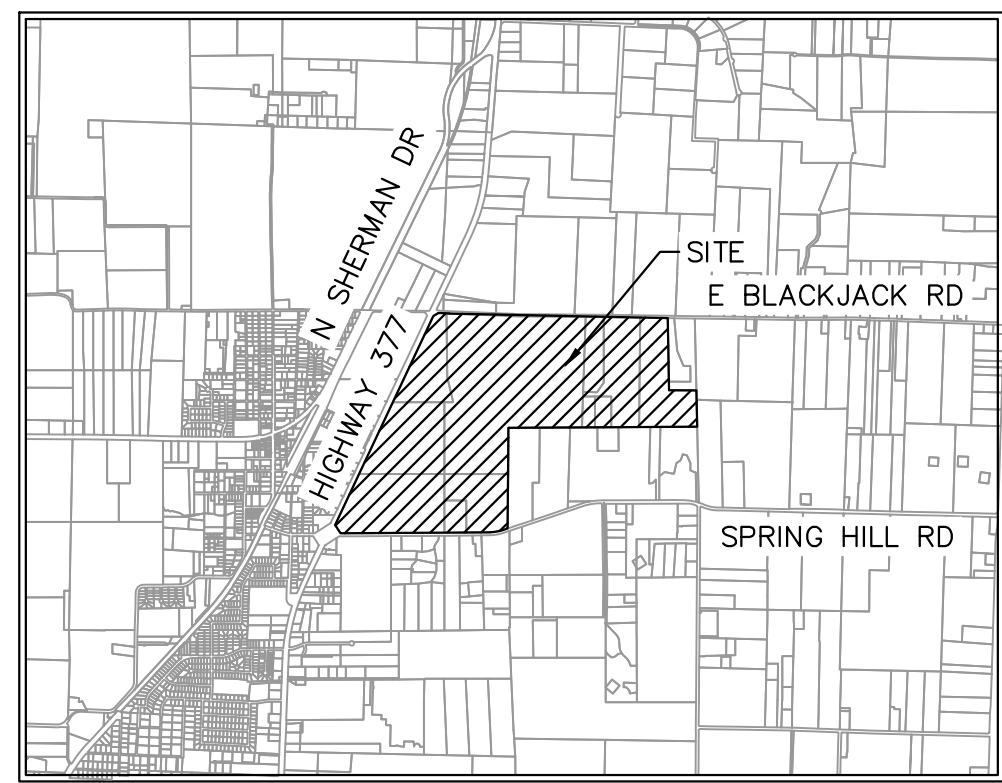
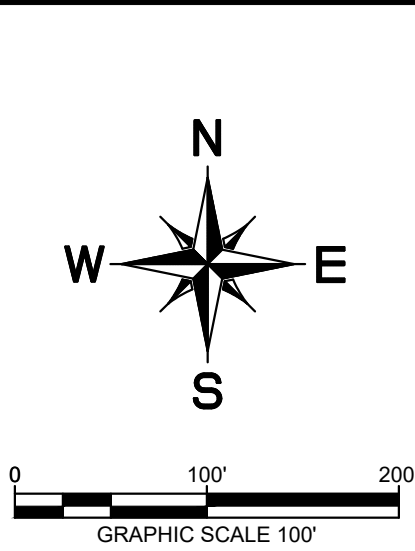
1. LAYOUT SHOWN IS PRELIMINARY. STORM DRAIN PIPE SIZING, INLET LOCATIONS, AND JUNCTION BOX LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL PLAT AND CONSTRUCTION PLANS, BUT SHALL MEET THE REQUIREMENTS OF THE DENTON COUNTY DEVELOPMENT RULES AND REGULATIONS, EXCEPT FOR PROVIDING CAPTURE OF 100-YEAR 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 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.).
- 5.0':** The distance from the centerline (C.L.) to the edge of the pavement.
- 4" MIN:** The minimum depth of the storm sewer and the vertical clearance for the fire hydrant.
- 2.0':** The distance from the edge of the pavement to the fire hydrant.
- UTILITIES:**
 - STORM SEWER:** Located on the left side of the street.
 - SANITARY SEWER:** Located below the storm sewer.
 - PARALLEL SEWER:** Located below the sanitary sewer.
 - FIRE HYDRANT:** Located on the right side of the street.
 - WATER:** Located below the fire hydrant.
- PROPERTY LINE:** Indicated on both the left and right sides of the street.
- C.L. (Centerline):** The central axis of the street.

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

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VICINITY MAP
SCALE: 1" = 4,000'

LEGEND

	AREA DESIGNATOR AREA IN ACRES Q100 FLOW IN CFS
	AREA DESIGNATOR
	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

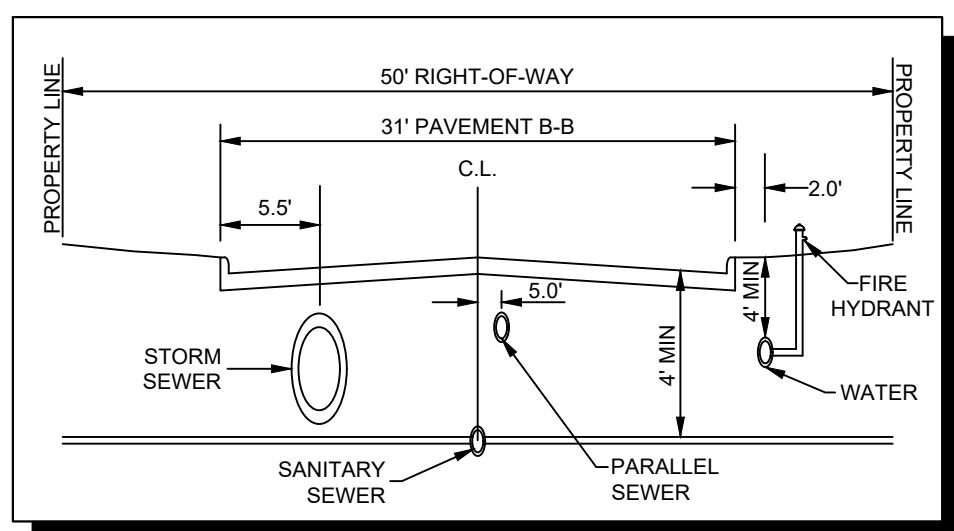
DRAINAGE DESIGN CRITERIA

$Q_{100} = C \cdot I \cdot A$
 Q = FLOW IN CUBIC FEET PER SECOND (CFS)
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DRAINAGE GENERAL NOTES

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.
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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

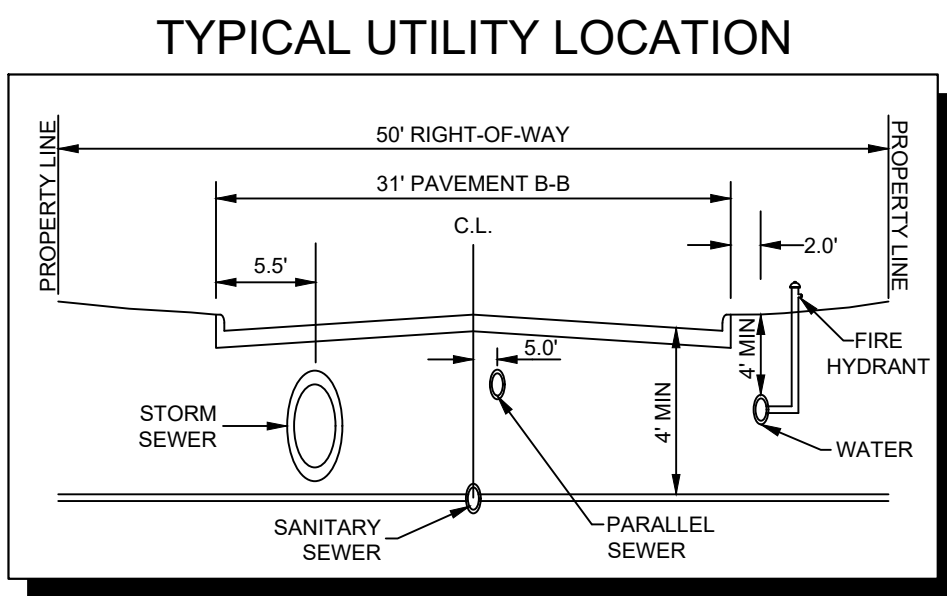
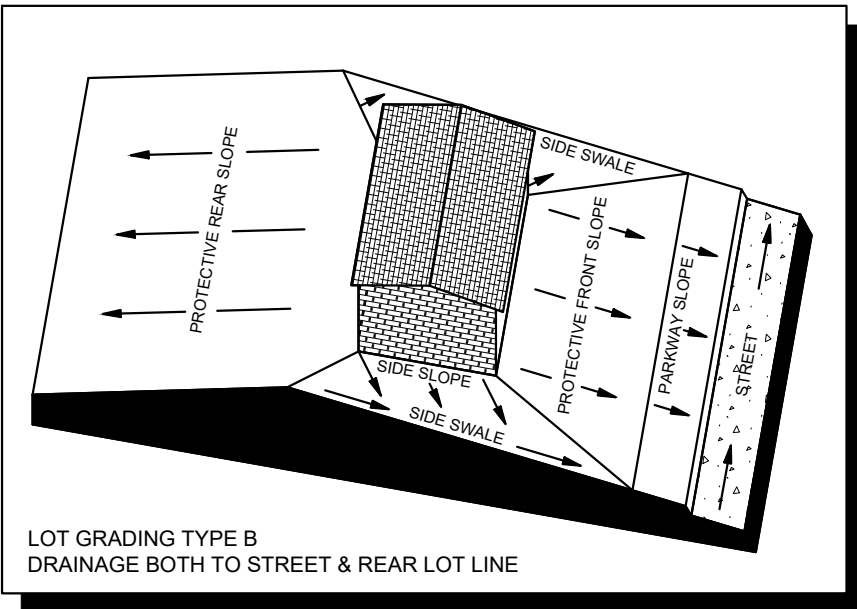
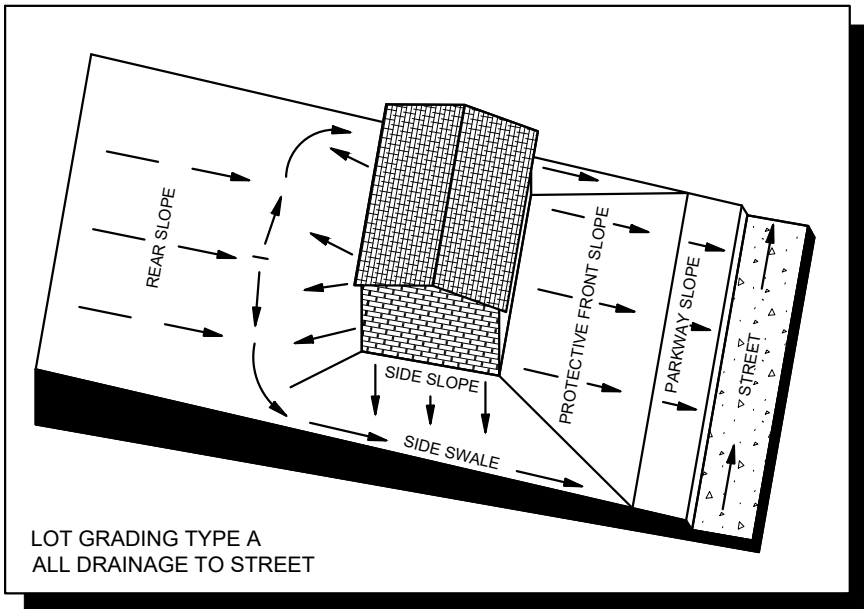
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243

CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6160 Warden Valley Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylviaa Gunawan Surveyor #68451	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 214 W. Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Voss	OWNER/DEVELOPER: FNM Land Investments I, LLC 138 Old Court Blvd. N., Suite 202 Frisco, TX 75034 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley»Horn 6160 Warden Valley, Suite 210 Frisco, TX 75034 Tel: (972) 353-5580 Contact: Sylviaa Fletcher, P.E. Registration # 928		
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
DKT	XXX	TLF	AS SHOWN	SEPT. 2021	2020103

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LAST SAVED: 1/26/2022 2:51 PM

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DRAINAGE GENERAL NOTES

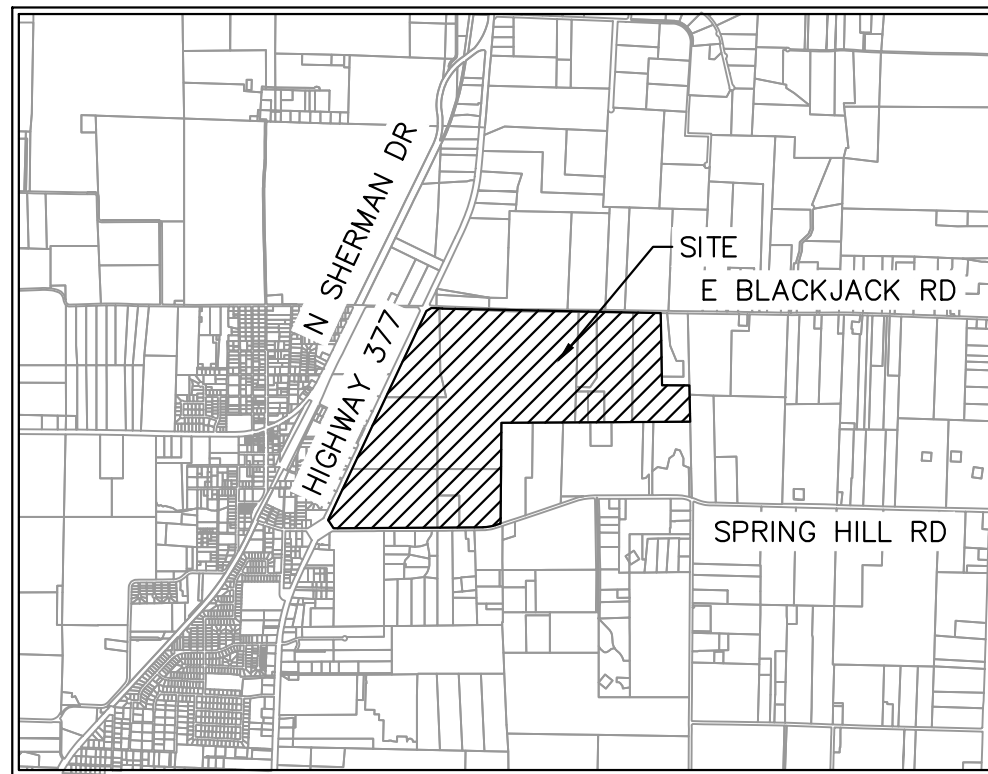
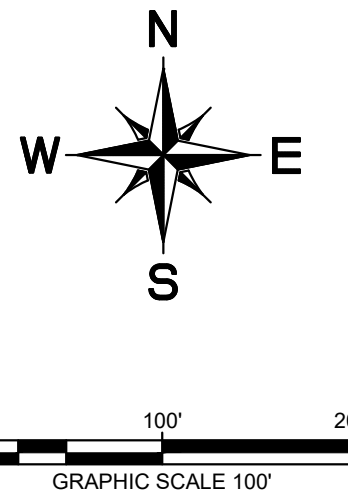
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DRAINAGE DESIGN CRITERIA

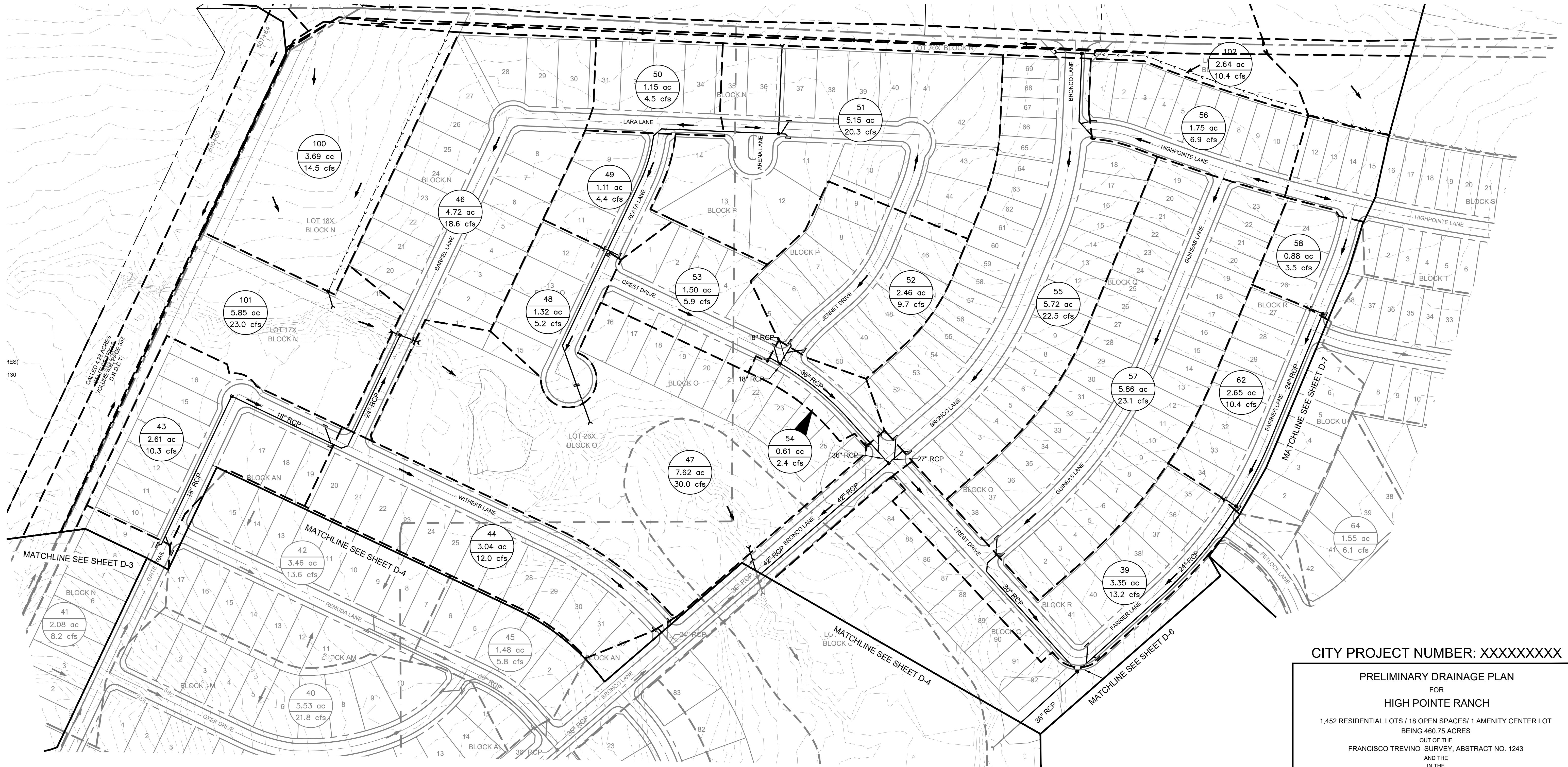
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 A = DRAINAGE AREA IN ACRES

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'



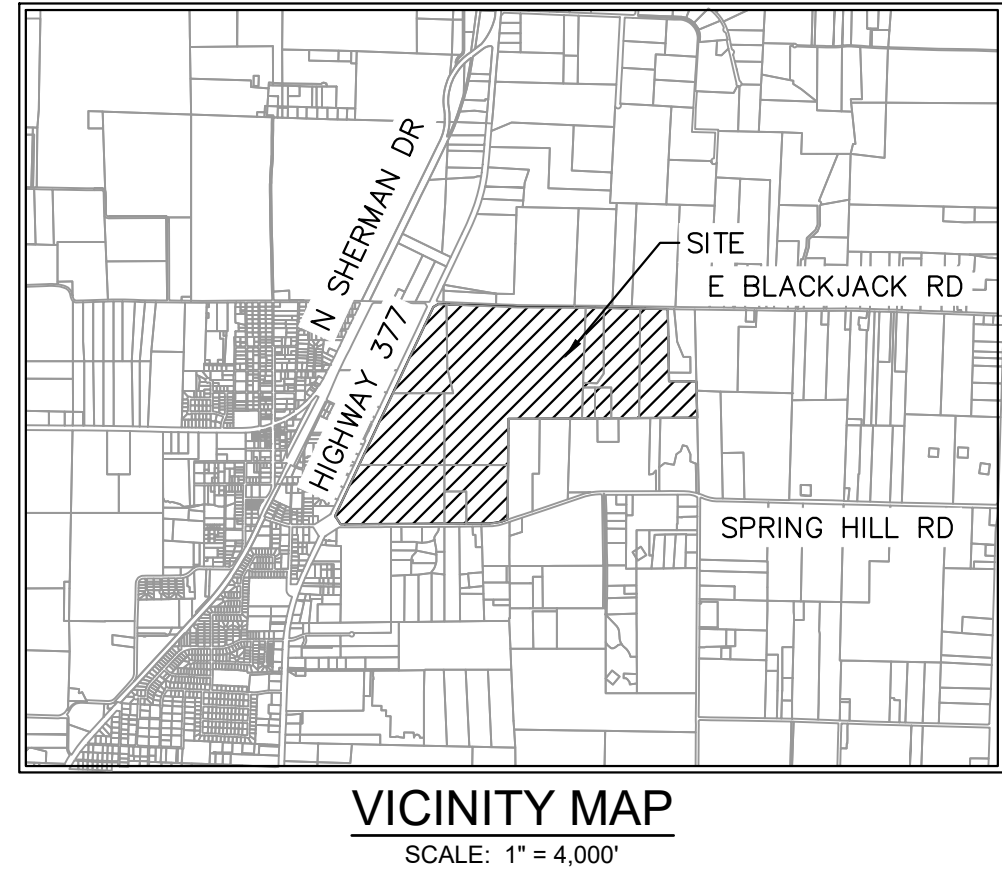
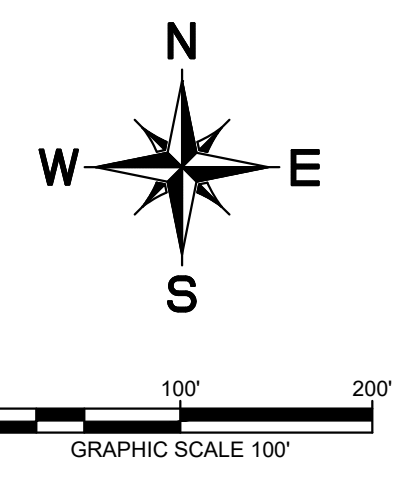
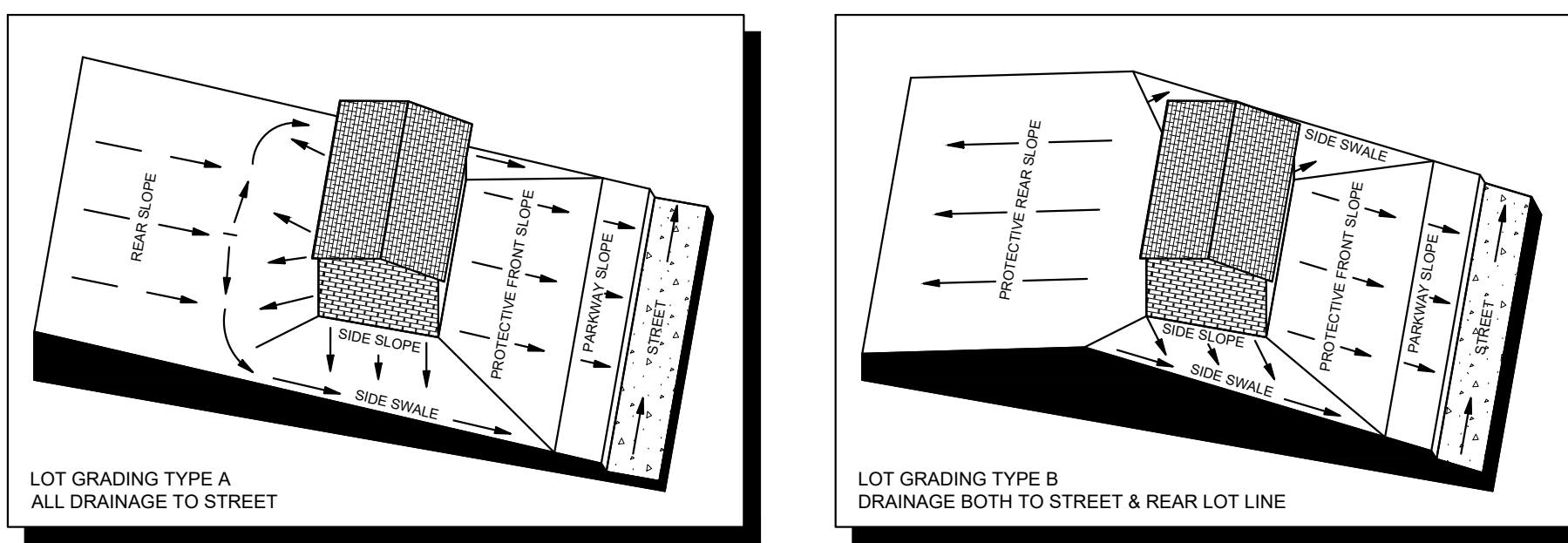
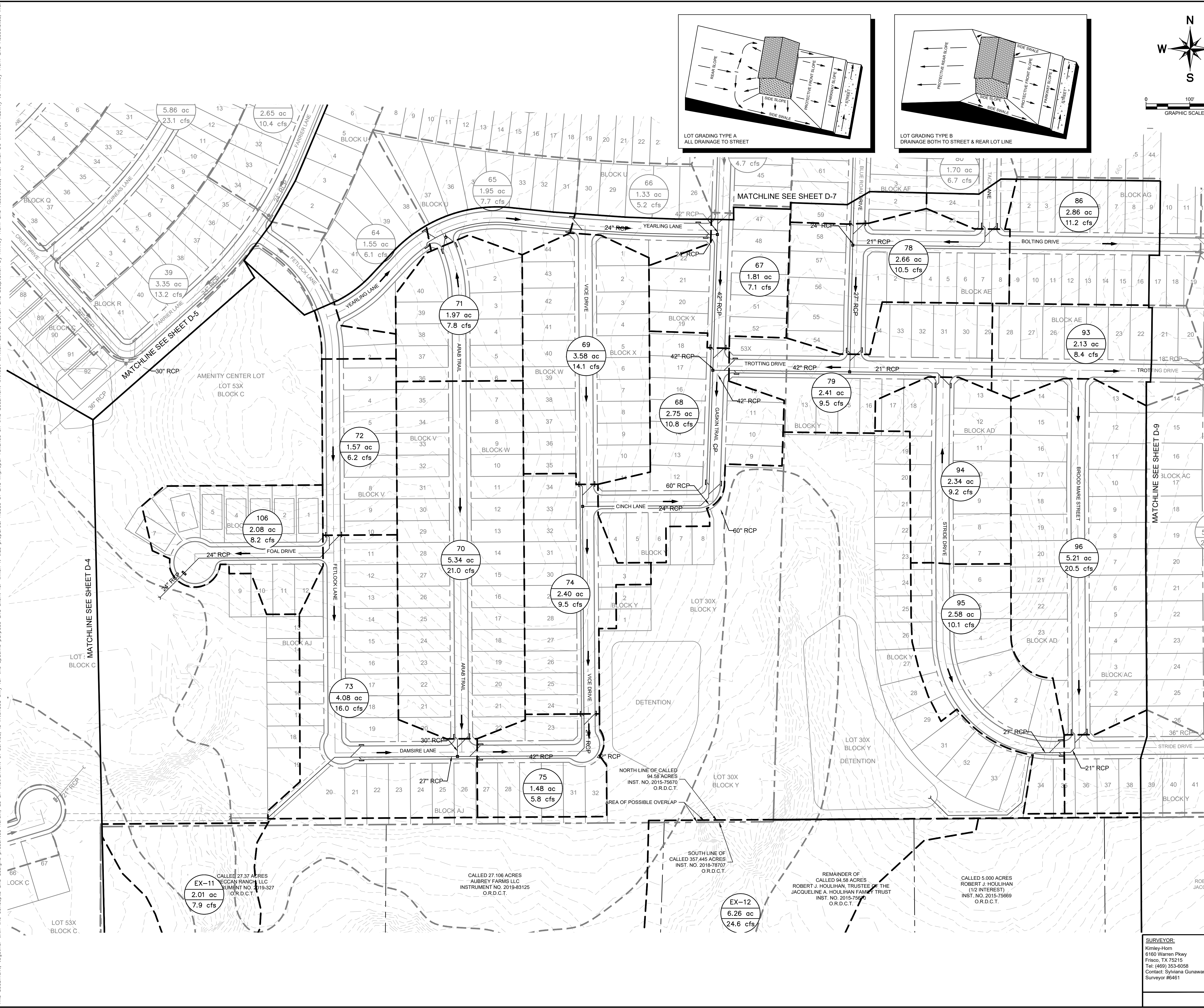
CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY DRAINAGE PLAN FOR HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
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 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 XXX	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	D

PLATTED BY: TROSCER, BERRY, & ASSOCIATES, INC. DATE: 09/20/2023 2:41 PM
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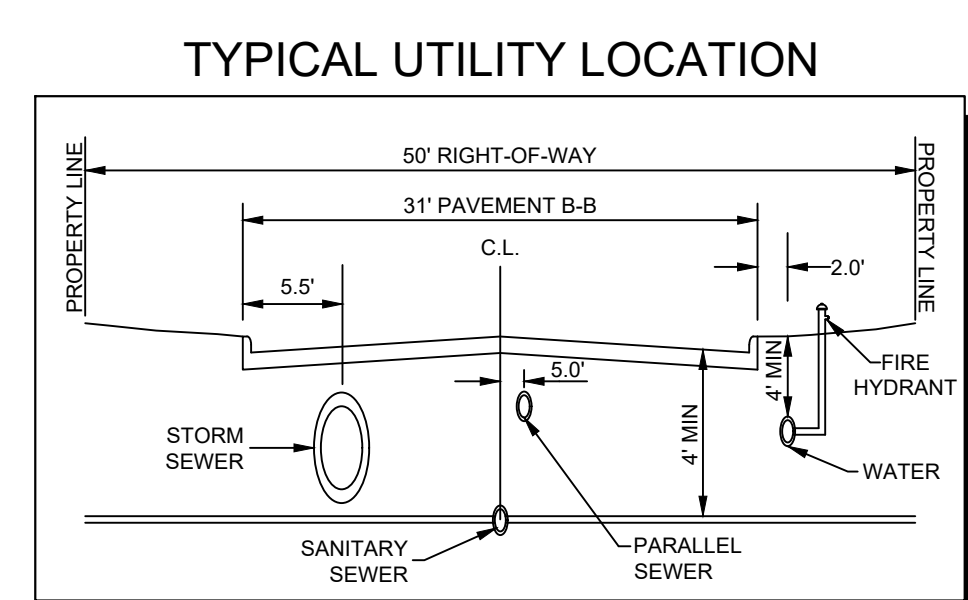
LEGEND

	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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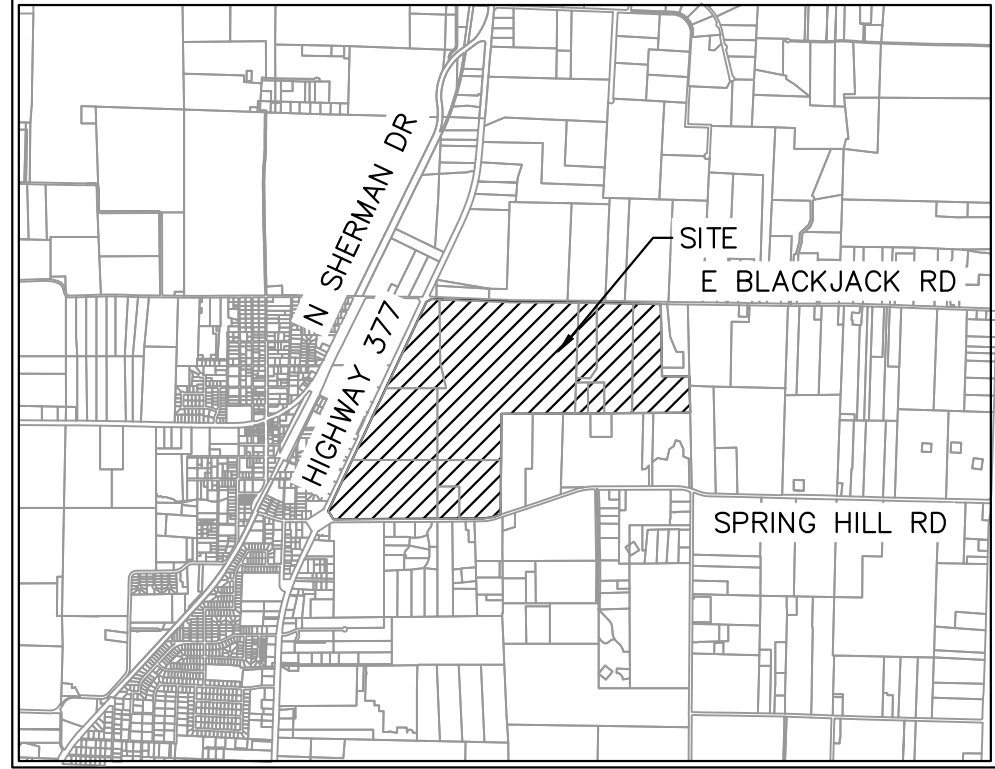
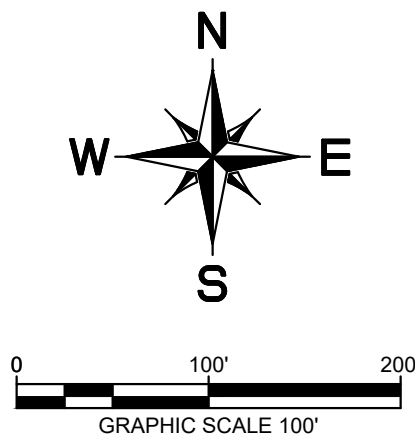
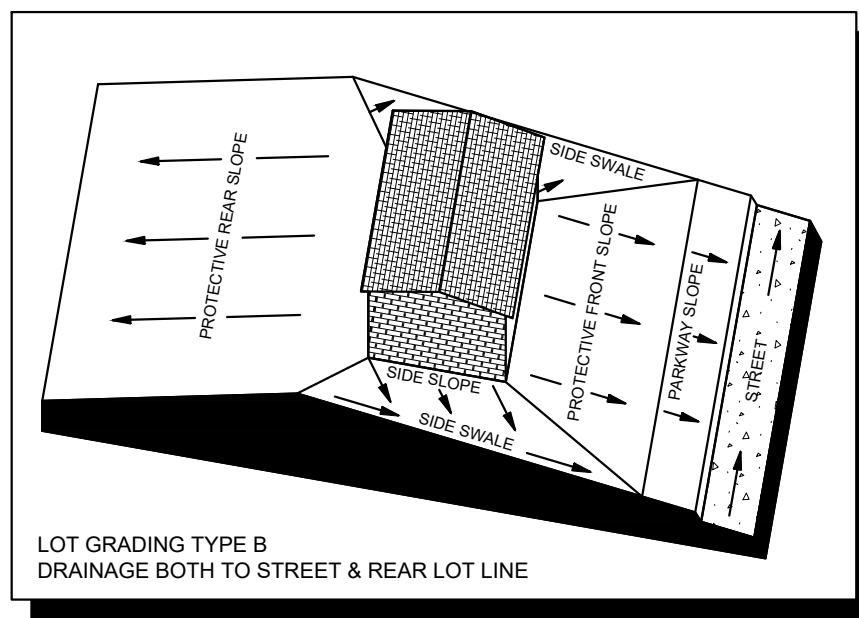
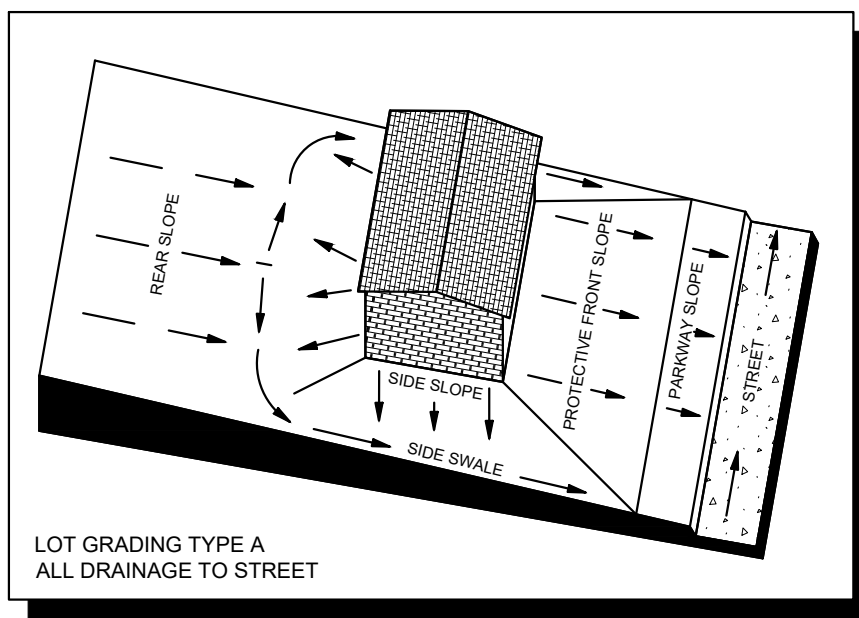
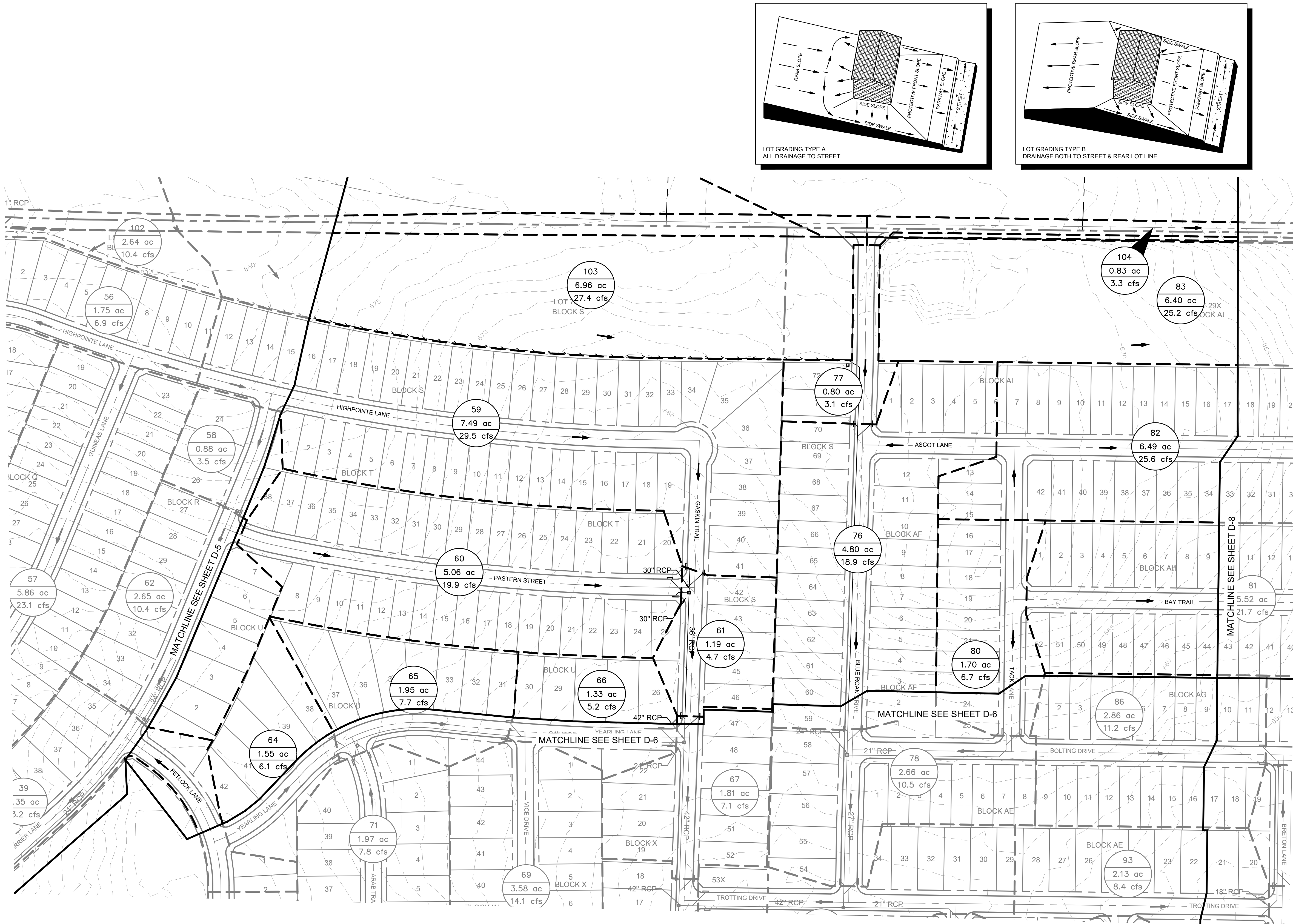
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CITY PROJECT NUMBER: XXXXXXXXX

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 11600 Warren Parkway 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 136 Old Town Blvd. N., Suite 202 Argyle, TX 75226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley»Horn 11600 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	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
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	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR

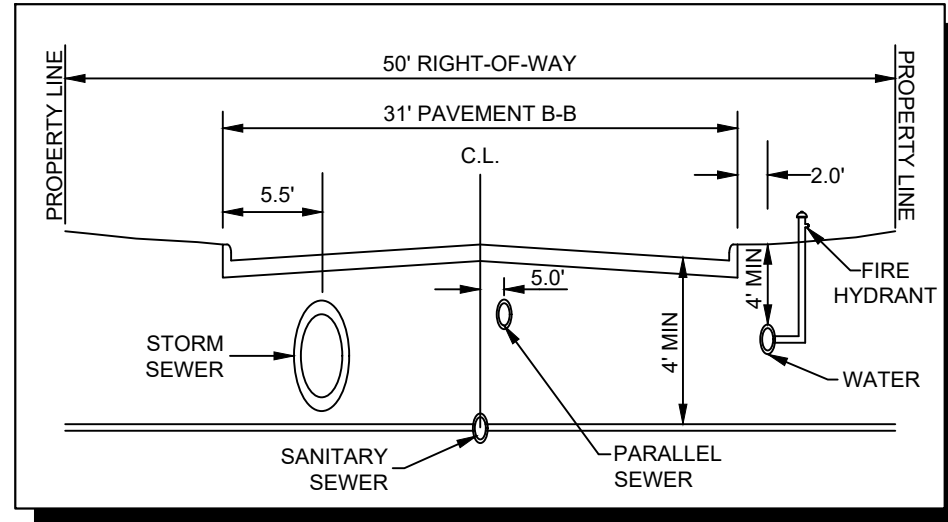
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TYPICAL UTILITY LOCATION



CITY PROJECT NUMBER: XXXXXXXXX

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SURVEYOR:		OWNER/DEVELOPER:		ENGINEER:	
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DESIGNED DKT		CHECKED TLF		DATE SEPT. 2021	
SCALE AS SHOWN		KH PROJECT NO. 2020103		D-7	

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DRAINAGE AREA TABLE						
DRAINAGE AREA NO.	AREA (ac)	ANTECEDENT FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)
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

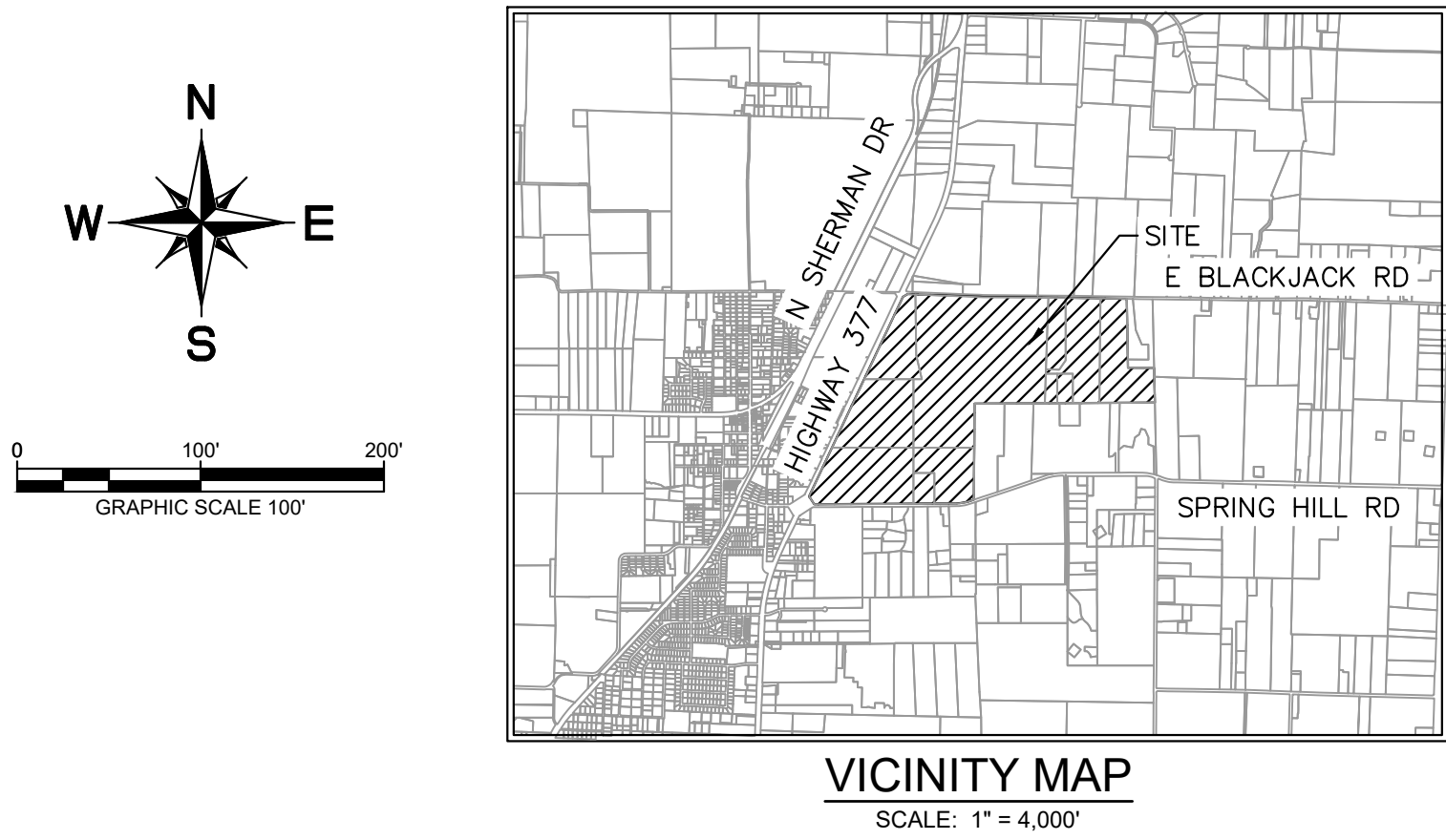
DRAINAGE AREA TABLE						
DRAINAGE AREA NO.	AREA (ac)	ANTECEDENT FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)
66	1.33	1.00	0.50	15	7.87	5.2
67	1.81	1.00	0.50	15	7.87	7.1
68	2.75	1.00	0.50	15	7.87	10.8
69	3.58	1.00	0.50	15	7.87	14.1
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

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

CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY DRAINAGE PLAN

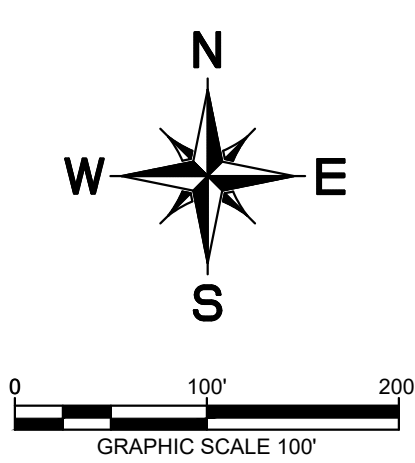
FOR HIGH POINTE RANCH

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	



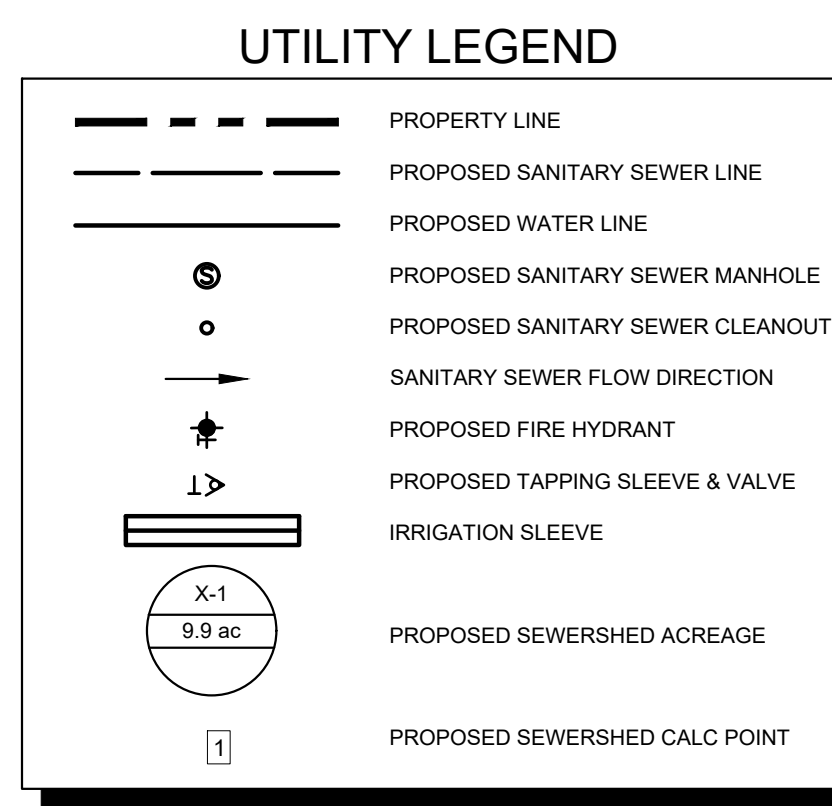
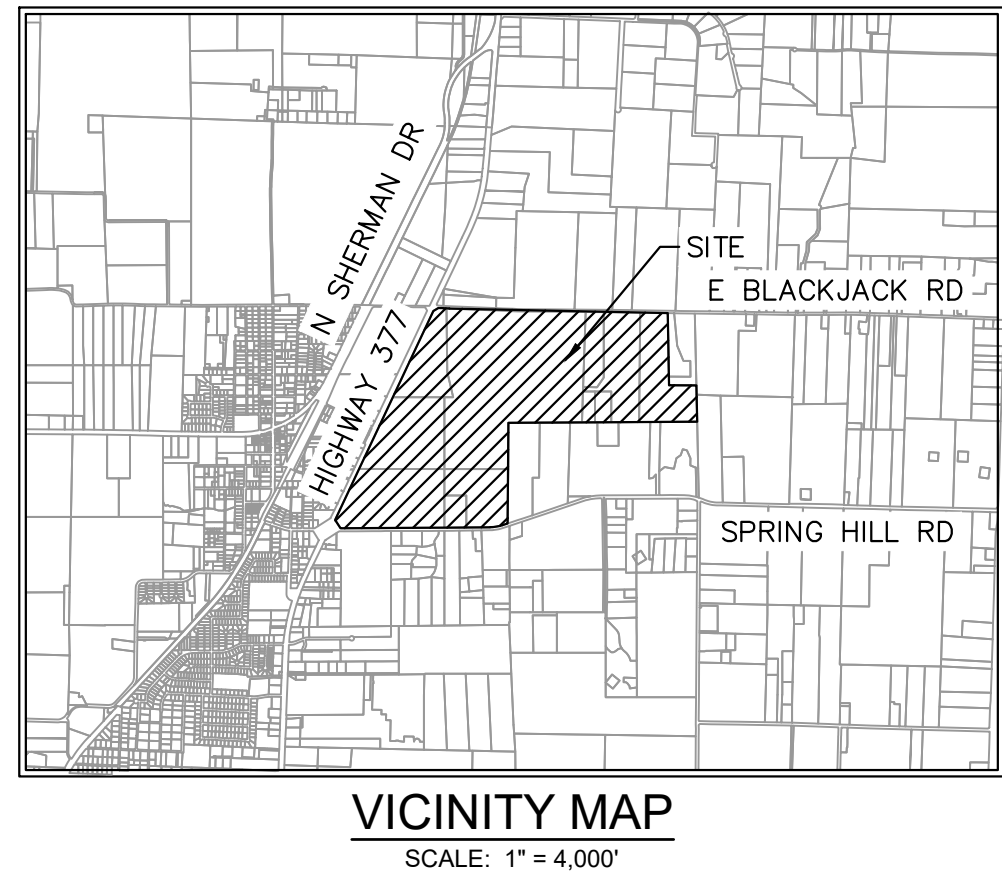
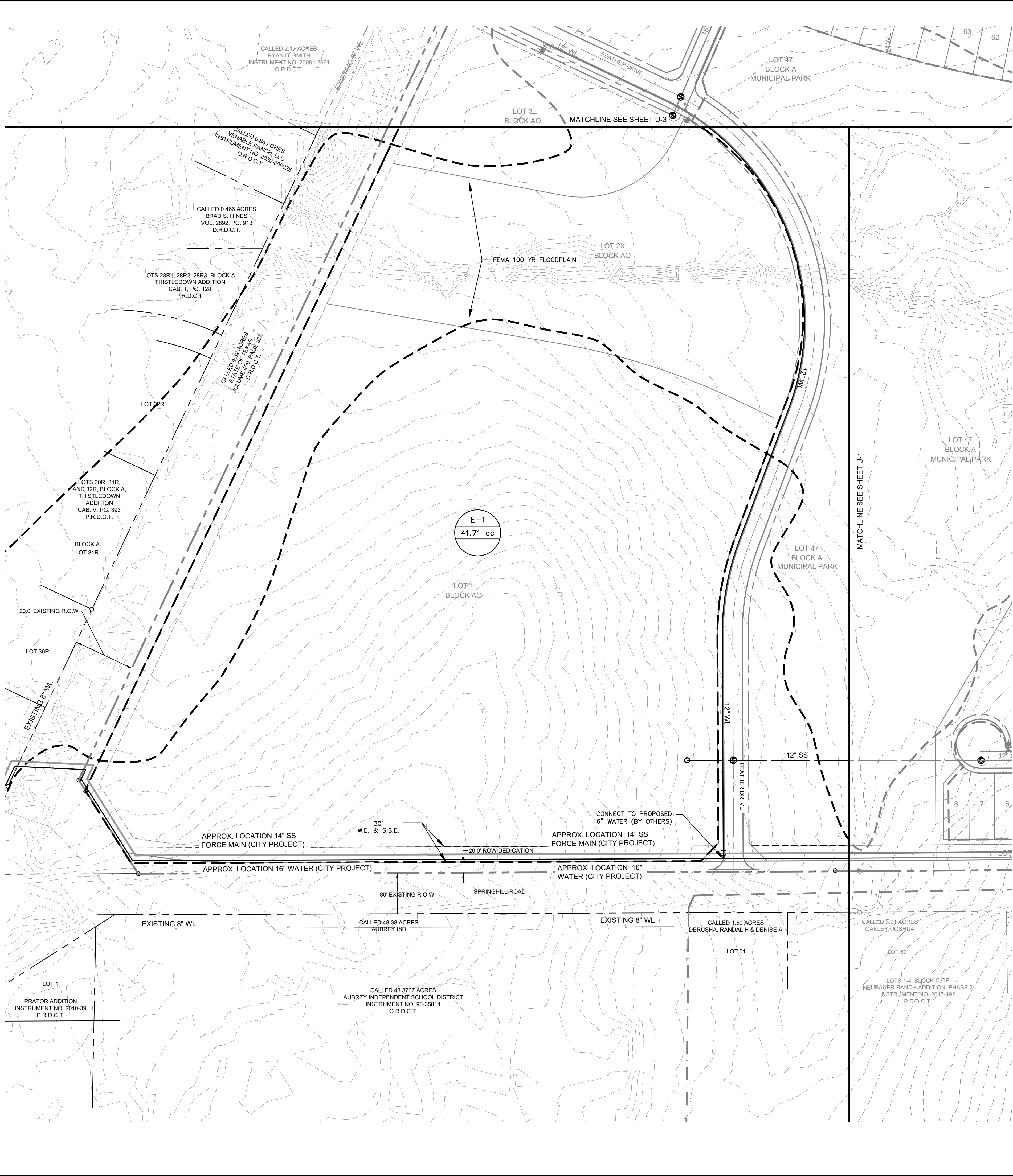
	PROPERTY LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER CLEANOUT
	SANITARY SEWER FLOW DIRECTION
	PROPOSED FIRE HYDRANT
	PROPOSED TAPPING SLEEVE & VALVE
	IRRIGATION SLEEVE
	PROPOSED SEWERSHED ACREAGE
	PROPOSED SEWERSHED CALC POINT

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.

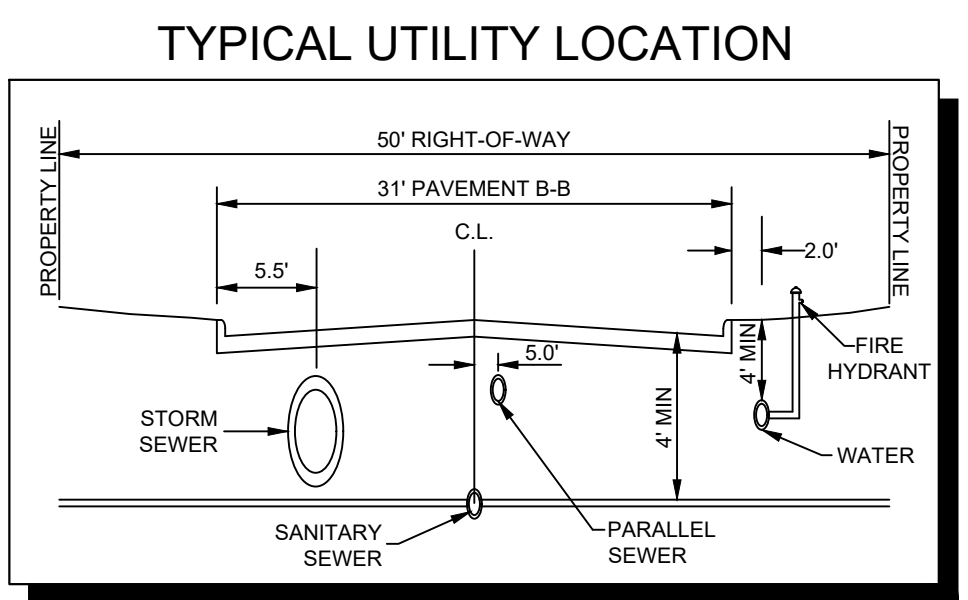
The diagram illustrates a street cross-section with the following components and dimensions:

- 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.
- 4 MIN**: The minimum depth of the sanitary sewer.
- 5.0'**: The distance from the centerline (C.L.) to the edge of the pavement.
- PROPERTY LINE**: The boundary 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.

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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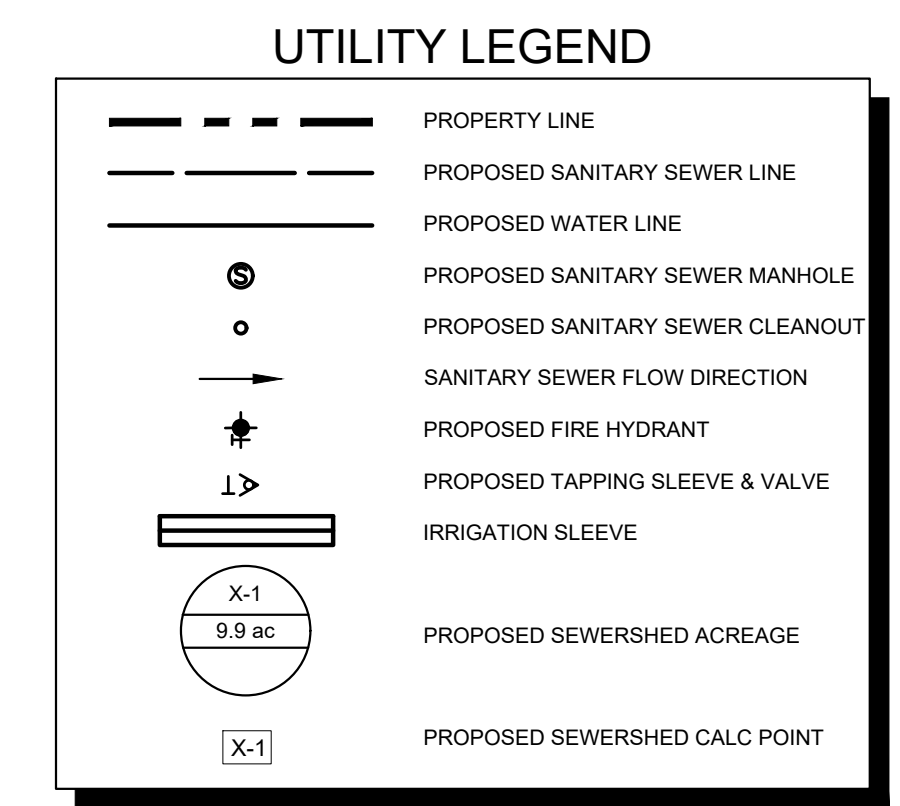
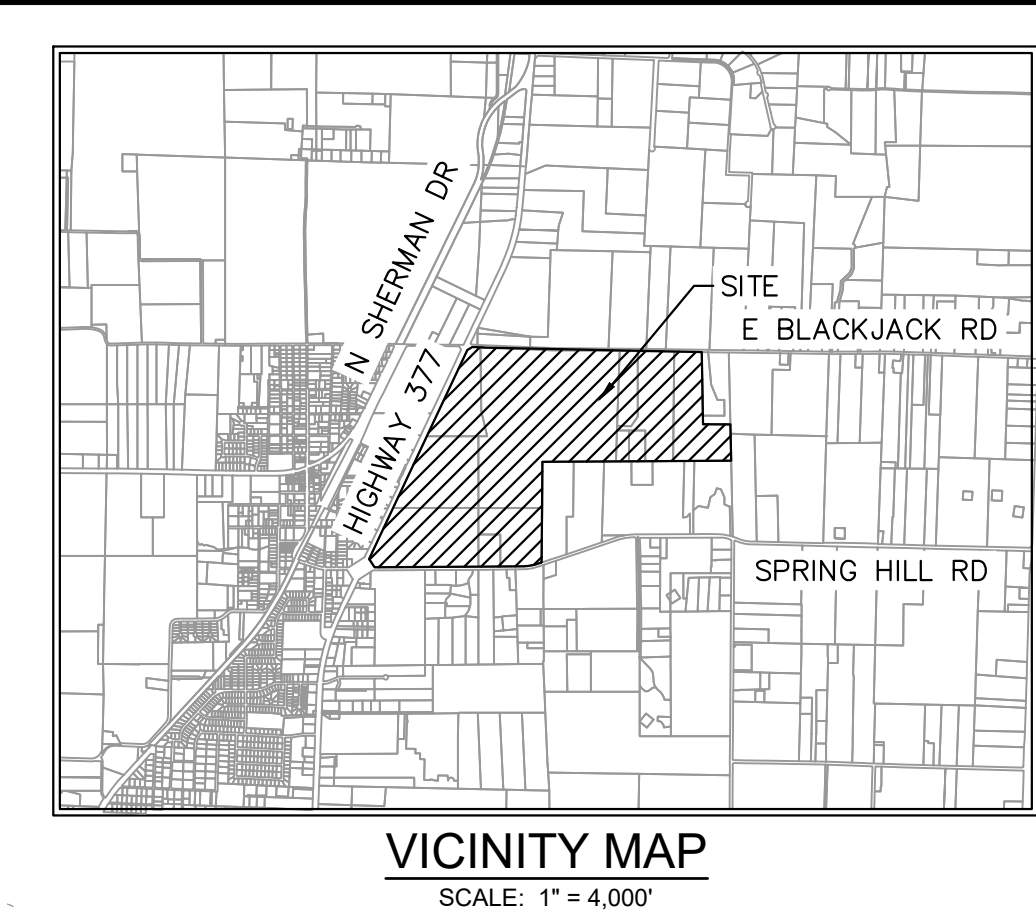
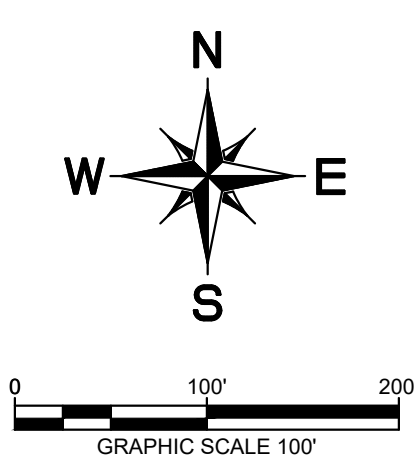


CITY PROJECT NUMBER: XXXXXXXXXX

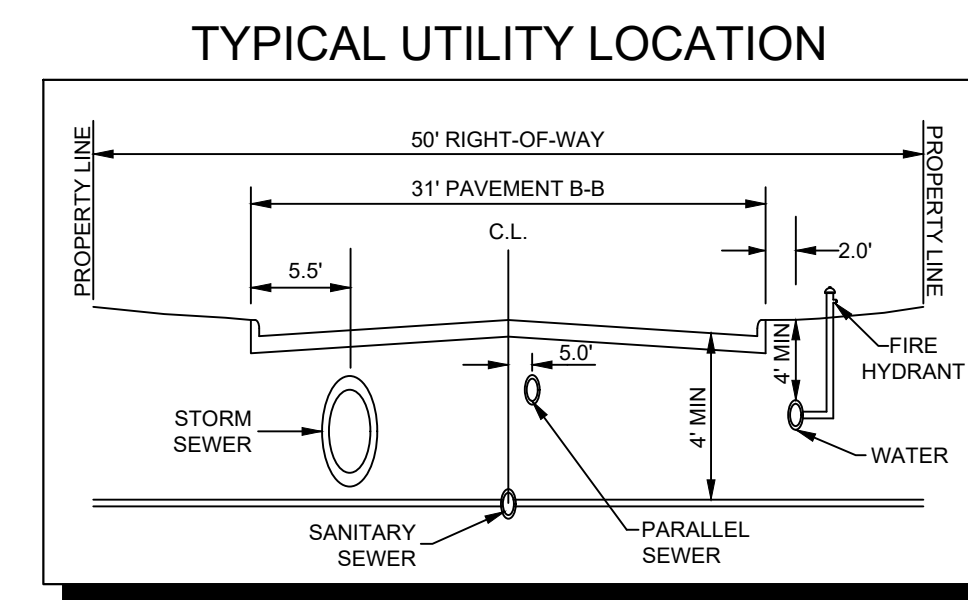
PRELIMINARY UTILITY PLAN
FOR
HIGH POINTE RANCH
1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
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SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (972) 353-6058 Contact: Sylviana Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackcap 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-2

PLATTED BY: FRANCISCO TREVINO, P.E. 2020020003 - CIRCLE Y RANCH CAD PRELIMINARY PLANS SHEETS U-1, UTILITY PLANS DWG [U-4]
DRAWN BY: KIMLEY-HORN & ASSOCIATES, INC. 2020020003 - CIRCLE Y RANCH CAD PRELIMINARY PLANS SHEETS U-1, UTILITY PLANS DWG [U-4]
LAST SAVED: 12/20/2021 11:58 AM



- WATER & SEWER GENERAL NOTES**
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CITY PROJECT NUMBER: XXXXXXXXX

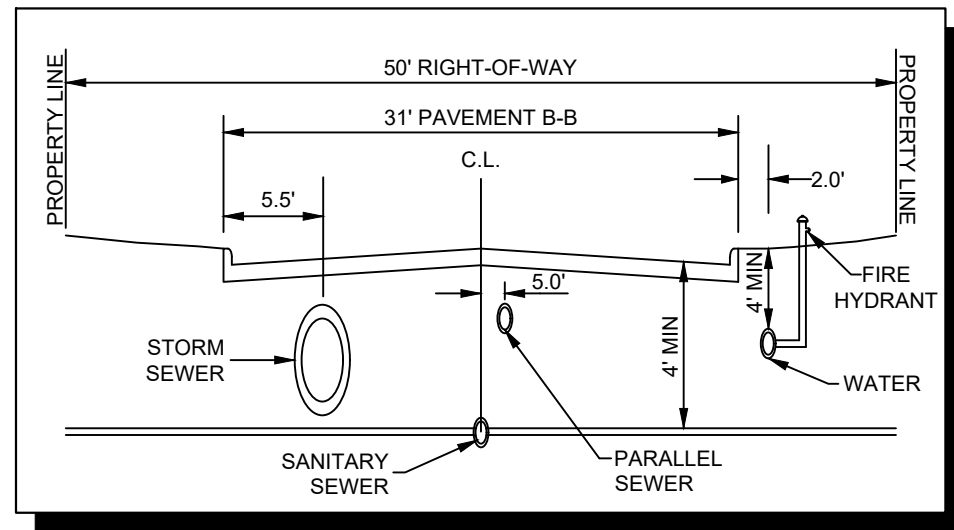
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				DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	U-4

PLATTED BY: FRANCIS, 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

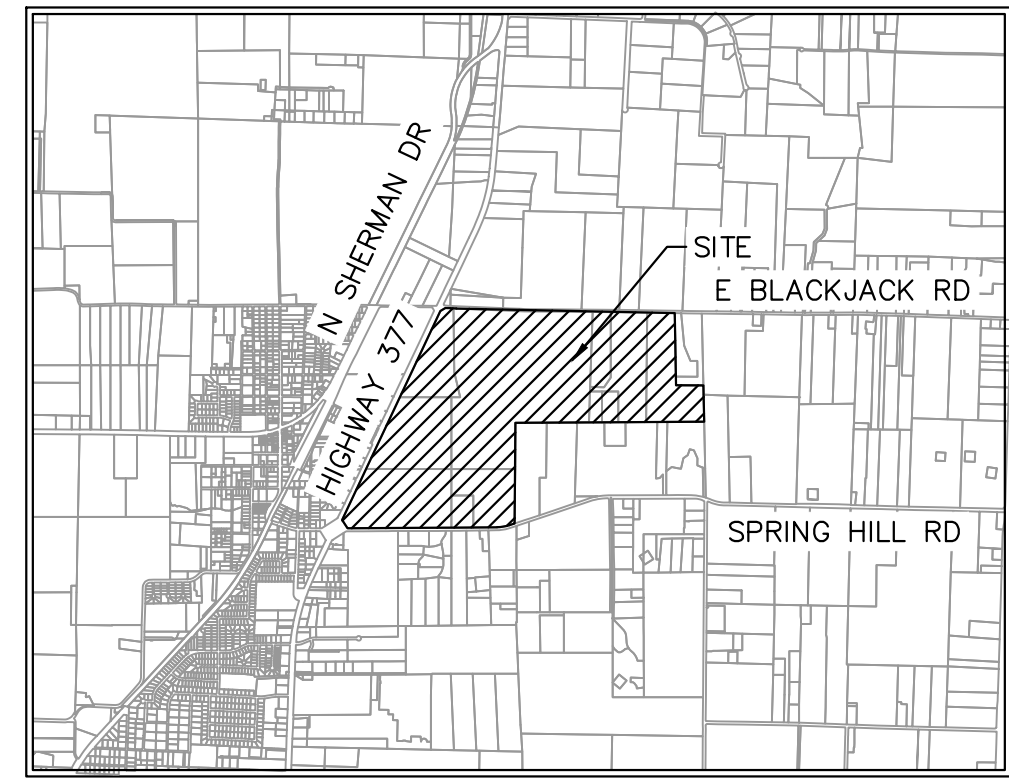
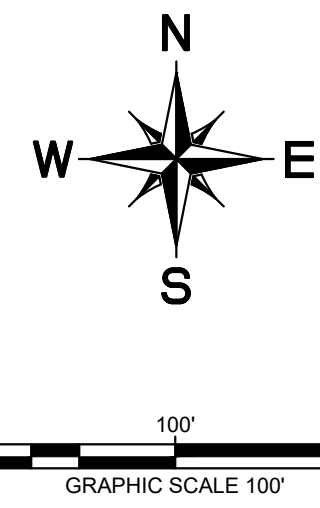


WATER & SEWER GENERAL NOTES

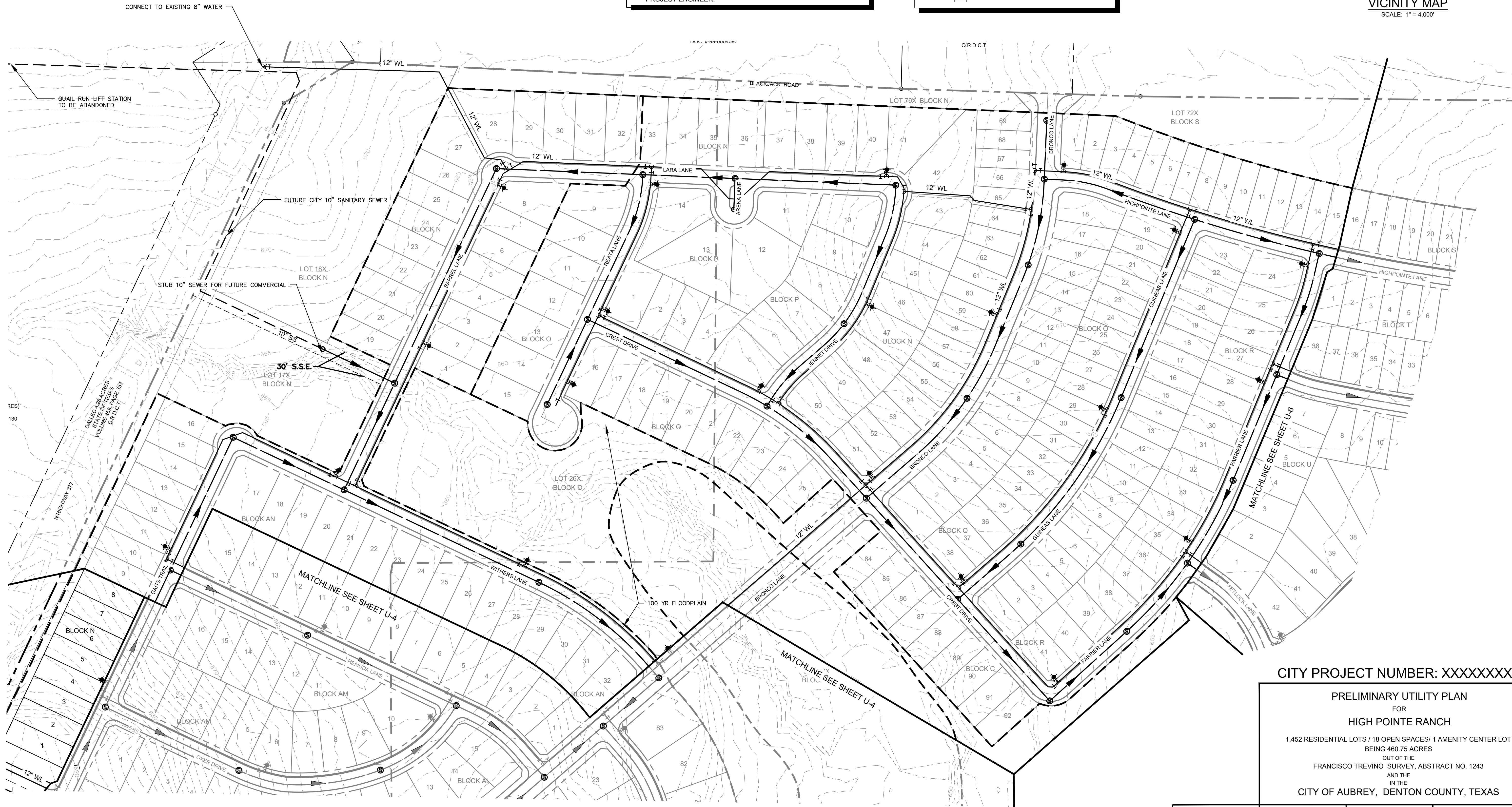
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UTILITY LEGEND

	PROPERTY LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER CLEANOUT
	SANITARY SEWER FLOW DIRECTION
	PROPOSED FIRE HYDRANT
	PROPOSED TAPPING SLEEVE & VALVE
	IRRIGATION SLEEVE
	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
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:

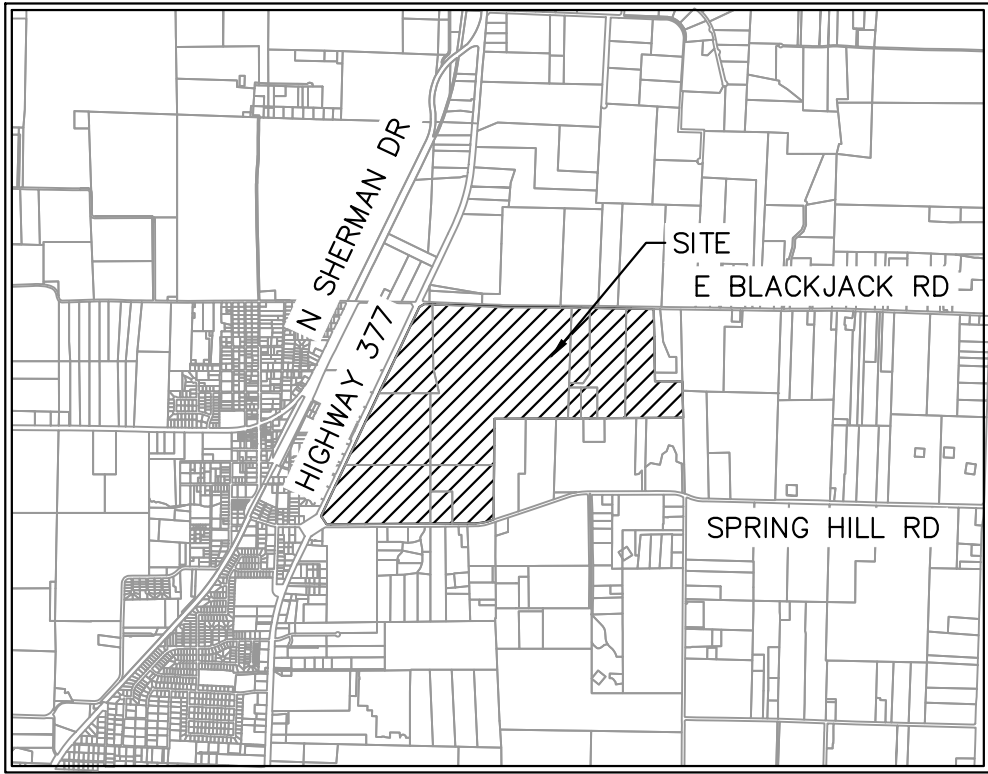
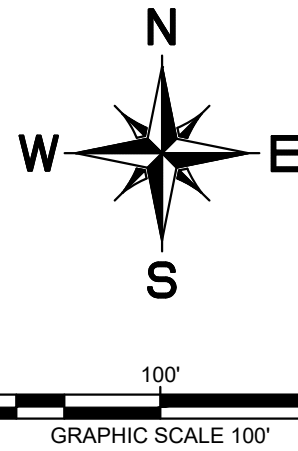
FM Land Investments I, LLC
138 Old Town Blvd. N., Suite 202
Argyle, TX 76226
Tel: (972) 740-5725
Contact: David Marks & Walter
Foss

ENGINEER:

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

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

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VICINITY MAP
SCALE: 1" = 4,000'

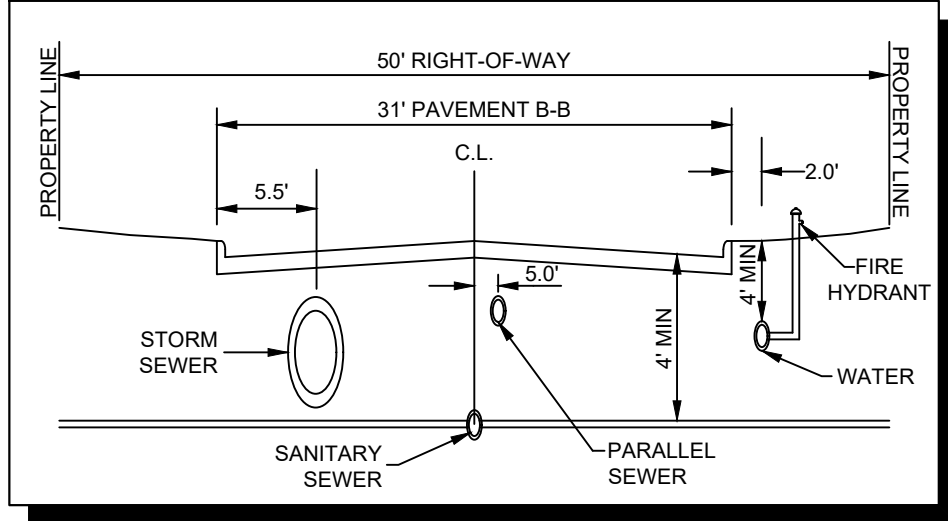
UTILITY LEGEND

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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
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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
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CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR:
Kimley-Horn
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

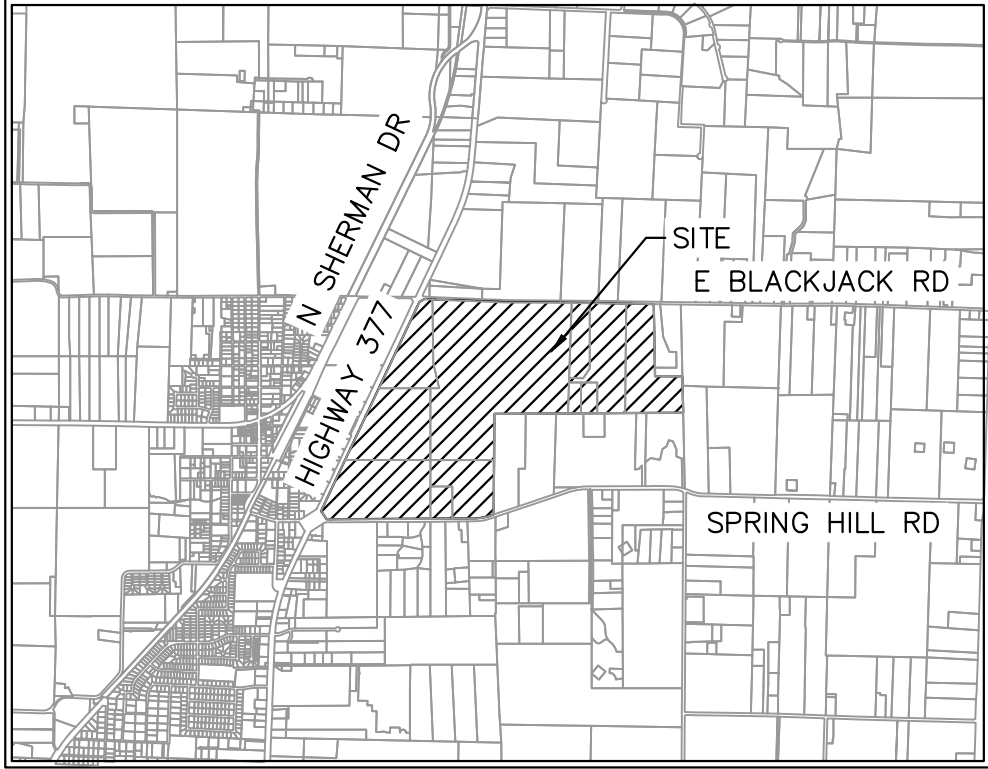
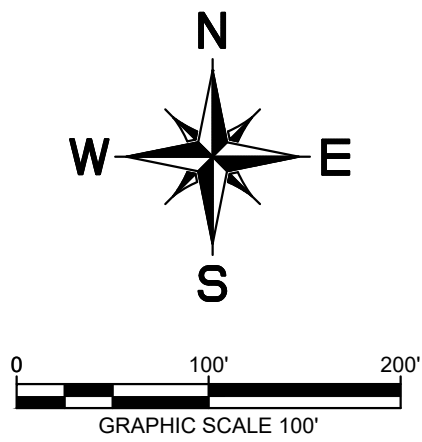
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Argyle, TX 76226
Tel: (972) 740-5725
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ENGINEER:
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6180 Warren Pkwy, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: Thomas Fletcher, P.E.
Registration F-928

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	U-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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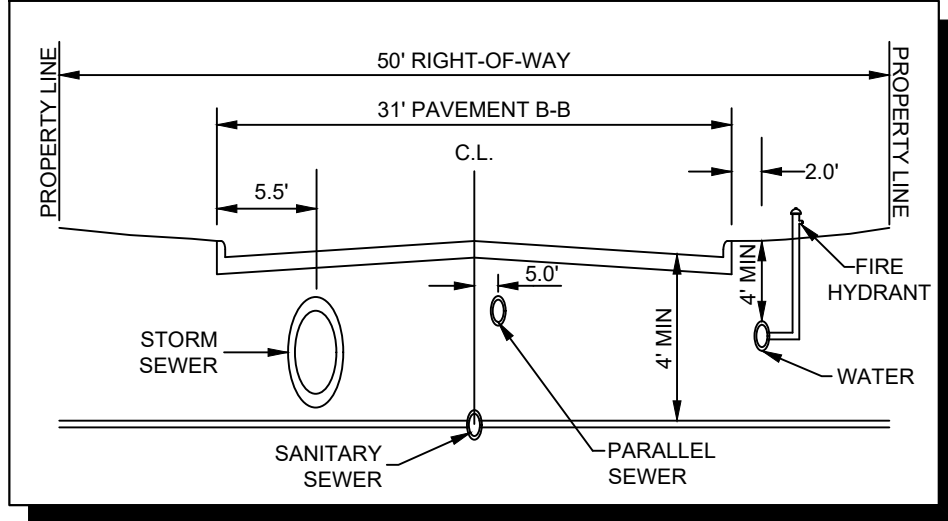
VICINITY MAP
SCALE: 1" = 4,000'

UTILITY LEGEND	
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	PROPOSED SANITARY SEWER MANHOLE
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	PROPOSED SEWERSHED ACREAGE
	PROPOSED SEWERSHED CALC POINT

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TYPICAL UTILITY LOCATION



CITY PROJECT NUMBER: XXXXXXXXXX

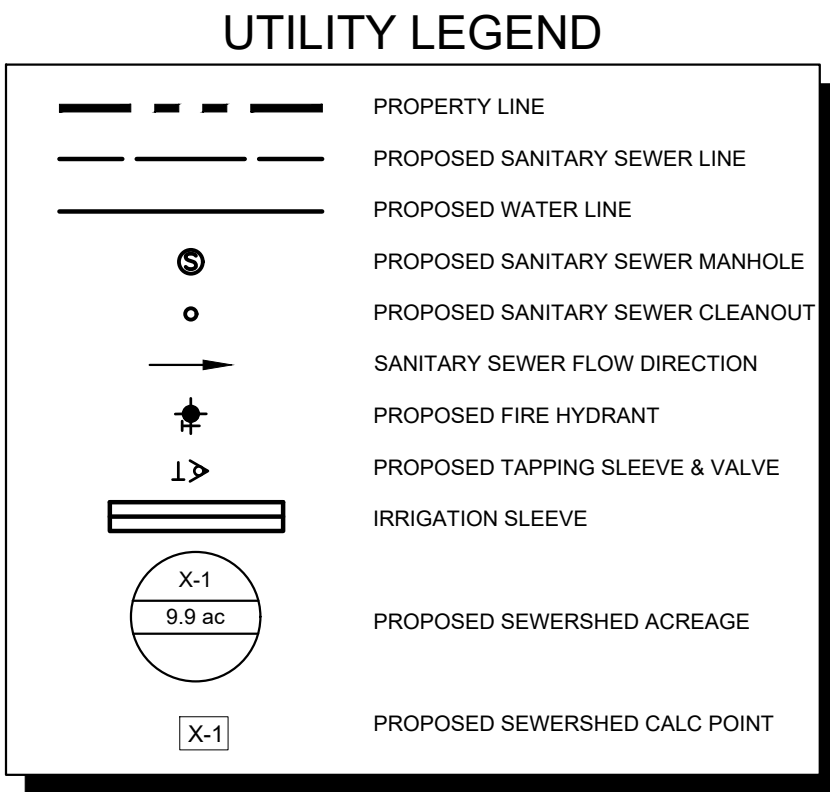
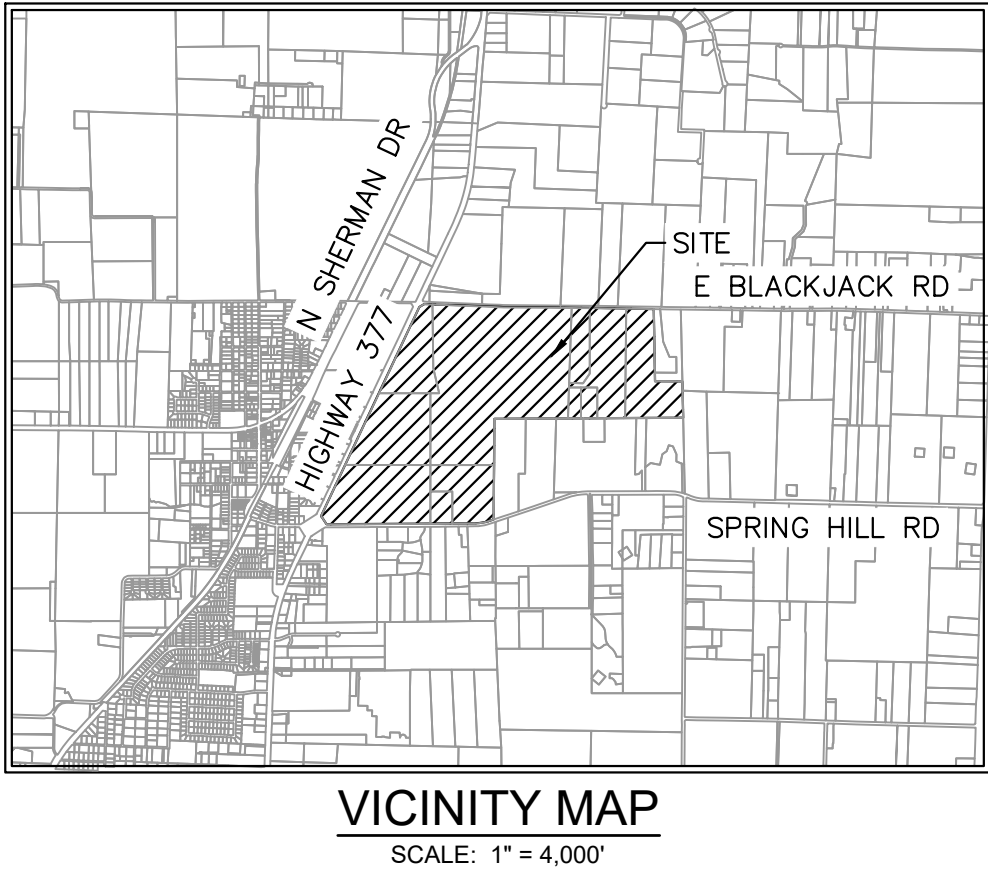
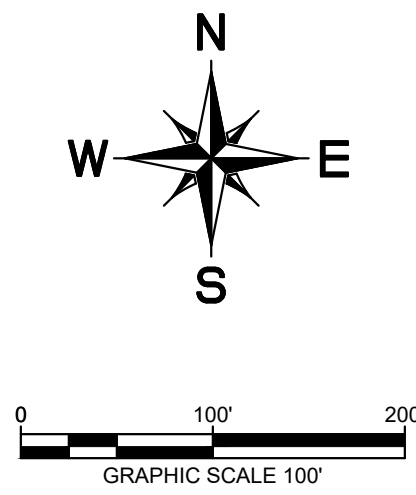
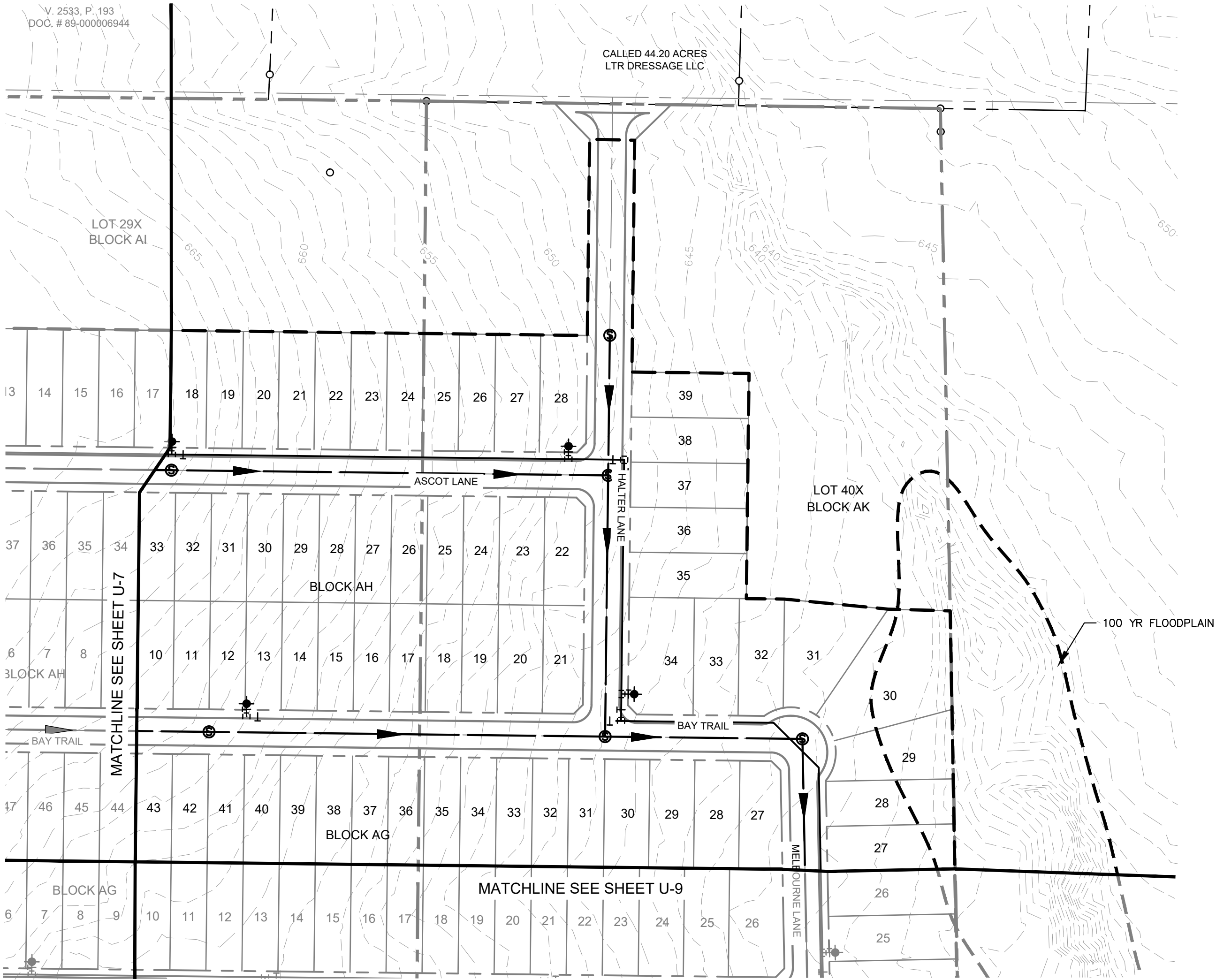
PRELIMINARY UTILITY PLAN FOR HIGH POINTE RANCH

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: Sylvia Gunawan Surveyor #6461		OWNER/DEVELOPER: Aubrey Blackcap 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: Nicholas Fletcher, P.E. Registration F-928	
DESIGNED	DRAWN	CHECKED	SCALE	DATE		KH PROJECT NO.	
DKT	DKT	TLF	AS SHOWN	SEPT. 2021		2020103	

PLATTED BY: FRANCISCO, REVISED: 09/20/2021 2:50 PM
DRAWN NAME: KJFR CIVIL/FRISCO SINGLE FAMILY PURSUITS_2020/2020/01 - CIRCLE Y RANCH/CDAP/RELIIMINARY/PLANS/SHEETS/2 - UTILITY PLAN/DWG [U-8]
LAST SAVED: 2/9/2022 3:08 PM

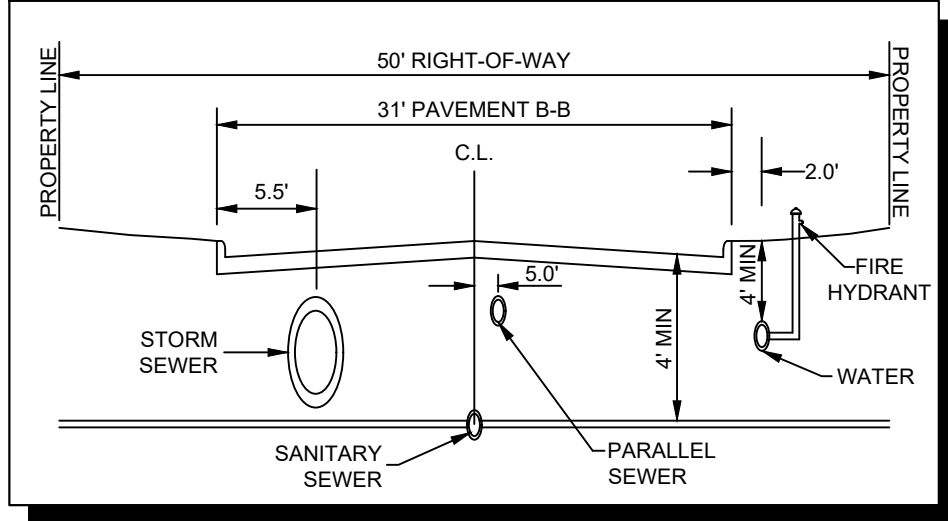
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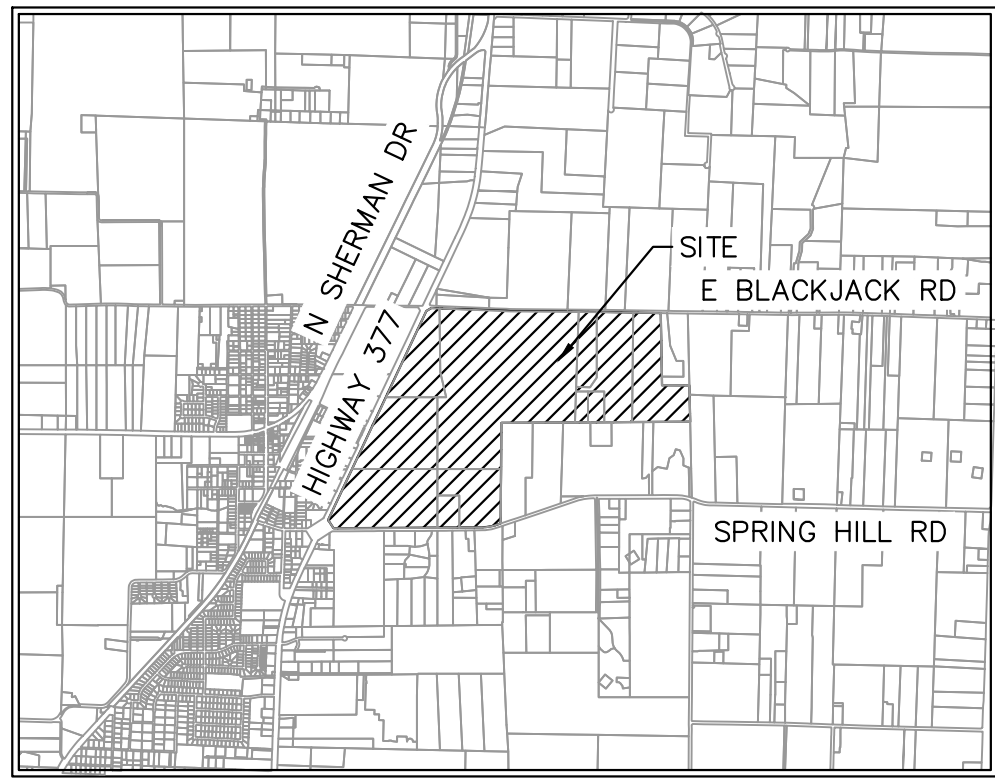
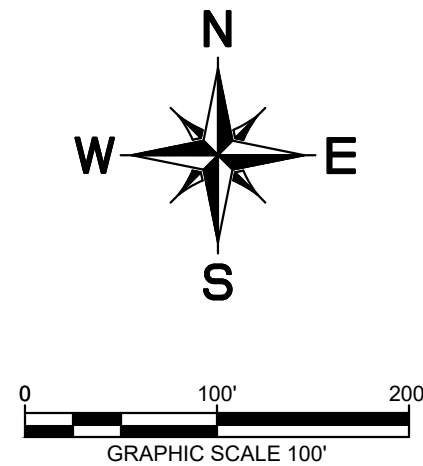
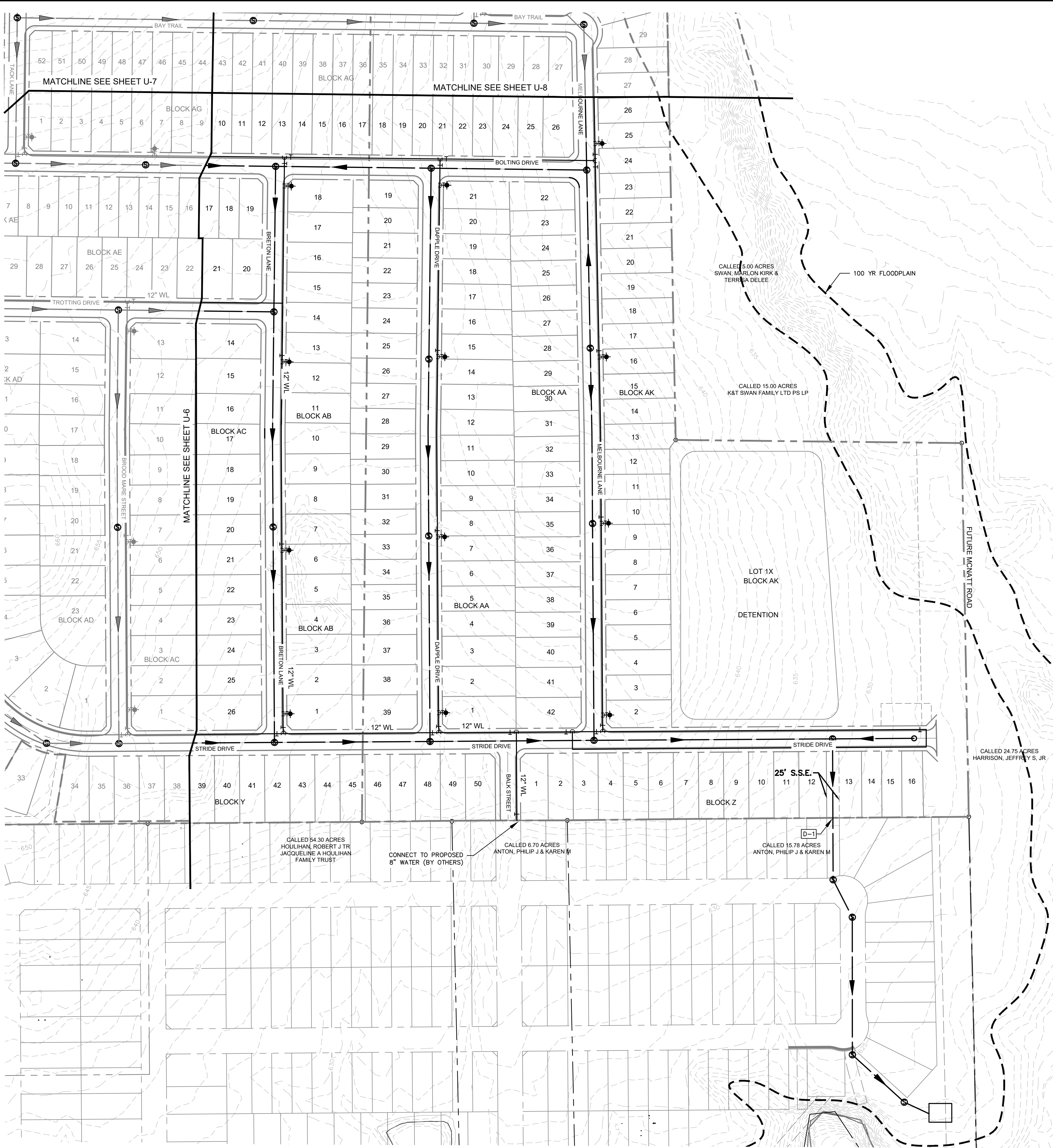


CITY PROJECT NUMBER: XXXXXXXXXX

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-8



VICINITY MAP
SCALE: 1" = 4,000'

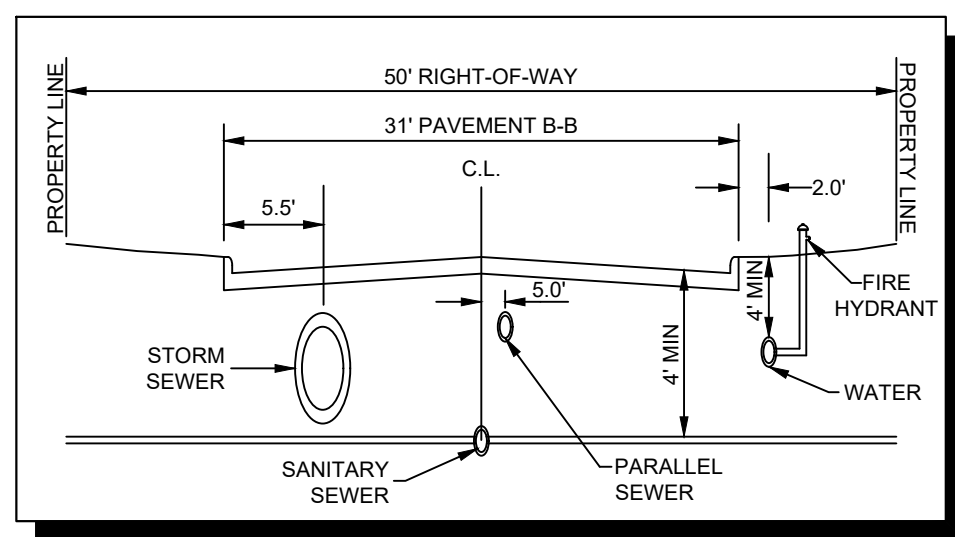
UTILITY LEGEND

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

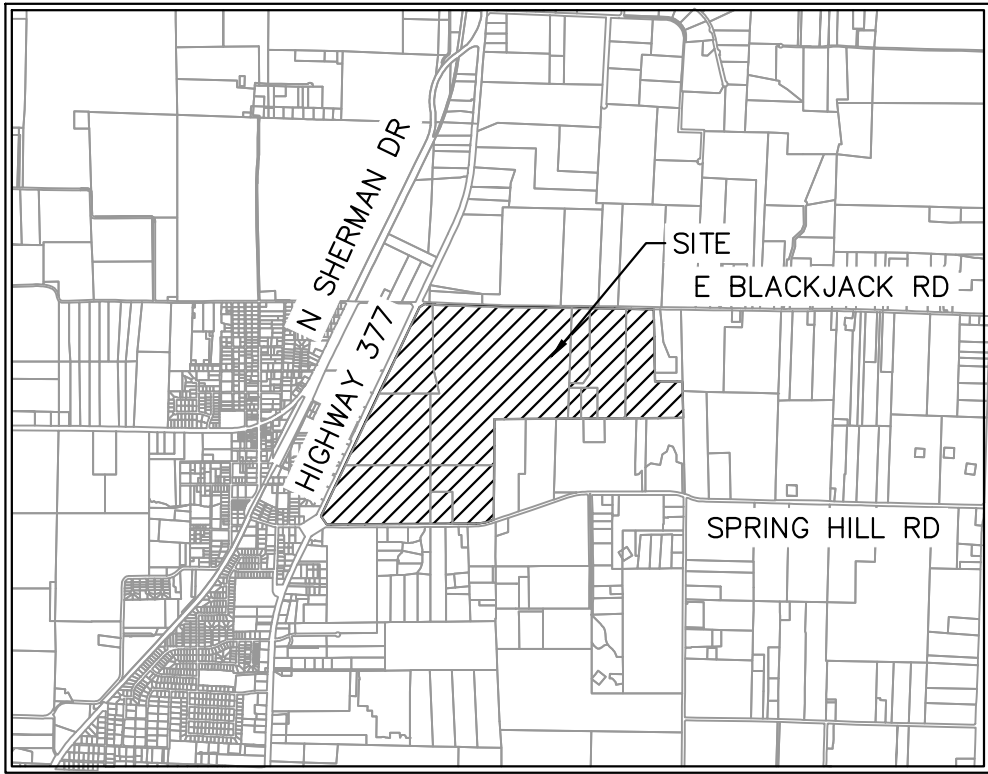
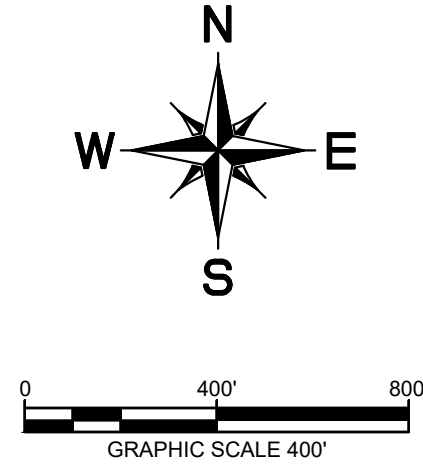
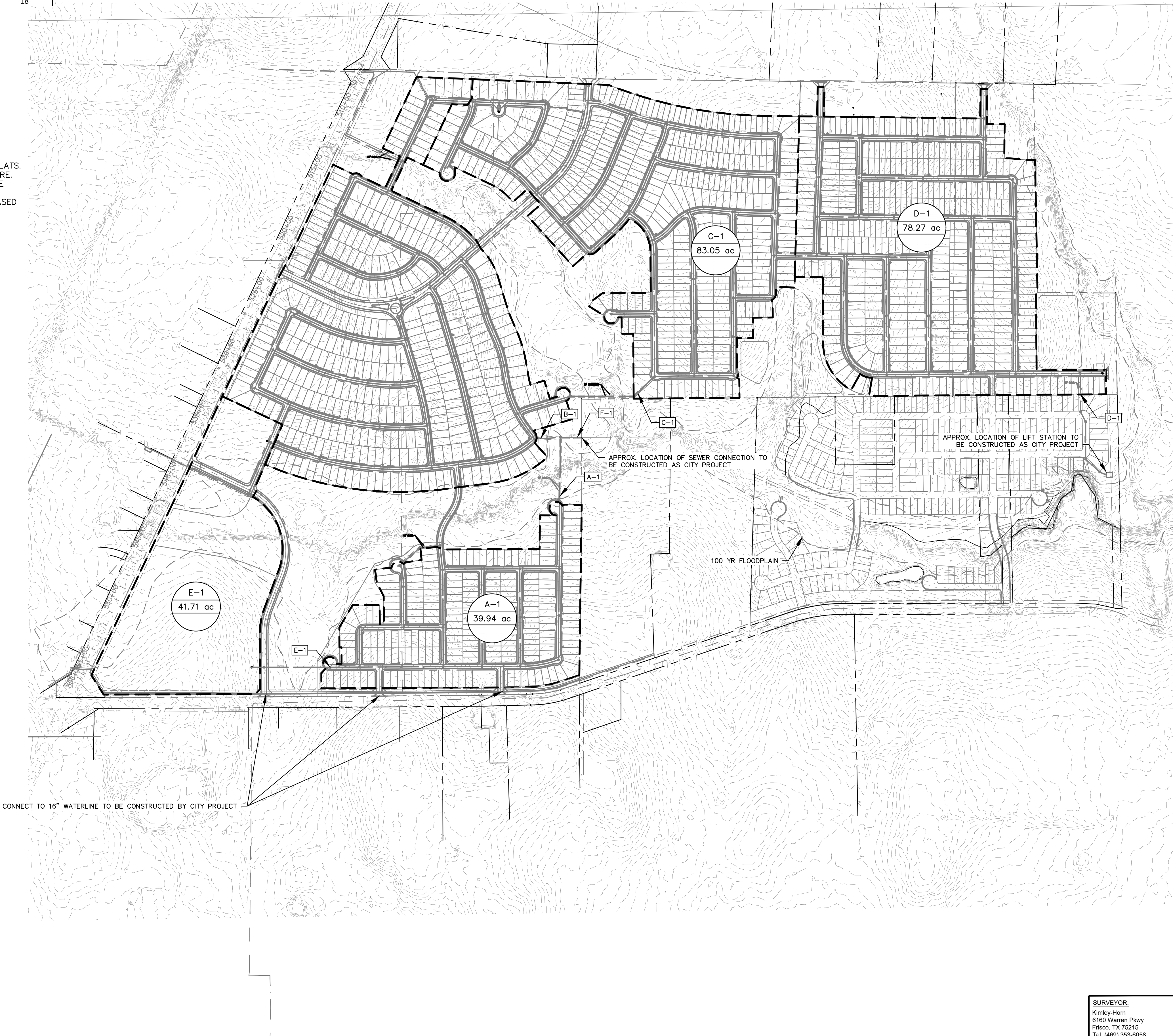
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 DRAWN BY: KJH CIVIL ENGINEERING
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SEWER BASIN AREA FLOW CALCULATIONS						
AREA	AREA (AC)	NUMBER OF LOTS	FLOW (GPD)	DEMAND (MGD)	CUMULATIVE (MGD)	MIN PIPE SIZE (IN)
A-1	39.94	221	70,720	0.283	1.222	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

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	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
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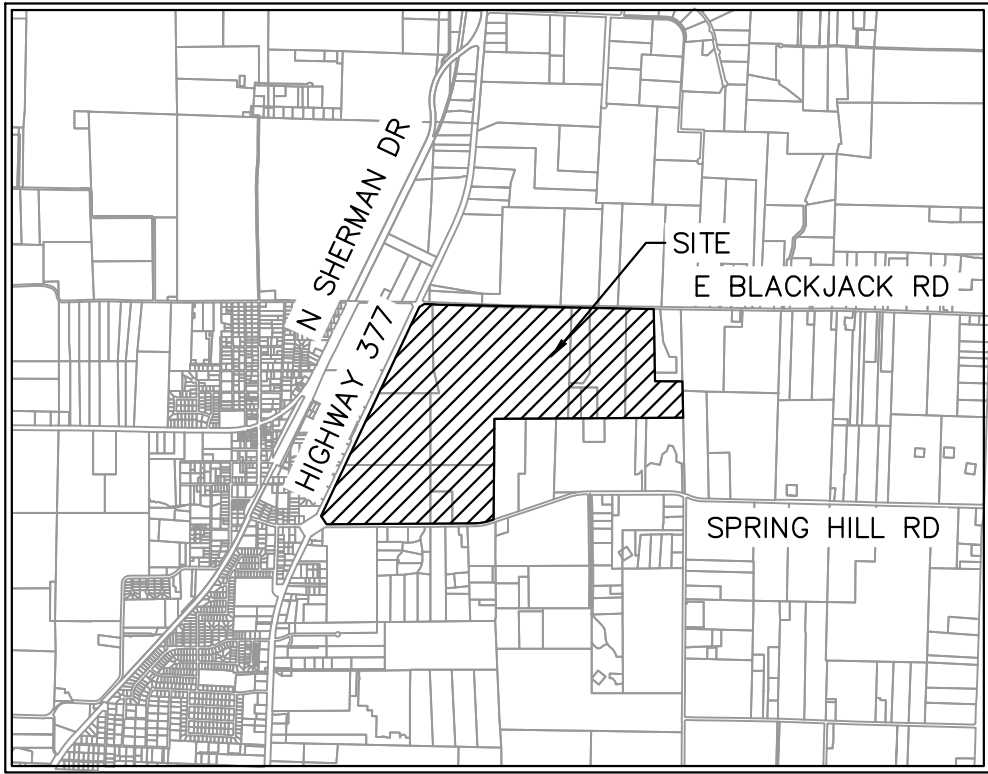
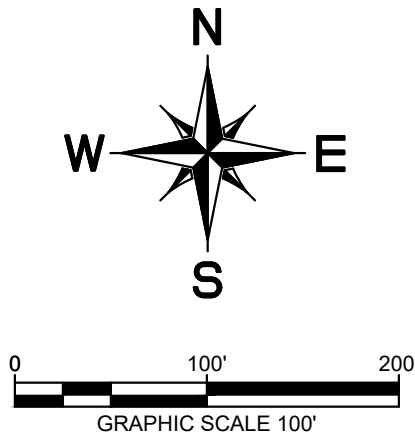
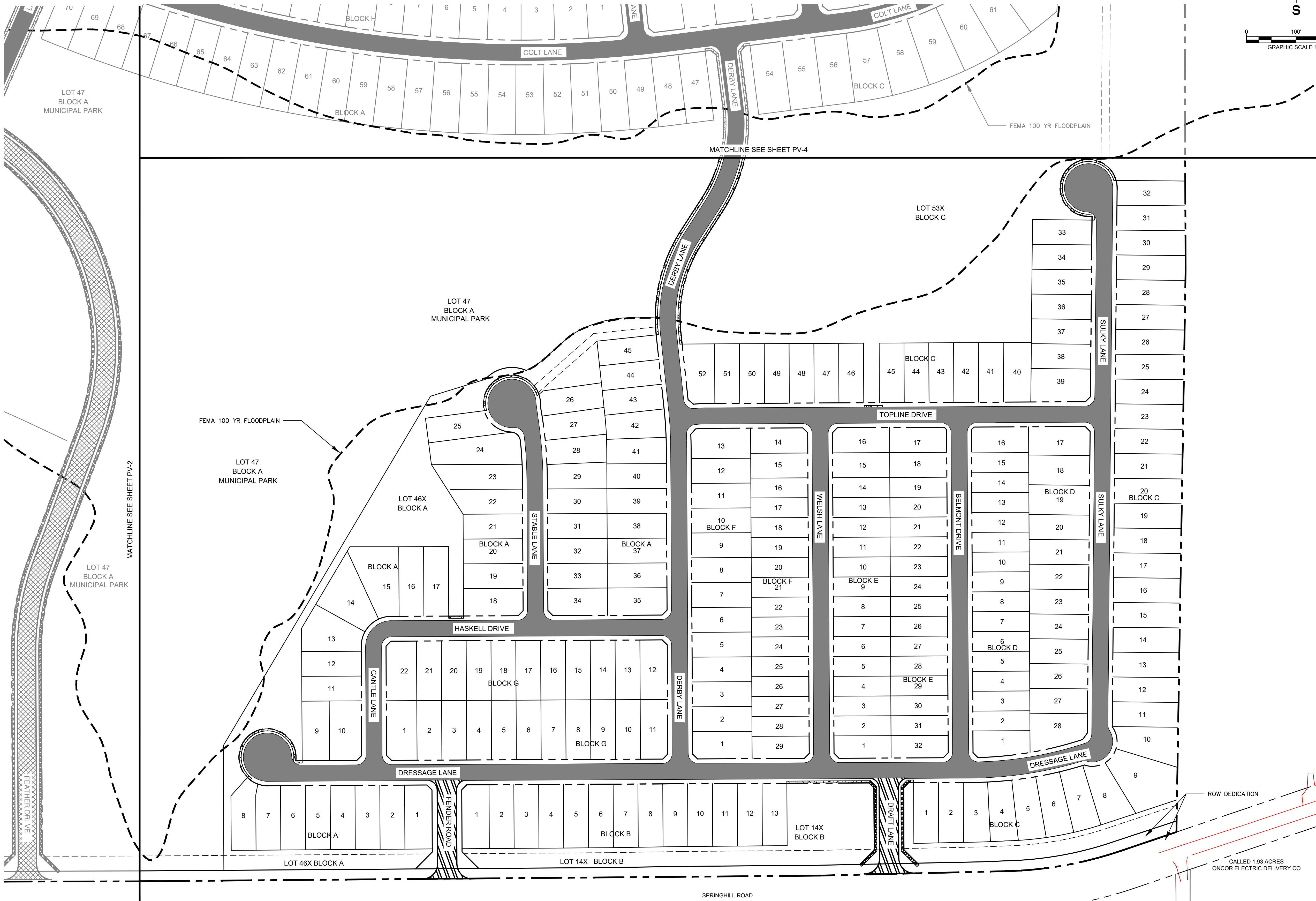
CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY SEWER SHED MAP
FOR
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DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	U-10

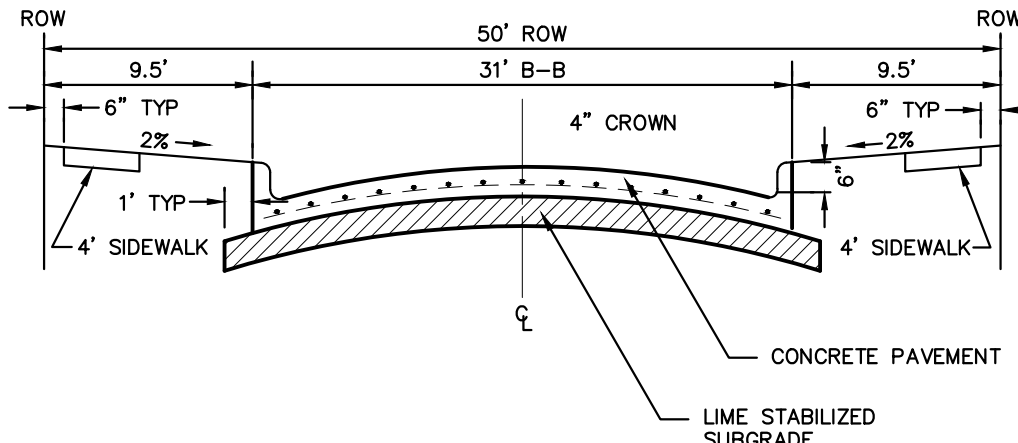
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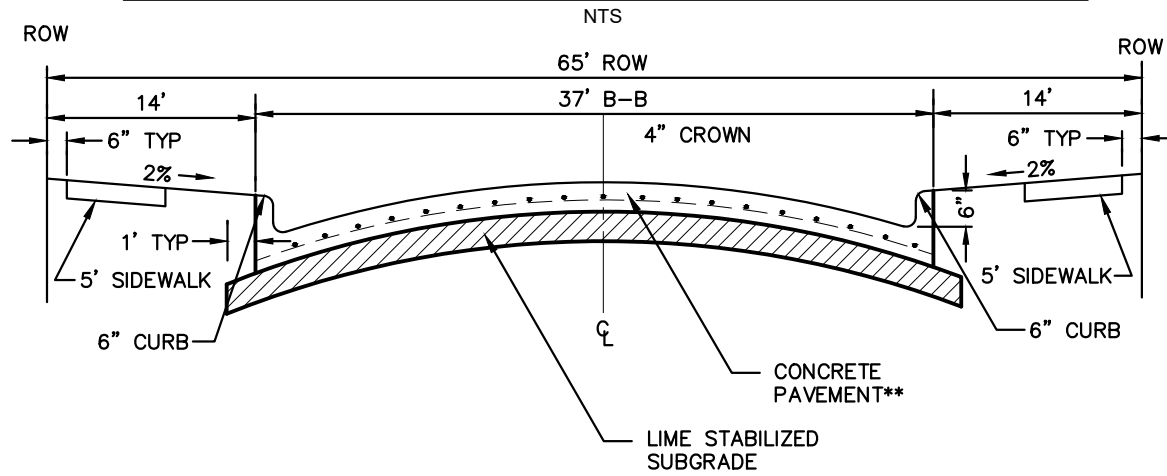
LEGEND

	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
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	TEMPORARY PAVEMENT



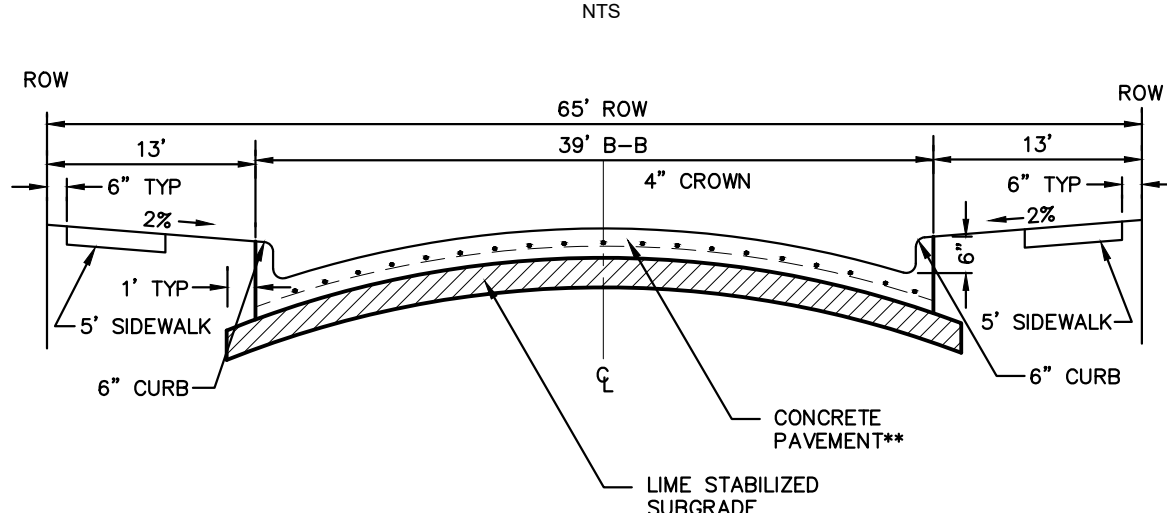
NOTE: PAVEMENT SECTION TO BE CALCULATED BY GEOTECHNICAL ENGINEER FOR MINIMUM 20-YEAR DESIGN, BUT SHALL NOT BE LESS THAN 6" THICK.

PARABOLIC RESIDENTIAL STREET SECTION



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COMMERCIAL COLLECTOR STREET SECTION



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RESIDENTIAL COLLECTOR STREET SECTION

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

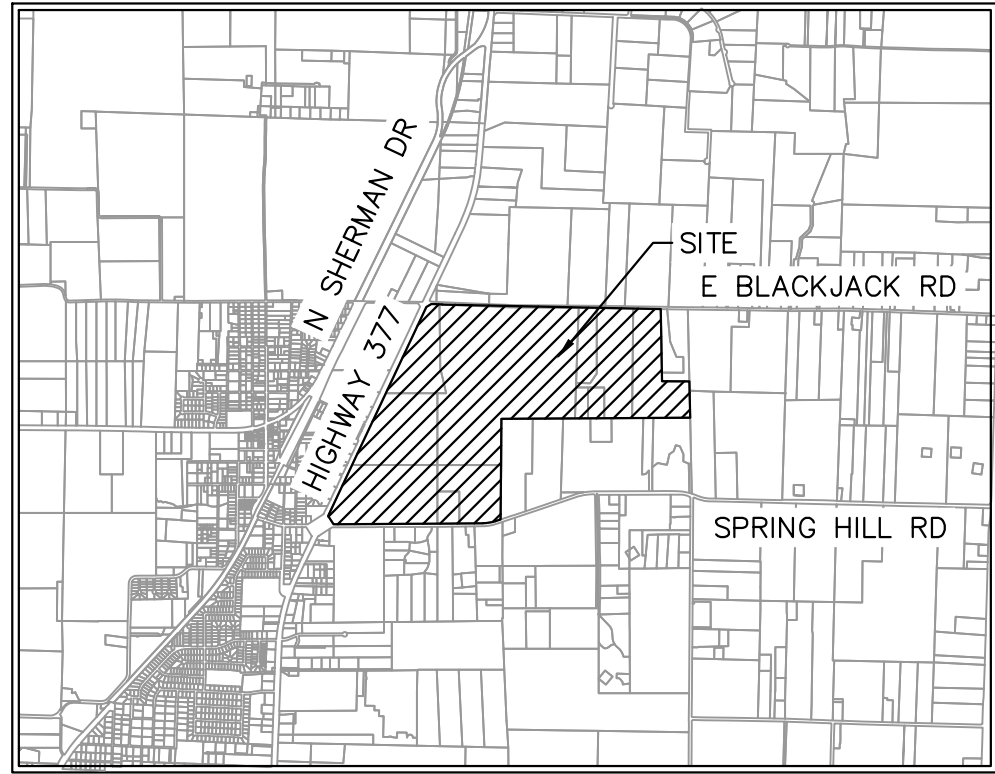
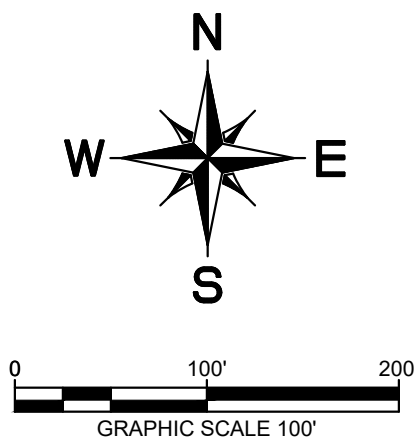
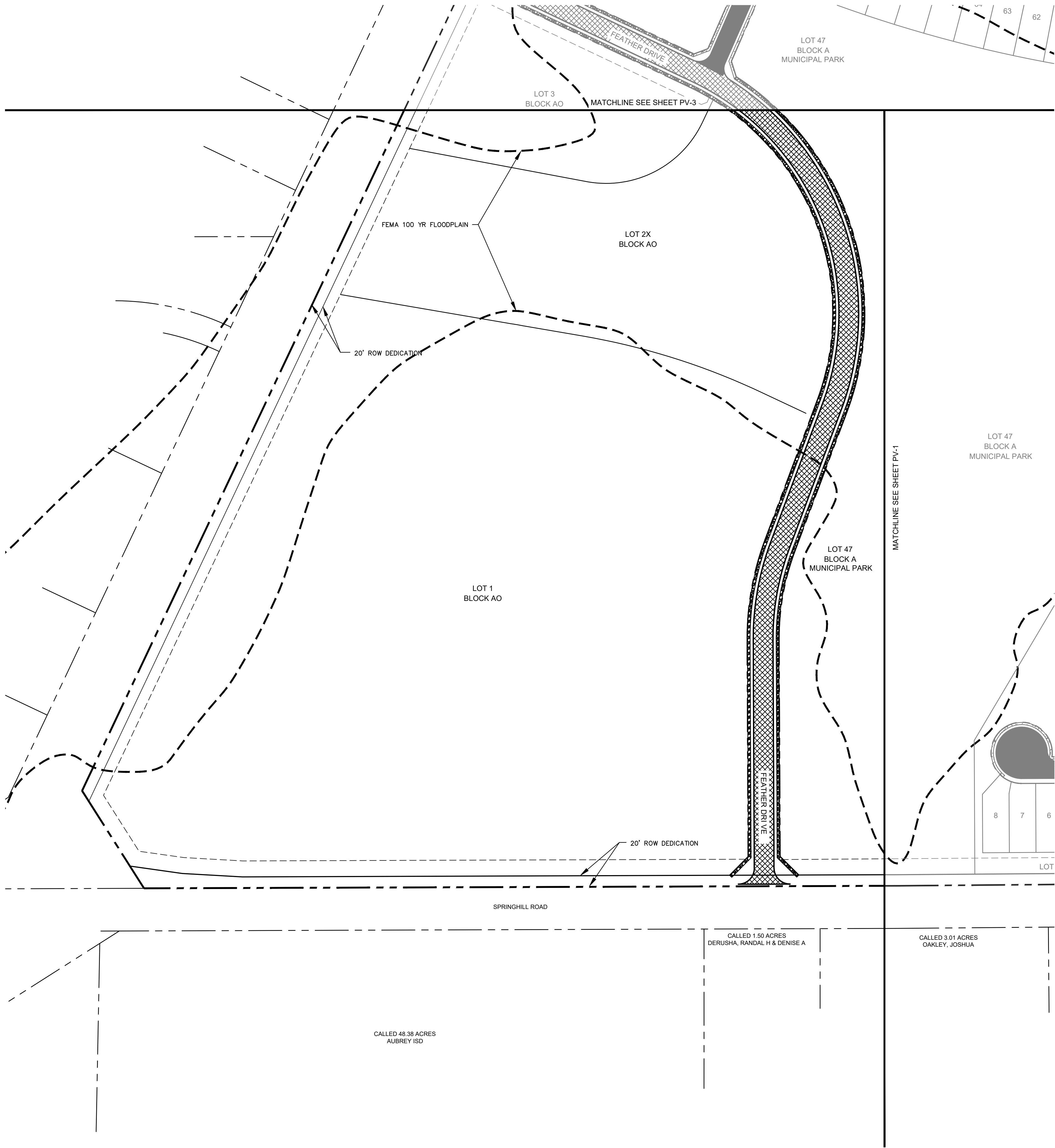
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DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	PV-1

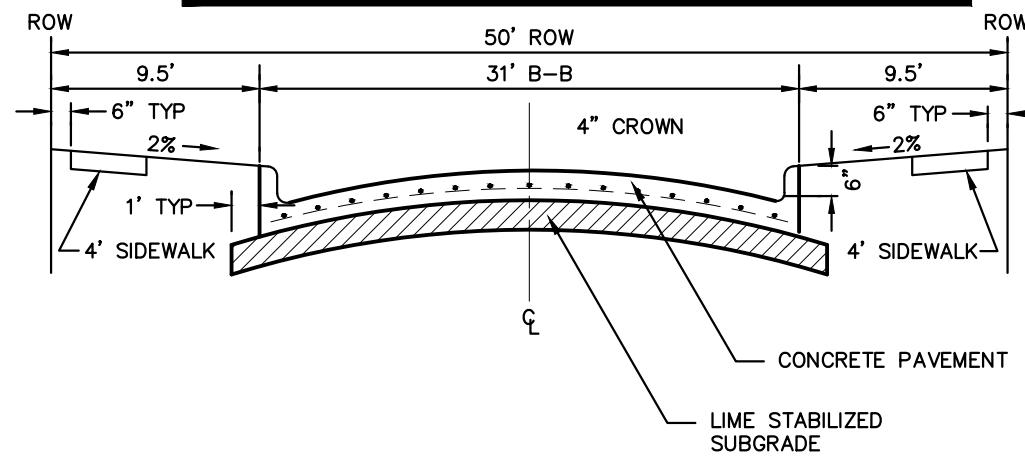


VICINITY MAP

SCALE: 1" = 4,000'

LEGEND

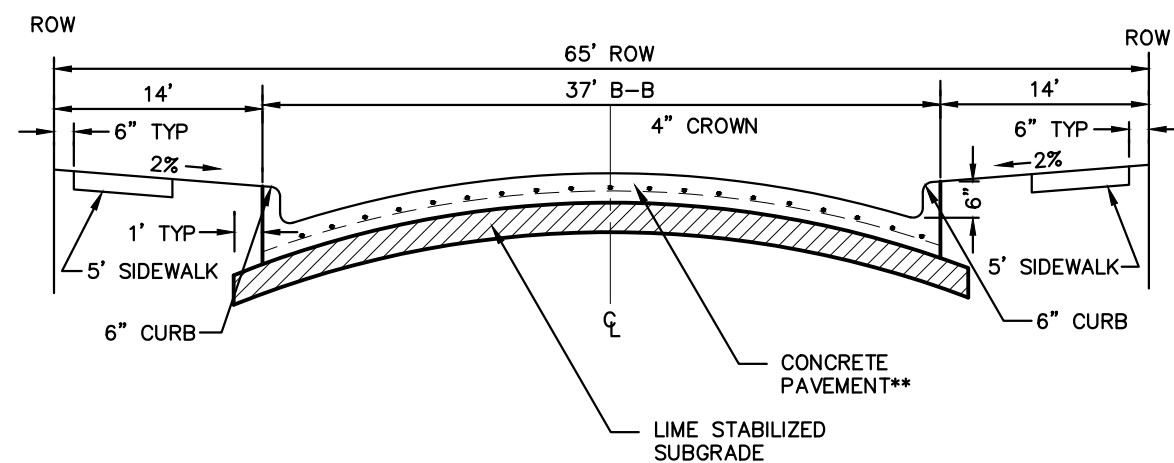
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	TEMPORARY PAVEMENT



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PARABOLIC RESIDENTIAL STREET SECTION

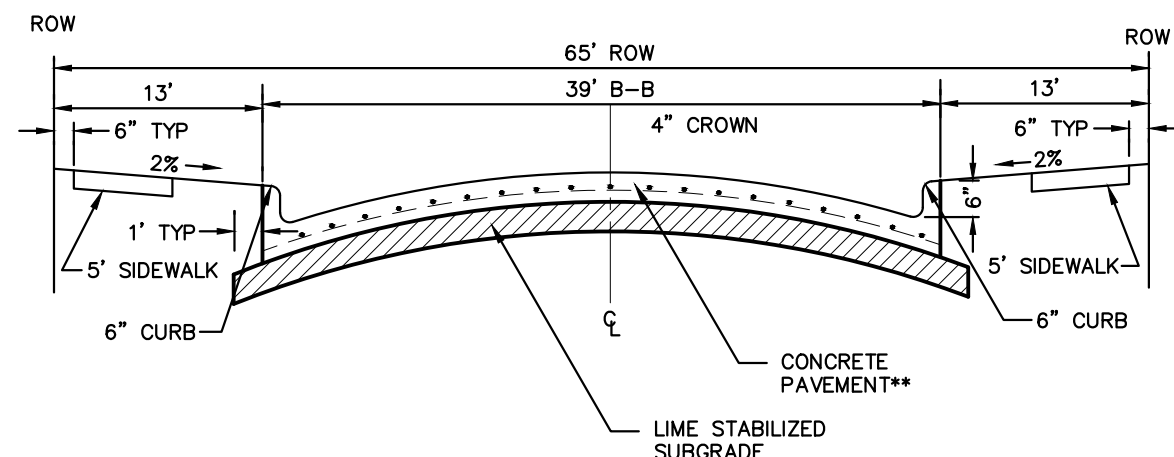
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COMMERCIAL COLLECTOR STREET SECTION

NTS



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NTS

CITY PROJECT NUMBER: XXXXXXXXXX

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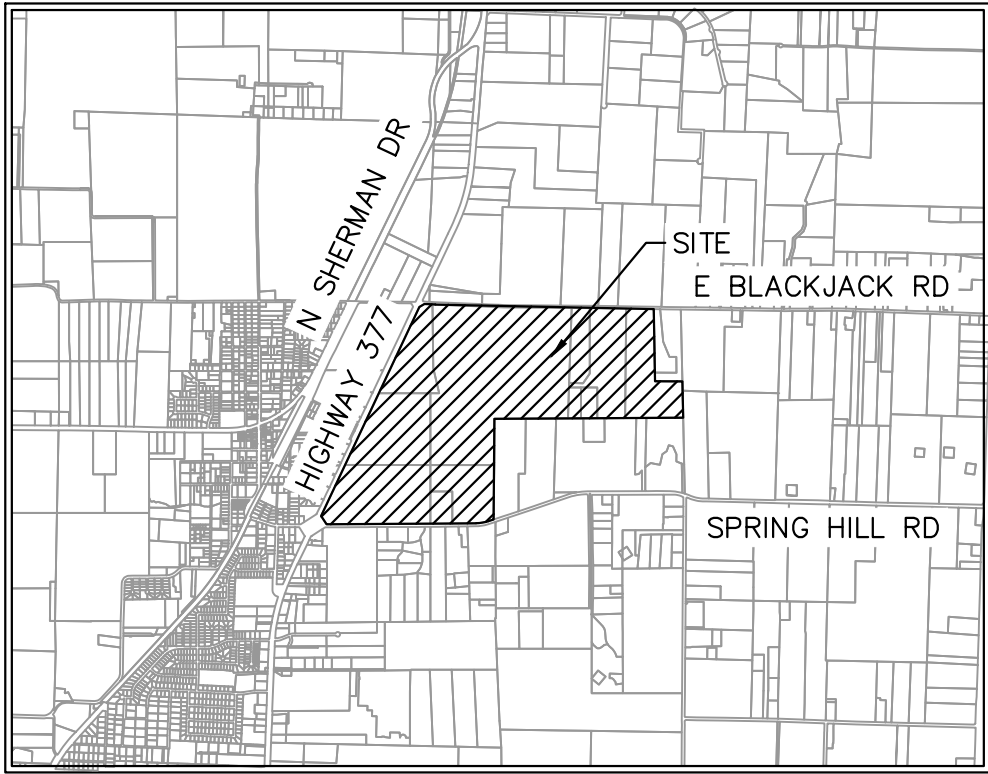
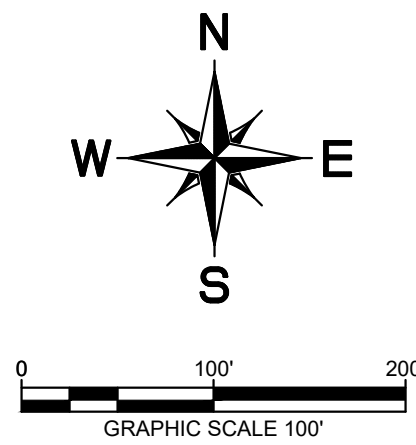
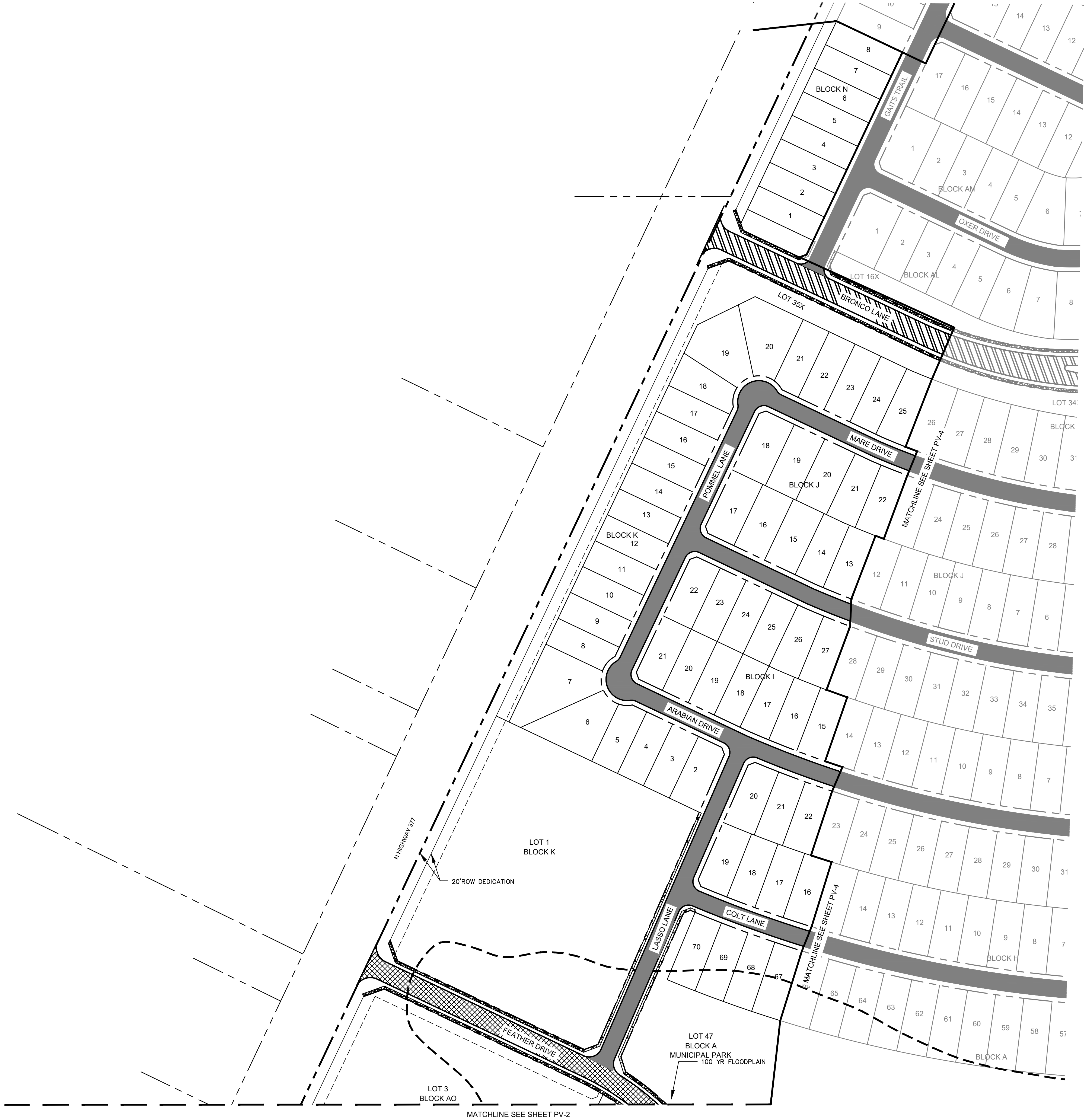
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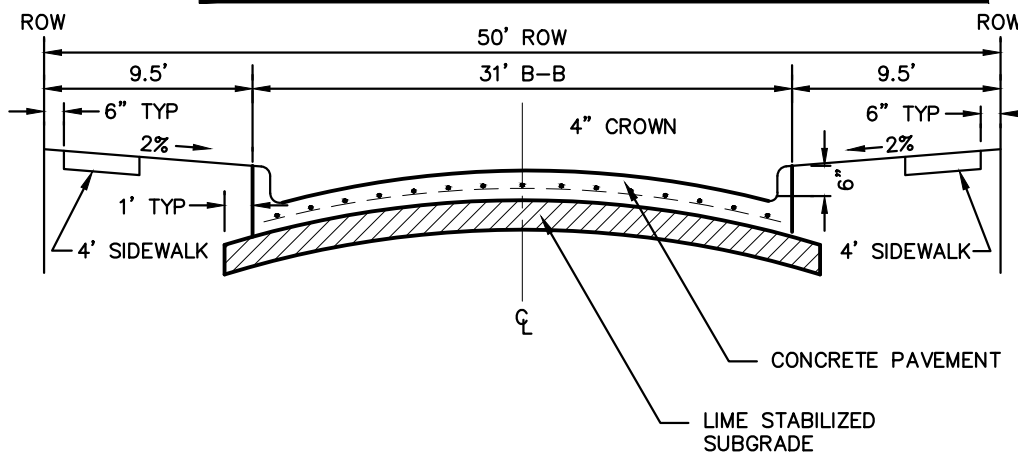


VICINITY MAP

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LEGEND

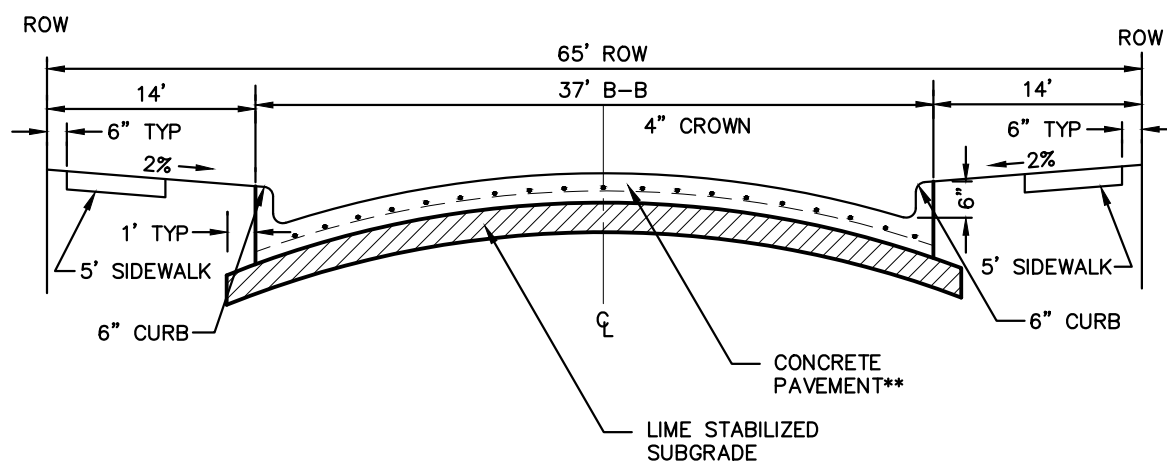
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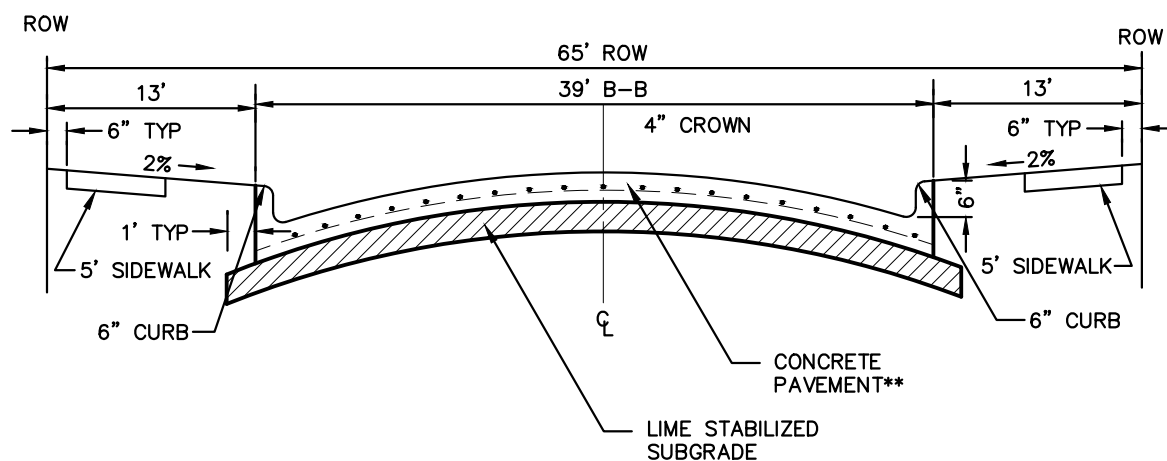
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COMMERCIAL COLLECTOR STREET SECTION

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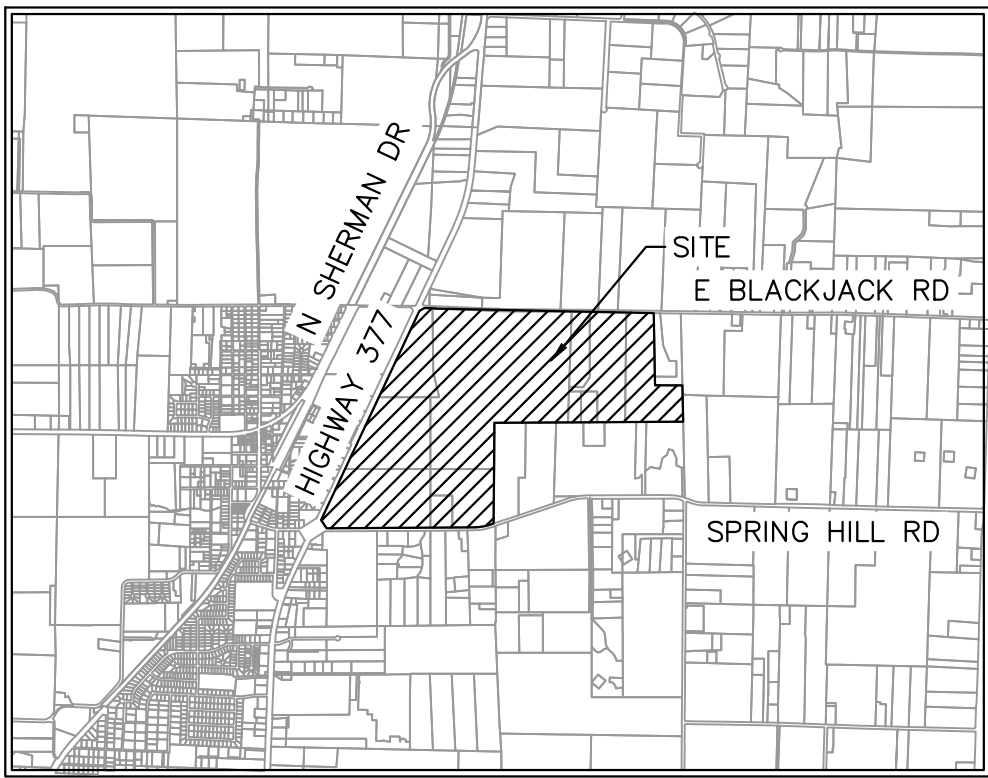
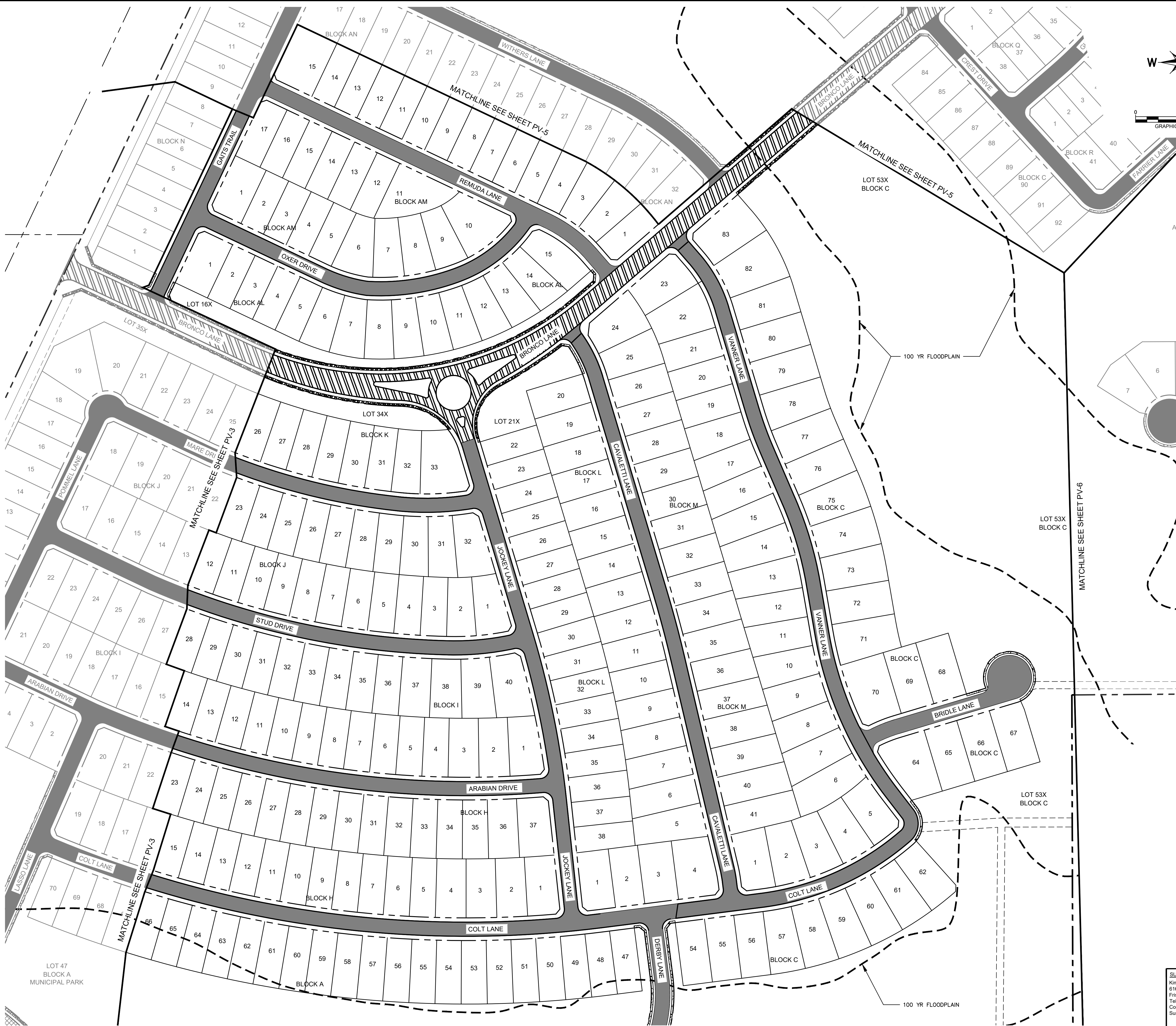
IN THE

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, 2020/2020/03 - CIRCLE Y RANCH/CD/PRELIMINARY/PLANS/SHEETS/PV-1 PAVING PLAN/DWG[PV-1]
DRAWN BY: KIMLEY-HORN & ASSOCIATES, INC. 2020/2020/03 - CIRCLE Y RANCH/CD/PRELIMINARY/PLANS/SHEETS/PV-1 PAVING PLAN/DWG[PV-1]
LAST SAVED: 2/20/2021 2:51 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.

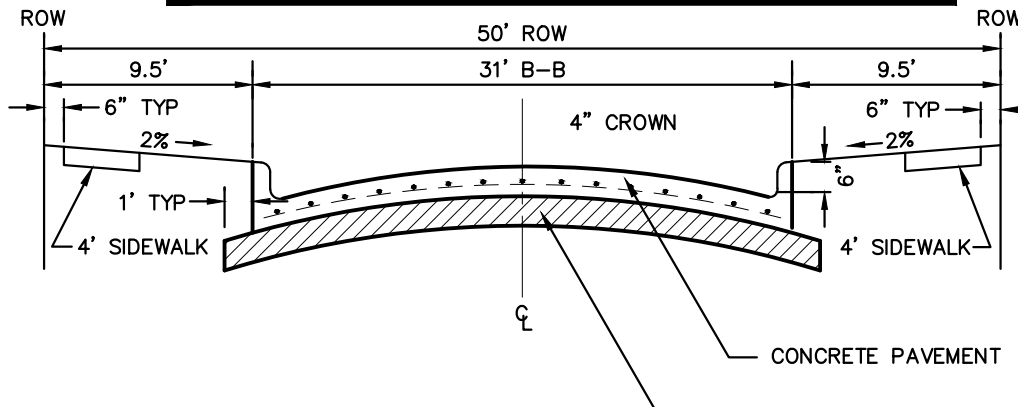


VICINITY MAP

SCALE: 1" = 4,000'

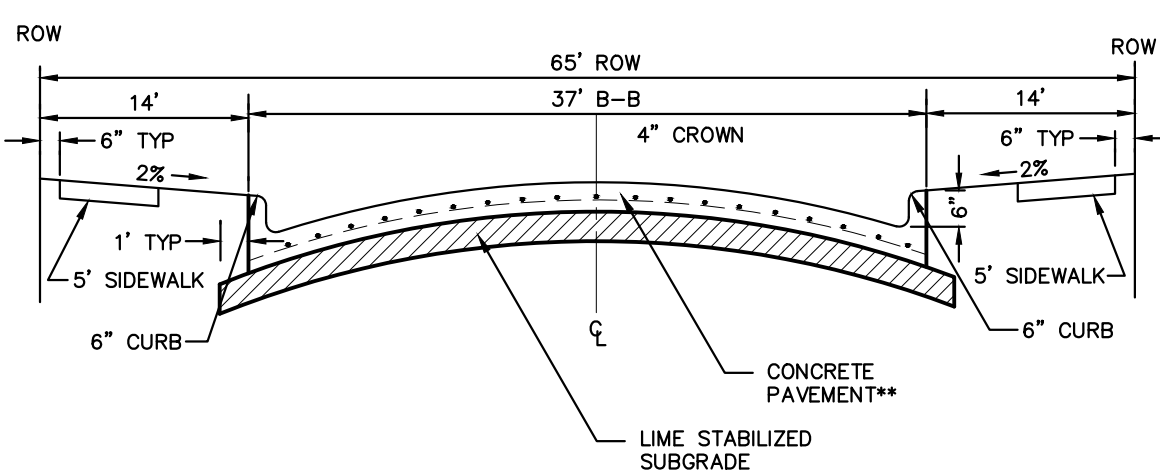
LEGEND

	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



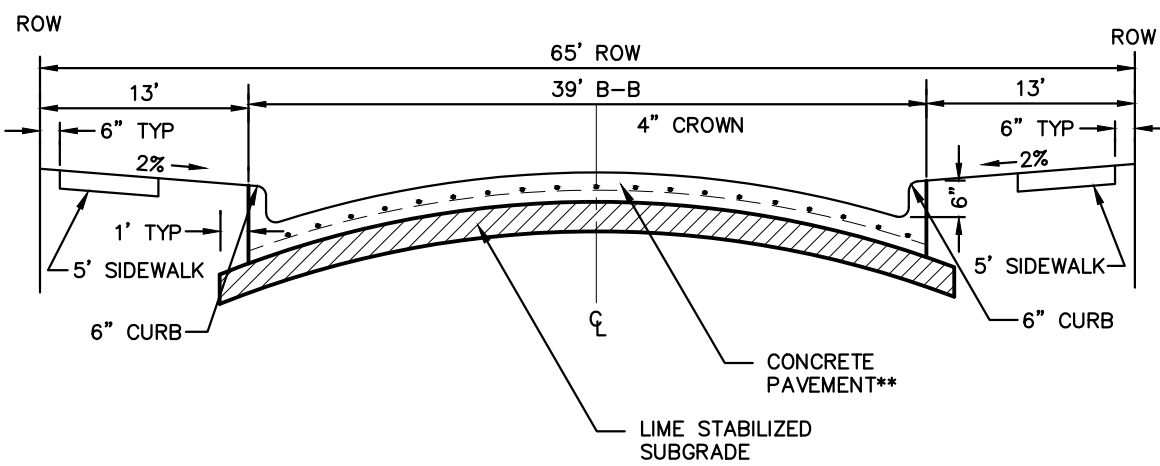
NOTE: PAVEMENT SECTION TO BE CALCULATED BY GEOTECHNICAL ENGINEER FOR MINIMUM 20-YEAR DESIGN, BUT SHALL NOT BE LESS THAN 6" THICK.

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

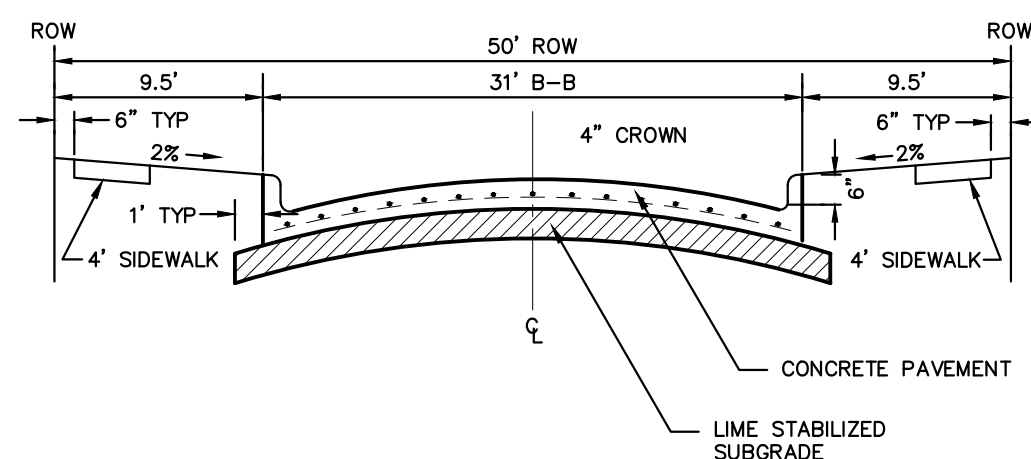
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243

AND THE

IN-TIME

CITY OF AUBREY, DENTON COUNTY, TEXAS

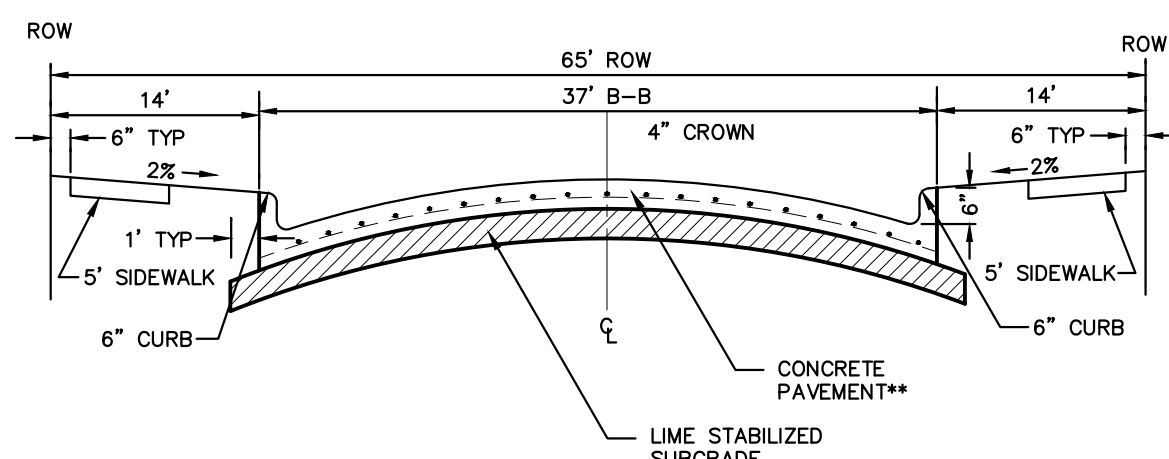
SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylviana Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey BlackJack Partners, LLC 4514 Cole Ave., Suite 1650 Frisco, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town 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



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PARABOLIC RESIDENTIAL STREET SECTION

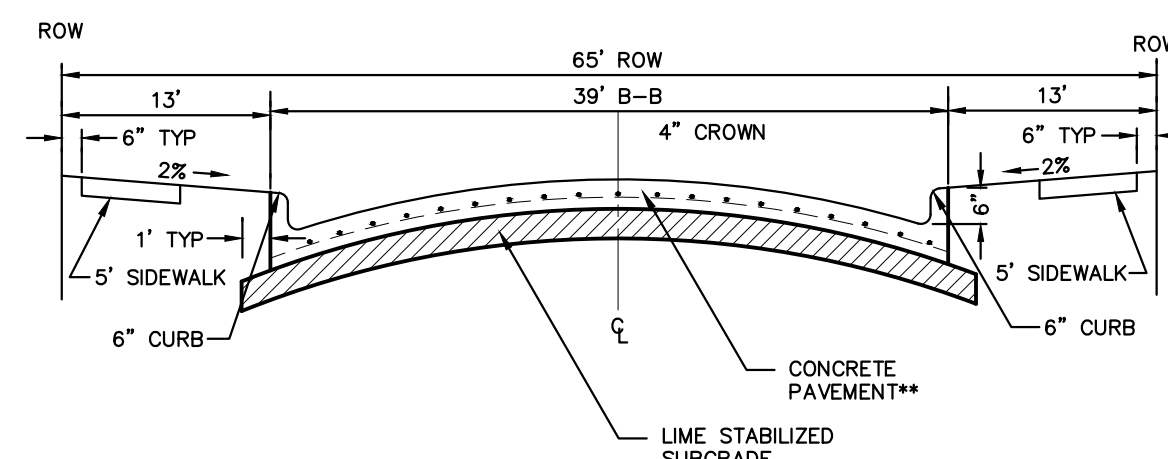
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COMMERCIAL COLLECTOR STREET SECTION

NTS

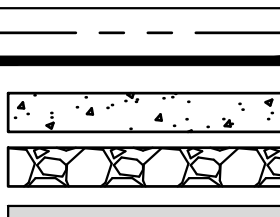


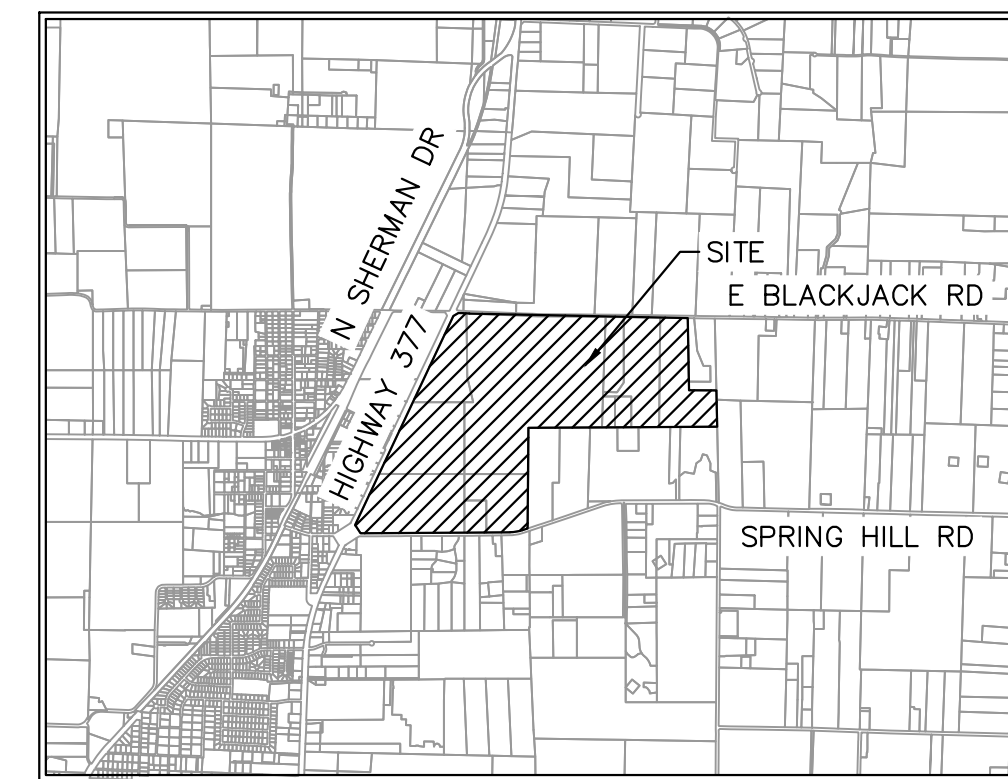
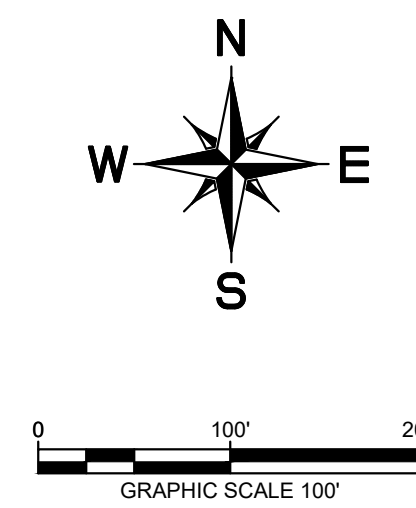
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RESIDENTIAL COLLECTOR STREET SECTION

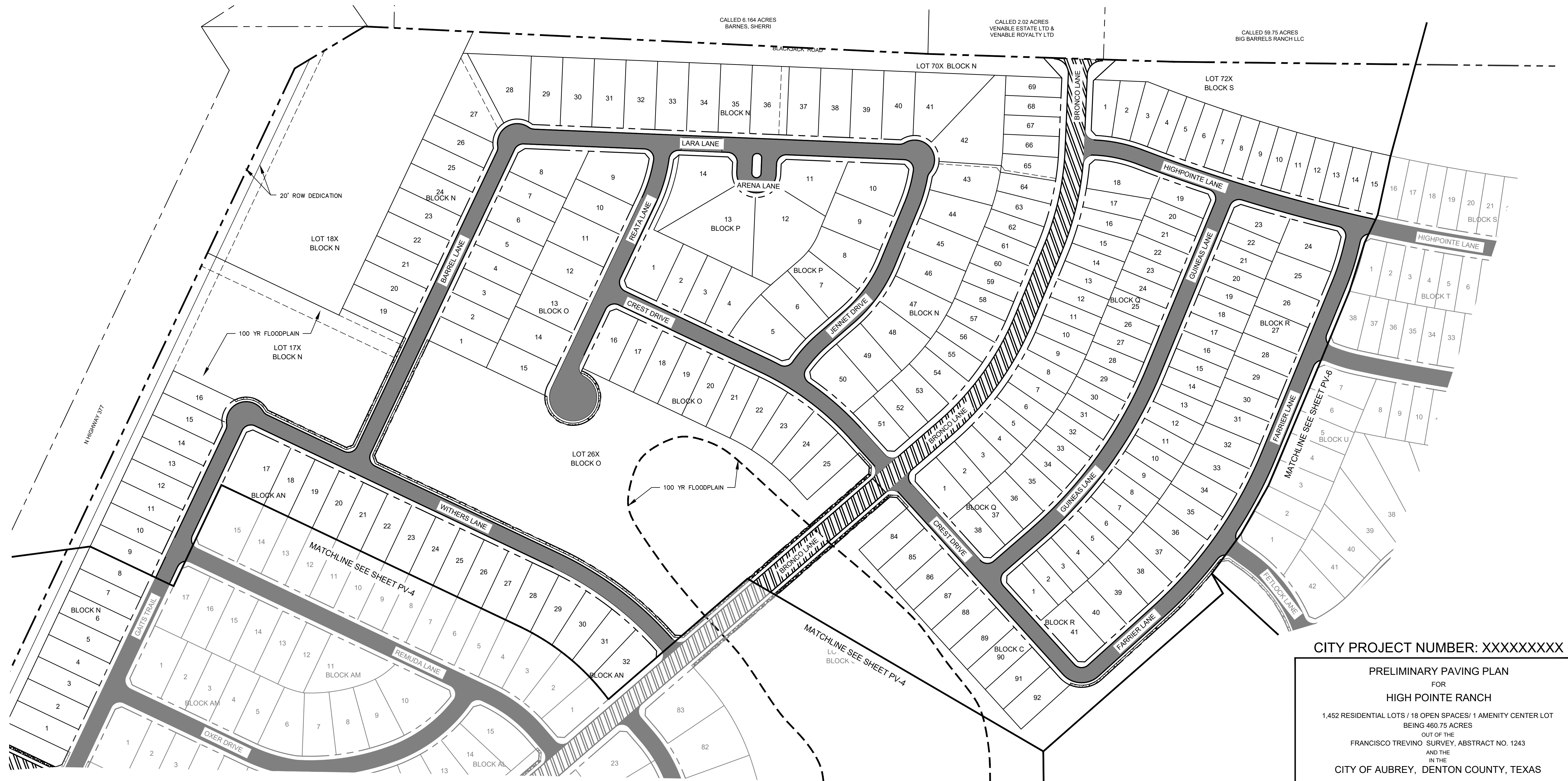
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- ## LEGEND

	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
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VICINITY MAP
SCALE: 1" = 4,000'



CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY PAVING 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

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

OWNER/DEVELOPER

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

OWNER/DEVELOPER	
-----------------	--

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

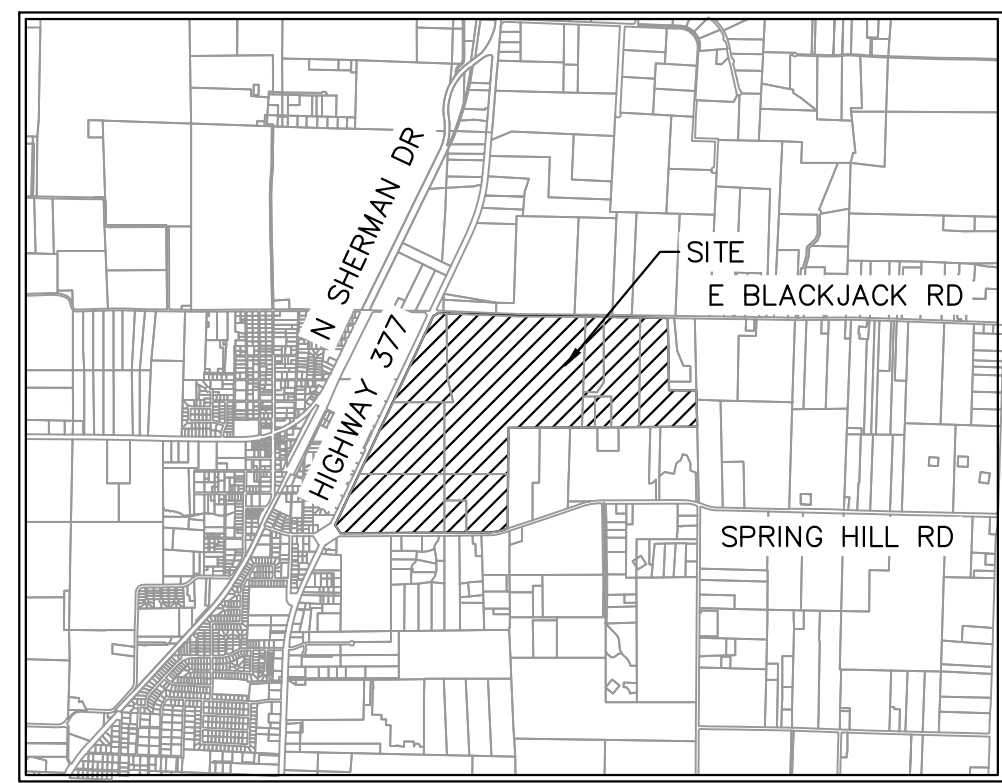
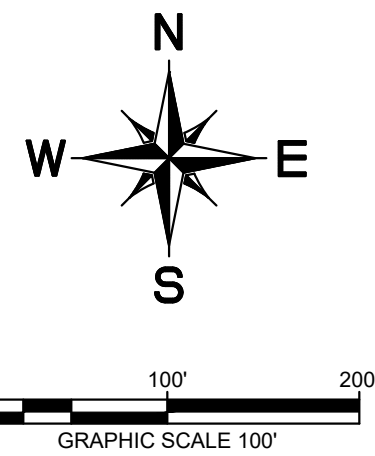
ENGINEER:

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.	PV-5
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103	

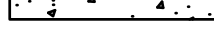
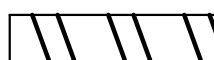
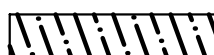
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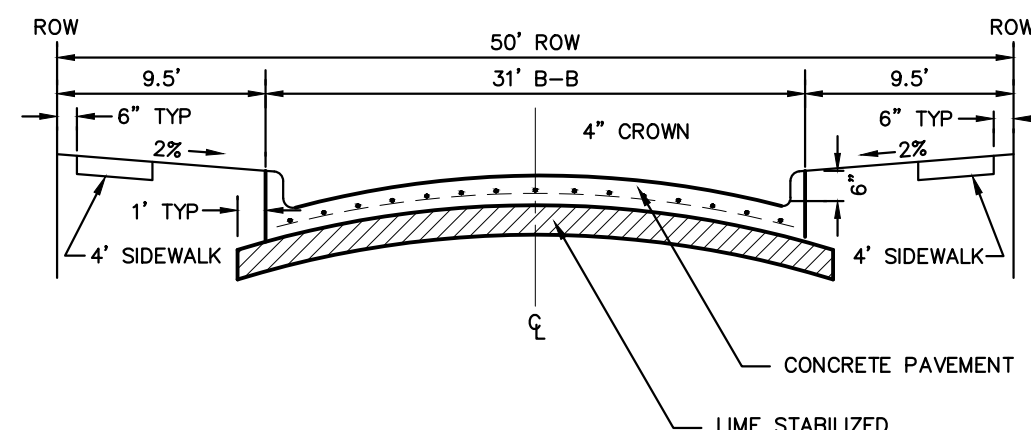
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VICINITY MAP

SCALE: 1" = 4,000'

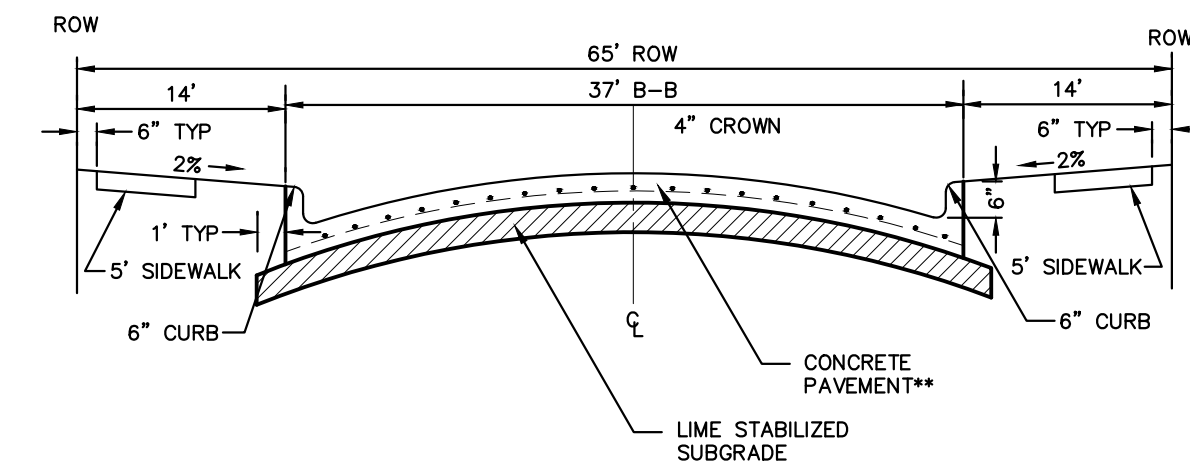
	PROPERTY LINE MATCH LINE
	4' CONCRETE SIDEWALK
	5' CONCRETE SIDEWALK
	31' B-B SECTION FOR RESIDENTIAL PAVEMENT
	37' B-B SECTION FOR COMMERCIAL COLLECTOR PAVEMENT
	39' B-B SECTION FOR RESIDENTIAL COLLECTOR PAVEMENT
	TEMPORARY PAVEMENT



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

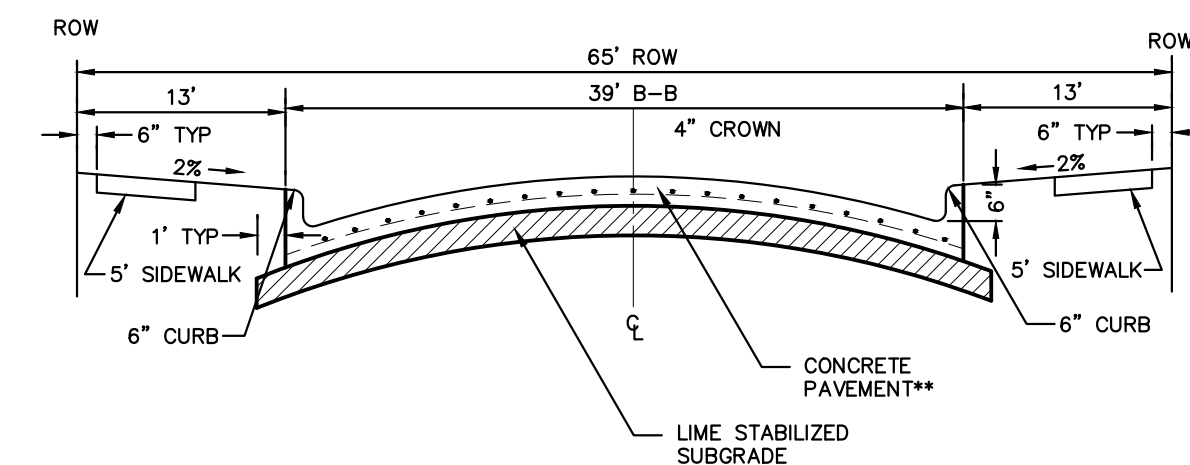
NTS



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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

505

HIGH POINTE RANCH

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

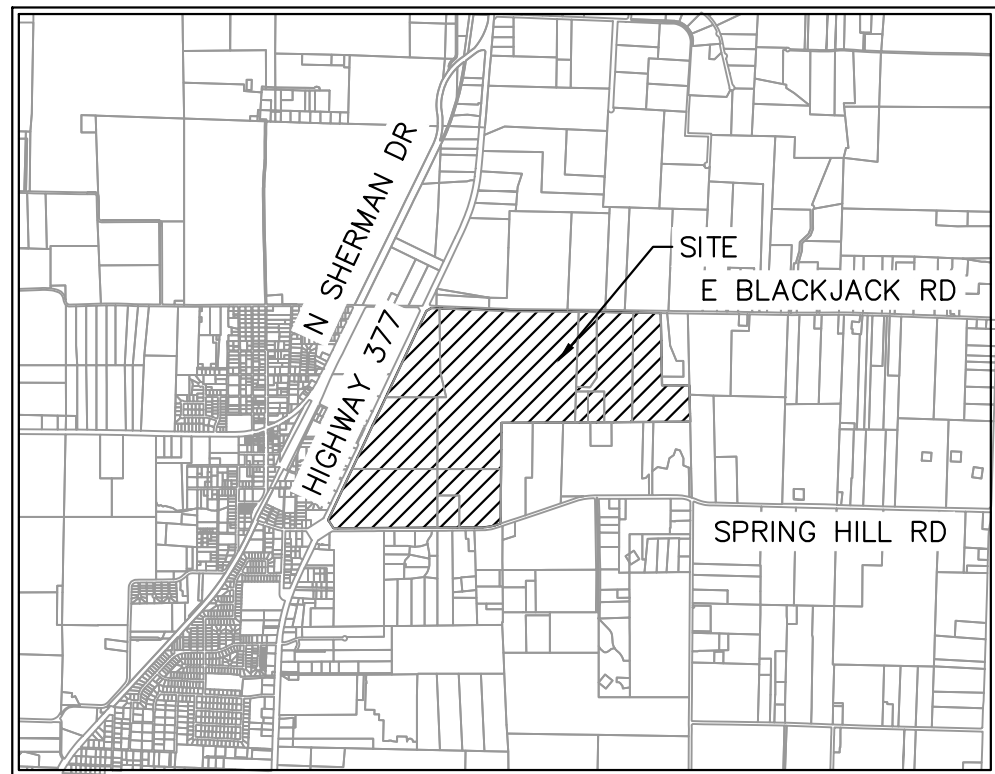
OUT OF THE
FRANCISCO TREVIÑO SURVEY

AND THE

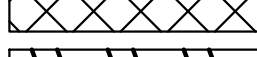
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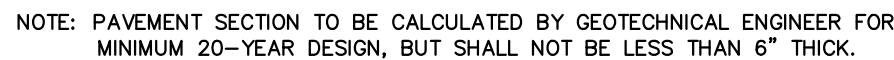
CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Krimley-Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (469) 333-6068 Contact: Sylviaa Gunn-Sawyer Surveyor #84641	OWNER/DEVELOPER: Aubrey Blackhawk Partners, LLC 214 City Ave., Suite 150 Dallas, TX 75205 Tel: (214) 674-9576 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd., N., Suite 202 Arling, TX 76010 Tel: (817) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Krimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 333-5850 Contact: Thomas Fletcher, P.E. Registration F-928				
	DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	PC-V-6
	OKT	OKT	TLF	AS SHOWN	SEPT. 2021	20201003	

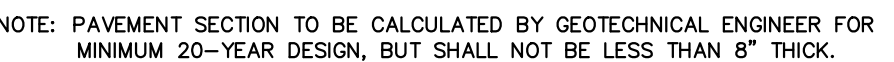


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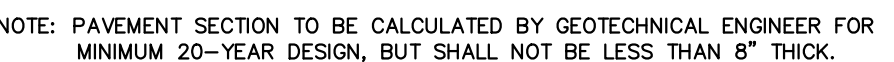
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	TEMPORARY PAVEMENT



NTS



NTS



NTS

PRELIMINARY PAVING PLAN

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

CITY OF AUBREY, DENTON COUNTY, TEXAS

GRAPHIC SCALE 100'

VICINITY MAP
SCALE: 1" = 4,000'

LEGEND

	PROPERTY LINE
	MATCH LINE
	4' CONCRETE SIDEWALK
	5' CONCRETE SIDEWALK
	31' B-B SECTION FOR RESIDENTIAL PAVEMENT
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PARABOLIC RESIDENTIAL STREET SECTION

NTS

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COMMERCIAL COLLECTOR STREET SECTION

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RESIDENTIAL COLLECTOR STREET SECTION

NTS

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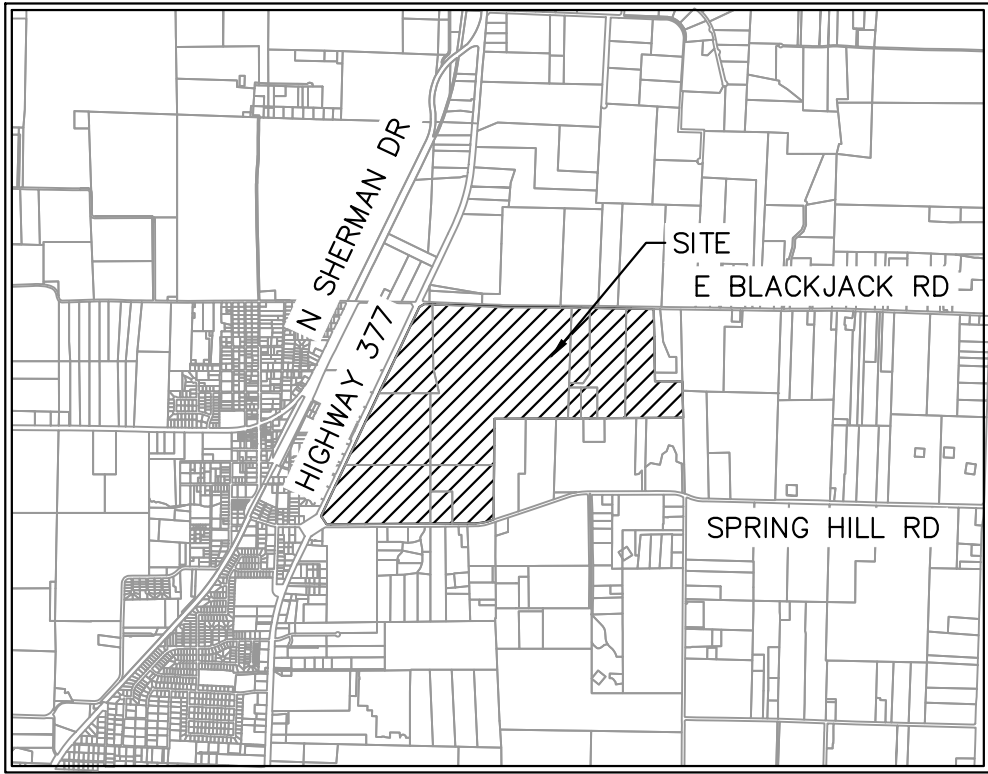
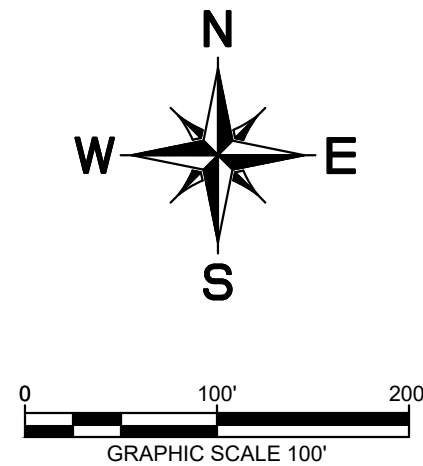
CITY PROJECT NUMBER: XXXXXXXXXX

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
IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

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

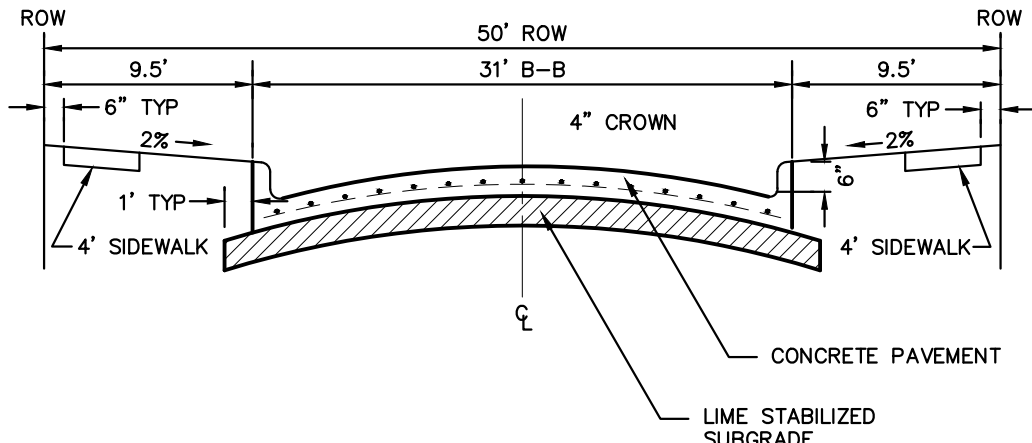
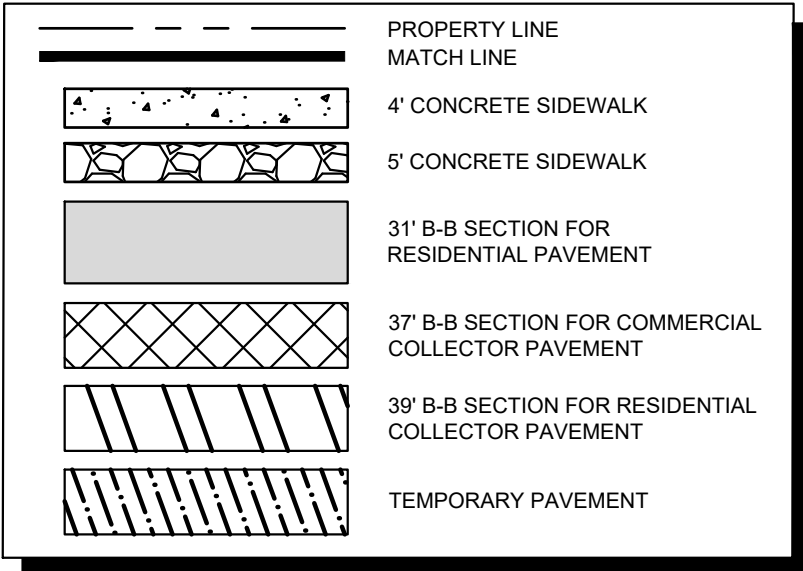
PV-7



VICINITY MAP

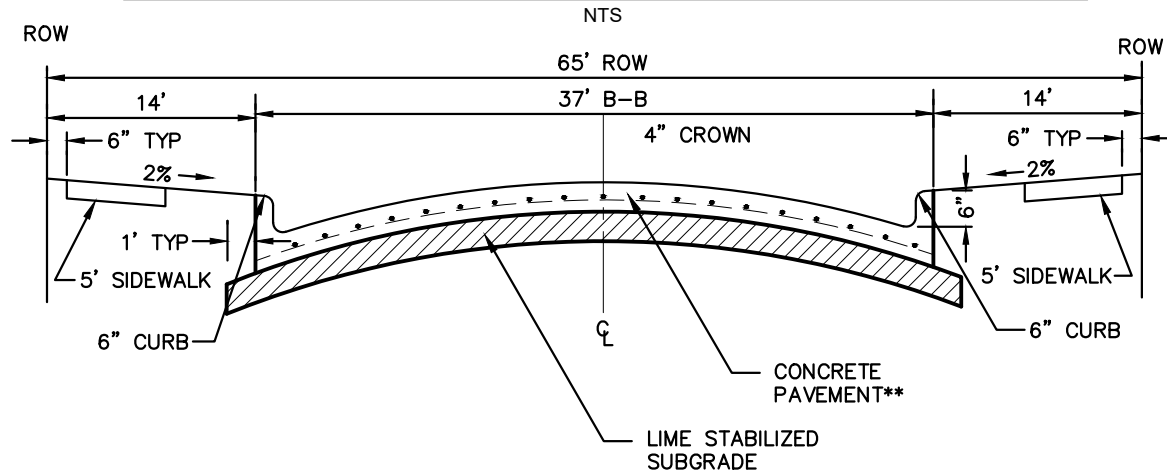
SCALE: 1" = 4,000'

LEGEND



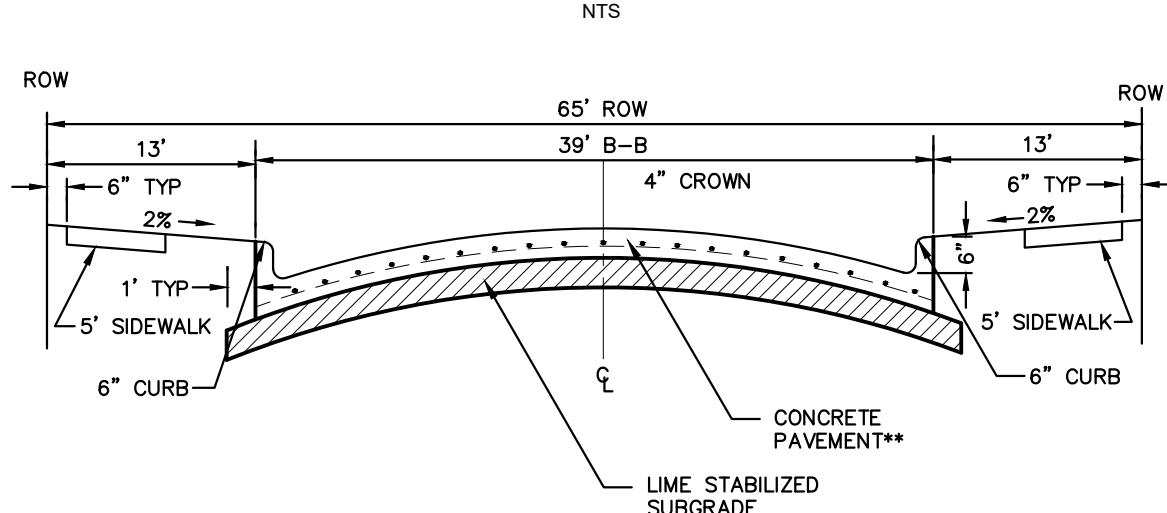
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PARABOLIC RESIDENTIAL STREET SECTION



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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
BEING 460.75 ACRES

OUT OF THE

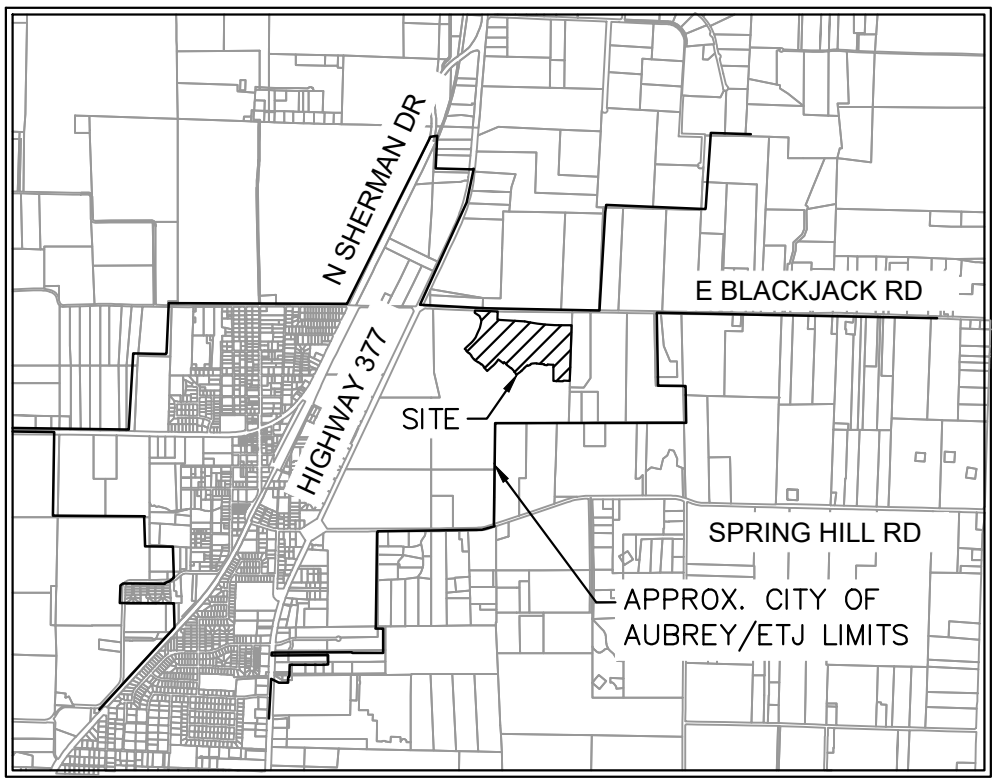
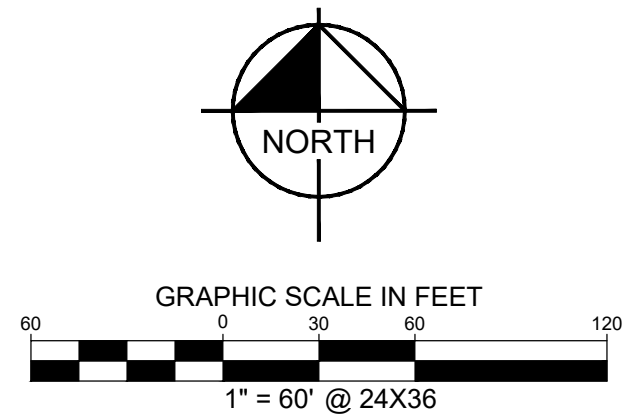
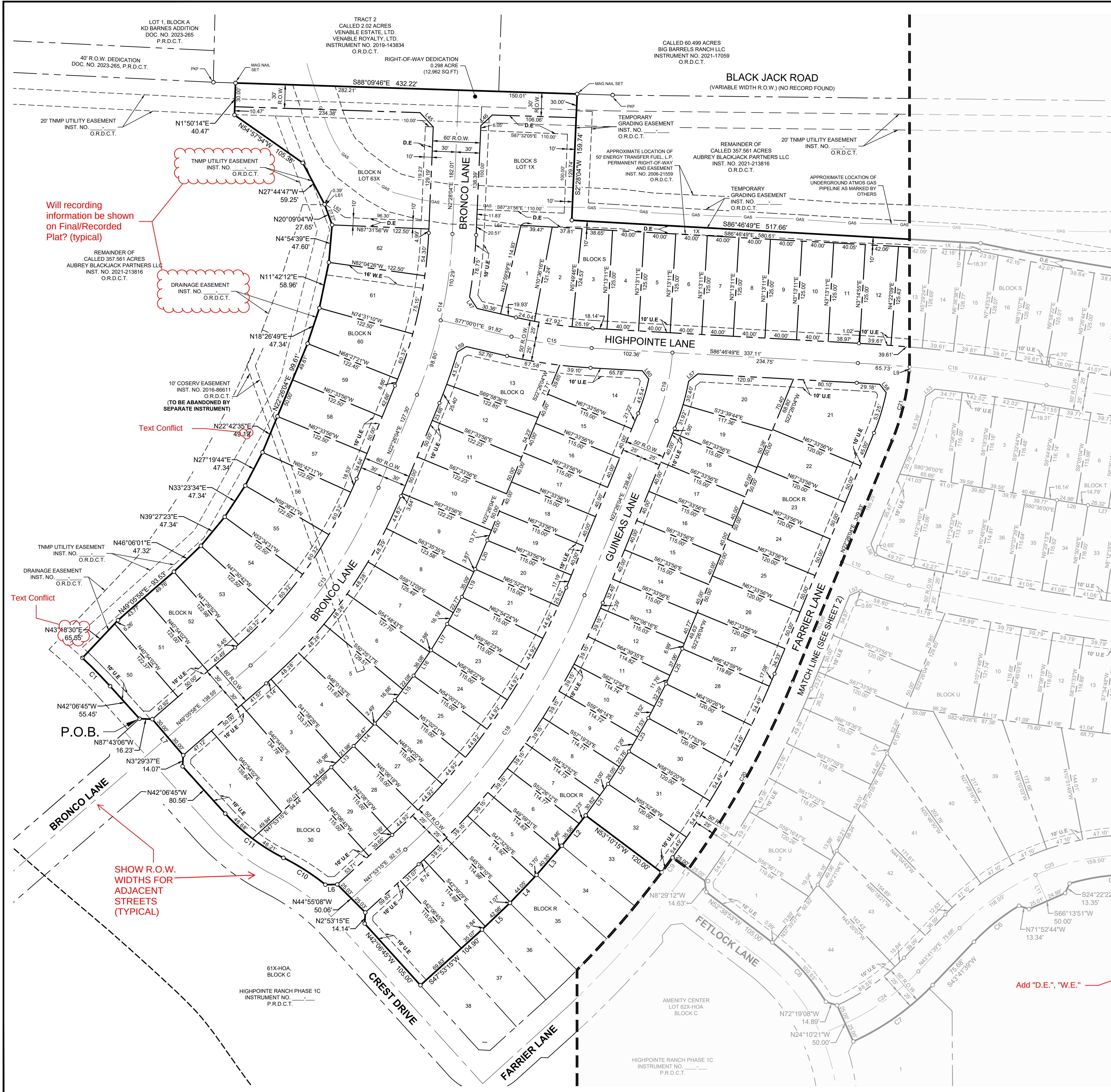
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243

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	PV-9



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 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.

- 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 0.99985348.
- 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 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

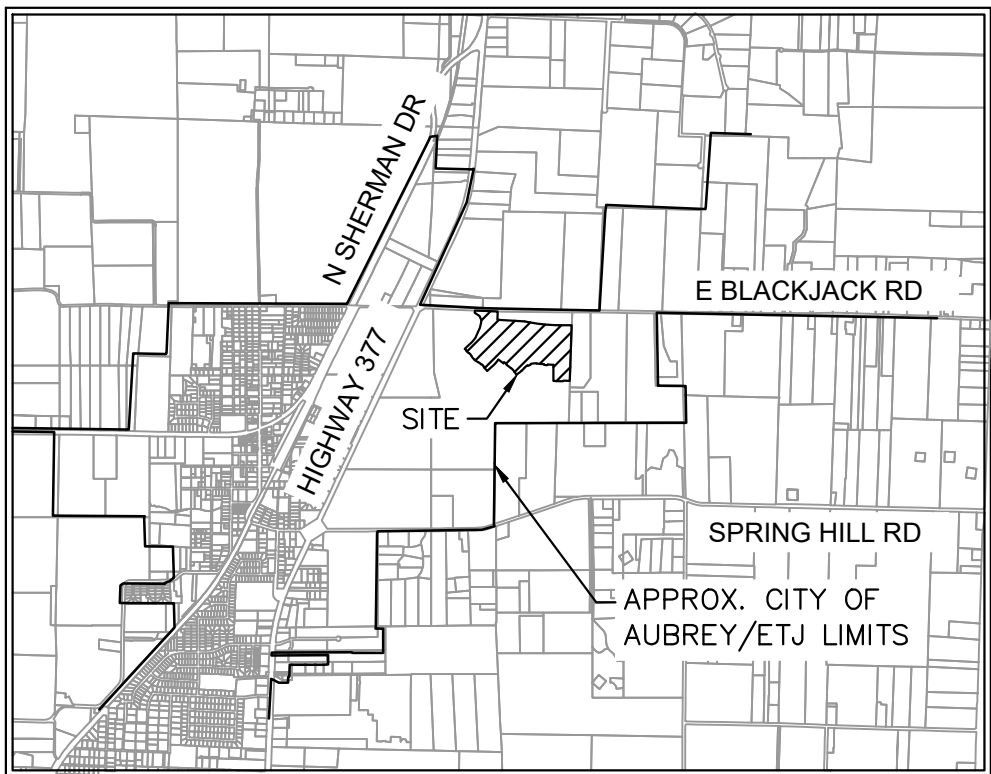
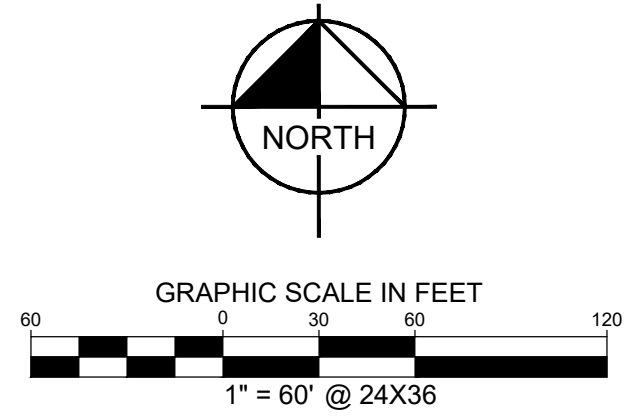
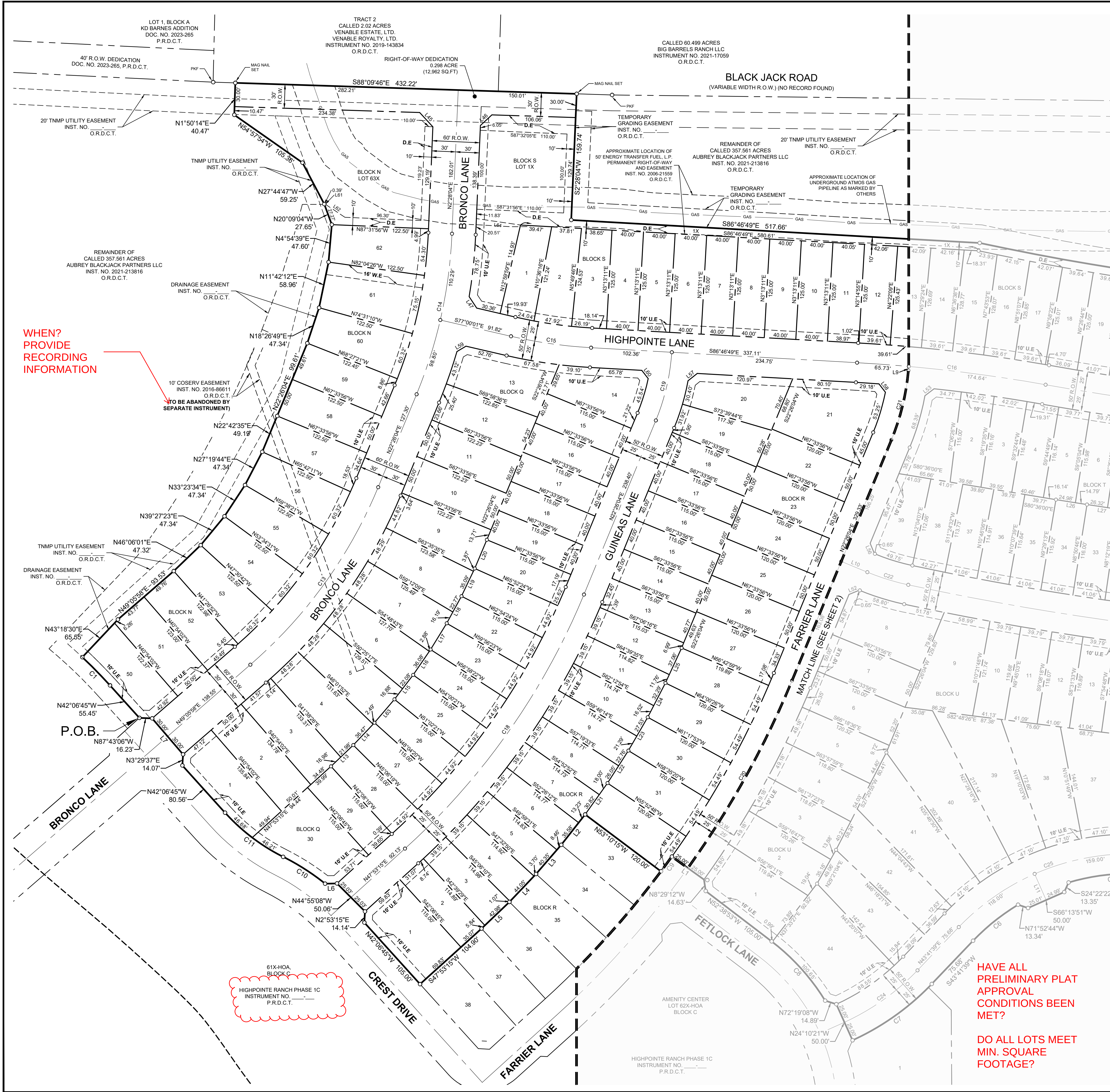
FINAL PLAT
HIGHPOINTE RANCH PHASE 2
38.154 ACRES

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 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.					



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 easements 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.

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°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 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.					



**City Council Meeting
Staff Report
December 18, 2024**

Agenda Item

Consideration and action on a Preliminary Plat application for Highpointe Ranch Phase 3 containing 145 residential lots and one (1) HOA/nonresidential lot in approximately 30.900 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 Preliminary Plat is recommended for approval.

The Planning and Zoning Commission unanimously (6-0) recommended approval of the item at their December 12, 2024 meeting.

The City Council may:

1. Approve the Preliminary Plat as submitted;
2. Approve the Preliminary Plat with 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

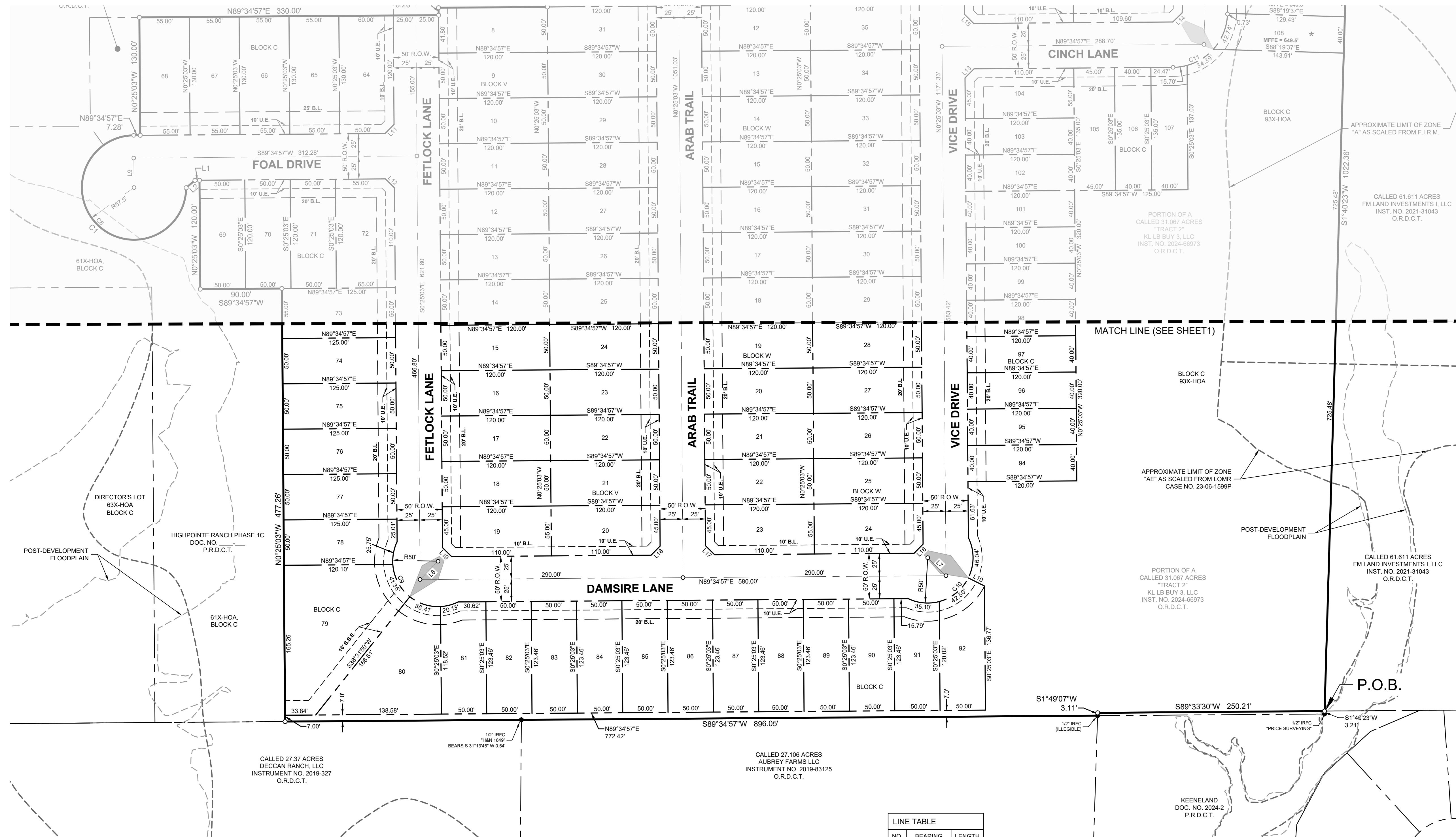
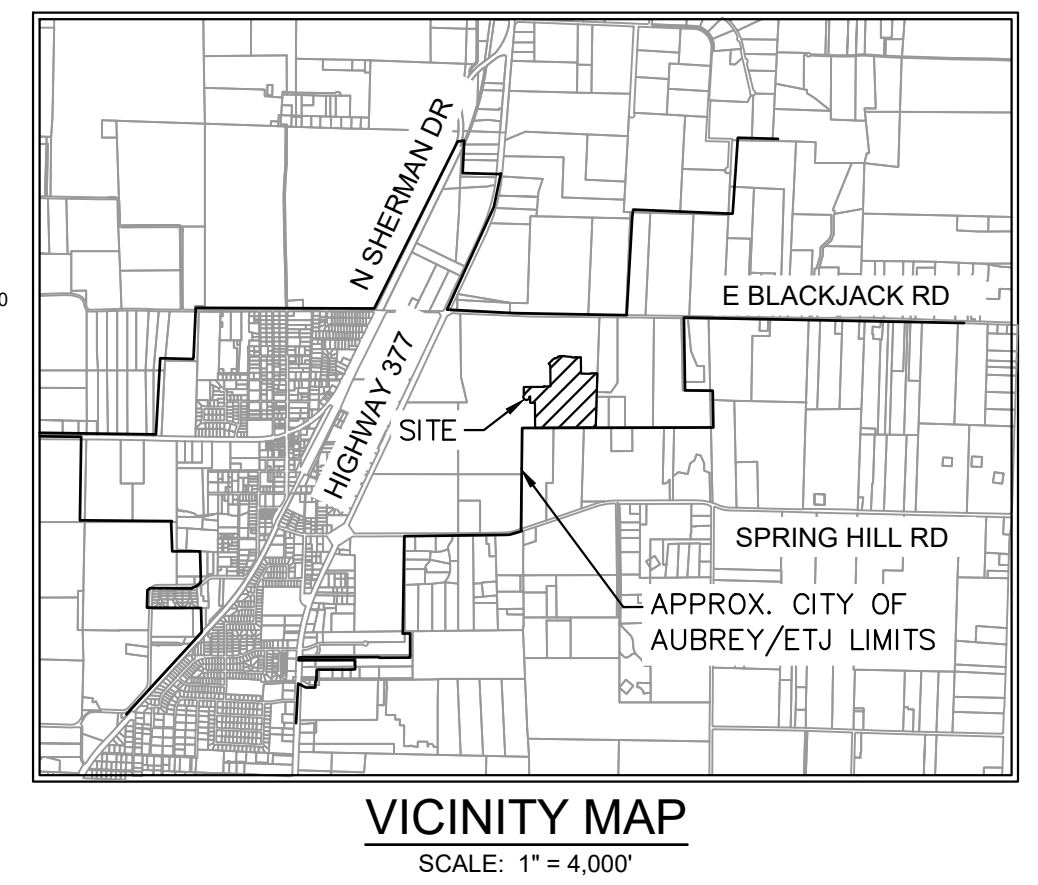
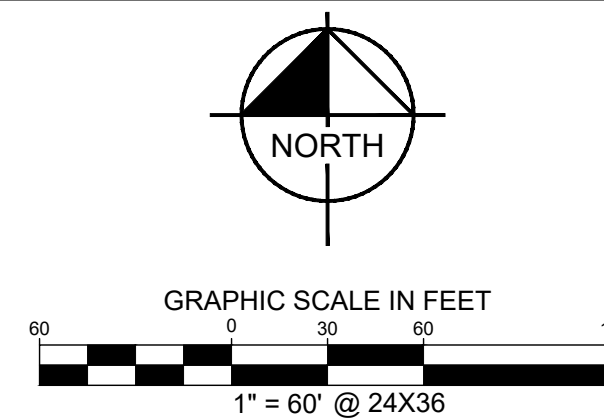
NA

Staff Recommended Action

Approve

Staff Recommended Motion

Motion to approve the Preliminary Plat.



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
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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
	MATCH LINE
	BUILDING LINE

PRELIMINARY PLAT
HIGHPOINTE RANCH PHASE 3
30.900 ACRES

BLOCK C, LOTS 64-92, 93X-HOA, AND LOTS 94-114,
BLOCK V, LOTS 8-40, BLOCK W, LOTS 1-46,
& BLOCK X, LOTS 1-16

145 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

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

<u>Scale</u> 1" = 60'	<u>Drawn by</u> CDS	<u>Checked by</u> KHA	<u>Date</u> 12/03/2024	<u>Project No.</u> 063451861	<u>Sheet No.</u> 2 OF 3
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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.

LLC	
00	

L.S.

[illegible]

- Notes :
2. All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
3. 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.
4. Surface drainage easements shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of the drainage facility.
5. Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the roadway is prohibited.
6. The City of Aubrey will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding conditions.
7. 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.
8. Construction not completed within two years of approval subject to current City of Aubrey Subdivision Rules and Regulations.
9. 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.
10. 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.
11. FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate

Map No. 48121C-02659P, for Denton County, Texas and Incorporated areas, dated 04/18/2011, as revised by LOMR Case No. 23-66-1599P, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain." Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)", and Zone AE (Special 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 wind-blown debris. The minimum finished floor elevations are at least 2 feet above the 100 year flood plain.

12. Water service to be provided by the City of Aubrey.
13. Sanitary Sewer to be provided by the City of Aubrey.
14. The City of Aubrey shall not be responsible for the maintenance of any private facilities, including but not limited to, HOA or High Point 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 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 and losses arising out of or resulting from performance of the obligations stated HOA or High Point Ranch Municipal Utility District No. 1.
15. All utilities and drainage structures are located in the right-of-way except as shown.
16. 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 0.99855348.
17. 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 108 & 109, Block C until a Letter of Map Revision (LOMR) has been approved by FEMA.
19. All X lots shall be owned by HOA.

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	269°17'43"	57.50'	270.26'	N45°03'54"W	81.62'
C2	1°03'50"	325.00'	6.03'	N44°13°34"E	6.82'
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°10'22"	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	269°17'43"	57.50'	270.26'	S45°03°54"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'

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 all of a portion of a called 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 269°17'43", and a chord bearing and distance of North 45°03'54" West, 81.82 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 270.26 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 89°34'57" East, a distance of 7.28 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 00°25'03" West, a distance of 130.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 89°34'57" East, a distance of 330.00 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 30.900 acres (1,346,003 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

PRELIMINARY PLAT
HIGHPOINTE RANCH PHASE 3
30.900 ACRES

BLOCK C, LOTS 64-92, 93X-HOA, AND LOTS 94-114,
BLOCK V, LOTS 8-40, BLOCK W, LOTS 1-46,
& BLOCK X, LOTS 1-16

145 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	12/03/2024	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

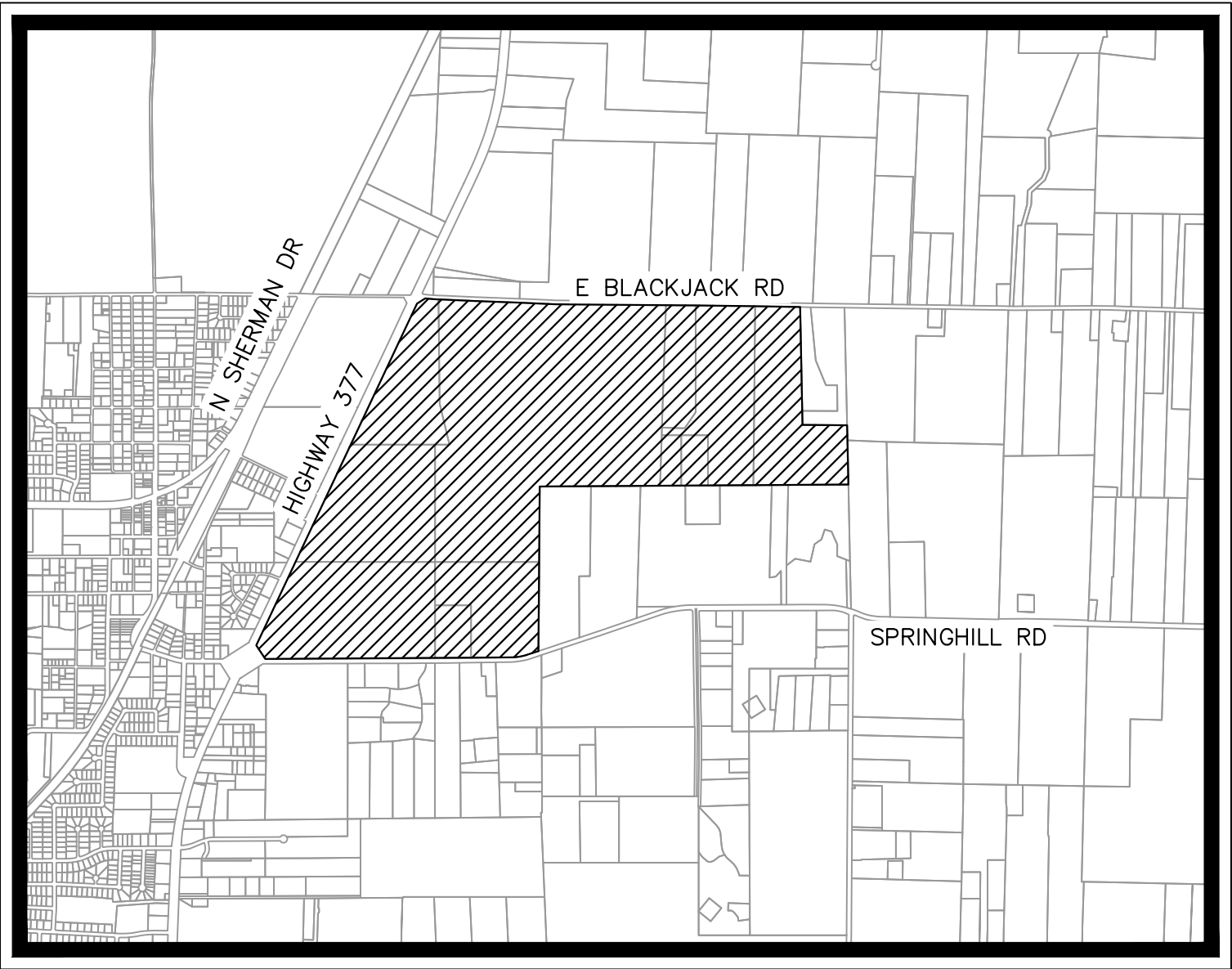
6160 WARREN PKWY SUITE 210
FRISCO, TEXAS 75034
TEL: (972) 335-3580
CONTACT: THOMAS L. FLETCHER, P.E.

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



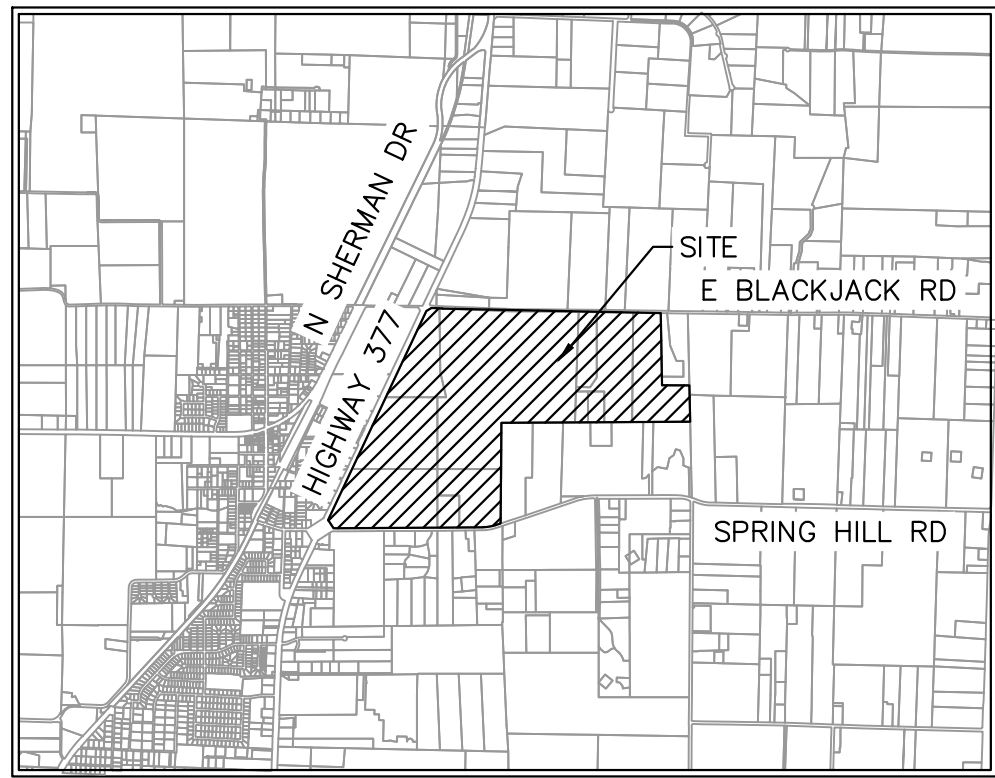
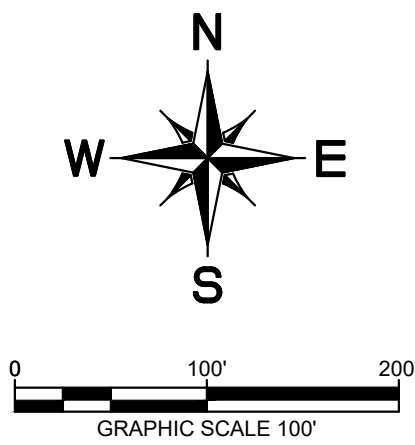
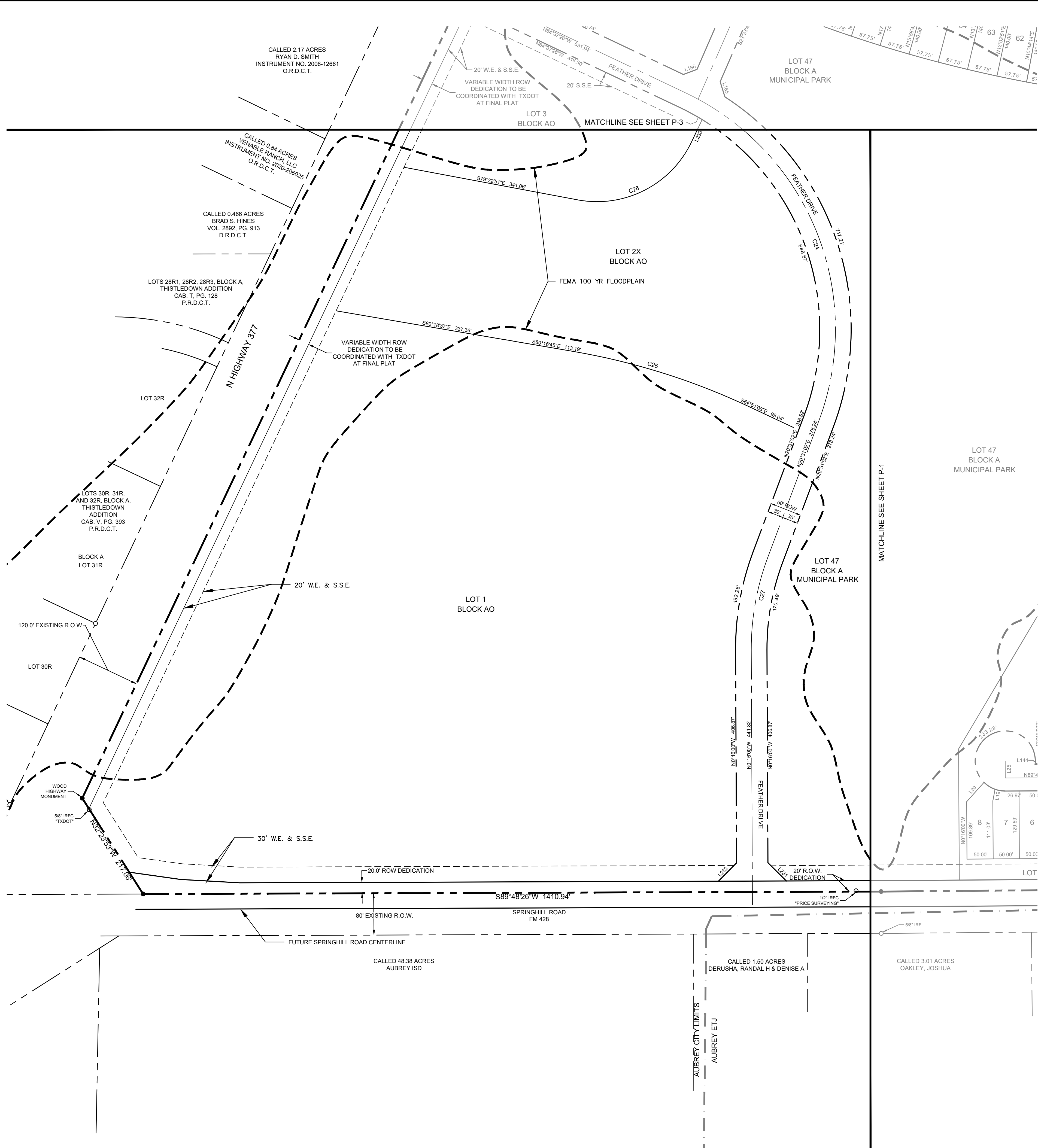
VICINITY MAP
SCALE: 1" = 2,000'

FEBRUARY 2022

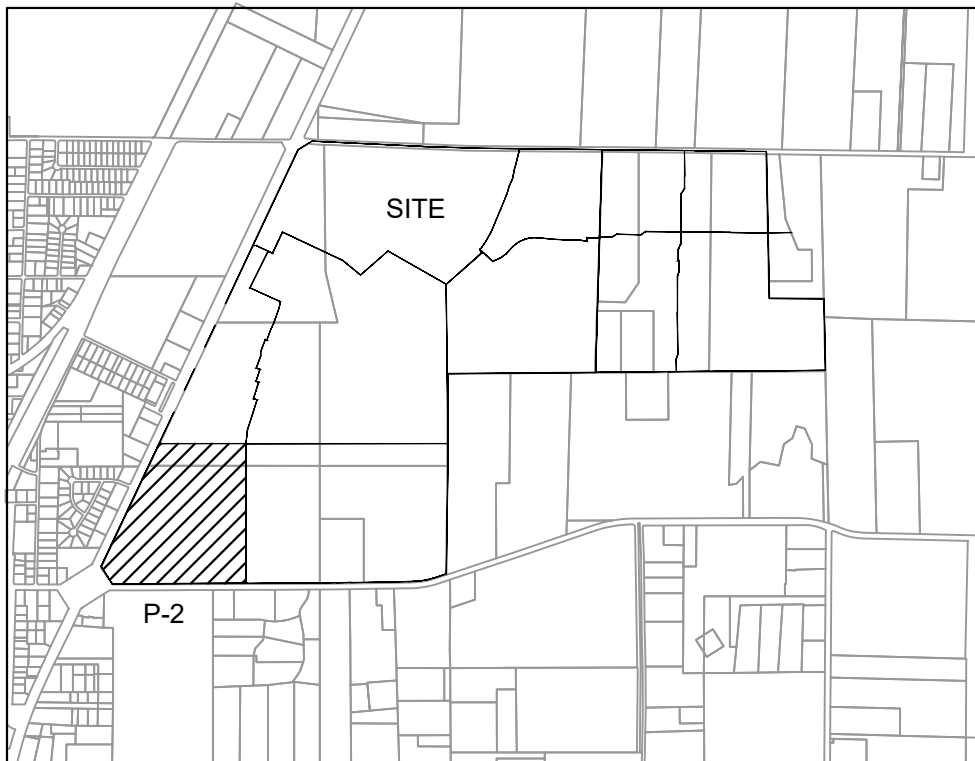
SHEET INDEX

Sheet Number	Sheet Title
C-1	COVER SHEET
P-1	PRELIMINARY PLAT
P-2	PRELIMINARY PLAT
P-3	PRELIMINARY PLAT
P-4	PRELIMINARY PLAT
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P-11	PRELIMINARY PLAT
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D-5	PRELIMINARY DRAINAGE PLAN
D-6	PRELIMINARY DRAINAGE PLAN
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D-8	PRELIMINARY DRAINAGE PLAN
D-9	PRELIMINARY DRAINAGE PLAN
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U-2	PRELIMINARY UTILITY PLAN
U-3	PRELIMINARY UTILITY PLAN
U-4	PRELIMINARY UTILITY PLAN
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U-6	PRELIMINARY UTILITY 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



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

- 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.

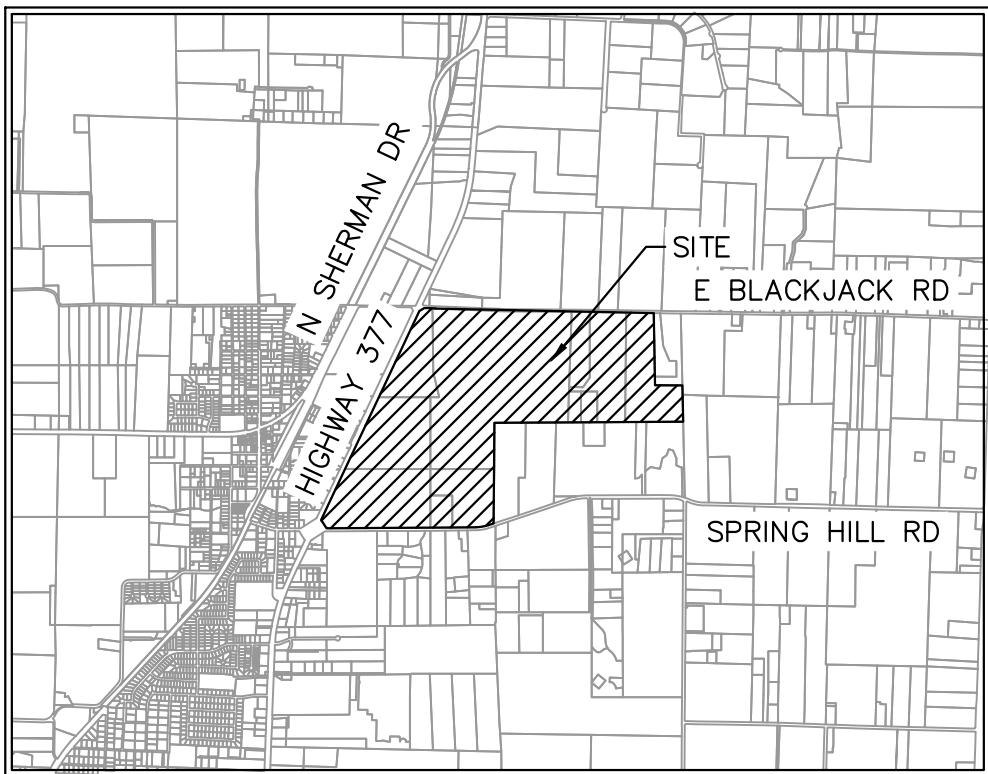
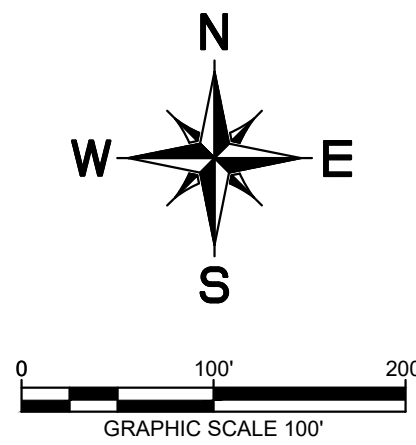
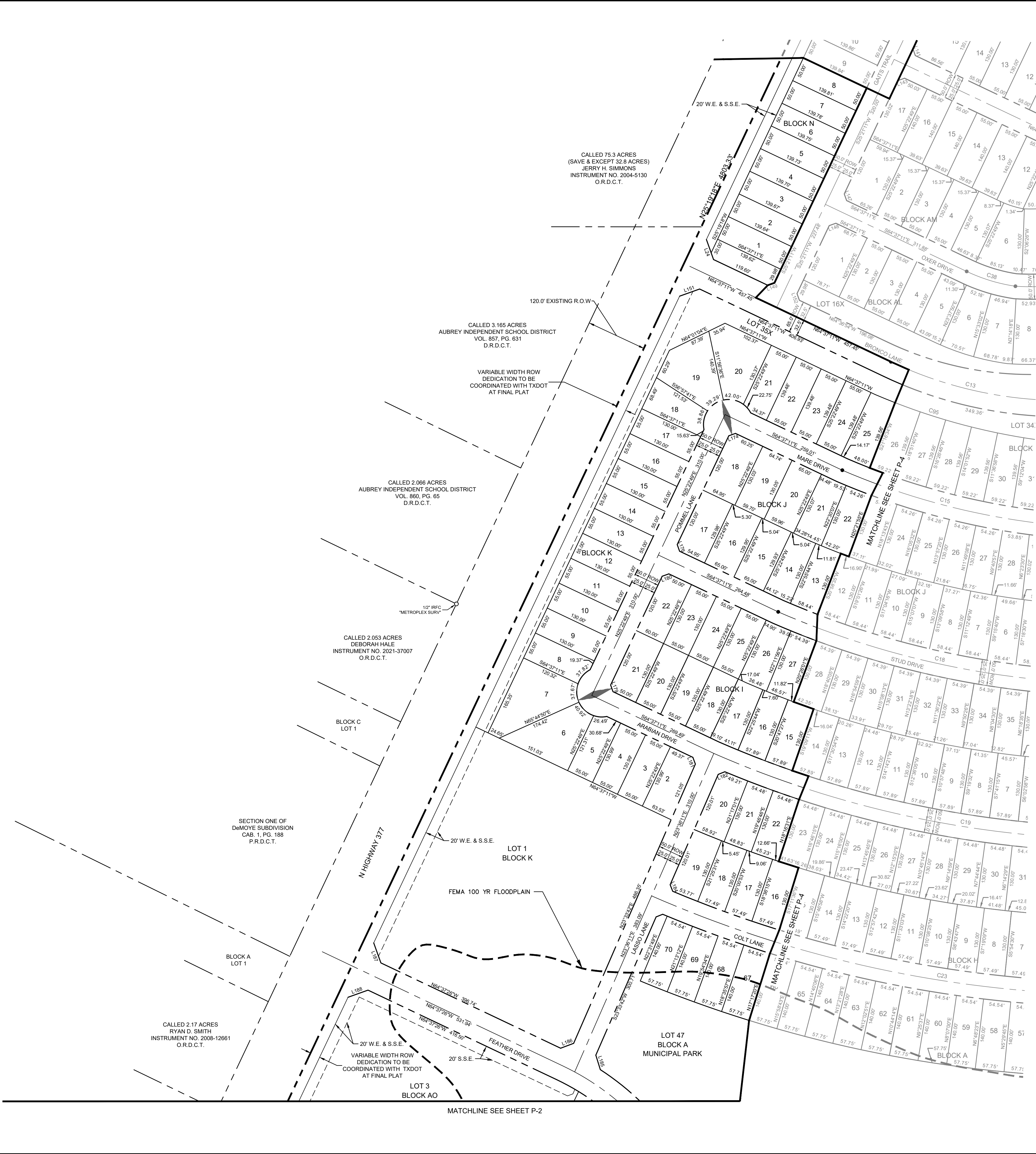
CITY PROJECT NUMBER: XXXXXXXXX

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

P-2



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

- NOTE:
- 1) ALL X LOTS ARE OWNED AND MAINTAINED BY THE HOA.
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 - 3) PER APPROVED DEVELOPMENT AGREEMENT BLOCK LENGTH IS 1.250'.
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 - 6) ALL OPEN SPACES WILL BE FLOODPLAIN & DRAINAGE EASEMENTS.
 - 7) LOT 70X, BLOCK N, LOT 72X, BLOCK S 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.

CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY PLAT
FOR
HIGH POINTE RANCH

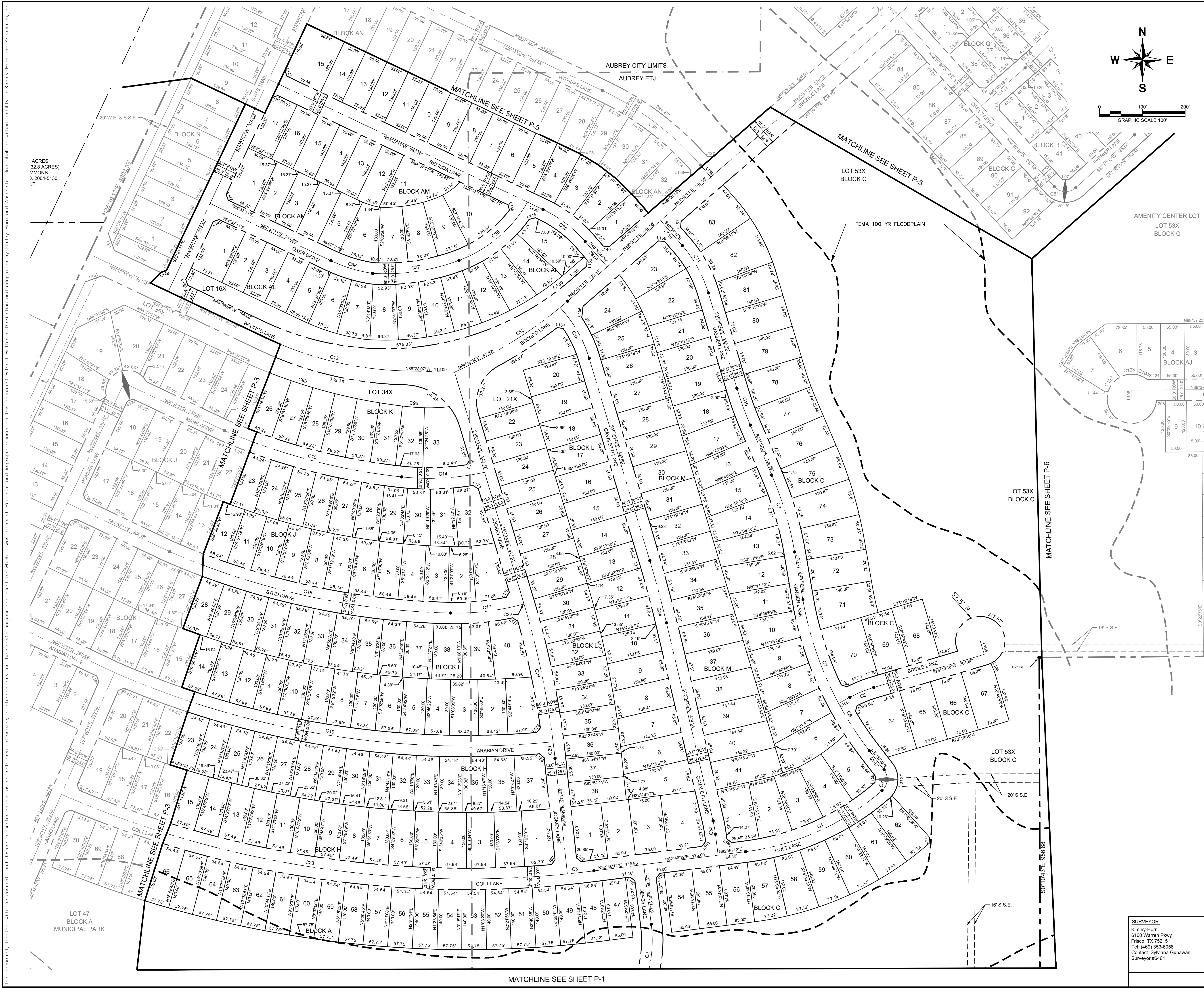
1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES

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 Gowan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackhawk 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

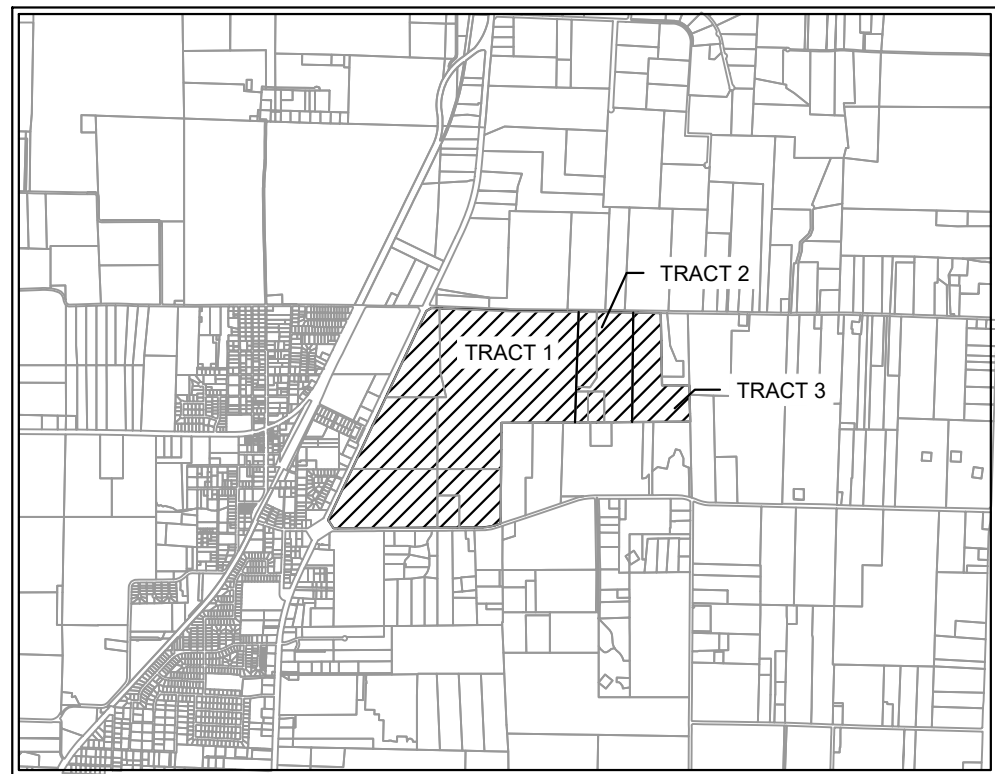
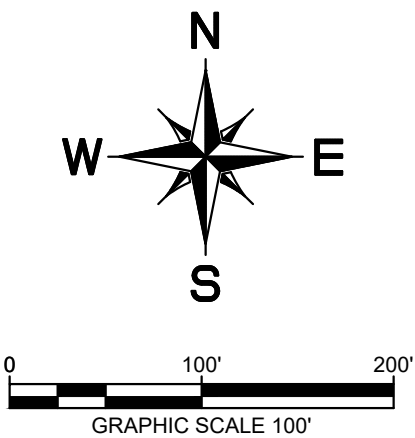
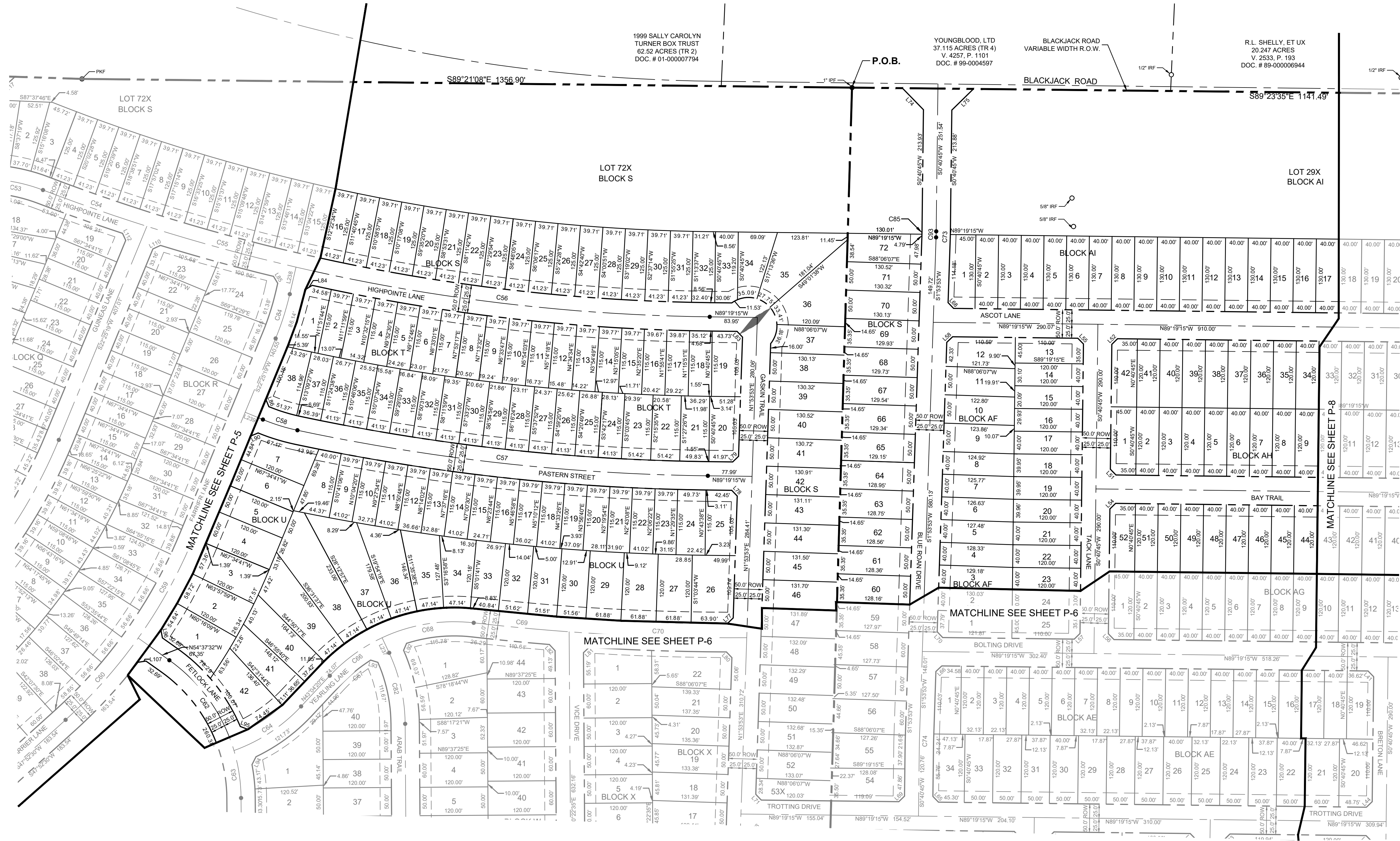
PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 08/20/2020
DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 08/20/2020
LAST NAME: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 08/20/2020



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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

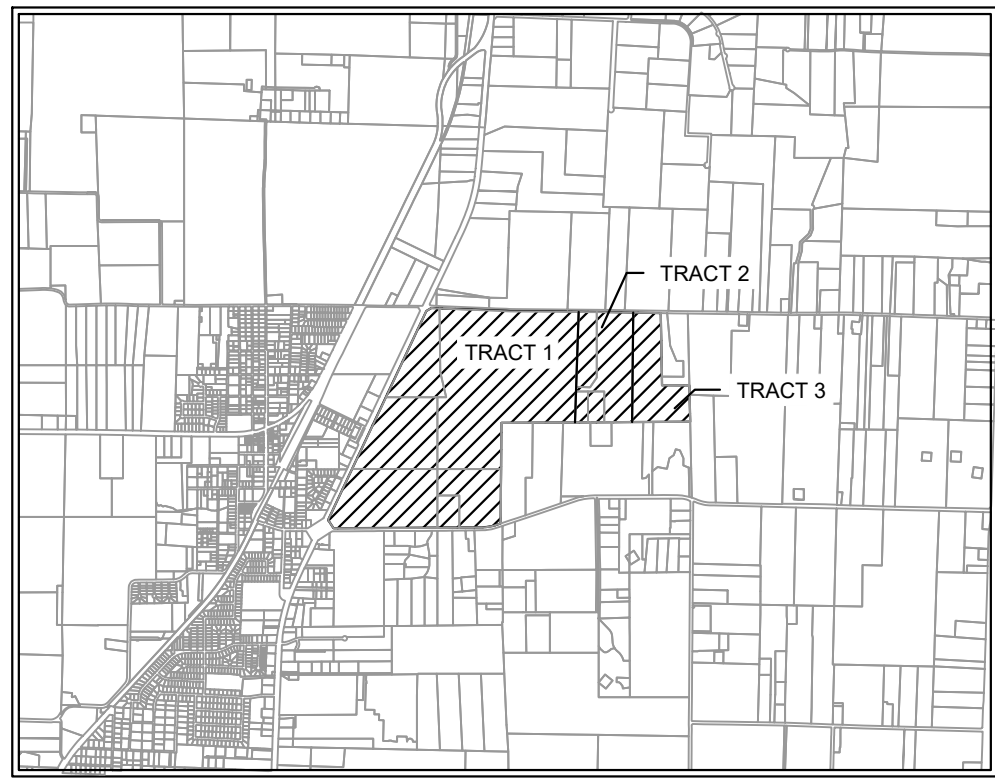
- NOTE:
- 1) ALL X LOTS ARE OWNED AND MAINTAINED BY THE HOA.
 - 2) ALL ISLANDS WITHIN THE ROW SHALL BE MAINTAINED BY THE HOA.
 - 3) PER APPROVED DEVELOPMENT AGREEMENT BLOCK LENGTH IS 1,250'.
 - 4) ALL FEMA FLOOD ZONES INDICATE A FLOODPLAIN & DRAINAGE EASEMENT.
 - 5) EXISTING FEMA FLOOD ZONES ARE LOCATED 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.
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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 TIME
CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6180 Warren Parkway Frisco, TX 75034 Tel: (972) 335-6058 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 DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	P-7



SCALE: 1" = 4,000'



SCALE: 1" = 2,000

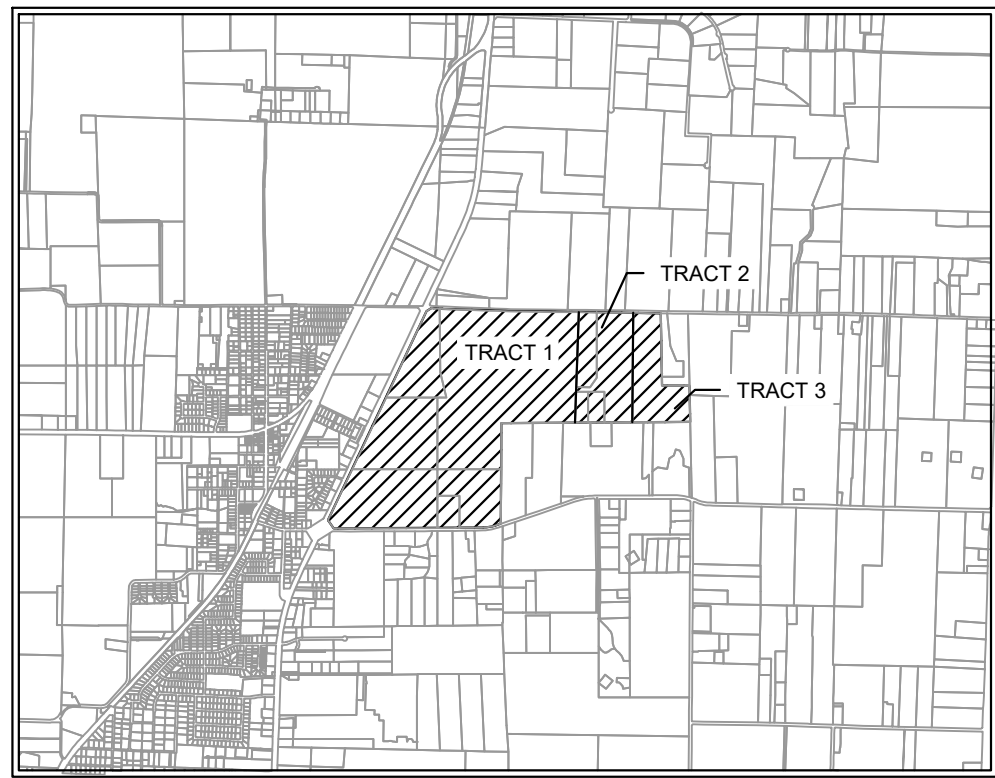
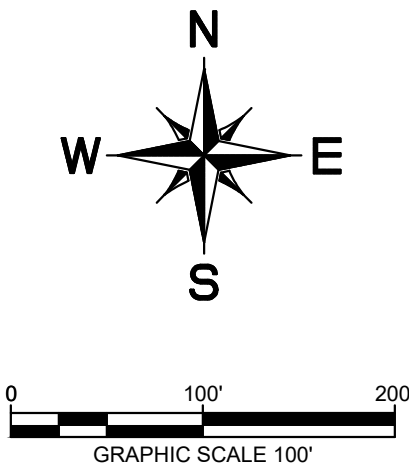
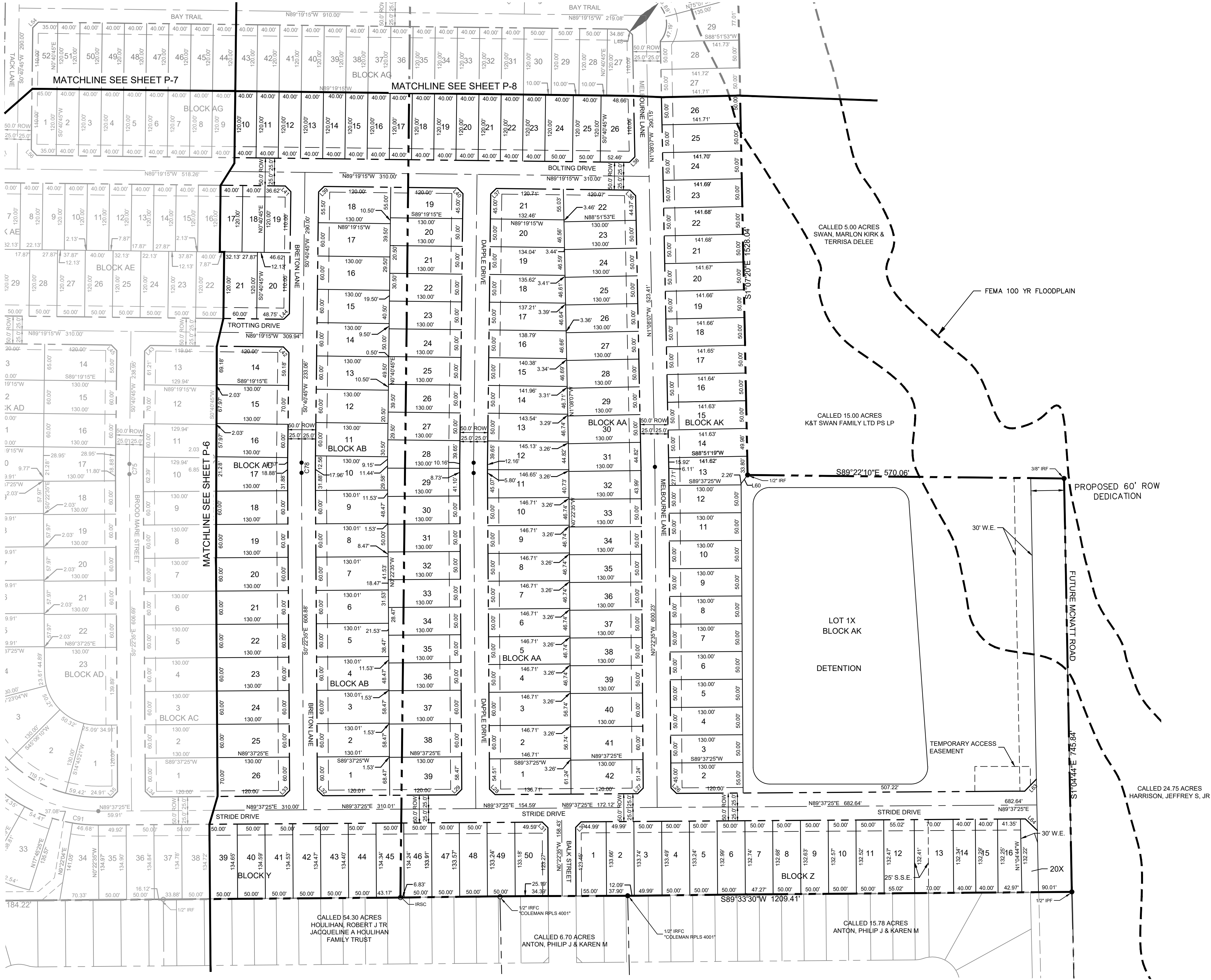
D.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY, TEXAS
HOA	HOMEOWNER'S ASSOCIATION
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R.O.W.	RIGHT-OF-WAY
	STREET NAME CHANGE

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

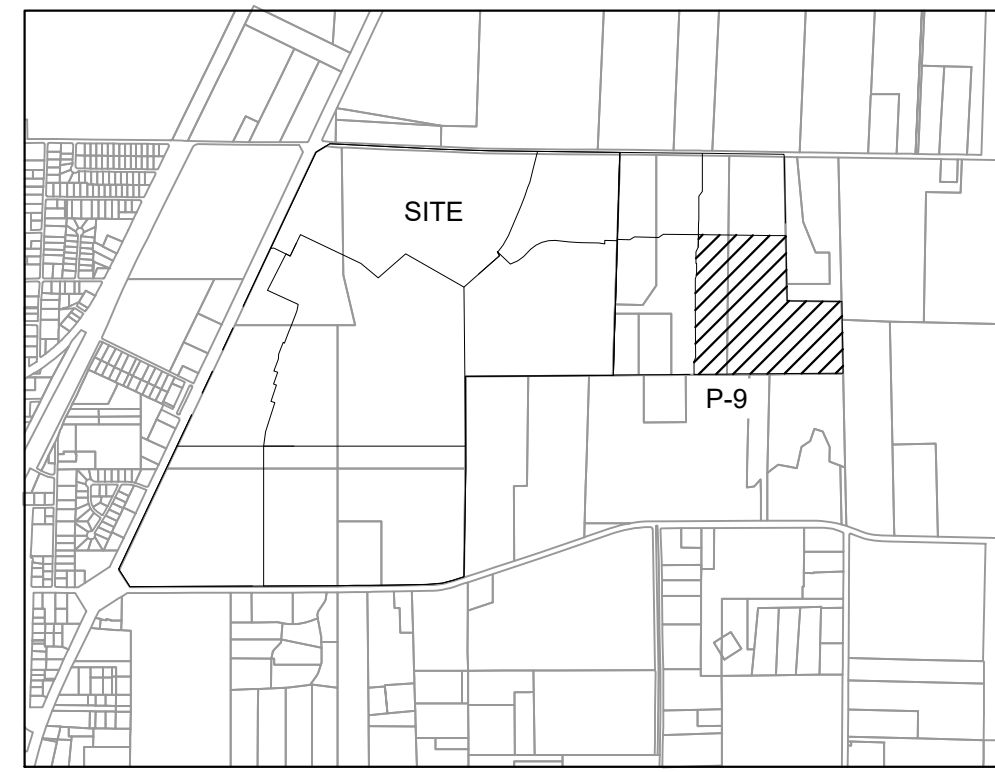
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BEING 460.75 ACRES
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FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
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P-8



VICINITY MAP
SCALE: 1" = 4,000'



KEY MAP
SCALE: 1" = 2,000'

LEGEND	
D.R.D.C.T.	OFFICIAL RECORDS, 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	
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DESIGNED: DKT	DRAWN: DKT	CHECKED: TLF	SCALE: AS SHOWN	DATE: SEPT. 2021	KH PROJECT NO. 2020103	P-9

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 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"E	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	540.57'
C5	86°37'30"	35.50'	53.67'	N05°41'03"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'	N68°11'48"W	67.77'
C9	13°26'10"	800.00'	187.60'	S16°31'55"W	187.17'
C10	6°34'16"	800.00'	91.76'	S19°57'51"E	91.71'
C11	24°14'05"	300.00'	126.89'	N28°44'44"W	125.95'
C12	15°10'51"	1000.00'	260.89'	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'	N66°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	14°31'33"	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°38'10"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°05'26"	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'	N62°32'54"E	356.72'
C26	74°20'41"	200.00'	259.51'	N72°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°06'56"W	106.97'
C33	6°00'14"	300.00'	31.44'	N01°13'50"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"E	123.24'
C36	39°25'06"	311.12'	214.04'	N49°36'28"E	209.85'
C37	16°05'51"	488.03'	205.25'	N81°25'08"E	203.74'
C38	24°15'13"	346.49'	101.95'	S73°07'56"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°58'28"	600.00'	61.86'	N61°41'35"W	61.84'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C45	16°36'S	600.00'	173.98'	N50°25'S65'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	33.77'
C50	26°39'55"	300.00'	279.24'	N35°45'16"E	278.82'
C51	20°03'05"	300.00'	104.99'	N12°23'48"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°20'55"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'	275.62'	S83°08'59"E	274.19'
C57	11°17'58"	3695.00'	728.70'	S83°40'16"E	727.52'
C58	10°26'35"	3500.00'	63.79'	S72°47'59"E	63.71'
C59	12°57'10"	885.00'	200.07'	N28°53'54"E	199.84'
C60	12°30'02"	885.00'	93.08'	N41°37'29"E	192.70'
C61	90°00'00"	35.50'	55.96'	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'

CURVE TABLE					
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°00'46"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°37'05"E	168.93'
C70	4°30'31"	3980.00'	313.18'	S88°06'58"E	313.10'
C71	1°53'13"	4005.00'	131.90'	S88°53'53"E	131.69'
C72	1°34'36"	4005.00'	110.20'	S87°09'99"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	7°55'57"	50.00'	64.52'	N01°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"	200.00'	22.91'	S85°32'43"W	22.91'
C91	9°43'36"	275.00'	46.68'	S87°29'45"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	40.98'
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	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	N40°39'00"E	22.56'
L20	N1°50'17"E	49.62'

LINE TABLE		
NO.	COORDINATE	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	S44°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'
L60	N36°39'00"E	19.50'
L63	N44°12'00"E	30.11'
L64	N45°44'04"E	30.20'
L65	N44°19'15"W	34.24'
L66	N46°17'19"E	14.29'

LINE TABLE		
NO.	BEARING	LENGTH
L67	N45°40'45"E	14.14'
L68	S43°42'41"W	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	14.29'
L77	N45°58'52"E	14.37'
L78	S43°42'41"E	13.96'
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	13.96'
L84	N57°46'17"E	14.20'
L85	S51°46'17"E	14.15'
L86	N22°35'04"W	14.14'

LINE TABLE			
LN	BEARING	LENGTH	
L87	N45°43'39"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	13.49'	
L93	S72°56'17"E	13.20'	
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°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	S88°31'08"E	14.52'
L112	S24°43'29"E	13.60'
L113	S24°43'29"E	14.88'
L114	N03°28'52"E	13.77'
L115	S03°00°47"W	13.85'
L116	S42°32'41"E	14.18'
L117	N47°27'19"E	61.01'
L118	N82°19'09"W	57.88'
L119	S88°31'08"E	14.52'
L120	S10°37'46"E	14.06'
L121	S31°15'58"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'
L127	N02°27'19"E	6.58'
L128	N02°22'14"E	6.96'

LINE TABLE		
NO.	BEARING	LENGTH
L329	N40°13'42"E	13.54'
L330	S42°37'46"E	14.14'
L331	N47°22'14"E	14.14'
L332	N49°39'45"E	14.70'
L333	S39°56'12"E	13.46'
L334	N58°51'12"E	16.68'
L335	S19°38'00"E	14.15'
L336	N70°22'00"E	14.14'
L337	S85°54'47"E	14.17'
L338	N44°09'13"E	14.11'
L339	N40°54'47"W	36.84'
L340	S85°54'47"E	14.14'
L341	S19°38'00"E	14.17'
L342	N70°22'00"E	14.12'
L343	N70°22'00"E	14.12'
L345	S14°09'54"E	12.73'
L346	N75°50'45"E	15.24'
L347	S19°38'00"E	14.15'
L348	N70°22'00"E	14.14'
L349	N70°22'00"E	14.14'

LINE TABLE		
NO	BEARING	LENGTH
L151	N70°21'03"E	42.40'
L152	S19°38'00"E	14.15'
L153	N48°05'13"E	14.15'
L154	S81°44'14"E	13.84'
L156	S85°54'47"E	14.14'
L157	N45°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	S37°46'12"E	14.14'
L162	N31°16'22"E	14.10'
L163	N15°51'05"E	13.82'
L164	S71°57'23"E	13.90'
L165	S81°17'14"E	29.71'
L166	S16°40'42"E	32.45'
L167	N39°27'48"E	20.00'
L168	N23°46'41"W	14.00'
L169	S52°13'48"E	14.14'
L170	S37°46'12"E	14.14'
L171	N03°14'48"E	14.10'

LINE TABLE		
LINE	BEARING	LENGTH
L172	N30°00'38"E	13.20'
L173	S58°17'09"E	14.95'
L174	N70°22'49"E	14.14'
L175	N30°31'58"E	13.59'
L176	N18°37'11"W	14.14'
L177	S59°10°19"E	14.63'
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	14.23'
L183	N50°35'39"E	14.44'
L184	N21°47'08"W	14.06'
L185	N17°16'07"E	30.27'
L186	N69°28'08"E	27.83'
L187	N19°38'15"E	42.44'
L188	N70°21'45"E	42.42'
L189	S50°22'12"E	14.32'
L190	N02°22'14"E	65.39'
L191	S45°16'00"E	14.14'

LINE TABLE		
L.NOS	BEARING	LENGTH
L195	N45°07'45"E	14.24'
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	7.07'
L219	S48°46'31"W	10.57'
L220	N82°04'01"E	31.93'
L222	N07°55'59"W	51.21'
L229	S69°28'31"E	32.46'
L231	S45°16'00"E	49.95'
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°01'46"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

505

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

SURVEYOR: Kimley-Horn 6180 Warren Pkwy Frisco, TX 75035 Tel: (469) 353-6058 Contact: Sylvia Gunawan Surveyor #8461	OWNER/DEVELOPER: Aubrey Blackcat Partners, LLC 4154 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: (972) 335-9580 Contact: Thomas Fleischer, P.E. Registration F-3928	
	DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
DKT	DKT	TLF	AS SHOWN	SEP 2021	2020103	P-10

PLATTED BY: FRANKLIN, BECKER, & ASSOCIATES, INC. DATE: 04/18/2021 TIME: 2:00 PM
DRAWN NAME: KJFR CIVIL/FRANKLIN, BECKER, & ASSOCIATES, INC. PROJECT: PRELIMINARY PLAT (11)
LAST SAVED: 2/20/2021 11:11 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

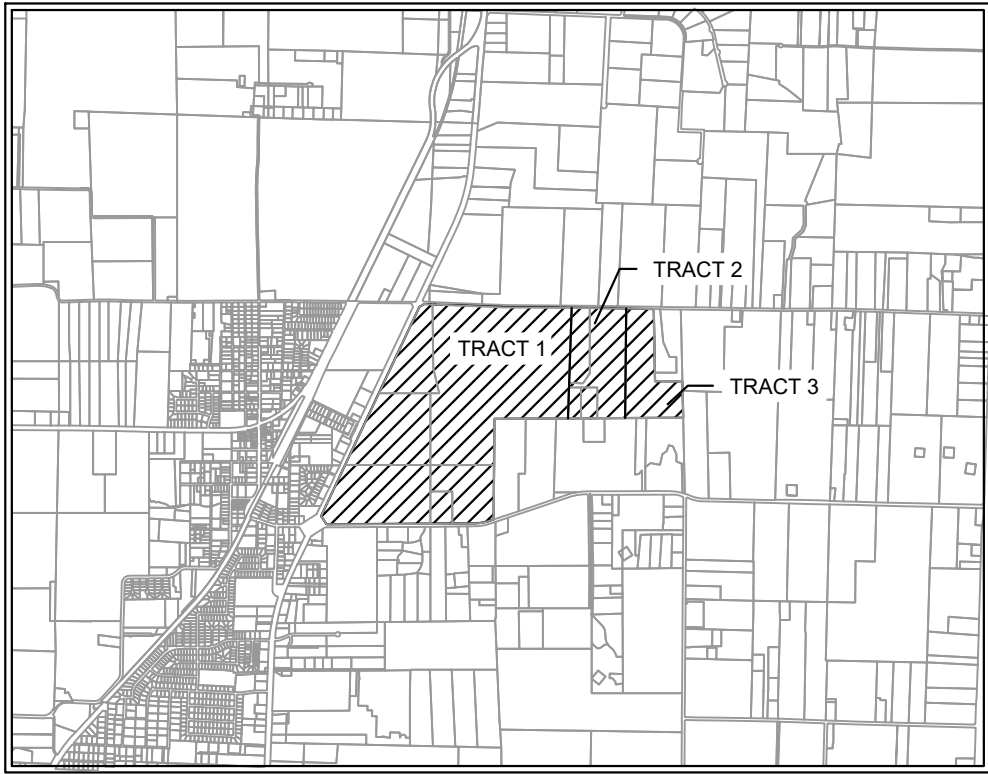
THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

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

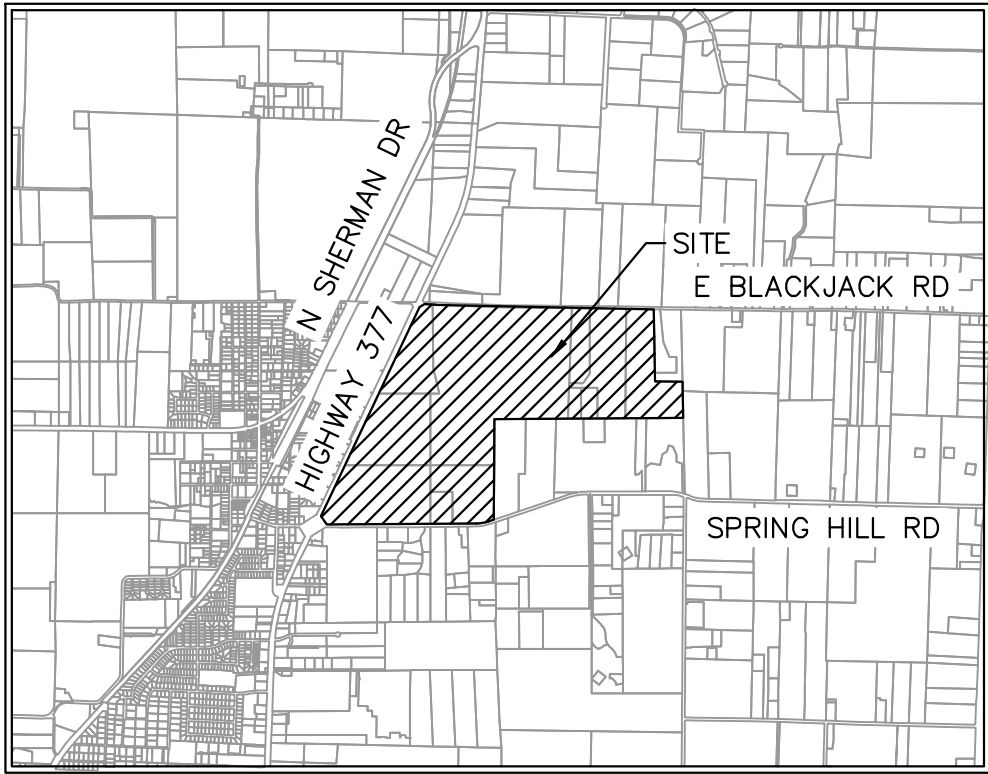
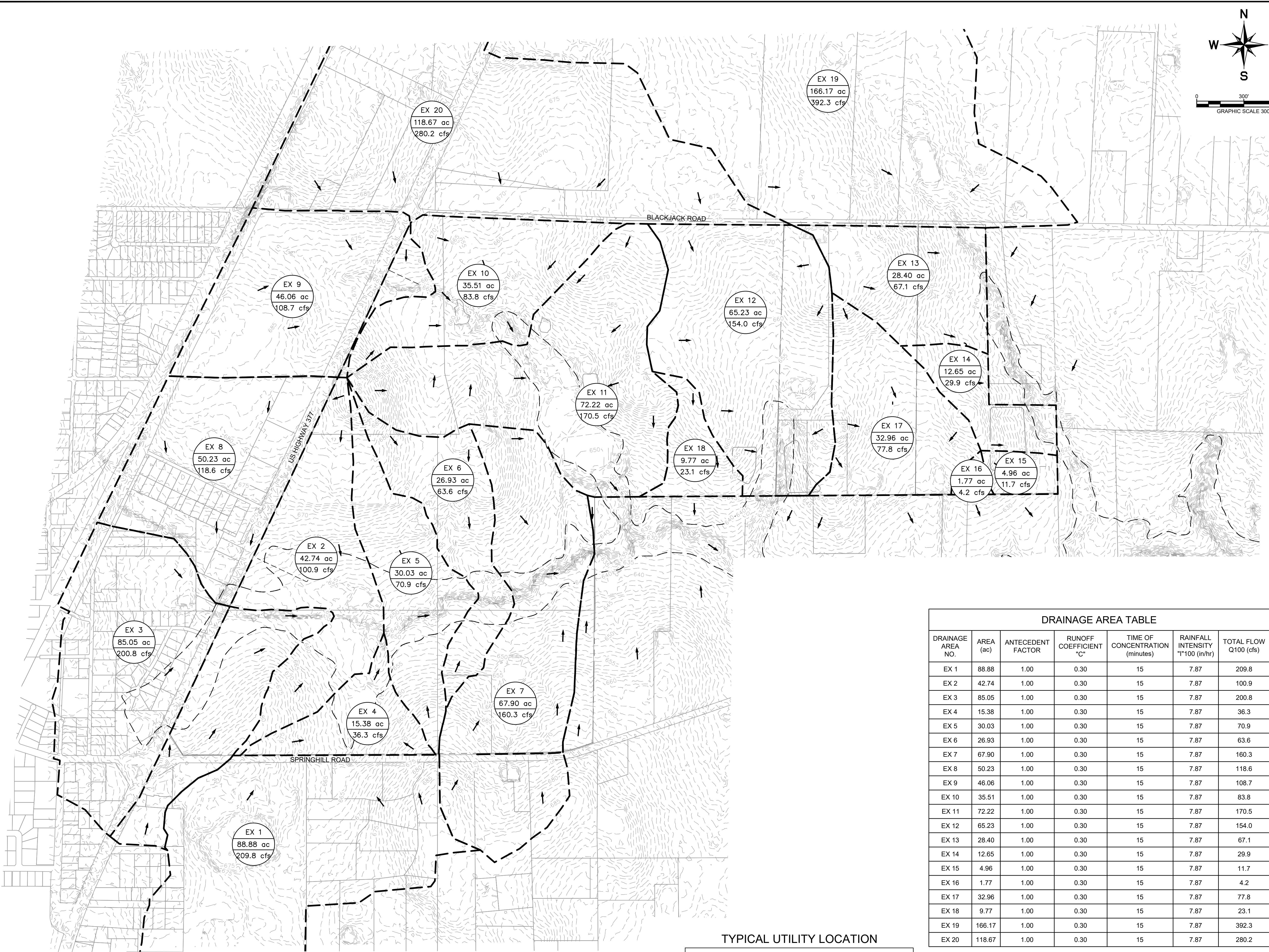
NOTE:

- 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

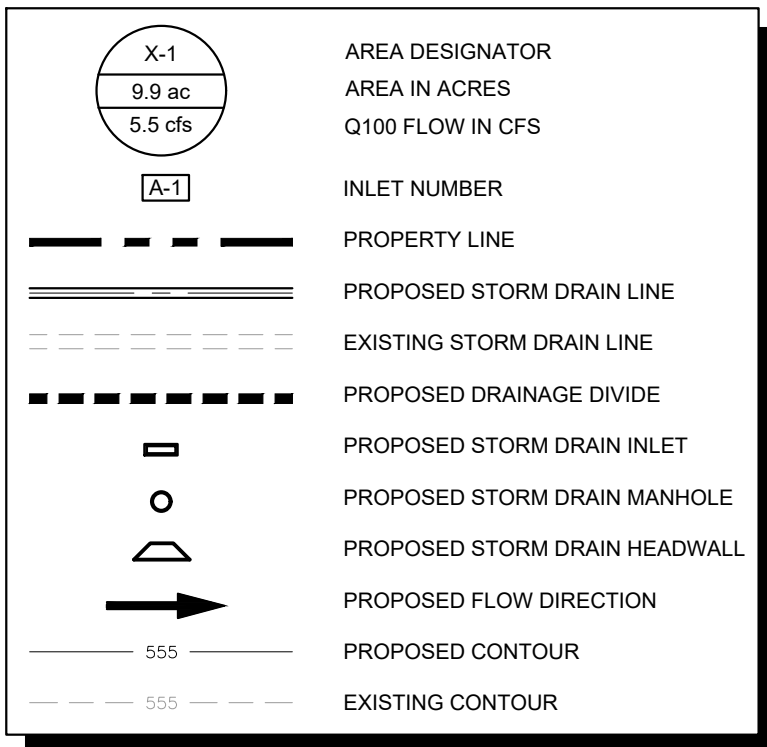
SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75034 Tel: (469) 353-6058 Contact: Sylviana Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey BlackJack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town 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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VICINITY MAP
SCALE: 1" = 4,000'

LEGEND



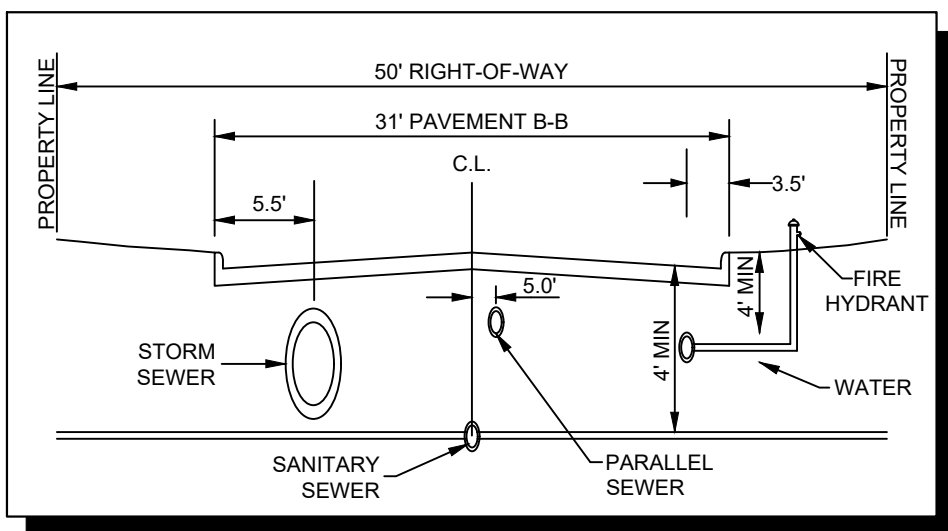
DRAINAGE DESIGN CRITERIA

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

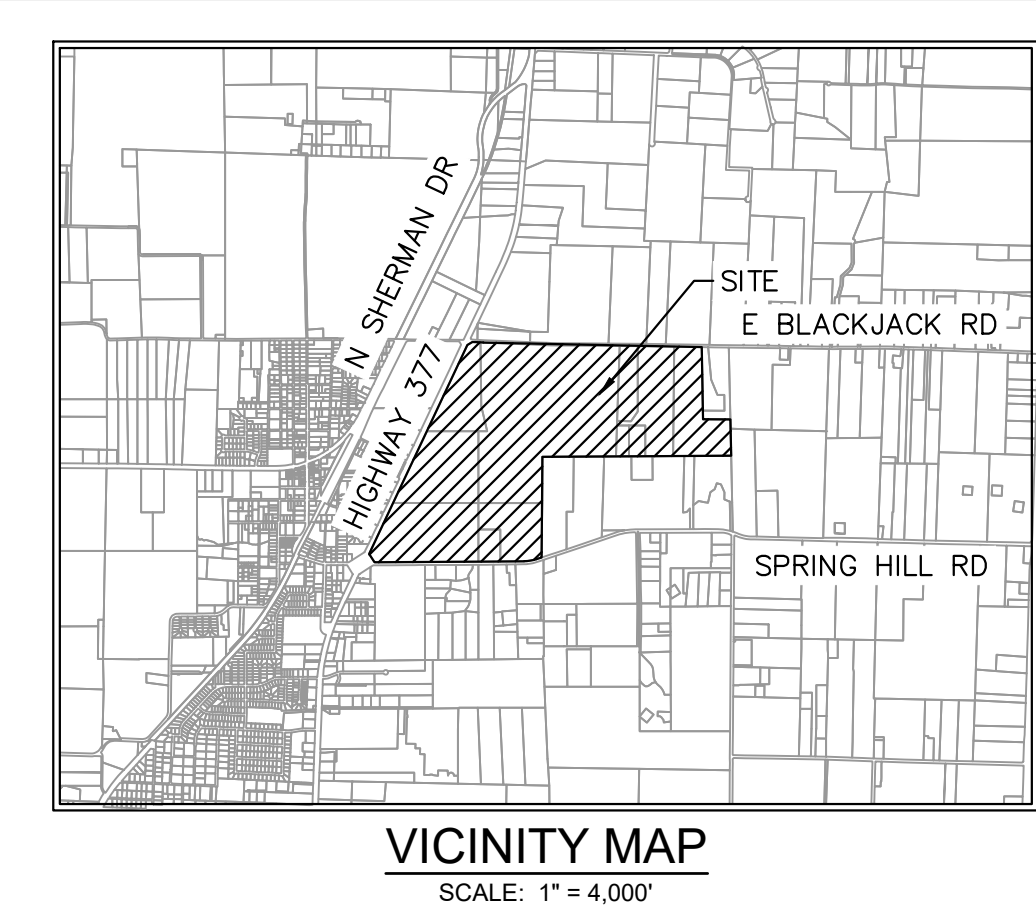
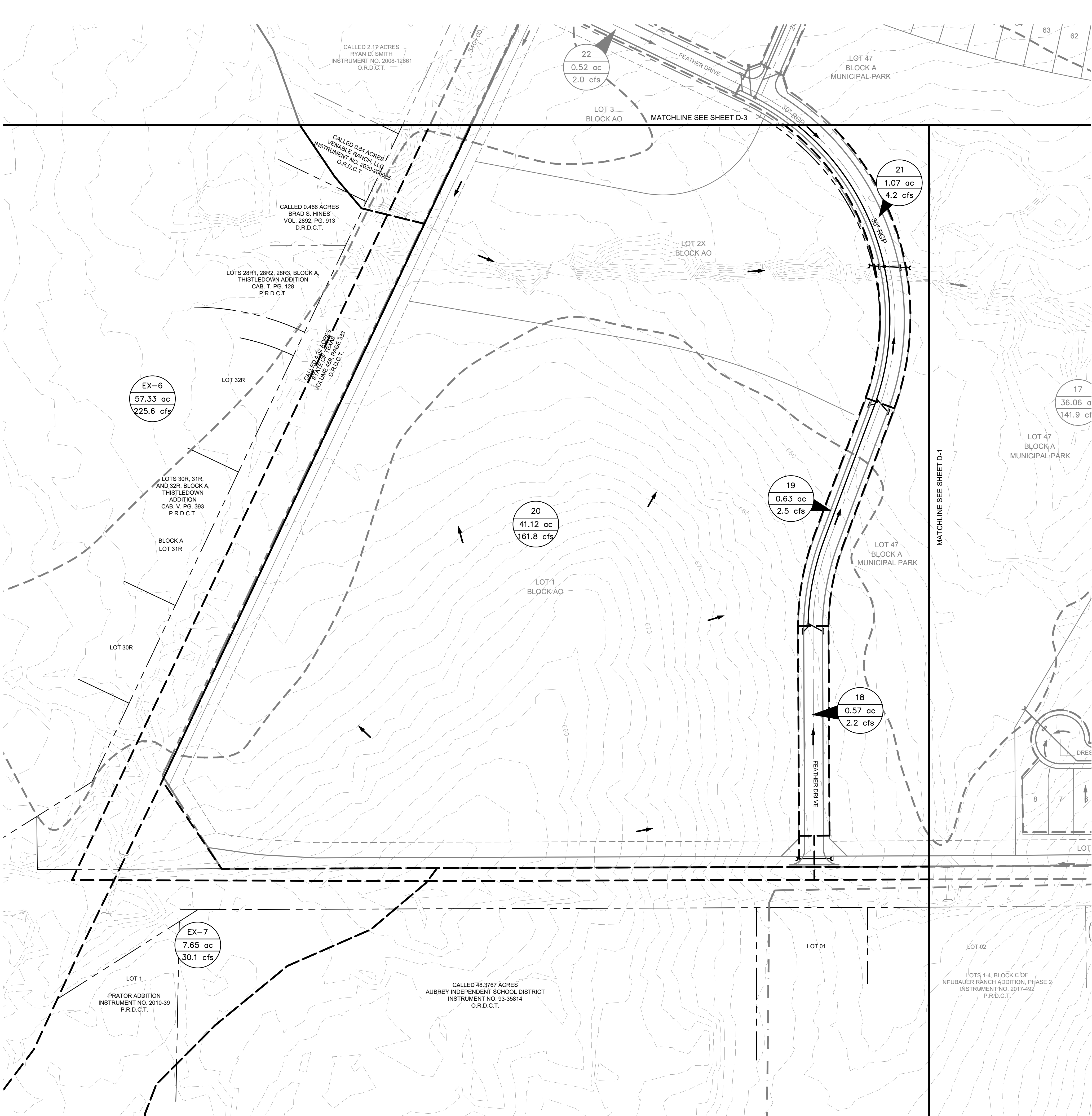
TYPICAL UTILITY LOCATION



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	



LEGEND

X-1	AREA DESIGNATOR
9.9 ac	AREA IN ACRES
5.5 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
o	PROPOSED STORM DRAIN INLET
o	PROPOSED STORM DRAIN MANHOLE
o	PROPOSED STORM DRAIN HEADWALL
→	PROPOSED FLOW DIRECTION
---	PROPOSED CONTOUR
---	EXISTING CONTOUR

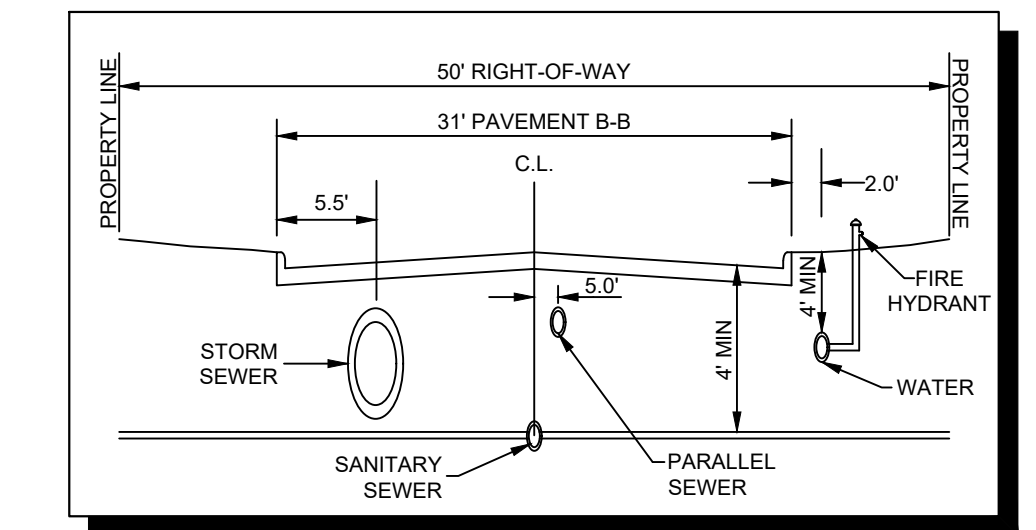
DRAINAGE DESIGN CRITERIA

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

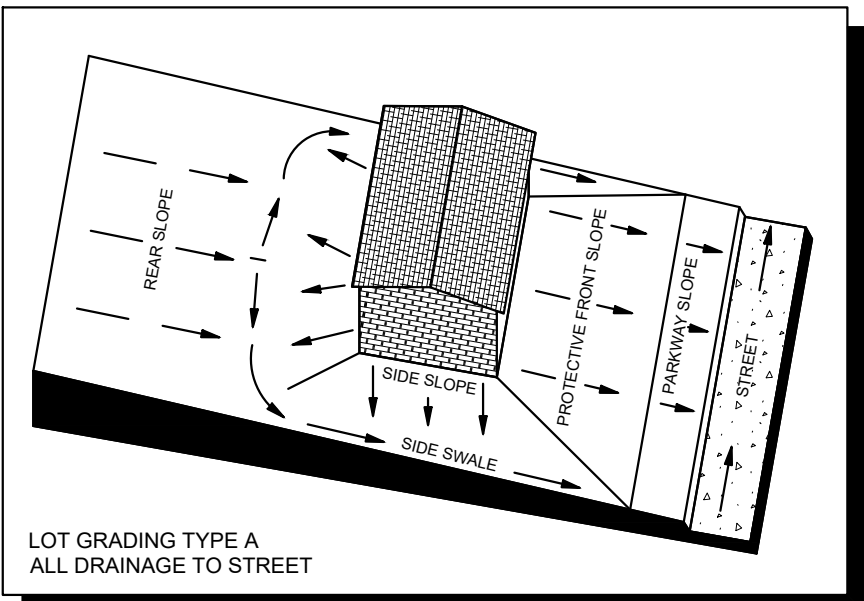
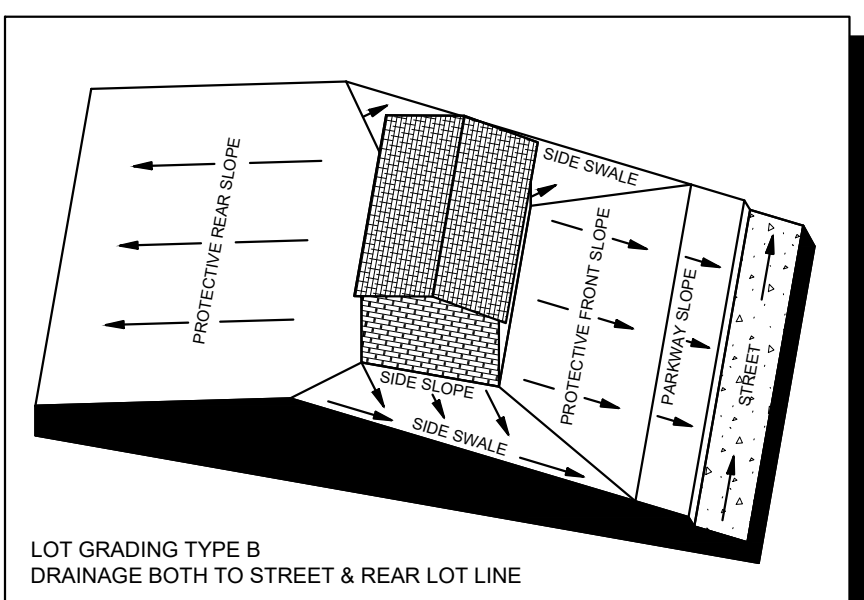
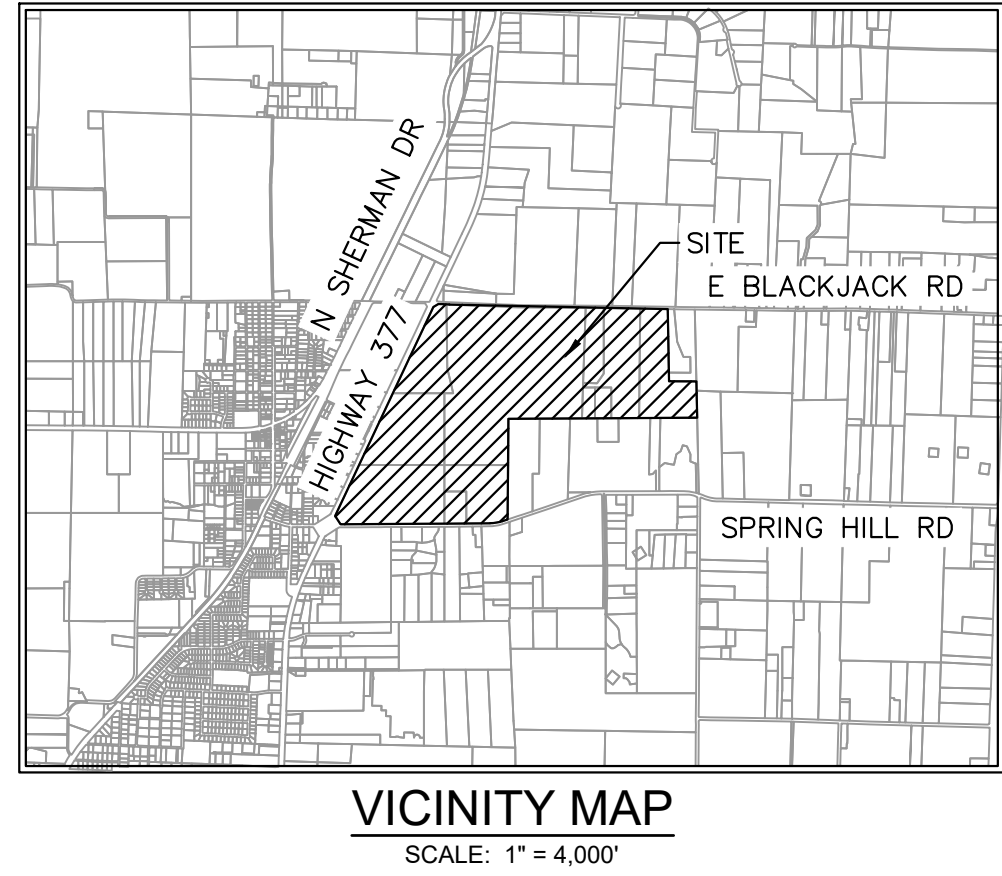
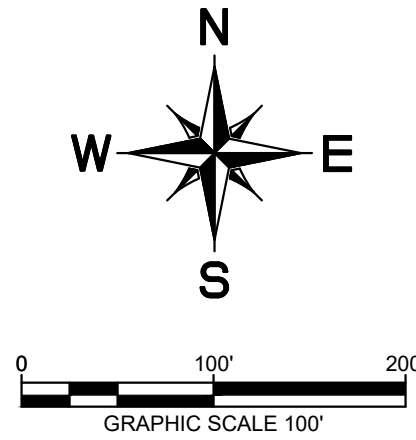
- LAYOUT SHOWN IS PRELIMINARY. STORM DRAIN PIPE SIZING, INLET LOCATIONS, AND JUNCTION BOX LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL PLAT AND CONSTRUCTION PLANS, BUT SHALL MEET THE REQUIREMENTS OF THE DENTON COUNTY DEVELOPMENT RULES AND REGULATIONS, EXCEPT FOR PROVIDING CAPTURE OF 100-YEAR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

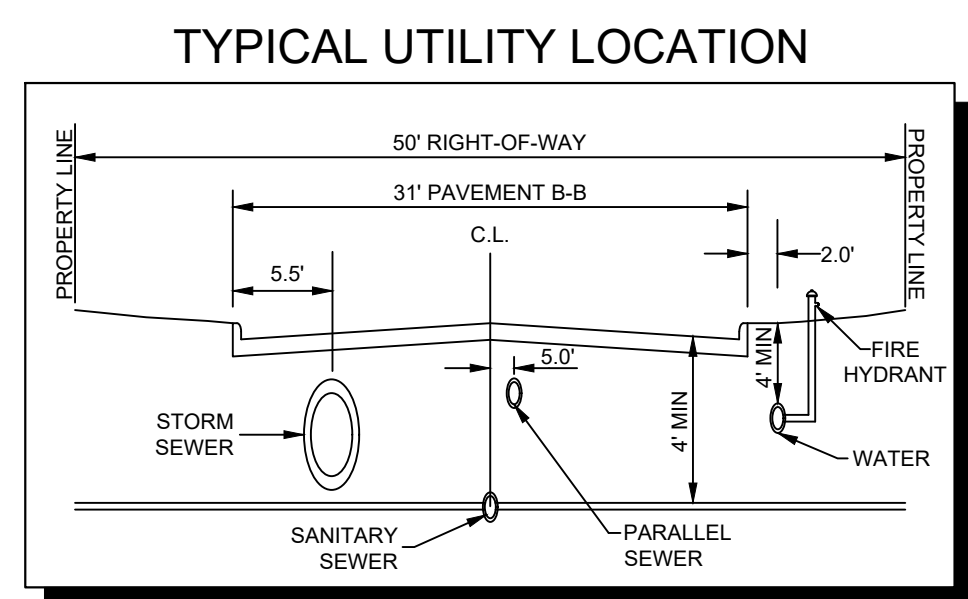
SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (972) 353-6058 Contact: Sylvia Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Frisco, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town 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 XXX	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	D-2



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

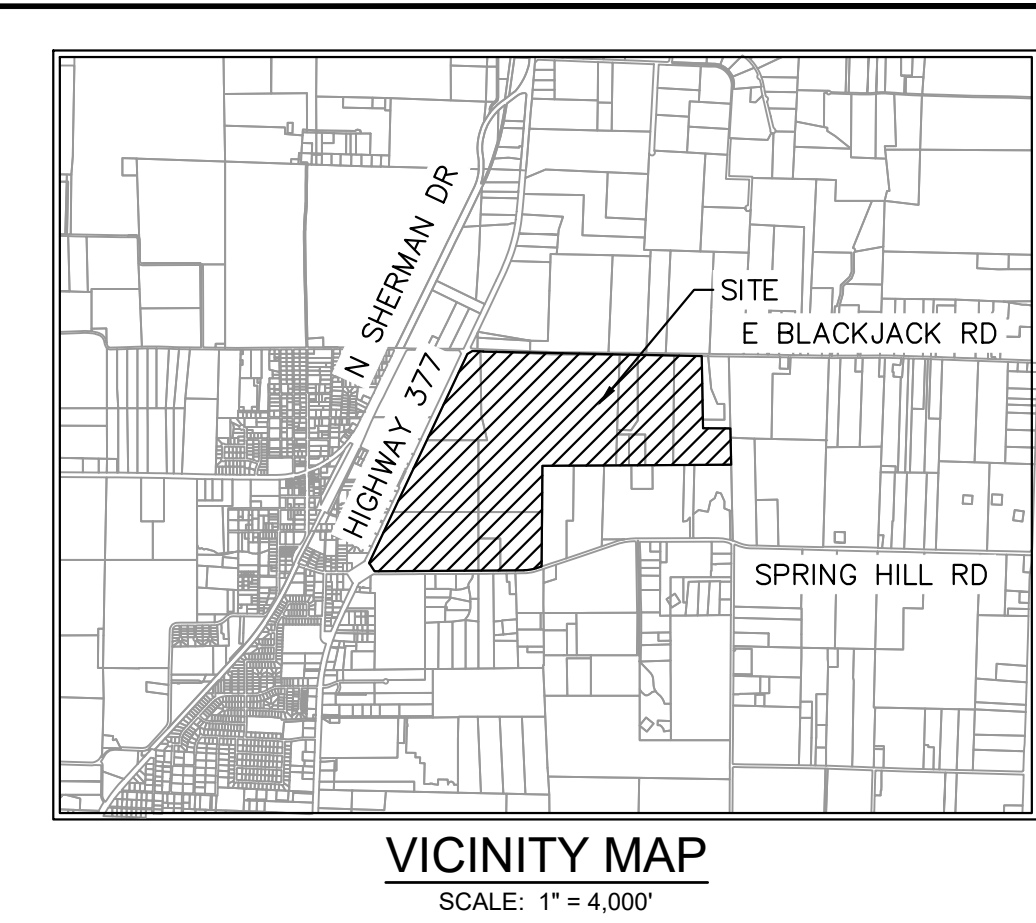
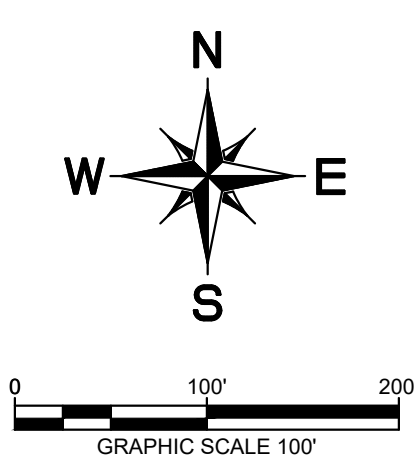
- DRAINAGE GENERAL NOTES**
- LAYOUT SHOWN IS PRELIMINARY. STORM DRAIN PIPE SIZING, INLET LOCATIONS, AND JUNCTION BOX LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL PLAT AND CONSTRUCTION PLANS, BUT SHALL MEET THE REQUIREMENTS OF THE DENTON COUNTY DEVELOPMENT RULES AND REGULATIONS, EXCEPT FOR 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 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 Contact: Thomas Fletcher, P.E.			
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	D-3
DKT	XXX	TLF	AS SHOWN	SEPT. 2021	2020103	

PROJECT: PRELIMINARY DRAINAGE PLAN FOR HIGH POINTE RANCH, SUBDIVISION OF THE ESTATE OF JAMES EARL RAY, JR., AKA "JAMES EARL RAY, JR. CIVIL RIGHTS SINGLE FAMILY PURSUITS", 2020/2020/01 - CIRCLE Y RANCH/CD PRELIMINARY PLANS SHEETS D-1, DRAINAGE PLAN DWG (D-4)
DATE: 09/21/2021
TIME: 2:24 PM
LAST SAVED: 12/02/2021 2:41 PM
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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

DRAINAGE DESIGN CRITERIA

$Q100 = C1^A$

Q = FLOW IN CUBIC FEET PER SECOND (CFS)

C = RUNOFF COEFFICIENT = 0.50 (RESIDENTIAL)

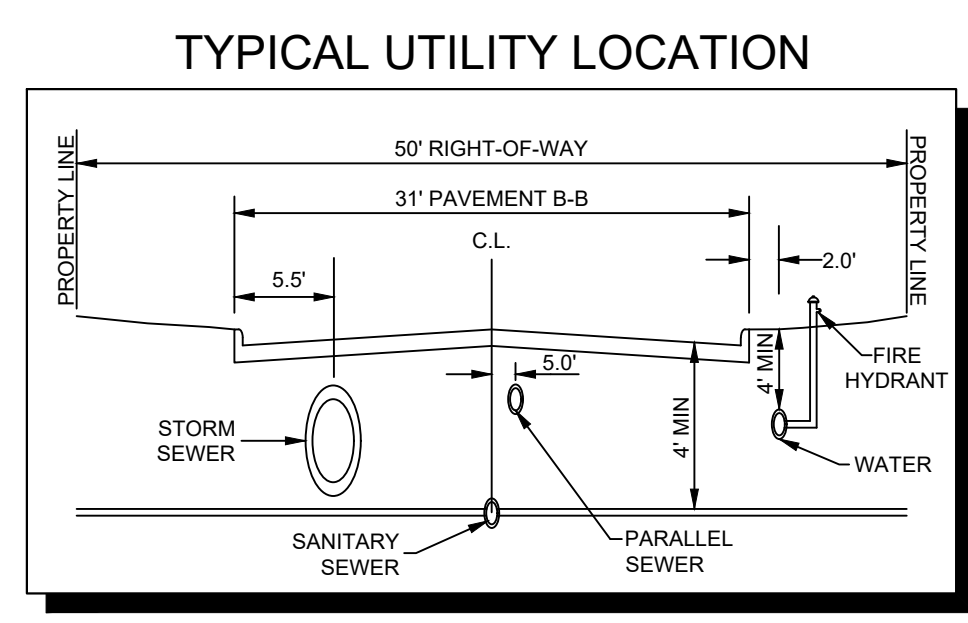
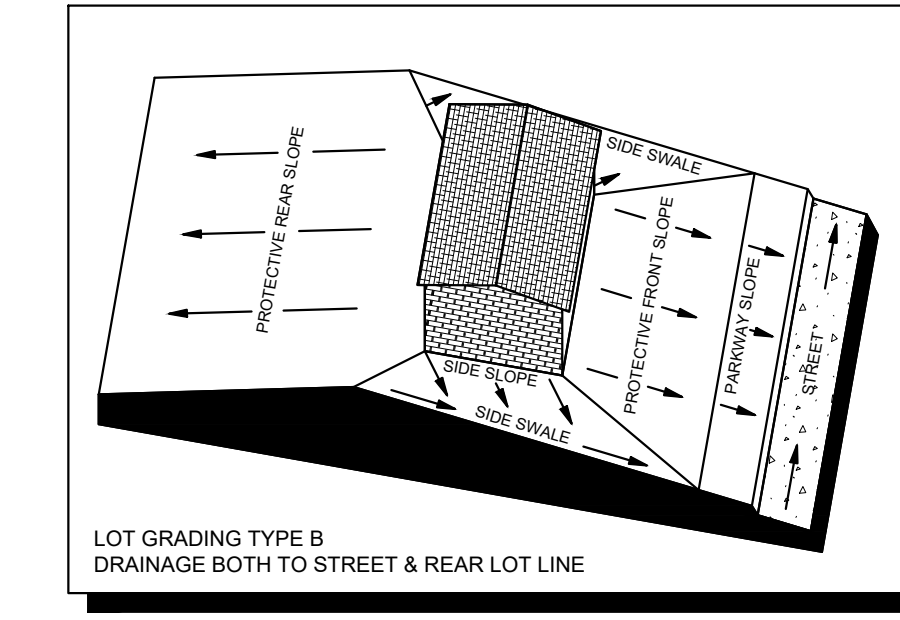
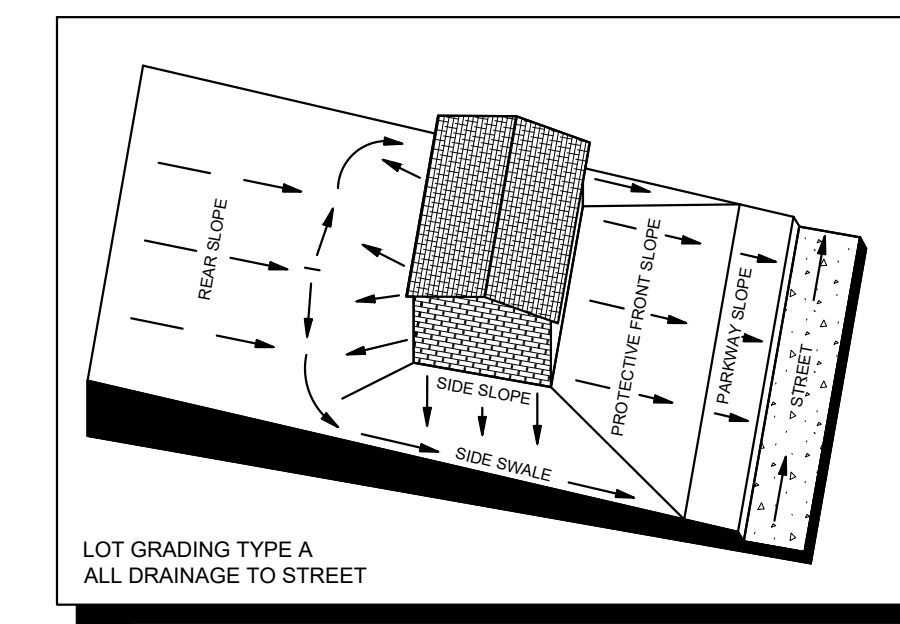
I = INTENSITY (TIME OF CONCENTRATION = TC)

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.



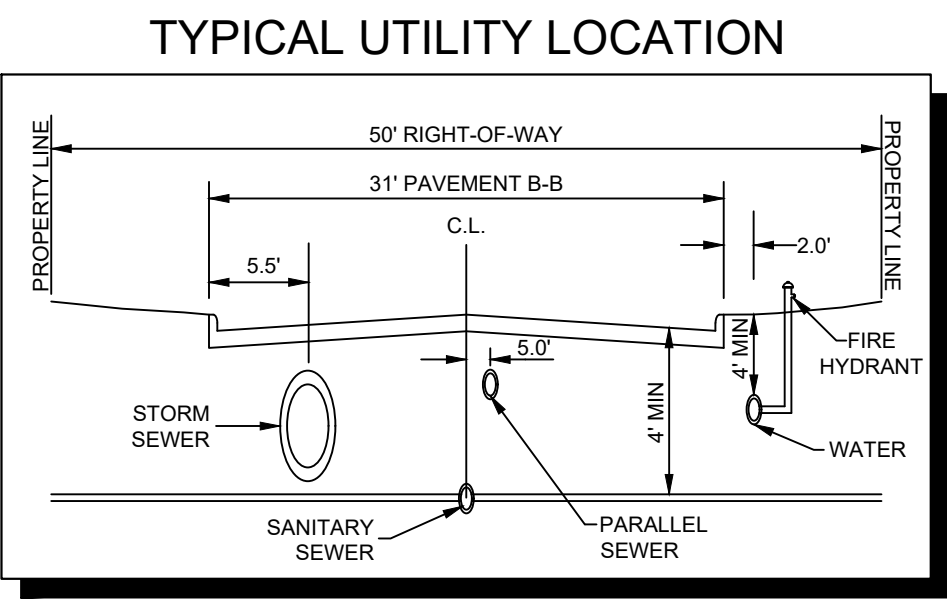
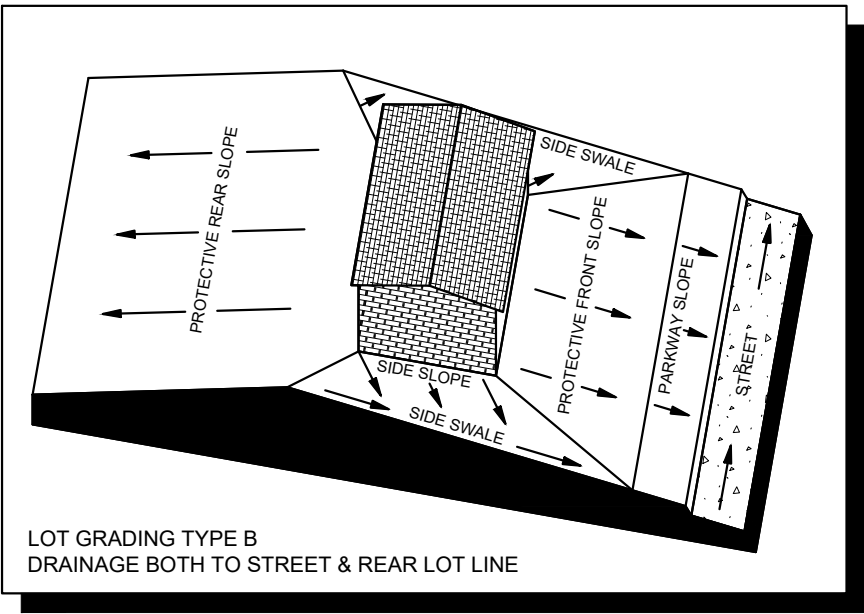
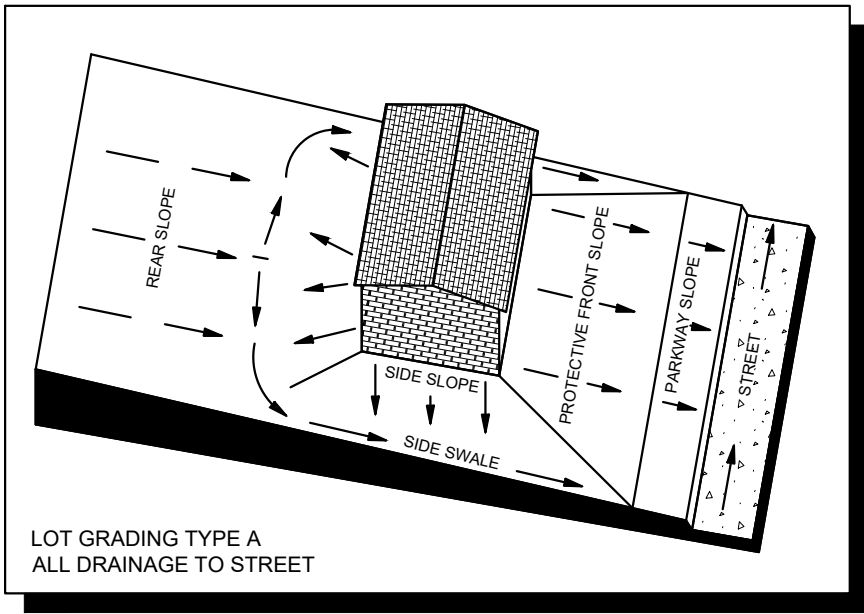
CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY DRAINAGE PLAN
FOR
HIGH POINTE RANCH
1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 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 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 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	

PLATTED BY: FRANCIS, BERNARD, 20200224 2:51 PM
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LAST SAVED: 1/26/2022 2:51 PM
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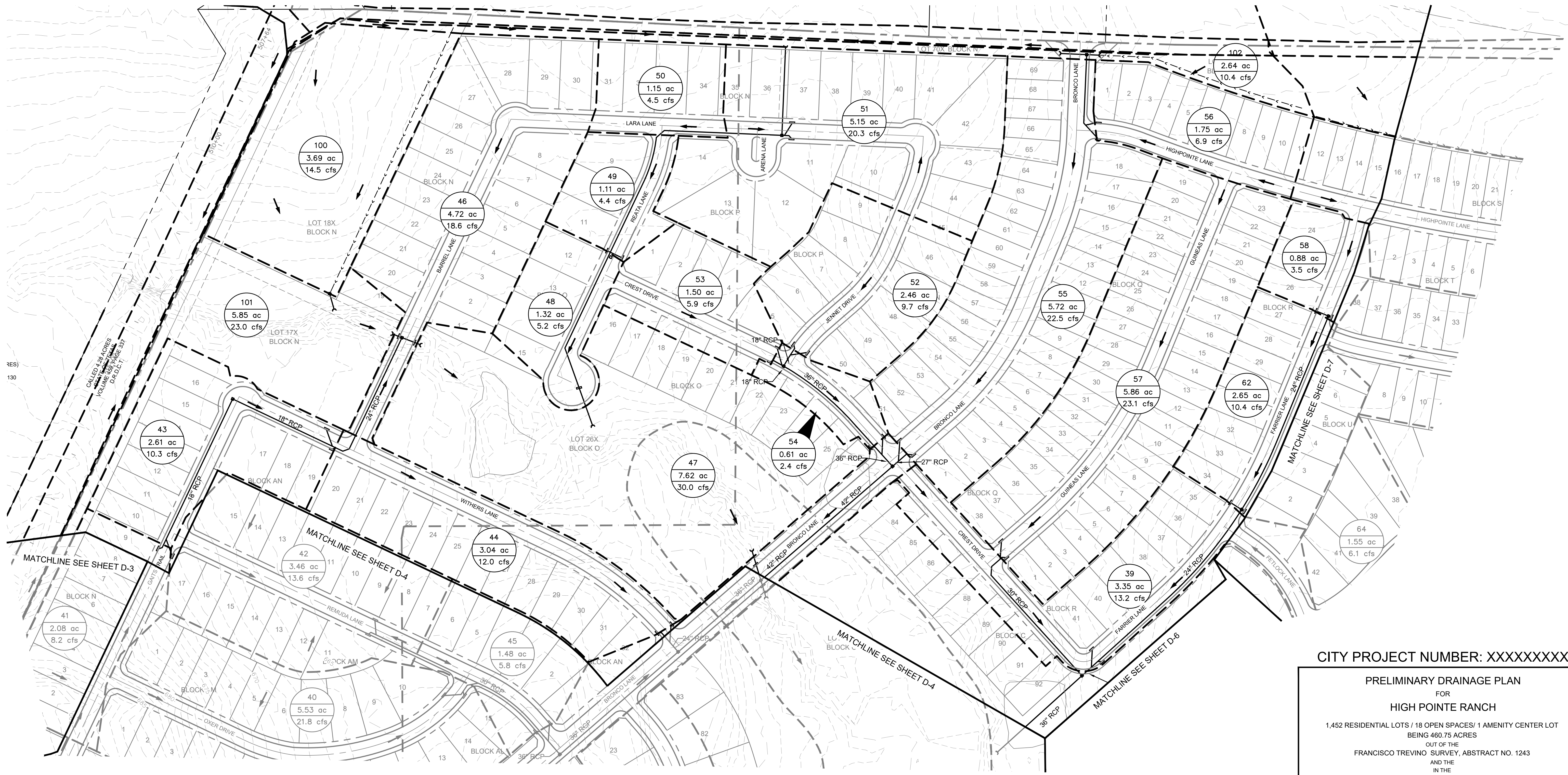
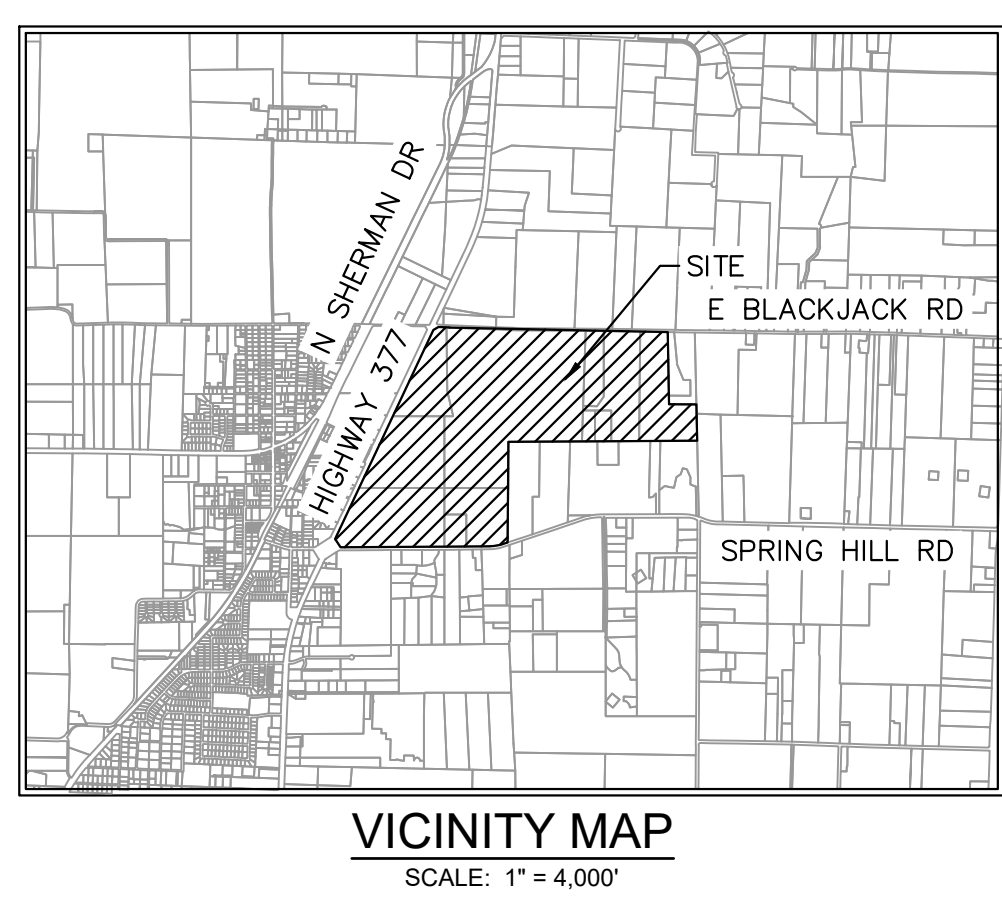
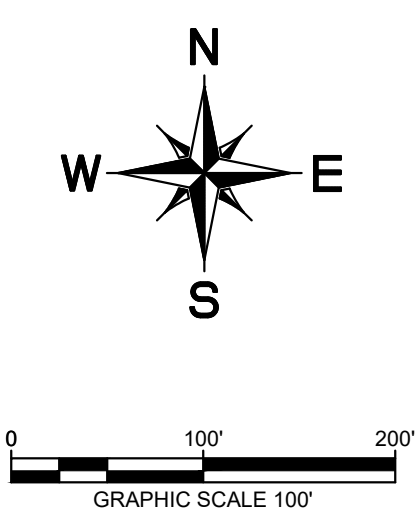


- ### DRAINAGE GENERAL NOTES
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 I = INTENSITY (TIME OF CONCENTRATION = TC)
TC OF 15 MINUTES (RESIDENTIAL) = 7.87 IN/H
 A = DRAINAGE AREA IN ACRES

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



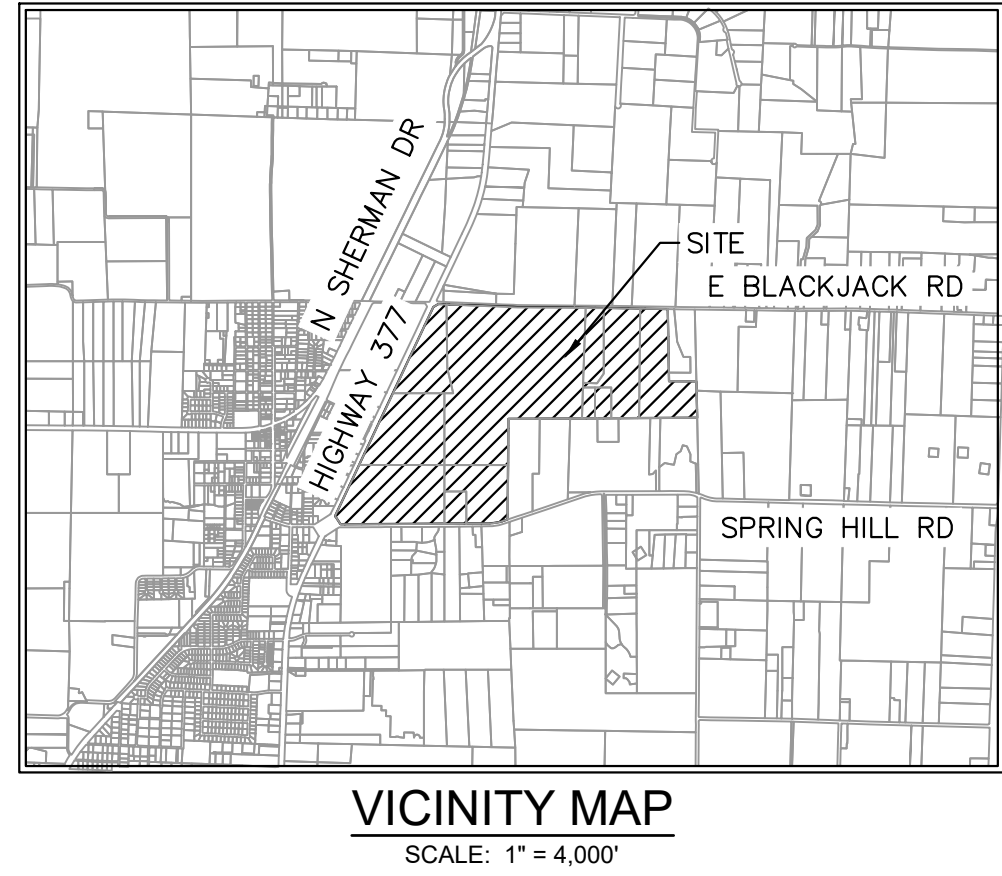
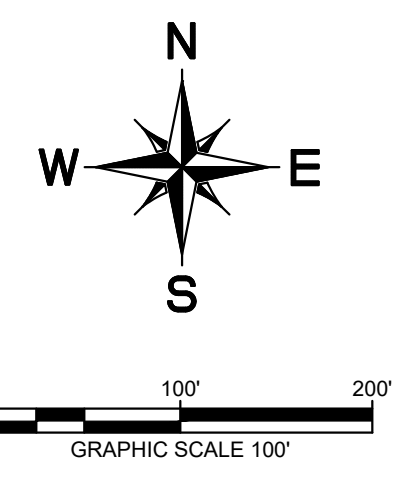
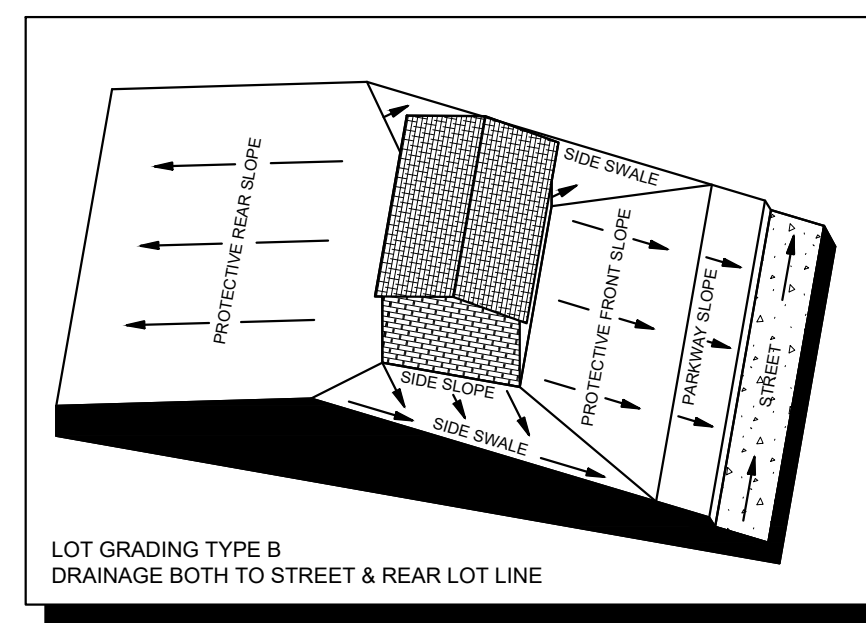
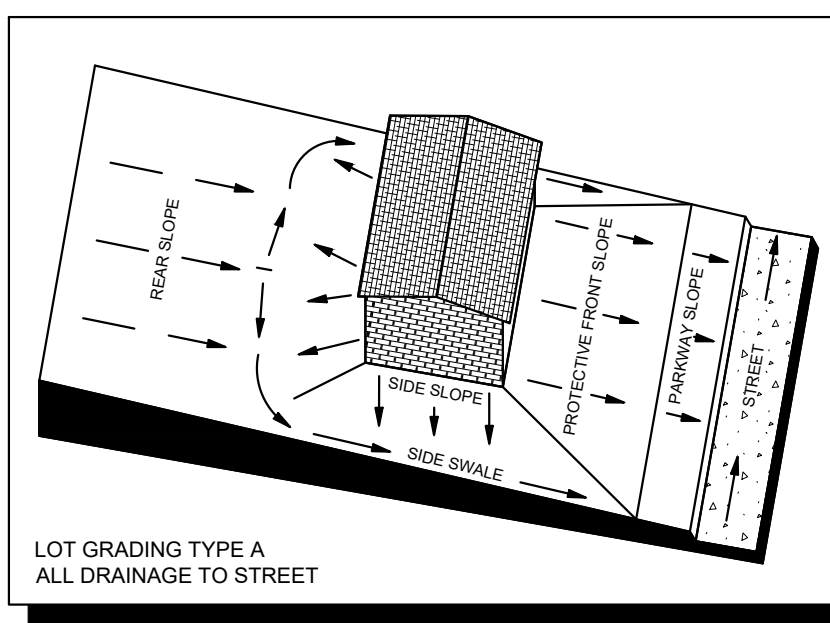
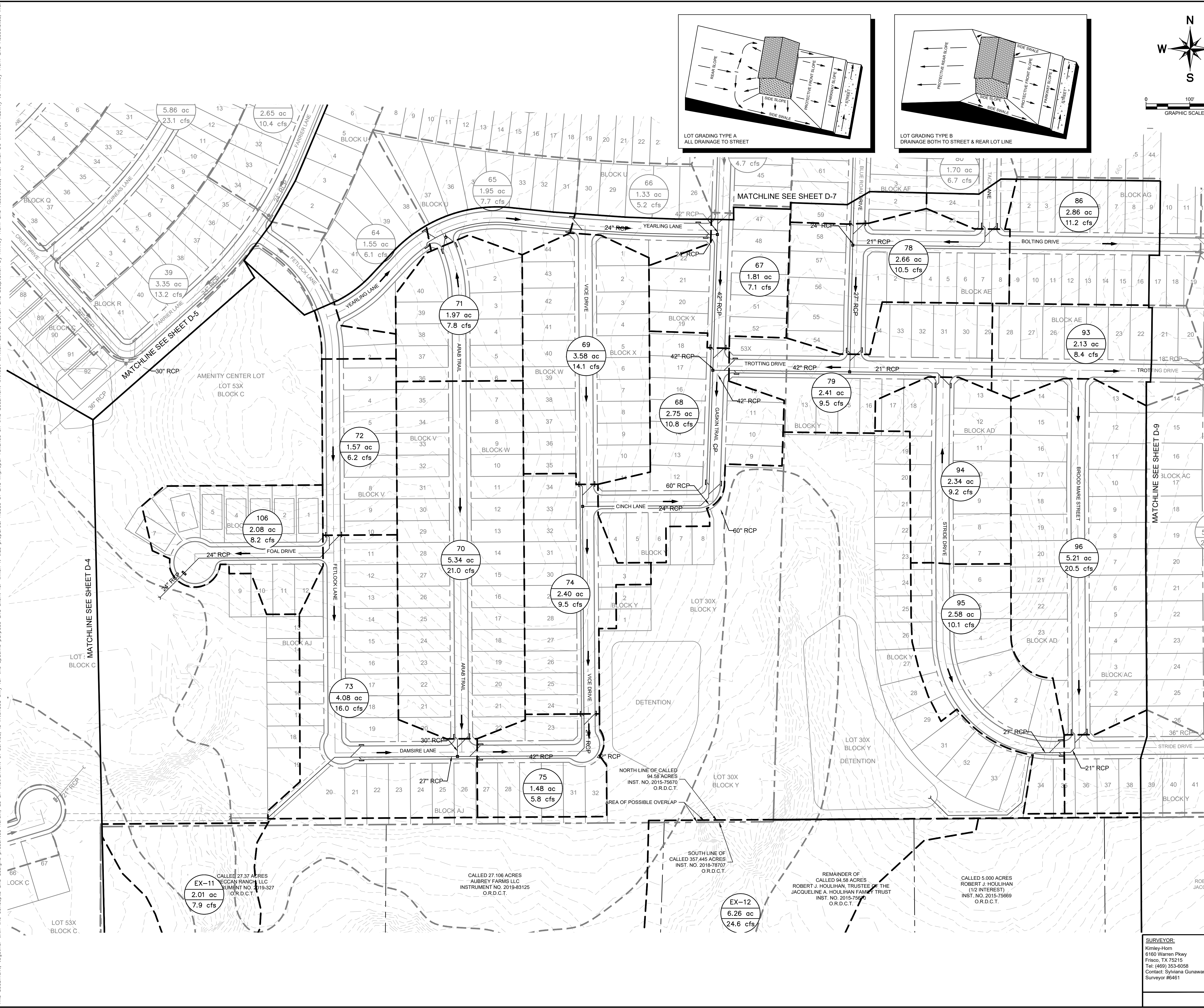
CITY PROJECT NUMBER: XXXXXXXXX

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

PLATTED BY: TROSCER, BILLY, 2020/02/24 2:21 PM
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LAST SAVED: 2/20/2022 6:12 PM

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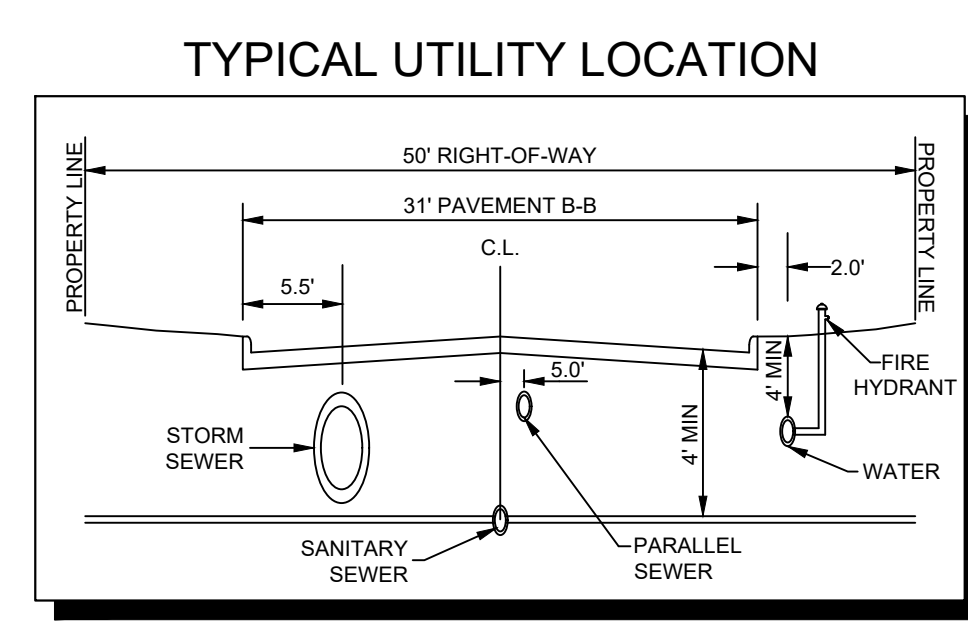
LEGEND

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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A = DRAINAGE AREA IN ACRES

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 - 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.

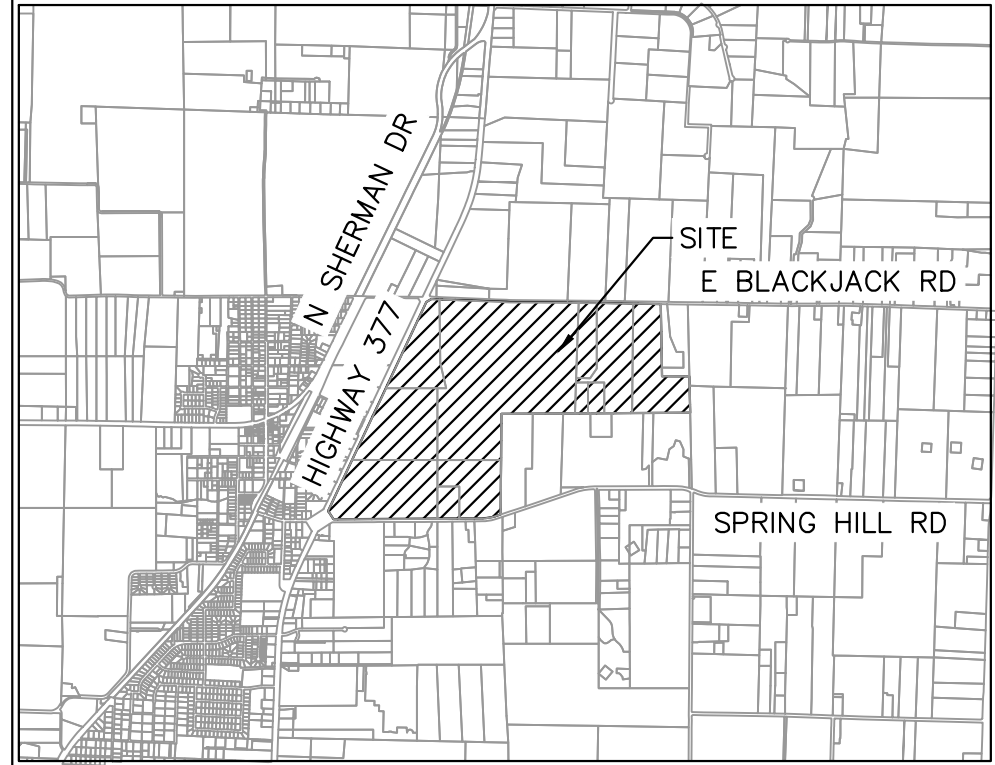
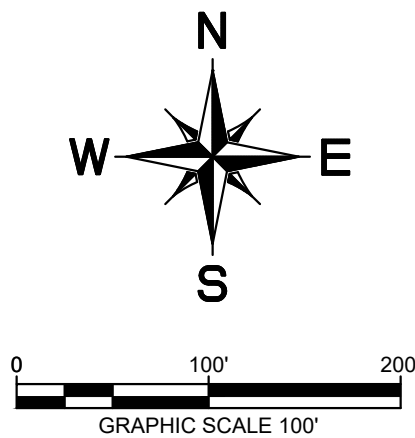
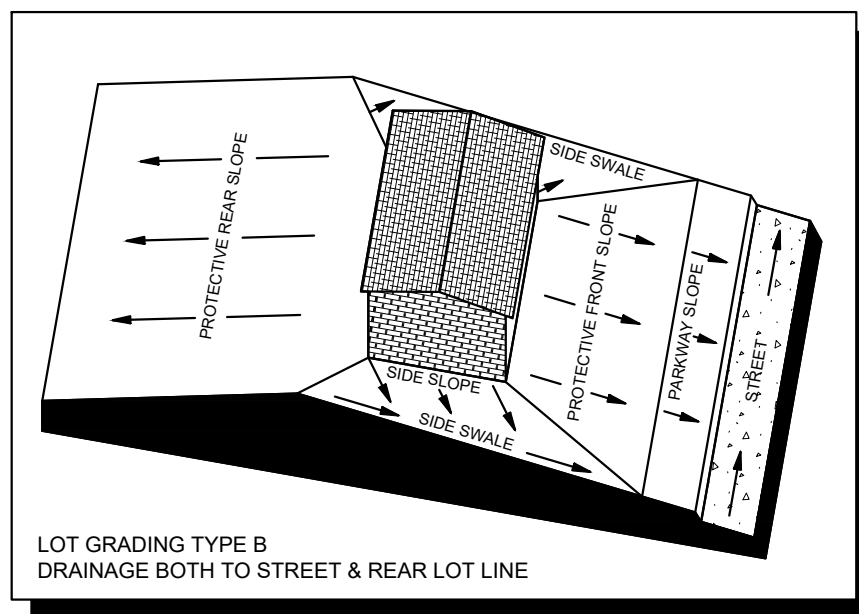
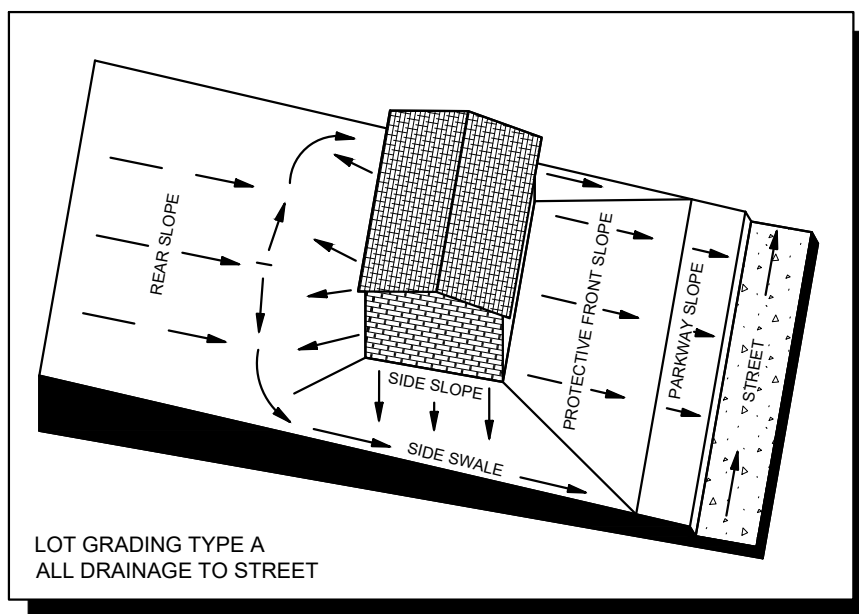
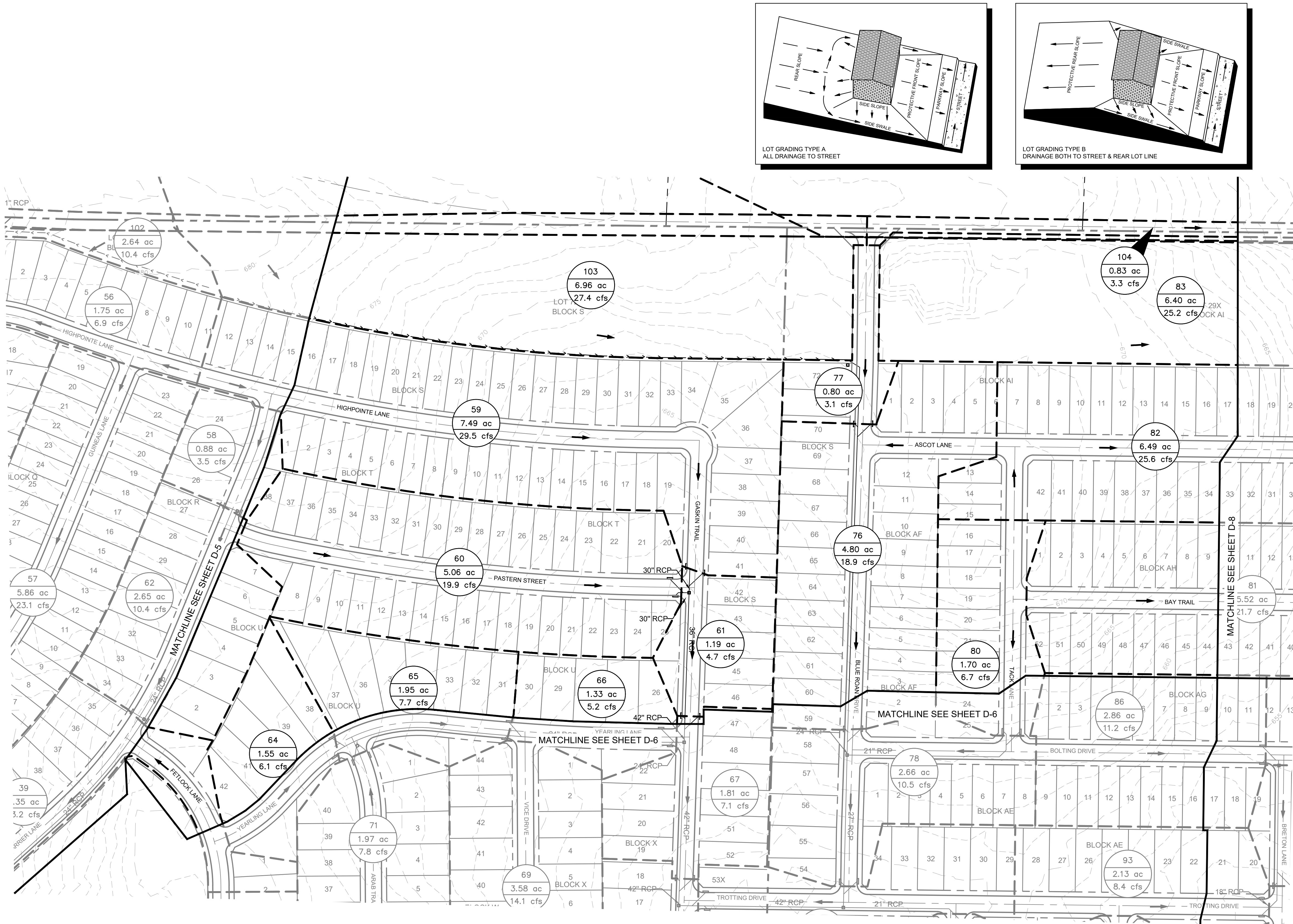


CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY DRAINAGE PLAN
FOR
HIGH POINTE RANCH
1,452 RESIDENTIAL LOTS / 18 OPEN SPACES / 1 AMENITY CENTER LOT BEING 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 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 1361 Warren Pkwy, 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 Contact: Thomas Fletcher, P.E. Registration F-928
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DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	D-6
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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

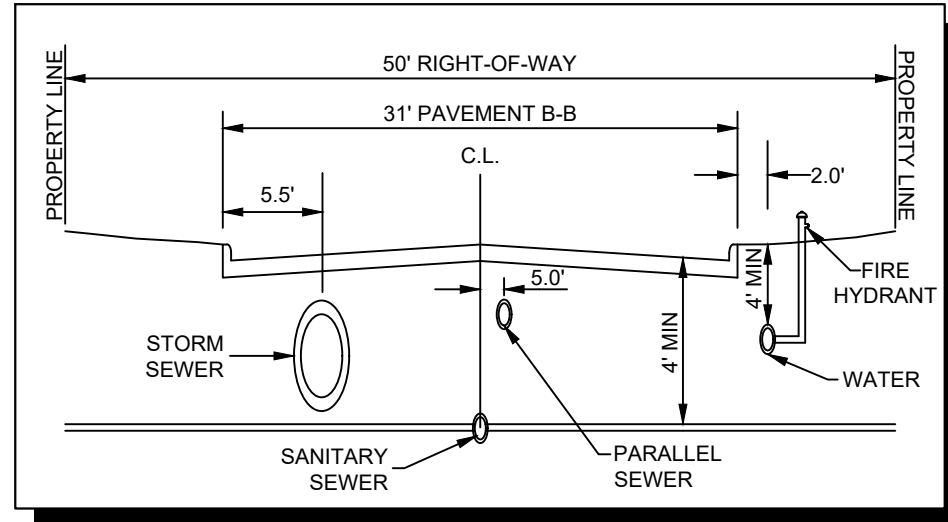
DRAINAGE DESIGN CRITERIA

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

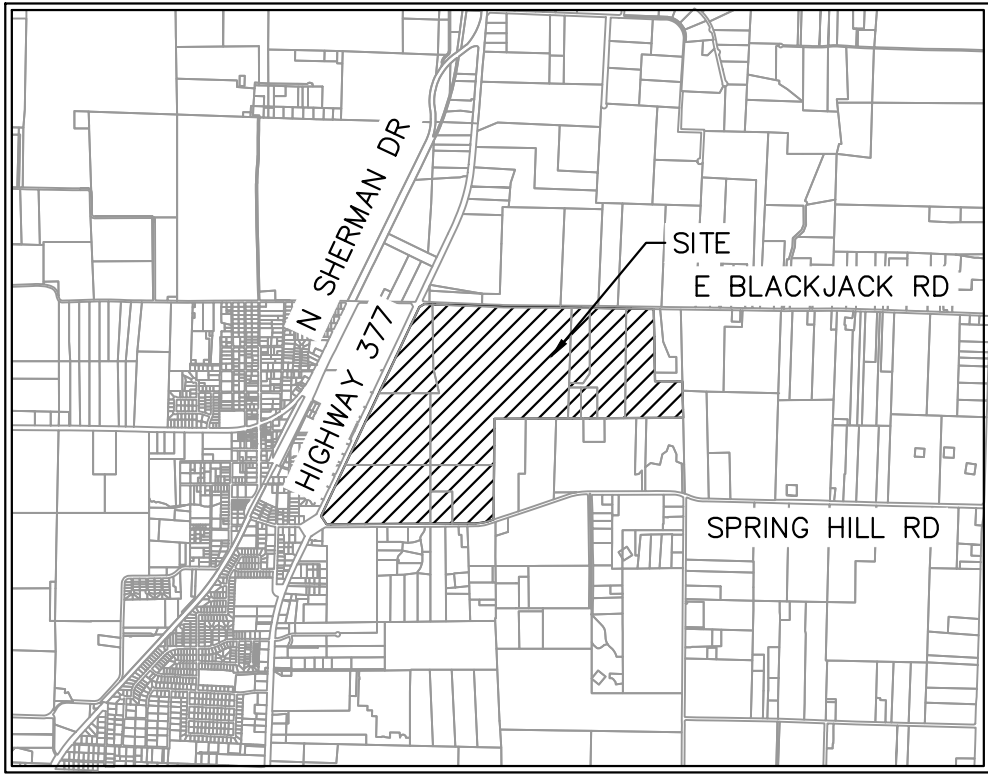
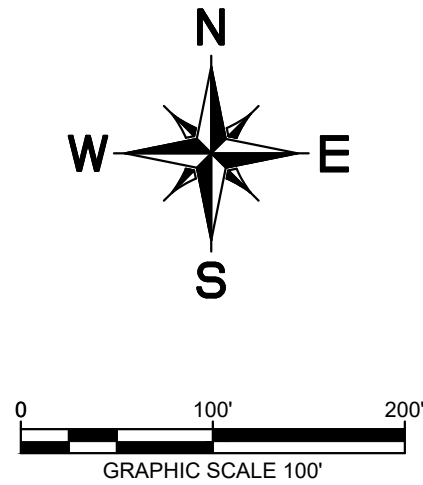
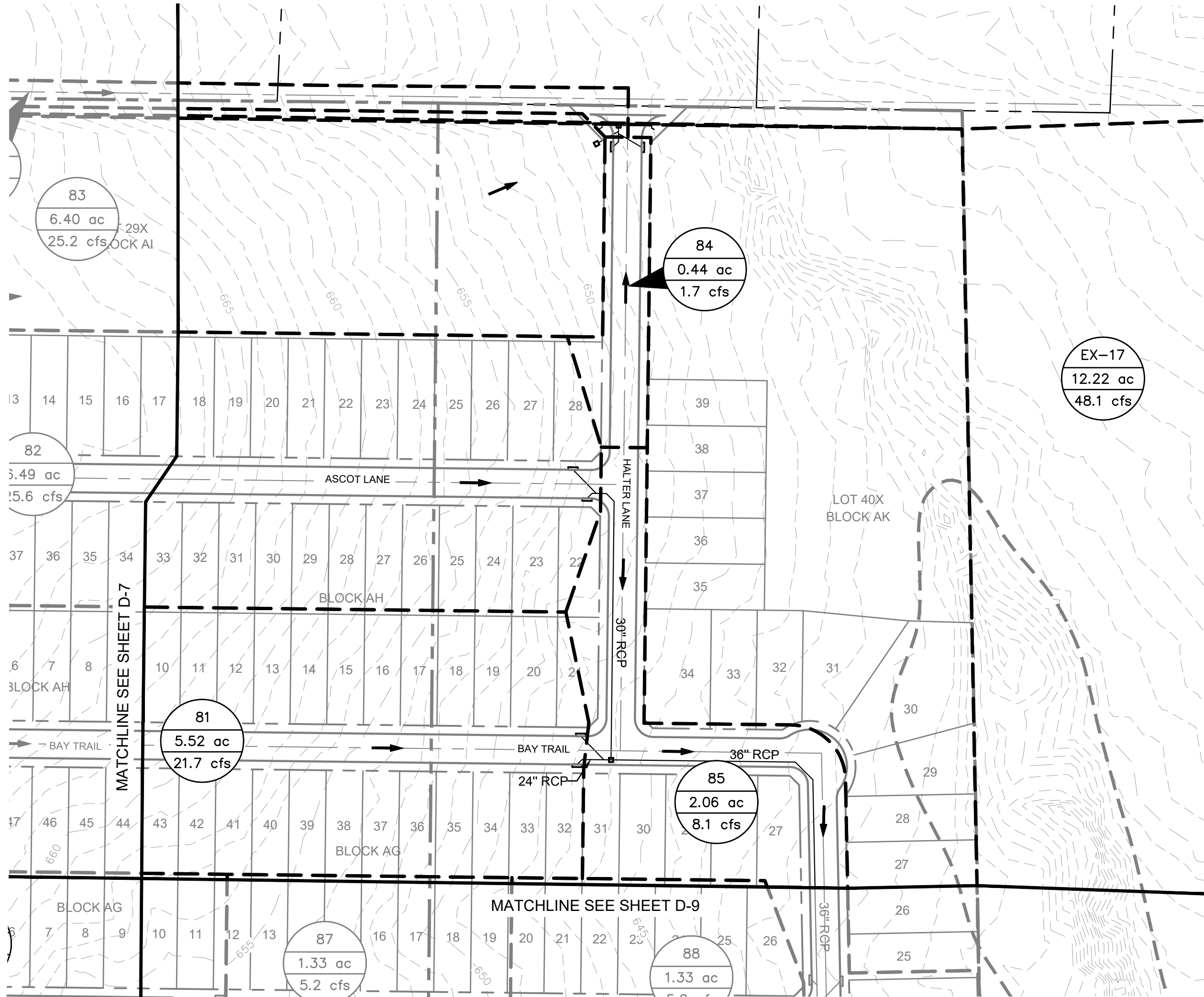


CITY PROJECT NUMBER: XXXXXXXXX

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		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 Frisco, TX 75215 Tel: (214) 674-9570 Contact: Chad Vose		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



VICINITY MAP
SCALE: 1" = 4,000'

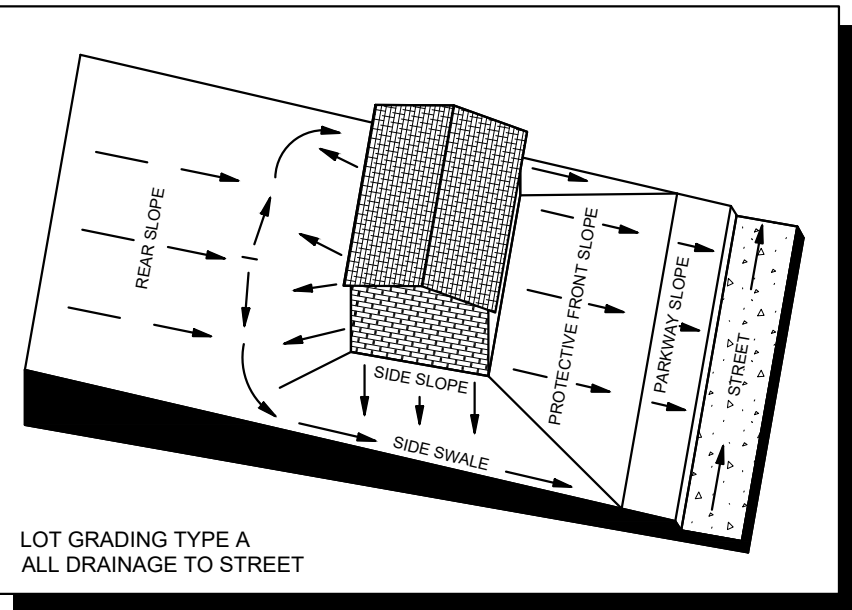
LEGEND	
	AREA DESIGNATOR
	AREA IN ACRES
	Q100 FLOW IN CFS
	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED PHASE LINE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION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

DRAINAGE DESIGN CRITERIA

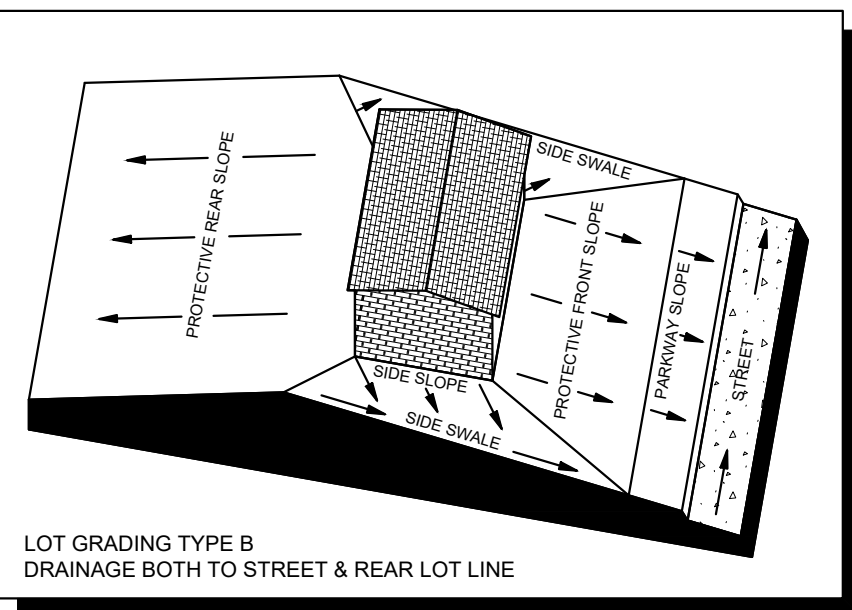
Q100 = C*I*A
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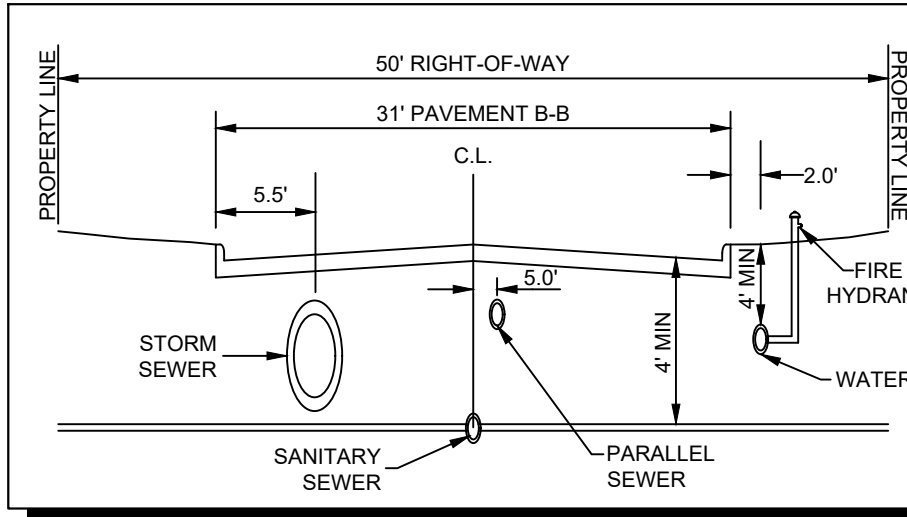


LOT GRADING TYPE A
ALL DRAINAGE TO STREET



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

TYPICAL UTILITY LOCATION



CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY DRAINAGE PLAN

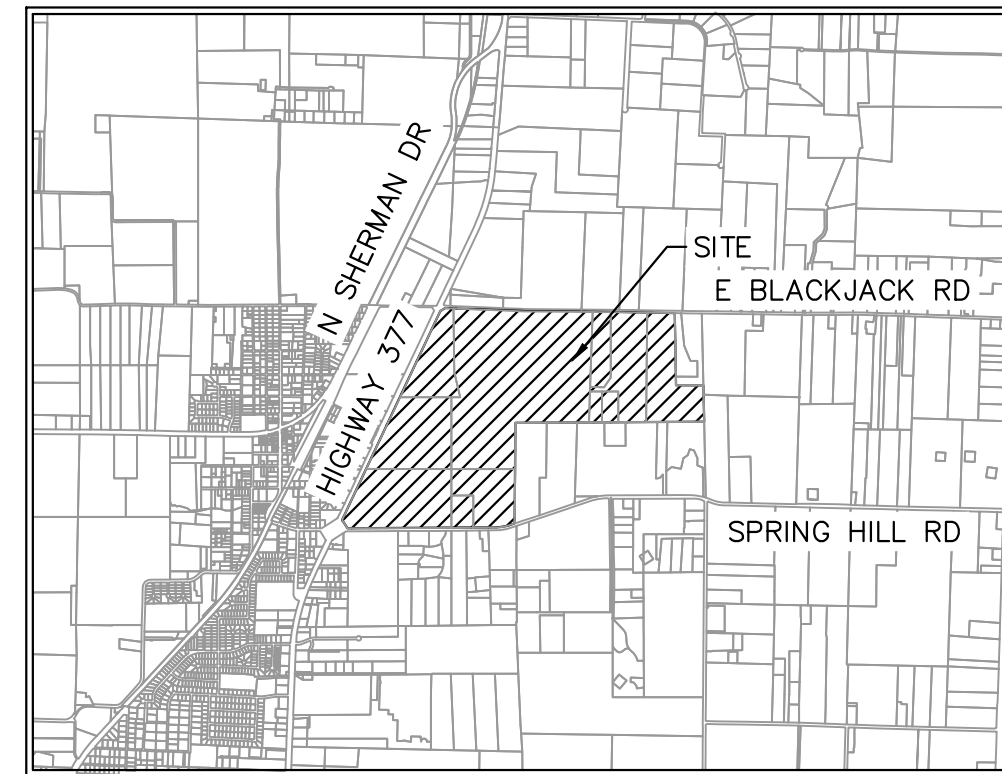
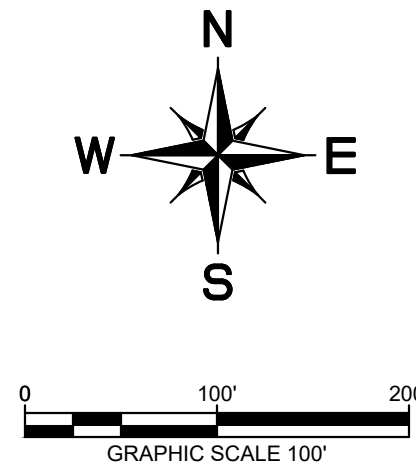
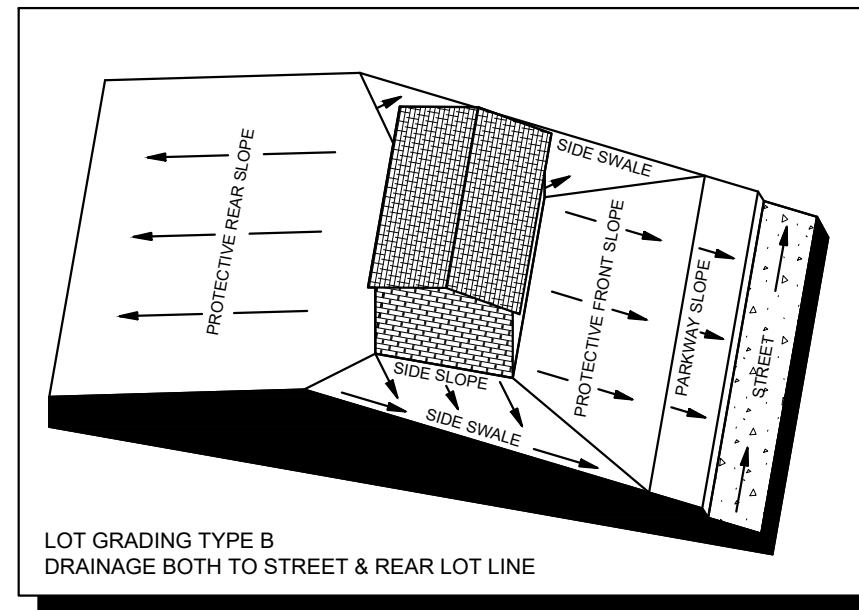
FOR
HIGH POINTE RANCH

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

OUT OF THE
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IN THE

CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR:		OWNER/DEVELOPER:		ENGINEER:	
Kimley-Horn 6160 Warren Pkwy Frisco, TX 75034 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: 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.
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

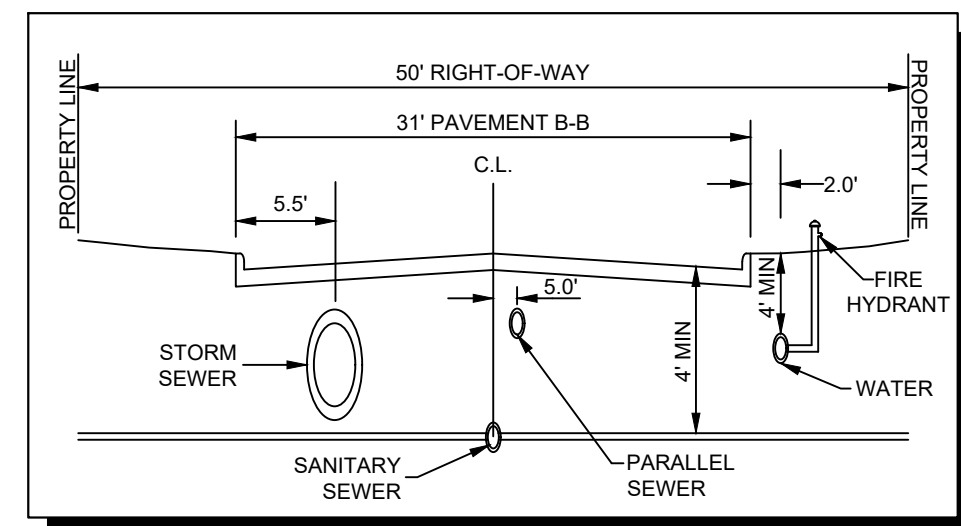
DRAINAGE DESIGN CRITERIA

Q100 = C*I^{1.4}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
A = DRAINAGE AREA IN ACRES

DRAINAGE GENERAL NOTES

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TYPICAL UTILITY LOCATION



CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY DRAINAGE PLAN

FOR
DINTE 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 77418 Tel: (469) 353-0058 Contact: Sylviaa Gunawan Surveyor #6641	OWNER/DEVELOPER: Aubrey Blackack Partners, LLC 4514 Cole Ave., Suite 1500 Dallas, TX 75205 Tel: (214) 474-9750 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments, L.L.C. 138 Old Town Blvd., N. 2034 Irving, TX 76038 Tel: (972) 724-5725 Contact: David Marks & Walter Foss	ENGINEER:  Kimley-Horn 6160 Warren Parkway, Suite 210 Frisco, TX 77418 Tel: (972) 353-0880 Contact: Thomas Fletcher, P.E. Registration # 5629		
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
DKT	DKT	TLF	AS SHOWN	SEP. 2021	2020103

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

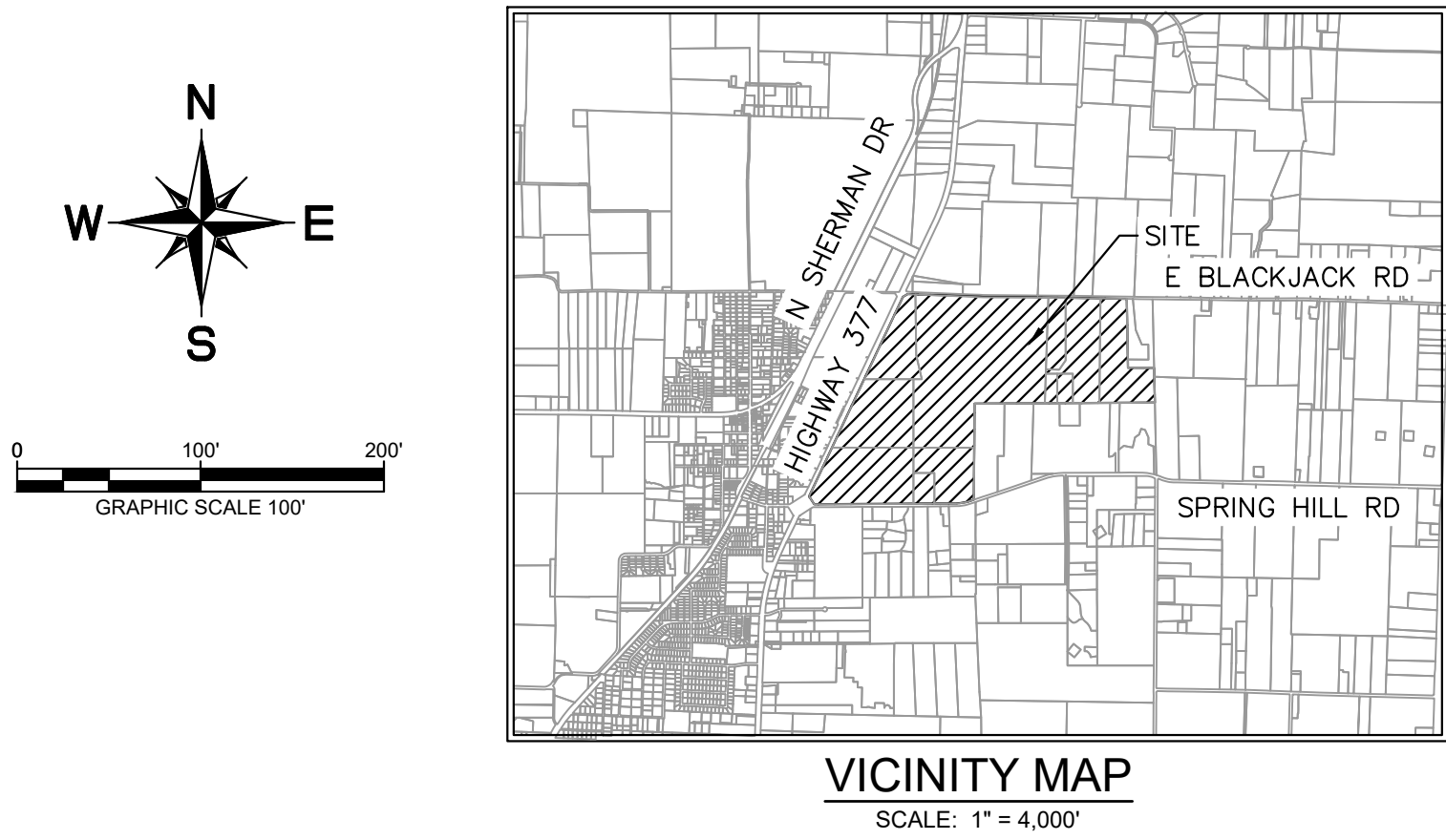
DRAINAGE AREA TABLE						
DRAINAGE AREA NO.	AREA (ac)	ANTECEDENT FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)
66	1.33	1.00	0.50	15	7.87	5.2
67	1.81	1.00	0.50	15	7.87	7.1
68	2.75	1.00	0.50	15	7.87	10.8
69	3.58	1.00	0.50	15	7.87	14.1
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

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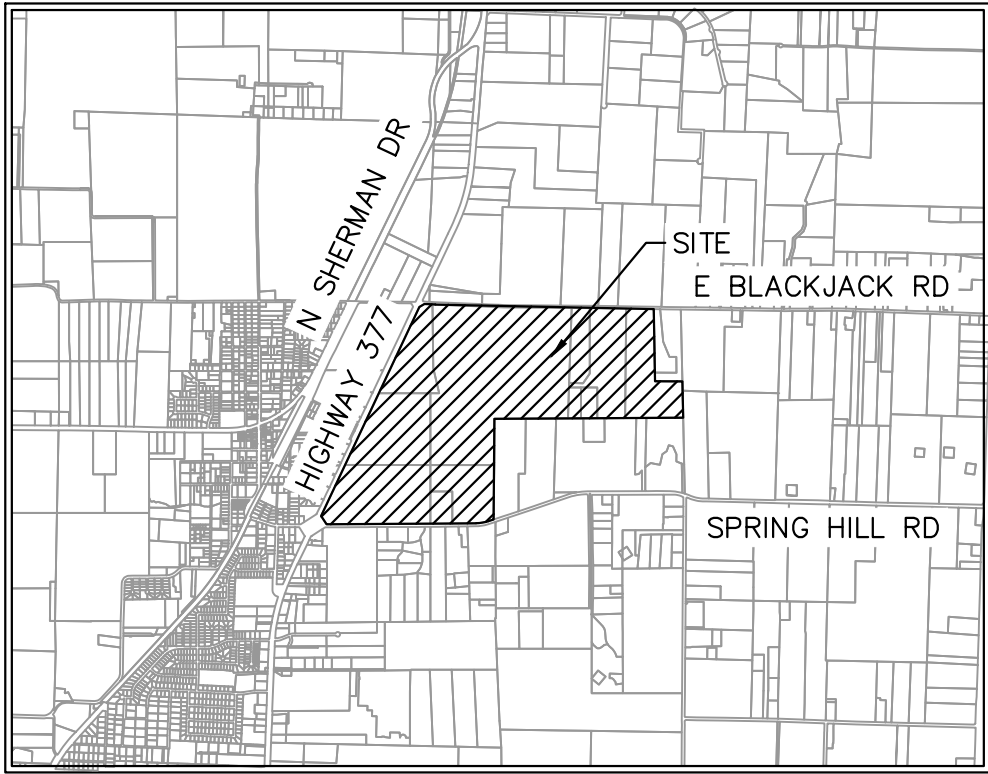
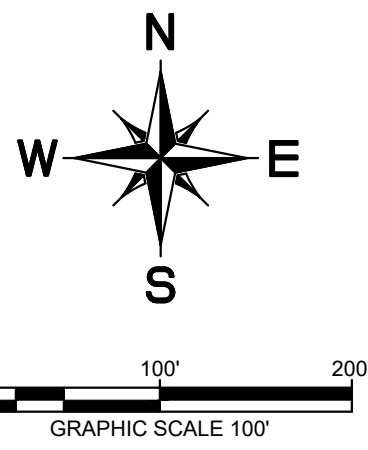
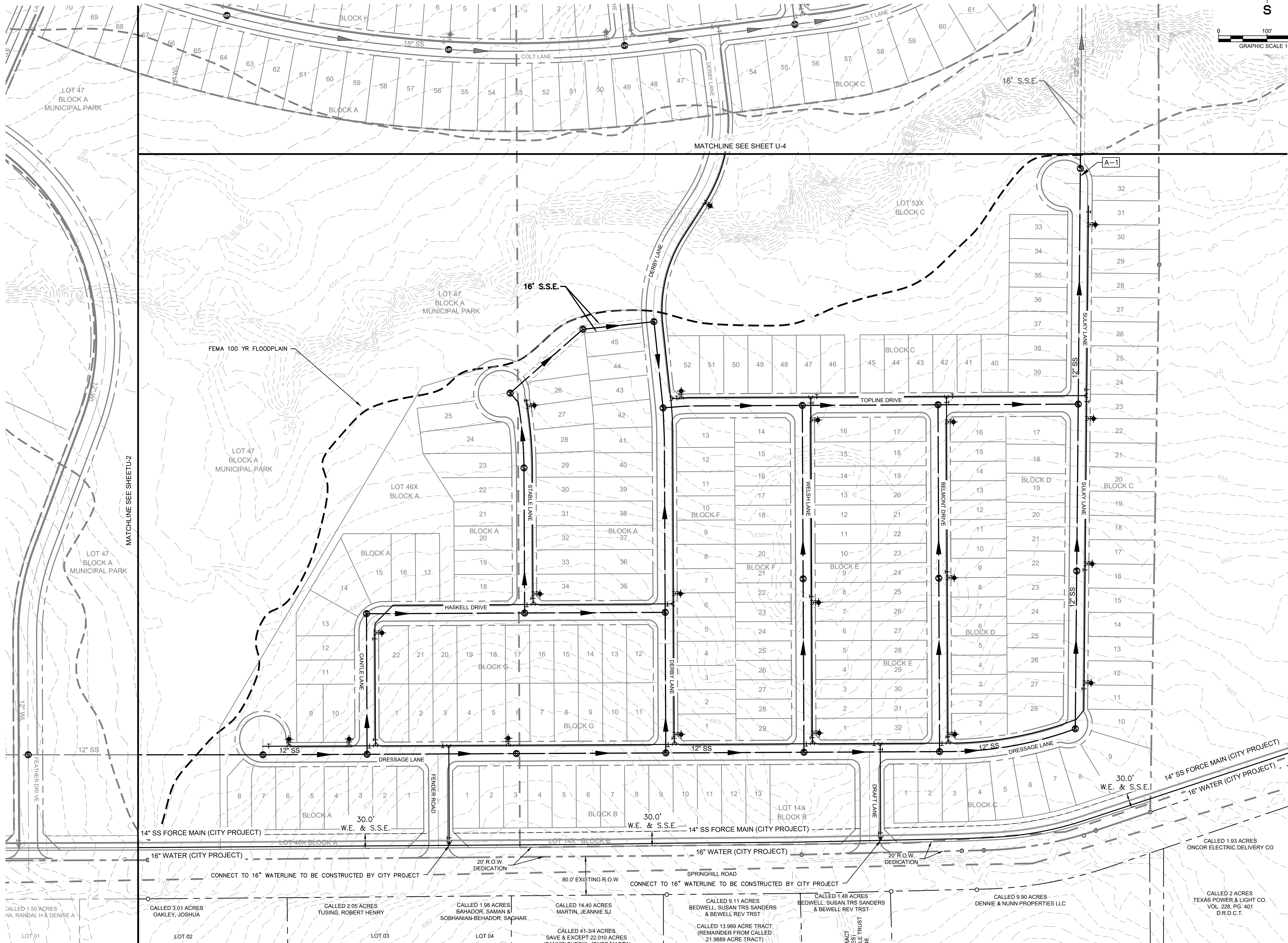
DRAINAGE GENERAL NOTES

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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
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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: 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	D-10



VICINITY MAP
SCALE: 1" = 4,000'

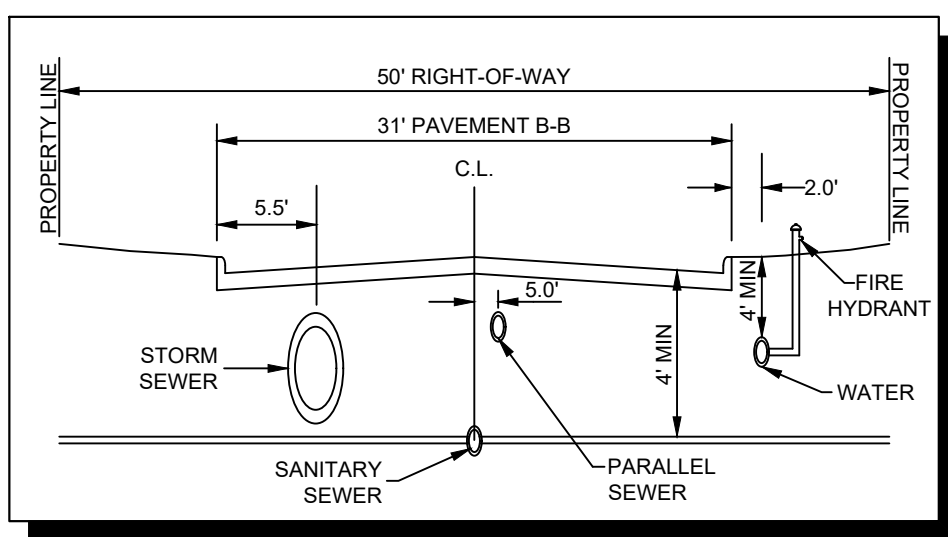
UTILITY LEGEND

	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
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: Sylviana Gunawan
Surveyor #6461

OWNER/DEVELOPER:

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

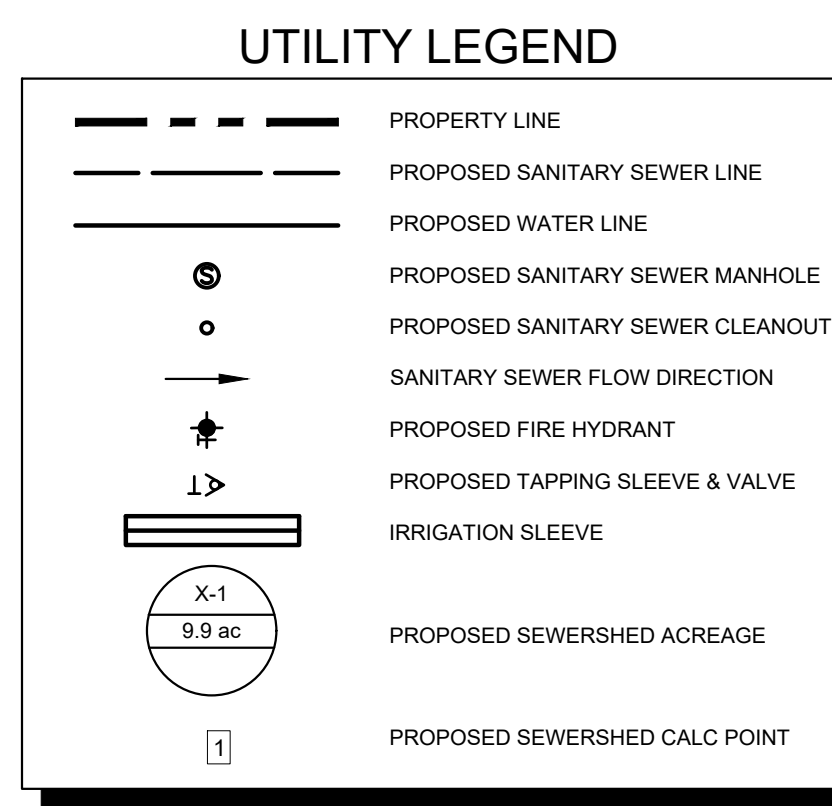
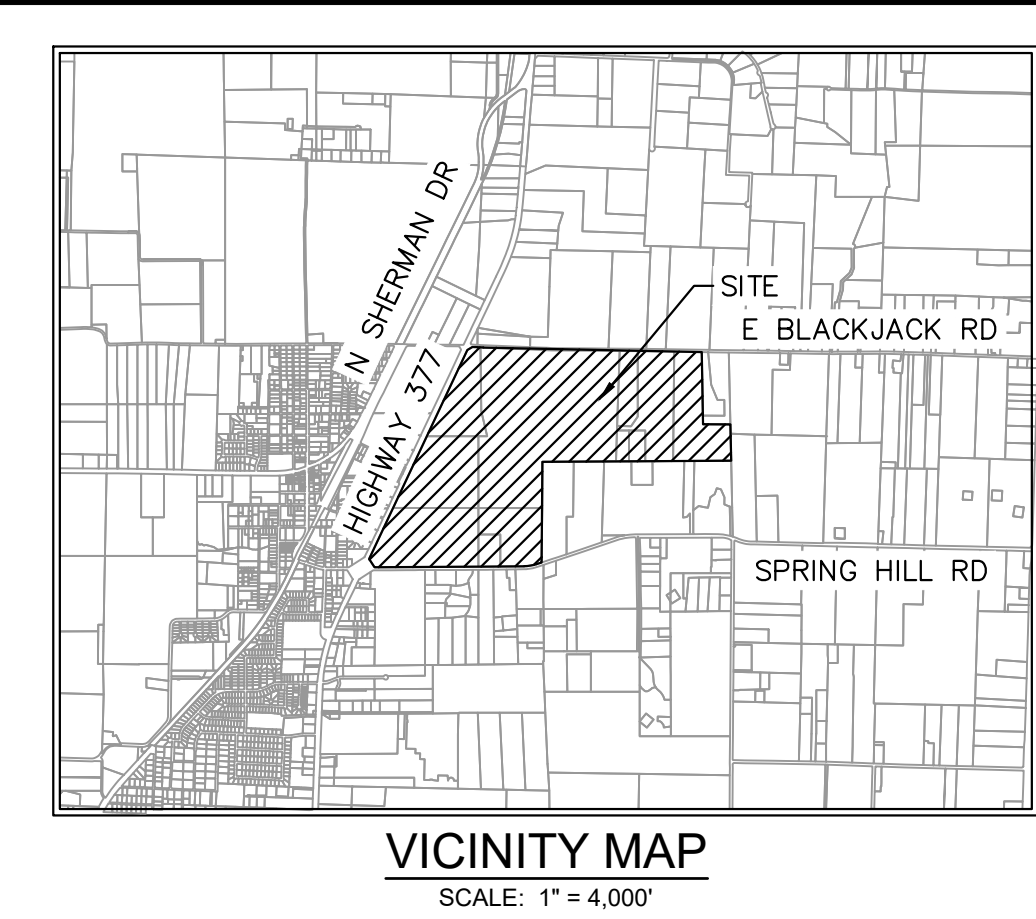
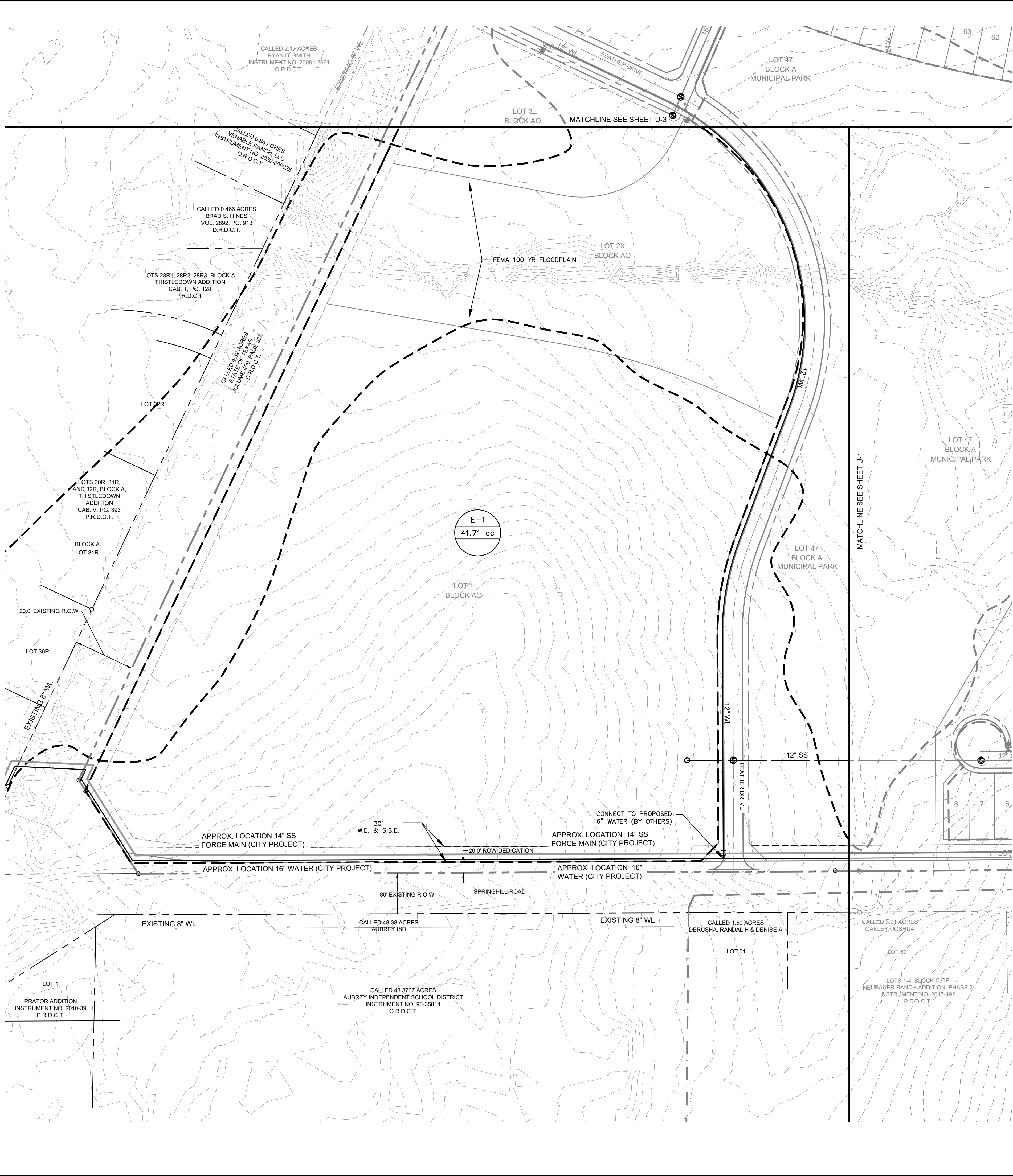
OWNER/DEVELOPER:

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

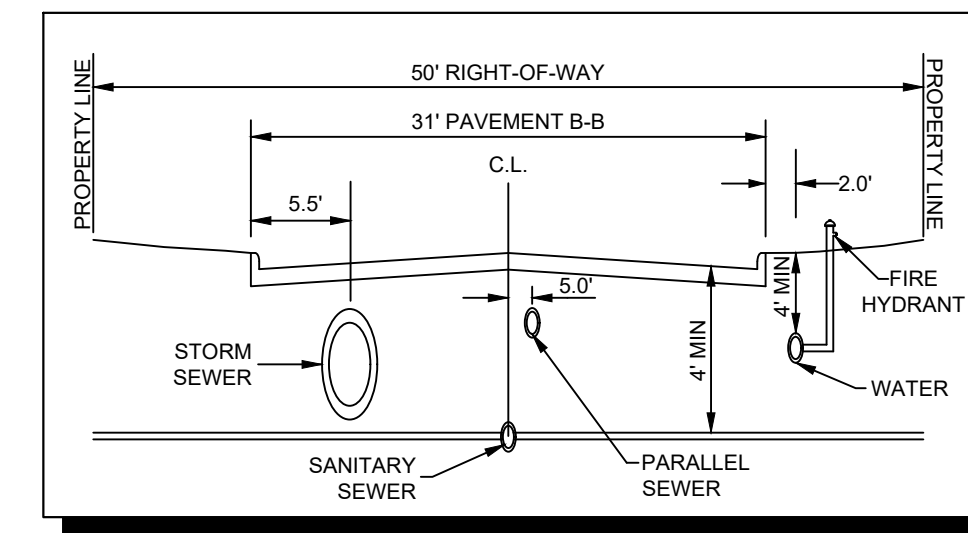
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	U-1
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103	



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TYPICAL UTILITY LOCATION

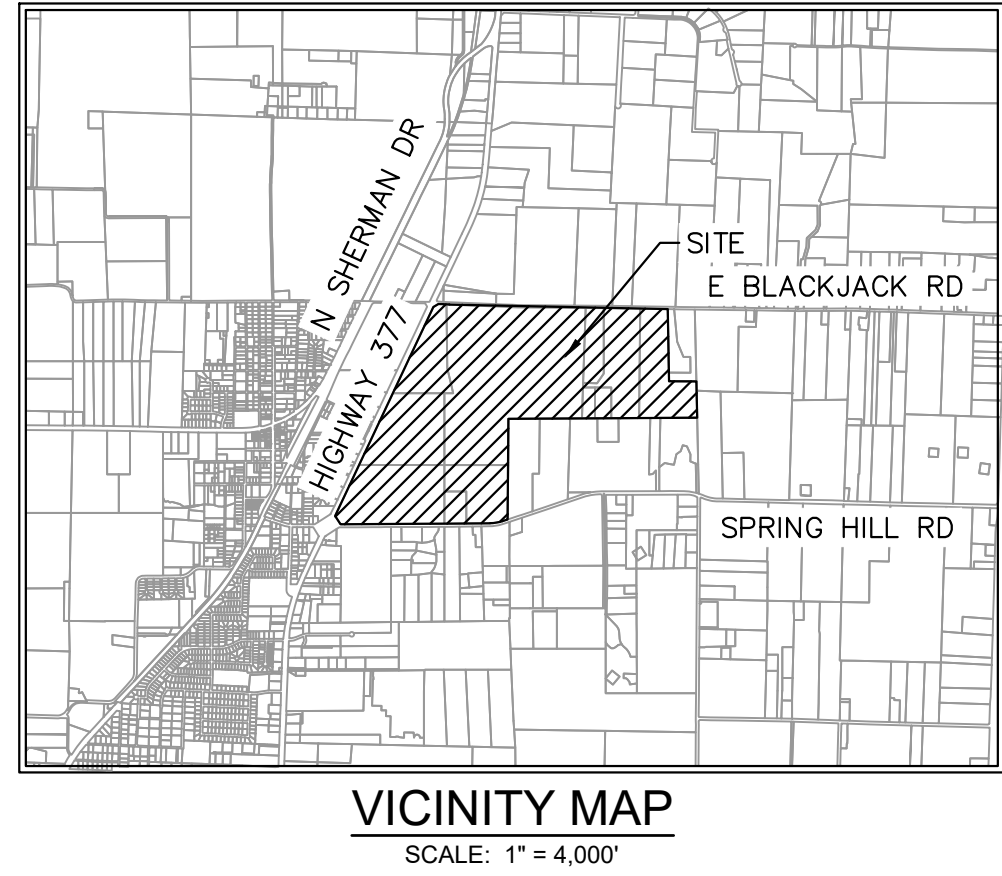
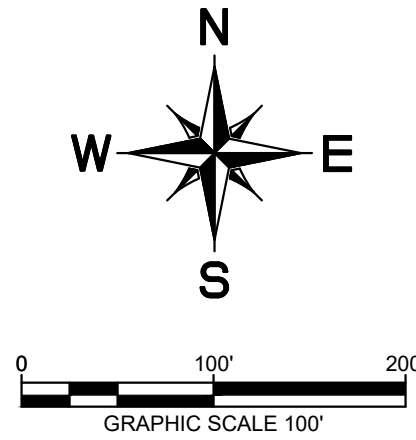
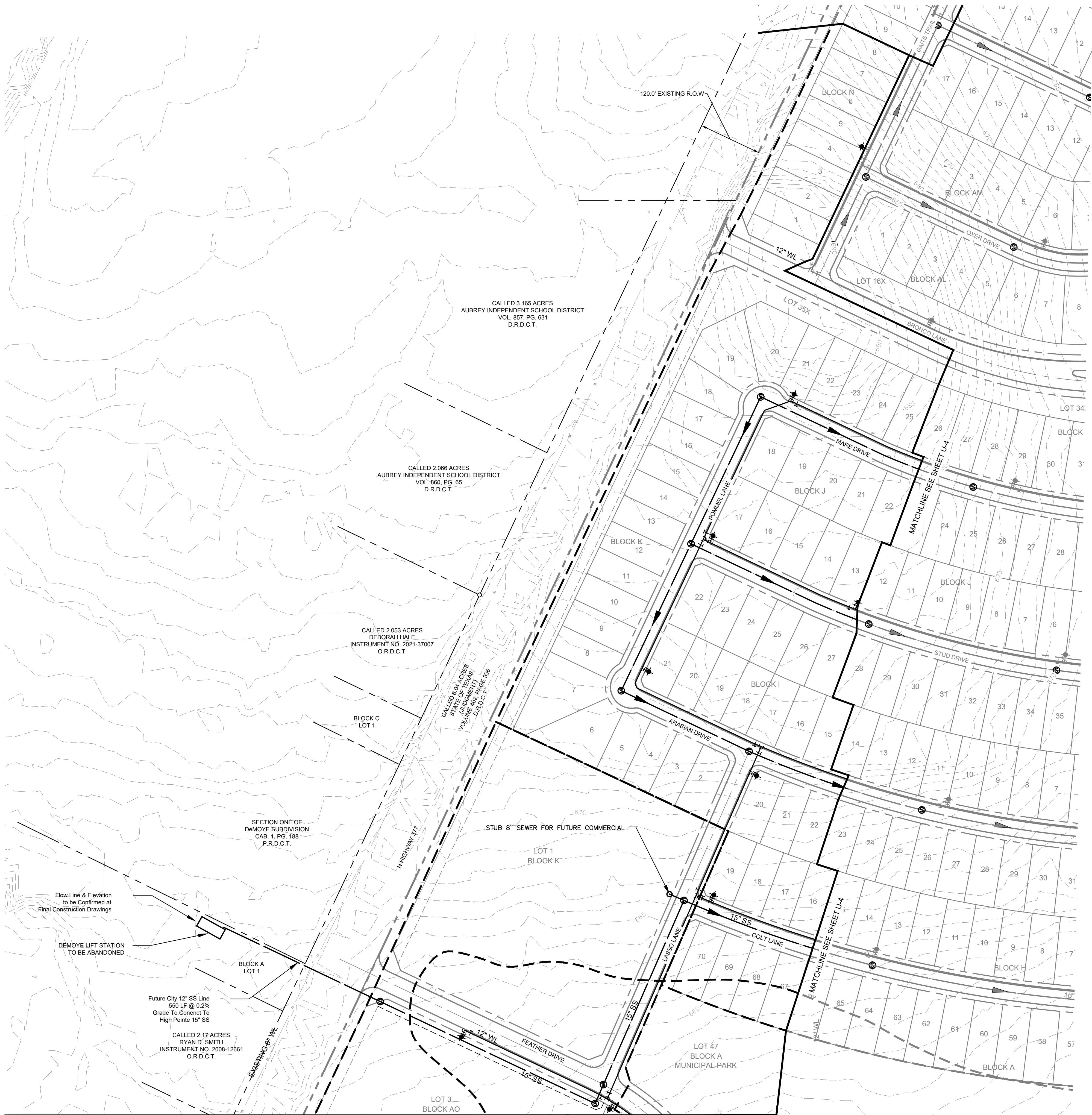


CITY PROJECT NUMBER: XXXXXXXXXX

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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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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 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-2

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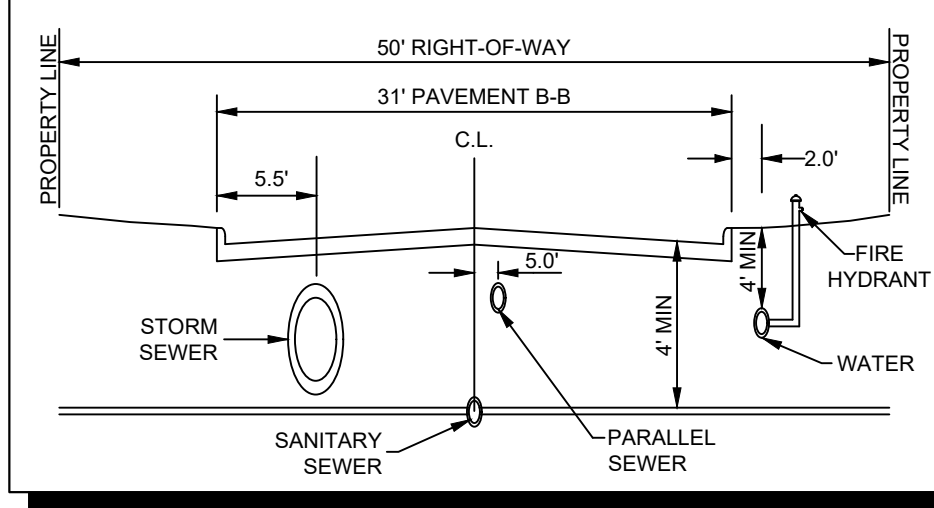


UTILITY LEGEND	
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	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER CLEANOUT
	SANITARY SEWER FLOW DIRECTION
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TYPICAL UTILITY LOCATION

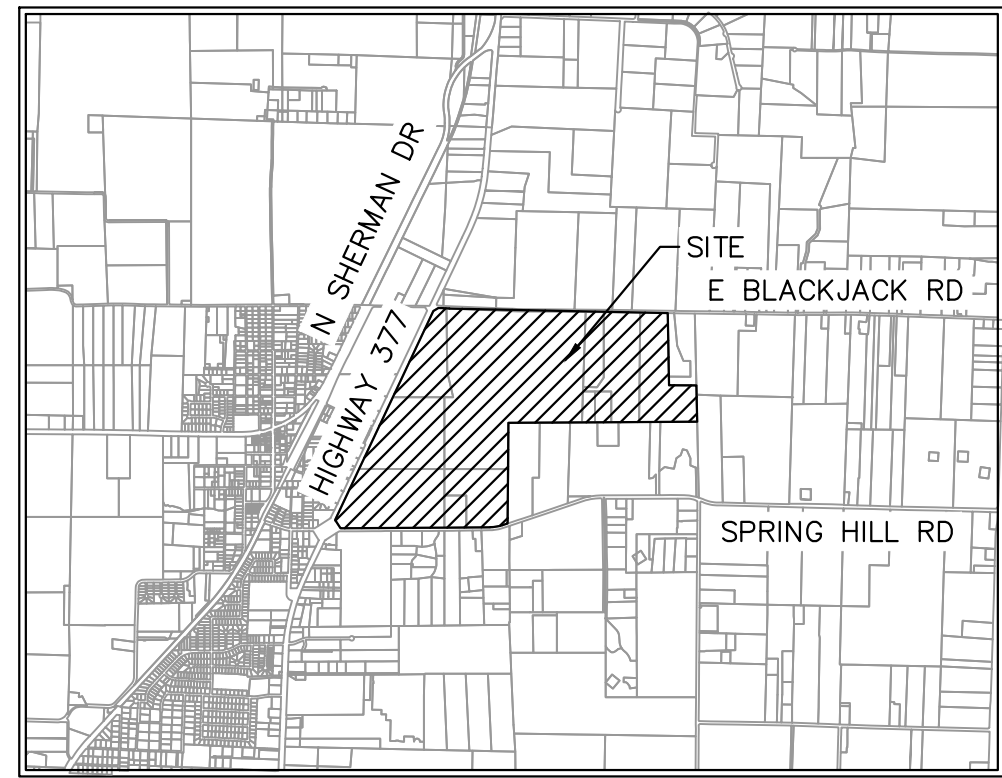
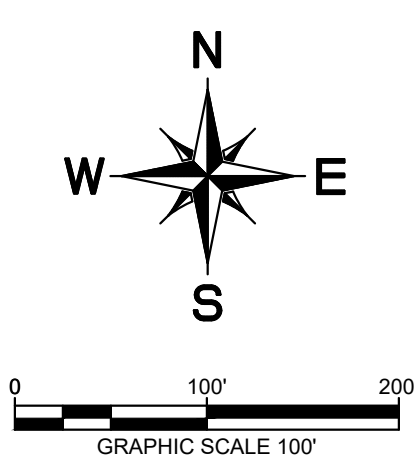


CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY UTILITY PLAN
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DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	U-3

PLANNED BY: FRANCISCO TREVINO SURVEY, 2020/2020/03 - CIRCLE Y RANCH/CD/PRELIMINARY PLANS SHEETS U-1, UTILITY PLANS DWG U-4
DRAWN BY: KIMLEY-HORN & ASSOCIATES, INC. (KHA) CIVIL ENGINEERING SINGLE FAMILY PURSUITS, 2020/2020/03
LAST SAVED: 12/20/2021 11:58 AM
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VICINITY MAP
SCALE: 1" = 4,000'

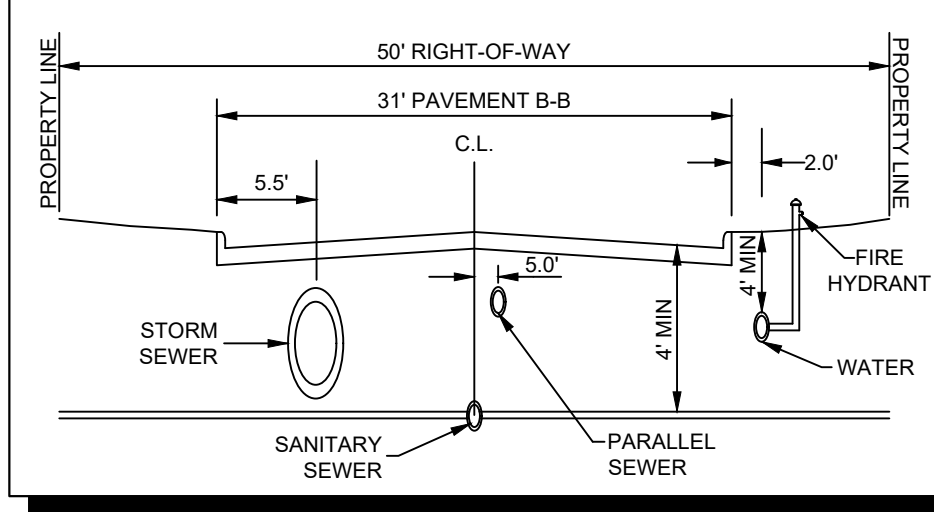
UTILITY LEGEND

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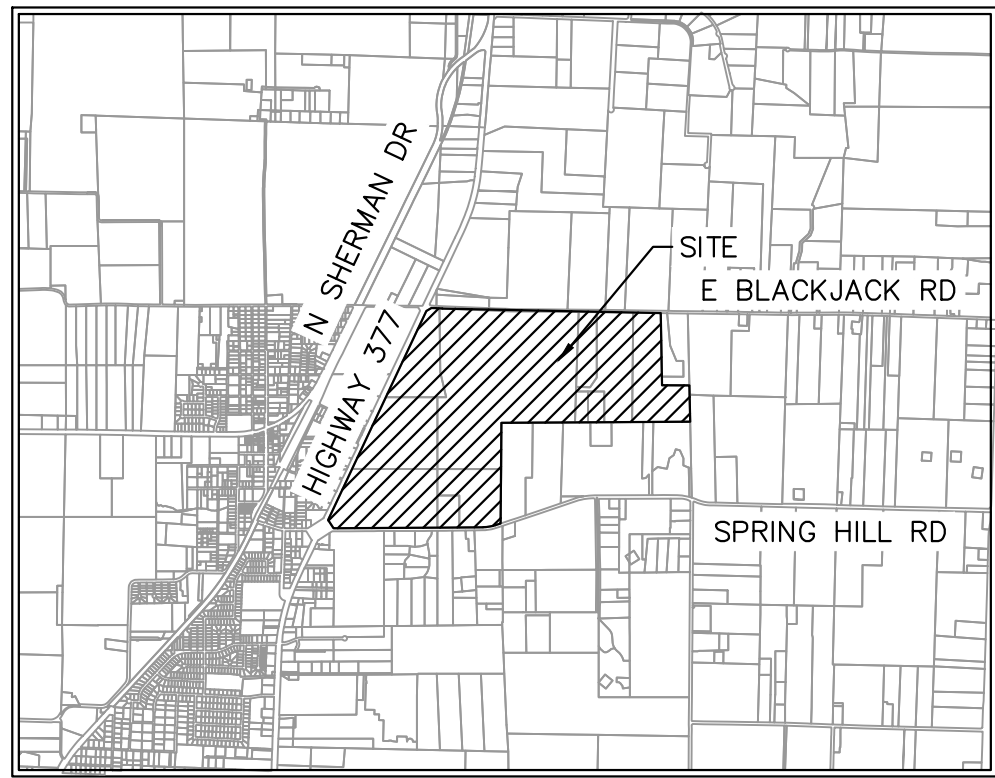
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	U-4
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103	

The diagram illustrates a cross-section of a street 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 edge of the pavement.
- 2.0'**: The distance from the edge of the pavement to the fire hydrant.
- 4 MIN**: The minimum depth of the fire hydrant.
- 4 MIN**: The minimum depth of the parallel sewer.
- 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.
- PARALLEL SEWER**: A circular sewer located on the right side of the street, parallel to the sanitary sewer.
- FIRE HYDRANT**: A fire hydrant located on the right side of the street.
- WATER**: A water line located on the right side of the street.

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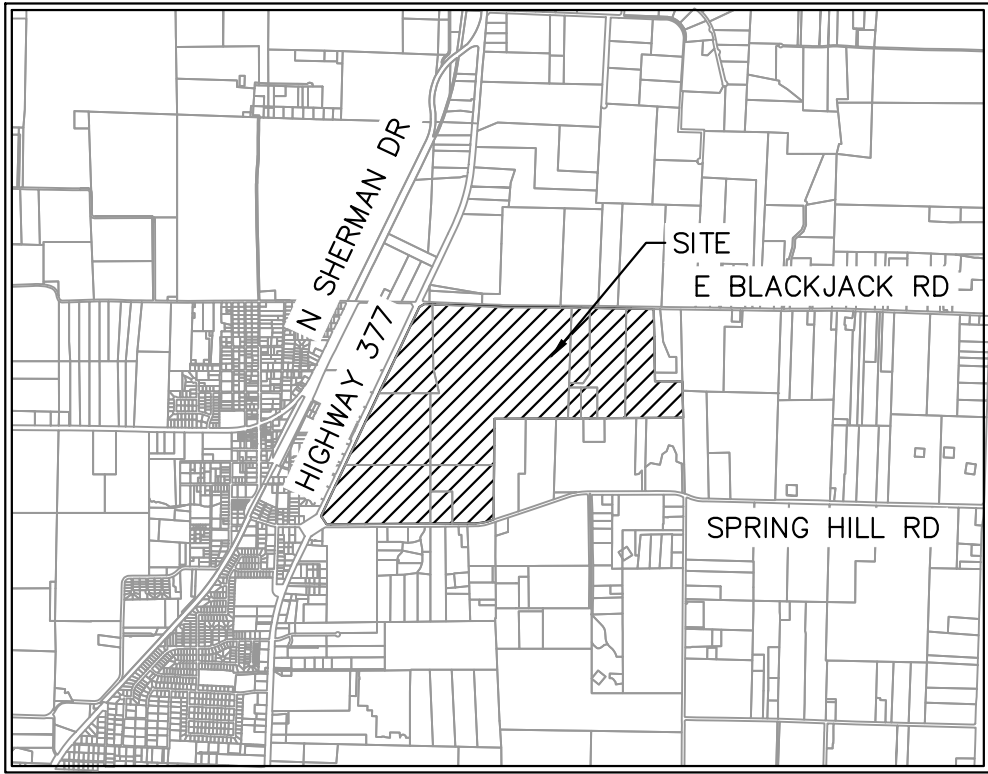
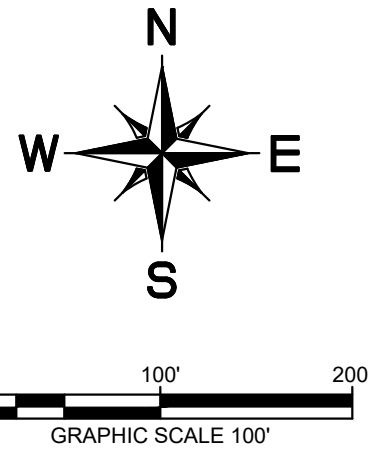


FOR

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

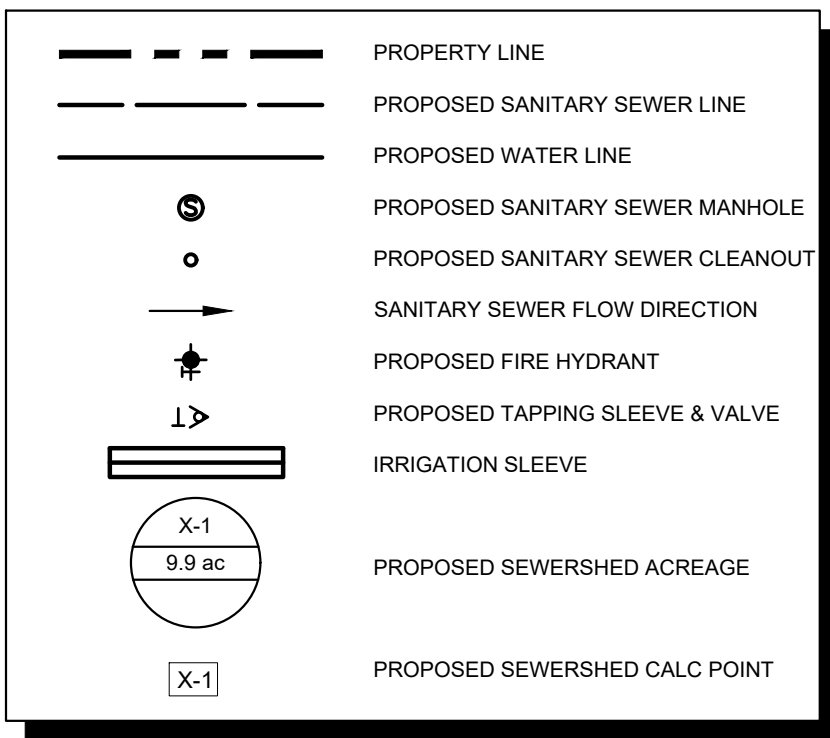
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DRAWN BY: KJH, CIVIL/FRISCO SINGLE FAMILY PURSUITS, 2/20/2021, 2:50 PM
LAST SAVED: 2/20/2021 2:50 PM

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VICINITY MAP
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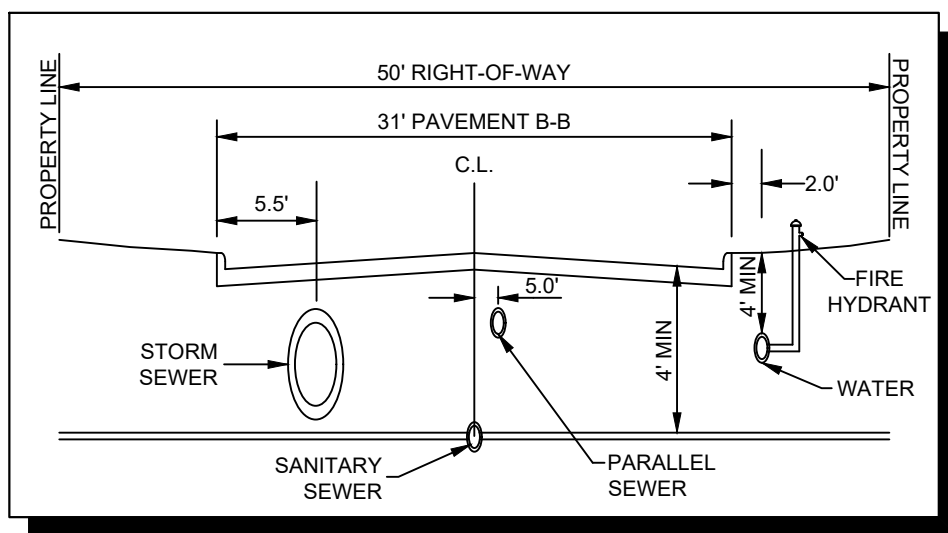
UTILITY LEGEND



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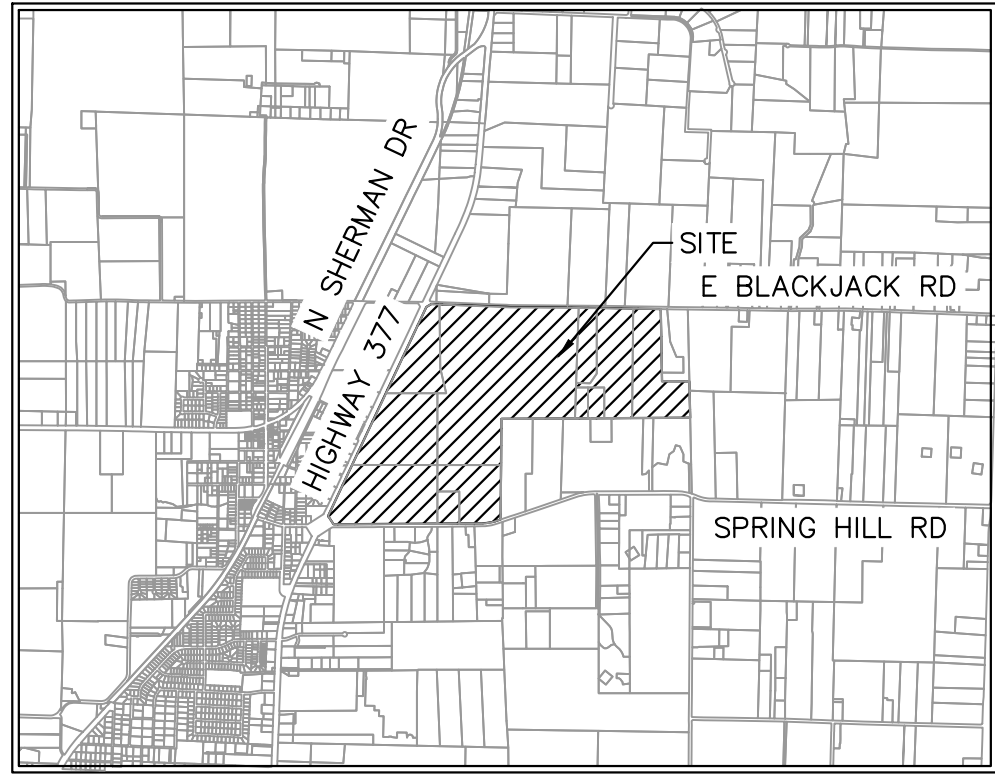
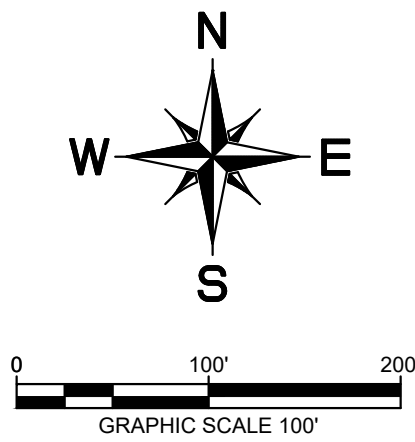
SURVEYOR:
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	U-6
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103	



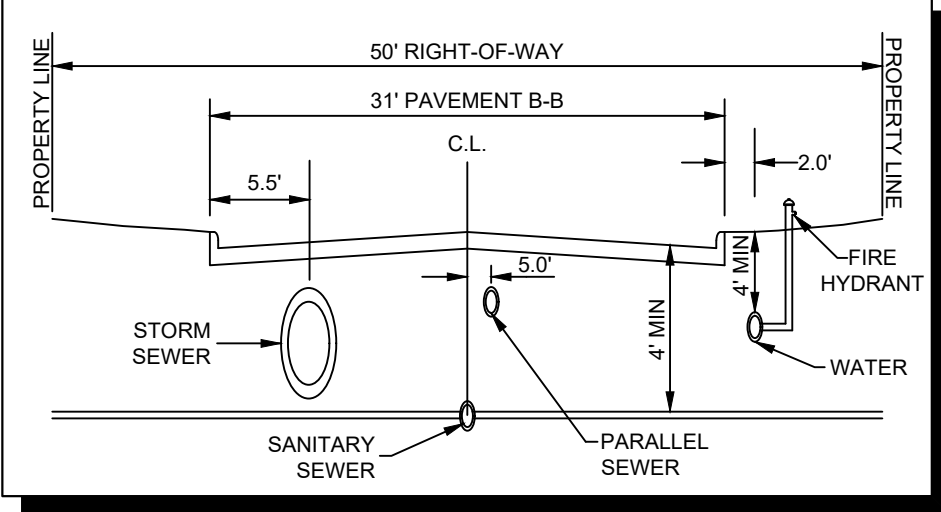
VICINITY MAP
SCALE: 1" = 4,000'

UTILITY LEGEND	
	PROPERTY LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
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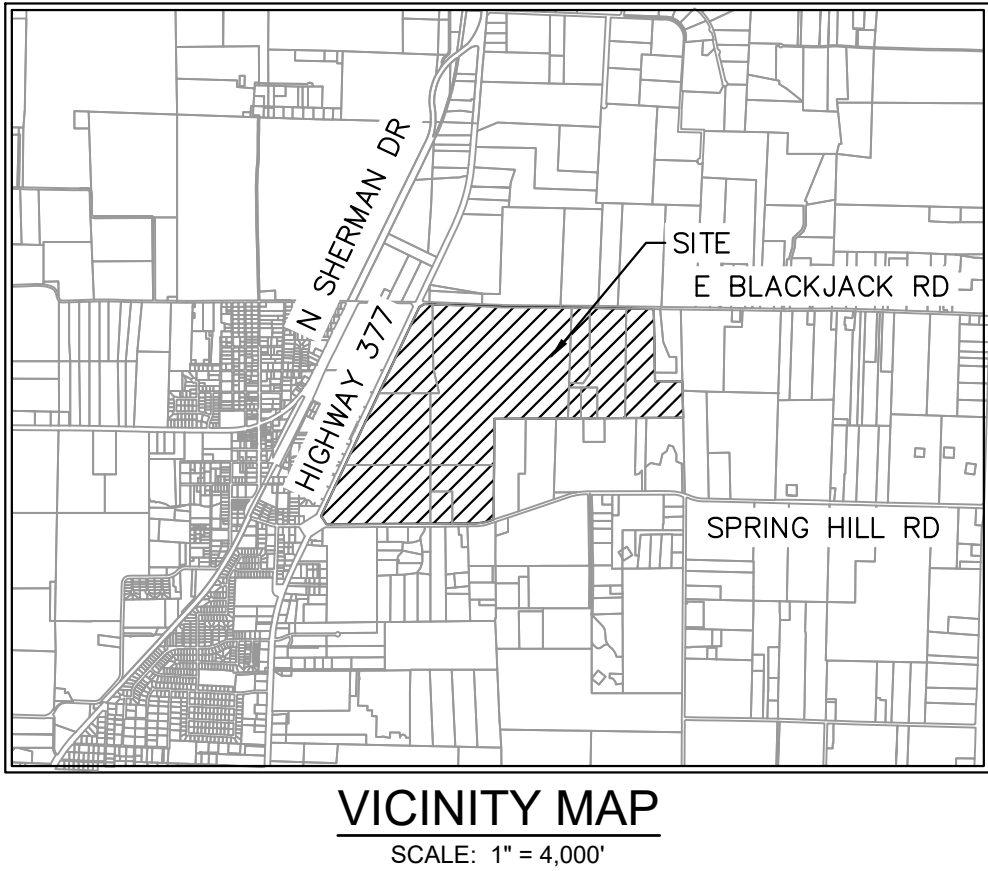
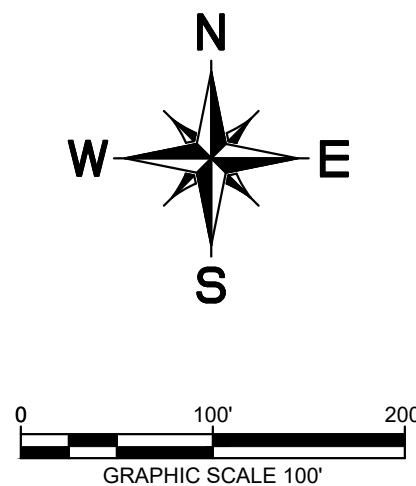
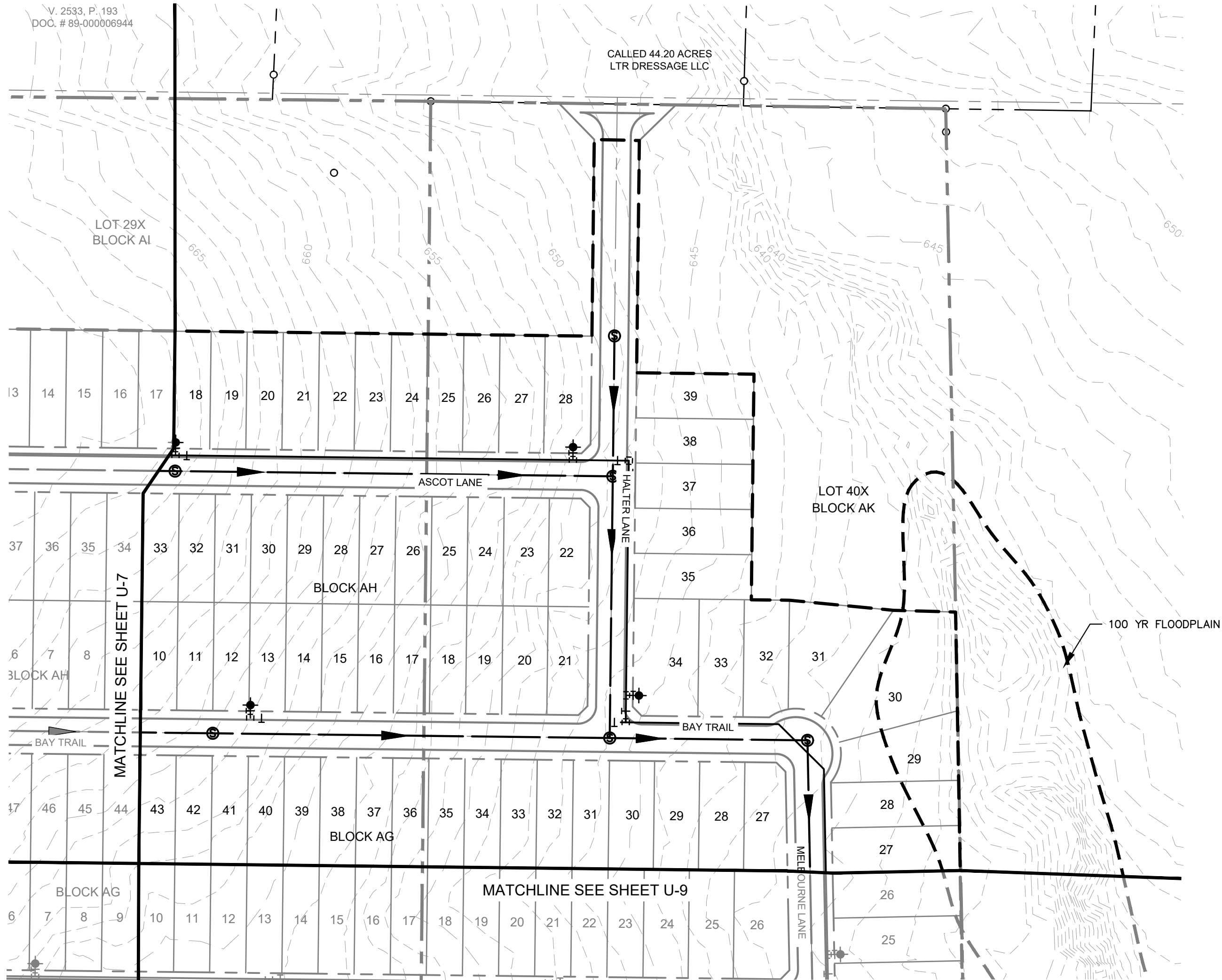


CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY UTILITY 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	

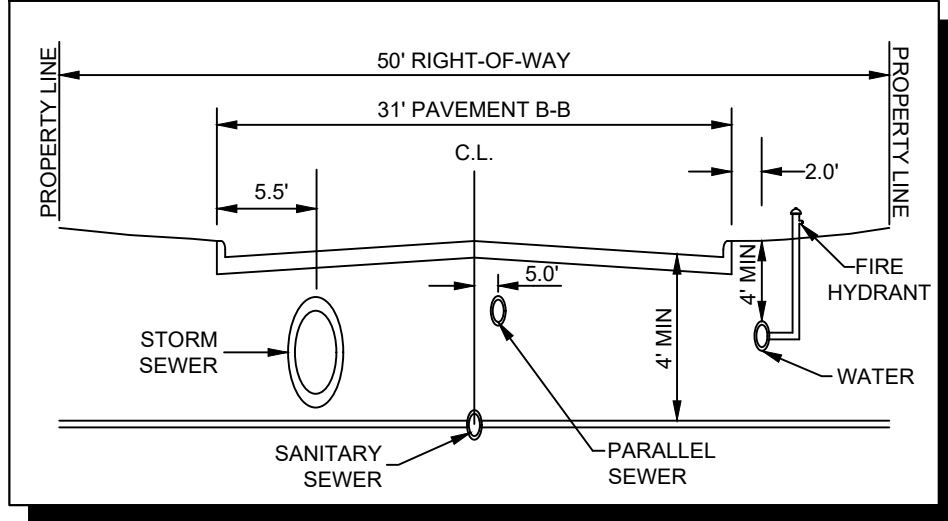


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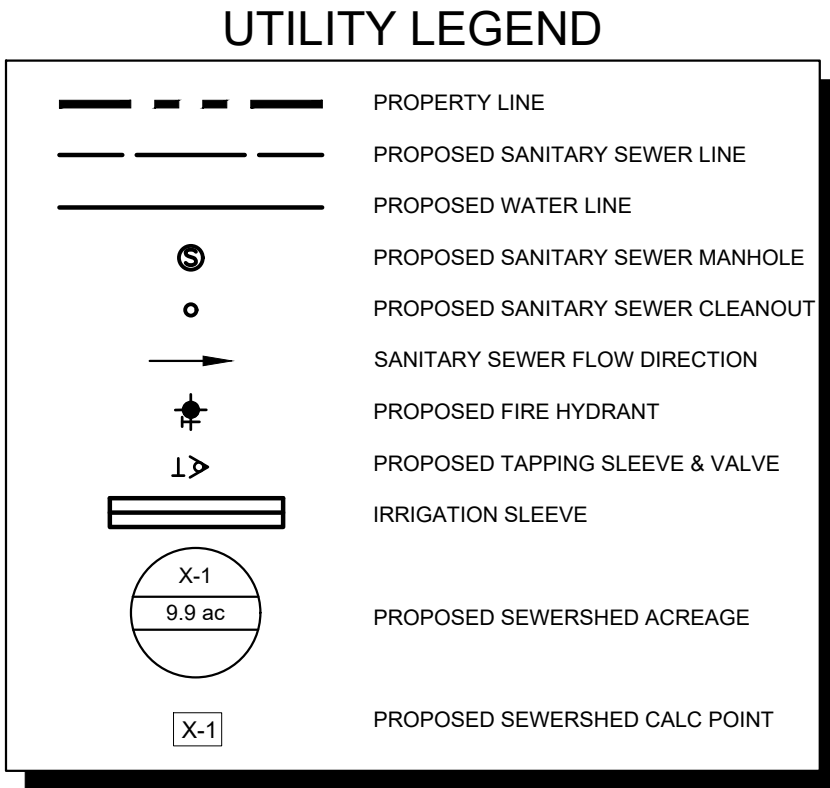
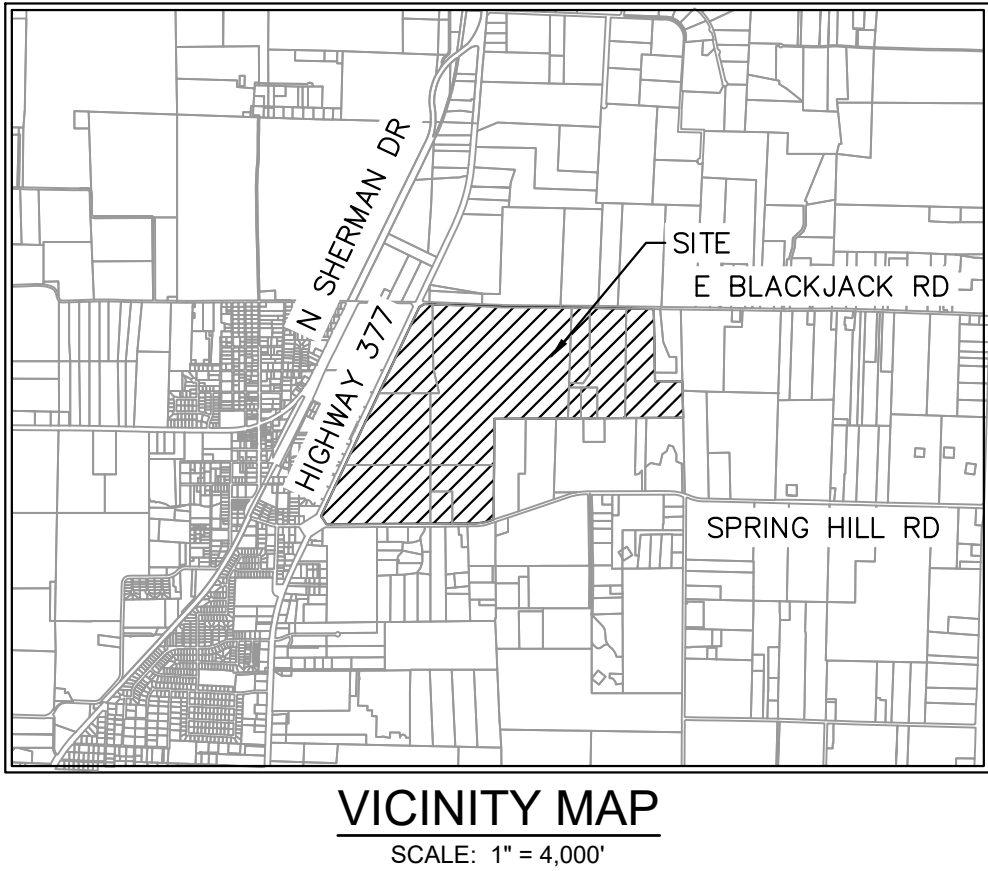
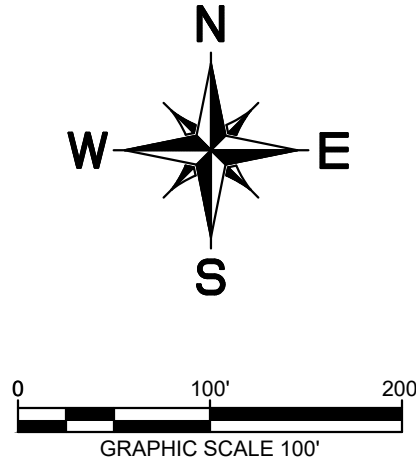
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7. OFFSITE UTILITIES DESIGNED BY CITY'S CONSULTANT. UTILITY CONNECTION TO BE COORDINATED BY CITY'S CONSULTANT AND PROJECT ENGINEER.

TYPICAL UTILITY LOCATION



CITY PROJECT NUMBER: XXXXXXXXXX

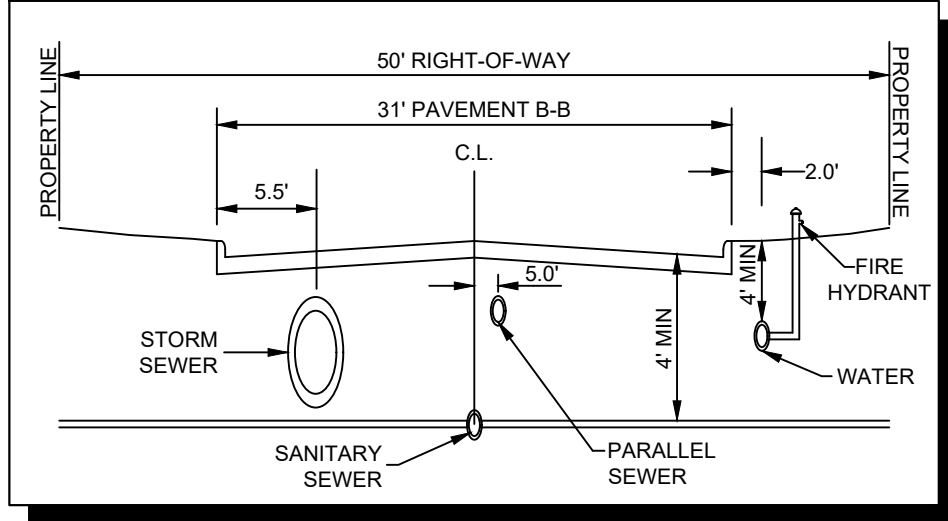
SURVEYOR:		OWNER/DEVELOPER:		ENGINEER:	
Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylviana Gunawan Surveyor #6461		Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose		FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 76226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	
DESIGNED:		CHECKED:		DATE:	
DKT		TLF		SEPT. 2021	
SCALE:		AS SHOWN		KH PROJECT NO.	
				2020103	
				U-8	



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.
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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 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-9

PLOTTED BY: TROSCER, CLEVELAND PRELIMINARY PLANS SHEETS U-2, UTILITY PLAN DWG [U-10]
DRAWN BY: KJH CIVIL ENGINEERING
LAST SAVED: 2/20/2021 3:08 PM
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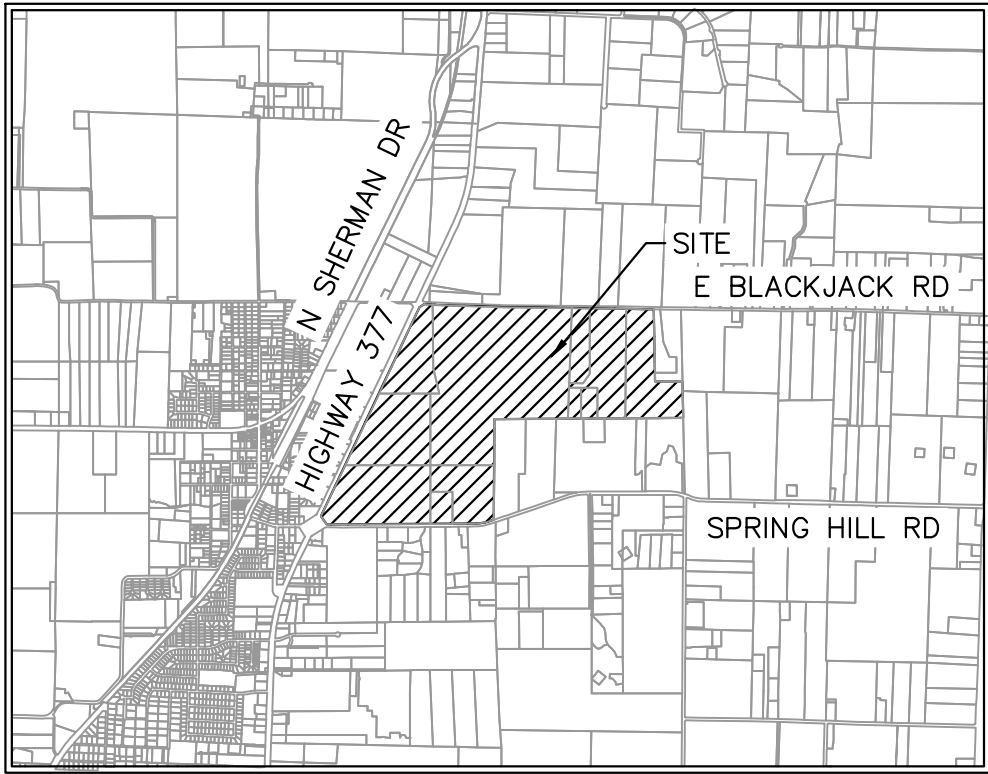
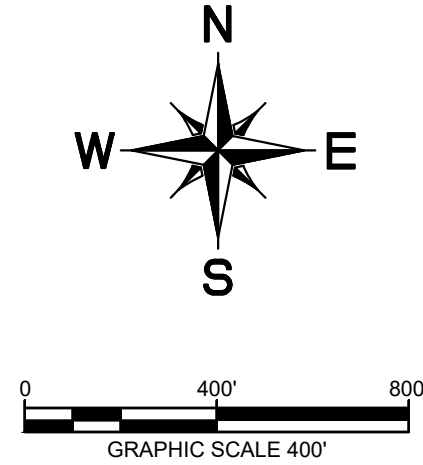
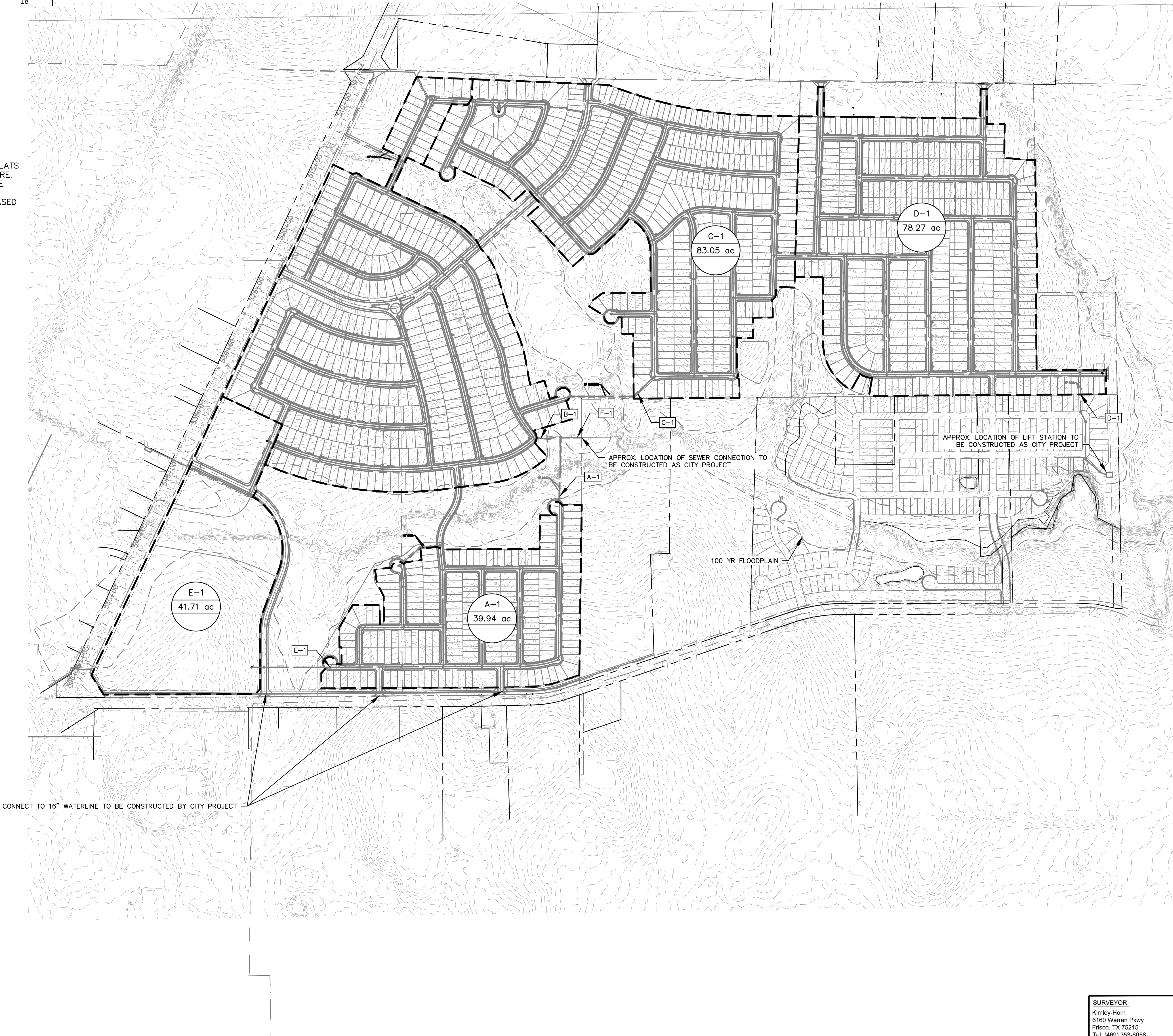
SEWER BASIN AREA FLOW CALCULATIONS						
AREA	AREA (AC)	NUMBER OF LOTS	FLOW (GPD)	DEMAND (MGD)	CUMULATIVE (MGD)	MIN PIPE SIZE (IN)
A-1	39.94	221	70,720	0.283	1.222	12
B-1	94.1	373	119,360	0.477	1.037	12
C-1	83.05	437	139,840	0.559	0.559	8
D-1	78.27	420	134,400	0.538	0.538	8
E-1	41.71	0	234,686	0.939	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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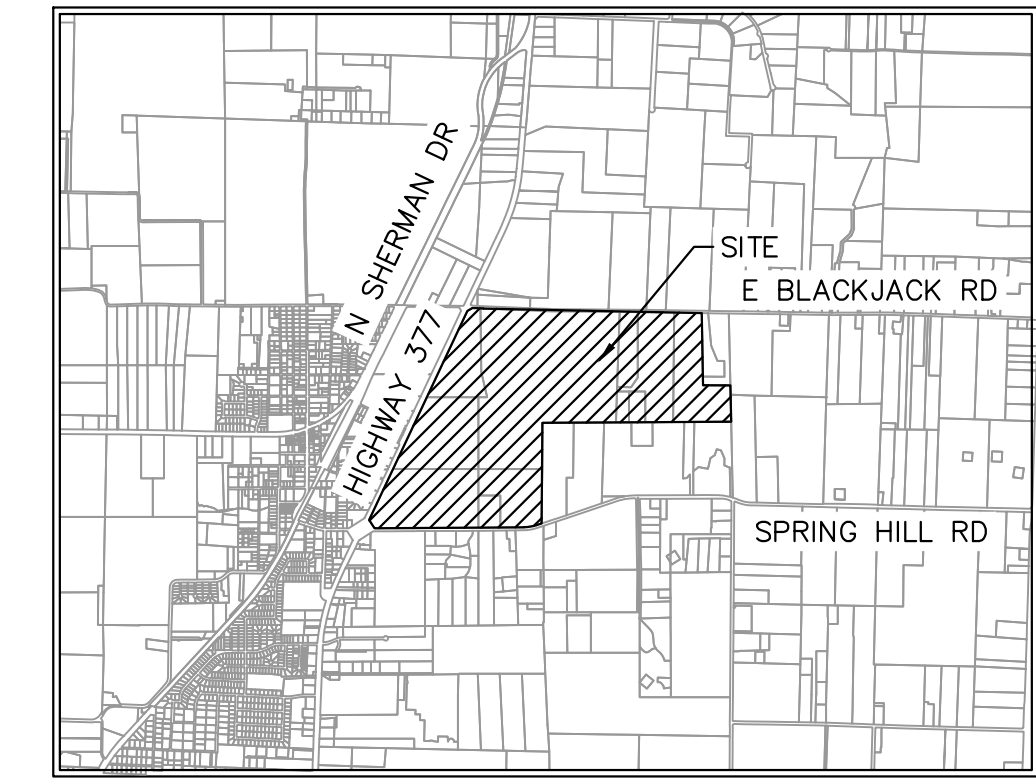
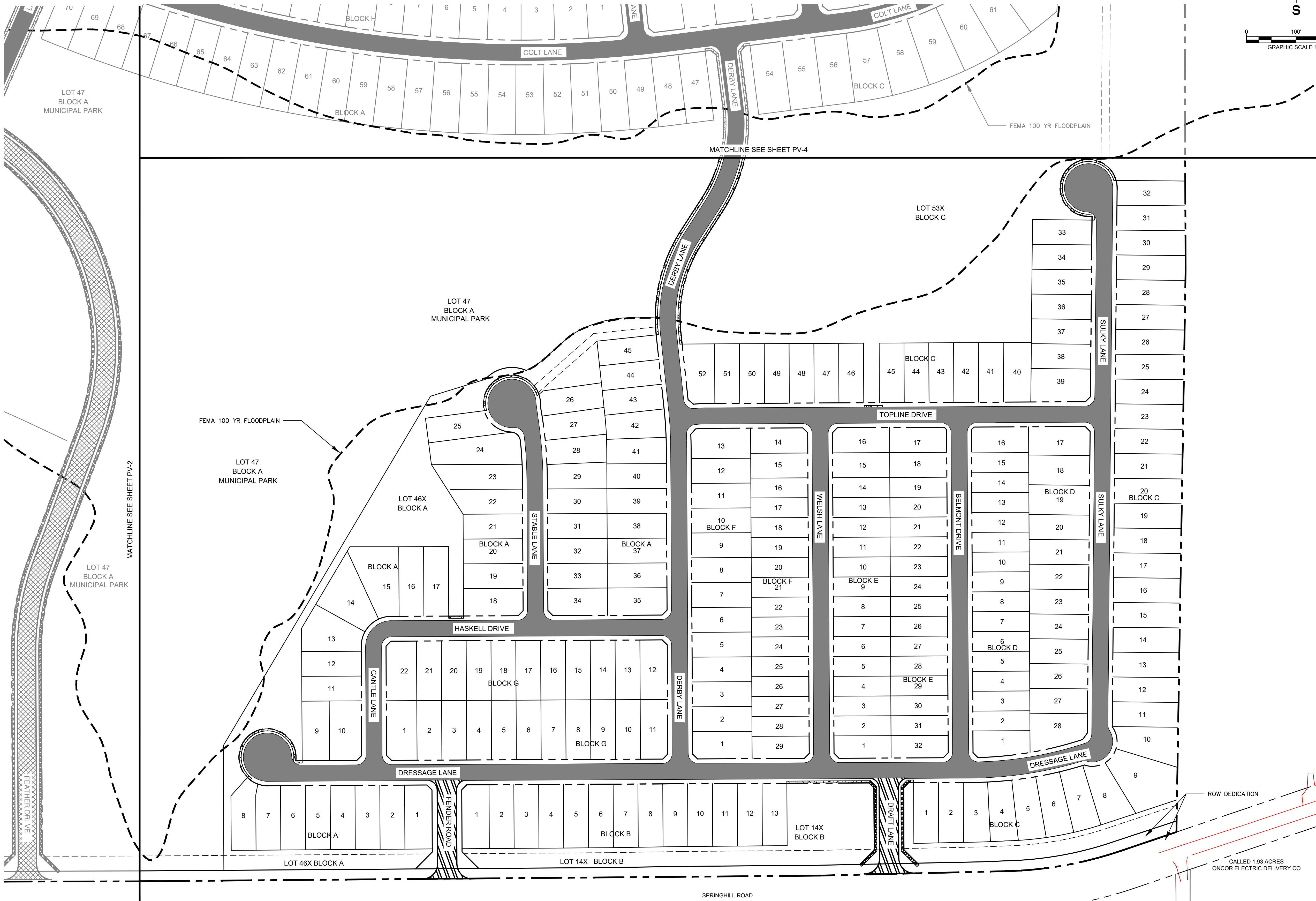
CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY SEWER SHED MAP
FOR
HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
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 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	U-10

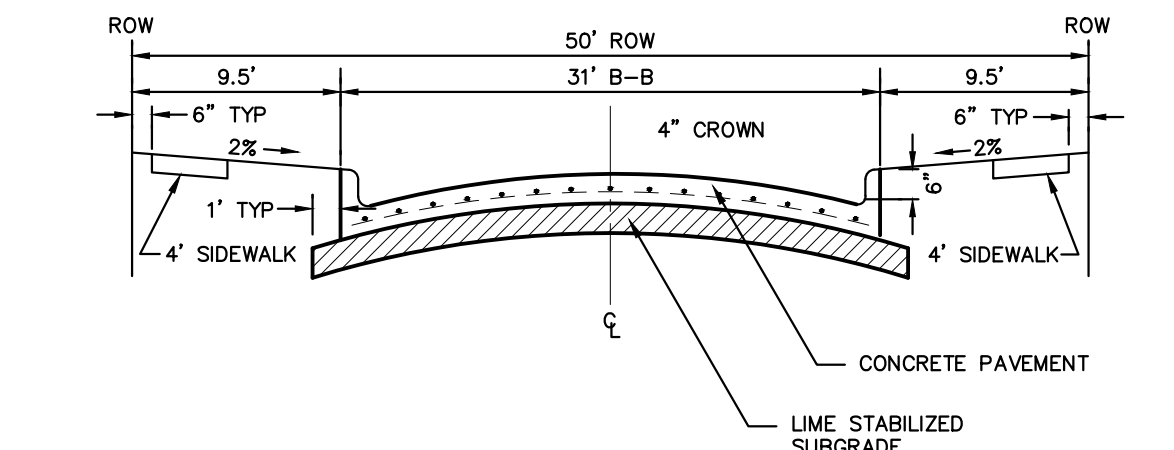
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VICINITY MAP
SCALE: 1" = 4,000'

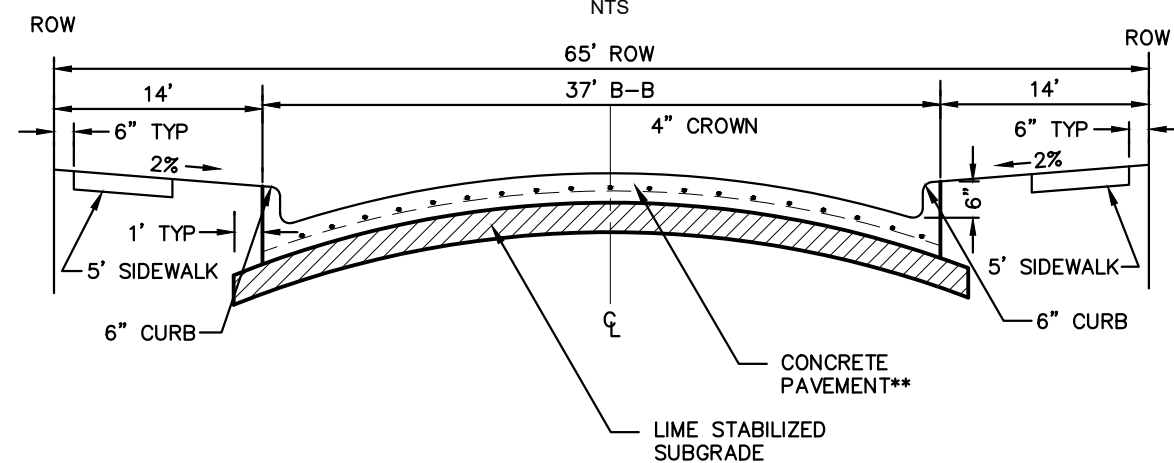
LEGEND

	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



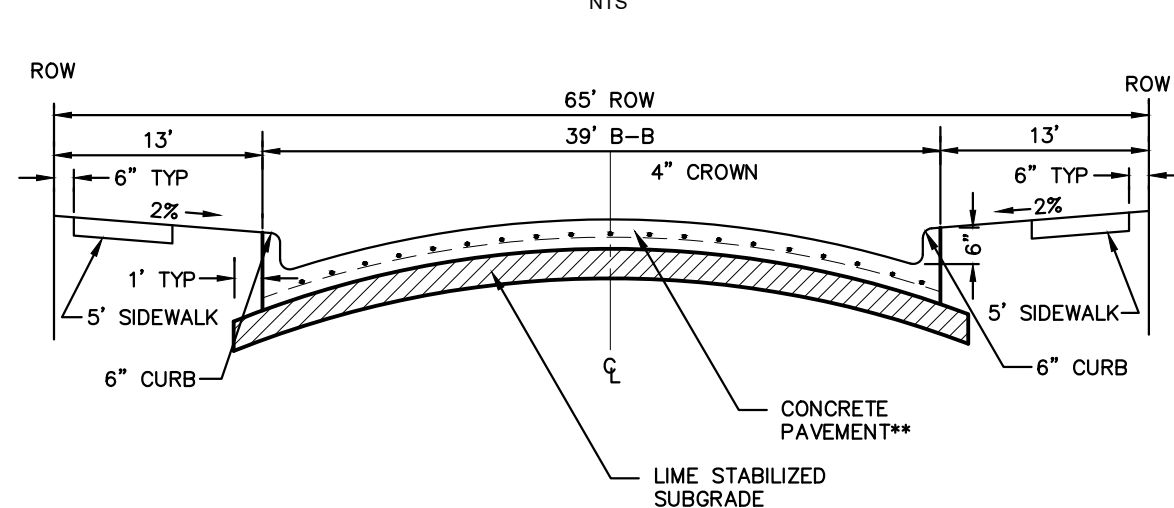
NOTE: PAVEMENT SECTION TO BE CALCULATED BY GEOTECHNICAL ENGINEER FOR MINIMUM 20-YEAR DESIGN, BUT SHALL NOT BE LESS THAN 6" THICK.

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



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

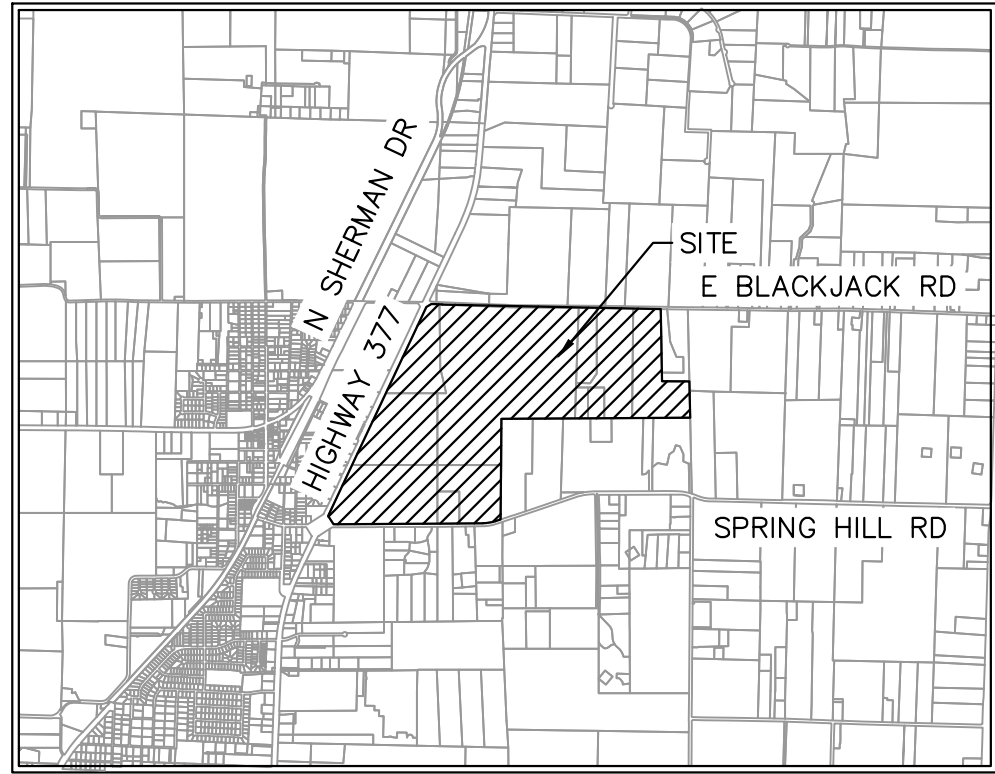
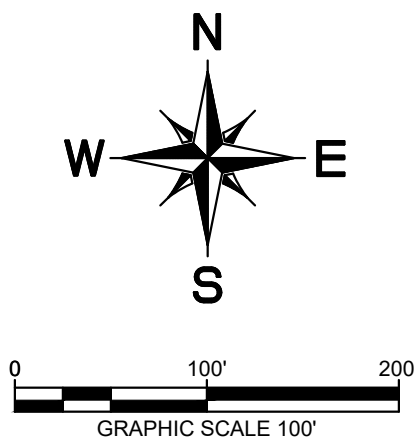
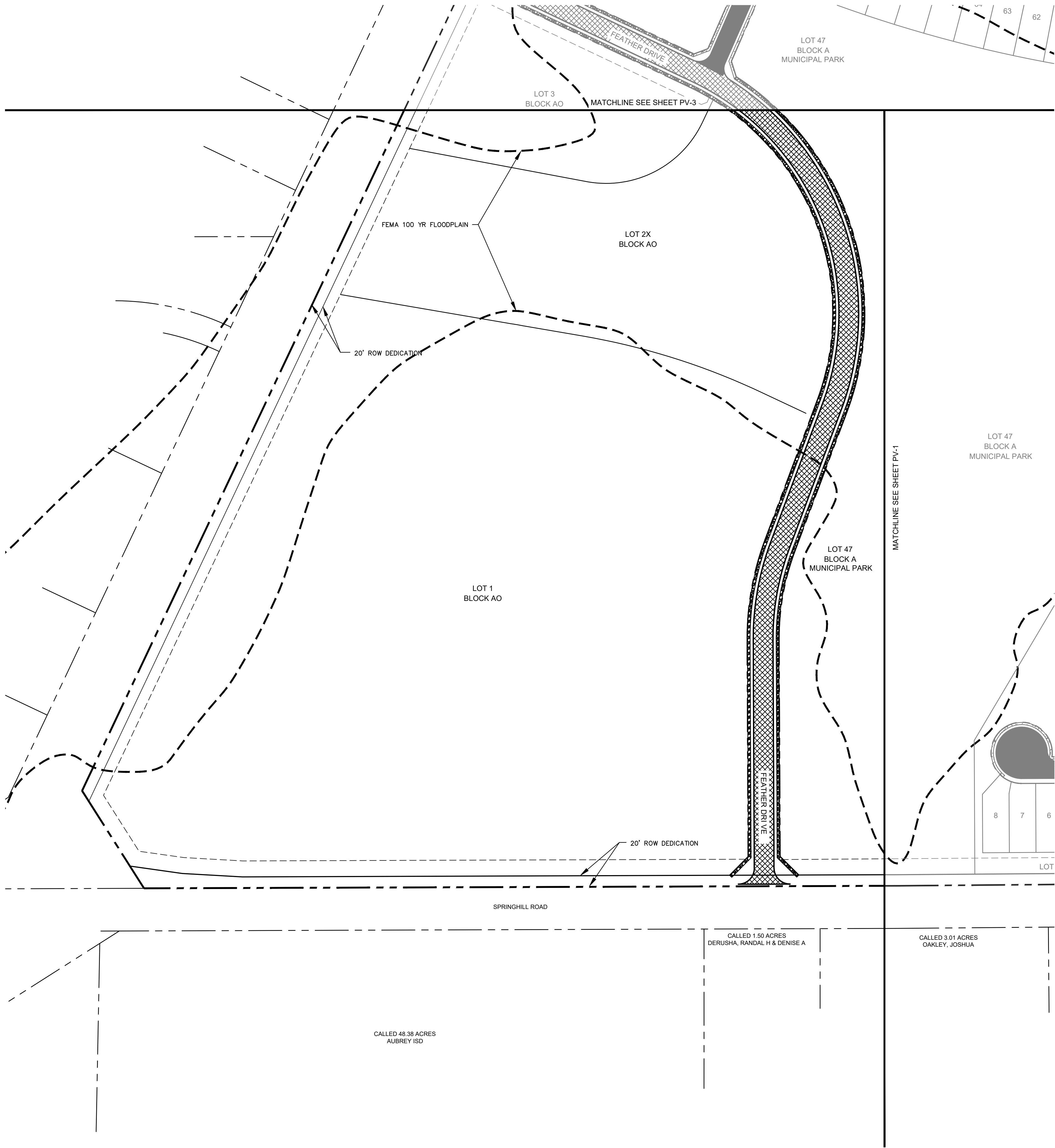
AND THE
IN THE

CITY OF AUBREY, DENTON COUNTY, TEXAS

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

PLATTED BY: FRANCIS, REEFER, 2020/2/25 2:50 PM
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LAST SAVED: 2/20/2021 2:51 PM

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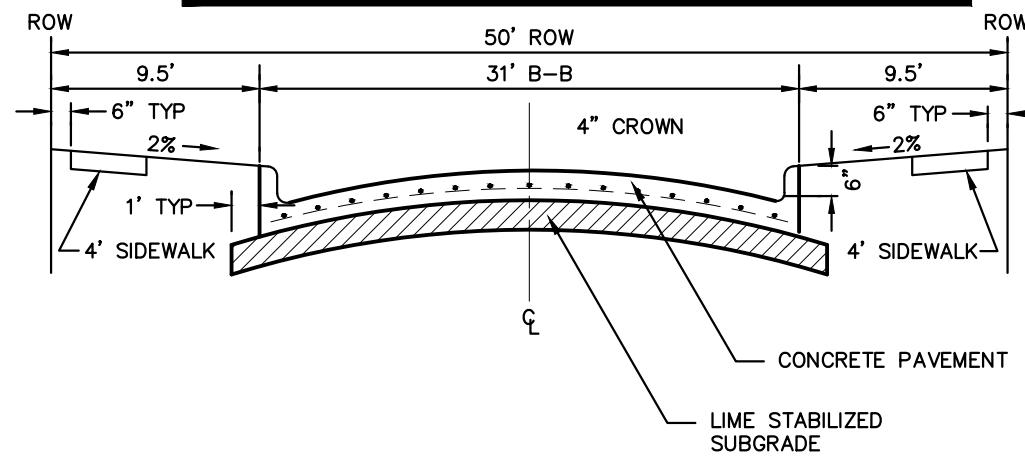


VICINITY MAP

SCALE: 1" = 4,000'

LEGEND

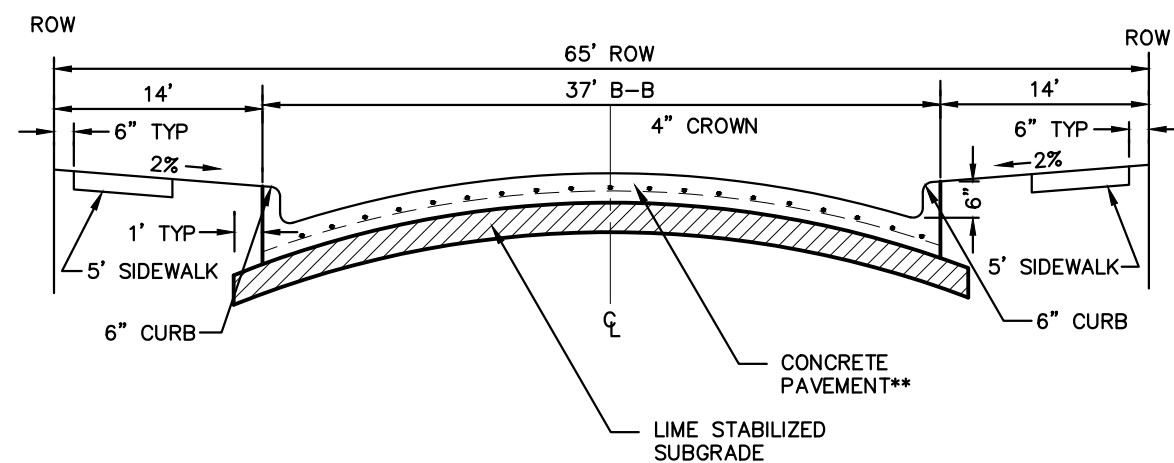
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PARABOLIC RESIDENTIAL STREET SECTION

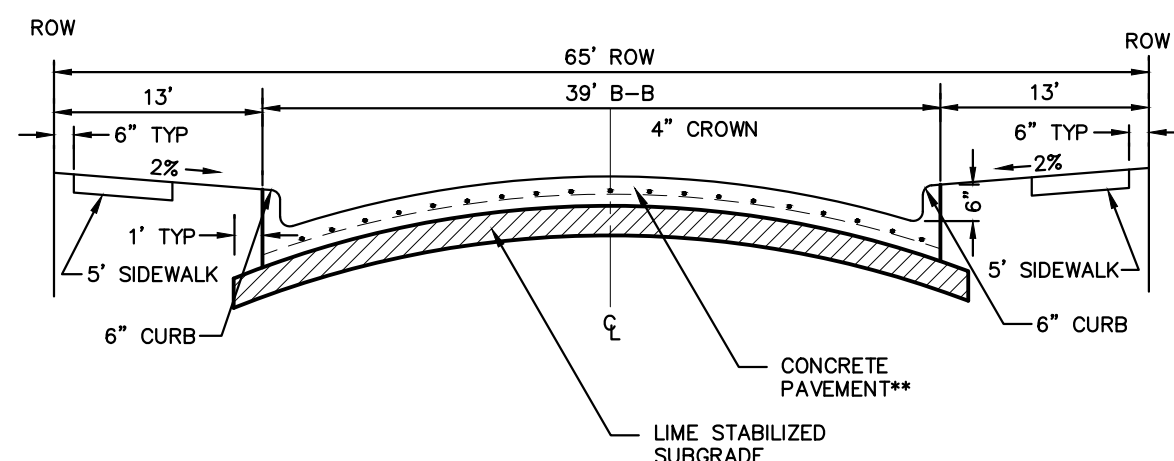
NTS



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COMMERCIAL COLLECTOR STREET SECTION

NTS



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RESIDENTIAL COLLECTOR STREET SECTION

NTS

CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY PAVING PLAN

FOR

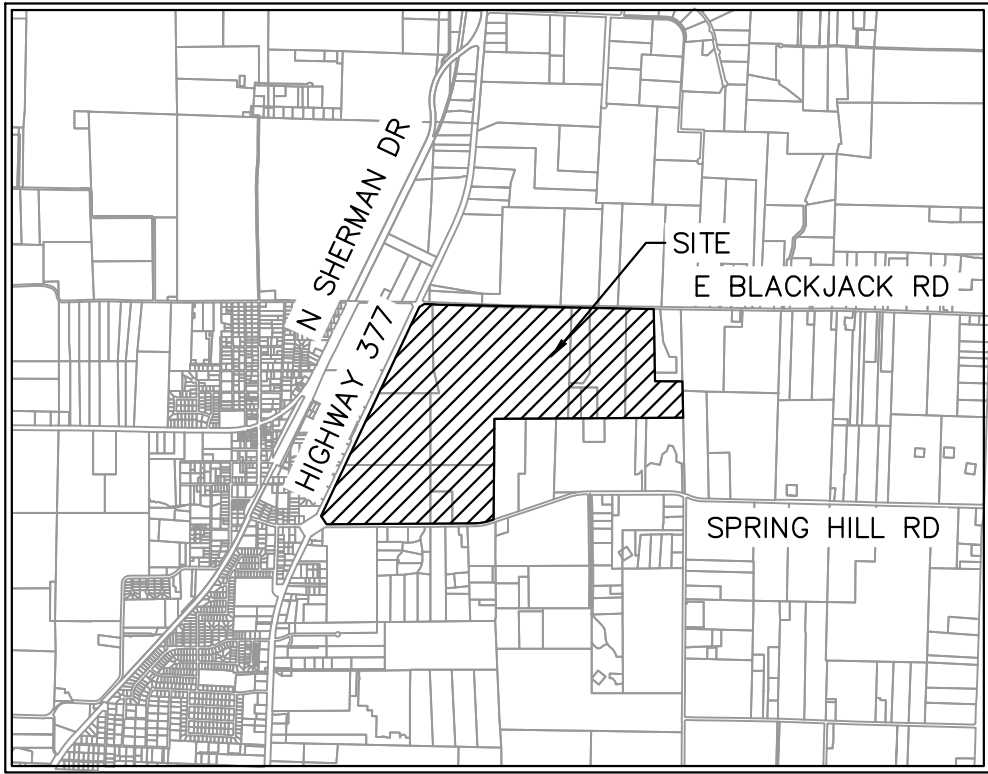
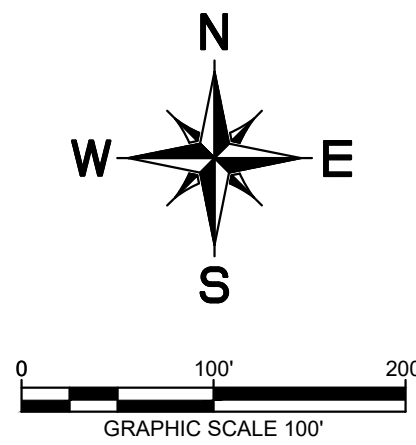
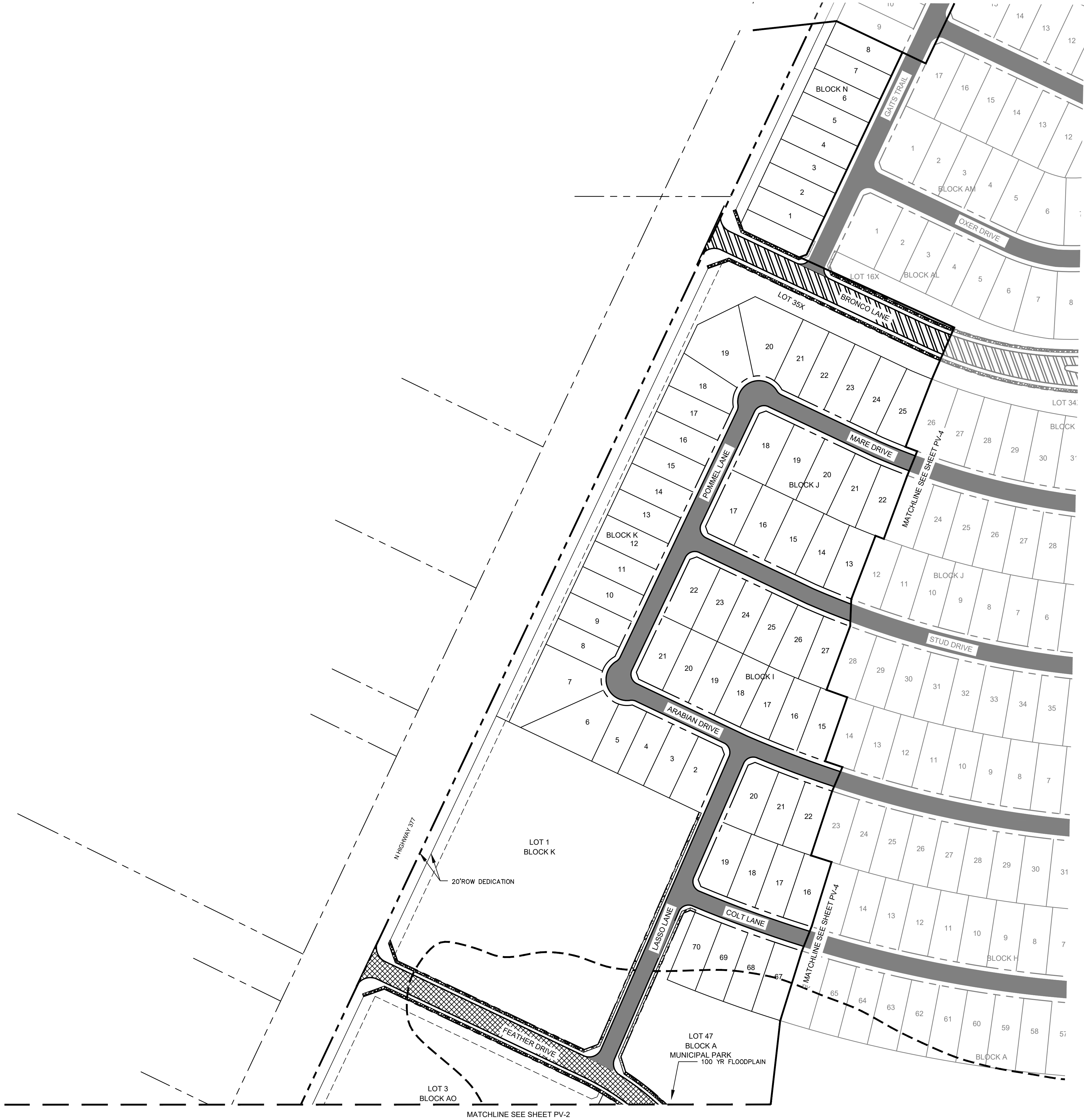
HIGH POINTE RANCH

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

OUT OF THE
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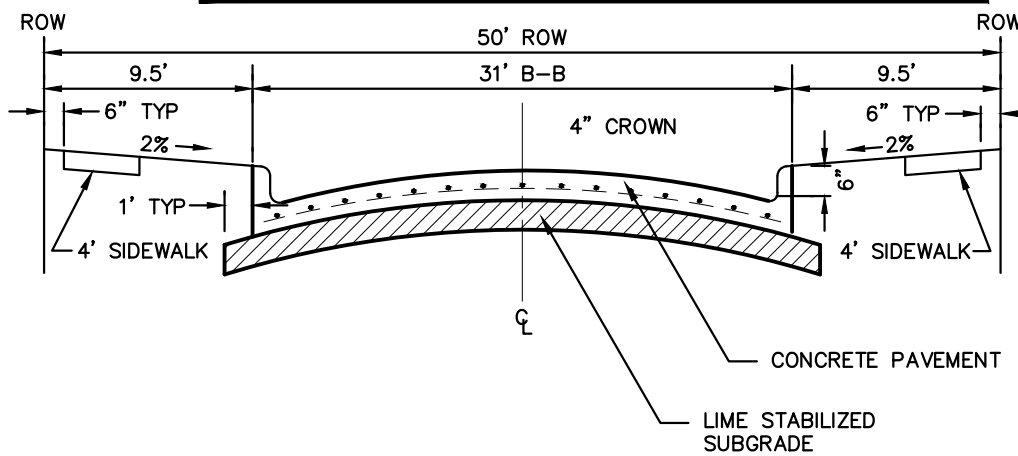


VICINITY MAP

SCALE: 1" = 4,000'

LEGEND

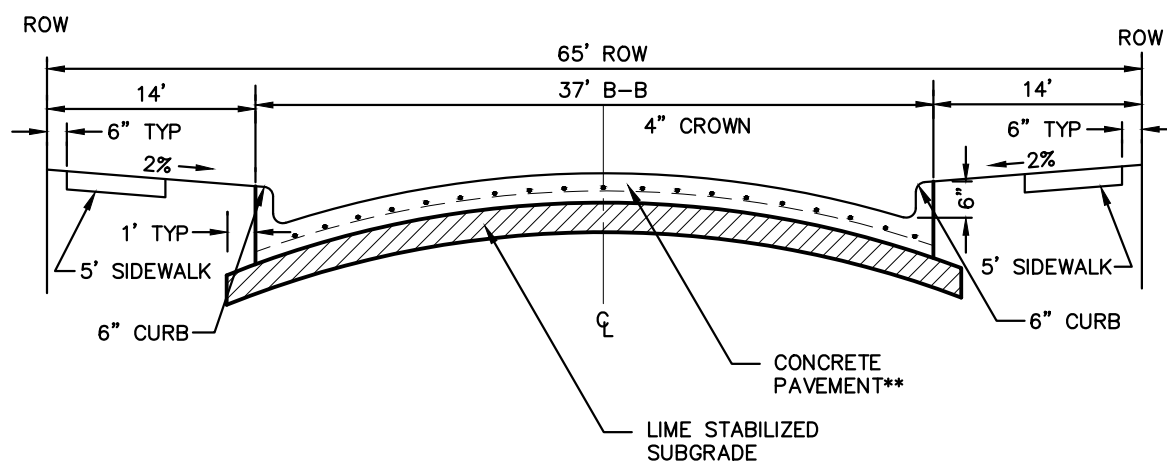
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PARABOLIC RESIDENTIAL STREET SECTION

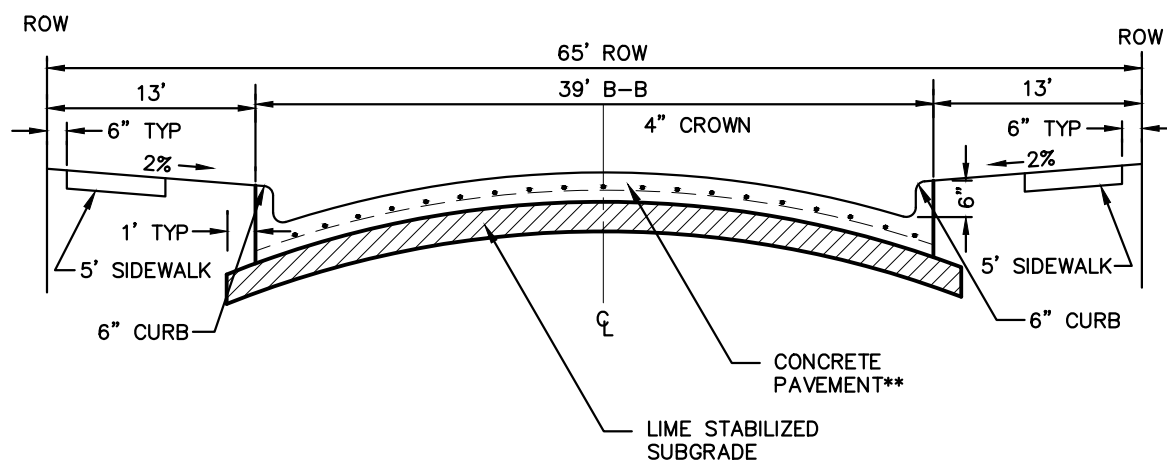
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COMMERCIAL COLLECTOR STREET SECTION

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

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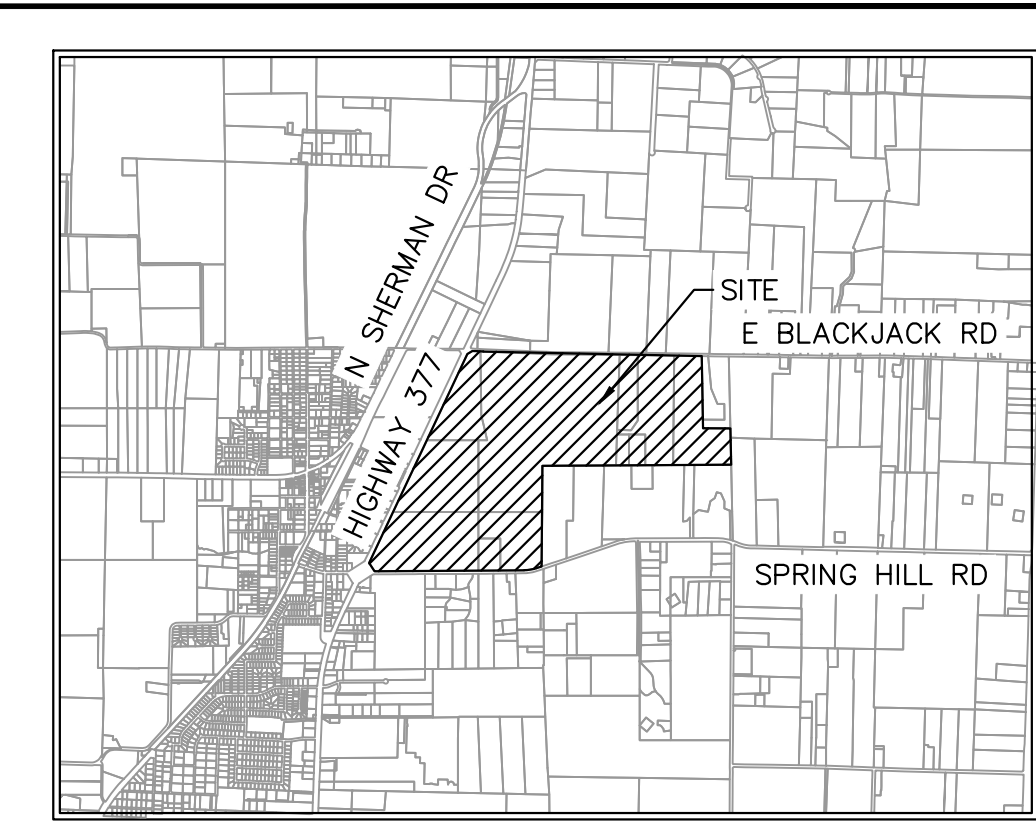
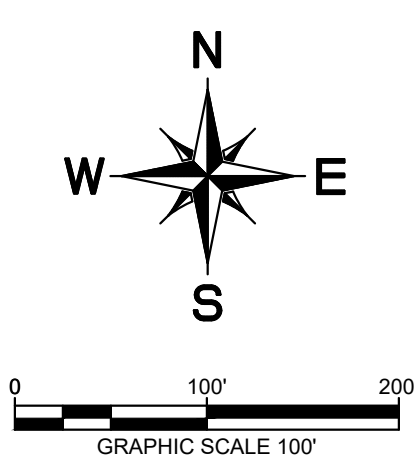
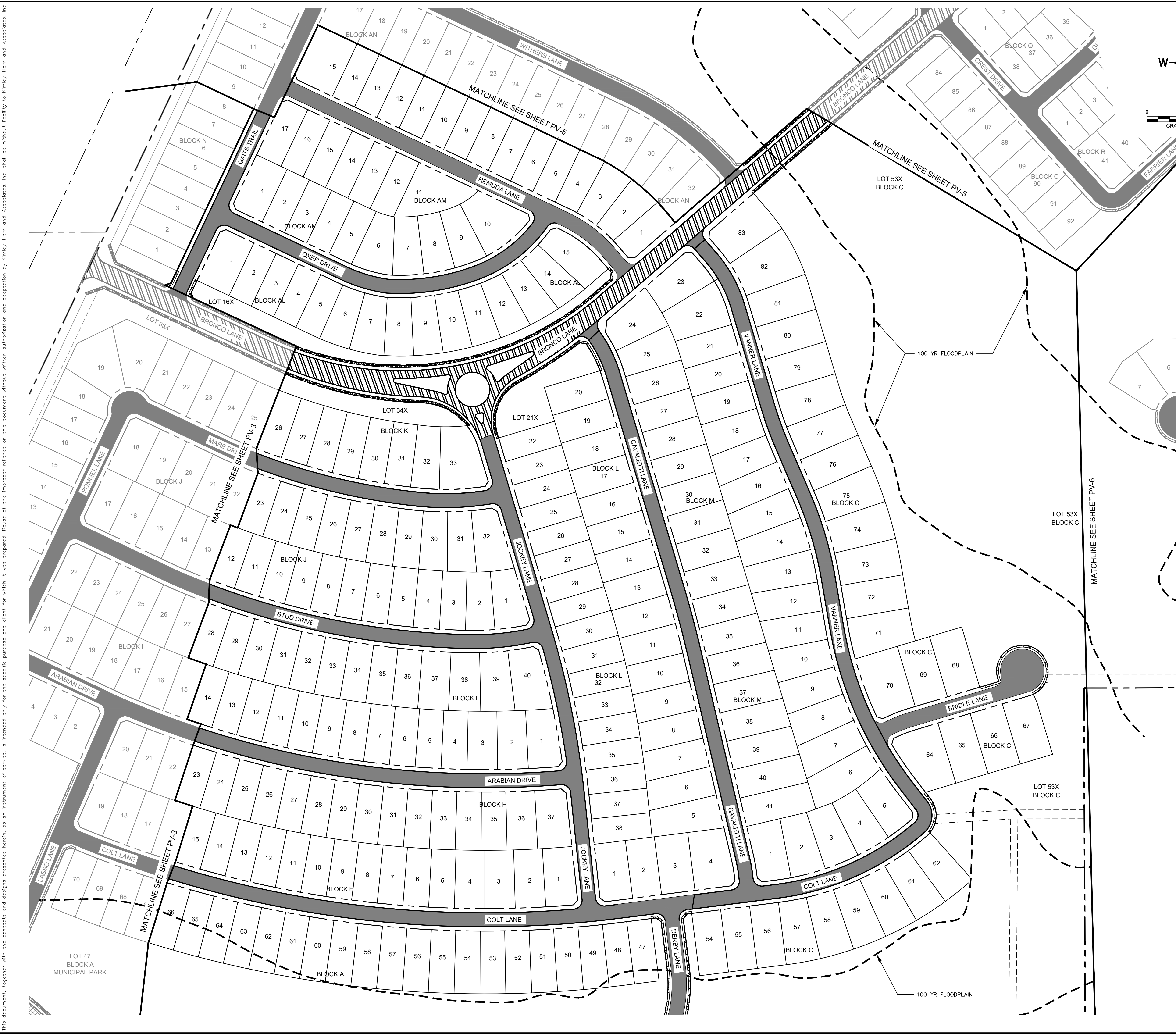
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DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	PV-3

PLANNED BY: FRANCISCO TREVINO SURVEY, 2020/20/003 - CIRCLE Y RANCH CAD PRELIMINARY PLANS SHEETS PV-1 PAVING PLAN DWG [PV-1]
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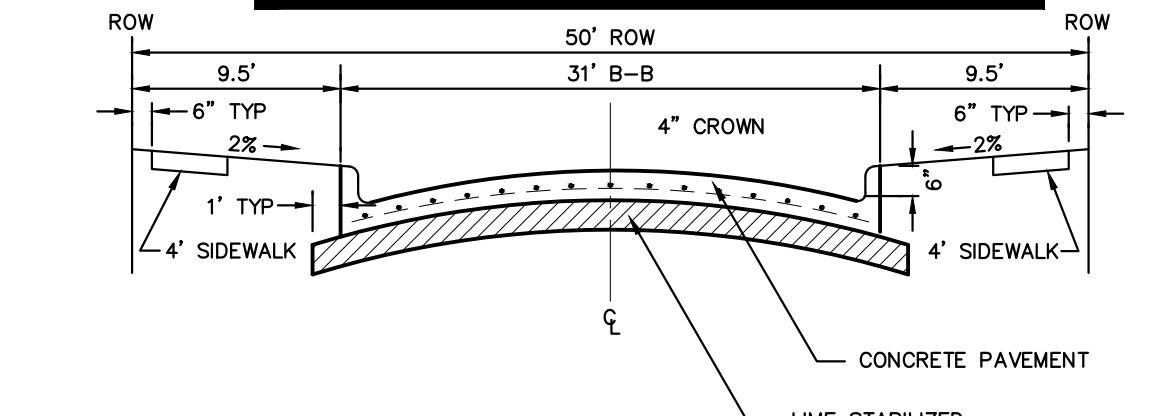


VICINITY MAP

SCALE: 1" = 4,000'

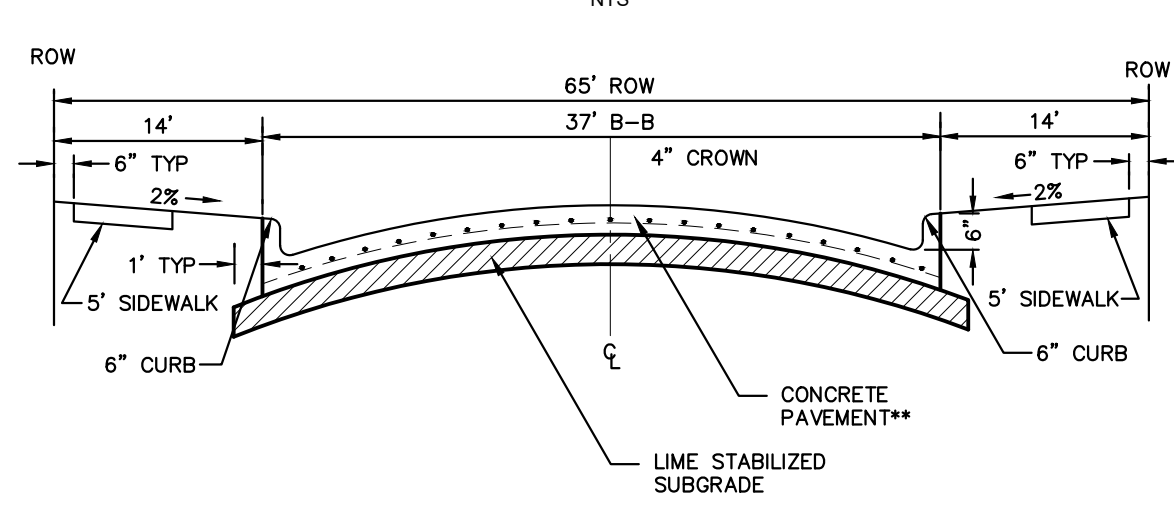
LEGEND

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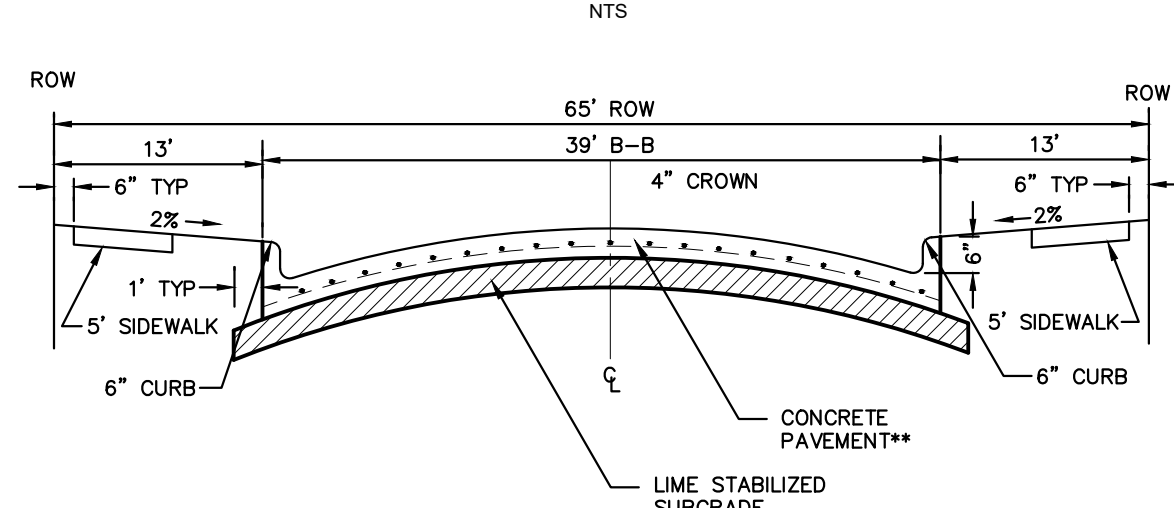
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PARABOLIC RESIDENTIAL STREET SECTION



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COMMERCIAL COLLECTOR STREET SECTION



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RESIDENTIAL COLLECTOR STREET SECTION

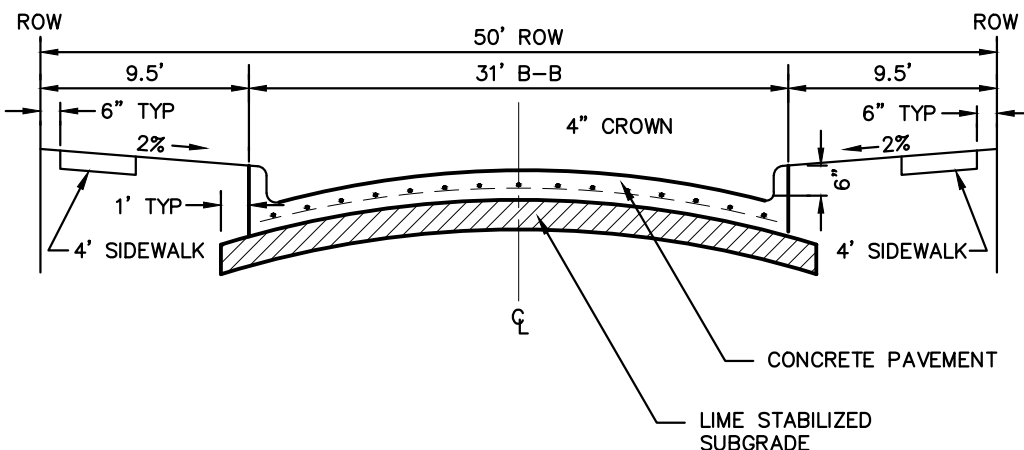
CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY PAVING PLAN
FOR
HIGH POINT RANCH
1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	PV-4										
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103											

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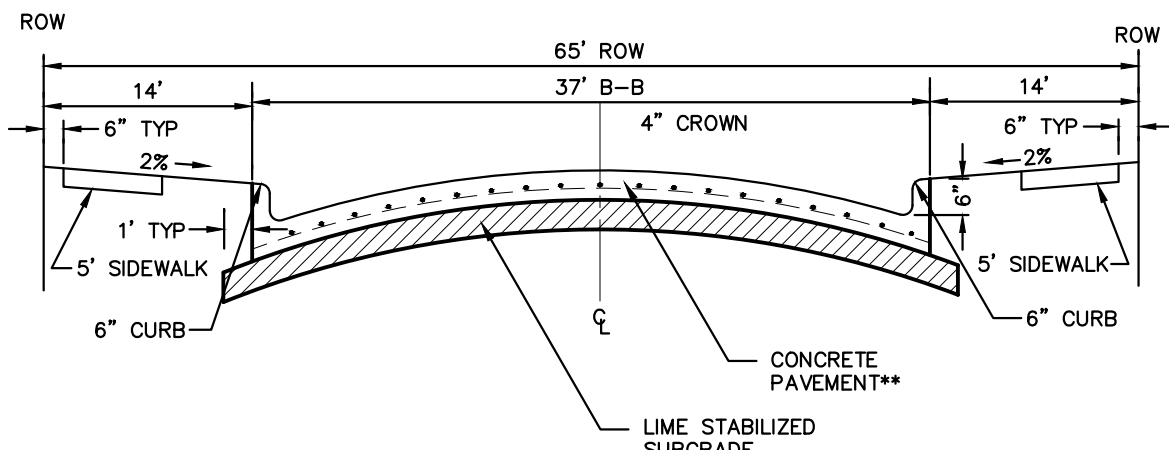
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates,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



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

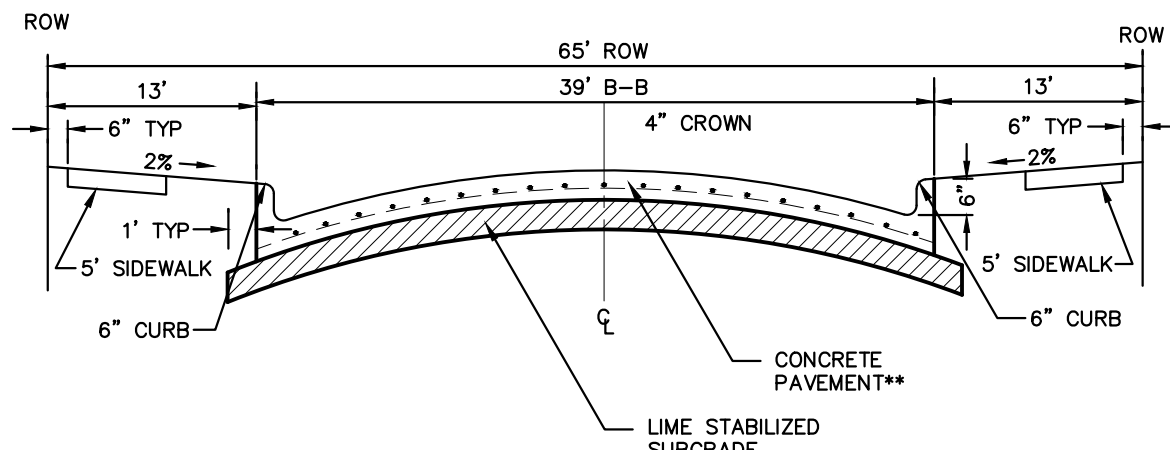
NTS



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COMMERCIAL COLLECTOR STREET SECTION

NTS

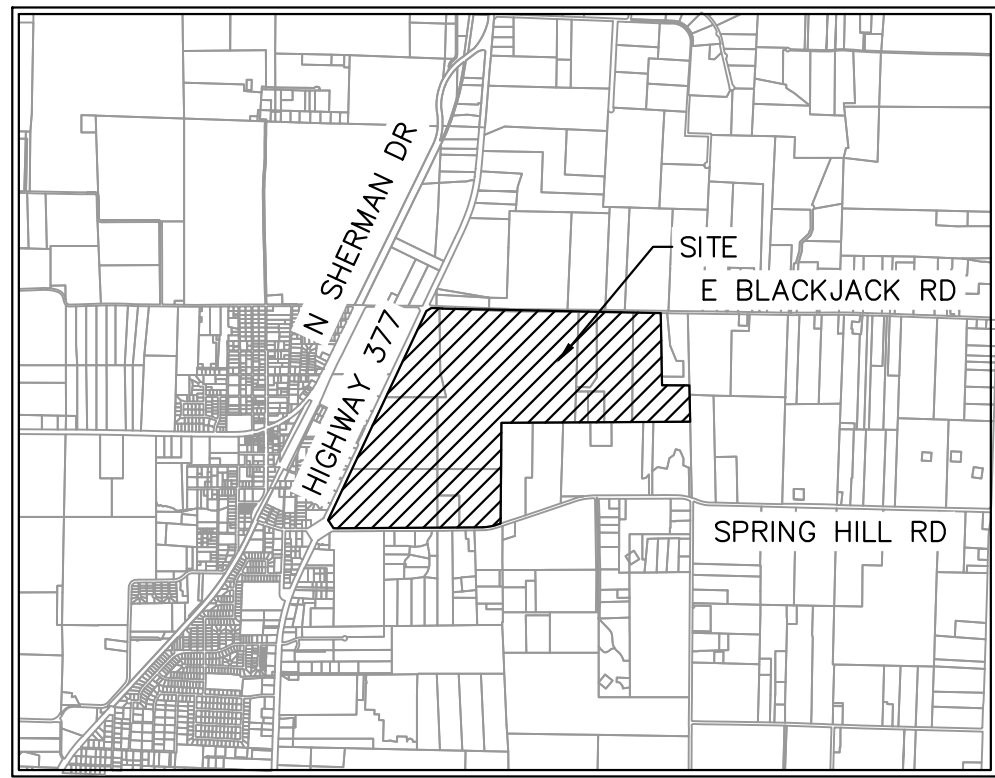
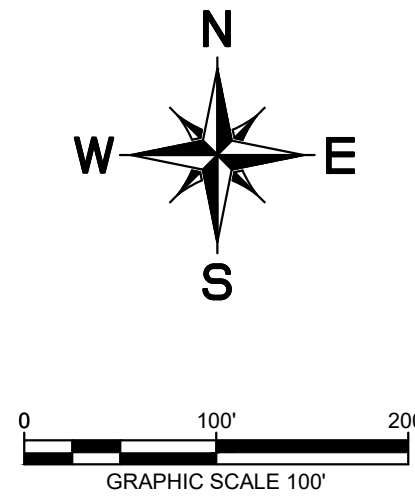


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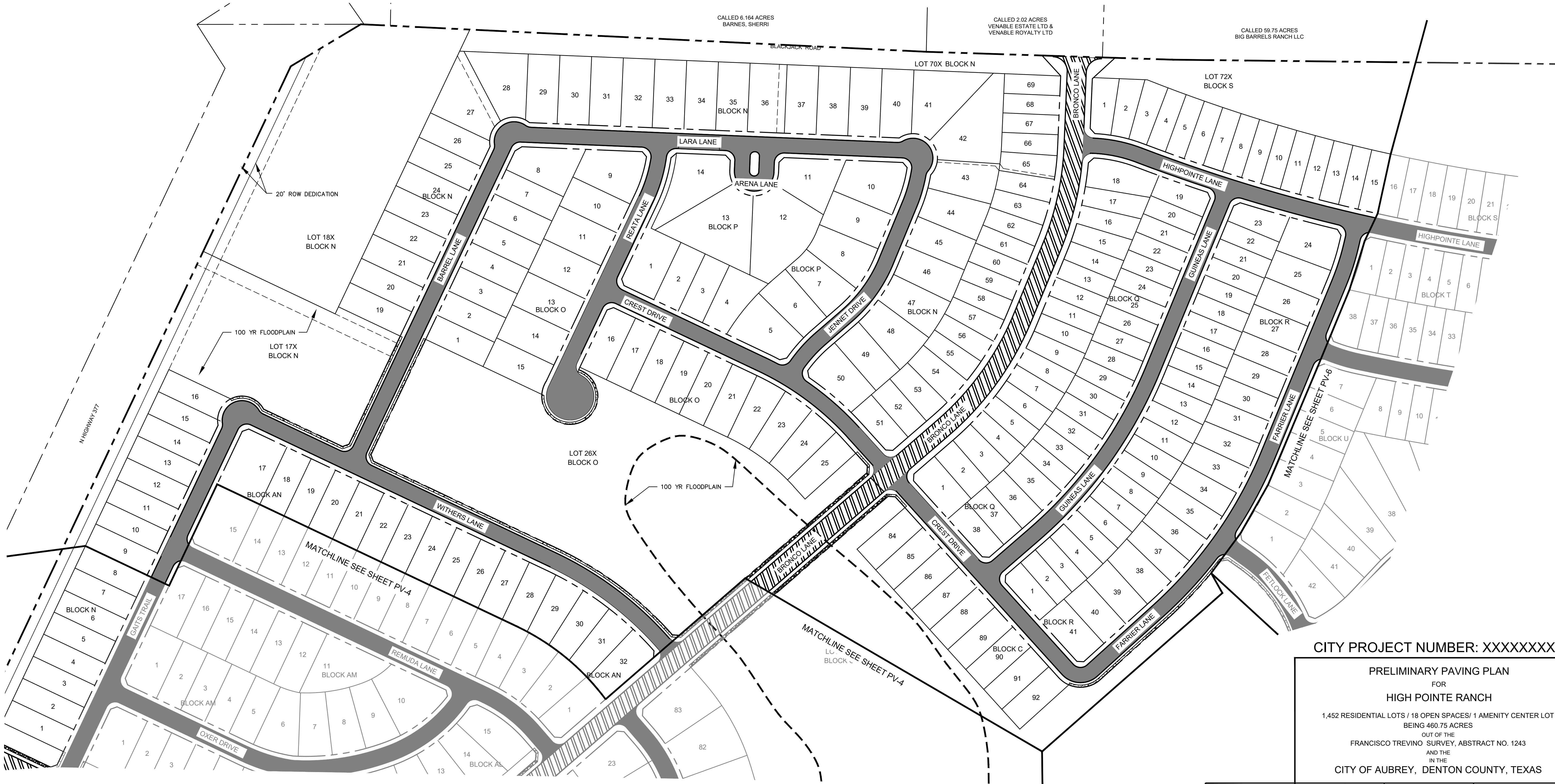
RESIDENTIAL COLLECTOR STREET SECTION

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
	TEMPORARY PAVEMENT



VICINITY MAP
SCALE: 1" = 4,000'



CITY PROJECT NUMBER: XXXXXXXXXX

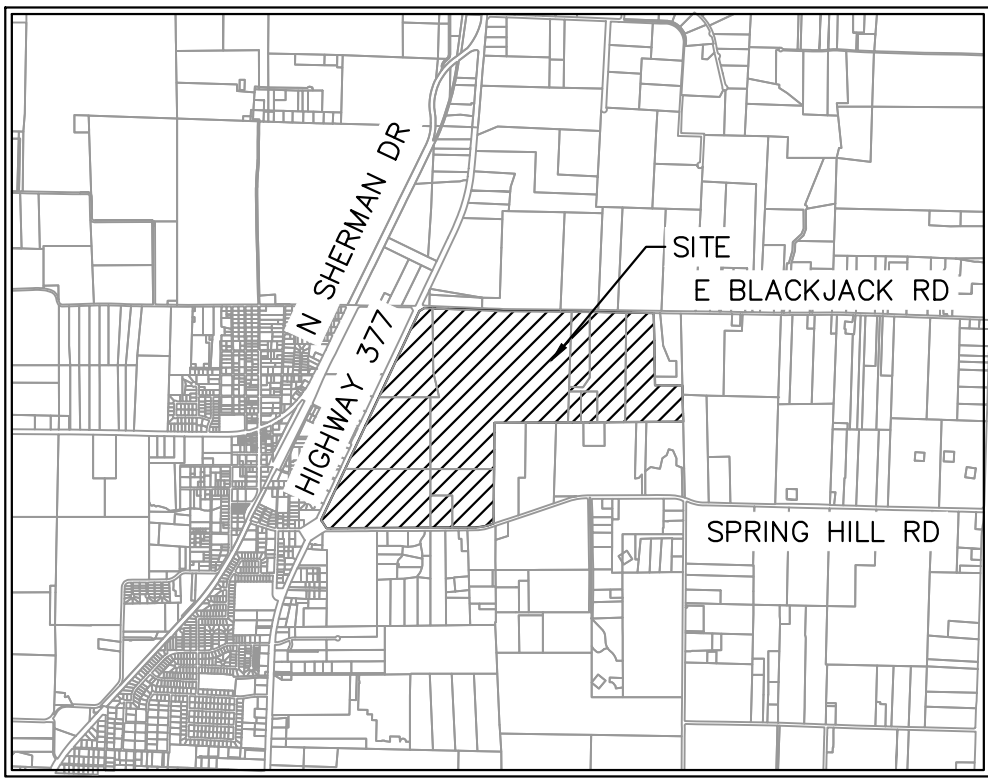
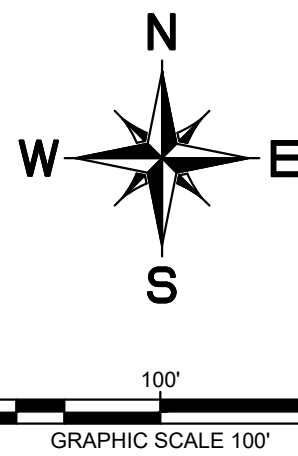
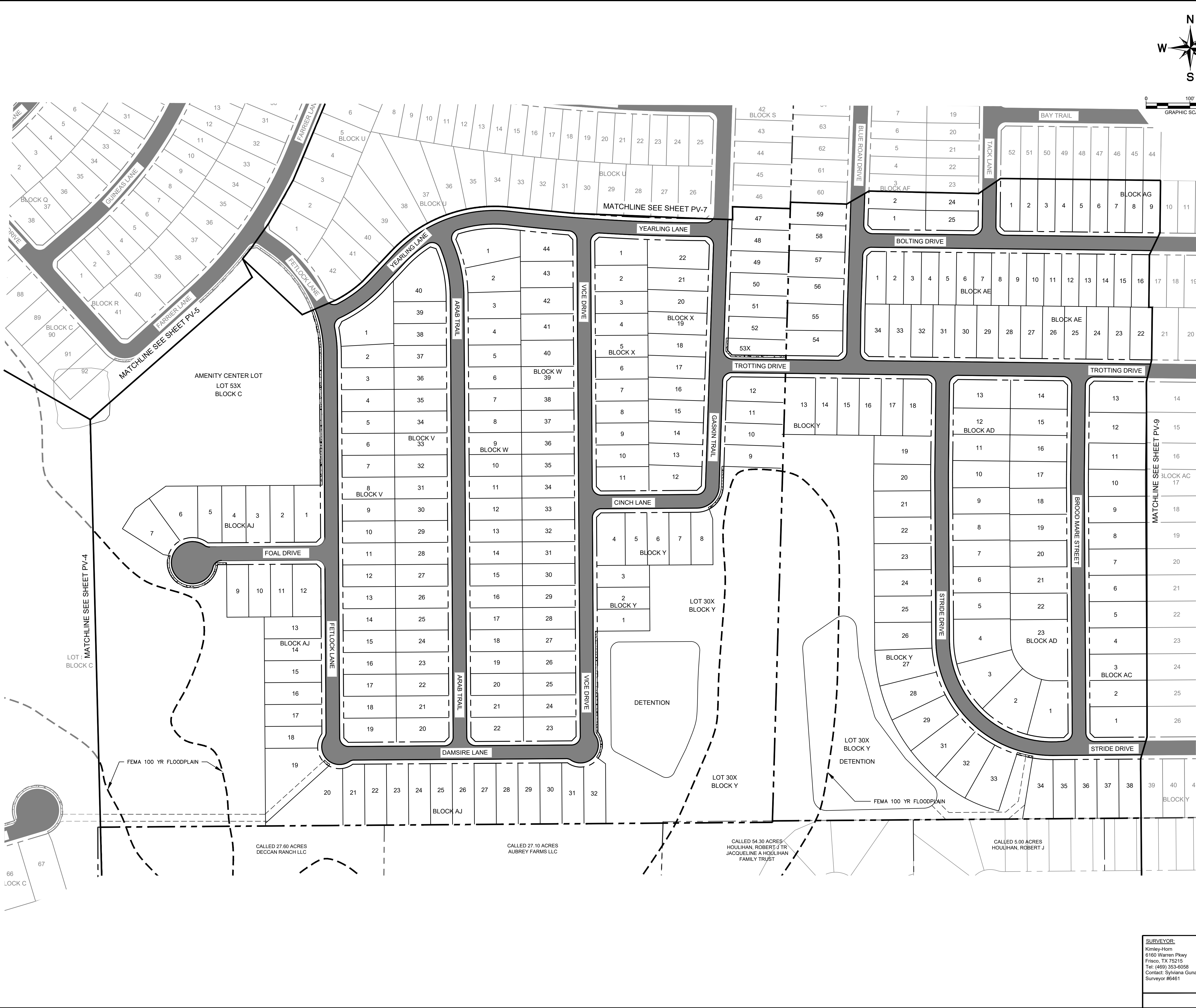
PRELIMINARY PAVING PLAN
FOR
HIGH POINTE RANCH

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

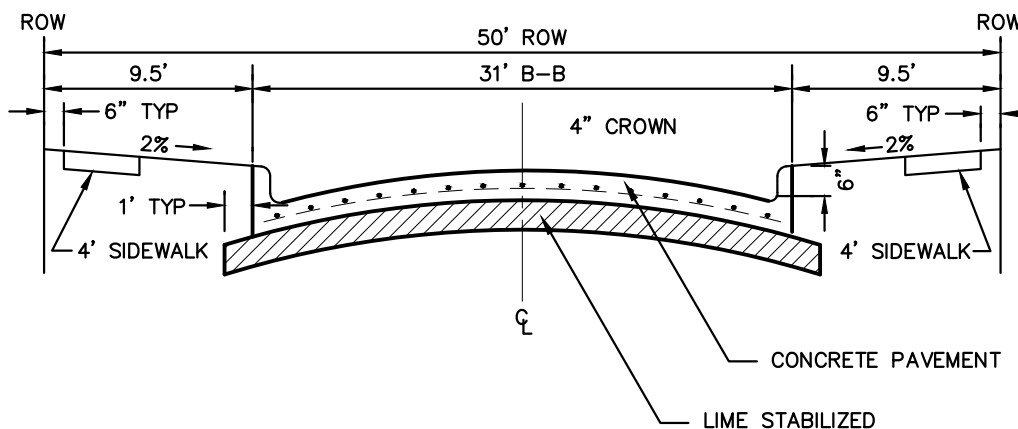
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LAST SAVED: 2/20/2022 2:56 PM

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LEGEND

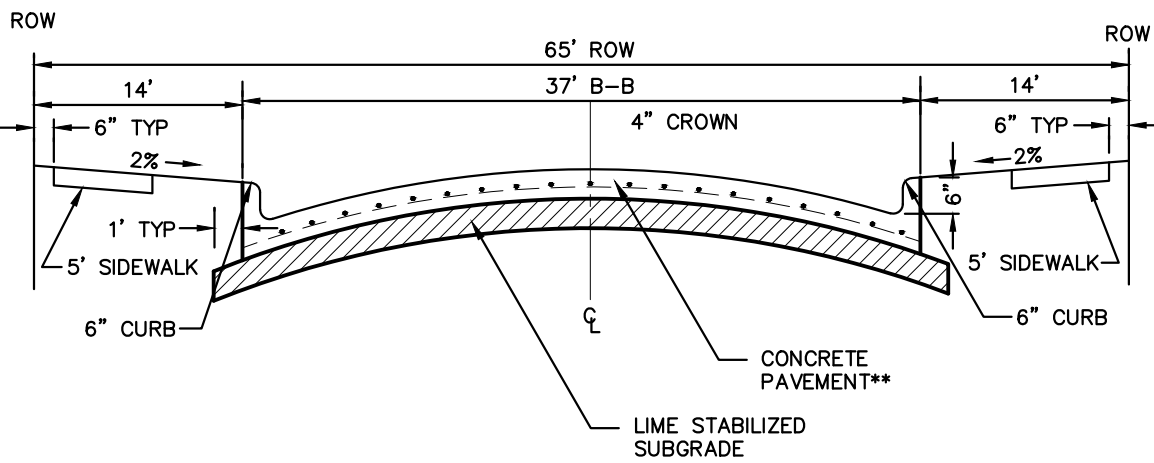
- PROPERTY LINE
- MATCH LINE
- 4" CONCRETE SIDEWALK
- 5" CONCRETE SIDEWALK
- 31' B-B SECTION FOR RESIDENTIAL PAVEMENT
- 37' B-B SECTION FOR COMMERCIAL COLLECTOR PAVEMENT
- 39' B-B SECTION FOR RESIDENTIAL COLLECTOR PAVEMENT
- TEMPORARY PAVEMENT



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

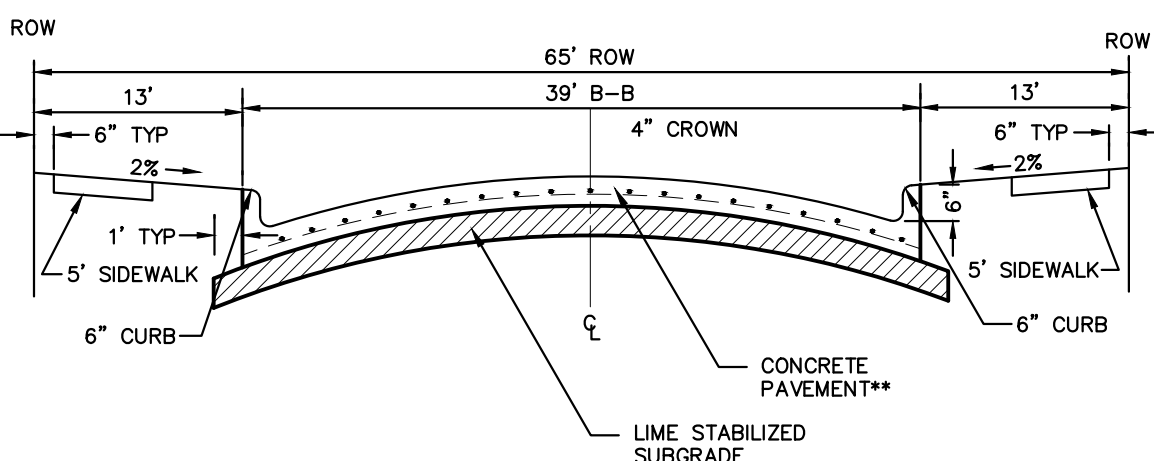
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COMMERCIAL COLLECTOR STREET SECTION

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

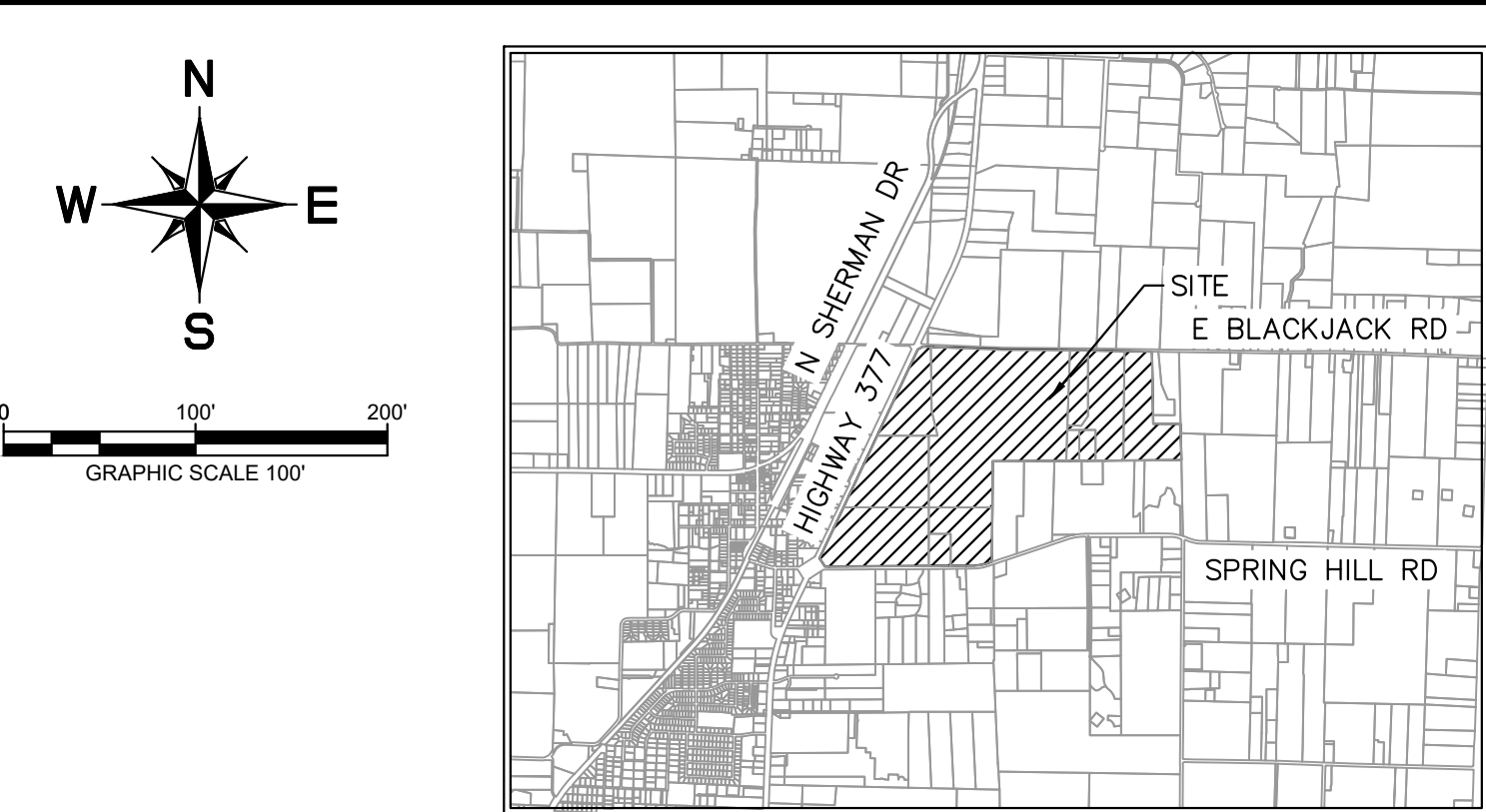
OWNER/DEVELOPER:

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

ENGINEER:

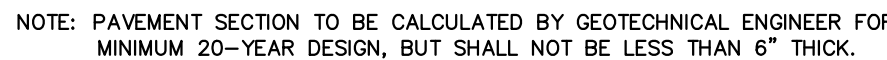
Kimley-Horn
6160 Warren Pkwy, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: Thomas Fletcher, P.E.
Registration F-928

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

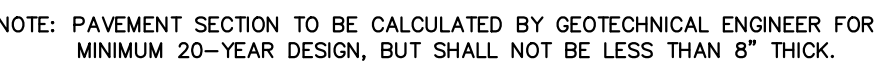


SCALE: 1" = 4,000'

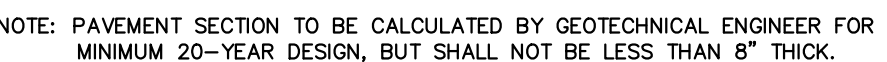
- | | |
|---|---|
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|  | 4" CONCRETE SIDEWALK |
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COLLECTOR PAVEMENT |
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COLLECTOR PAVEMENT |
|  | TEMPORARY PAVEMENT |



NTS



NTS



NTS

FOR

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

OUT OF THE

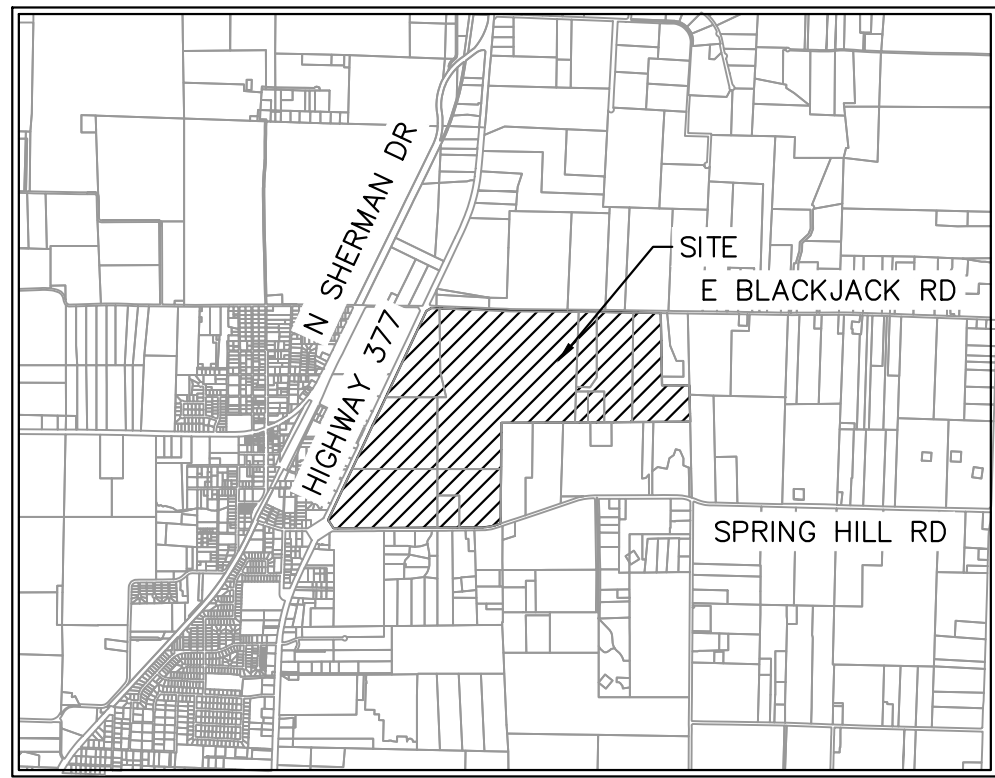
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243

AND THE

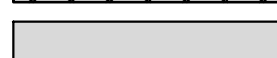
IN THE

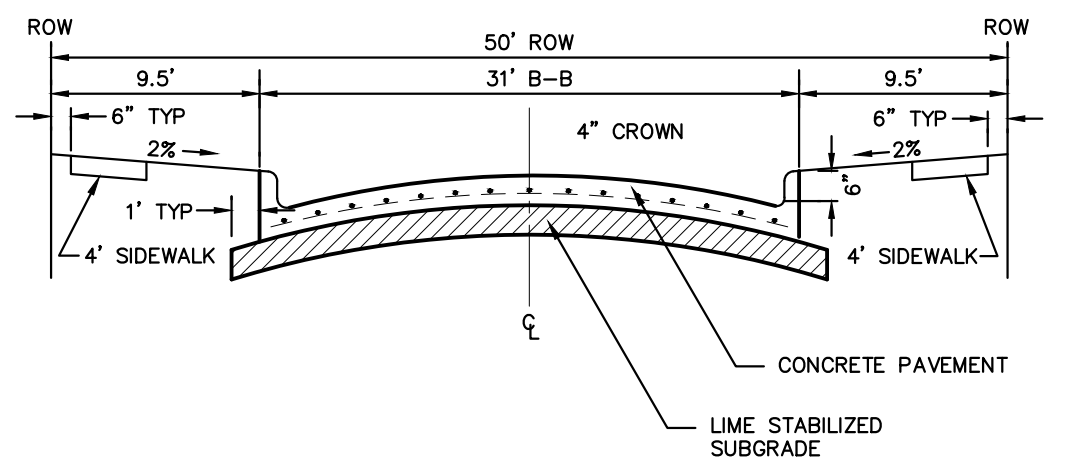
CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6180 Warren Pkwy Falls Church, VA 22040 Tel: (469) 353-6058 Contact: Sylvia Gursunaw Surveyor #8461		OWNER/DEVELOPER: Aubrey Blackack Partners, LLC 4514 Cole Ave., Suite 1625 Dallas, TX 75205 Tel: (214) 674-5970 Contact: Chad Vose		OWNER/DEVELOPER: FM Land Investments I, LLC 136 Old Town Blvd., N. Suite 202 Arlington, VA 22204 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.		PV-7
DKT	DKT	THK	AS SHOWN	SEPTEMBER 2021	2020103		



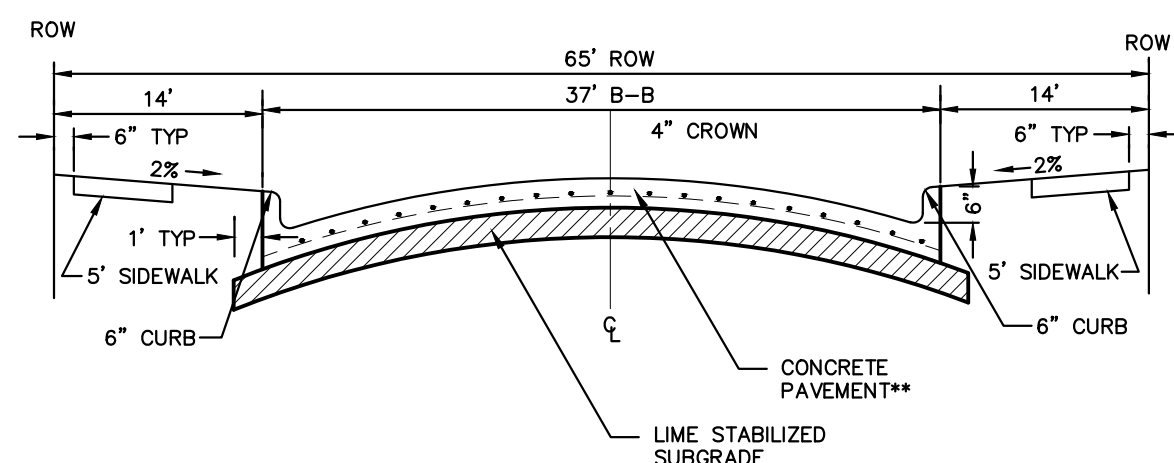
SCALE: 1" = 4,000'

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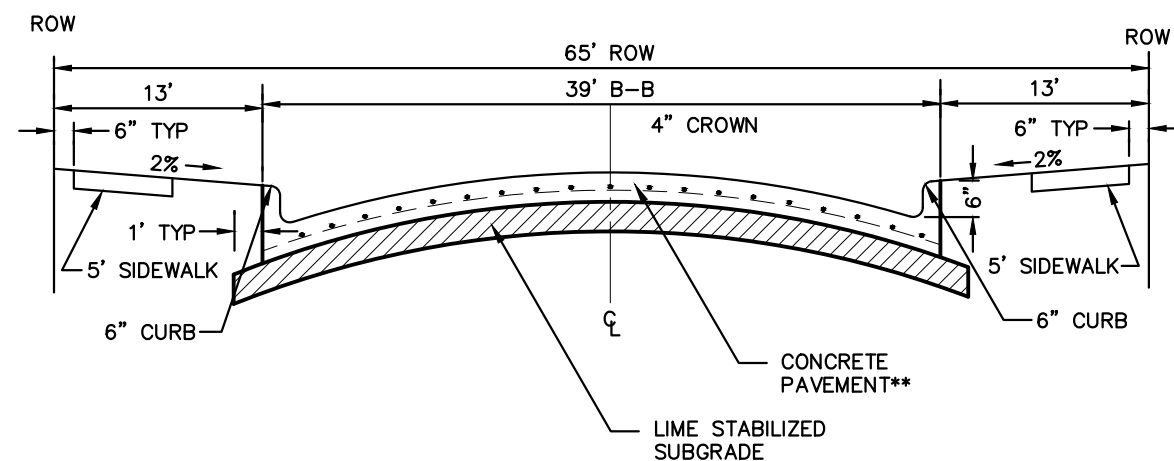
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PARABOLIC RESIDENTIAL STREET SECTION



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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

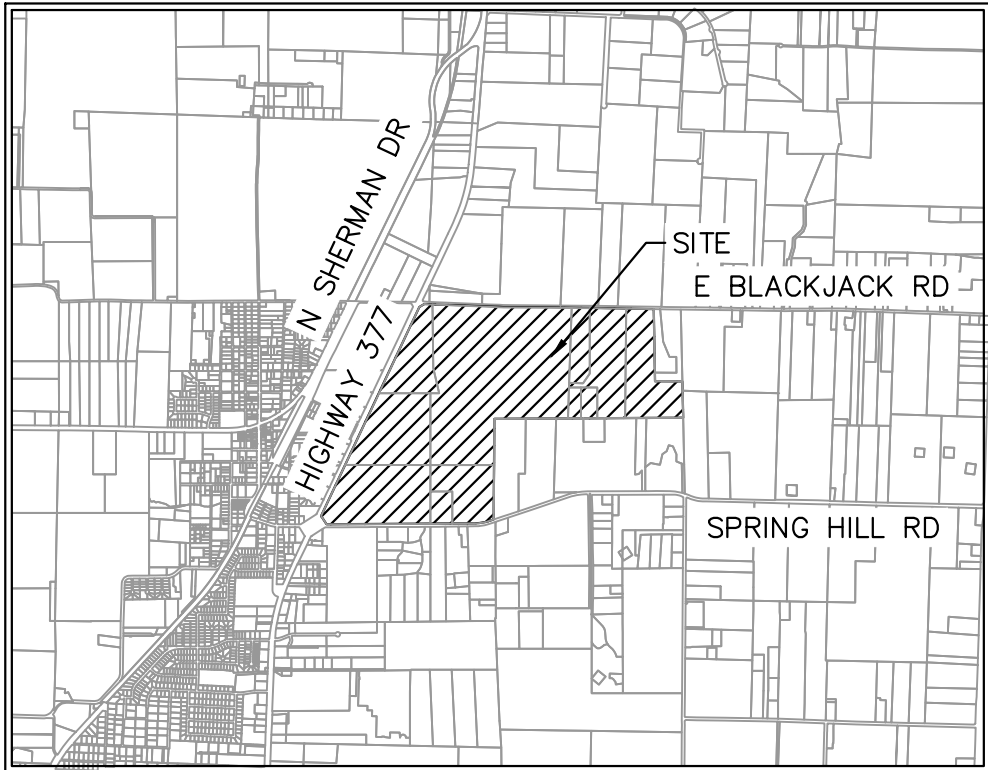
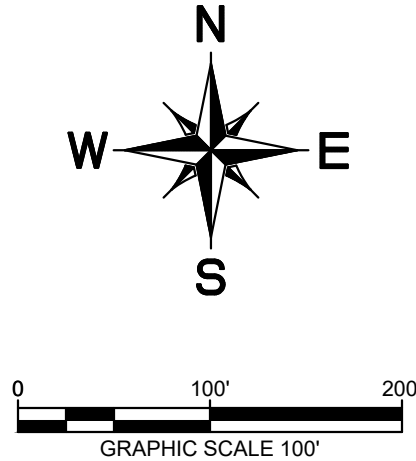
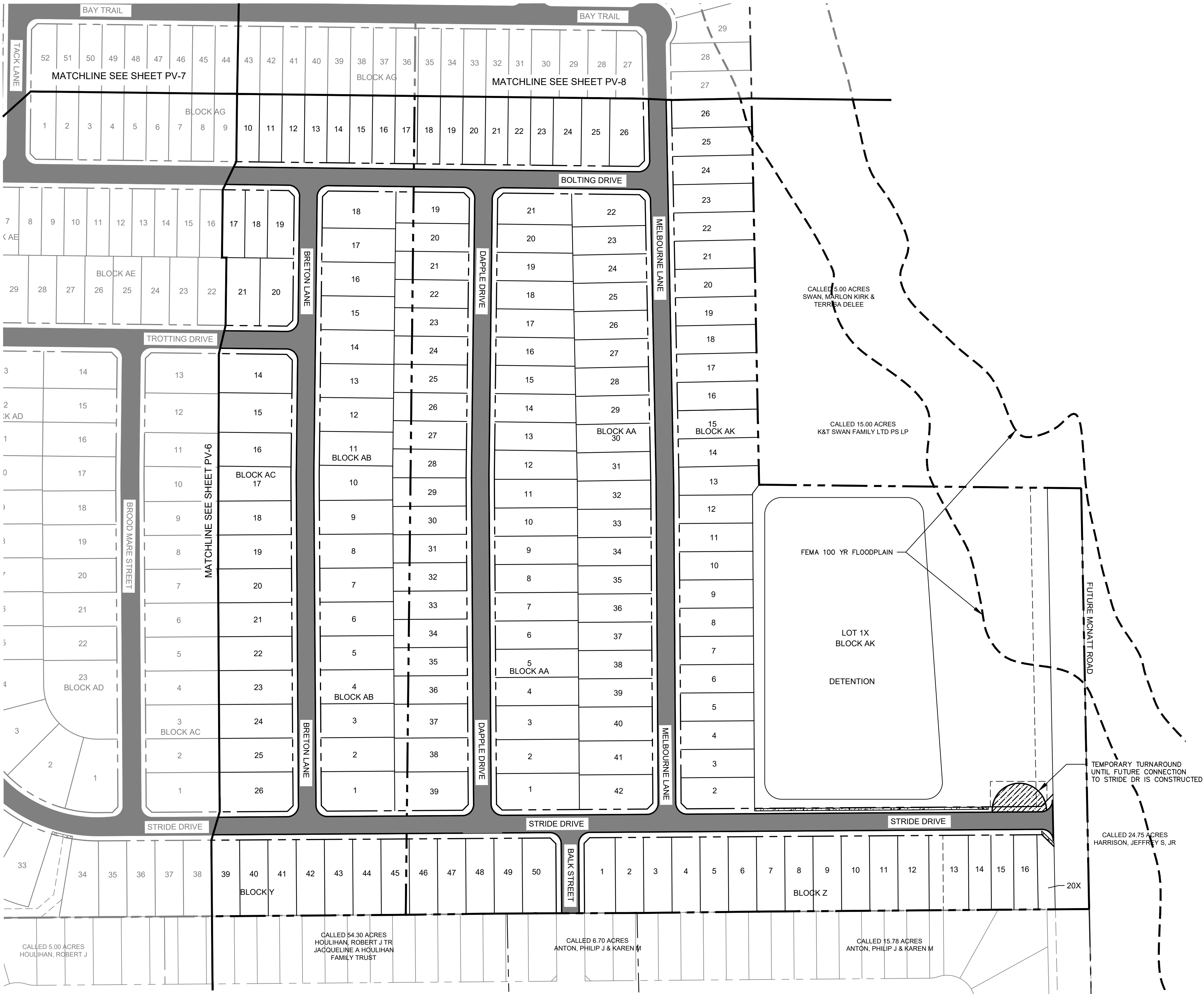
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243

AND THE

CITY OF AUBREY, DENTON COUNTY, TEXAS

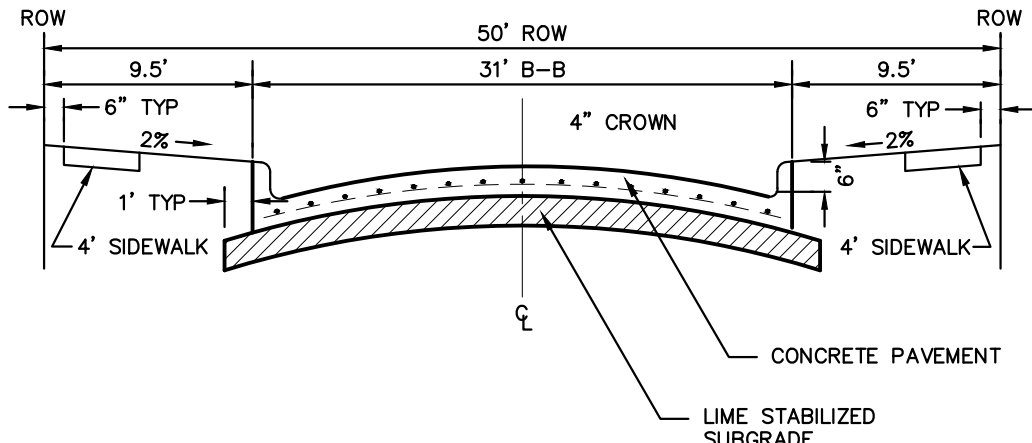
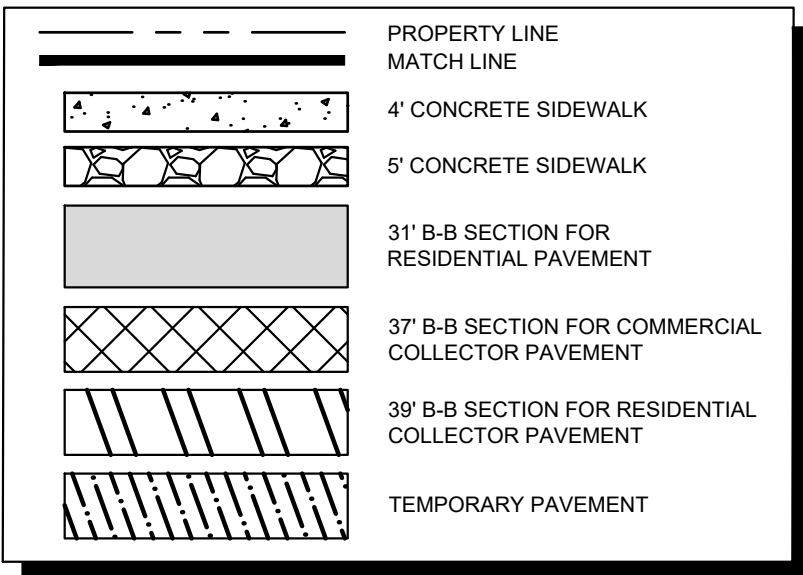
SURVEYOR: Kimley-Horn 6160 Warren Parkway Frisco, TX 75034 Tel: (469) 353-6058 Contact: Shylani Surveyor: #54614	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-1670 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town 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	DKT	TLF	AS SHOWN	SEP 21	20201003

Pv-8



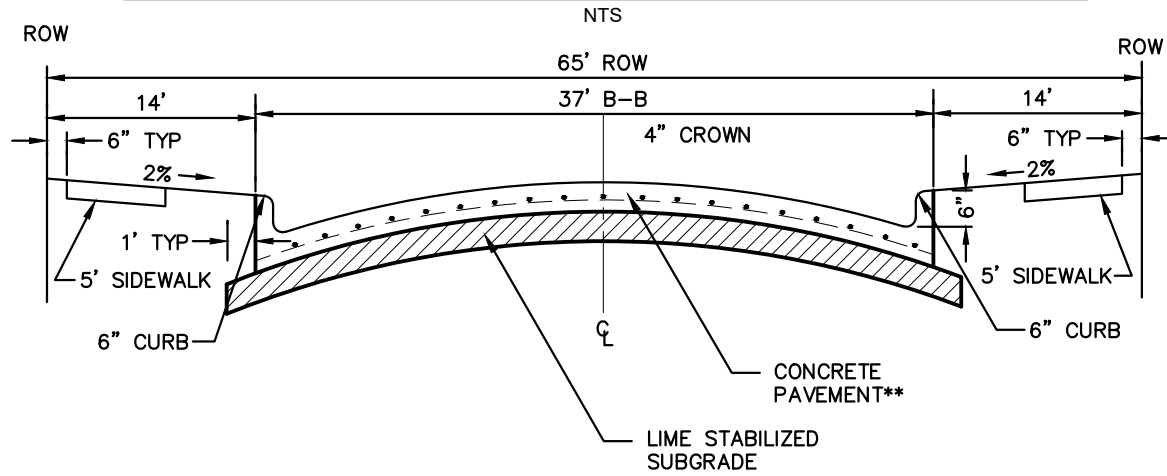
VICINITY MAP
SCALE: 1" = 4,000'

LEGEND



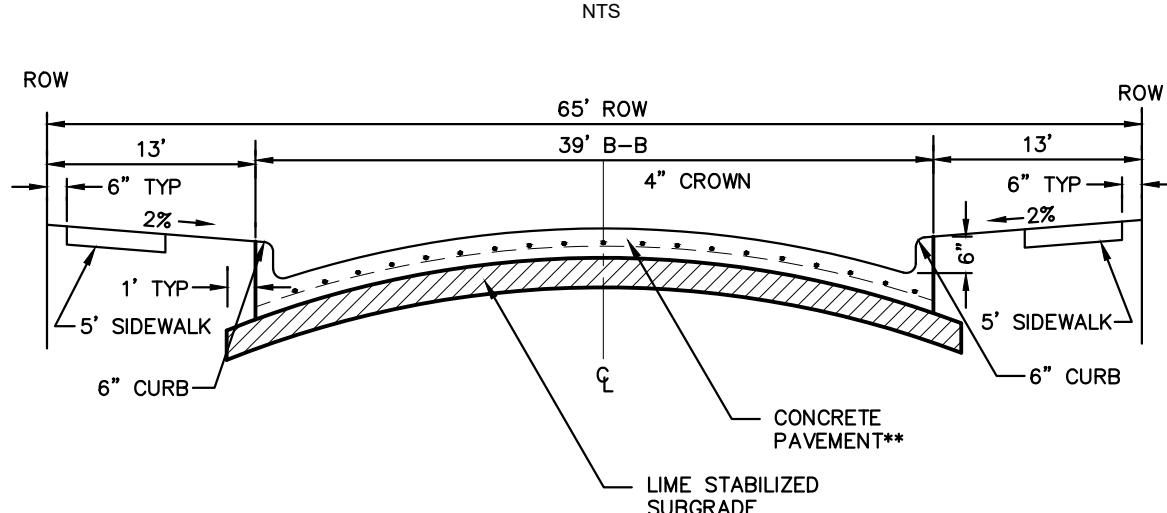
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PARABOLIC RESIDENTIAL STREET SECTION



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COMMERCIAL COLLECTOR STREET SECTION



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RESIDENTIAL COLLECTOR STREET SECTION

CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY PAVING PLAN

FOR

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BEING 460.75 ACRES

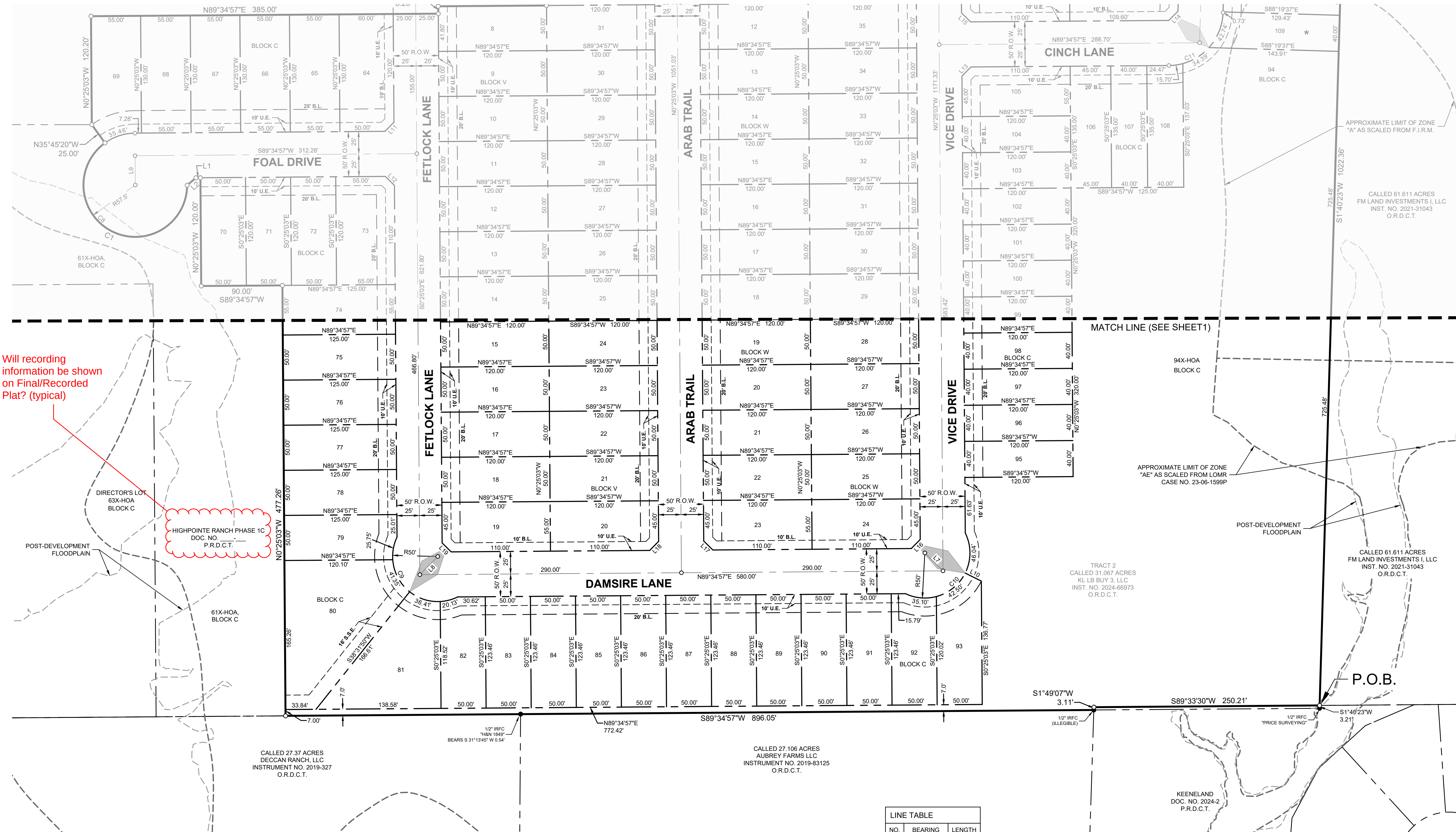
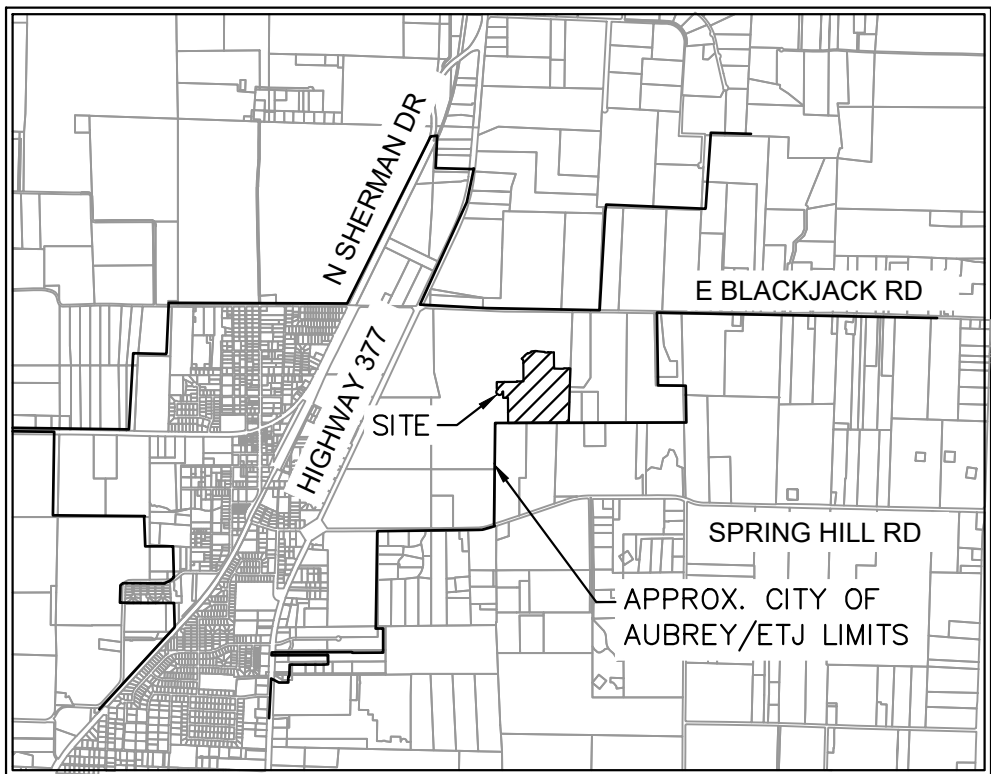
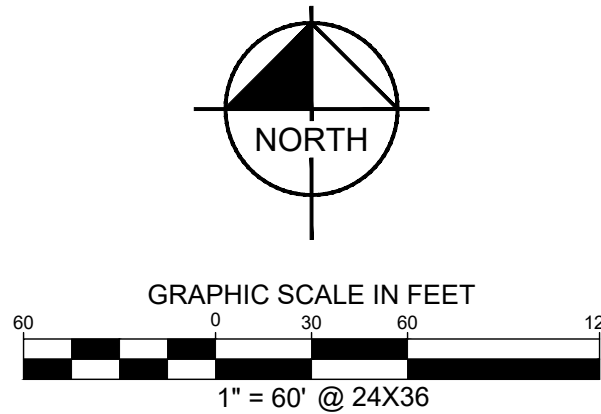
OUT OF THE

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 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-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 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. 4812C0265G, 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 Point 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 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 and losses arising out of or resulting from performance of the obligations said HOA or High Point 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 0.99955346.

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°36'46"E	13.63'
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	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	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"E	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

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

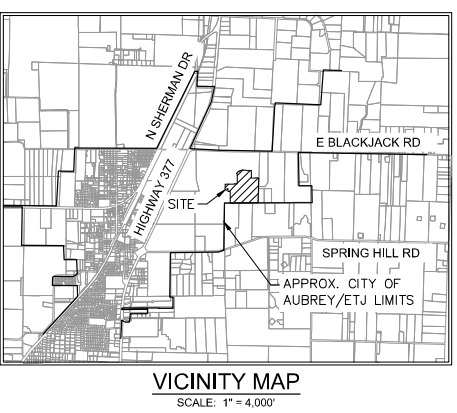
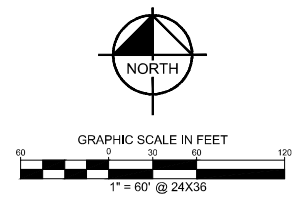
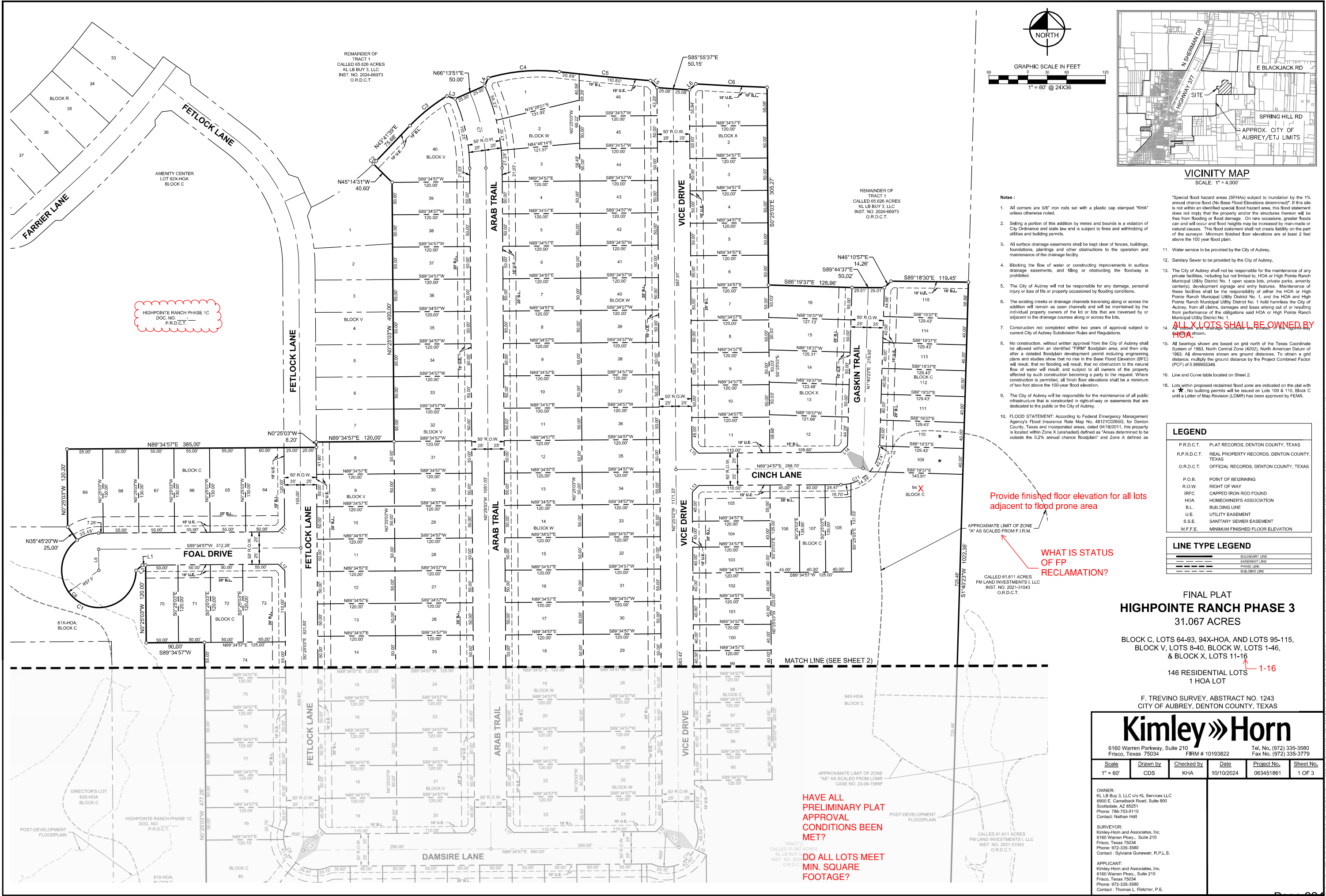
FINAL PLAT
HIGHPOINTE RANCH PHASE 3
31.067 ACRES

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, 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.
 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. 4812C02650, 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 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 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
HIGHPOINT 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 LB 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?

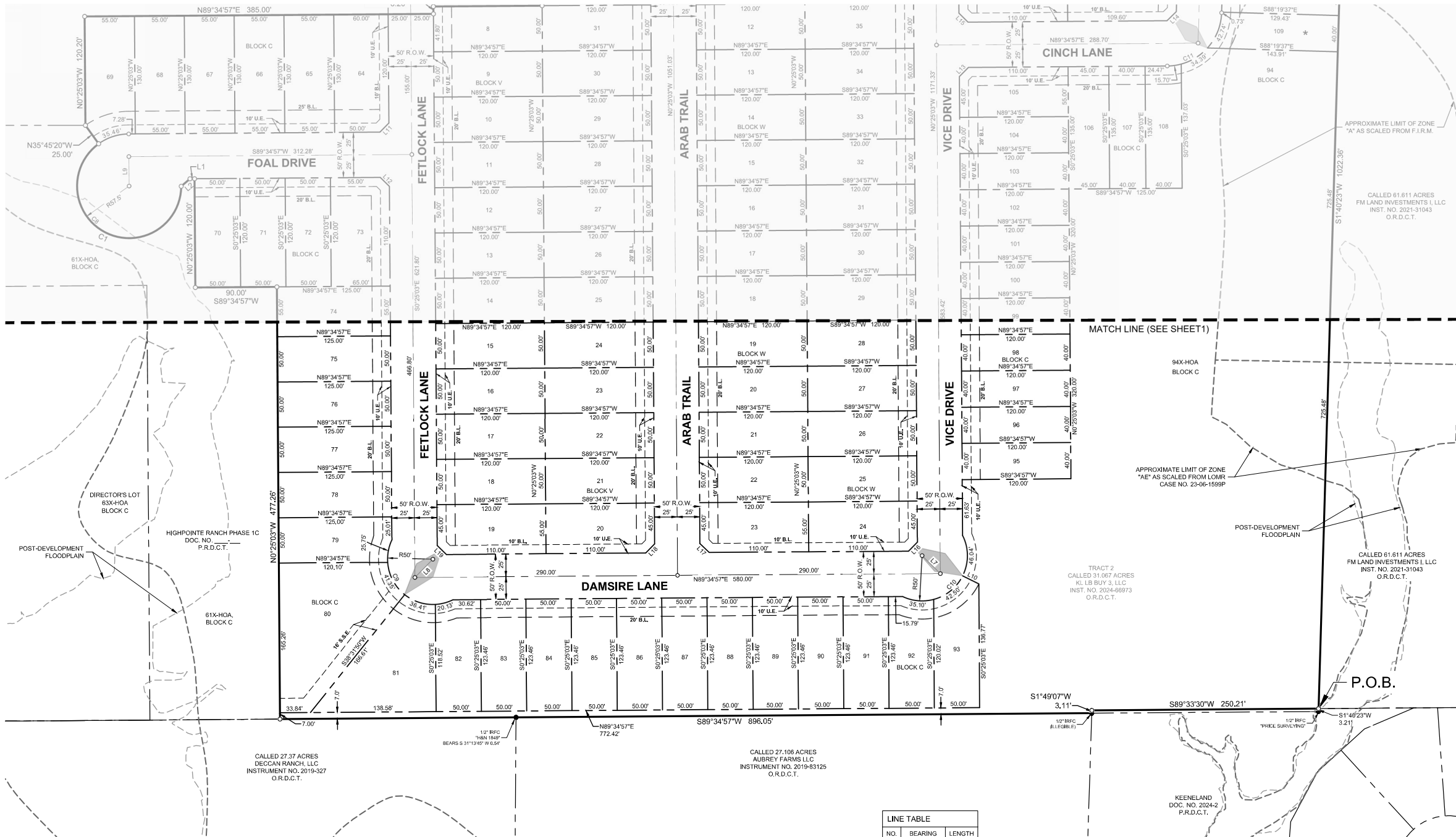
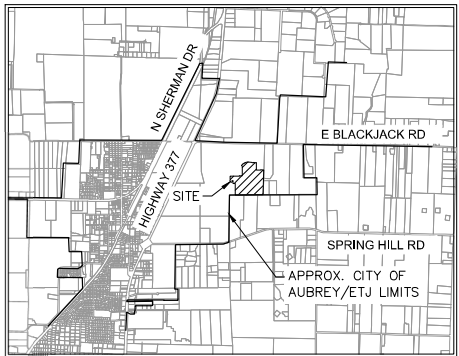
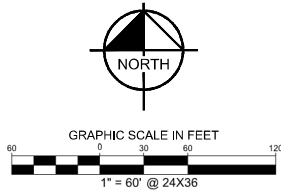
CALLLED 61.611 ACRES
FM LAND INVESTMENTS I LLC
INST. NO. 2021-31043
O.R.D.C.T.

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

APPROXIMATE LIMIT OF ZONE
"AE" AS SCALED FROM LOMR
CASE NO. 23-06-1599P

POST-DEVELOPMENT
FLOODPLAIN

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



- 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.
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

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 40.90 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 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	
<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.							



**City Council Meeting
Staff Report
December 18, 2024**

Agenda Item

Consideration and action on a Final Plat application for Highpointe Ranch Phase 3 containing 145 residential lots and one (1) HOA/nonresidential lot in approximately 30.900 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 is recommended for approval subject to the following condition:

1. The Preliminary Plat for Phase 3 shall be approved.

The Planning and Zoning Commission unanimously (6-0) recommended approval of the item at their December 12, 2024 meeting.

The City Council may:

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

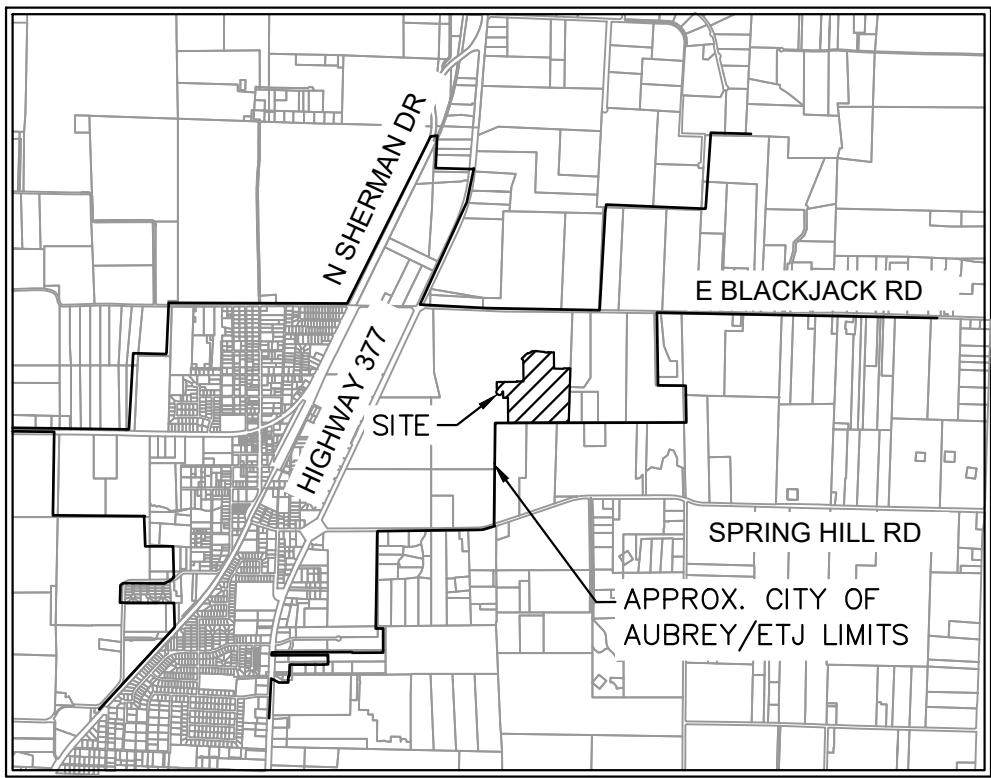
NA

Staff Recommended Action

Approve

Staff Recommended Motion

Motion to approve the Final Plat.



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
	BUILDING LINE

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 # 10102002

San Francisco, 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</u>
' = 60'	CDS	KHA	10/10/2024	063451861	2 OF

NER: B Buy 3, LLC c/o KL Services LLC E. Camelback Road, Suite 800 tsdale, AZ 85251 ne: 786-753-8110 tact: Nathan Holt	
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BYEYOR:
 ey-Horn and Associates, Inc.
 0 Warren Pkwy., Suite 210
 o, Texas 75034
 ne: 972-335-3580
 act : Sylvia Gunawan, R.P.L.S.

APPLICANT:
 Key-Horn and Associates, Inc.
 100 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:
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.

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°22'12"E	13.35'
L5	S42°57'28"E	14.74'
L6	N46°36'46"E	13.63'
L7	S45°25'03"E	28.28'
L8	S44°34'57"W	28.28'
L9	N00°25'30"E	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	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°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 "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 of the lot 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. 48121C0285S, 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 flooding by a 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 centers), development sponsor's and entry fees. 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 Computed Factor (PCF) of 0.999955348.

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.					

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

ENGINEER

Kimley»Horn

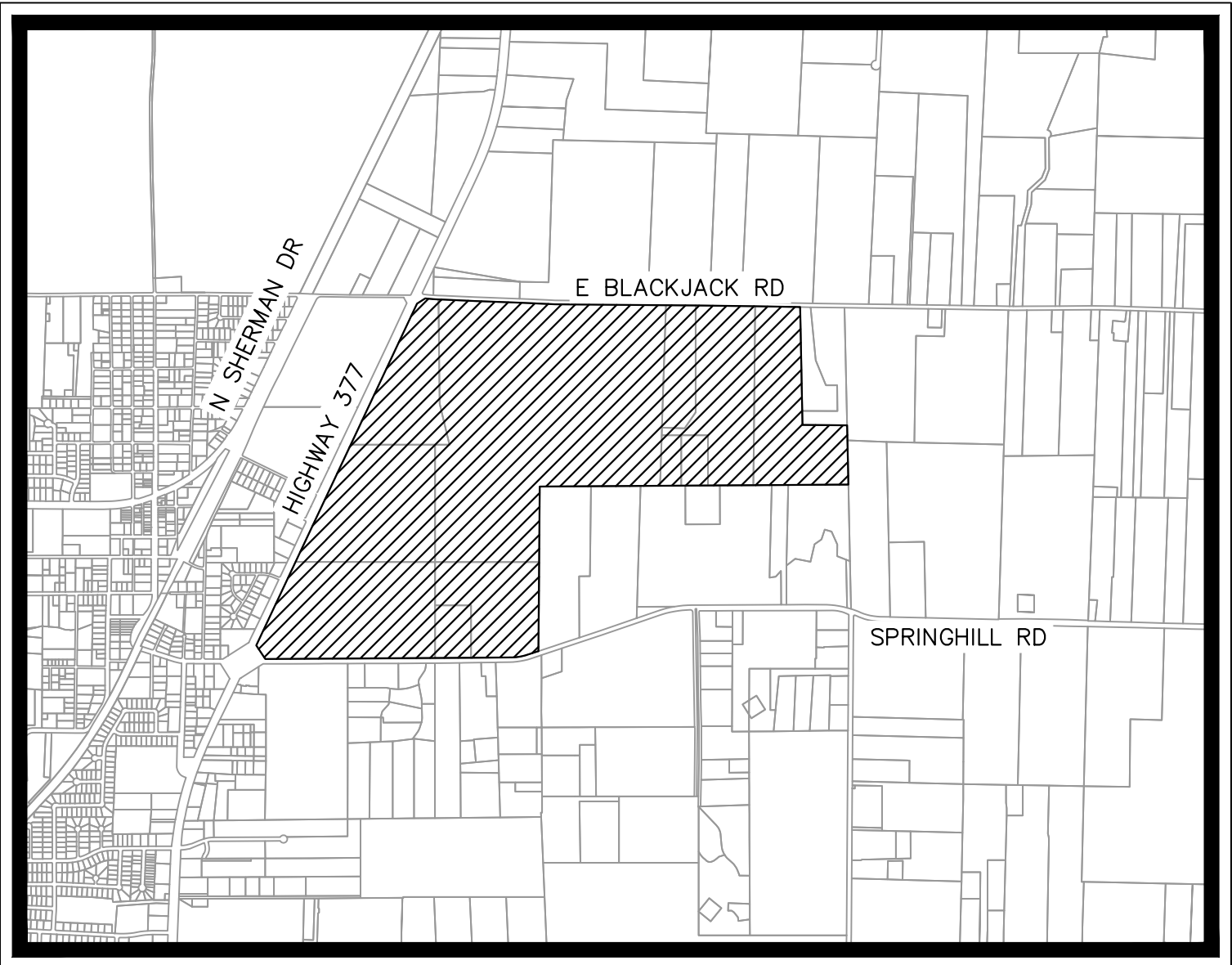
6160 WARREN PKWY SUITE 210
FRISCO, TEXAS 75034
TEL: (972) 335-3580
CONTACT: THOMAS L. FLETCHER, P.E.

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



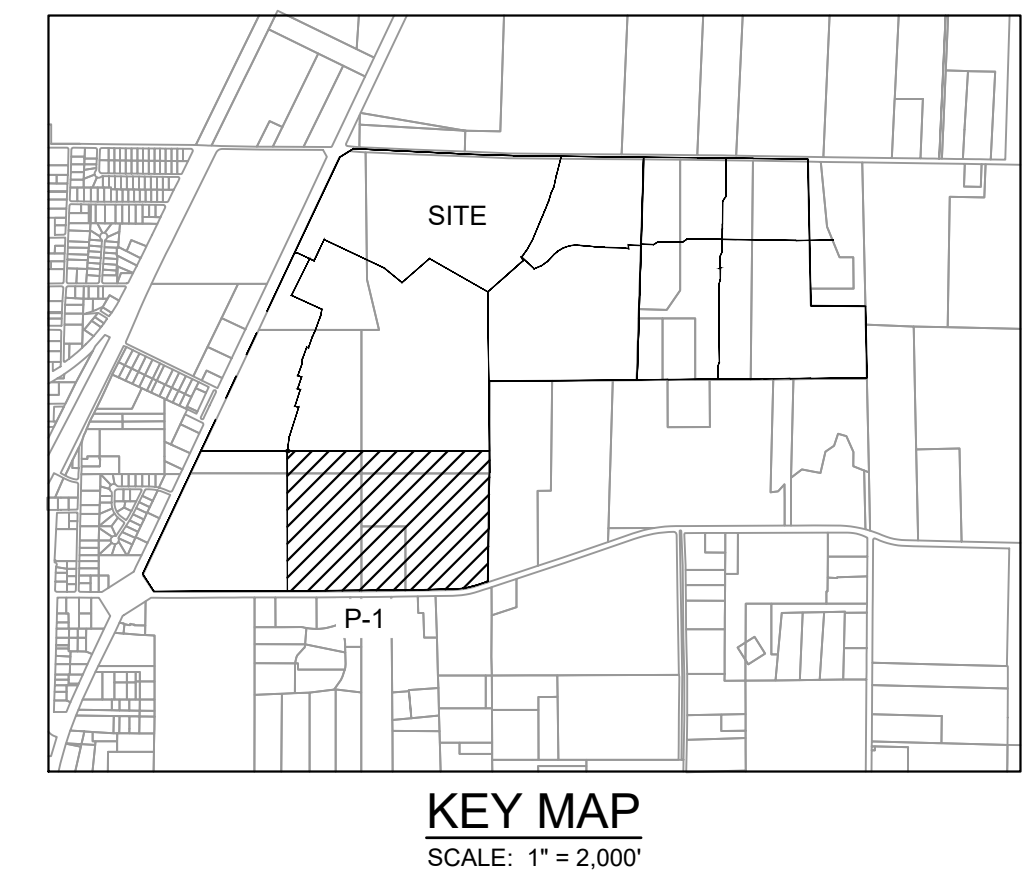
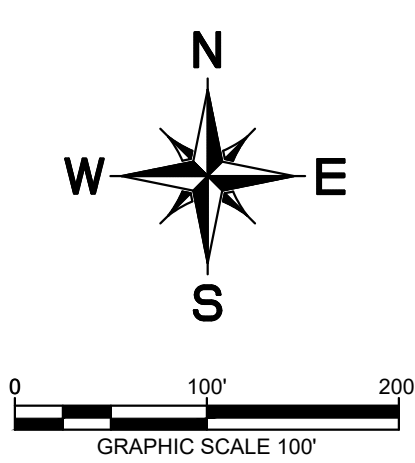
VICINITY MAP
SCALE: 1" = 2,000'

FEBRUARY 2022

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Sheet Number	Sheet Title
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
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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
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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

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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

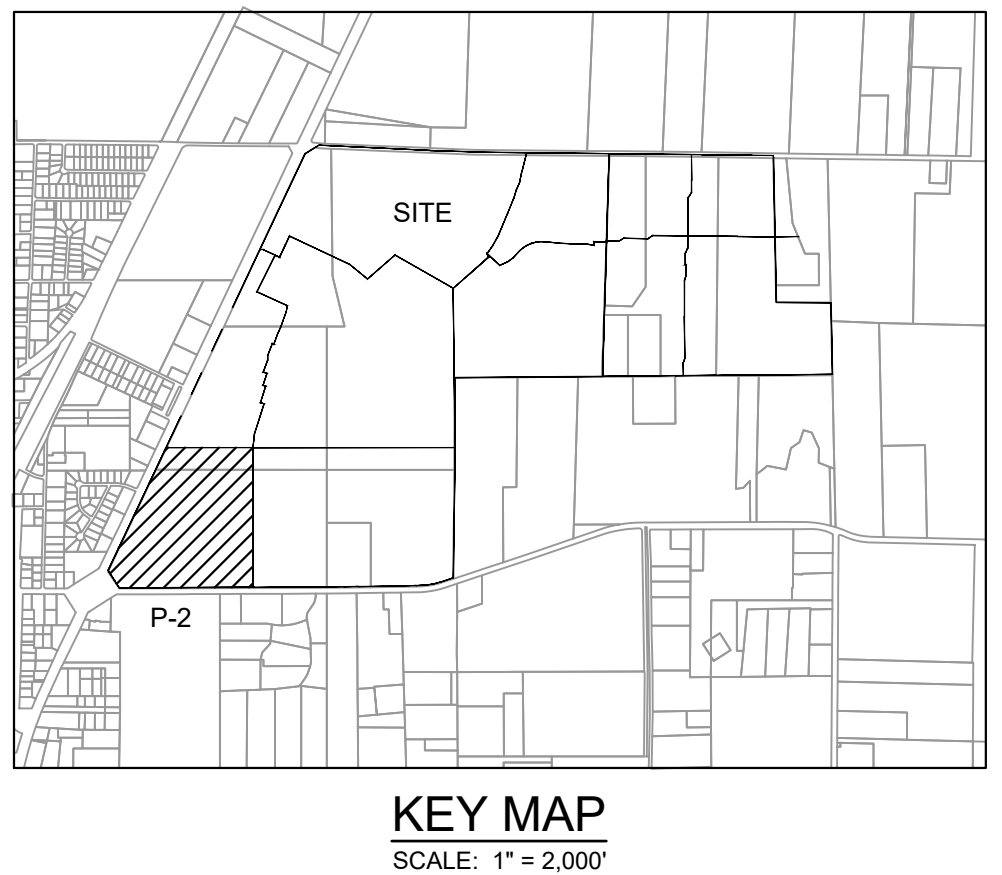
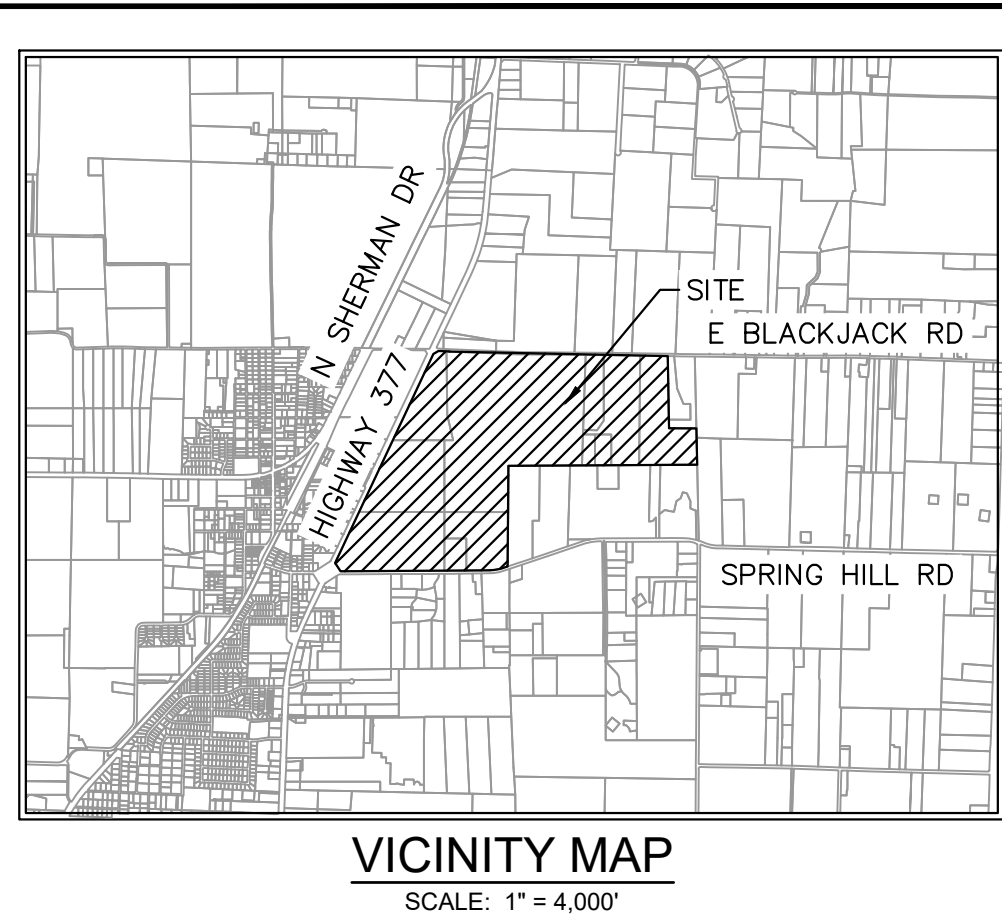
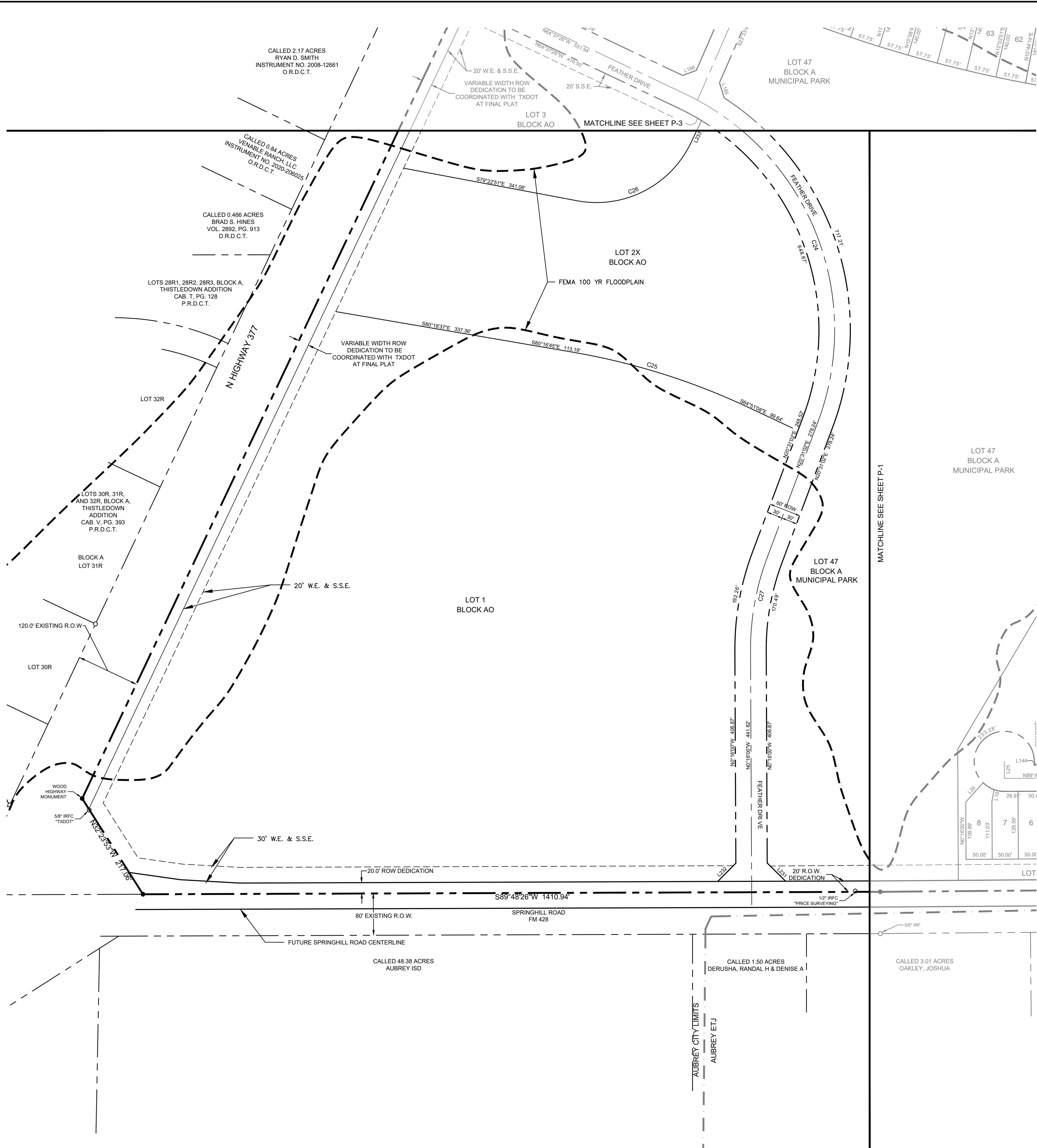
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

<u>SURVEYOR:</u> Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylviaanna 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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B.L.	BUILDING LINE
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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
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- - -	100-YEAR FLOODPLAIN
- - -	AUBREY CITY LIMITS

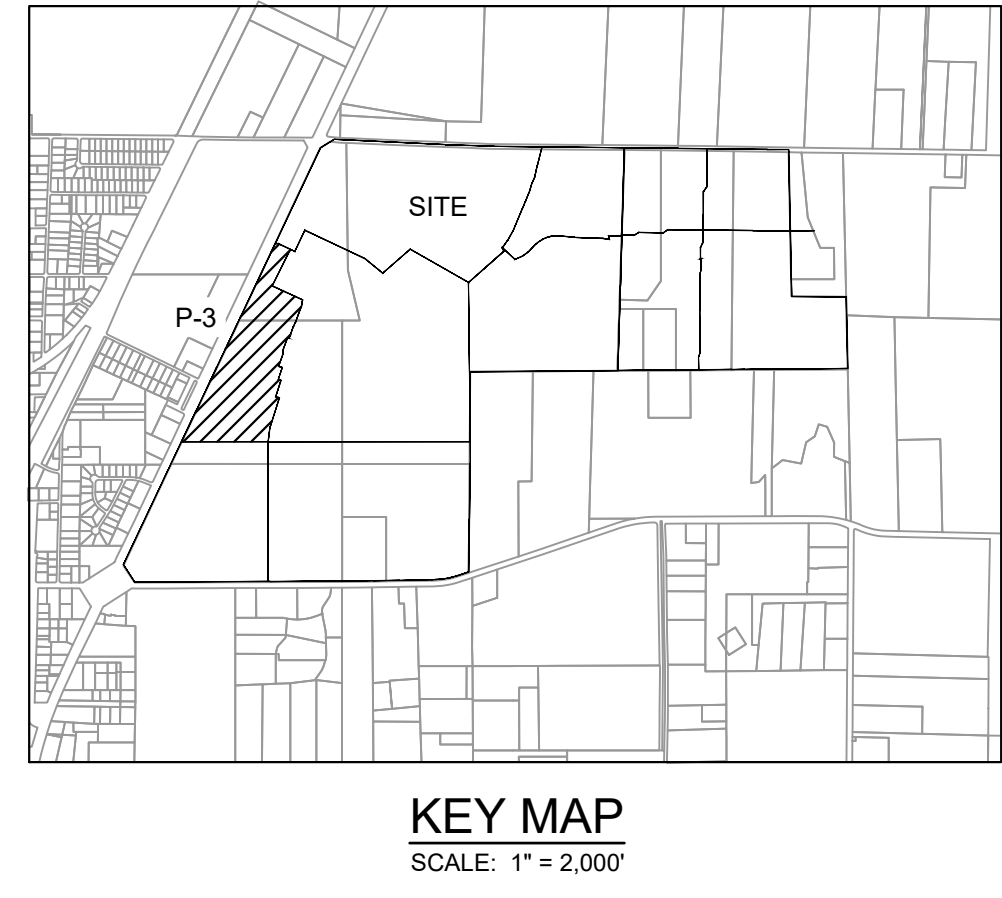
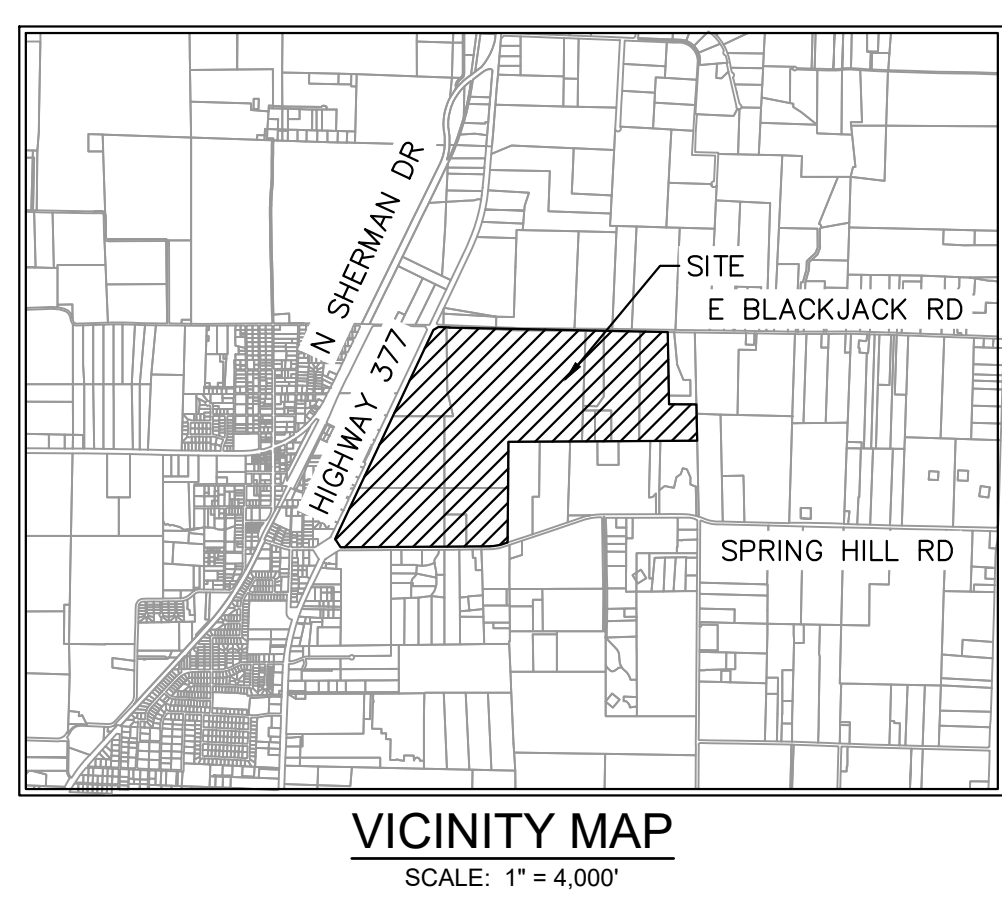
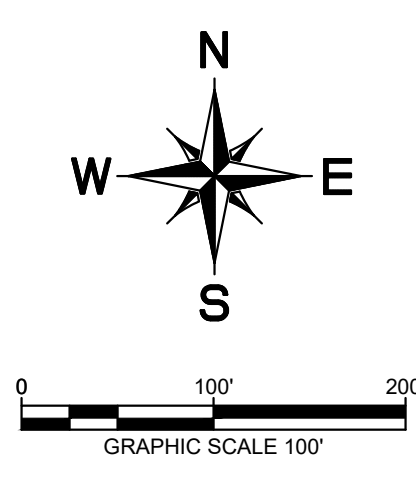
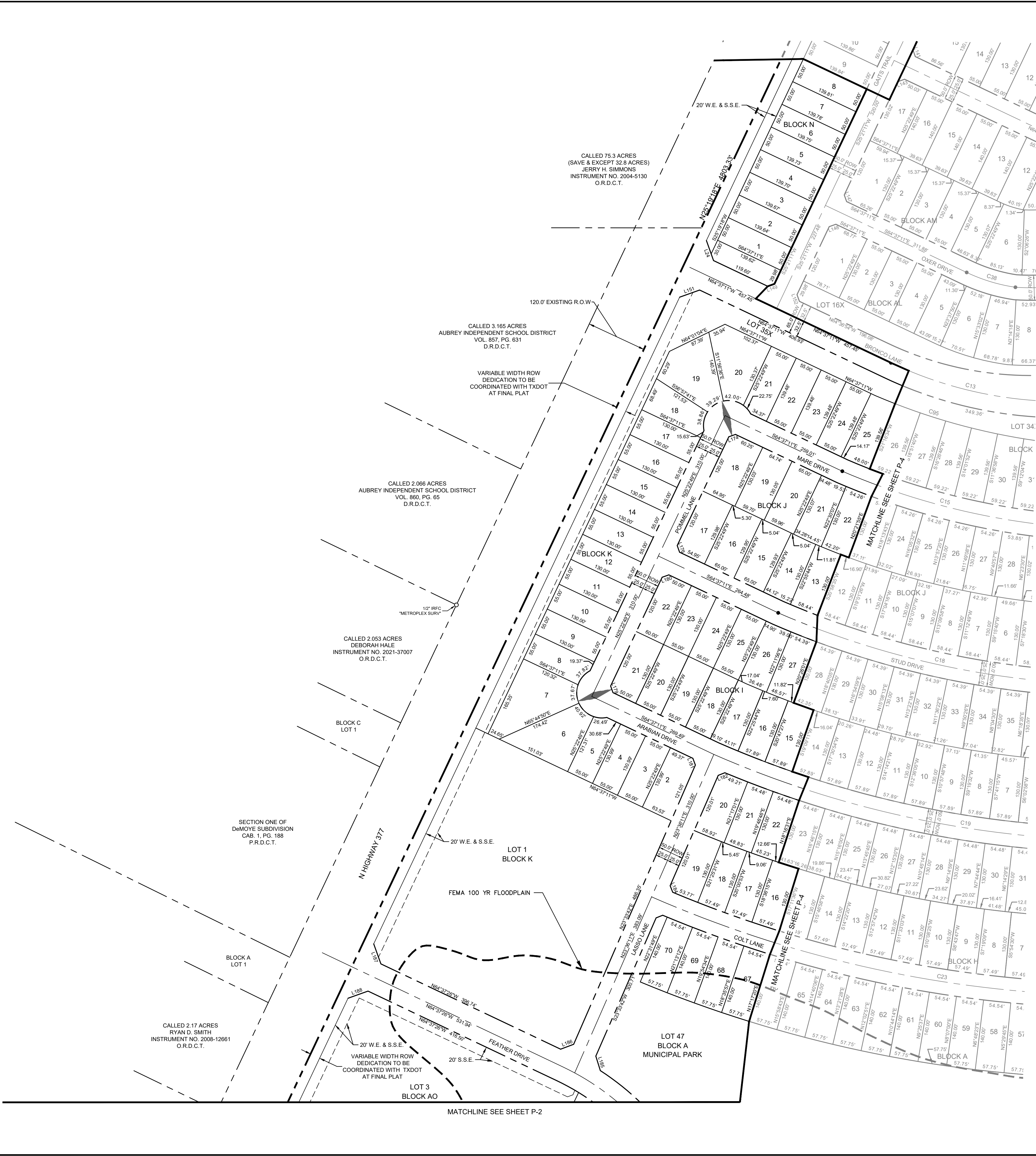
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CITY PROJECT NUMBER: XXXXXXXXX

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: Sylviana Gunawan Surveyor #6461		OWNER/DEVELOPER: Aubrey Blackcap 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.	
DKT	DKT	TLF	AS SHOWN		SEPT. 2021	2020103	

P-2



LEGEND	
D.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY, TEXAS
HOA	HOMEOWNER'S ASSOCIATION
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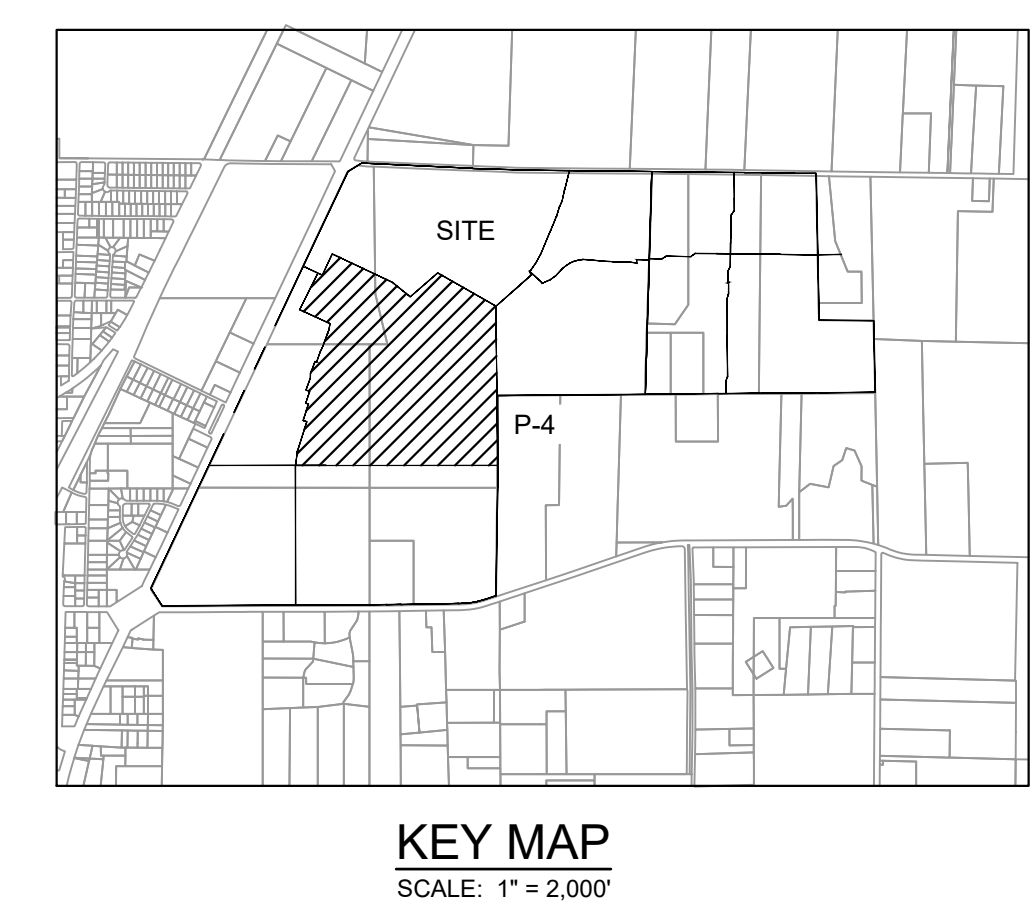
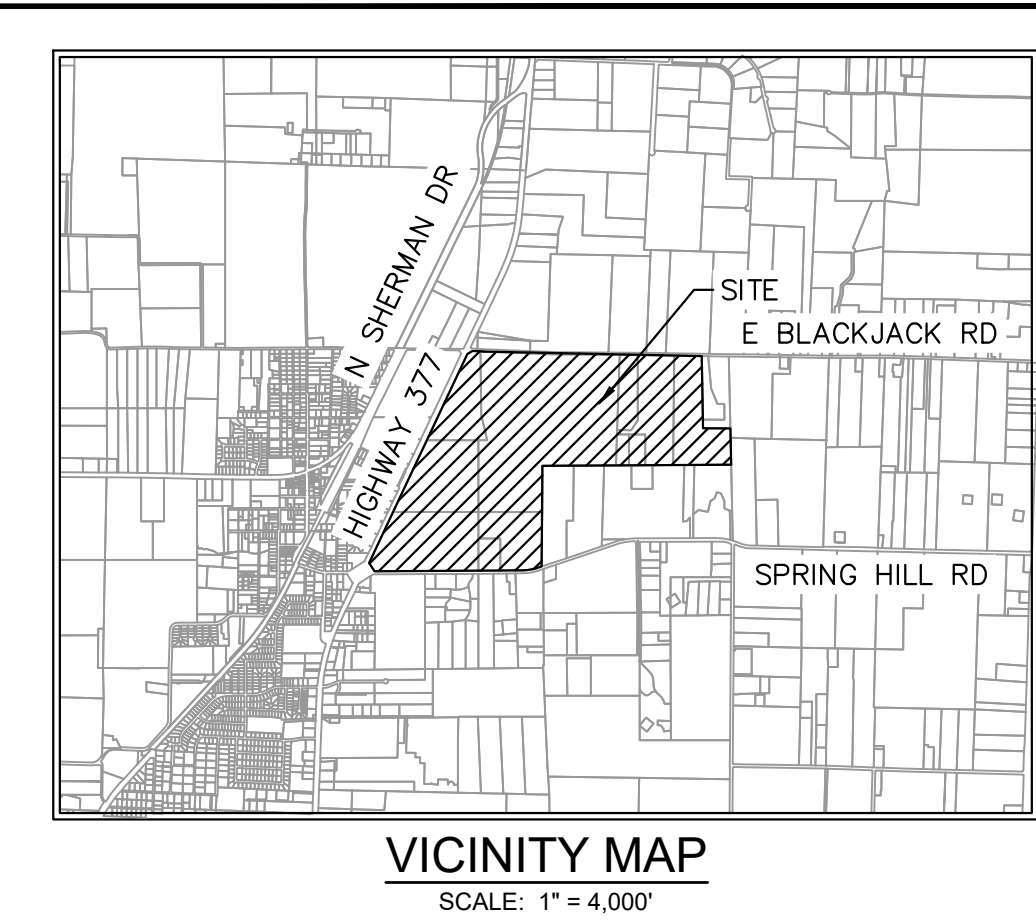
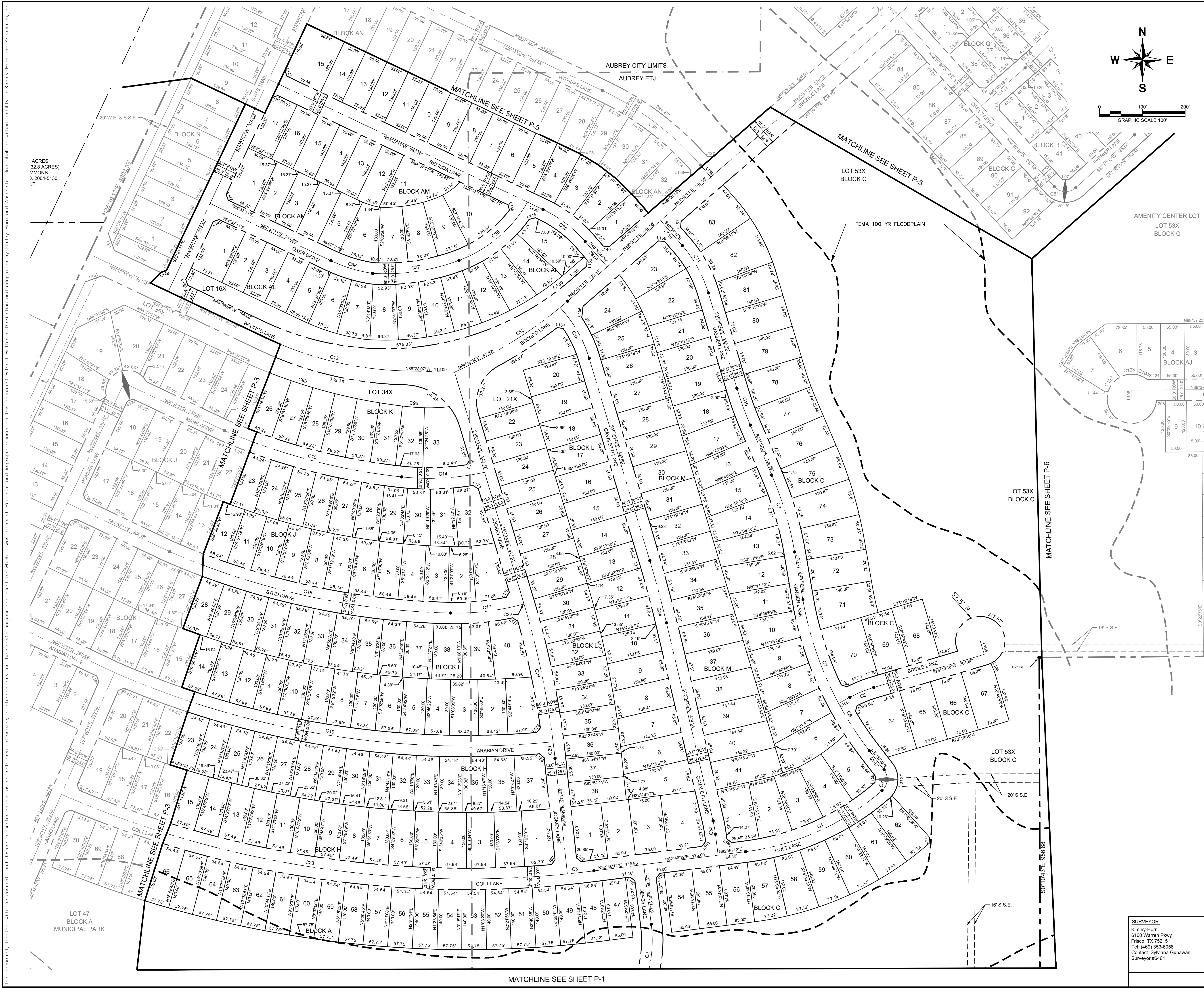
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DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	P-3

PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 08/20/2020
DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 08/20/2020
CHECKED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 08/20/2020
SCALE: AS SHOWN
SHEET: 1 OF 1
PROJECT: HIGH POINTE RANCH
SUBJECT: PRELIMINARY PLAT
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LEGEND	
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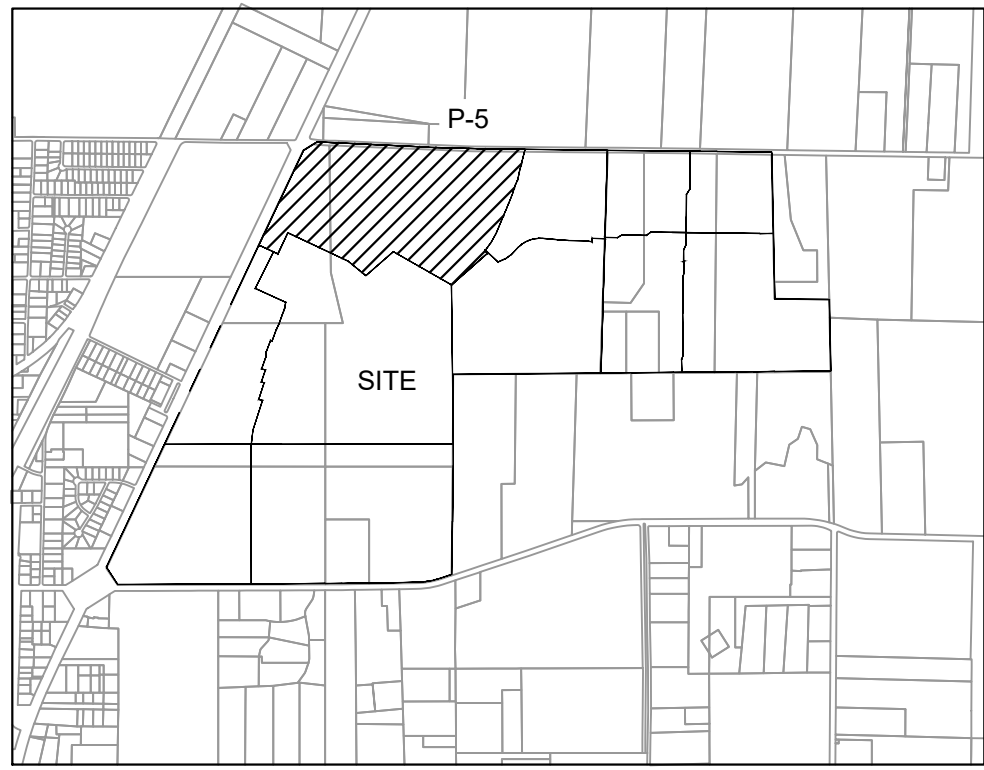
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	PROJECT NO.	PAGE
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103	P-4

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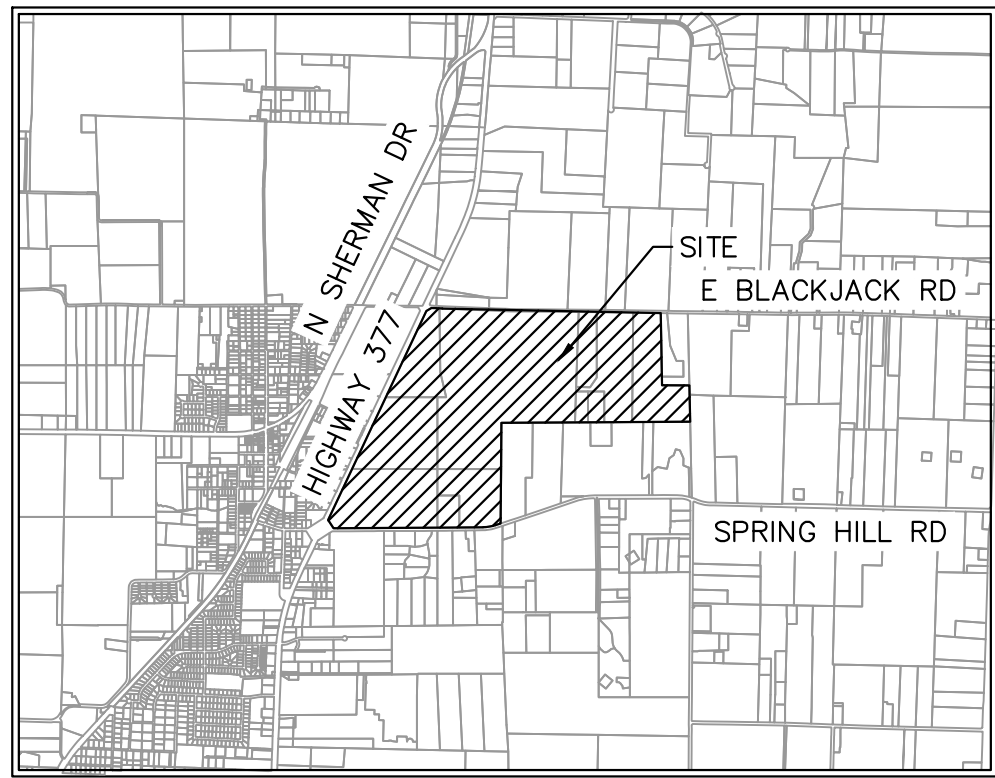
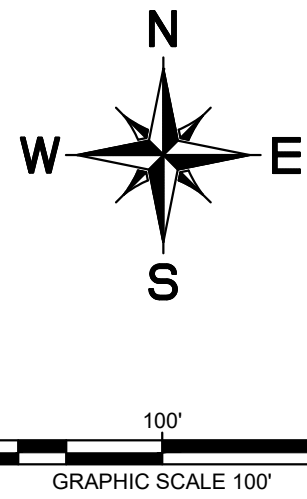
KEY MAP
SCALE: 1" = 2,000'

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

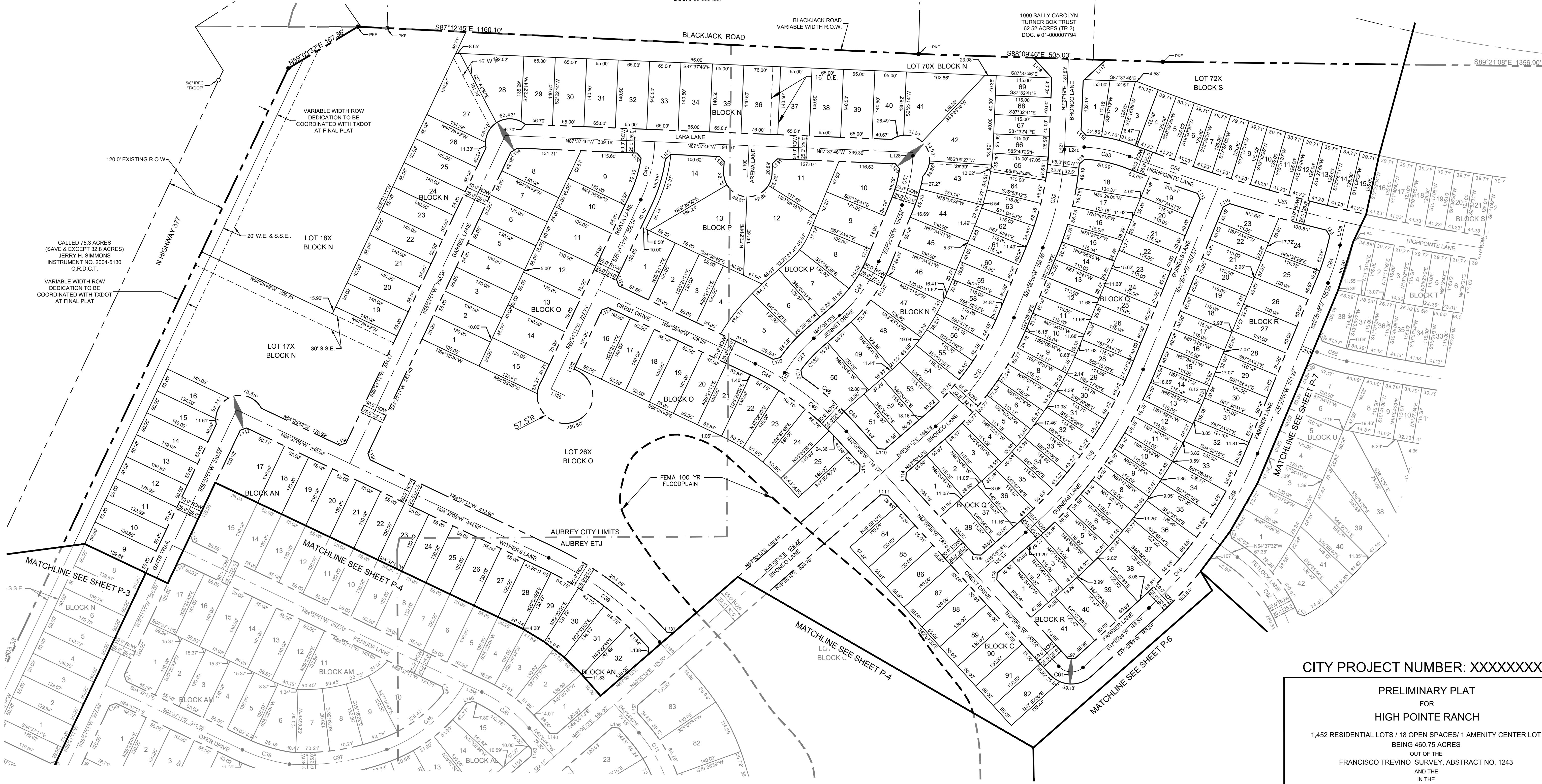
TEXAS WEATHER
INSTRUMENTS, INC
0.538 ACRE
DOC. # 07-000023674

- 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

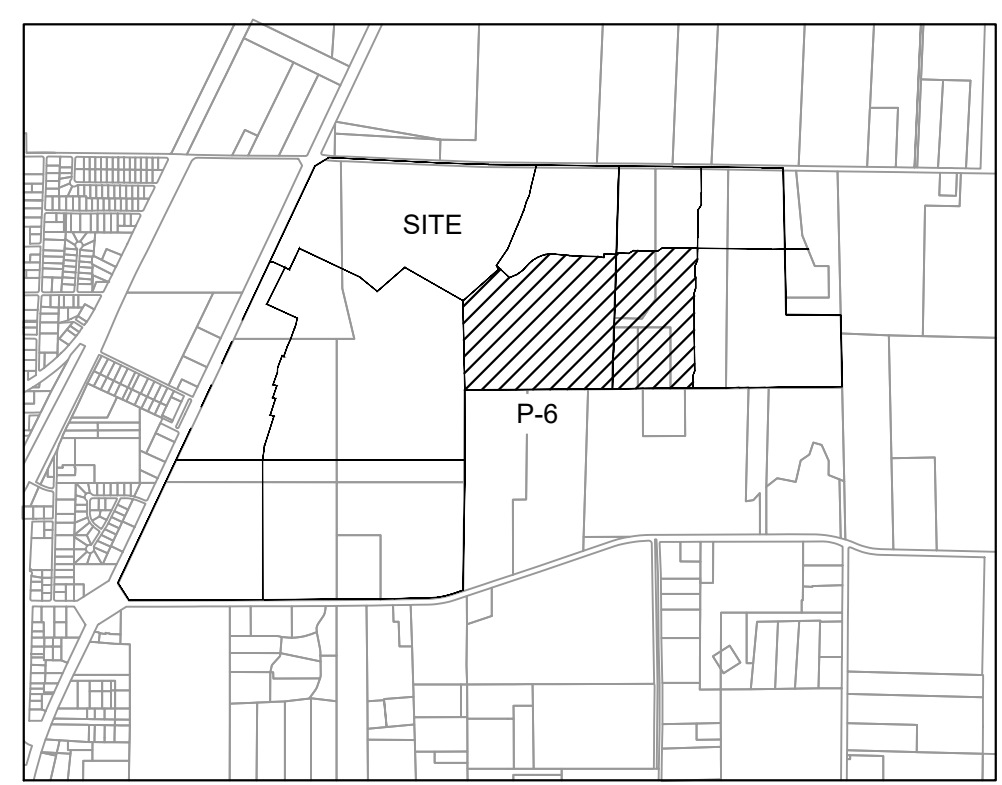
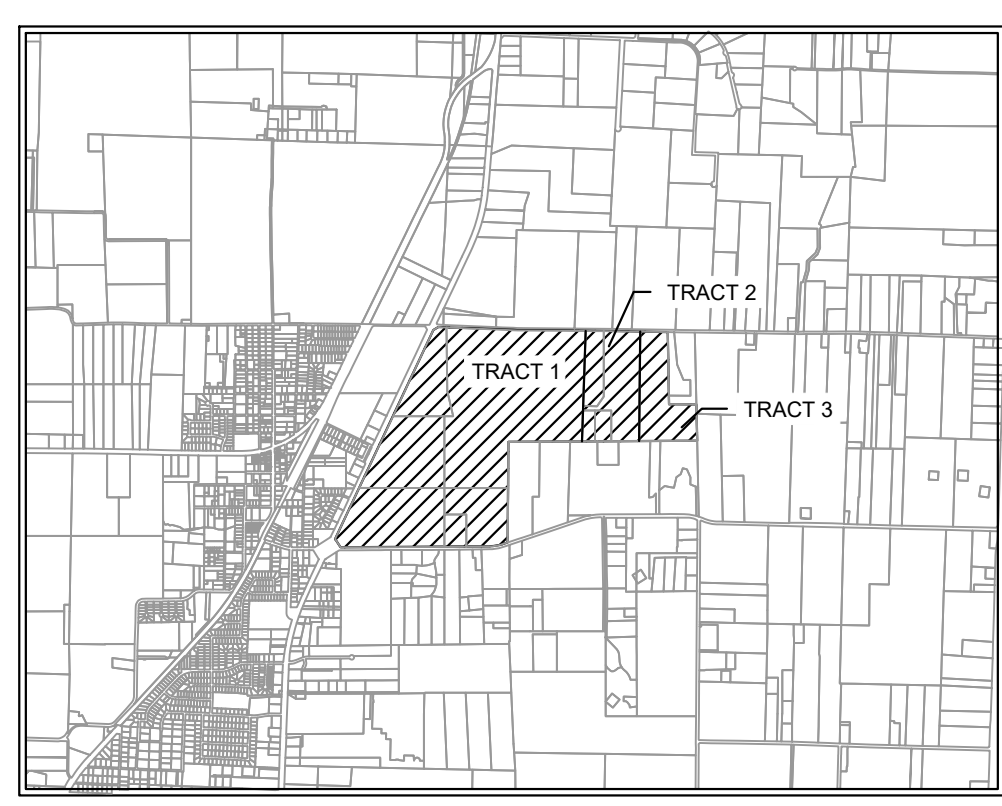
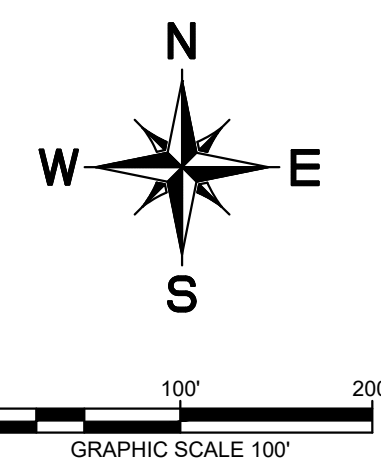
SURVEYOR:
Kimley-Horn
6160 Warren Pkwy
Frisco, TX 75025
Tel: (469) 353-6058
Contact: Sylvia Gunawan
Surveyor #6461

OWNER/DEVELOPER:
Aubrey Blackjack Partners, LLC
4514 Cole Ave., Suite 1650
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 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.	P-5
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103	



LEGEND	
D.R.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

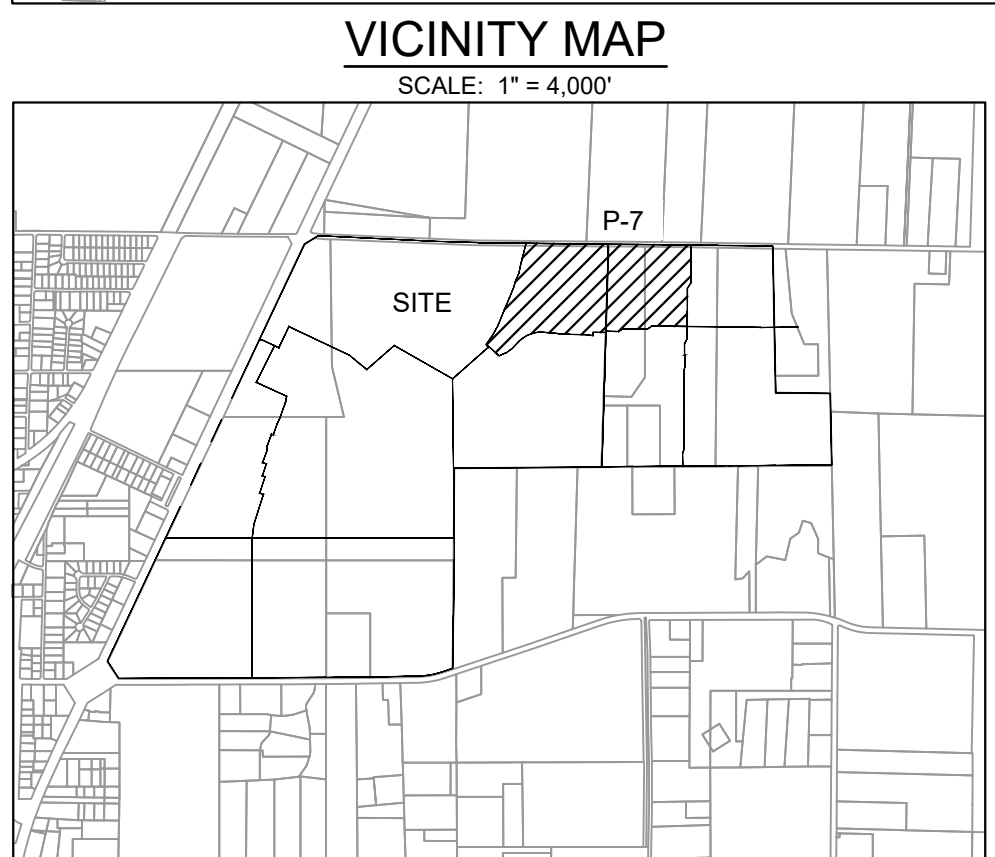
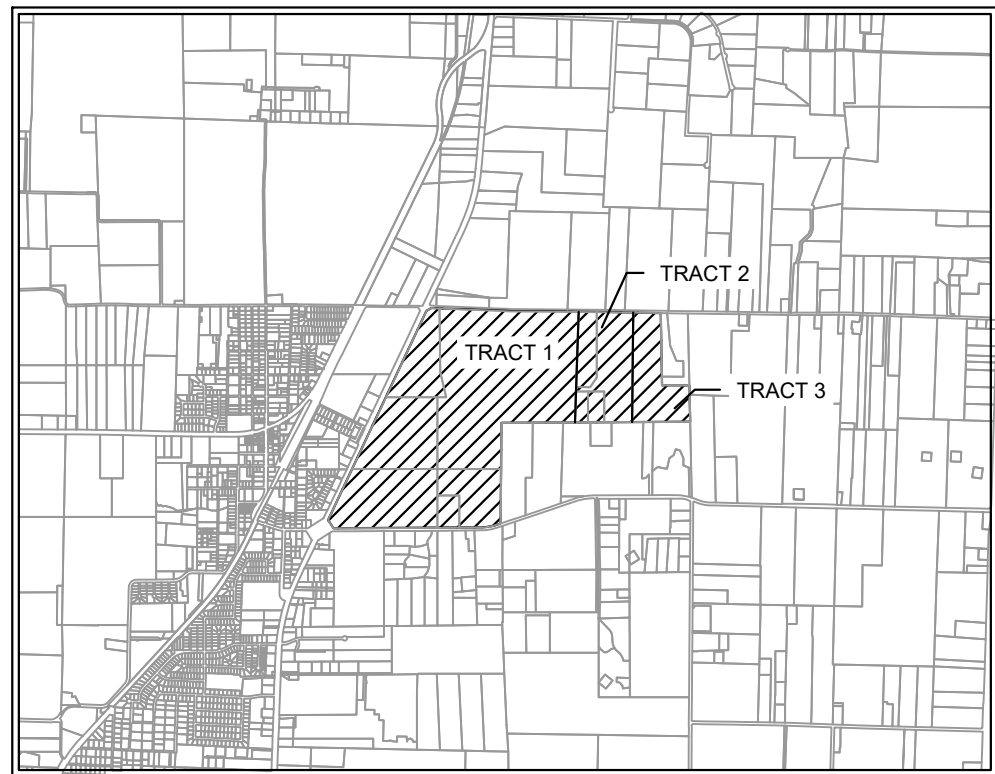
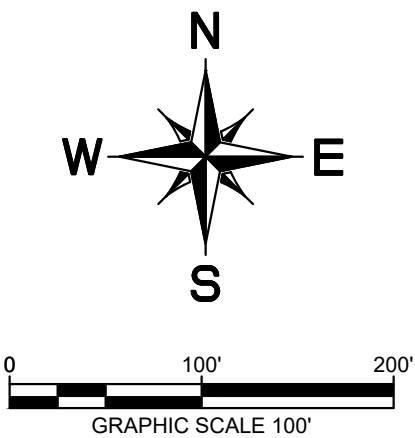
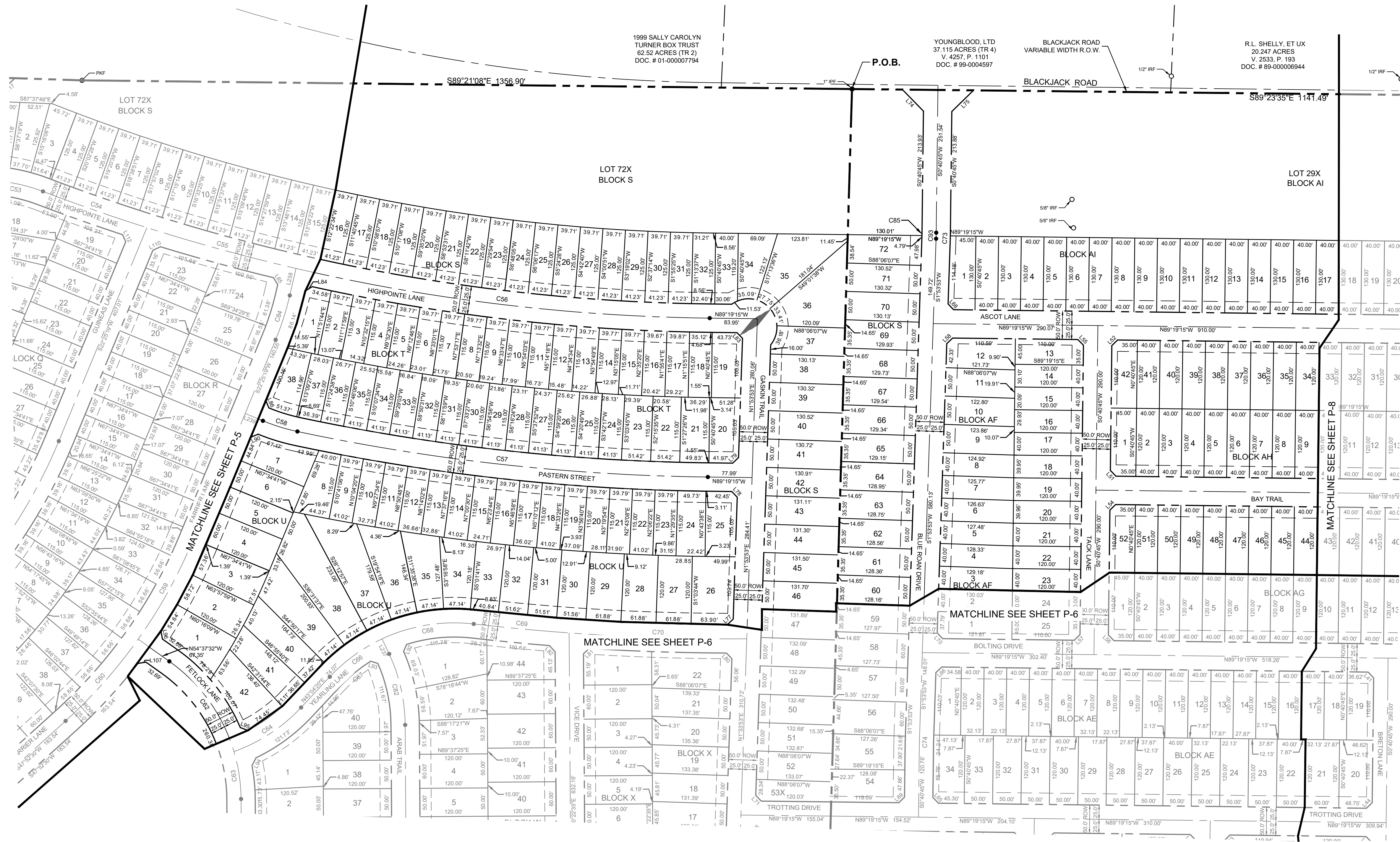
- NOTE:
- 1) ALL X LOTS ARE OWNED AND MAINTAINED BY THE HOA.
 - 2) ALL ISLANDS WITHIN THE ROW SHALL BE MAINTAINED BY THE HOA.
 - 3) PER APPROVED DEVELOPMENT AGREEMENT BLOCK LENGTH IS 1,250'.
 - 4) ALL FEMA FLOOD ZONES INDICATE A FLOODPLAIN & DRAINAGE EASEMENT.
 - 5) EXISTING FEMA FLOOD ZONES ARE LOCATED 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	OWNER/DEVELOPER	OWNER/DEVELOPER	ENGINEER
Kimley-Horn 6160 Warren Pkwy Frisco, TX 75025 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 130 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 THE	PROJECT NO.	P-6
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	IN THE	2020103	



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.	WATER EASEMENT
S.S.E.	DRAINAGE 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

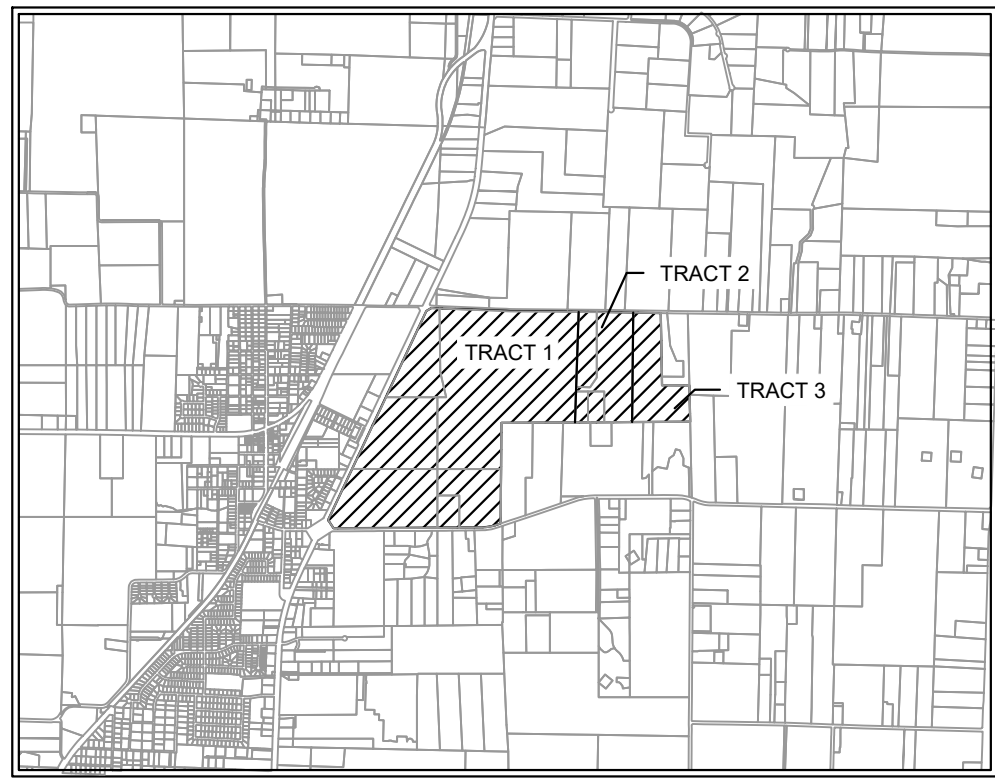
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 - 5) EXISTING FEMA FLOOD ZONES ARE LOCATED WITHIN FEMA FIRM PANEL NO. 4812100285G.
 - 6) PROPOSED FLOODPLAIN STUDY AND CLOMR WILL SHOW LIMITS OF POST-DEVELOPMENT FLOODPLAIN.
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CITY PROJECT NUMBER: 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 TIME
CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6180 Warren Pkwy Frisco, TX 75034 Tel: (469) 333-6058 Surveyor: Sylvinia Gnanaseelan 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.	P-7
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103	



SCALE: 1" = 4,000'



SCALE: 1" = 2,000'

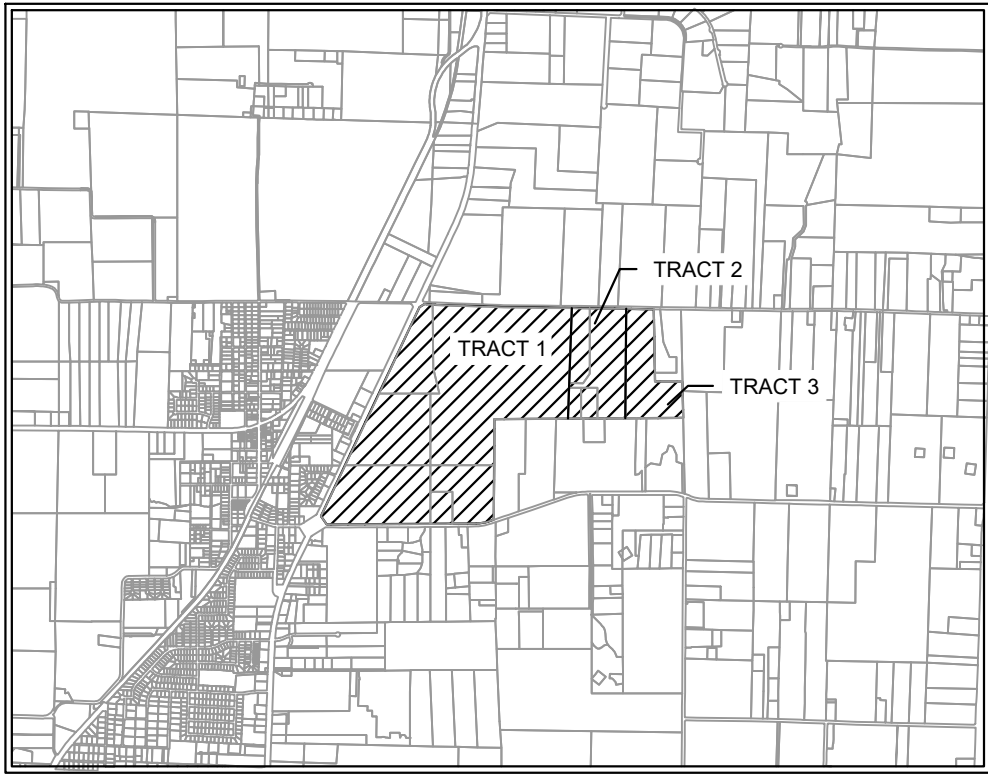
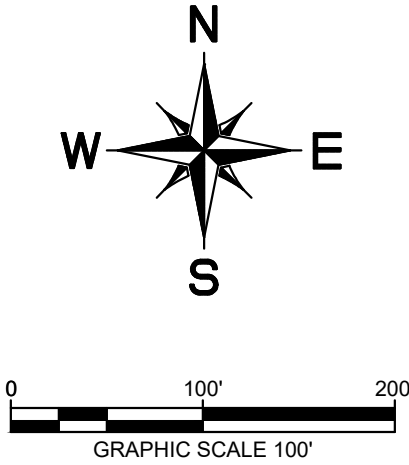
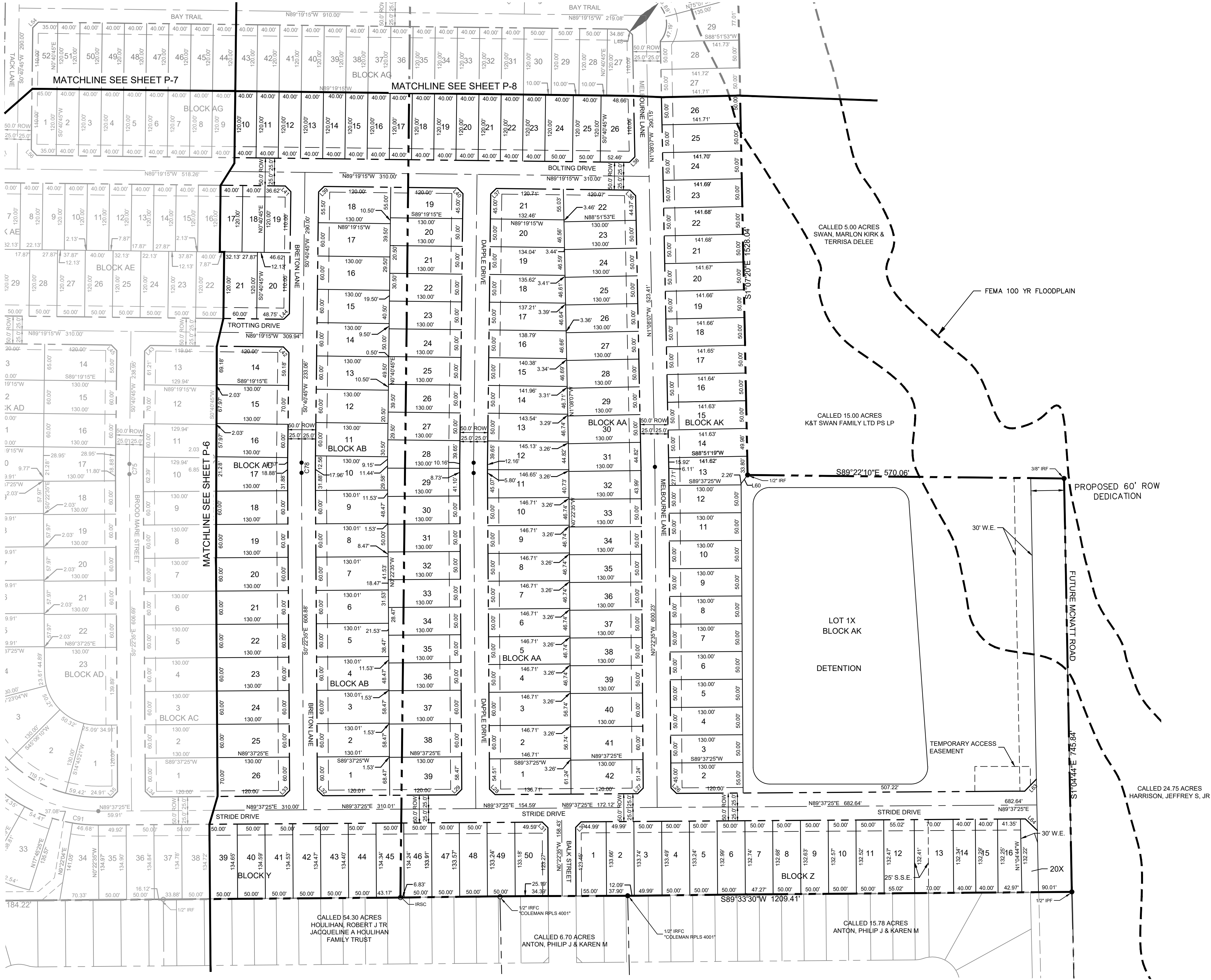
D.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY, TEXAS
HOA	HOMEOWNER'S ASSOCIATION
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R.O.W.	RIGHT-OF-WAY
	STREET NAME CHANGE

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

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

350 of 441



VICINITY MAP
SCALE: 1" = 4,000'



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
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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
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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, 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"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°07'03"	350.00'	63.79'	S72°47'59"E	63.71'
C59	12°57'10"	885.00'	200.07'	N12°42'40"W	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	S45°22'35"E	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"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'
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	14.77'
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'

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.

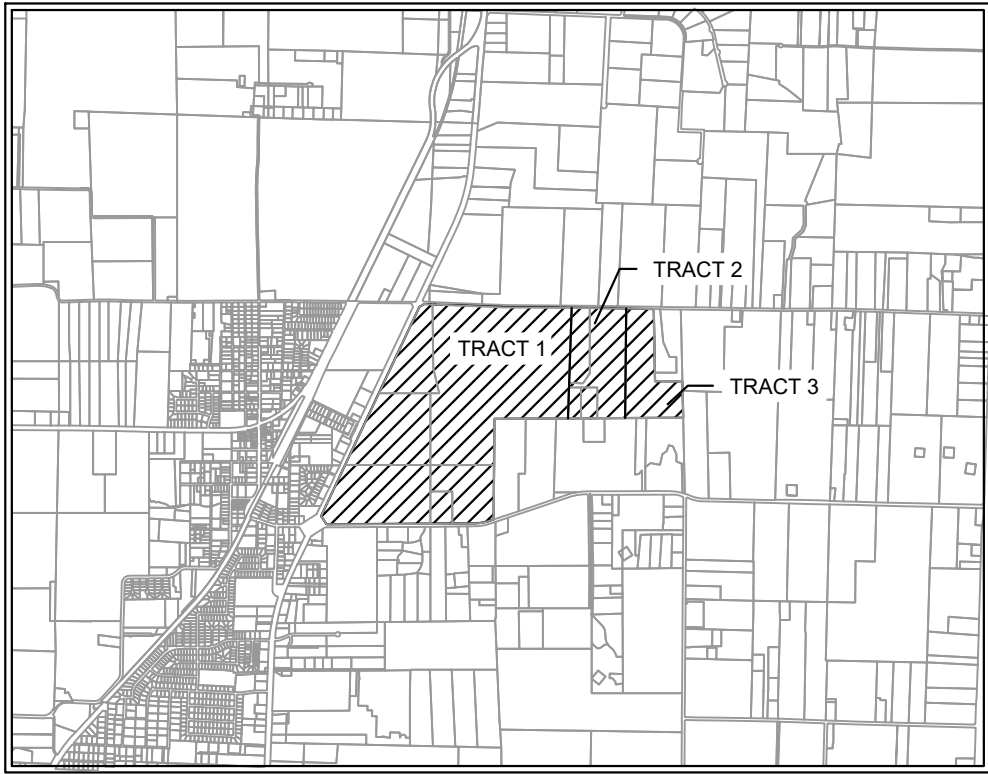
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

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

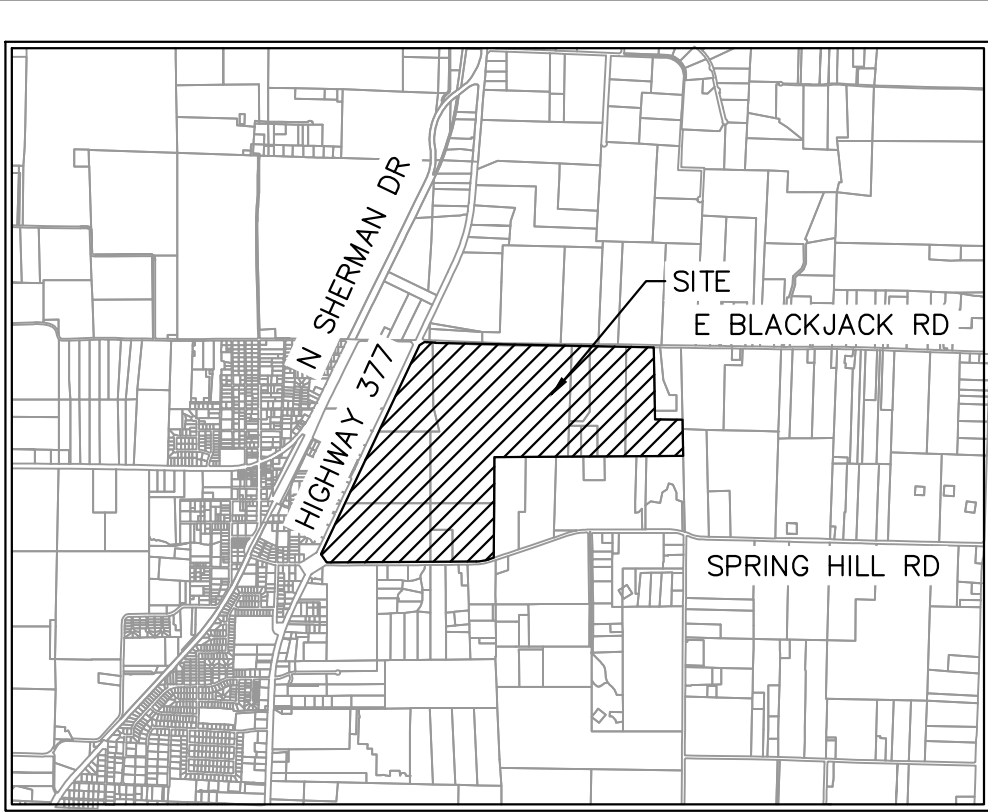
- NOTE:
- 1) ALL X LOTS ARE OWNED AND MAINTAINED BY THE HOA.
 - 2) ALL ISLANDS WITHIN THE ROW SHALL BE MAINTAINED BY THE HOA.
 - 3) PER APPROVED DEVELOPMENT AGREEMENT BLOCK LENGTH IS 1,250'.
 - 4) ALL FEMA FLOOD ZONES INDICATE A FLOODPLAIN & DRAINAGE EASEMENT.
 - 5) EXISTING FEMA FLOOD ZONES ARE LOCATED 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	KH PROJECT NO.		P-11
		SEPT. 2021	2020103		

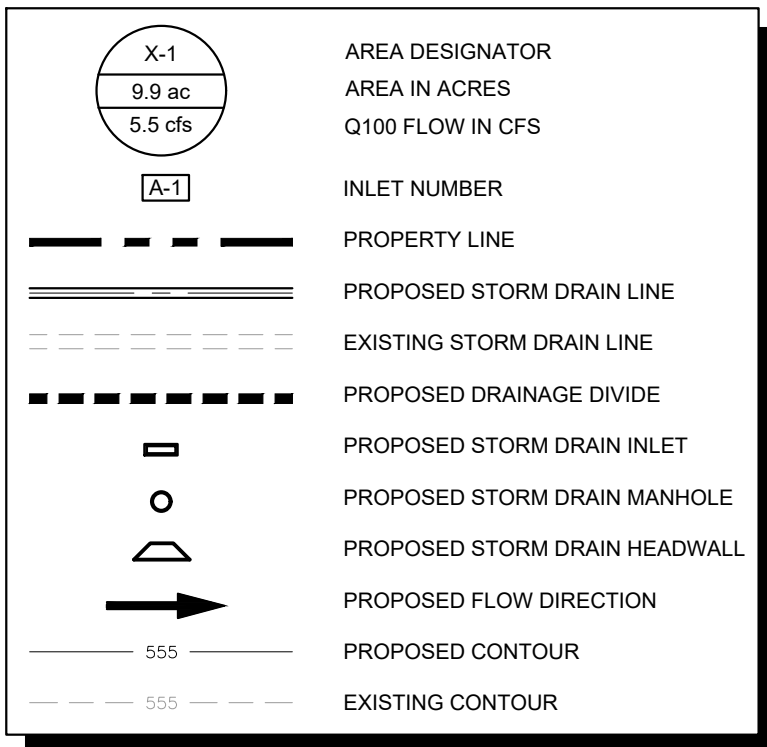
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VICINITY MAP
SCALE: 1" = 4,000'

LEGEND



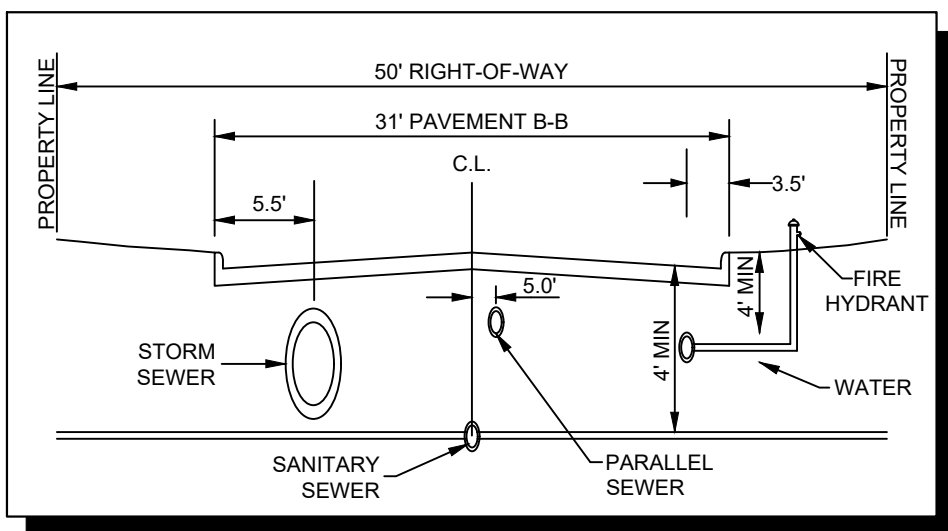
DRAINAGE DESIGN CRITERIA

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

TYPICAL UTILITY LOCATION



NOTE: EXISTING TOPOGRAPHIC INFORMATION IS FROM CURRENT TNRIS LIDAR.

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

CITY PROJECT NUMBER: XXXXXXXXXX

EXISTING DRAINAGE AREA 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
Dallas, TX 75205
Tel: (214) 674-9570
Contact: Chad Vose

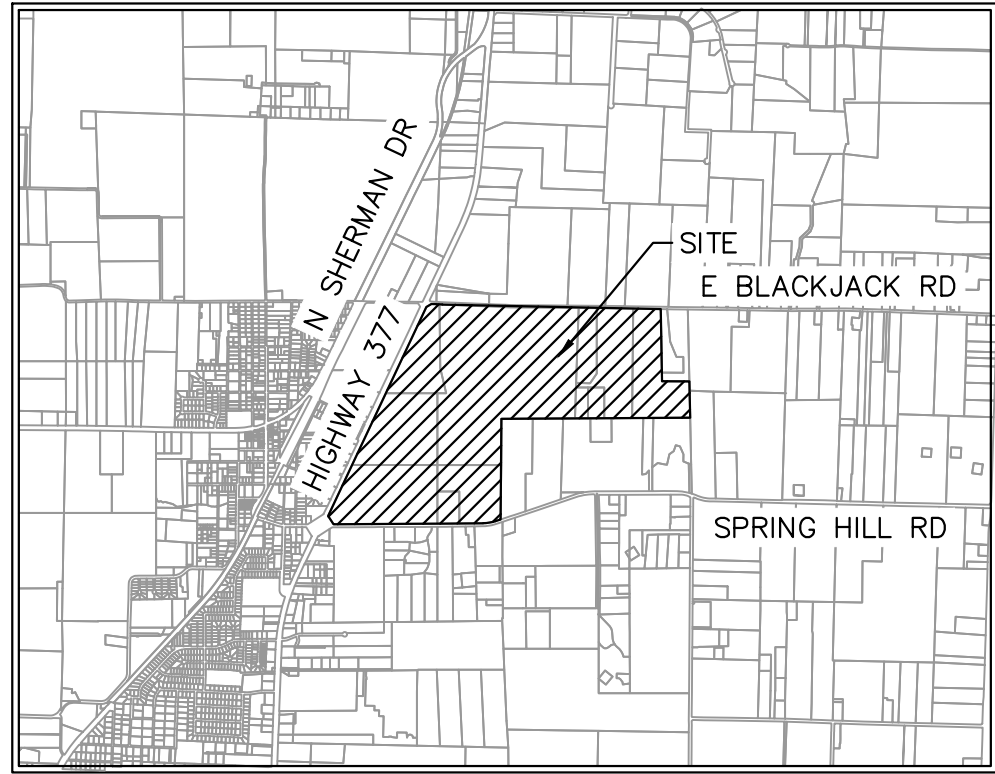
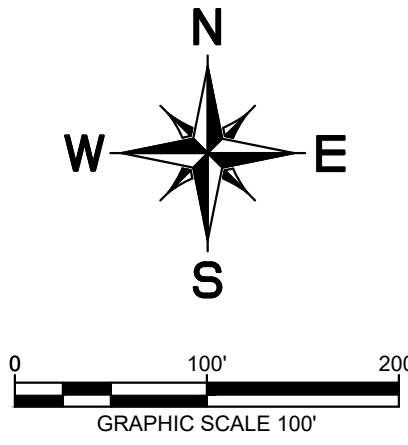
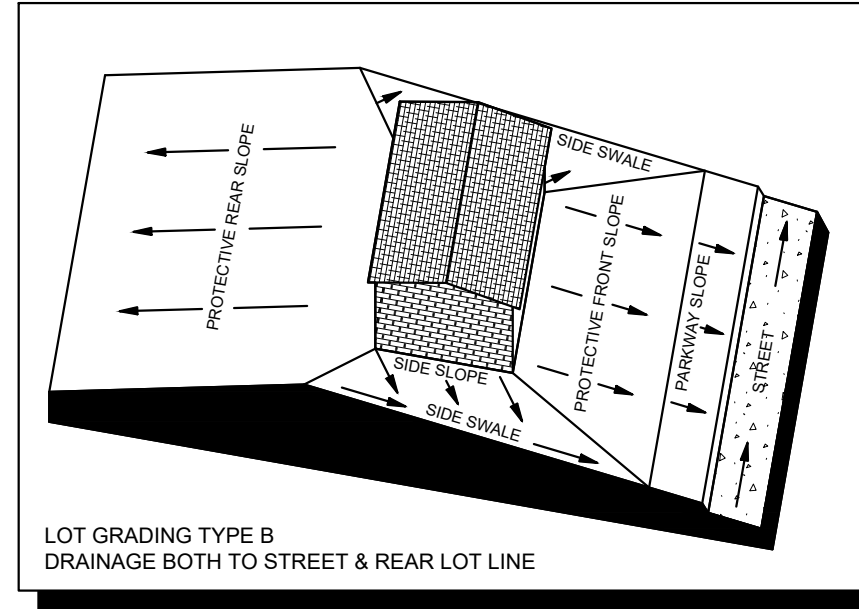
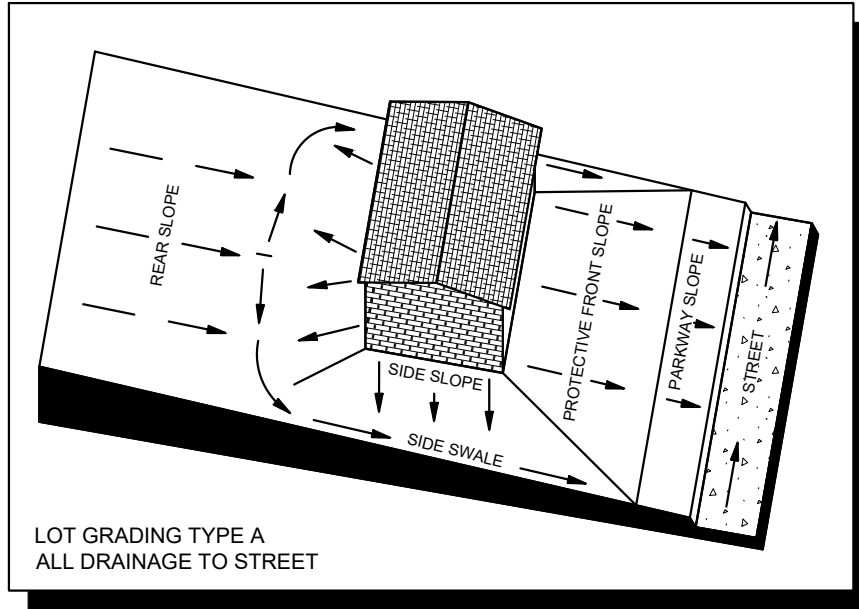
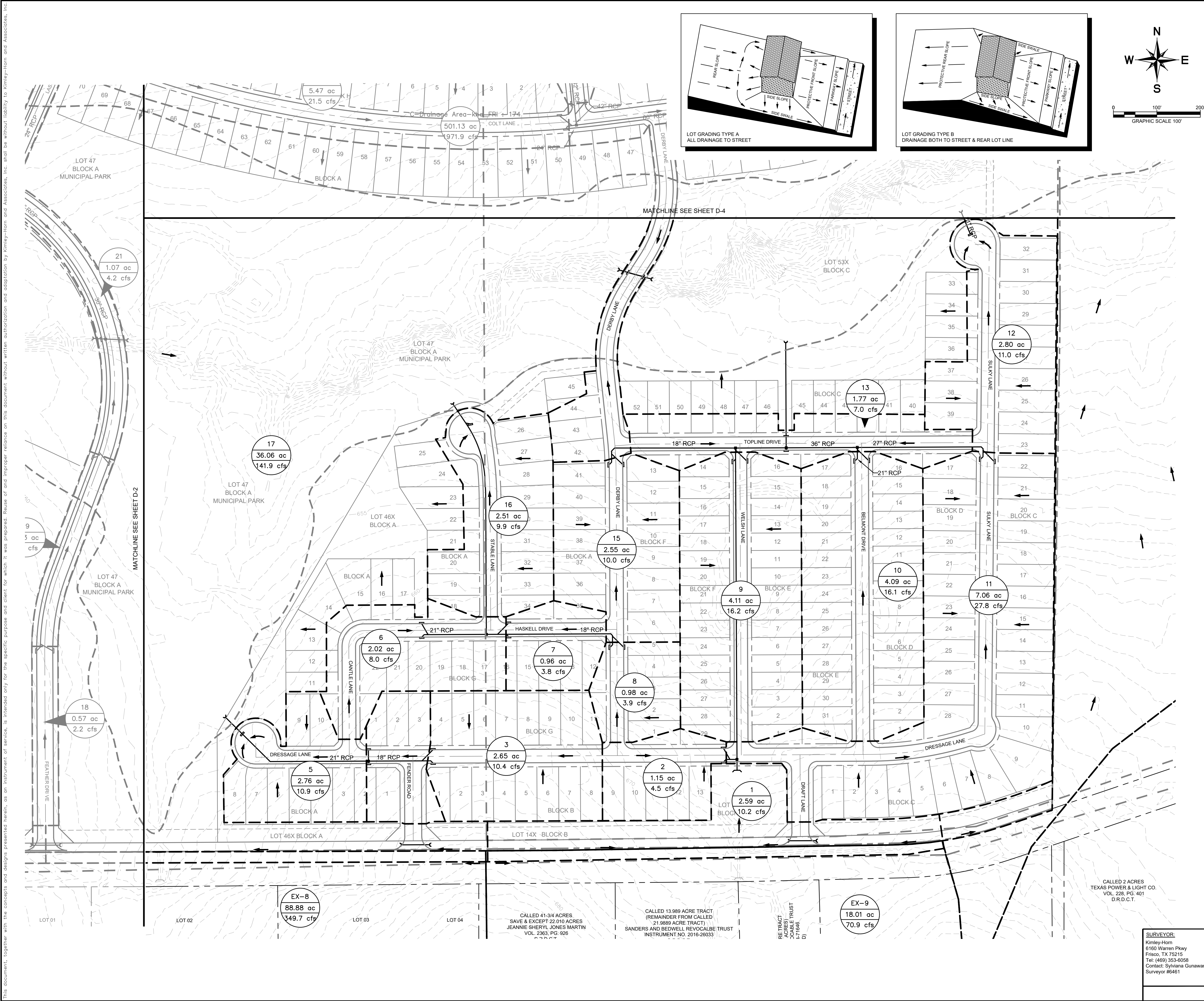
OWNER/DEVELOPER:

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.	EX-1
DKT	KPH	TLF	AS SHOWN	SEPT. 2021	2020103	



VICINITY MAP
SCALE: 1" = 4,000'

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

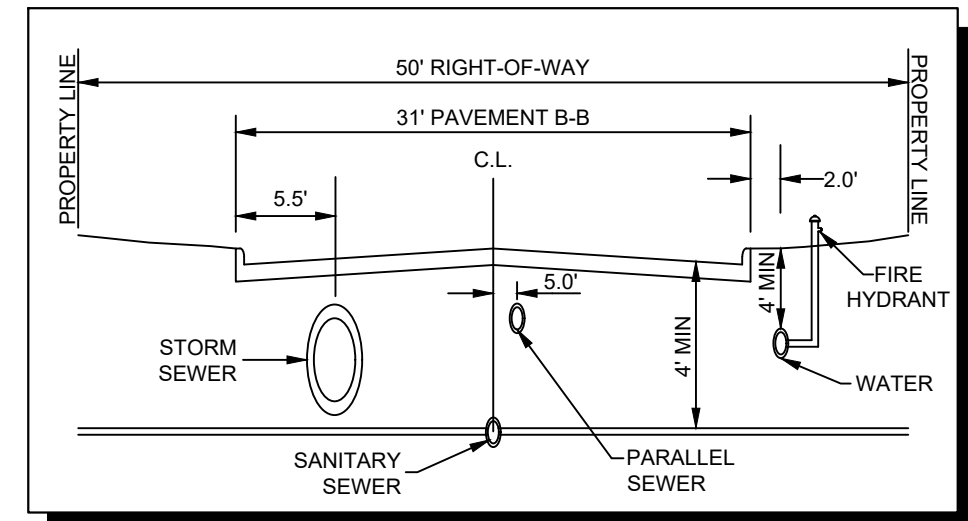
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 TC OF 15 MINUTES (RESIDENTIAL) = 7.87 IN/HR
 A = DRAINAGE AREA IN ACRES

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.

TYPICAL UTILITY LOCATION

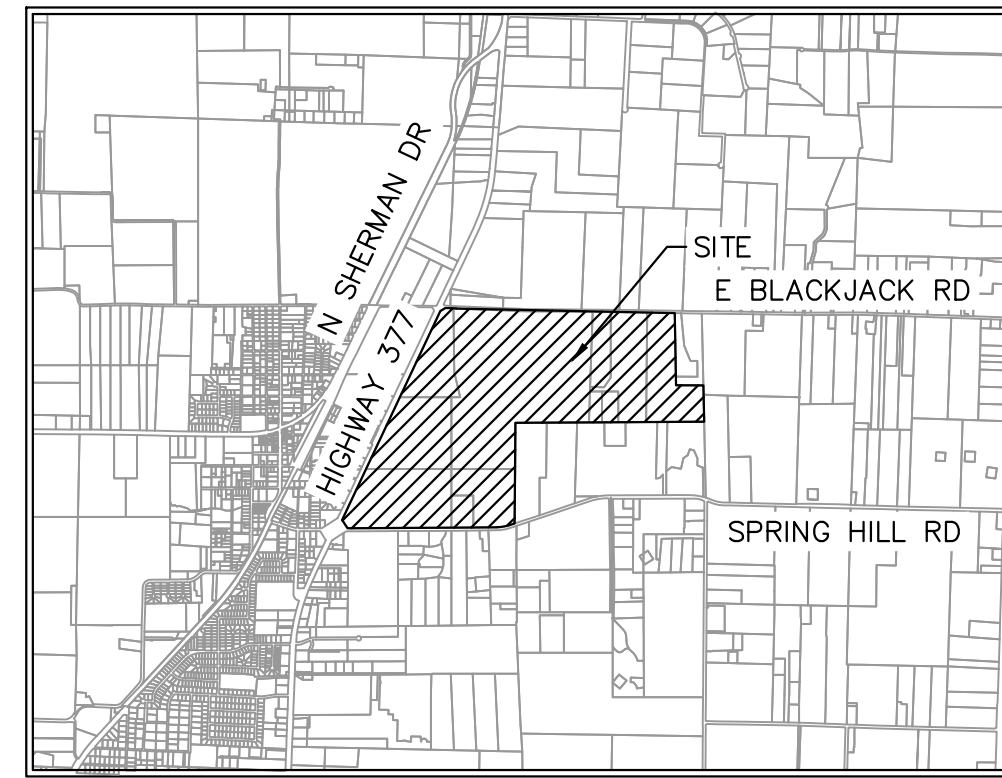
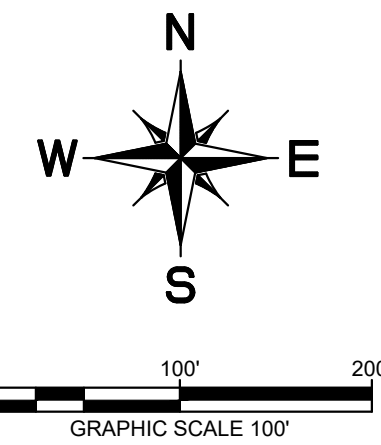
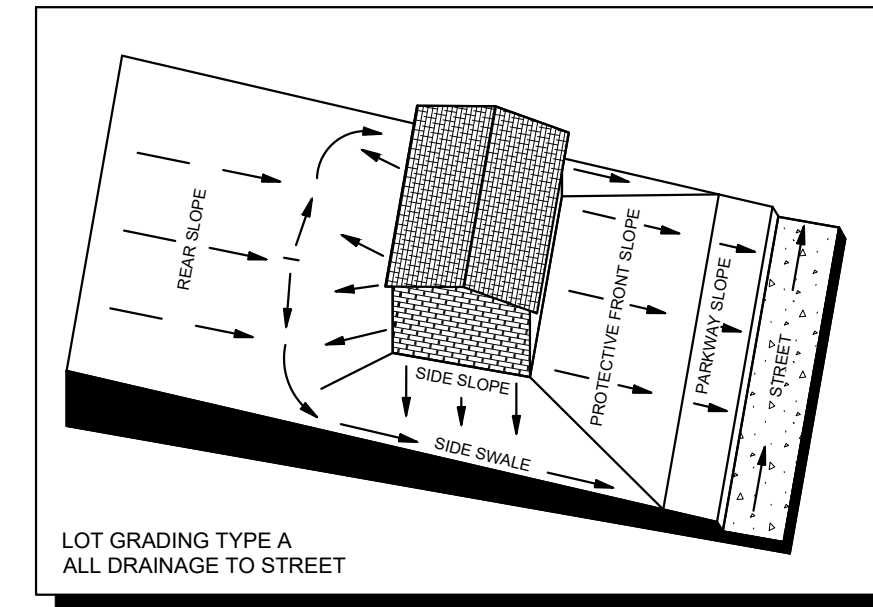


CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY DRAINAGE PLAN FOR HIGH POINTE RANCH

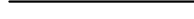
1,452 RESIDENTIAL LOTS / 18 OPEN SPACES / 1 AMENITY CENTER LOT
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SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75035 Tel: (469) 353-6058 Contact: Sylvia Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 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 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: Katherine Fletcher, P.E. 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

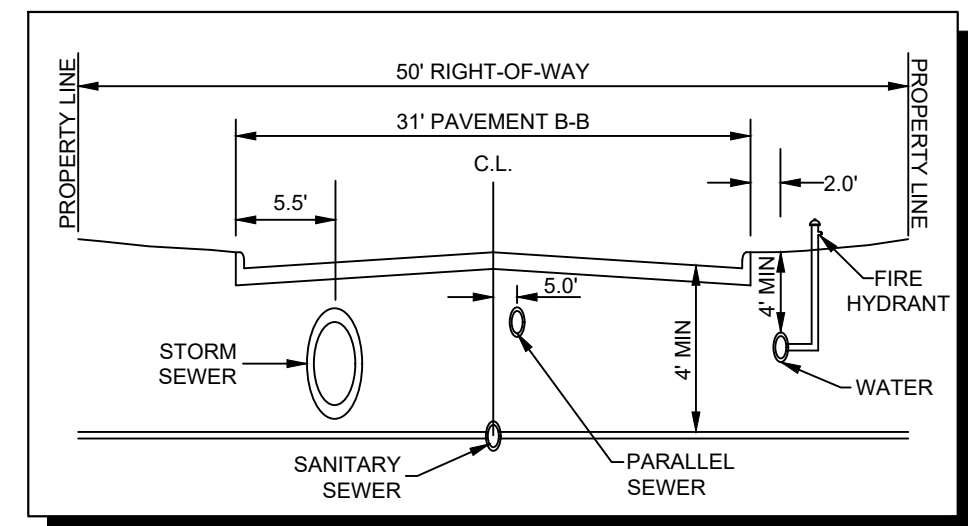
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TYPICAL UTILITY LOCATION

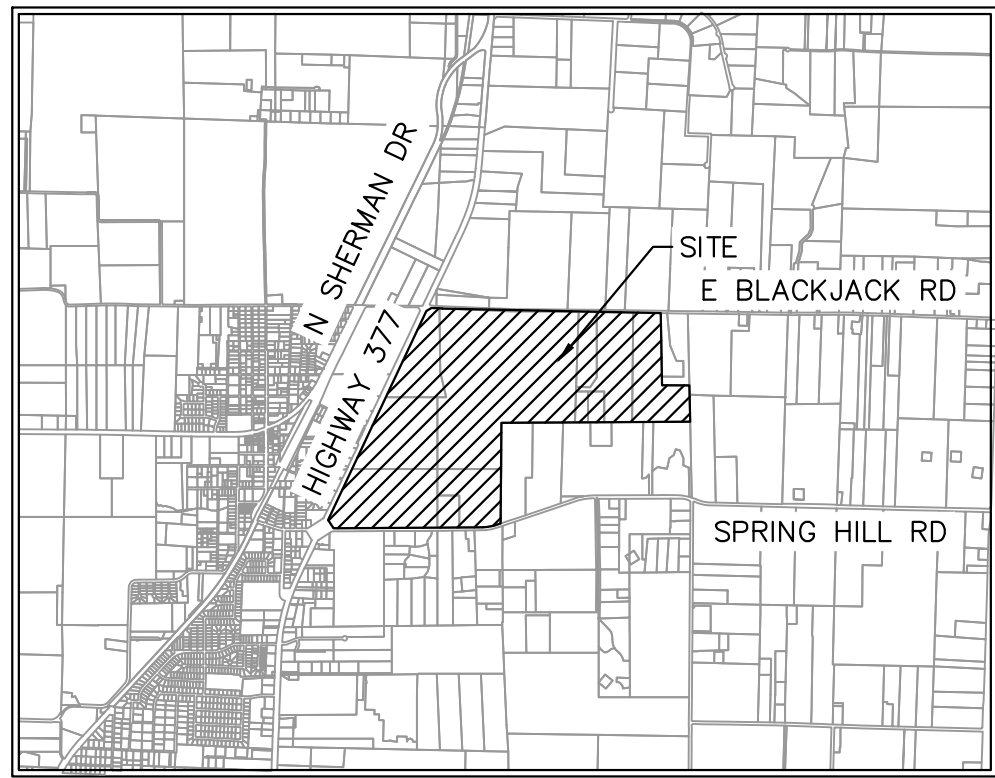


CITY PROJECT NUMBER: XXXXXXXXXX

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 75034 Tel: (469) 353-8058 Contact: Sylviaa Gunawan Surveyor #0461	OWNER/DEVELOPER: Aubrey Blackack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (714) 674-8570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Midway, TX 75226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER:  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	XXX	TLF	AS SHOWN	SEPT. 2021	2020103



VICINITY MAP
SCALE: 1" = 4,000'

X-1
 9.9 ac
 5.5 cfs
 A-1
 Q100
 1
 555
 600

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^{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

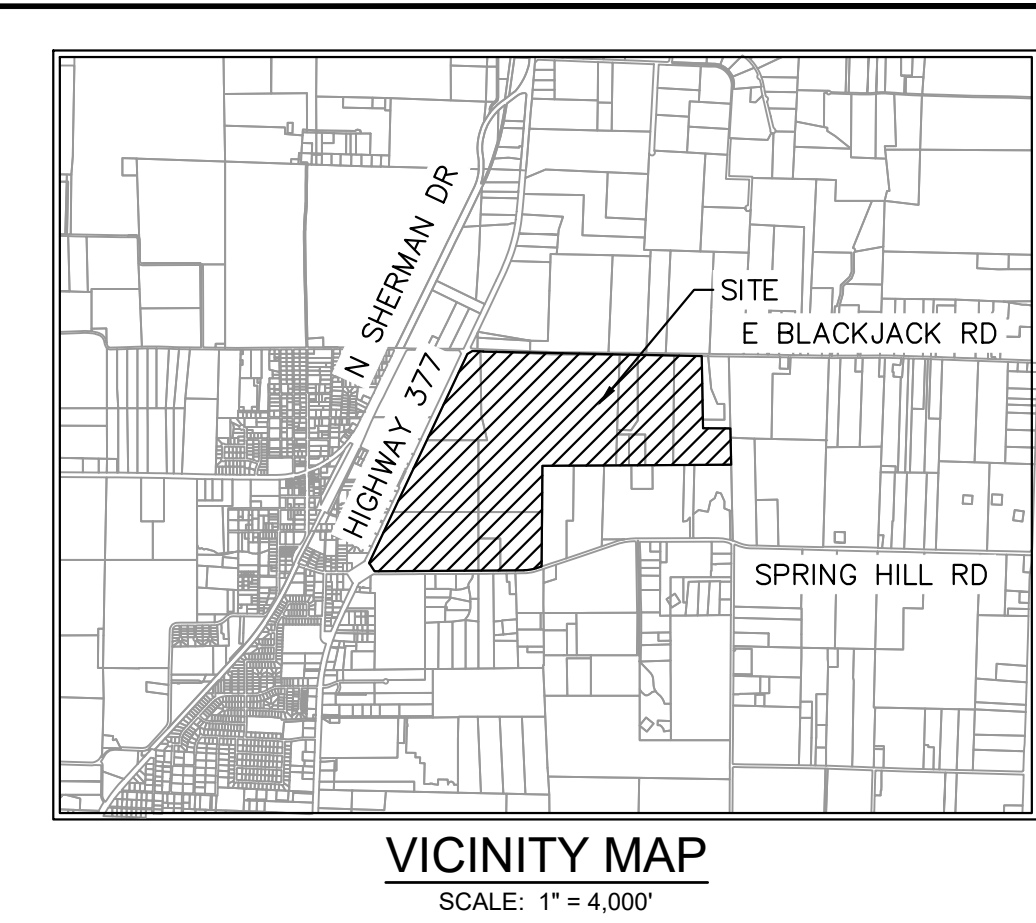
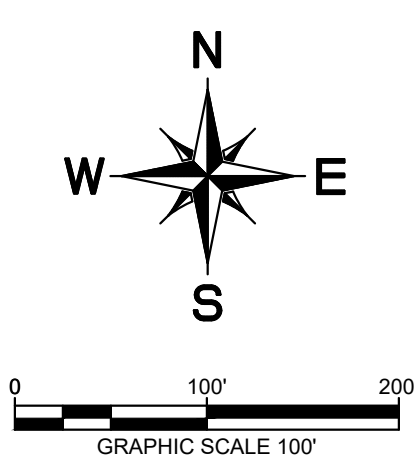
A = DRAINAGE AREA IN ACRES

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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.

ENGINEER:
Kimley»»Horr
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.	D-3
DKT	XXX	TLF	AS SHOWN	SEPT. 2021	2020103	

PROJECT: PRELIMINARY DRAINAGE PLAN FOR HIGH POINTE RANCH, SUBMITTAL NO. 2020020001-0001, CIRCLE Y RANCH, DRAINAGE PLAN D-4, PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. FOR THE CITY OF AUBREY, TEXAS. DATE: 09/20/2021. TIME: 2:41 PM. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, AND ITS USE IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM KIMLEY-HORN AND ASSOCIATES, INC.



LEGEND

X-1	AREA DESIGNATOR
9.9 ac	AREA IN ACRES
5.5 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

$Q100 = C \cdot I^A$

Q = FLOW IN CUBIC FEET PER SECOND (CFS)

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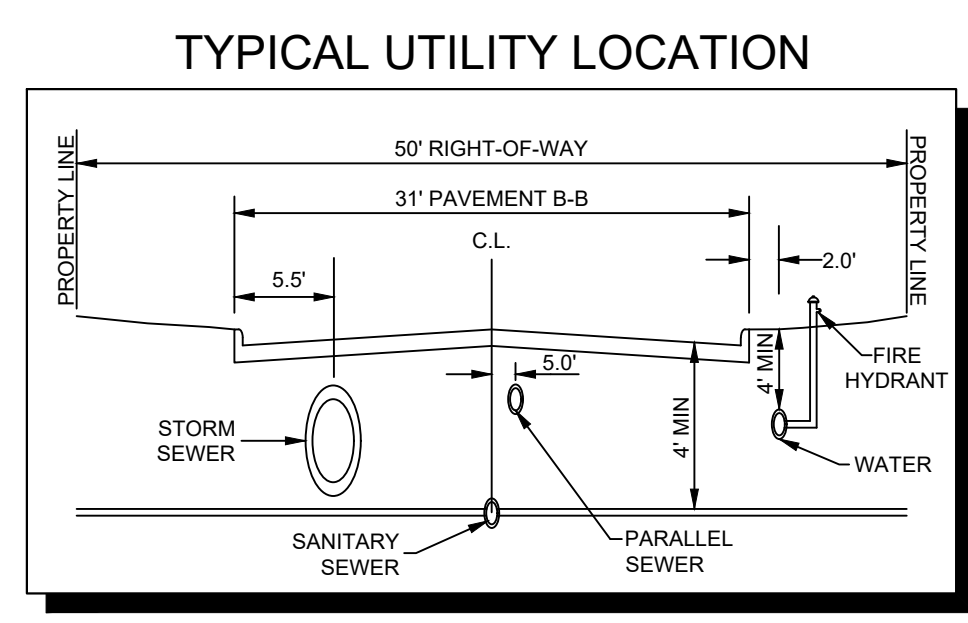
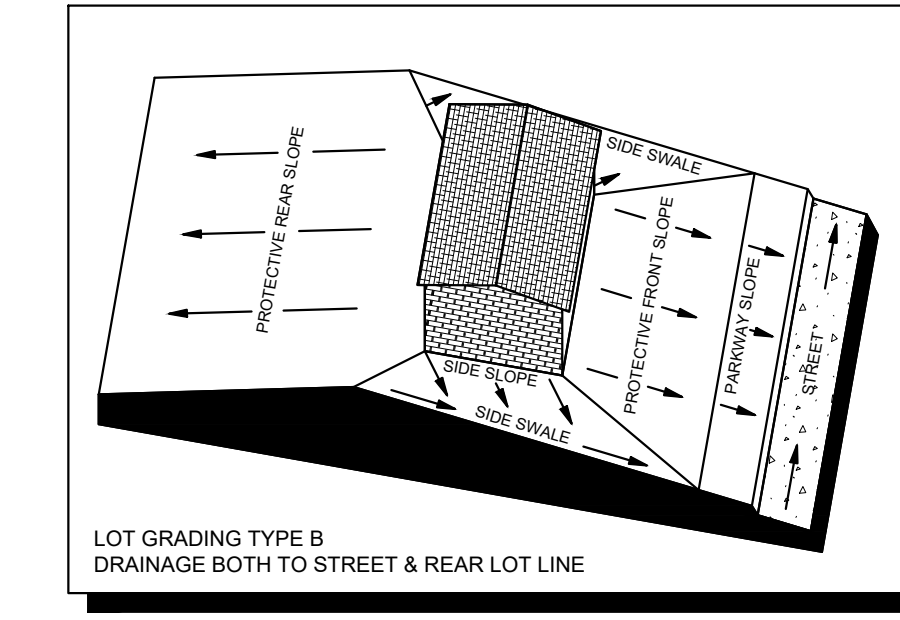
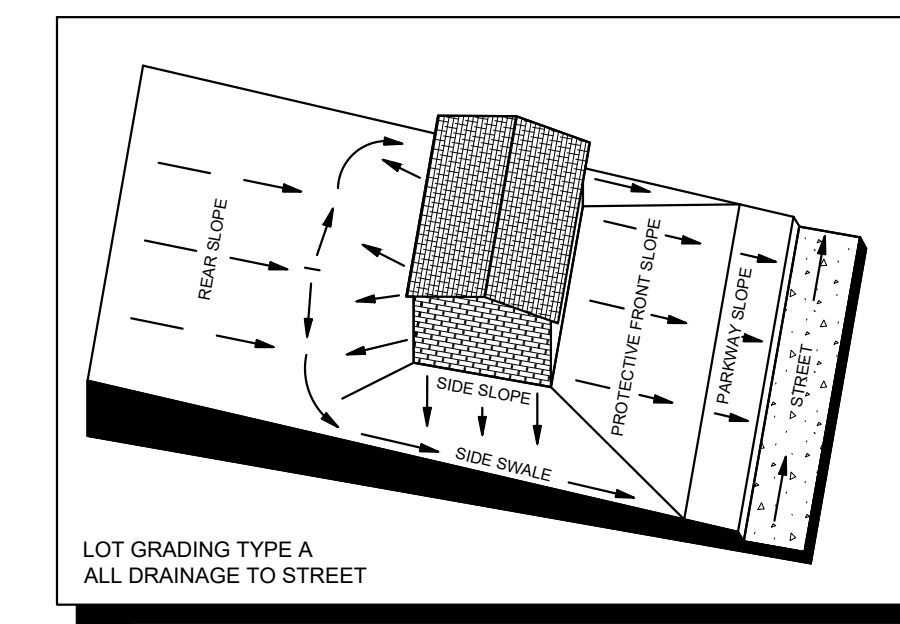
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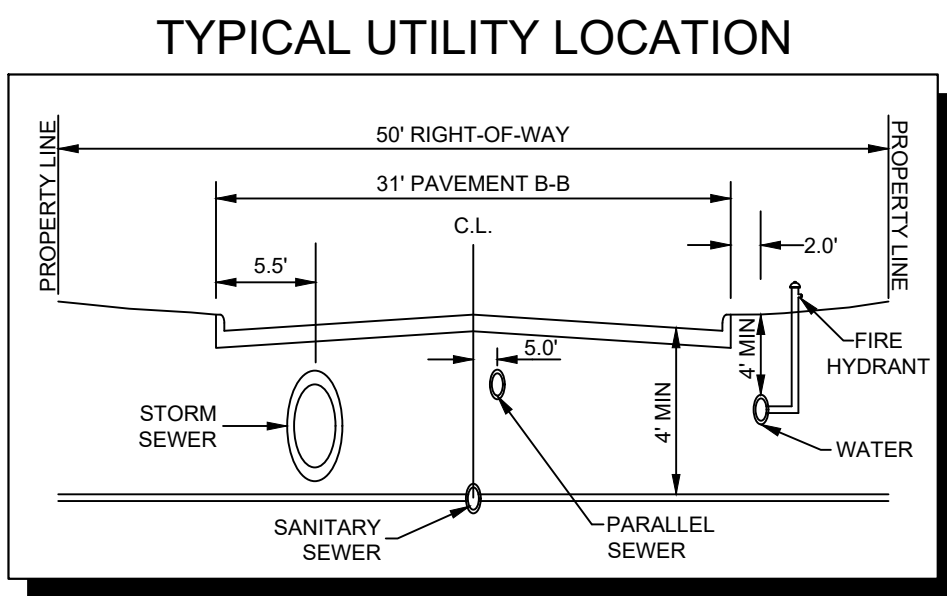
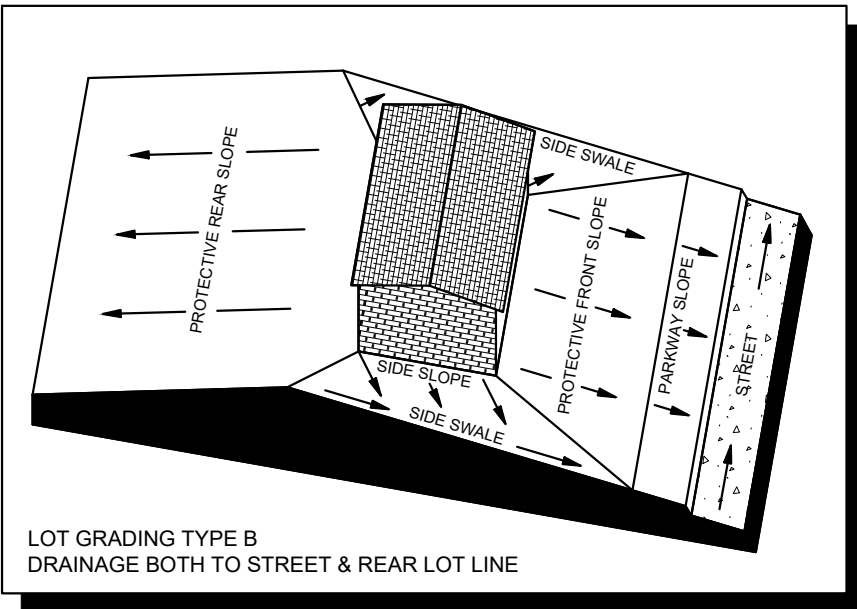
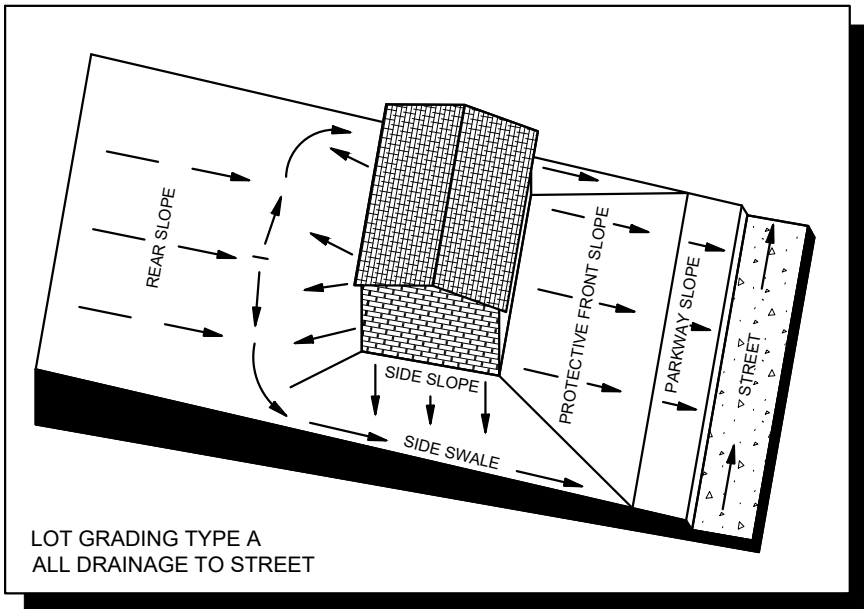


CITY PROJECT NUMBER: XXXXXXXXX

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. 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
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	D-4
DKT	XXX	TLF	AS SHOWN	SEPT. 2021	2020103	

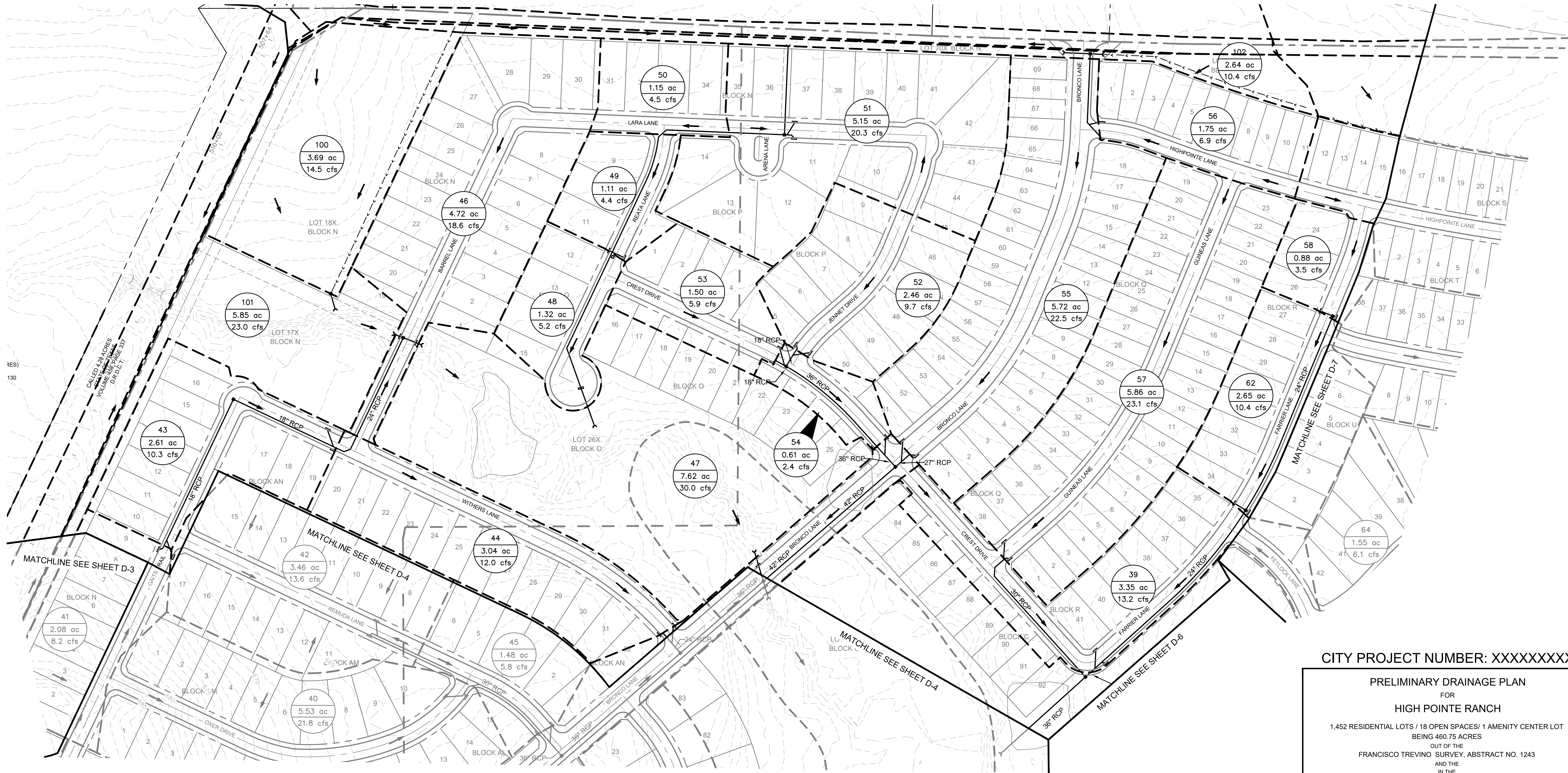
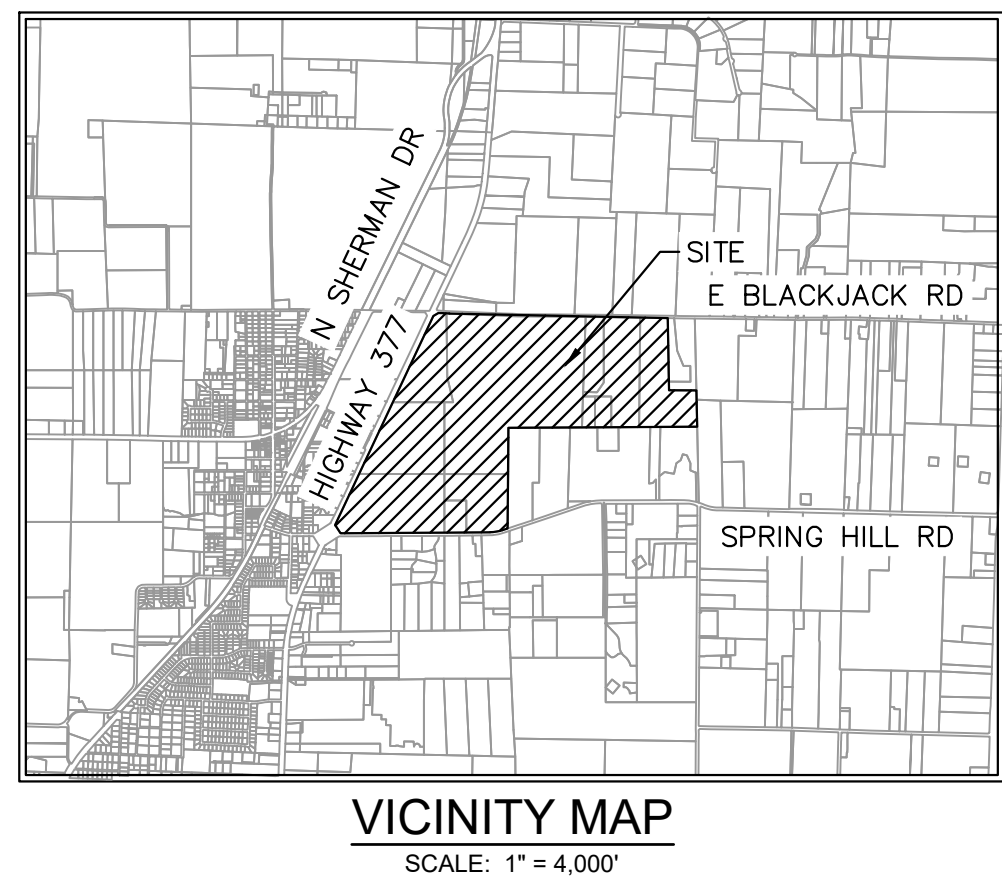
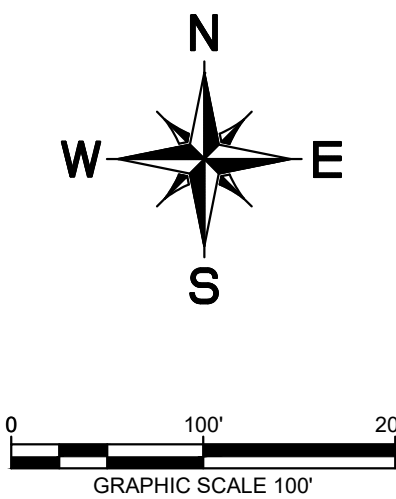


- ### DRAINAGE GENERAL NOTES
- LAYOUT SHOWN IS PRELIMINARY. STORM DRAIN PIPE SIZING, INLET LOCATIONS, AND JUNCTION BOX LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL PLAN AND CONSTRUCTION PLANS, BUT SHALL MEET THE REQUIREMENTS OF THE DENTON COUNTY DEVELOPMENT RULES AND REGULATIONS, EXCEPT FOR PROVIDING CAPTURE OF 100-YEAR STORM WITHIN RIGHT-OF-WAY.
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- $Q_{100} = C \cdot I \cdot A$
 Q = FLOW IN CUBIC FEET PER SECOND (CFS)
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 I = INTENSITY (TIME OF CONCENTRATION = TC)
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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

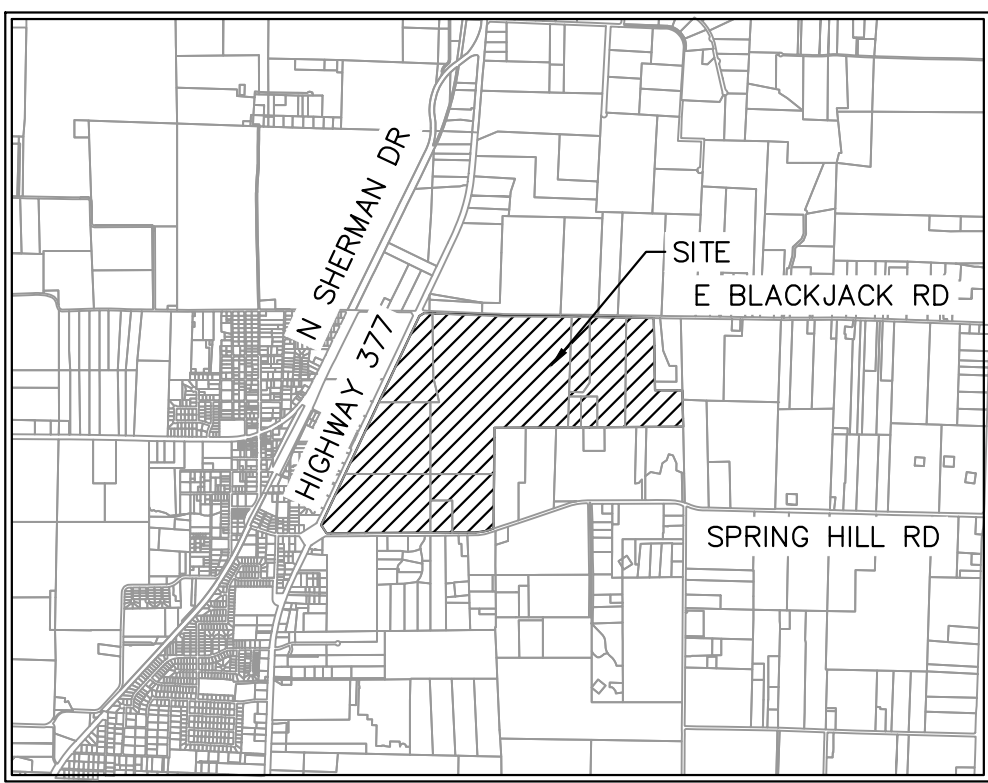
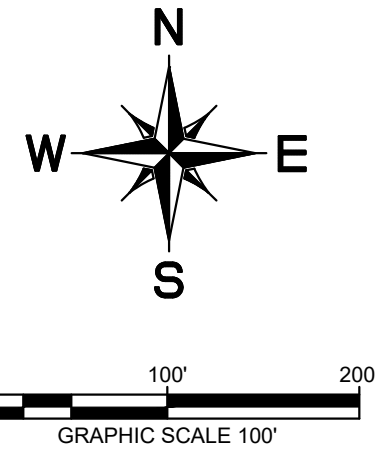
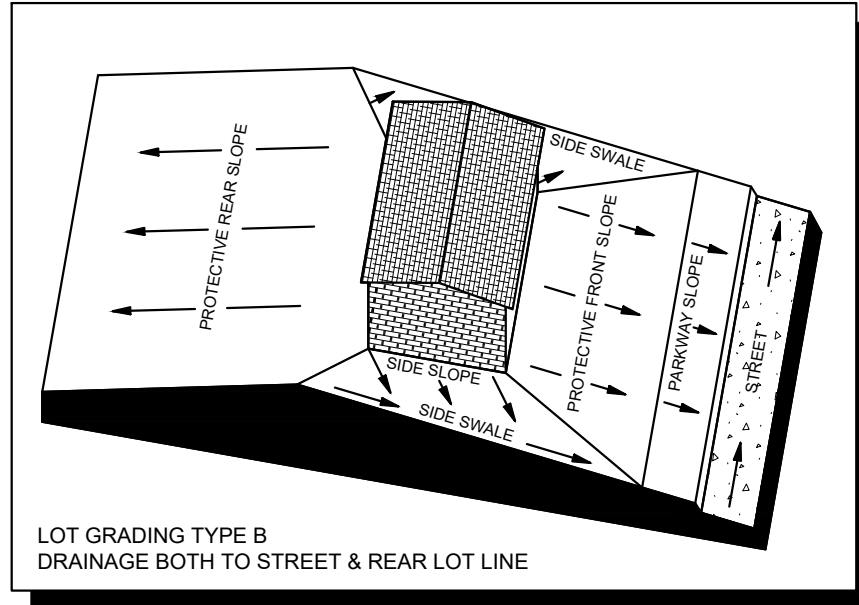


CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY DRAINAGE PLAN FOR HIGH POINTE RANCH

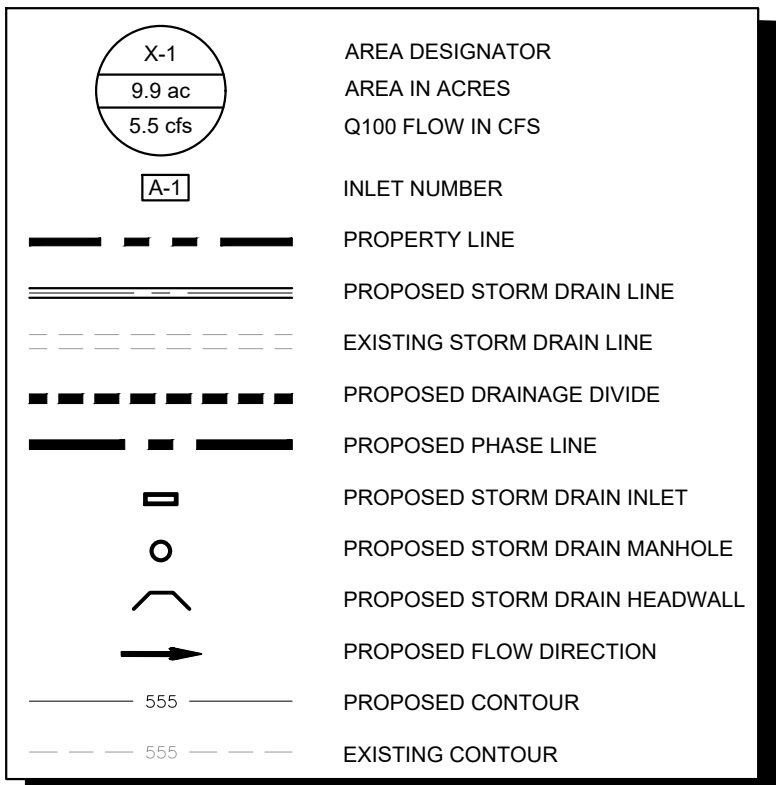
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CITY OF AUBREY, DENTON COUNTY, TEXAS

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 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



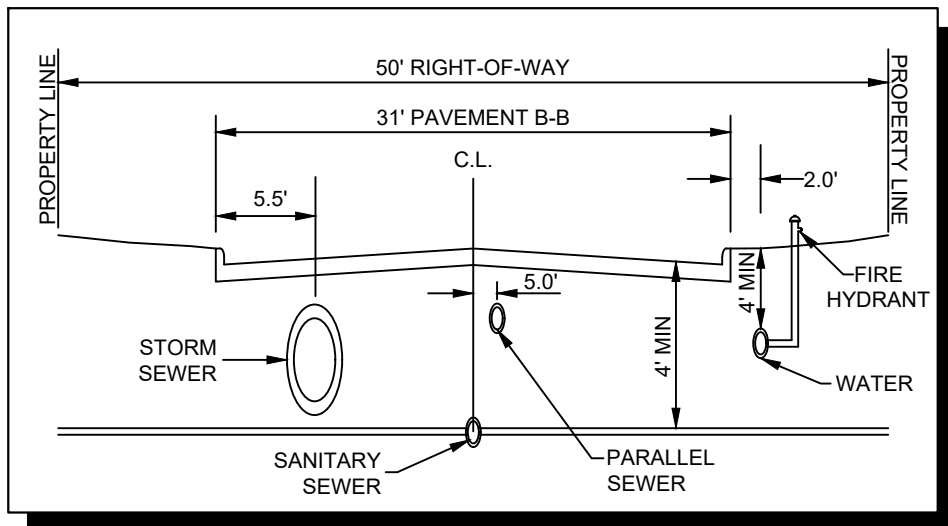
DRAINAGE DESIGN CRITERIA

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
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, 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

TYPICAL UTILITY LOCATION



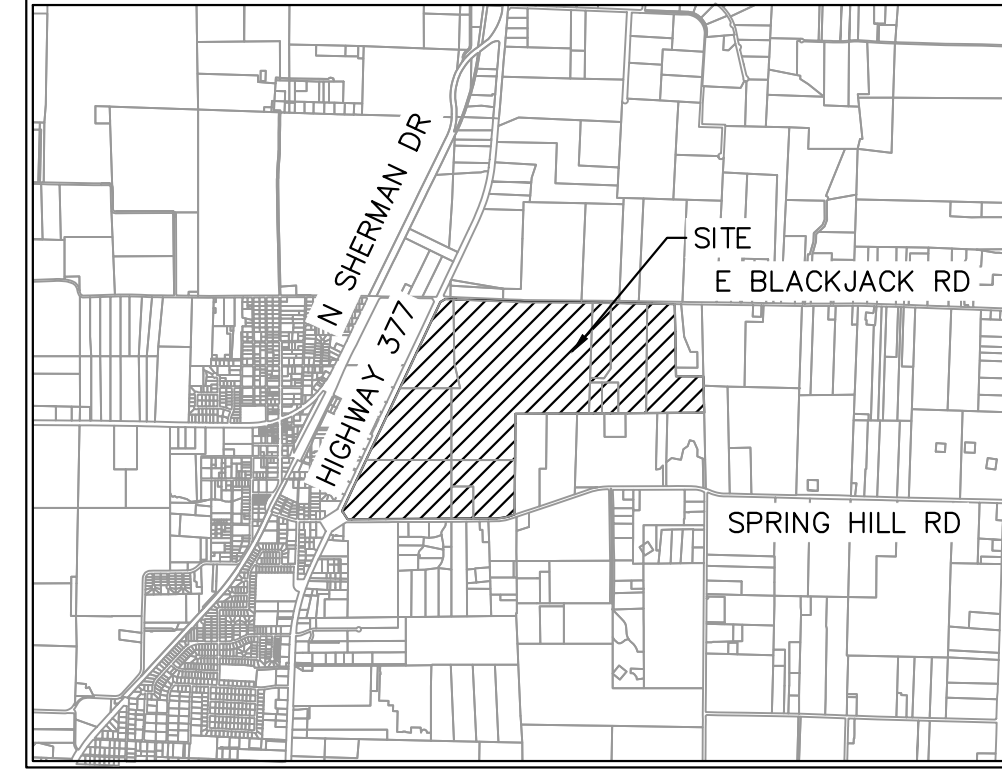
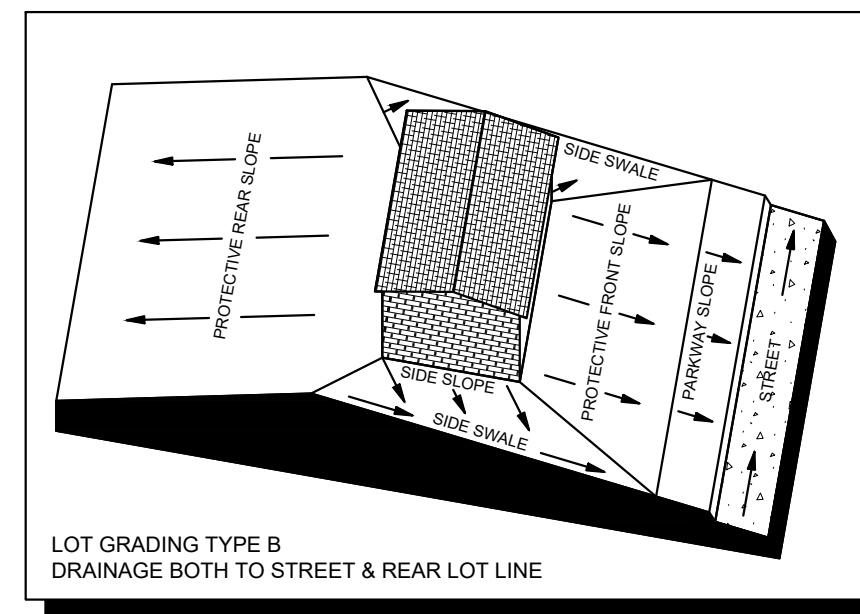
CITY PROJECT NUMBER: XXXXXXXXXX

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 75251 Tel: (469) 333-6058 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:  6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-5580 Contact: Thomas Fletcher, P.E. Registration F-928
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	D-6
DKT	DKT	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

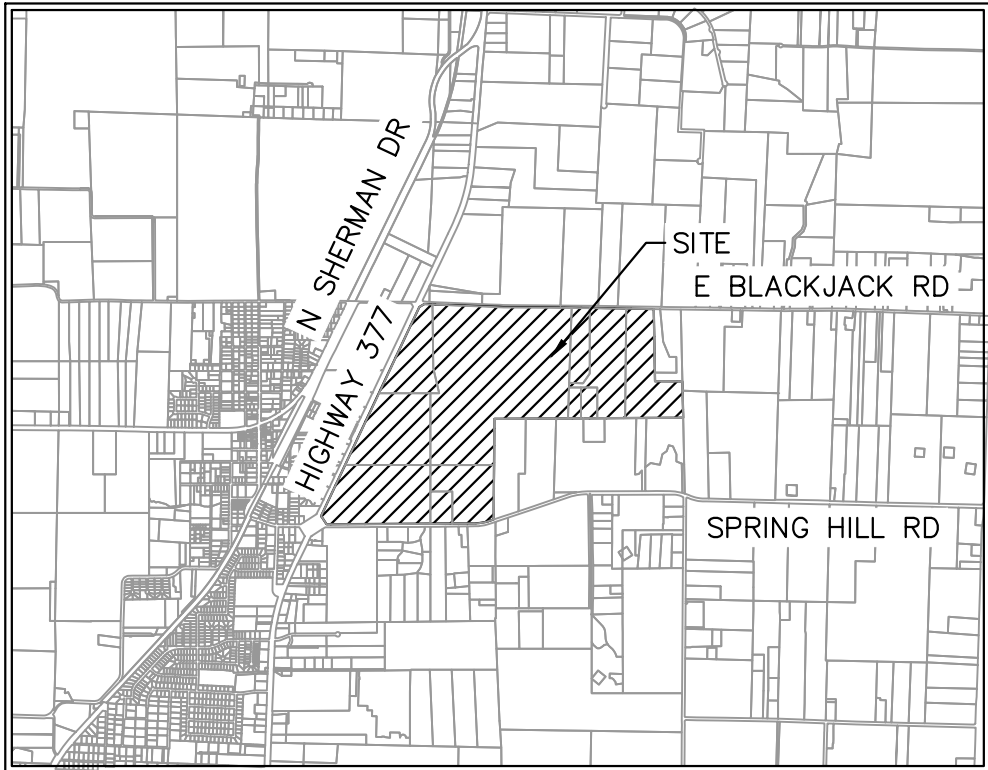
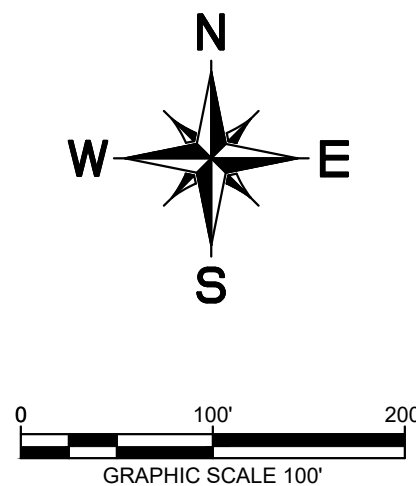
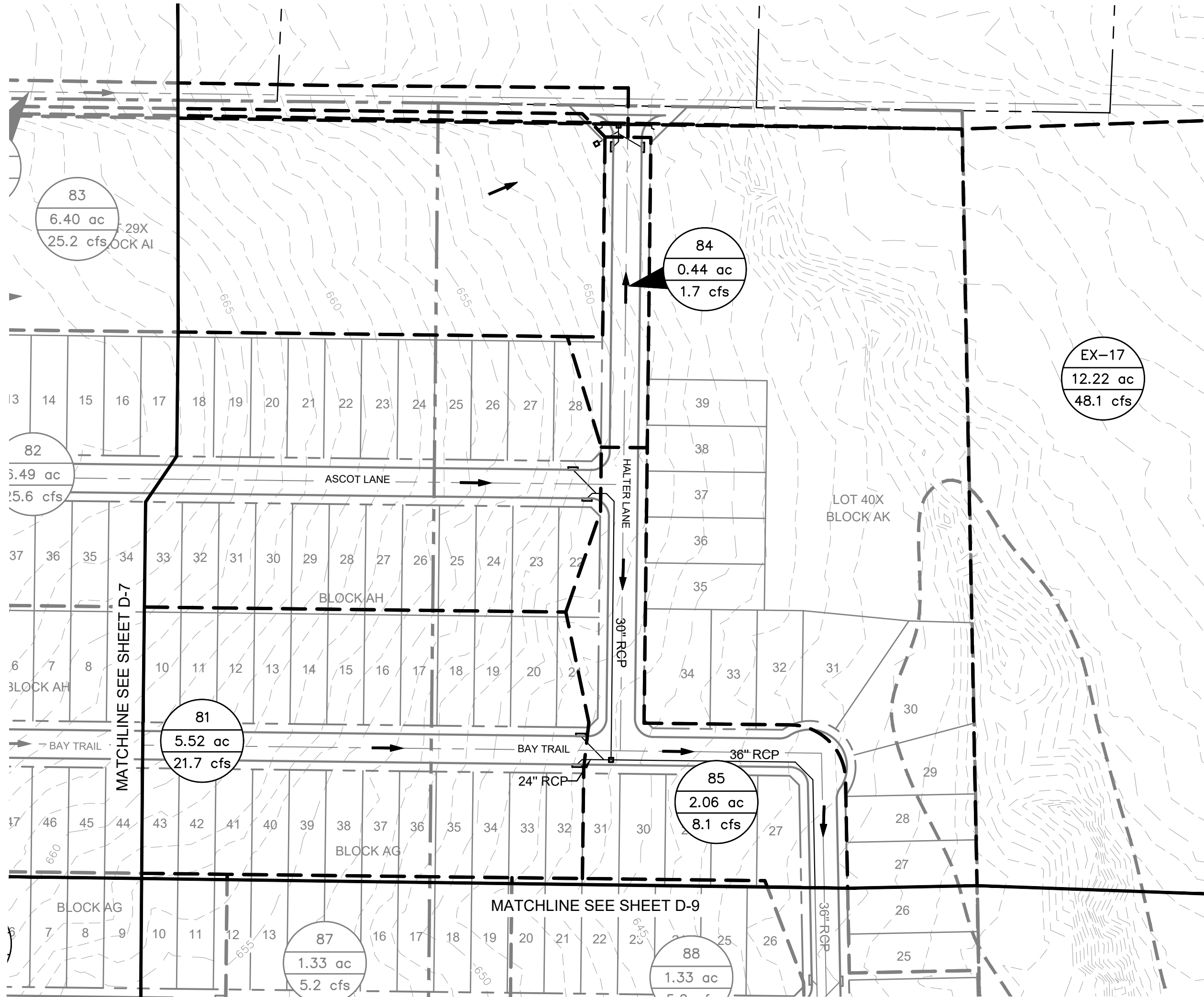
Q100 = C*I^{1.4}
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3. STORM SEWER SHALL PIPE SHALL BE DESIGNED FOR THE 100-YEAR STORM.

The diagram illustrates a cross-section of a street layout. Key features include:

- 50' RIGHT-OF-WAY**: The total width of the street.
- 31' PAVEMENT B-B**: The width of the paved area.
- C.L.**: Centerline of the street.
- 5.5'**: Distance from the left property line to the centerline.
- 5.0'**: Distance from the centerline to the storm sewer.
- 4 MIN**: Minimum distance between the storm sewer and the sanitary sewer.
- 2.0'**: Distance from the right property line to the fire hydrant.
- 4" MIN**: Minimum distance between the fire hydrant and the water line.
- STORM SEWER**: A large circular pipe.
- SANITARY SEWER**: A smaller circular pipe.
- PARALLEL SEWER**: A pipe running parallel to the sanitary sewer.
- FIRE HYDRANT**: A vertical pipe with a valve.
- WATER**: A horizontal pipe.

SURVEYOR: Kimley-Horn 6160 Warren Parkway Dallas, TX 75224 Tel: (469) 353-6058 Contact: Sylviaana Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackack Partners, LLC 5144 Cole Ave., Suite 570 Dallas, TX 75205 Tel: (214) 674-9650 Contact: Chad Voss	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N. Suite 2002 Dallas, TX 75226 Tel: (972) 740-5725 Contact: David Marks & Walter Foss	ENGINEER: Kimley-Horn 6160 Warren Parkway, Suite 210 Dallas, TX 75224 Tel: (972) 353-6880 Contact: Thomas Fletcher, P.E. Registration # 52928		
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
DKT	DKT	TLF	AS SHOWN	SEPTE 2021	2020103



VICINITY MAP
SCALE: 1" = 4,000'

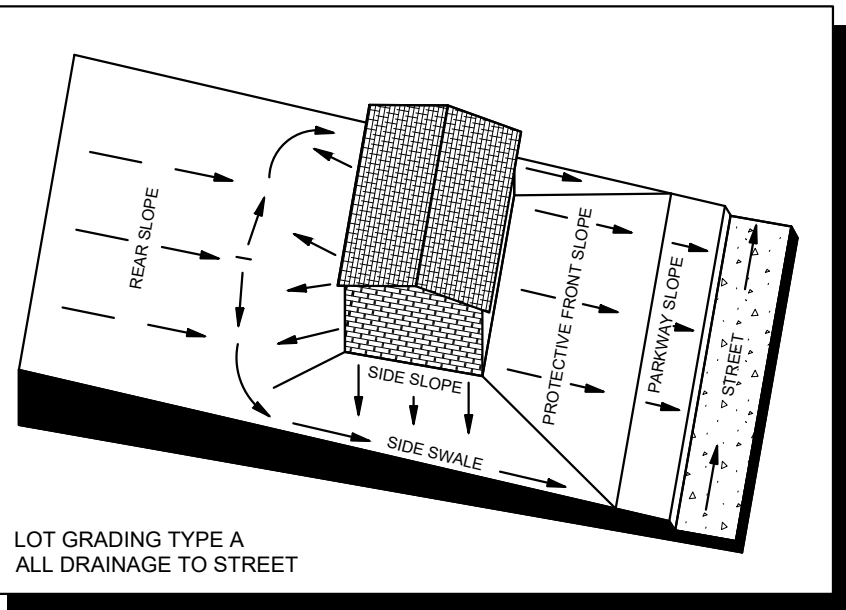
LEGEND	
	AREA DESIGNATOR AREA IN ACRES Q100 FLOW IN CFS
	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED PHASE LINE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
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

DRAINAGE DESIGN CRITERIA

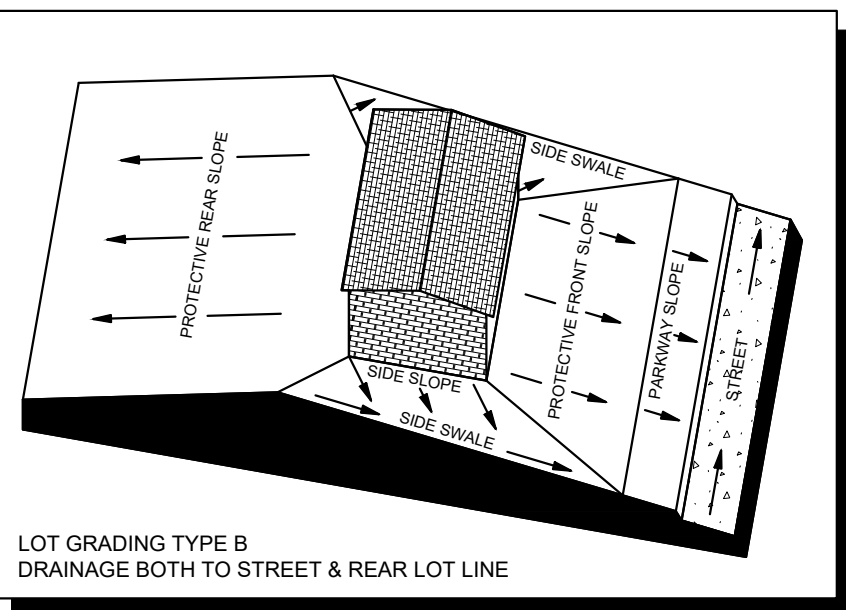
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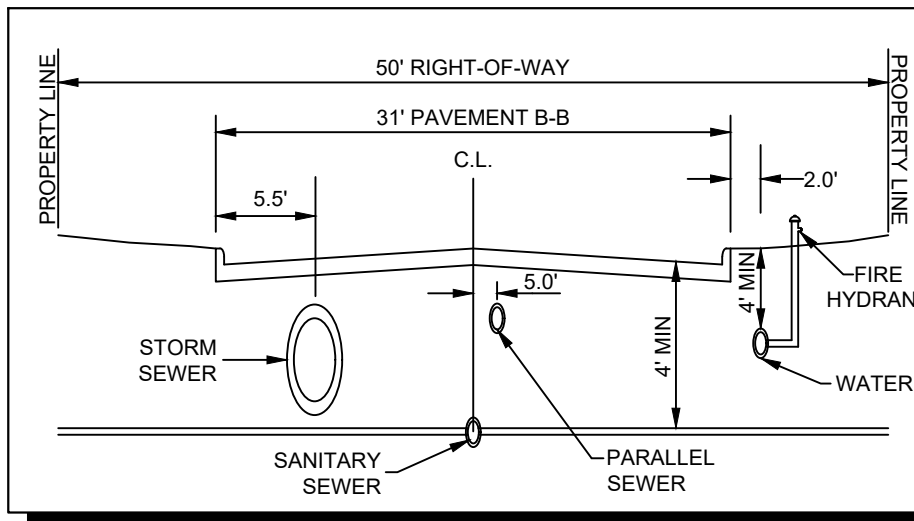


LOT GRADING TYPE A
ALL DRAINAGE TO STREET



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

TYPICAL UTILITY LOCATION

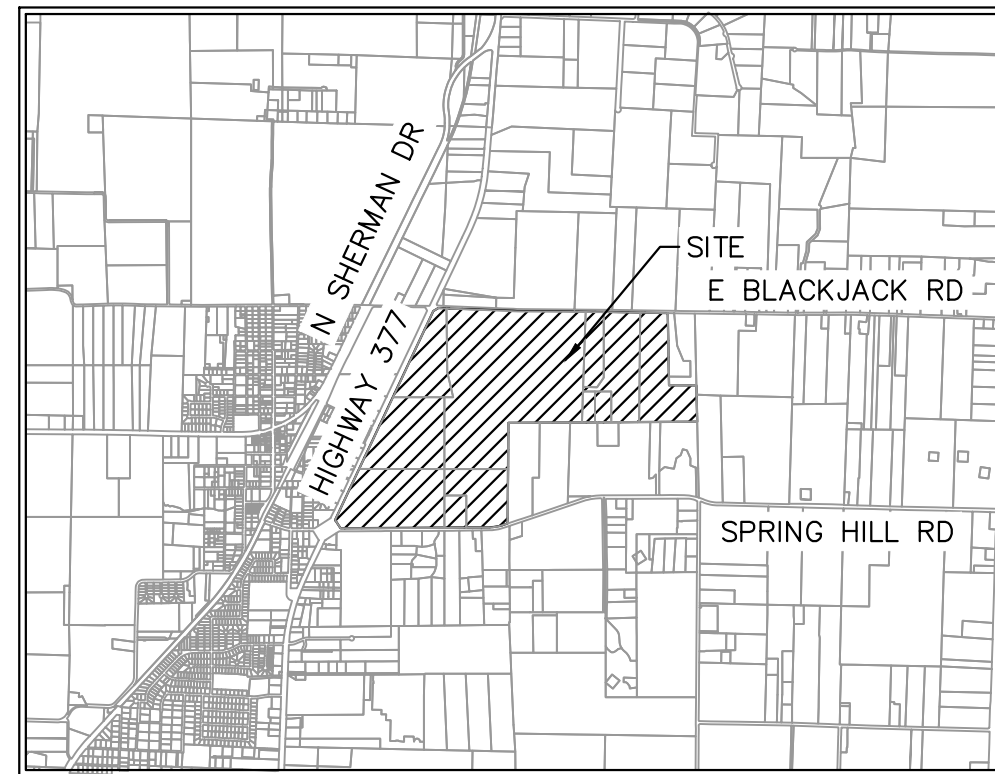
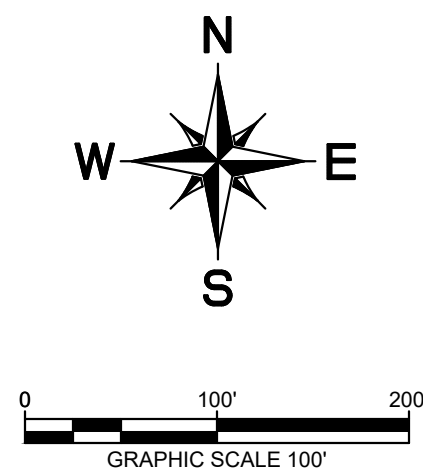
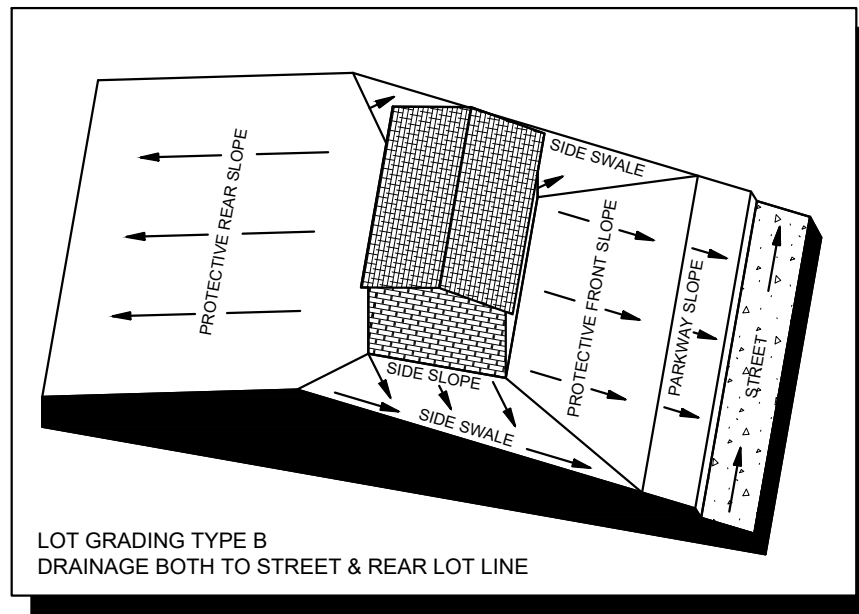
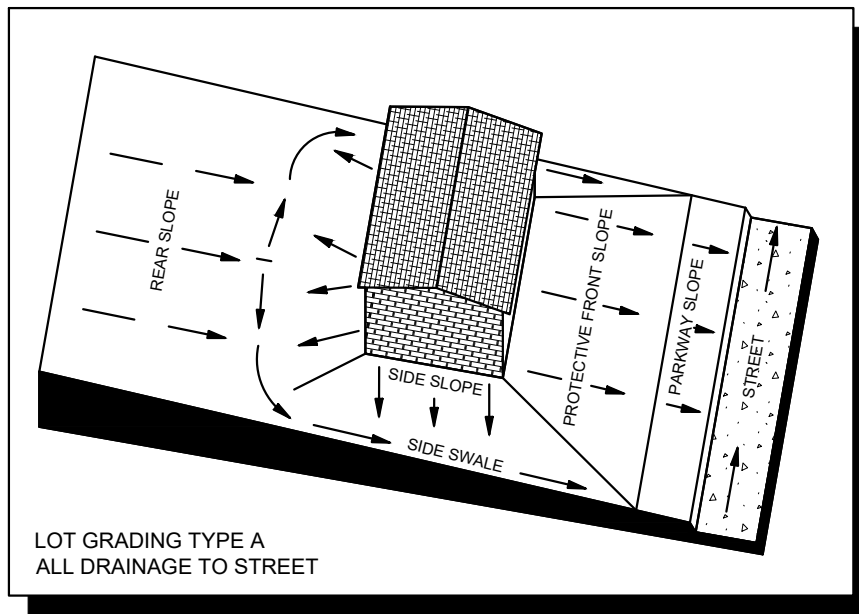
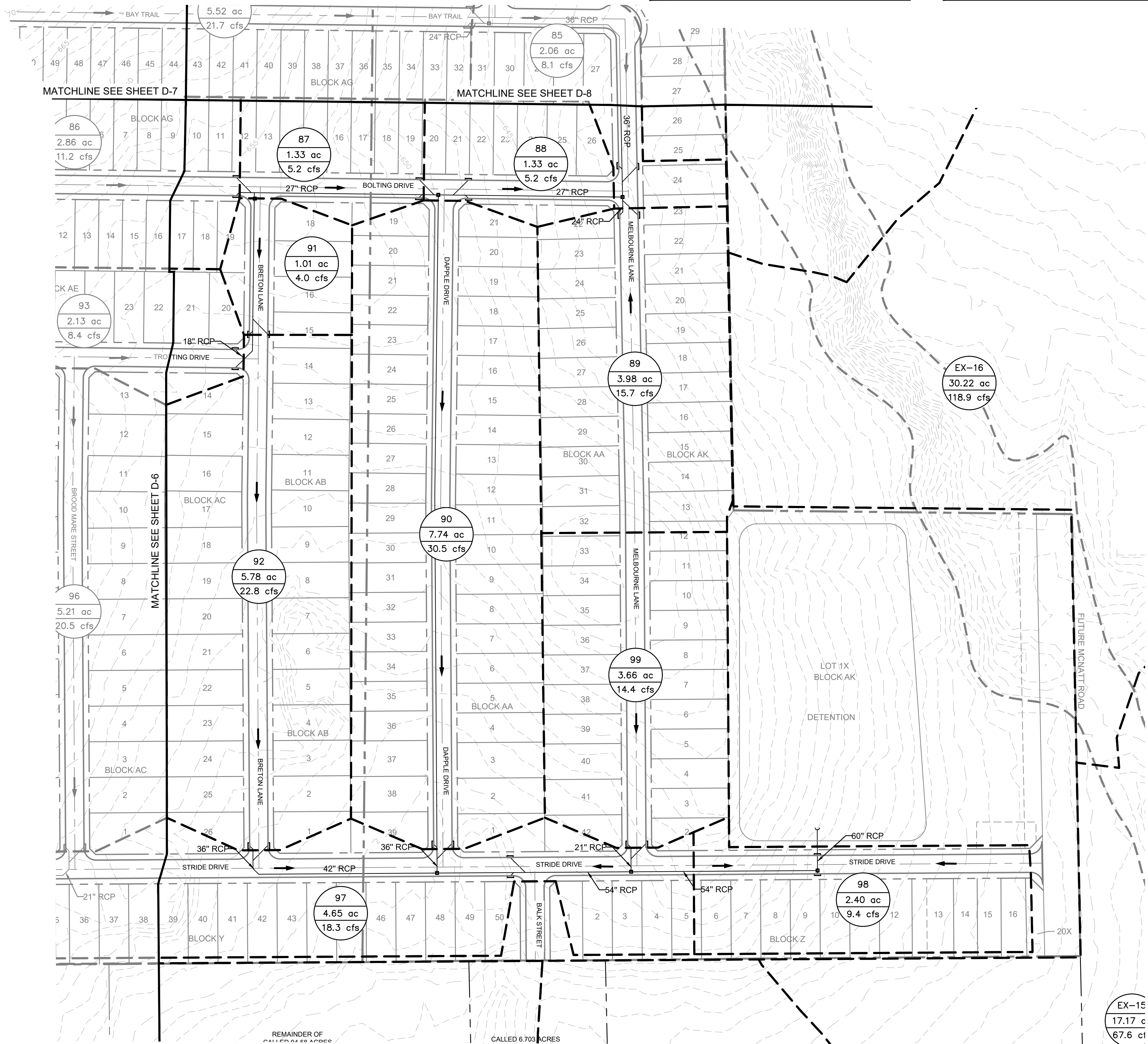


CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY DRAINAGE PLAN FOR HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
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 OUT OF THE
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 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 DKT		CHECKED TLF		DATE SEPT. 2021	
SCALE AS SHOWN		PROJECT NO. 2020103		D-8	



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

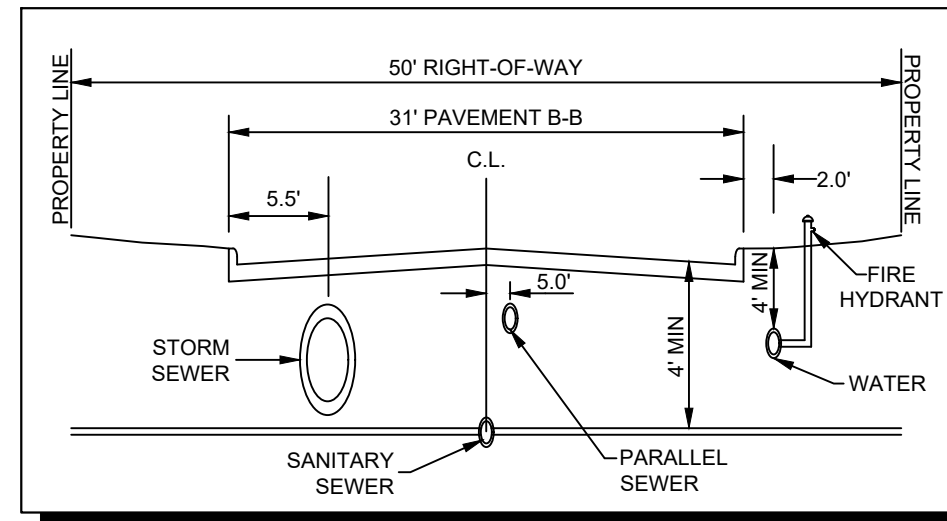
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C = RUNOFF COEFFICIENT = 0.50 (RESIDENTIAL)
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TYPICAL UTILITY LOCATION



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
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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

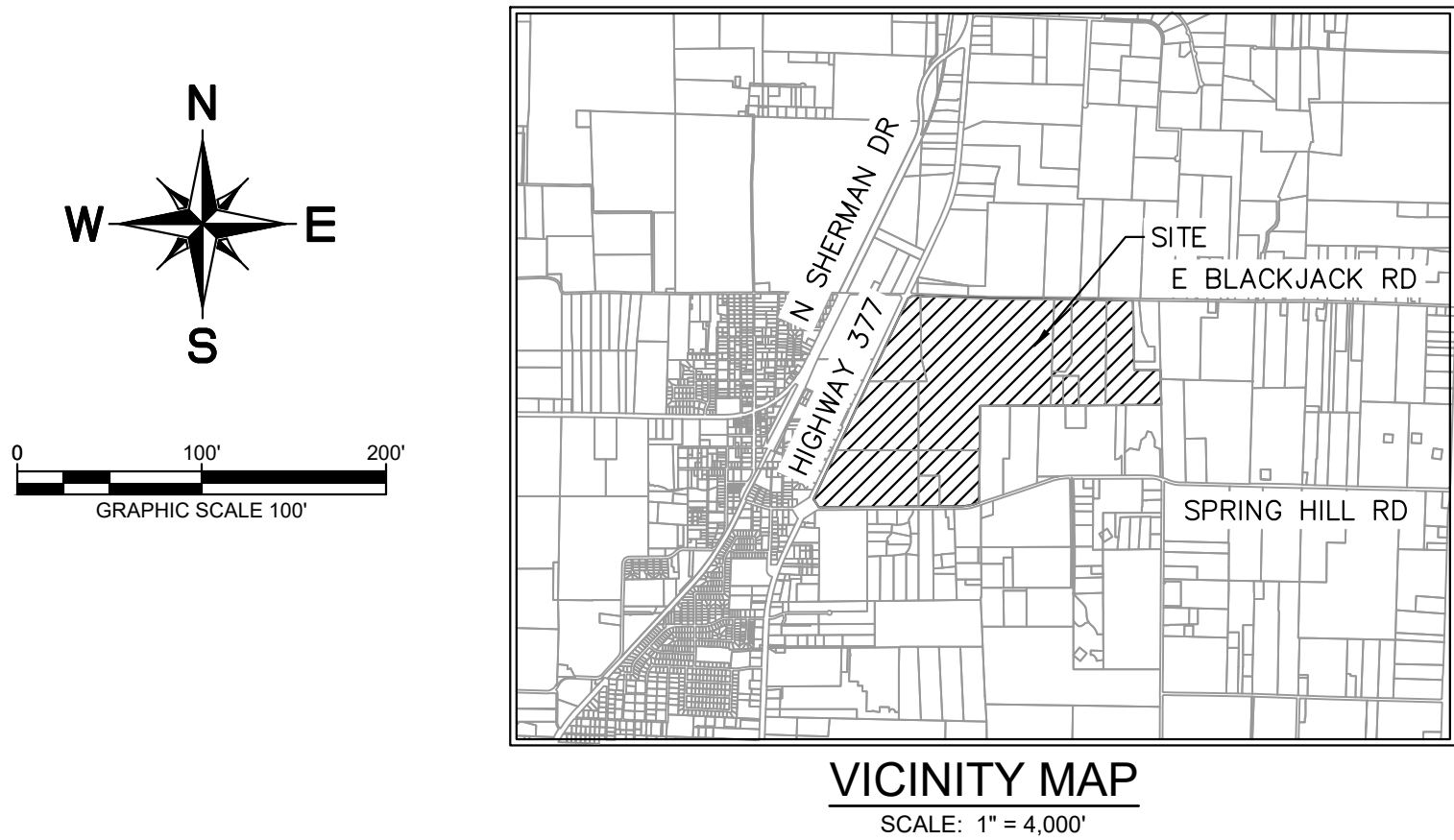
DRAINAGE AREA TABLE						
DRAINAGE AREA NO.	AREA (ac)	ANTECEDENT FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)
66	1.33	1.00	0.50	15	7.87	5.2
67	1.81	1.00	0.50	15	7.87	7.1
68	2.75	1.00	0.50	15	7.87	10.8
69	3.58	1.00	0.50	15	7.87	14.1
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

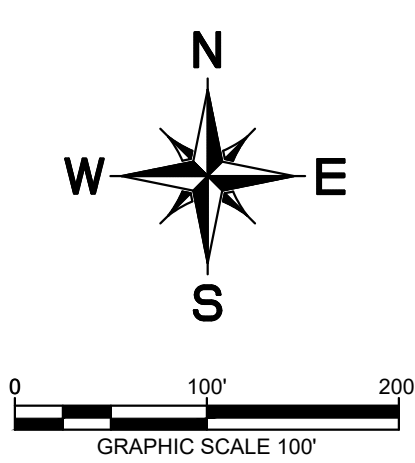
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- STORM SEWER SHALL PIPE SHALL BE DESIGNED FOR THE 100-YEAR STORM.

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: 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.	
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103	D-10



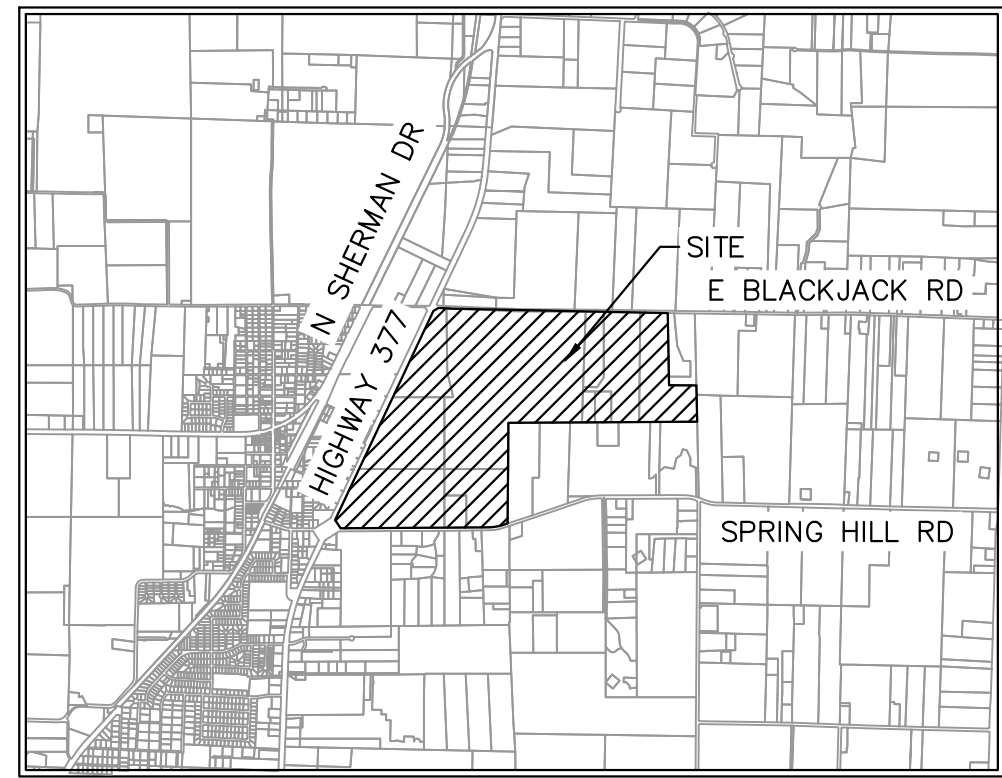
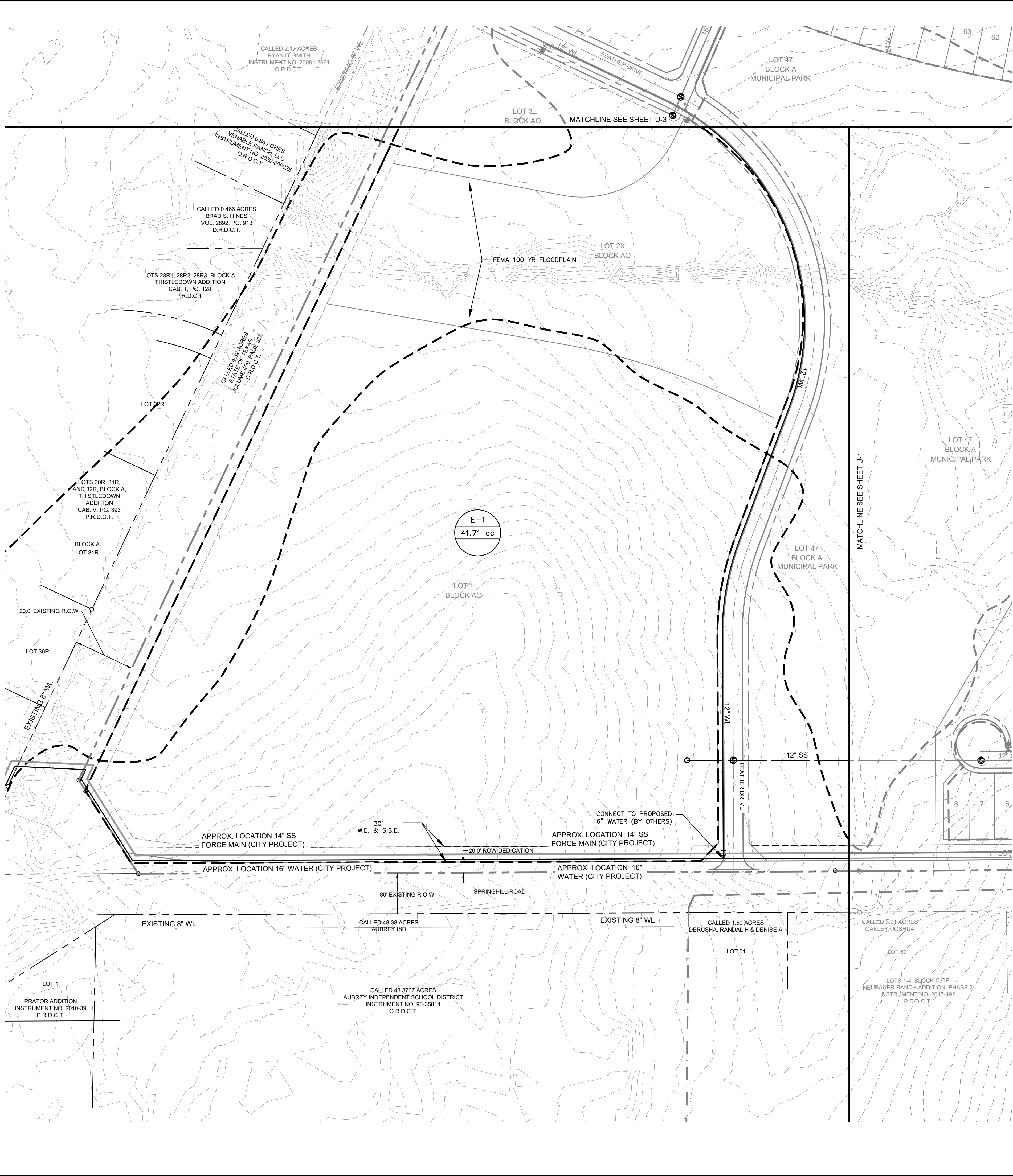
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER CLEANOUT
	SANITARY SEWER FLOW DIRECTION
	PROPOSED FIRE HYDRANT
	PROPOSED TAPPING SLEEVE & VALVE
	IRRIGATION SLEEVE
	PROPOSED SEWERSHED ACREAGE
	PROPOSED SEWERSHED CALC POINT

1. ALL WATER LINES ARE 8" UNLESS OTHERWISE NOTED.
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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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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.).
- 5.0':** The distance from the centerline (C.L.) to the storm sewer.
- 4 MIN:** The minimum distance from the centerline (C.L.) to the fire hydrant.
- 2.0':** The distance from the fire hydrant to the right property line.
- Utilities:**
 - STORM SEWER:** Represented by a large oval.
 - SANITARY SEWER:** Represented by a small circle.
 - PARALLEL SEWER:** Represented by a small circle.
 - FIRE HYDRANT:** A vertical pipe with a cross at the top.
 - WATER:** A horizontal line representing the water main.

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



VICINITY MAP
SCALE: 1" = 4,000'

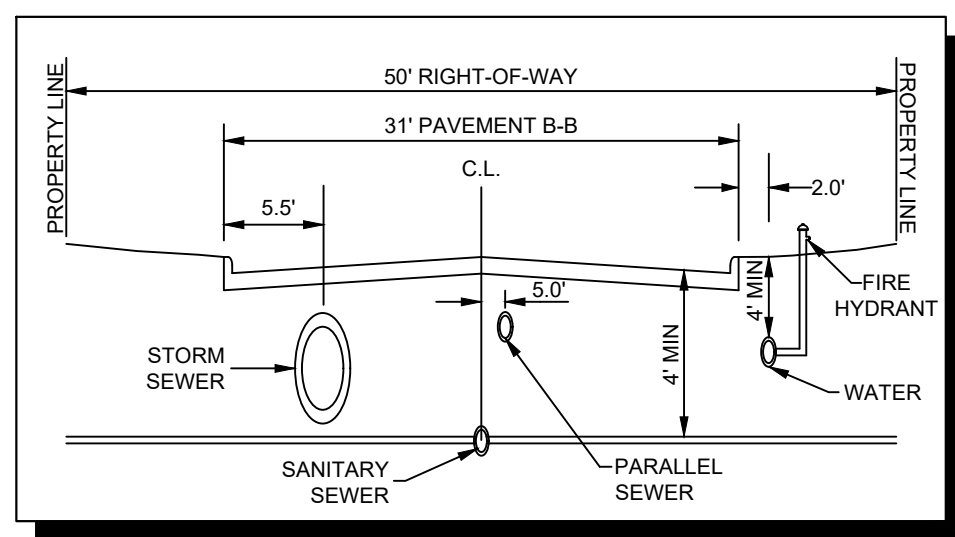
UTILITY LEGEND

	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

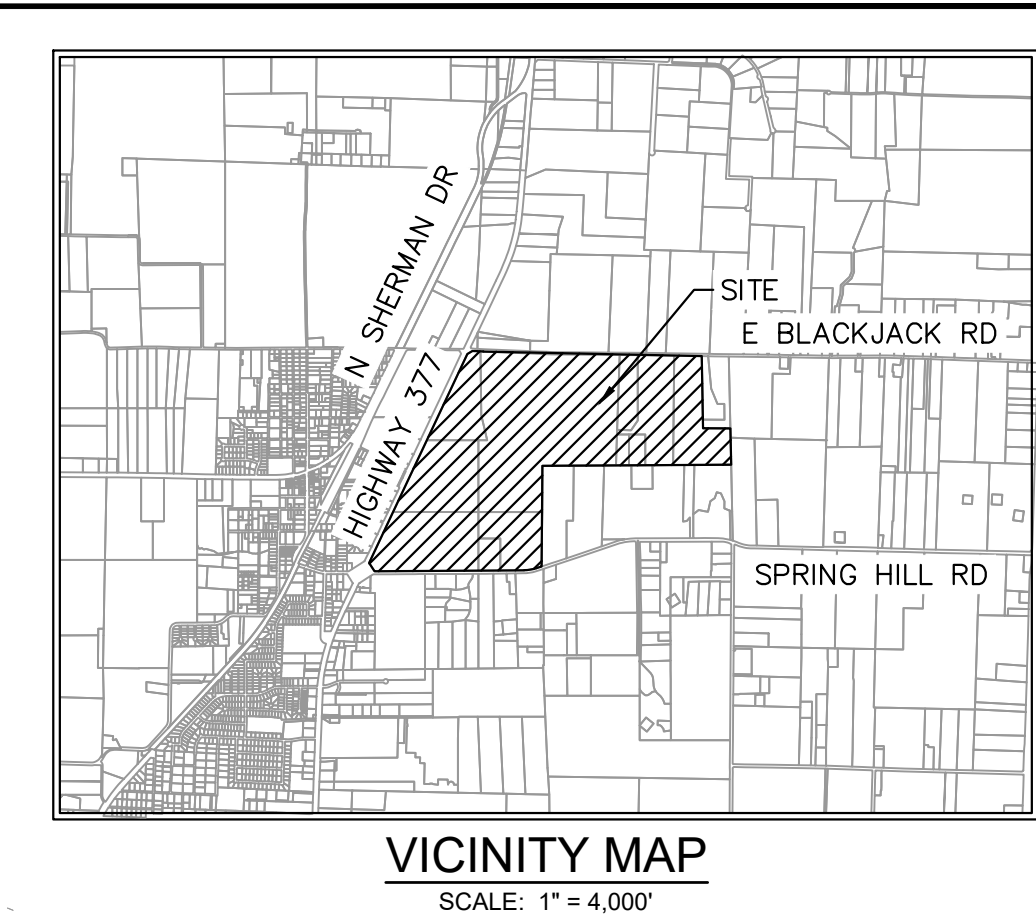
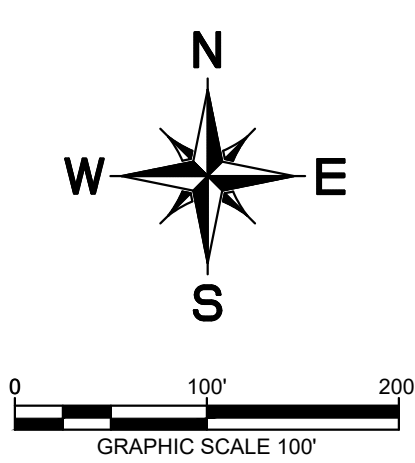


CITY PROJECT NUMBER: XXXXXXXXXX

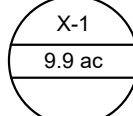
PRELIMINARY UTILITY PLAN
FOR
HIGH POINTE RANCH

1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
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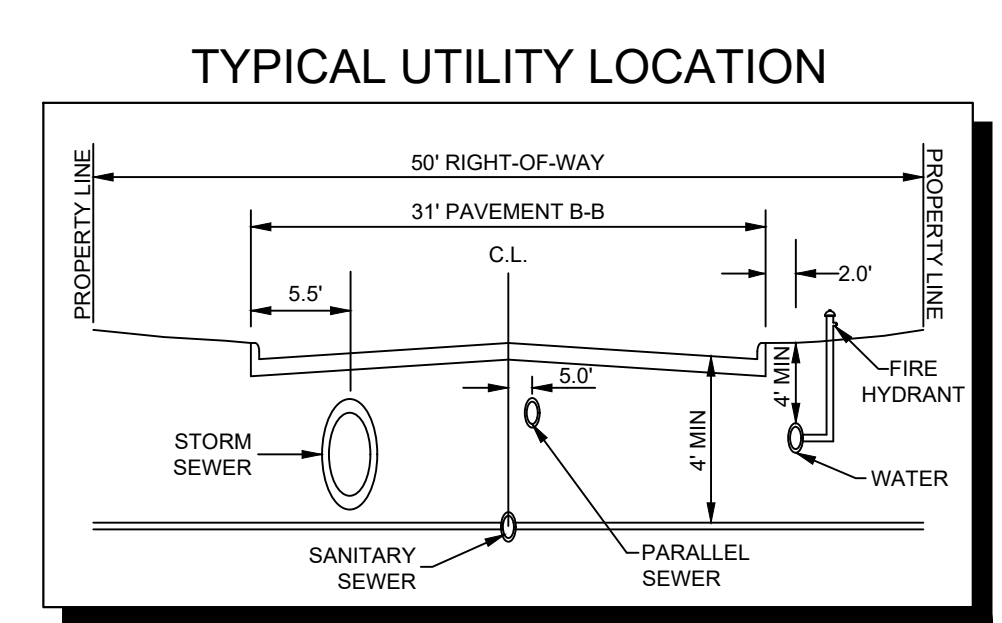
SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylviana Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey BlackJack Partners, LLC 4514 Cole Ave., Suite 1650 Frisco, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town 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	U-2



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

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CITY PROJECT NUMBER: XXXXXXXXXX

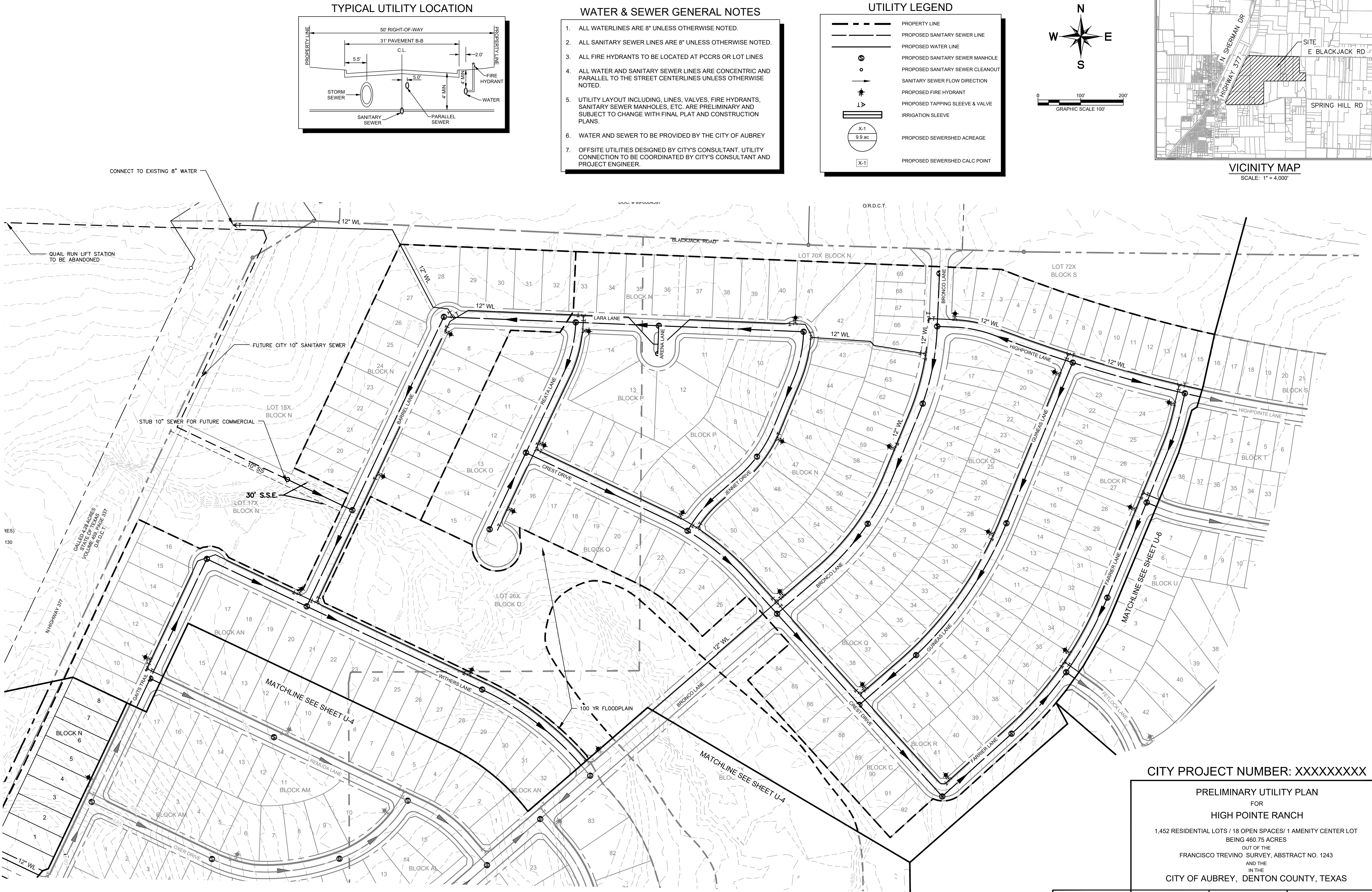
PRELIMINARY UTILITY PLAN
FOR
HIGH POINTE RANCH
1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES
OUT OF THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
AND THE
IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

<u>SURVEYOR:</u> Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 335-6058 Contact: Sylviaana Gunawan Surveyor #6461	<u>OWNER/DEVELOPER:</u> Aubrey Blackcap Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-5575 Contact: Chad Vose			<u>OWNER/DEVELOPER:</u> FM Land Investments I, LLC 138 Old Town Blvd N., Suite 202 Arling, TX 76022 Tel: (872) 744-5725 Contact: David Marks & Walter Foss		<u>ENGINEER:</u>  6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Tel: (972) 335-5880 Contact: Thomas Fletcher, P.E. Registration F-928
	DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
	DKT	DKT	TLF	AS SHOWN	SEP. 2021	202103

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

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.



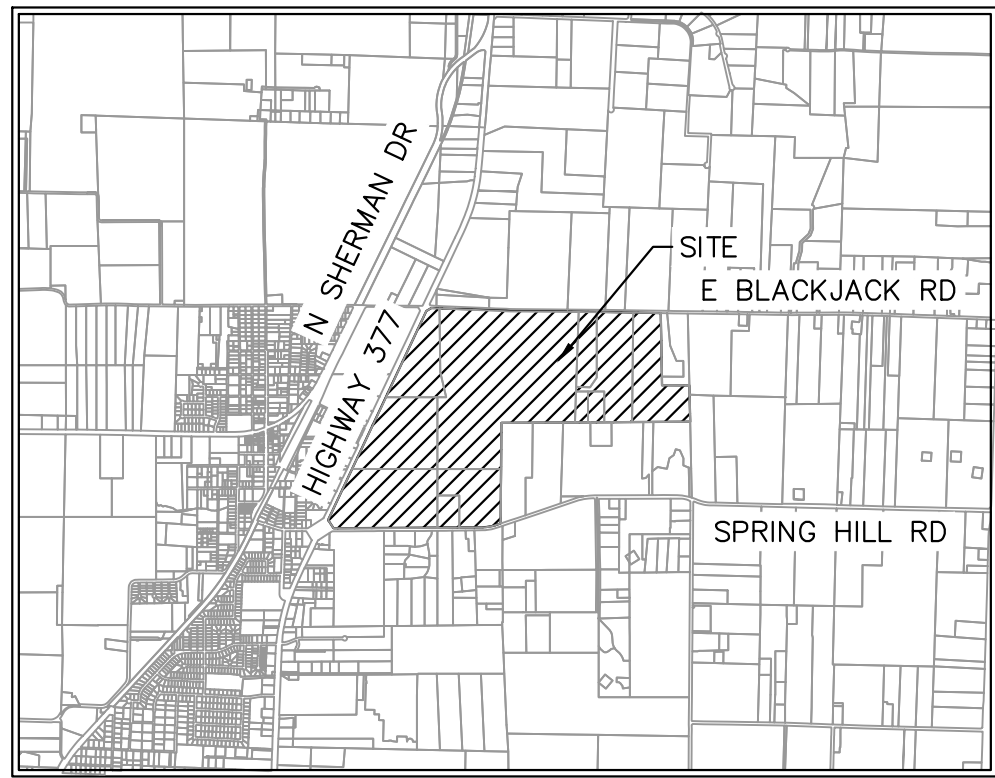
CITY PROJECT NUMBER: XXXXXXXXX

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

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'

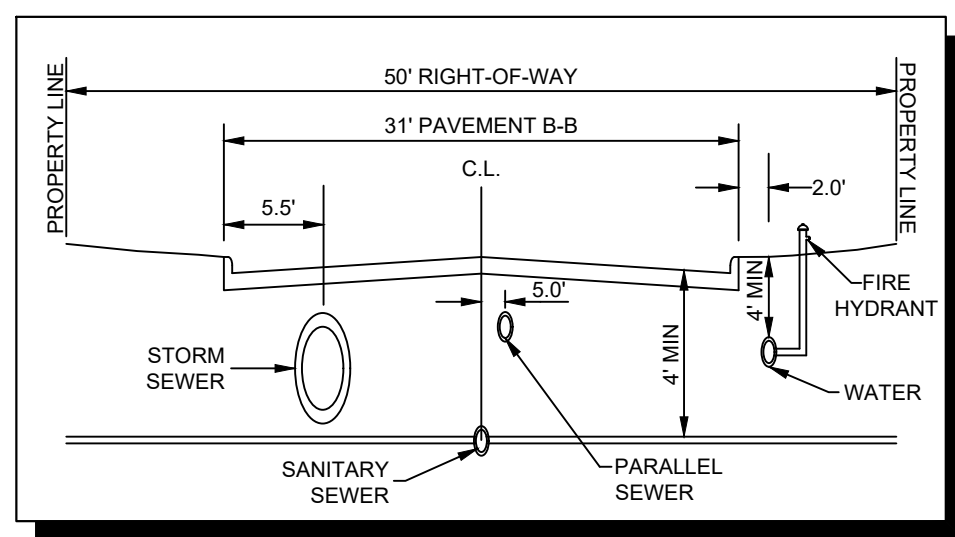
UTILITY LEGEND

	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

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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

AND THE

IN TIME

CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR:

Kimley-Horn
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

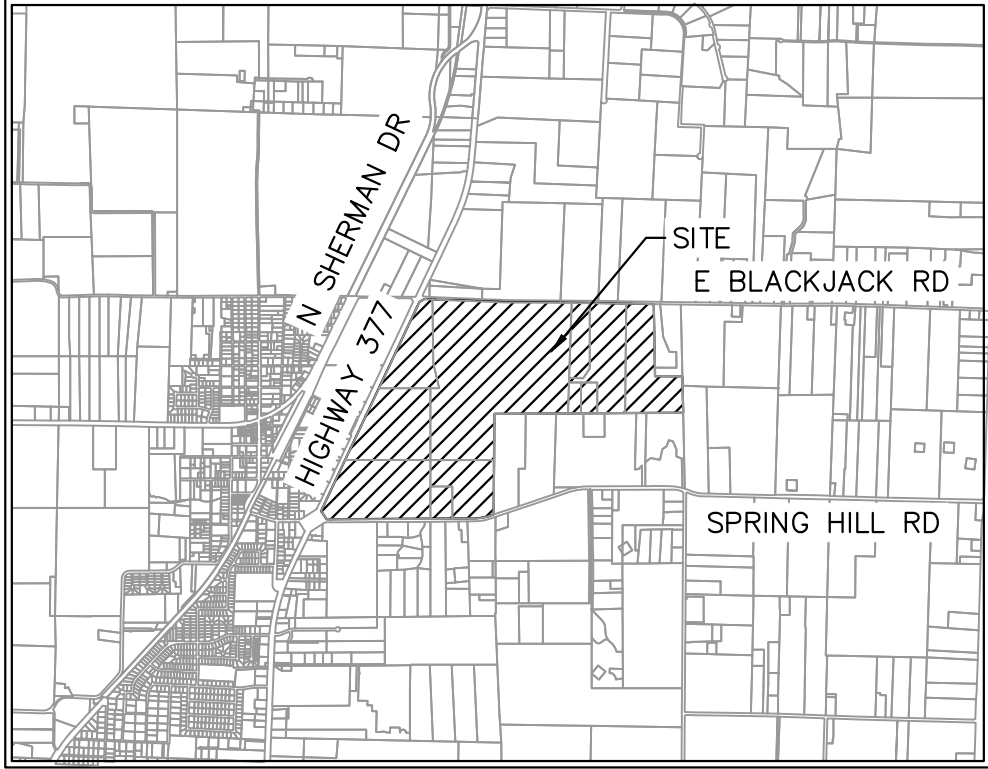
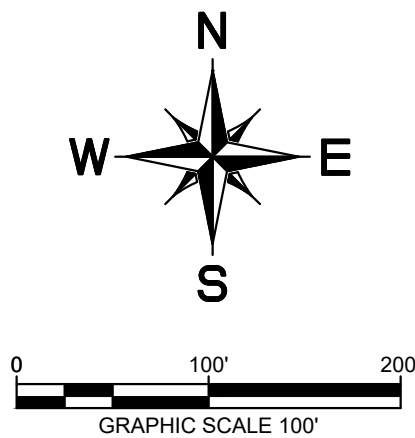
OWNER/DEVELOPER:

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 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-6
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103	



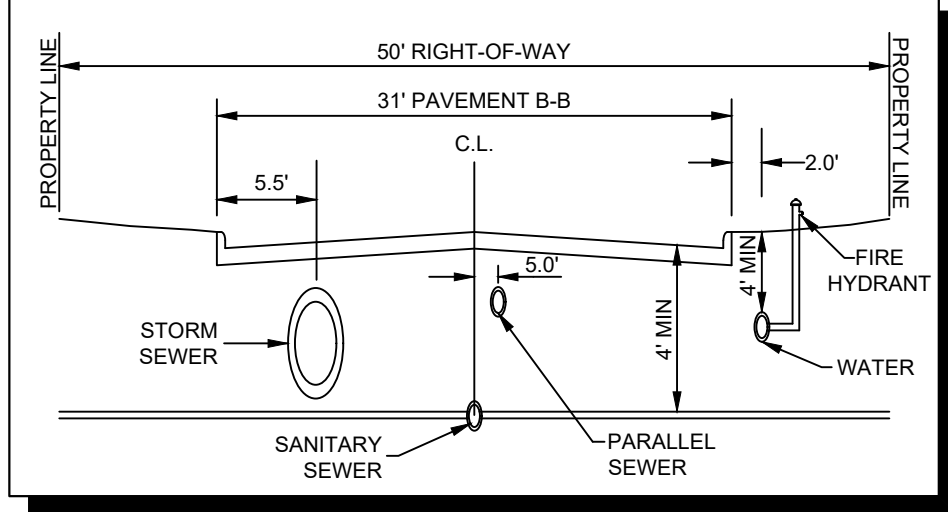
VICINITY MAP
SCALE: 1" = 4,000'

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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	PROPOSED SEWERSHED CALC POINT

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TYPICAL UTILITY LOCATION



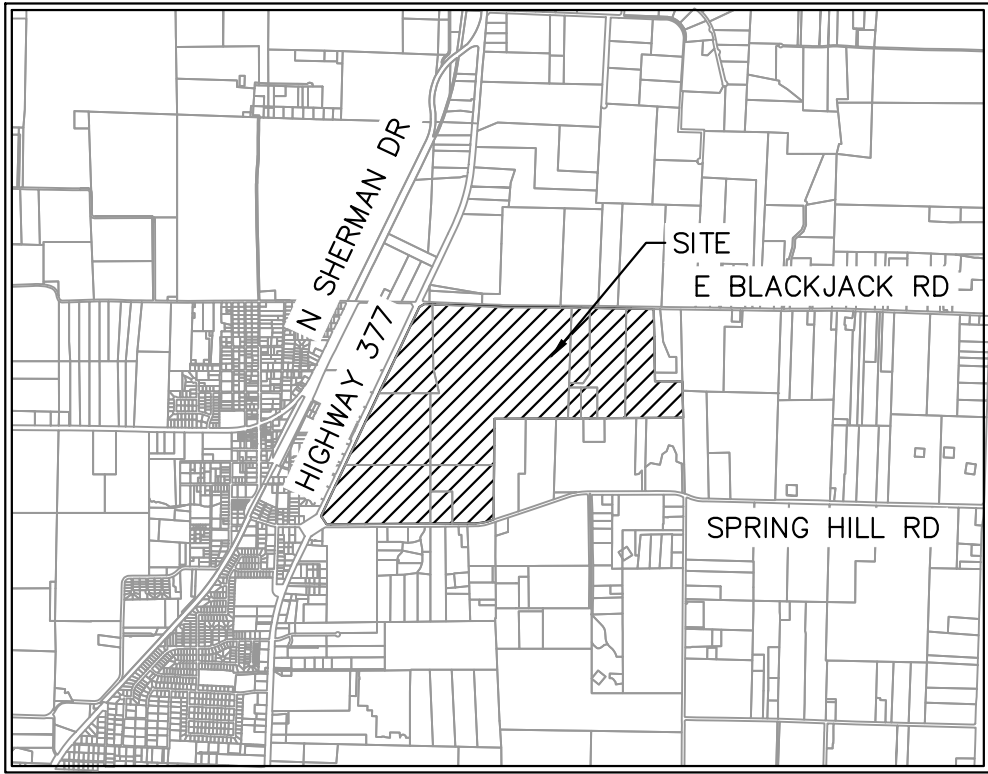
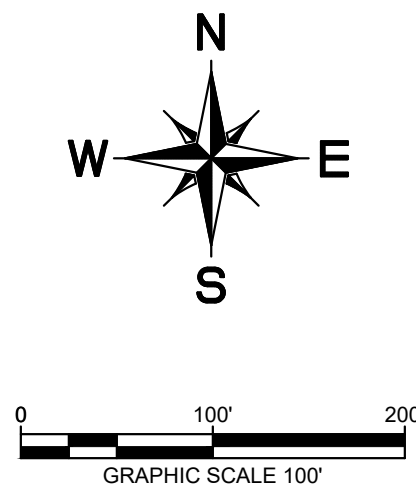
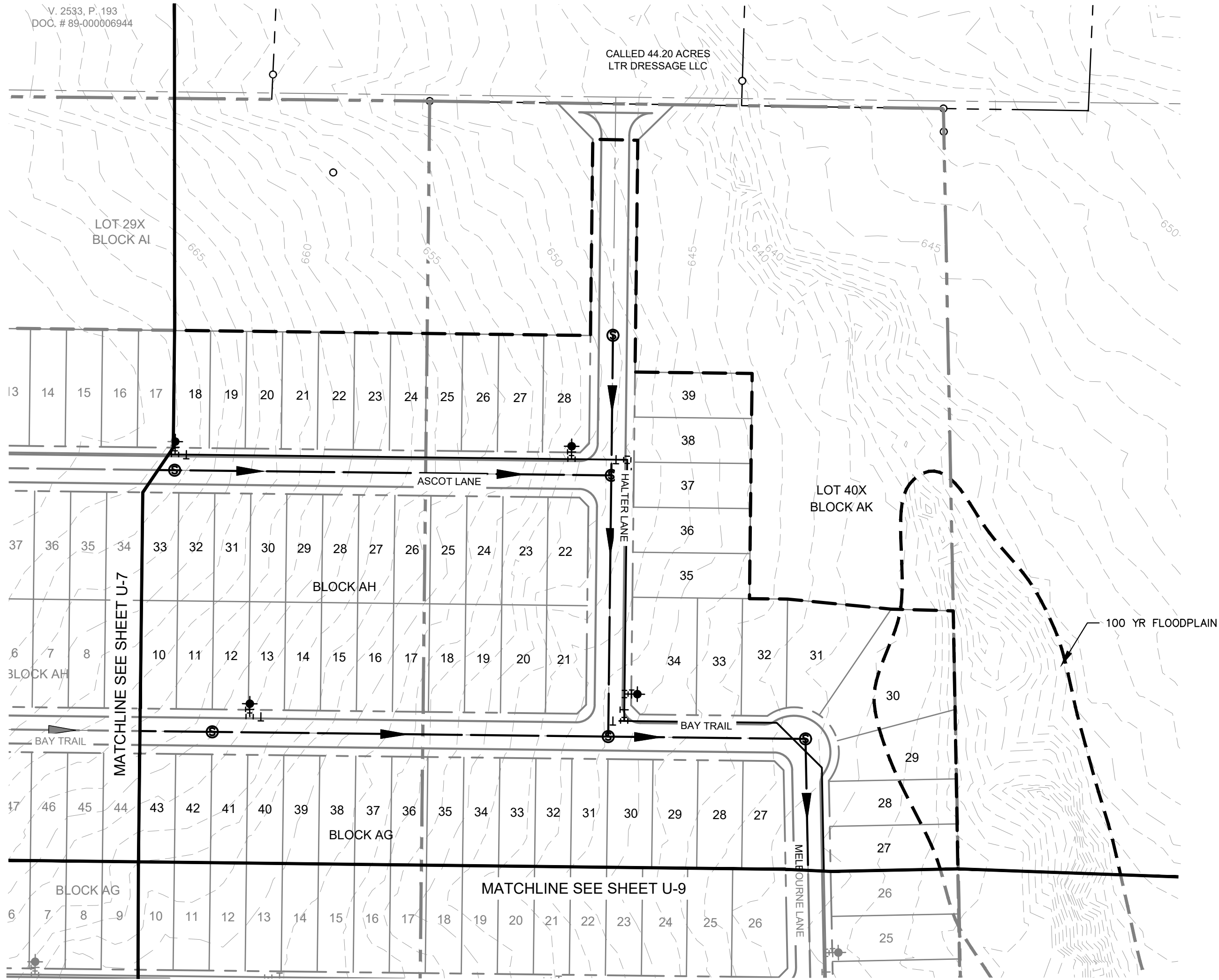
CITY PROJECT NUMBER: XXXXXXXXXX

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: 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 Contract: F-928		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	

U-7



VICINITY MAP
SCALE: 1" = 4,000'

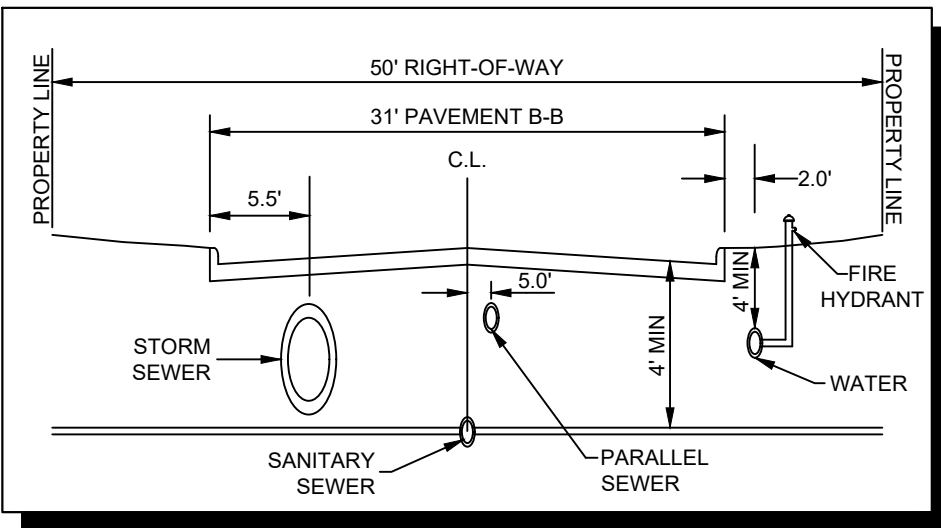
UTILITY LEGEND

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	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER MANHOLE
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	SANITARY SEWER FLOW DIRECTION
	PROPOSED FIRE HYDRANT
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TYPICAL UTILITY LOCATION

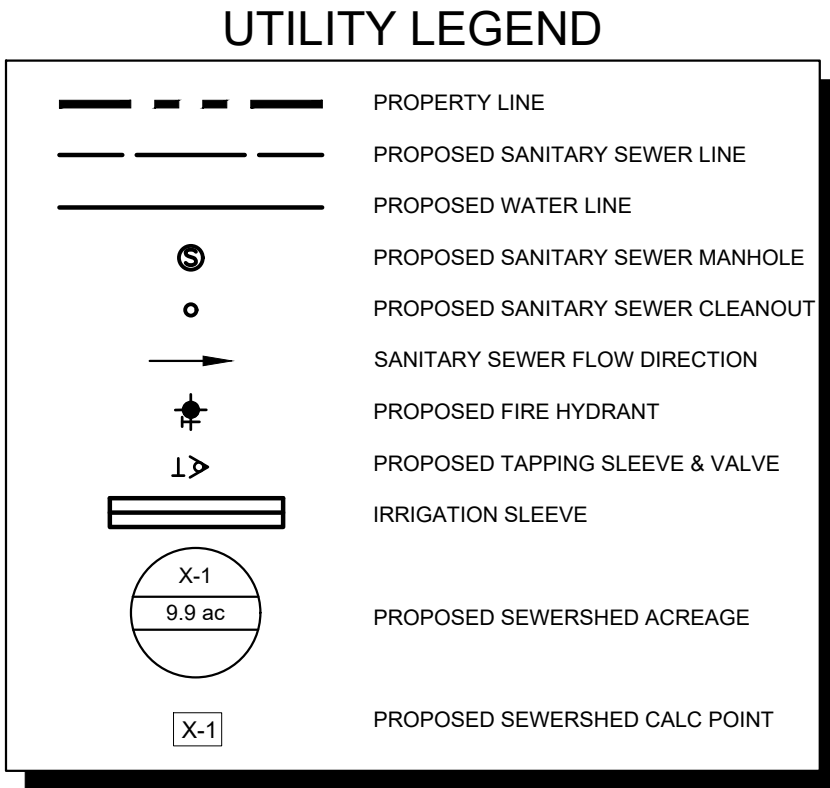
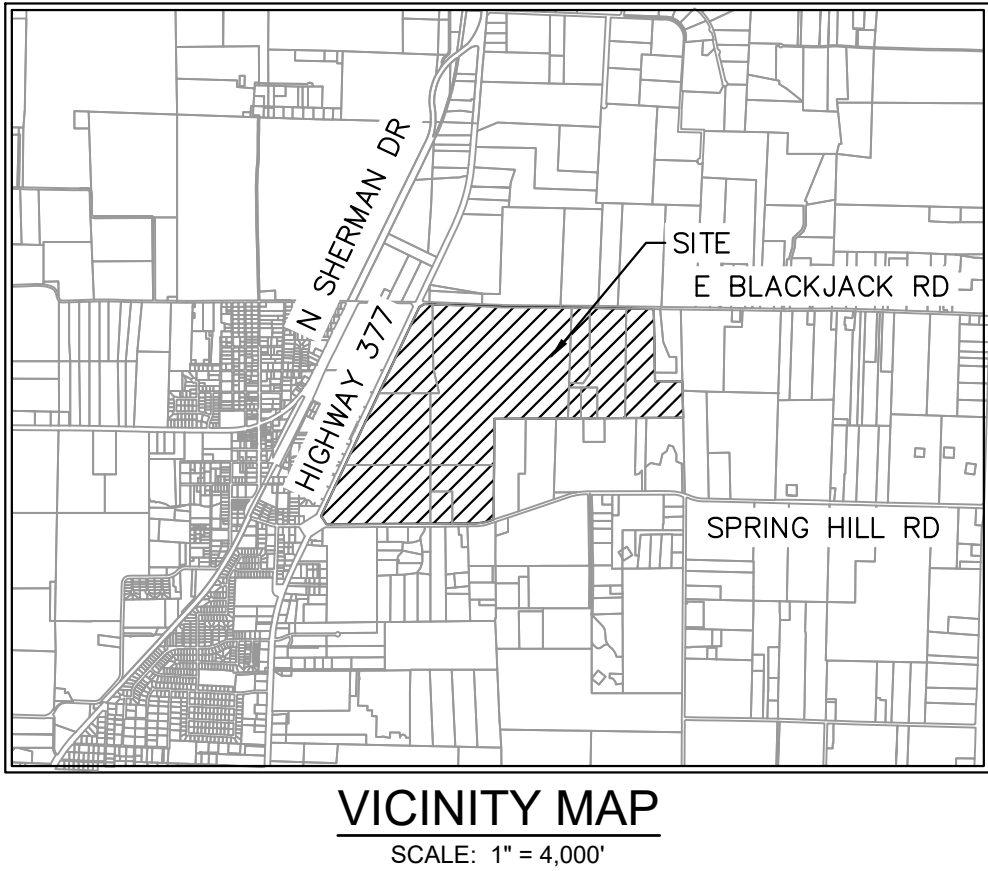
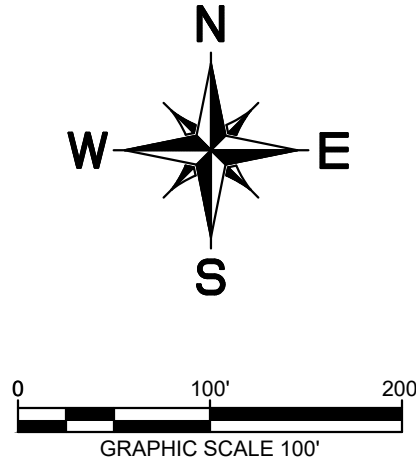


CITY PROJECT NUMBER: XXXXXXXXXX

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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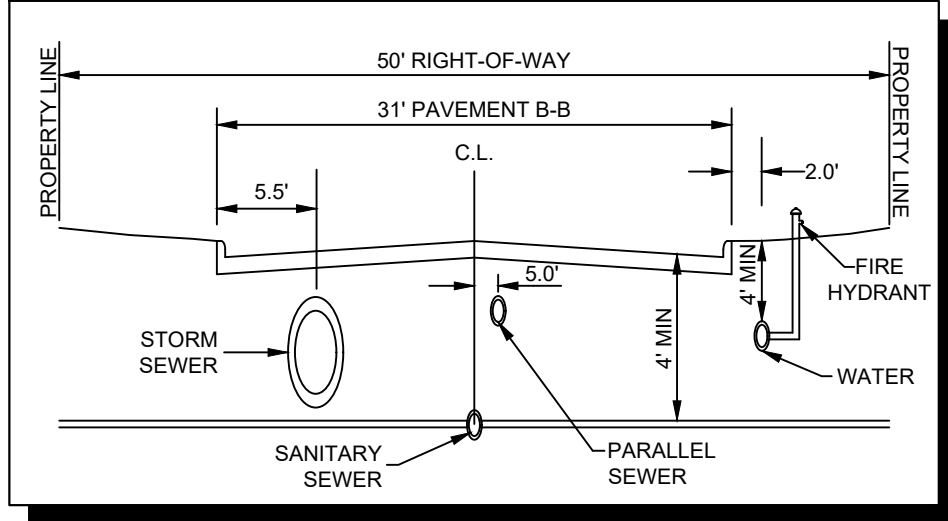
SURVEYOR: Kimley-Horn 6160 Warren Pkwy Frisco, TX 75215 Tel: (469) 353-6058 Contact: Sylviana Gunawan Surveyor #6461	OWNER/DEVELOPER: Aubrey Blackjack Partners, LLC 4514 Cole Ave., Suite 1650 Dallas, TX 75205 Tel: (214) 674-9570 Contact: Chad Vose	OWNER/DEVELOPER: FM Land Investments I, LLC 138 Old Town Blvd. N., Suite 202 Argyle, TX 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-8



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

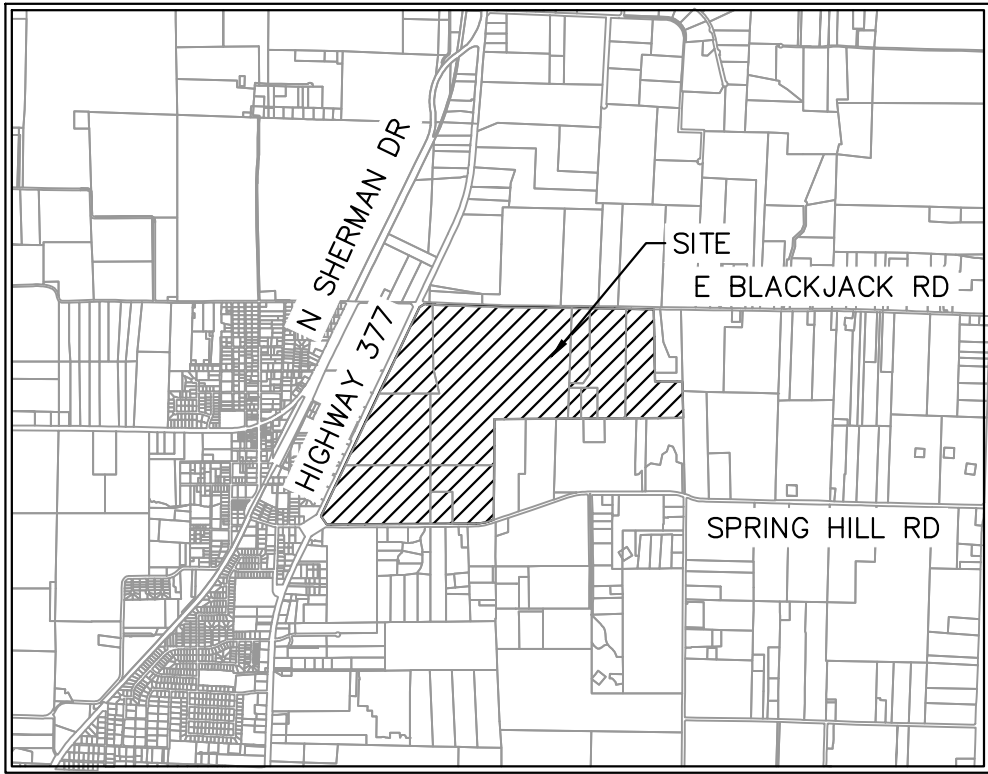
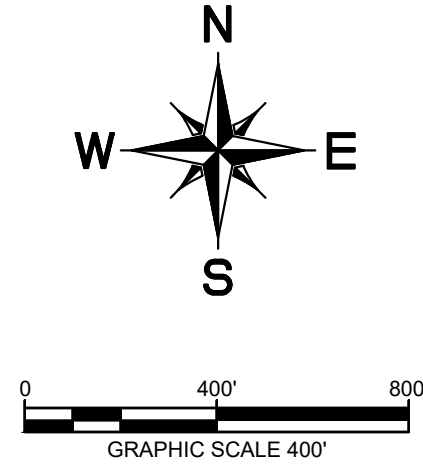
PLOTTED BY: TROSCER, CLEVELAND, 2020/02/04 04:05 PM
 DRAWNAME: KJRI CIVIL/FRISCO SINGLE FAMILY PURSUITS_2020/02/04 - CIRCLE Y RANCH/CD/PRELIMINARY PLANS SHEETS/2- UTILITY PLAN.DWG [U-10]
 LAST SAVED: 2/9/2022 3:08 PM
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SEWER BASIN AREA FLOW CALCULATIONS						
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

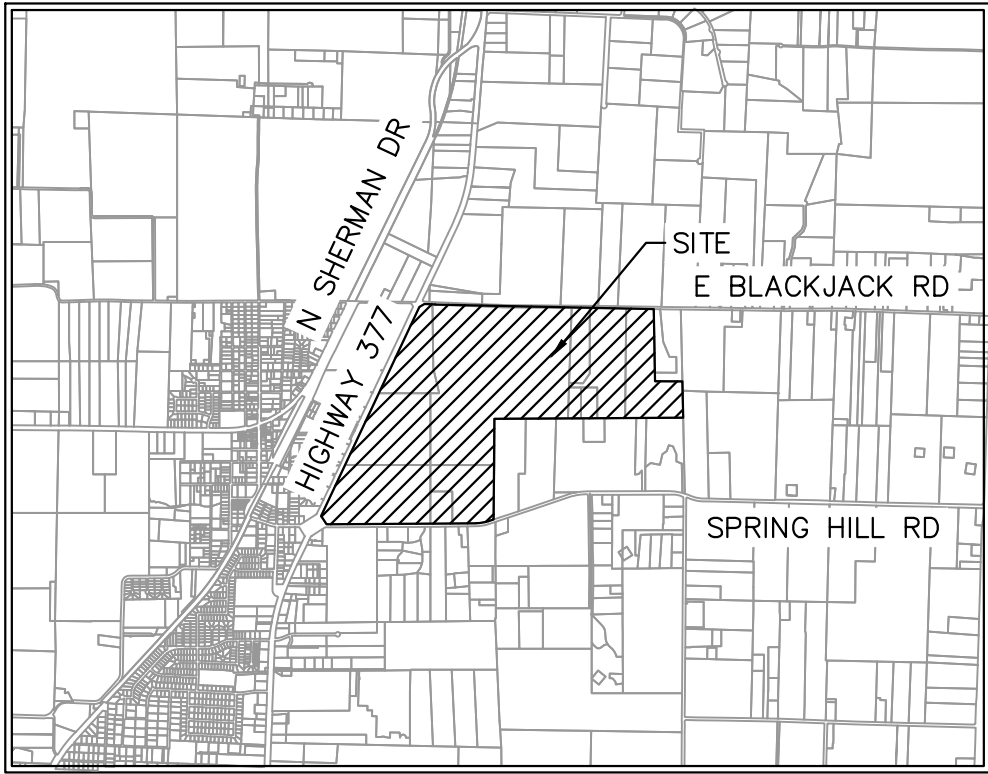
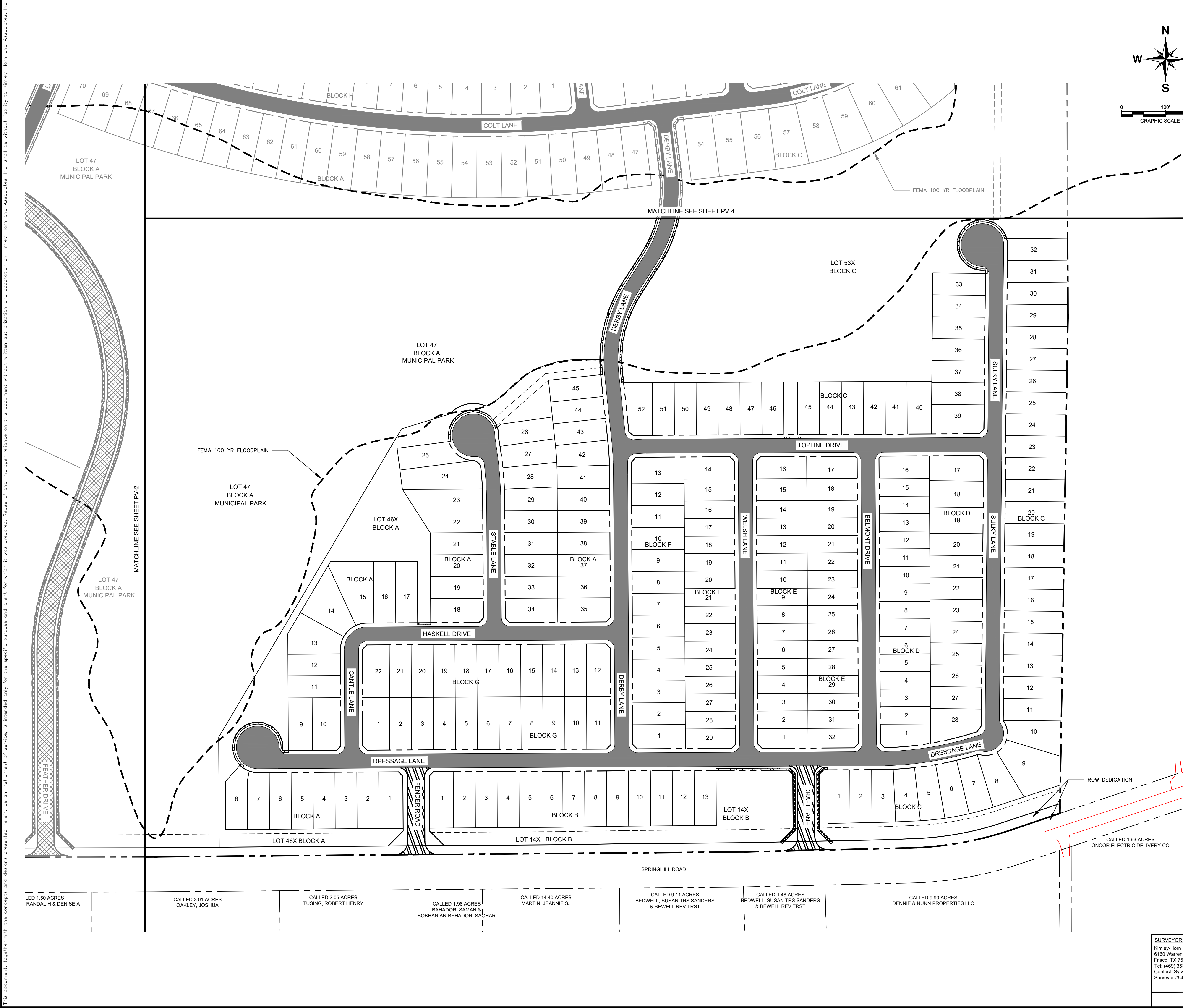
1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 460.75 ACRES

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

CITY OF AUBREY, DENTON COUNTY, TEXAS

SURVEYOR: Kimley-Horn 6180 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 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.		
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103		

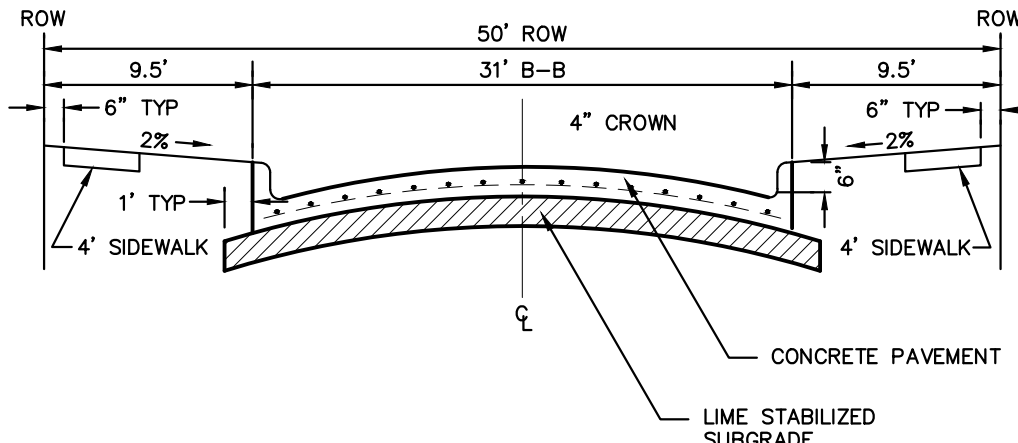
PLANNED BY: FRANCISCO TREVINO, 2020/02/25/20PM, KIMLEY-HORN AND ASSOCIATES, INC. (KHA) CIVIL ENGINEERING DIVISION, 1300 OLD TOWN BLVD., SUITE 202, ARGYLE, TX 75215, TEL: (972) 335-3580, FAX: (972) 335-3581, WWW.KIMLEY-HORN.COM, THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS 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.



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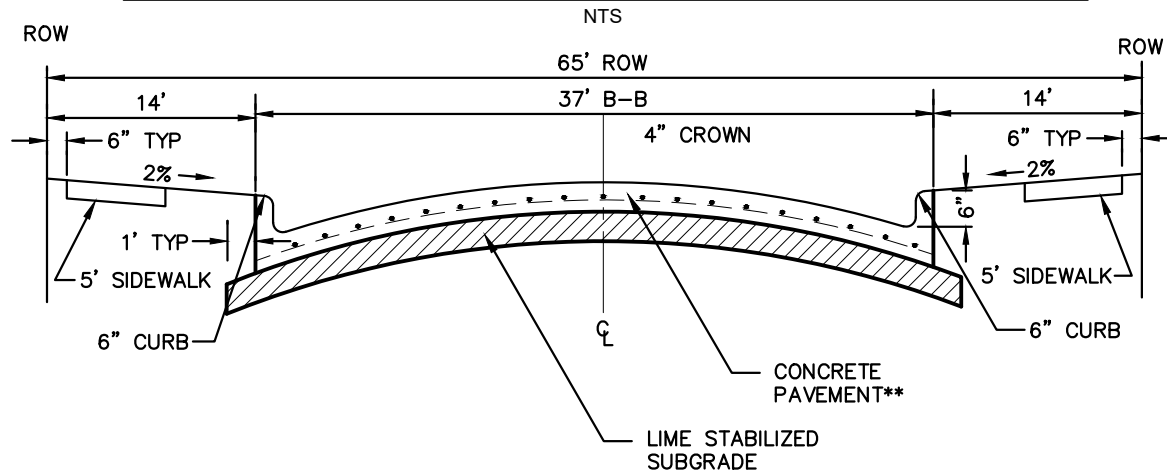
LEGEND

	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



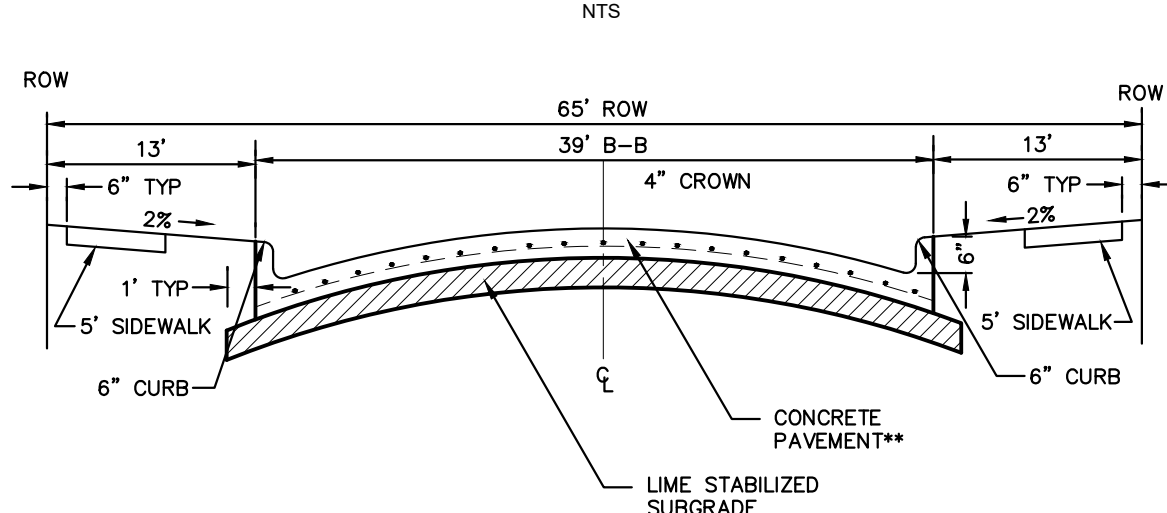
NOTE: PAVEMENT SECTION TO BE CALCULATED BY GEOTECHNICAL ENGINEER FOR MINIMUM 20-YEAR DESIGN, BUT SHALL NOT BE LESS THAN 6" THICK.

PARABOLIC RESIDENTIAL STREET SECTION



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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NTS

CITY PROJECT NUMBER: XXXXXXXXXX

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

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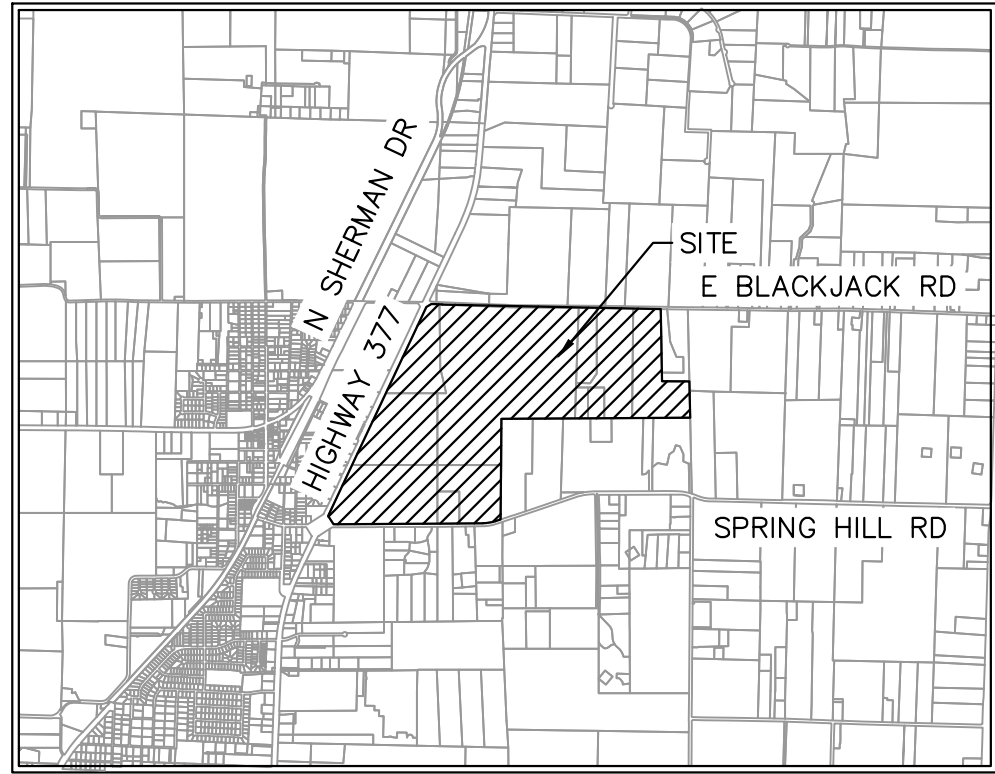
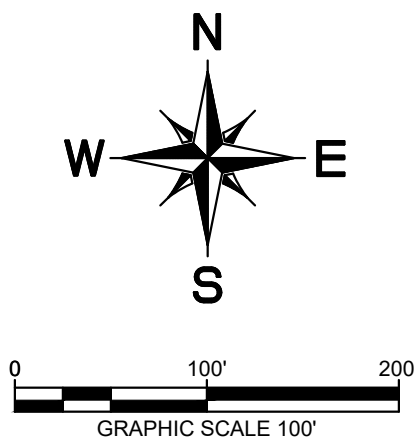
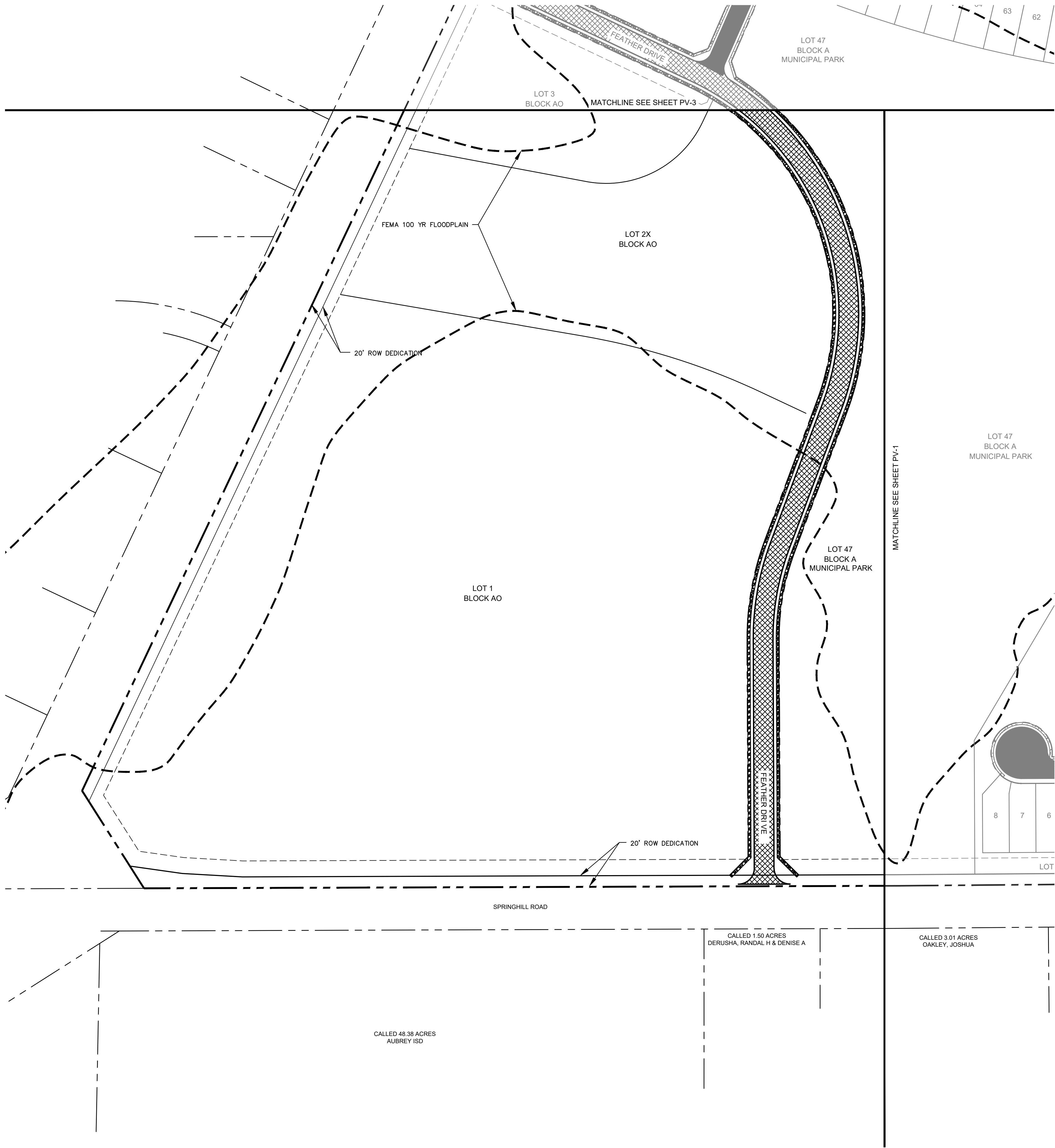
IN THE

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

PLATTED BY: FRANCIS, REEFER, 2020/2/25 2:50 PM
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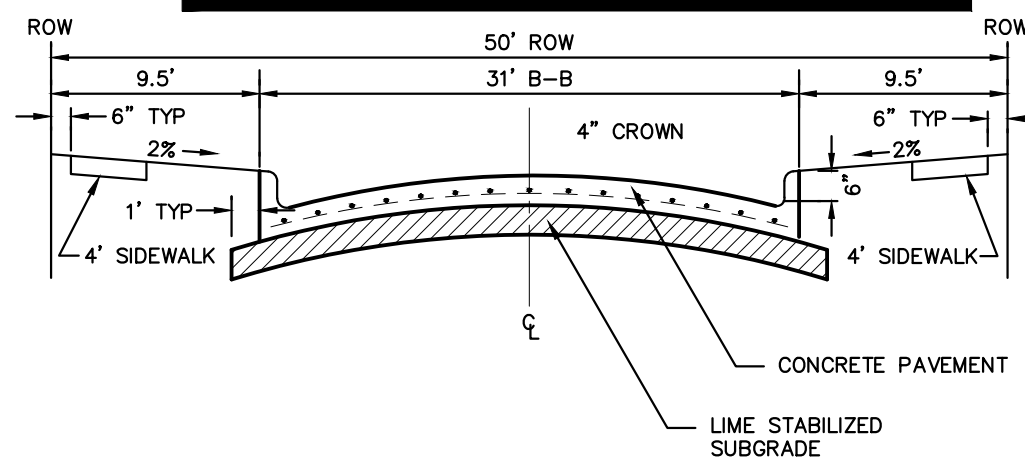


VICINITY MAP

SCALE: 1" = 4,000'

LEGEND

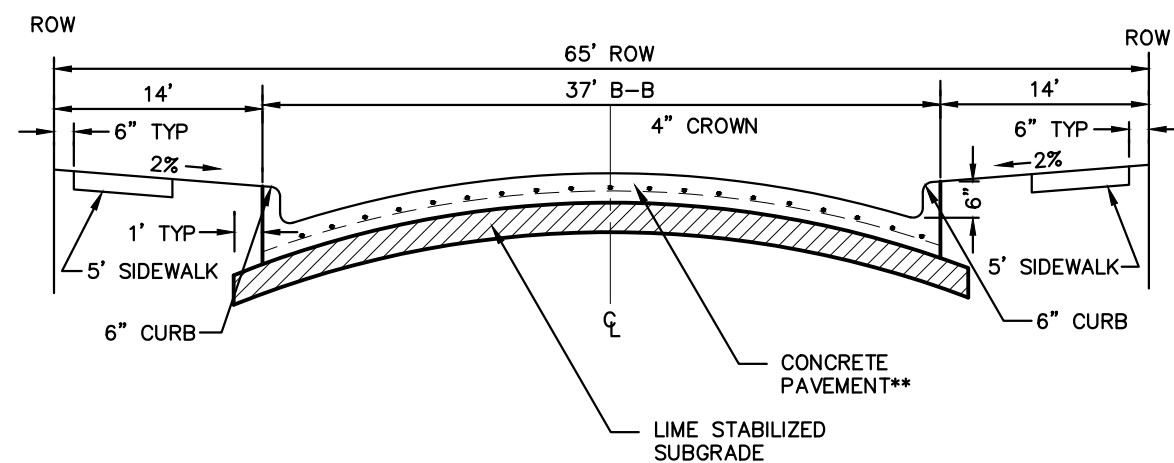
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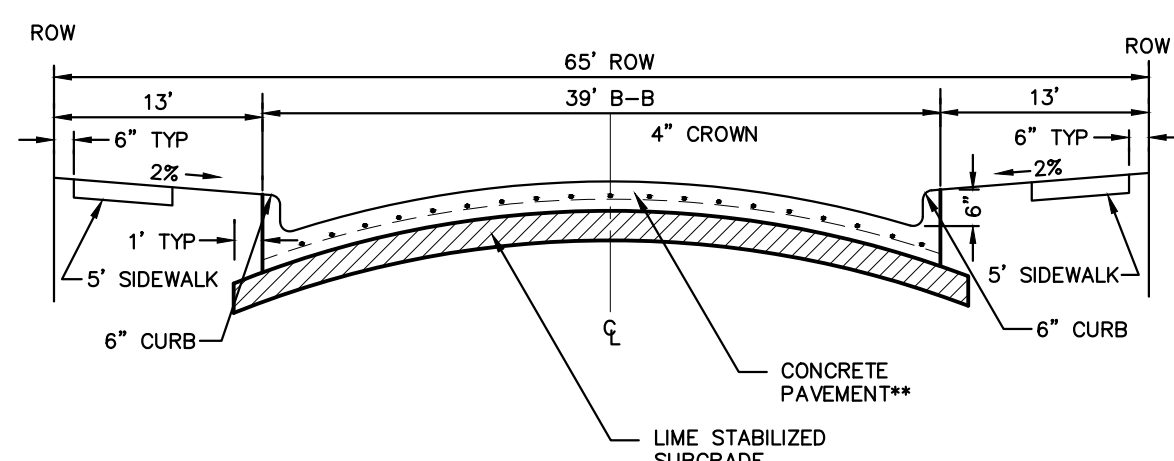
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COMMERCIAL COLLECTOR STREET SECTION

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RESIDENTIAL COLLECTOR STREET SECTION

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CITY PROJECT NUMBER: XXXXXXXXXX

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

OUT OF THE

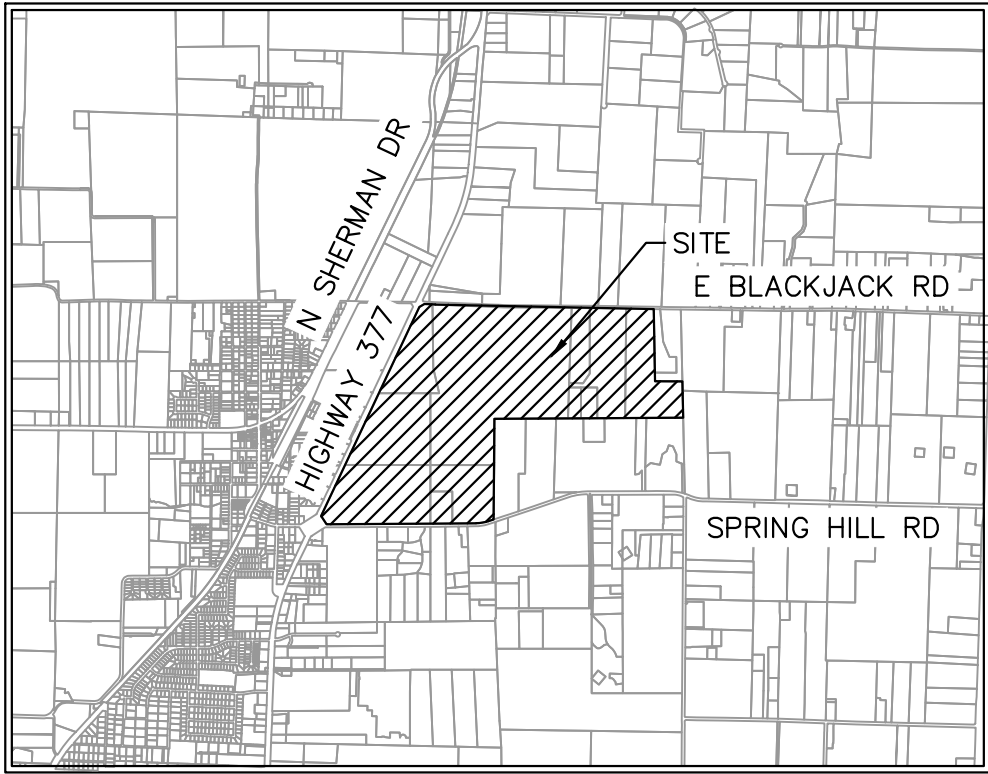
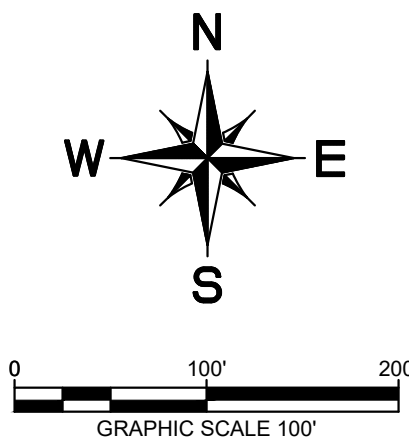
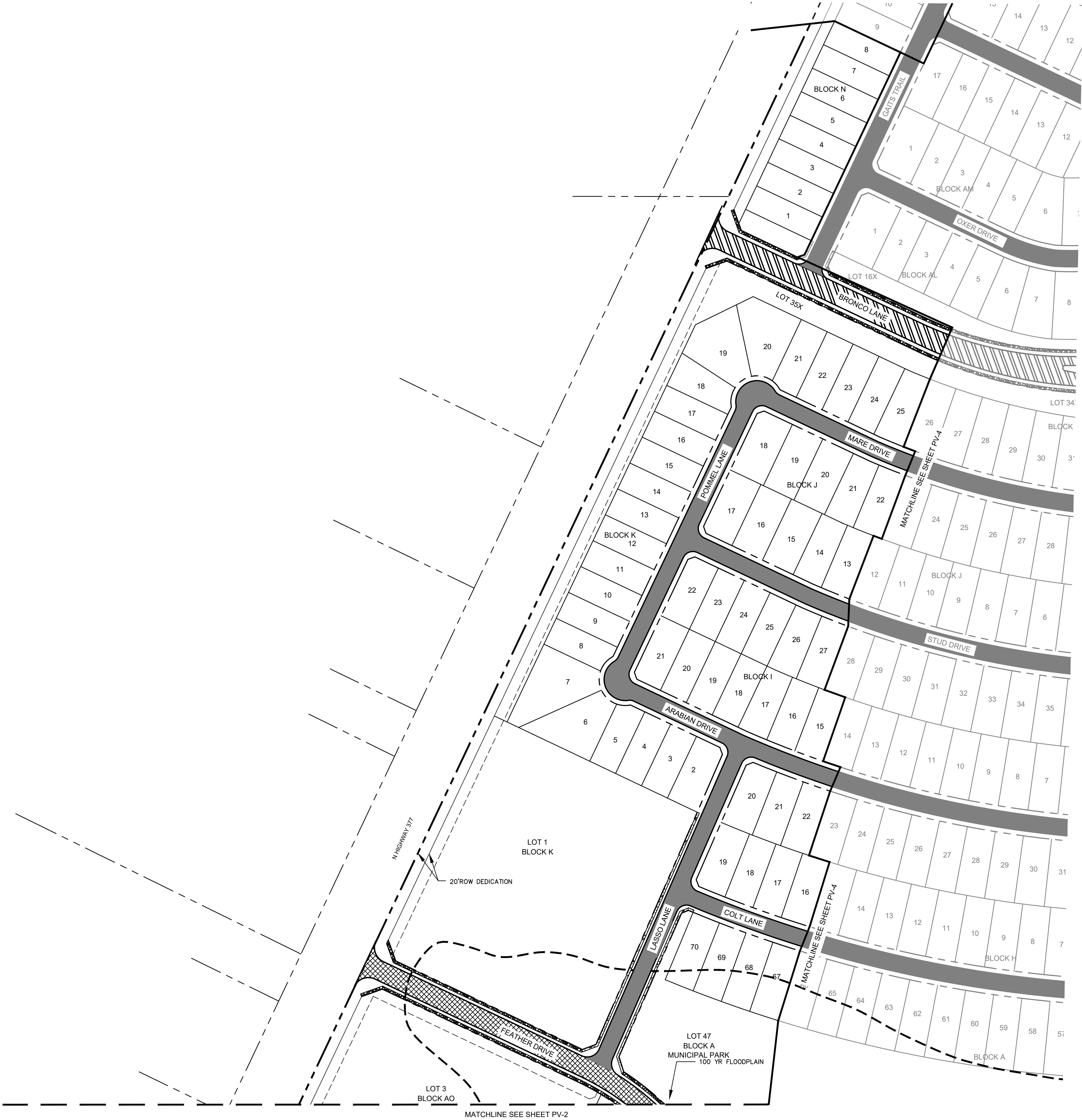
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243

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IN-THE

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

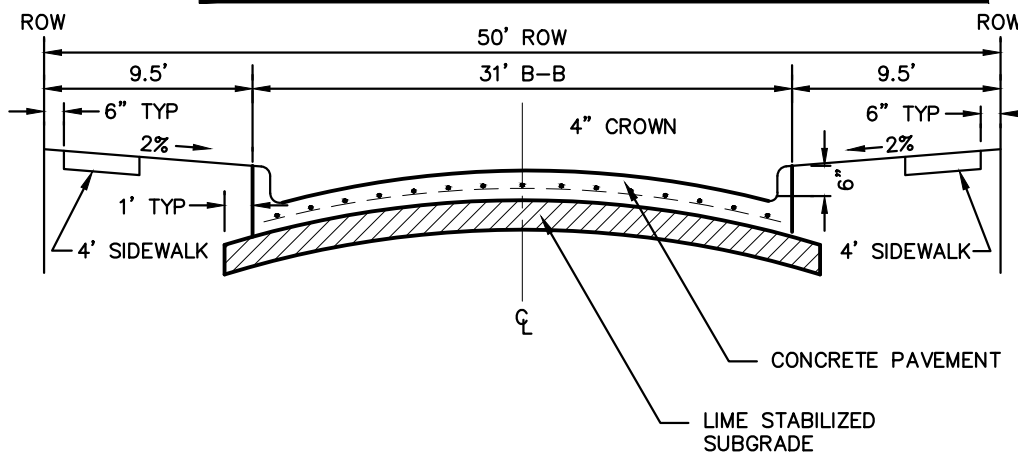


VICINITY MAP

SCALE: 1" = 4,000'

LEGEND

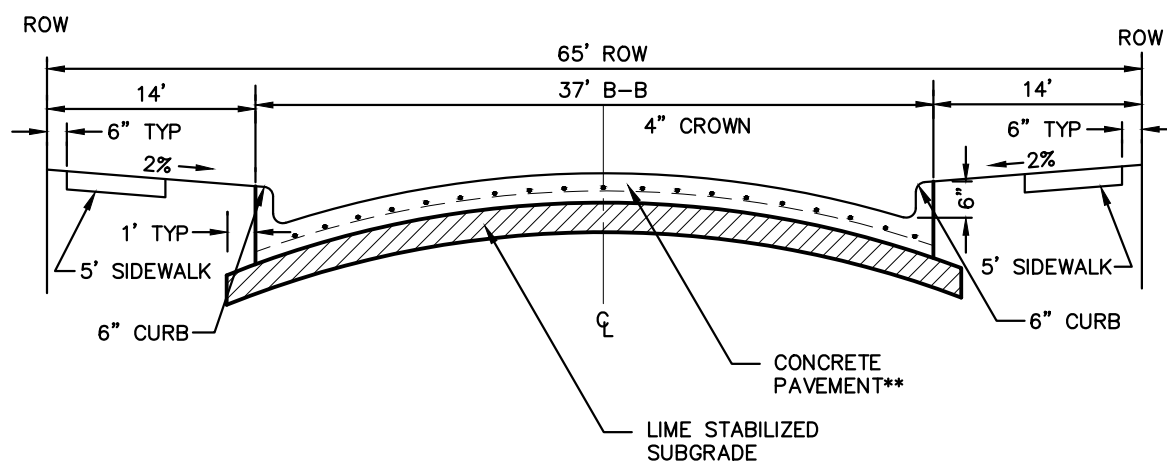
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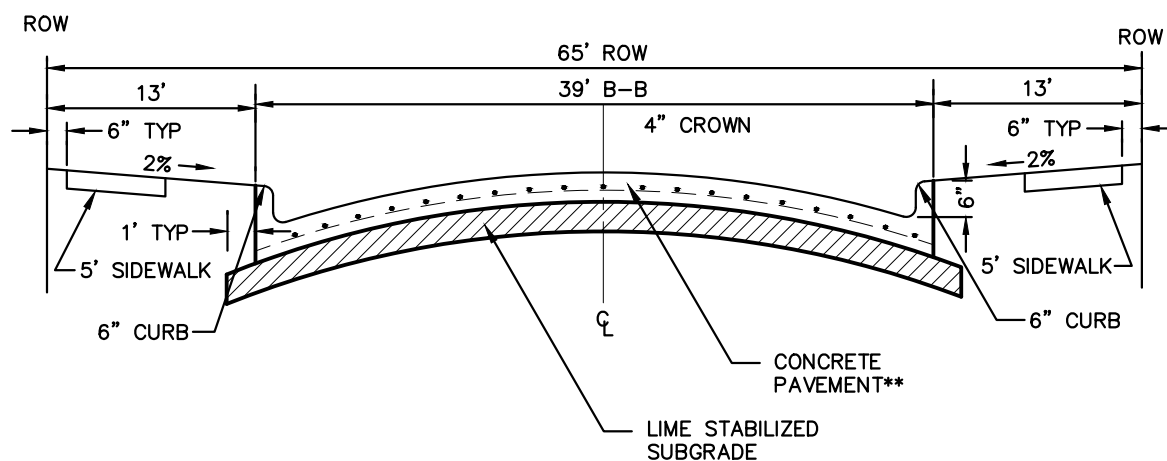
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COMMERCIAL COLLECTOR STREET SECTION

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RESIDENTIAL COLLECTOR STREET SECTION

NTS

CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY PAVING PLAN

FOR

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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

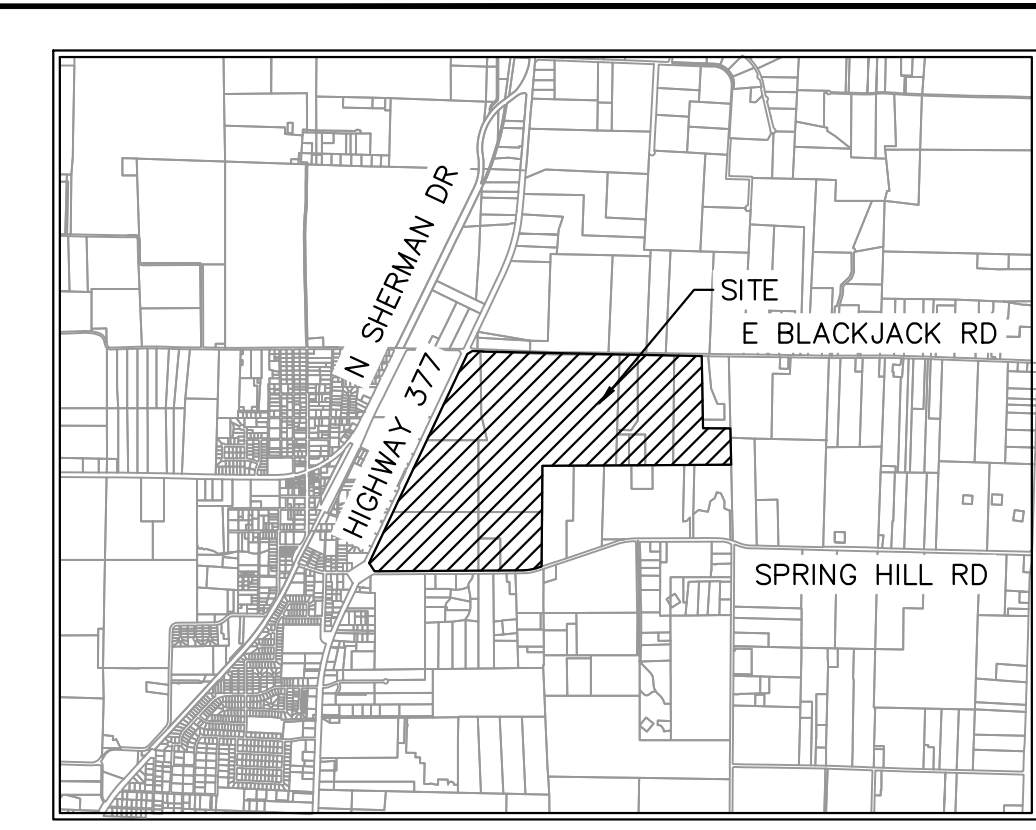
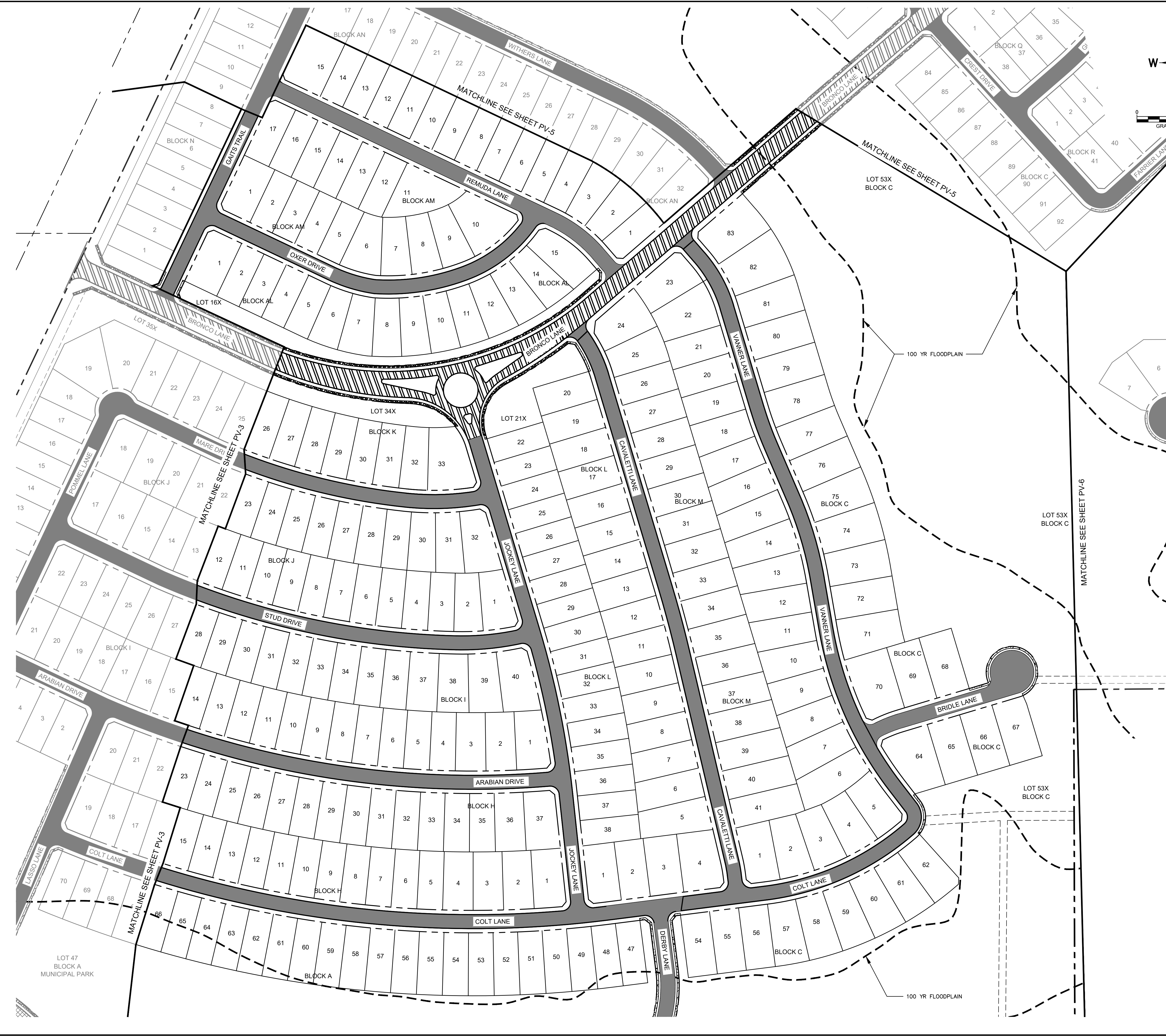
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DESIGNED DKT	DRAWN DKT	CHECKED TLF	SCALE AS SHOWN	DATE SEPT. 2021	KH PROJECT NO. 2020103	PV-3

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]
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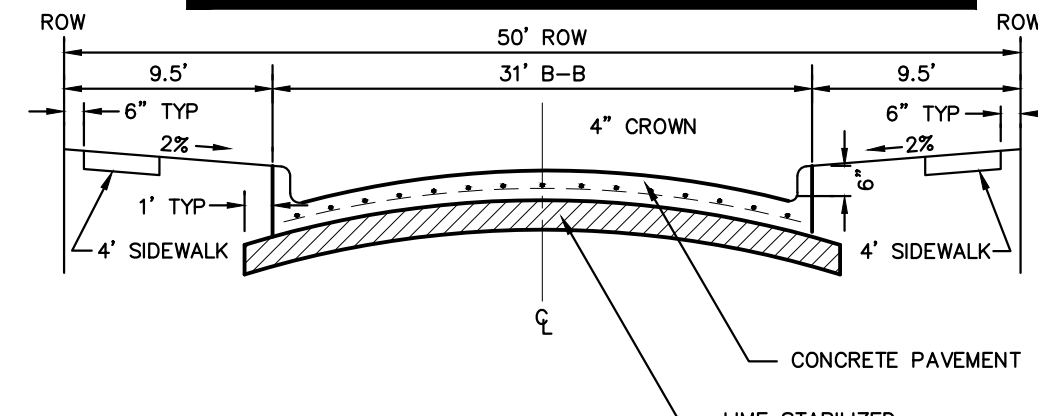


VICINITY MAP

SCALE: 1" = 4,000'

LEGEND

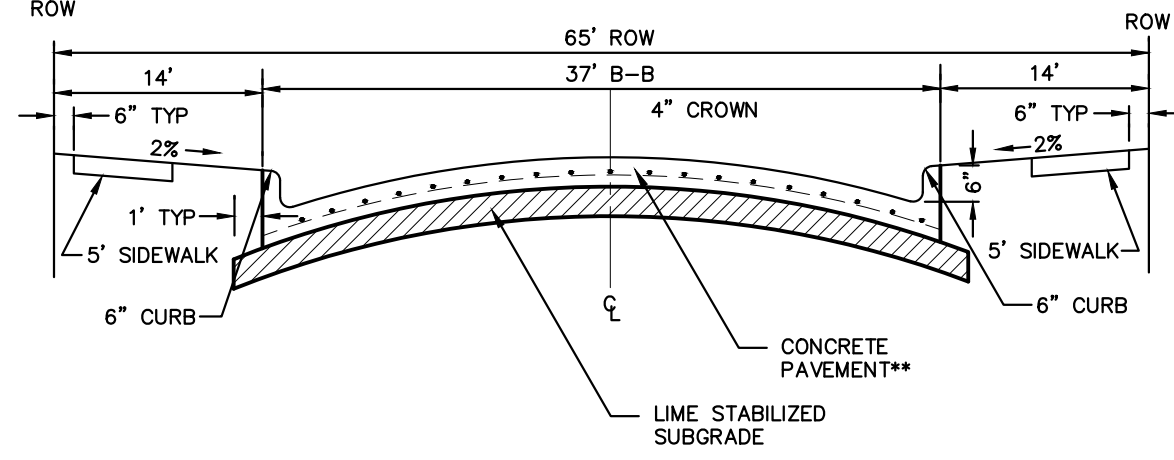
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PARABOLIC RESIDENTIAL STREET SECTION

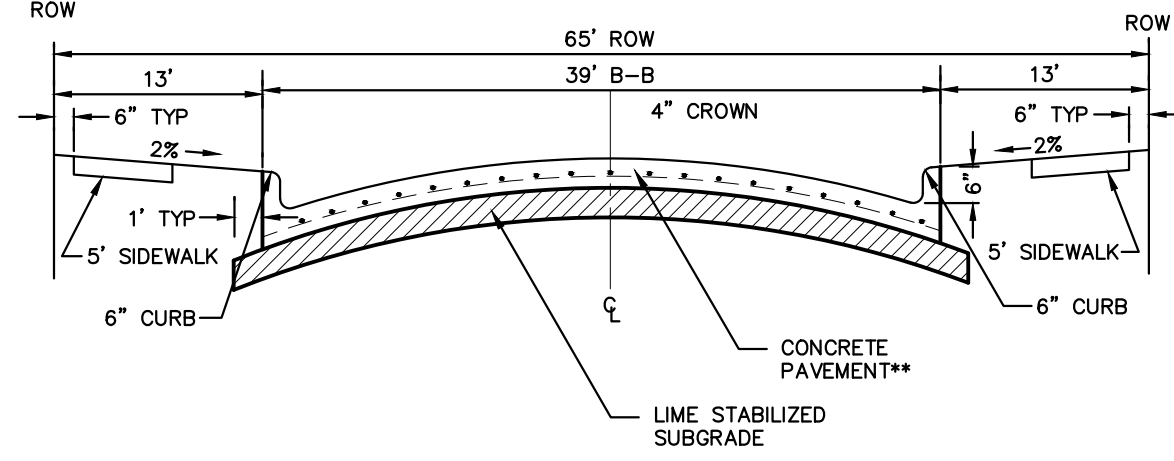
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COMMERCIAL COLLECTOR STREET SECTION

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RESIDENTIAL COLLECTOR STREET SECTION

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CITY PROJECT NUMBER: XXXXXXXXXX

PRELIMINARY PAVING PLAN

FOR

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

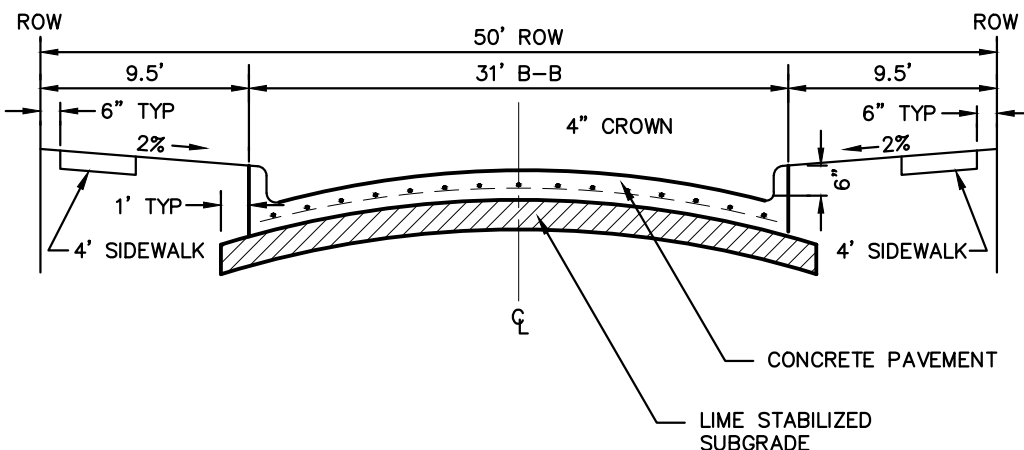
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	PV-4
DKT	DKT	TLF	AS SHOWN	SEPT. 2021	2020103	

PLATTED BY: FRANCIS, BECKER, 20200215.DWG
DRAWN 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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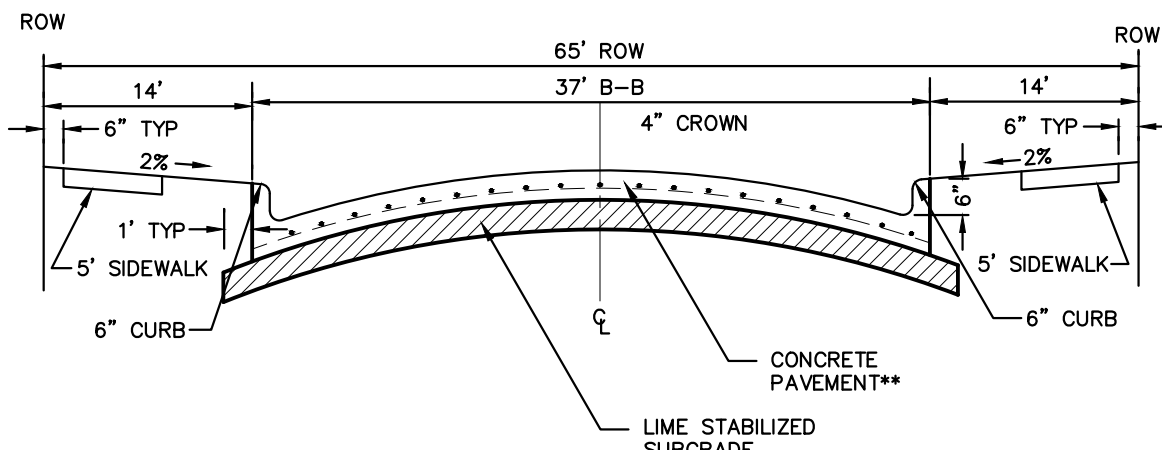
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PARABOLIC RESIDENTIAL STREET SECTION

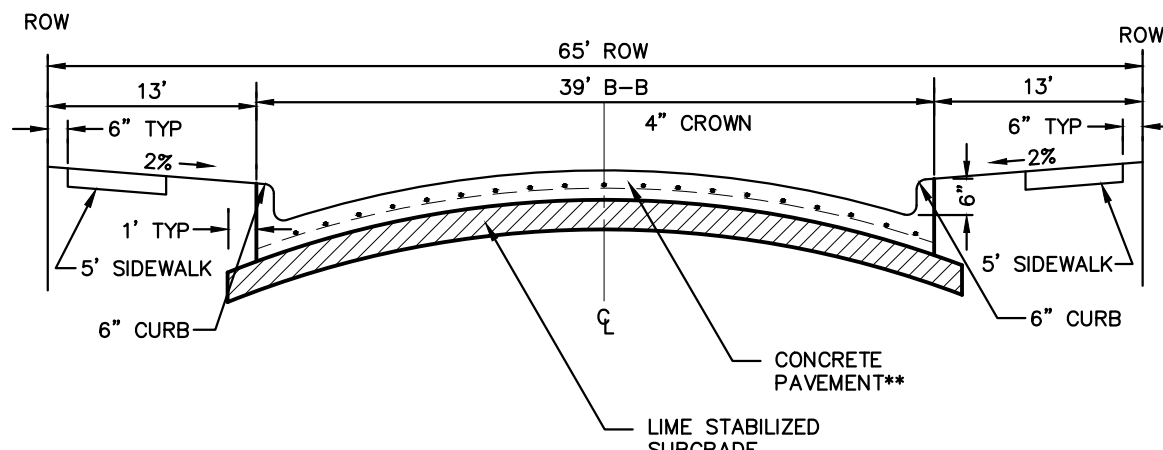
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COMMERCIAL COLLECTOR STREET SECTION

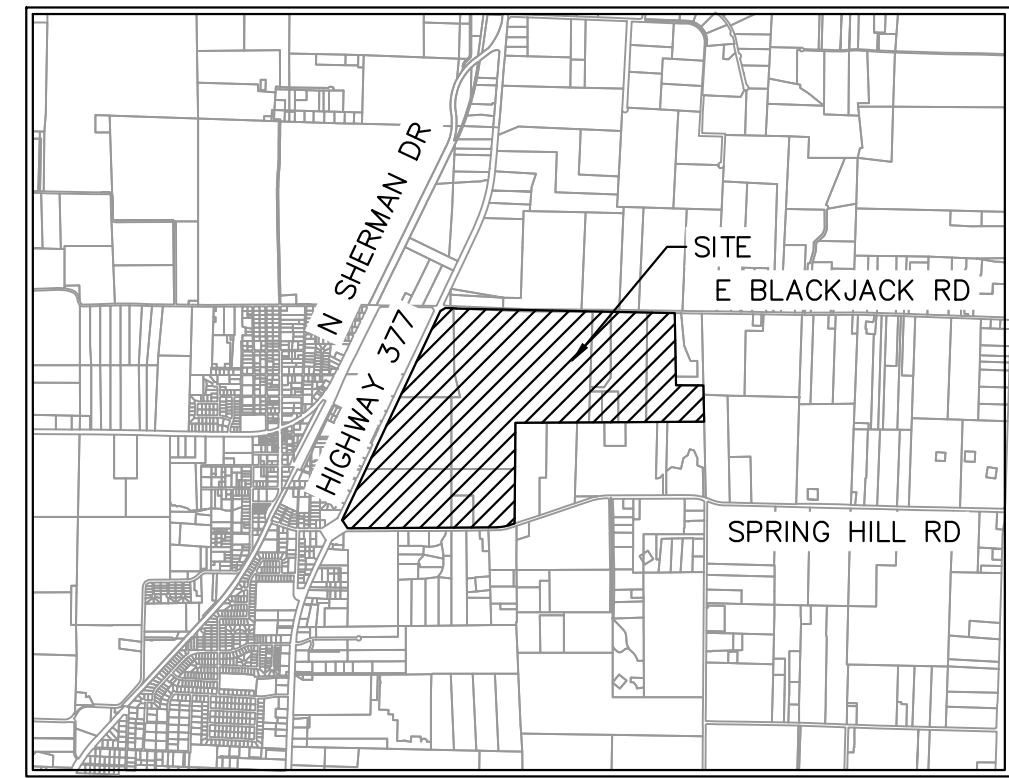
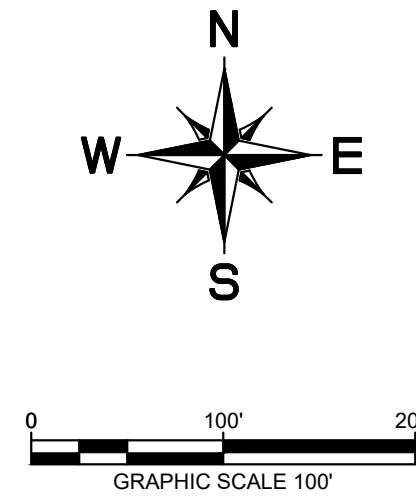
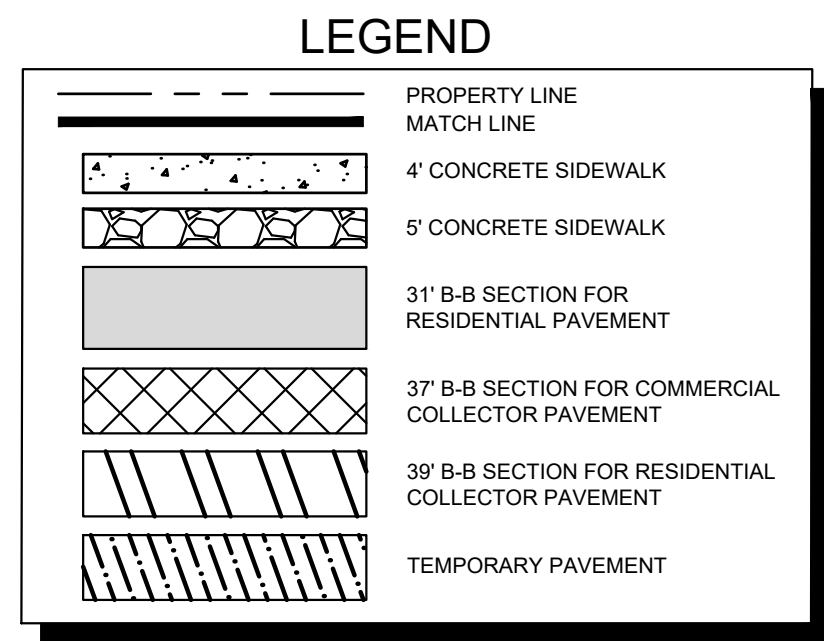
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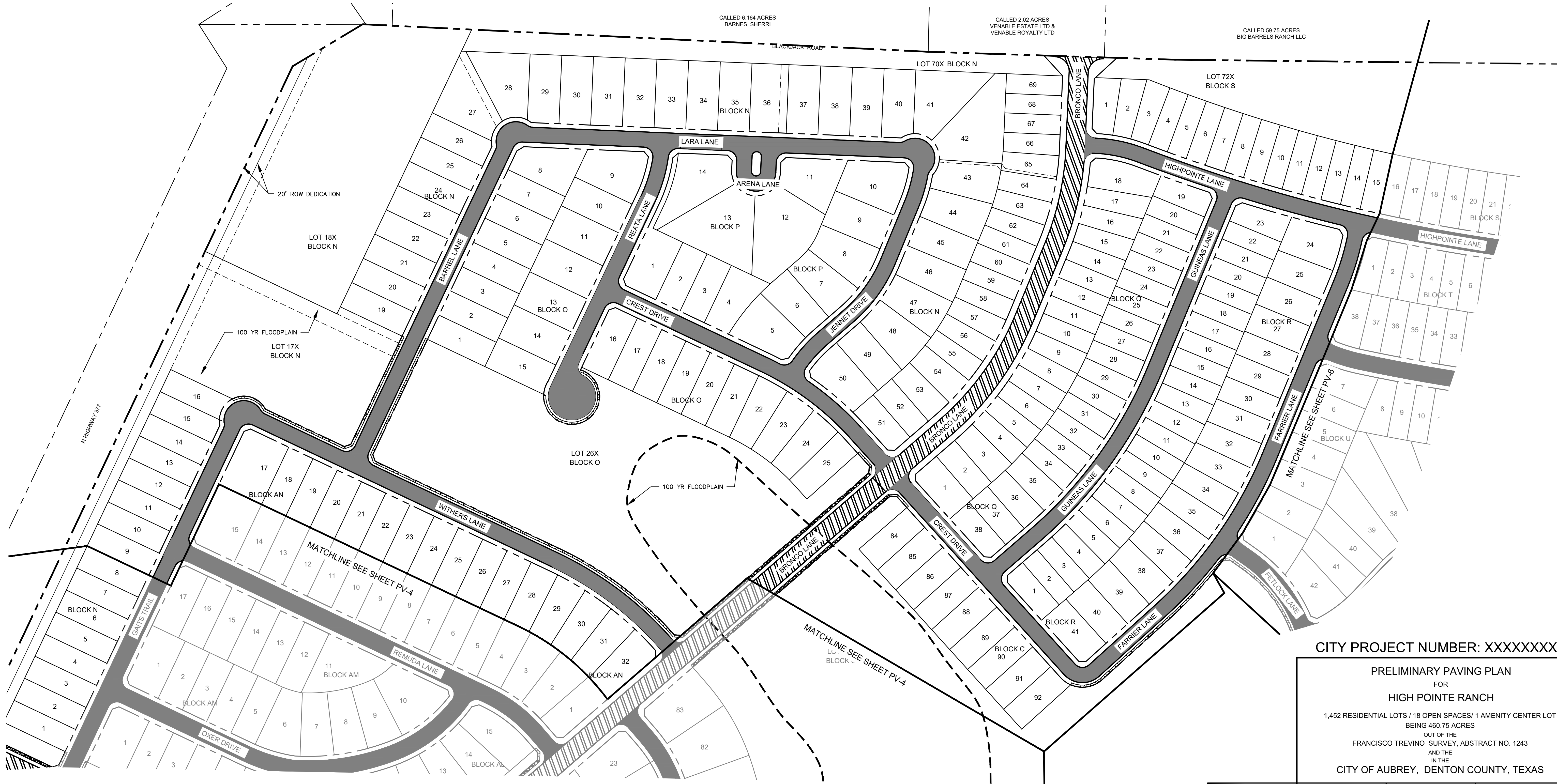
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RESIDENTIAL COLLECTOR STREET SECTION

NTS



VICINITY MAP
SCALE: 1" = 4,000'



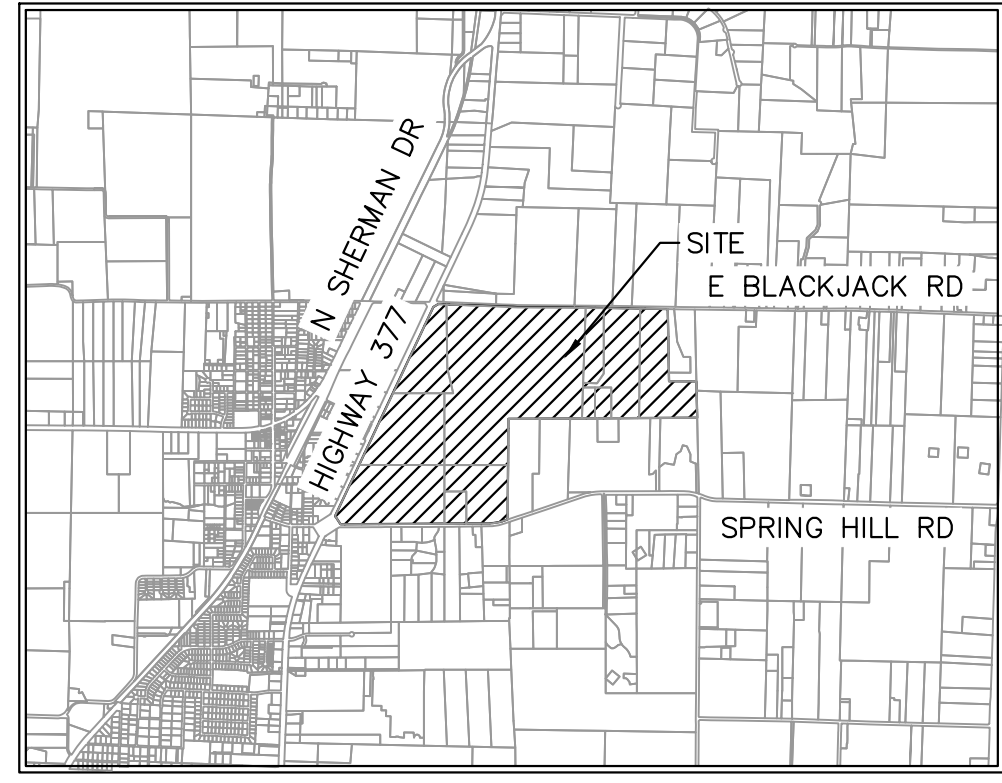
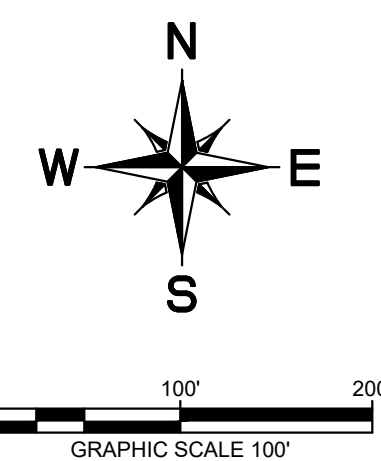
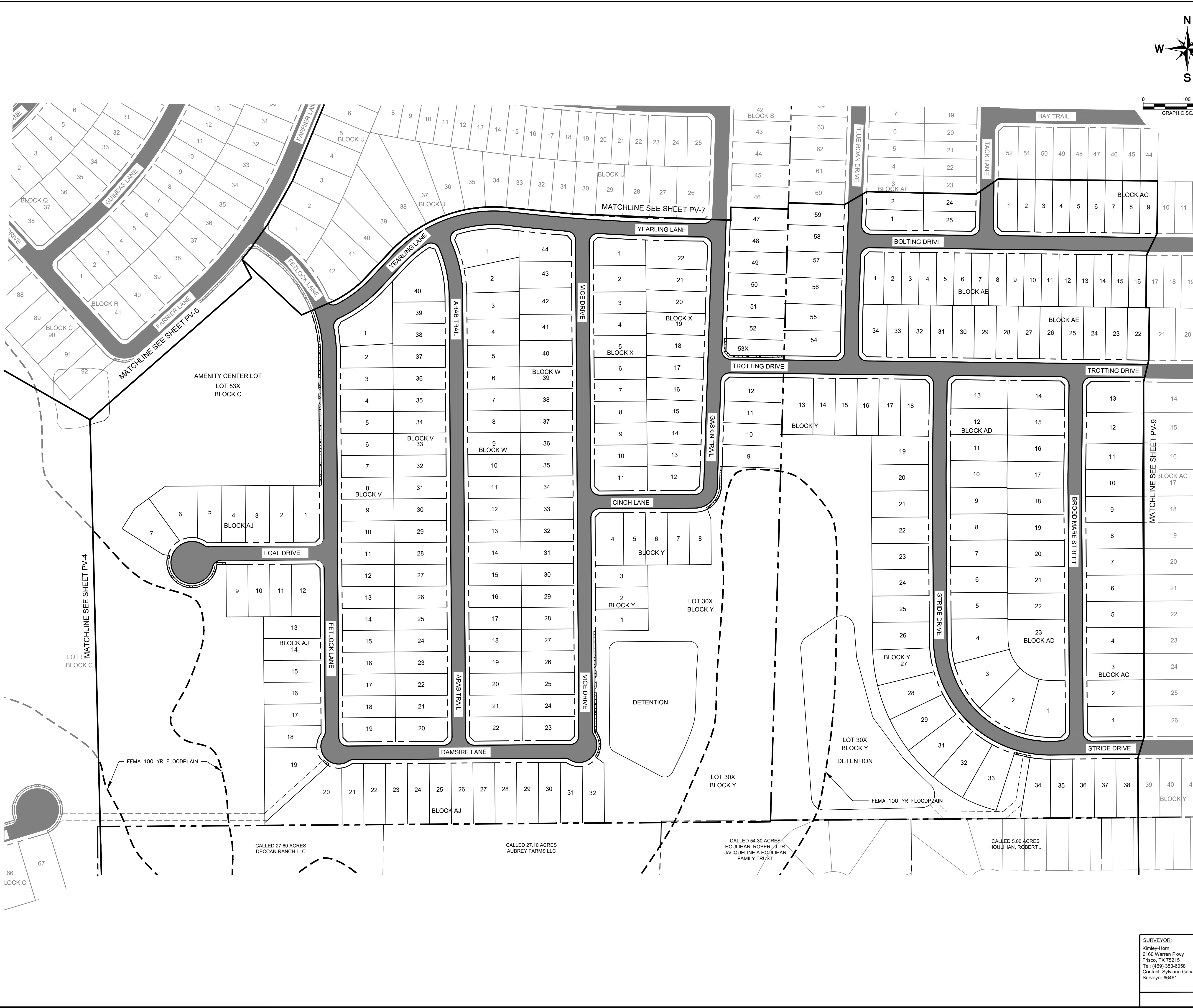
CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY PAVING PLAN
FOR
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1,452 RESIDENTIAL LOTS / 18 OPEN SPACES/ 1 AMENITY CENTER LOT
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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 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

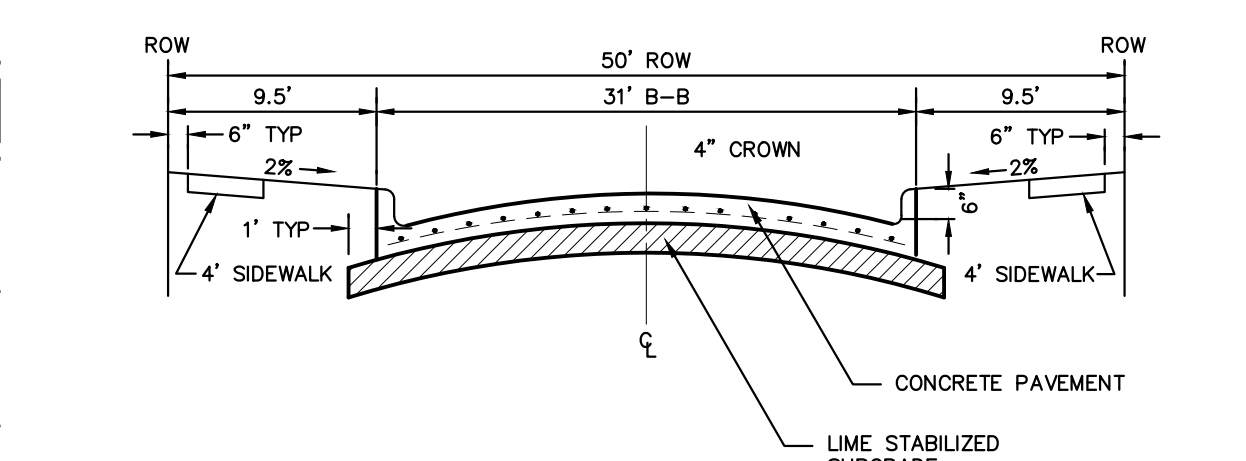
PLANNED BY: FRANCISCO, CIVIL ENGINEER, 2020/09/03 - CIRCLE Y RANCH/CD/PRELIMINARY PLANS/SHEETS/PV-2 PAVING PLAN/DWG/PV-6
DRAWN BY: KIMLEY-HORN, CIVIL ENGINEER, 2020/09/03 - CIRCLE Y RANCH/CD/PRELIMINARY PLANS/SHEETS/PV-2 PAVING PLAN/DWG/PV-6
LAST SAVED: 2020/09/03 2:56 PM

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.

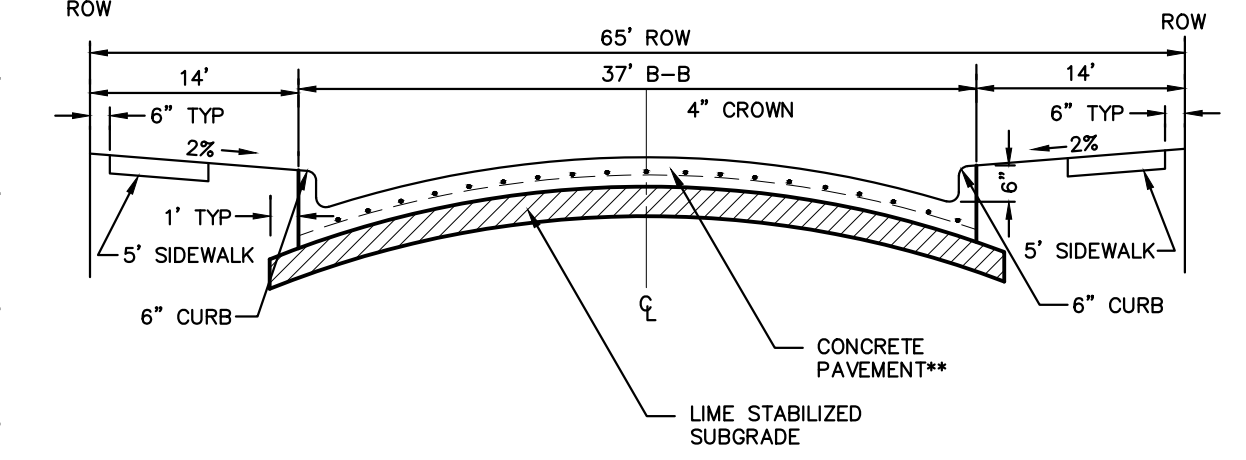


LEGEND
SCALE: 1" = 4,000'

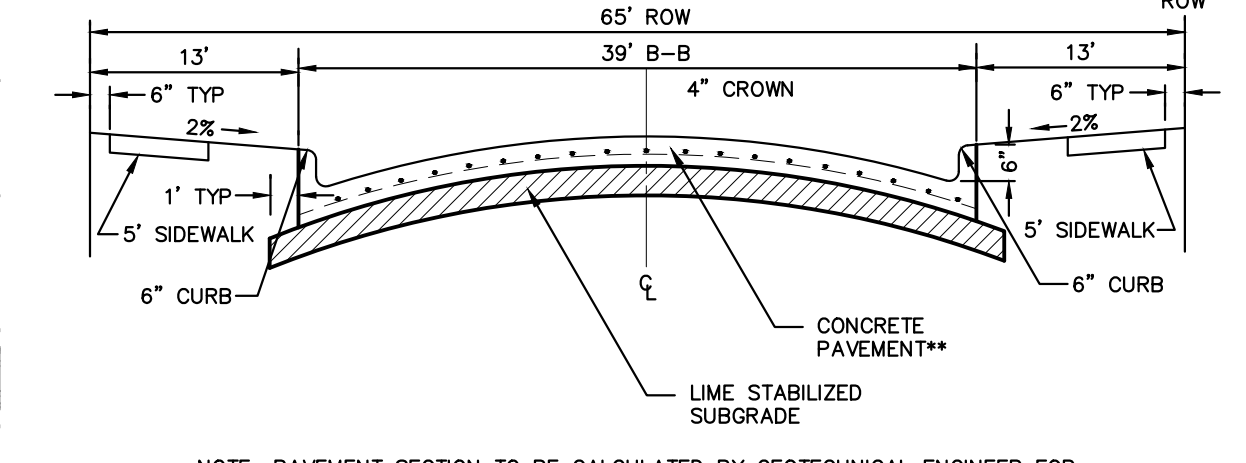
- PROPERTY LINE
- MATCH LINE
- 4" CONCRETE SIDEWALK
- 5" CONCRETE SIDEWALK
- 31" B-B SECTION FOR RESIDENTIAL PAVEMENT
- 37" B-B SECTION FOR COMMERCIAL COLLECTOR PAVEMENT
- 39" B-B SECTION FOR RESIDENTIAL COLLECTOR PAVEMENT
- TEMPORARY PAVEMENT



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
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



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

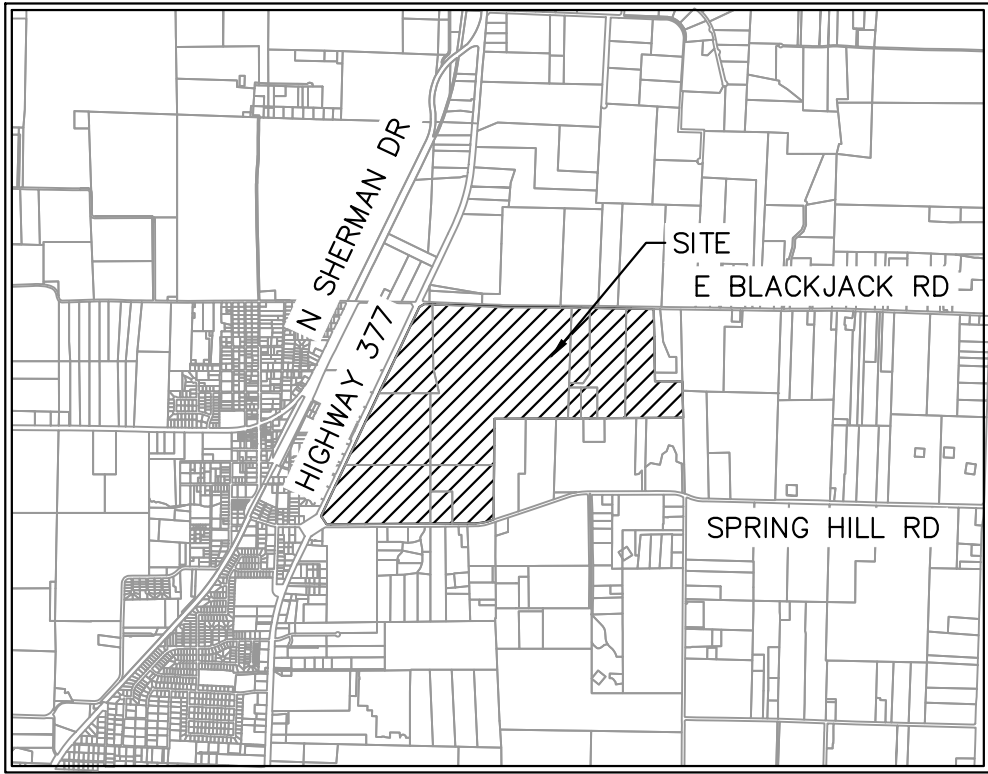
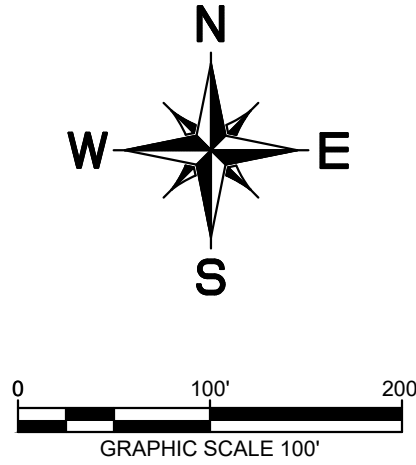
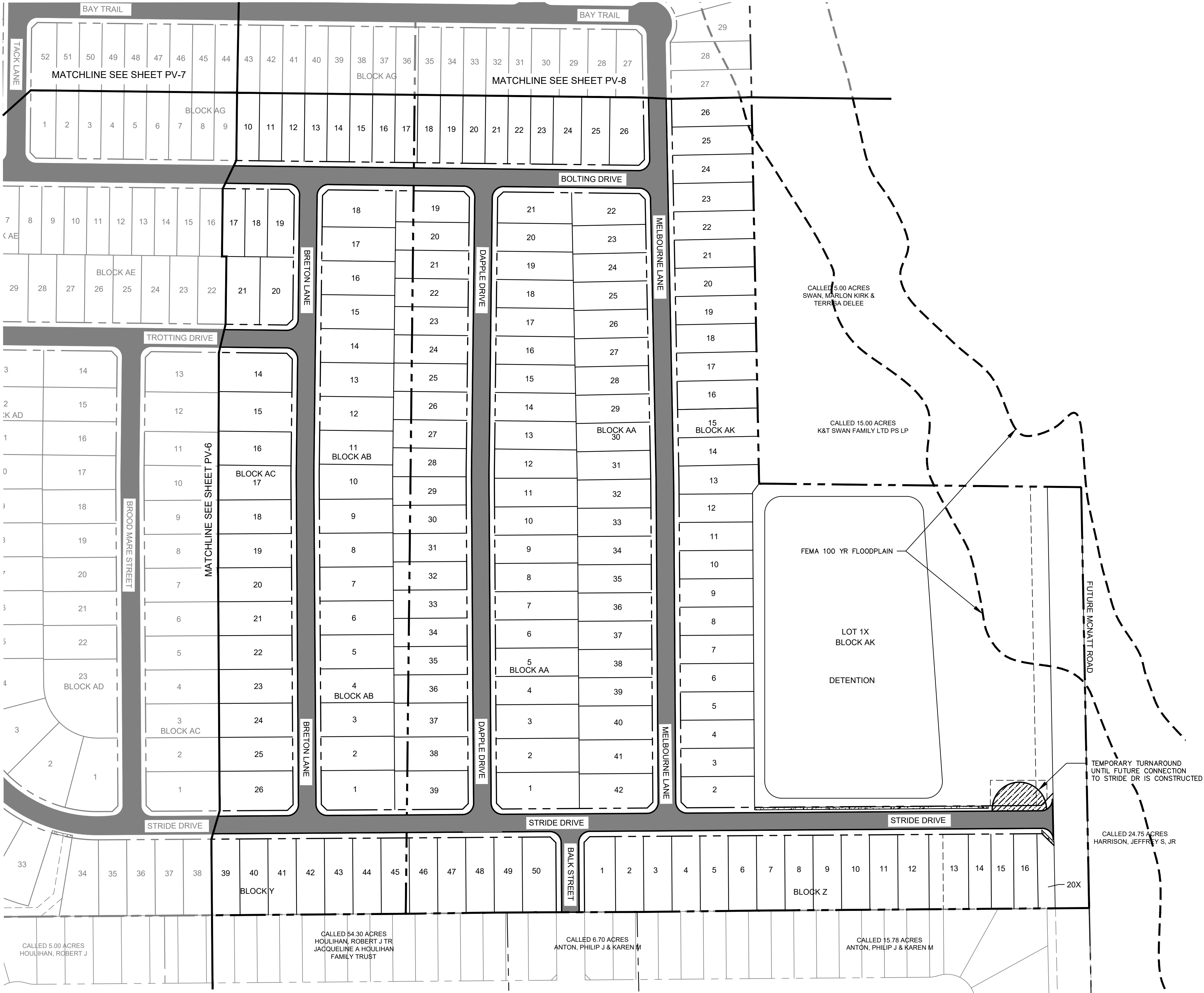
CITY PROJECT NUMBER: XXXXXXXXX

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
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: (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-6

PLANNED BY: KIMLEY-HORN, INC. DATE: 09/20/2023
DRAWN BY: KIMLEY-HORN, INC. DATE: 09/20/2023
LAST NAME: KIMLEY-HORN, INC. DATE: 09/20/2023

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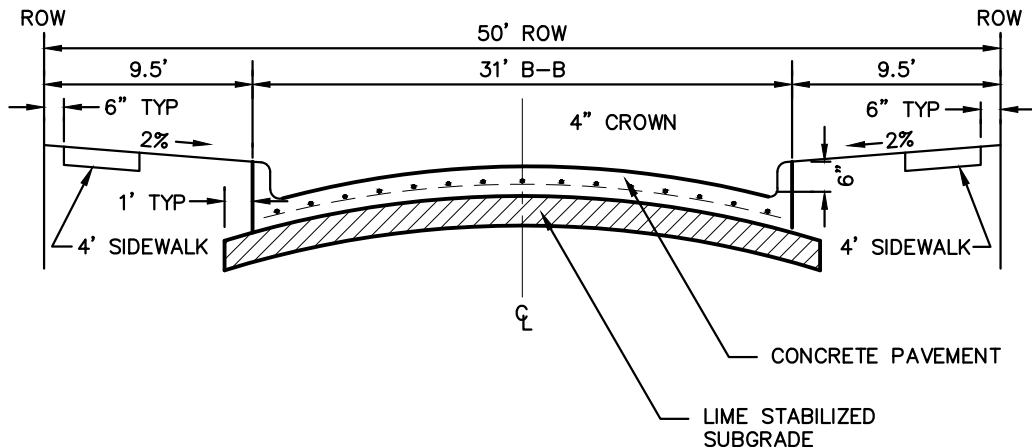


VICINITY MAP

SCALE: 1" = 4,000'

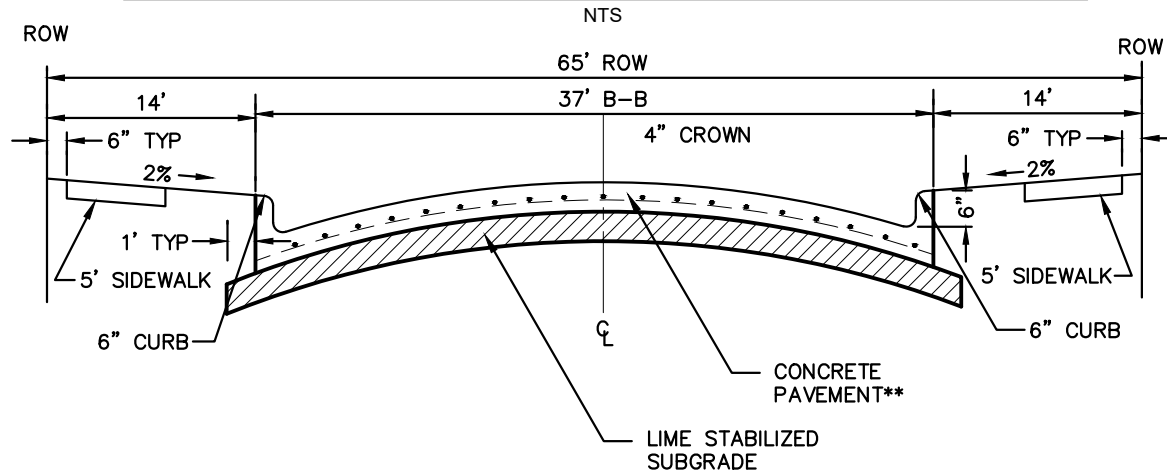
LEGEND

	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
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	TEMPORARY PAVEMENT



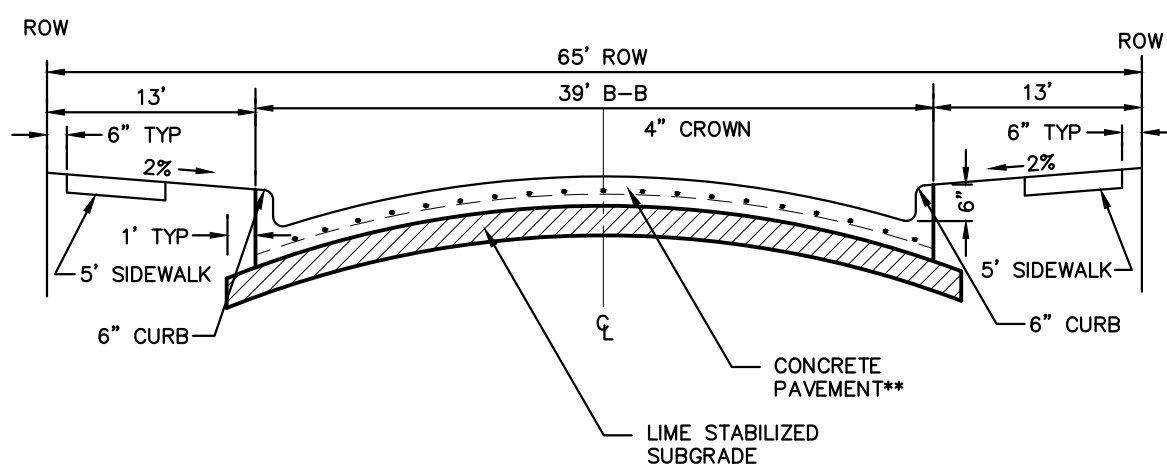
NOTE: PAVEMENT SECTION TO BE CALCULATED BY GEOTECHNICAL ENGINEER FOR MINIMUM 20-YEAR DESIGN, BUT SHALL NOT BE LESS THAN 6" THICK.

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

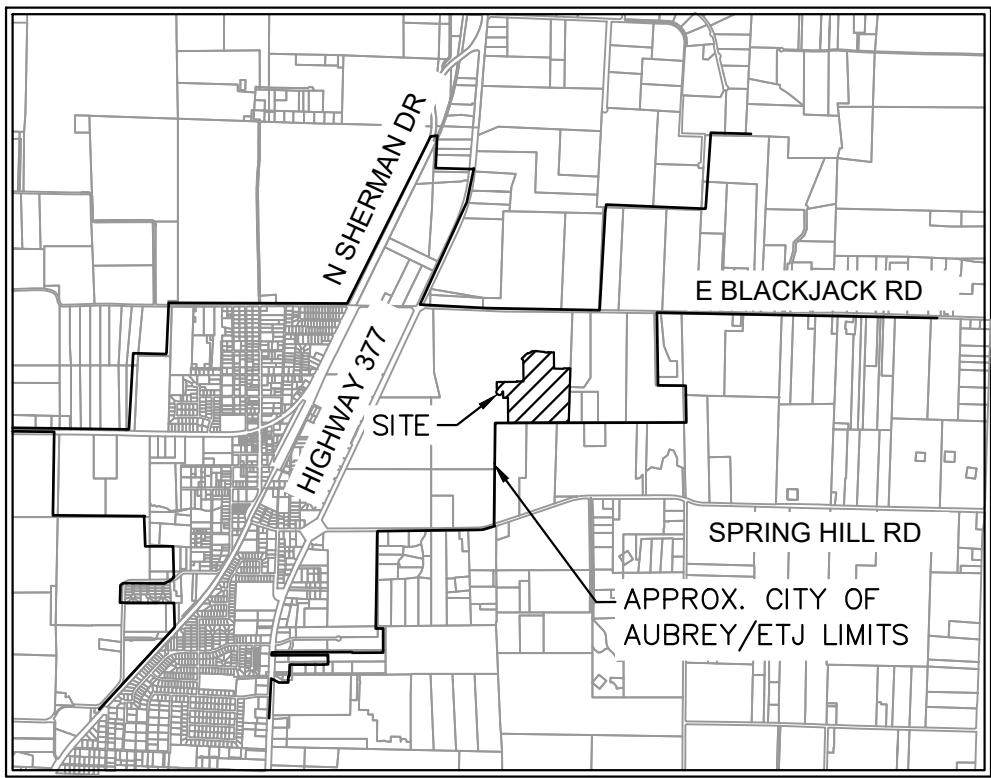
HIGH POINTE RANCH

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



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

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

San Francisco, Texas 75034	FIRM # 10193822	Fax No. (972) 335-3779
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[illegible]

WEYER:

ne: 972-335-3580
ect: Subacute Cerebral Palsy

0 Warren Pkwy., Suite 210

co, Texas 75034
ne: 972-335-3580
tact : Thomas L. Fletcher, P.E.

DIRECTOR

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°57'26"E	14.74'
L6	N46°36'46"E	13.63'
L7	S44°25'03"E	26.28'
L8	S44°34'33"W	28.28'
L9	N00°25'30"W	32.50'
L10	N63°29'56"E	20.00'
L11	N44°34'57"E	14.14'
L12	S44°25'03"E	14.14'
L13	S44°34'57"W	14.14'
L14	S45°37'40"E	14.40'
L15	N45°23'03"E	14.14'
L16	N44°34'57"E	14.14'
L17	S44°25'03"E	14.14'
L18	S44°34'57"W	14.14'
L19	S44°25'03"E	14.14'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	235°57'28"	57.50'	234.79'	N62°40'03"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'	N65°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	26°07'14"3"	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°34'59"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 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 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. 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 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 occur 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 ground 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 Combined Factor (PCF) of 0.99985348.

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

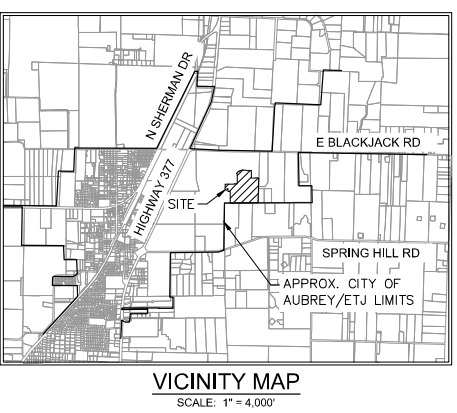
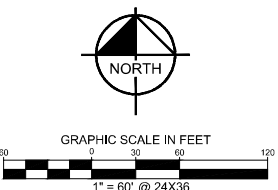
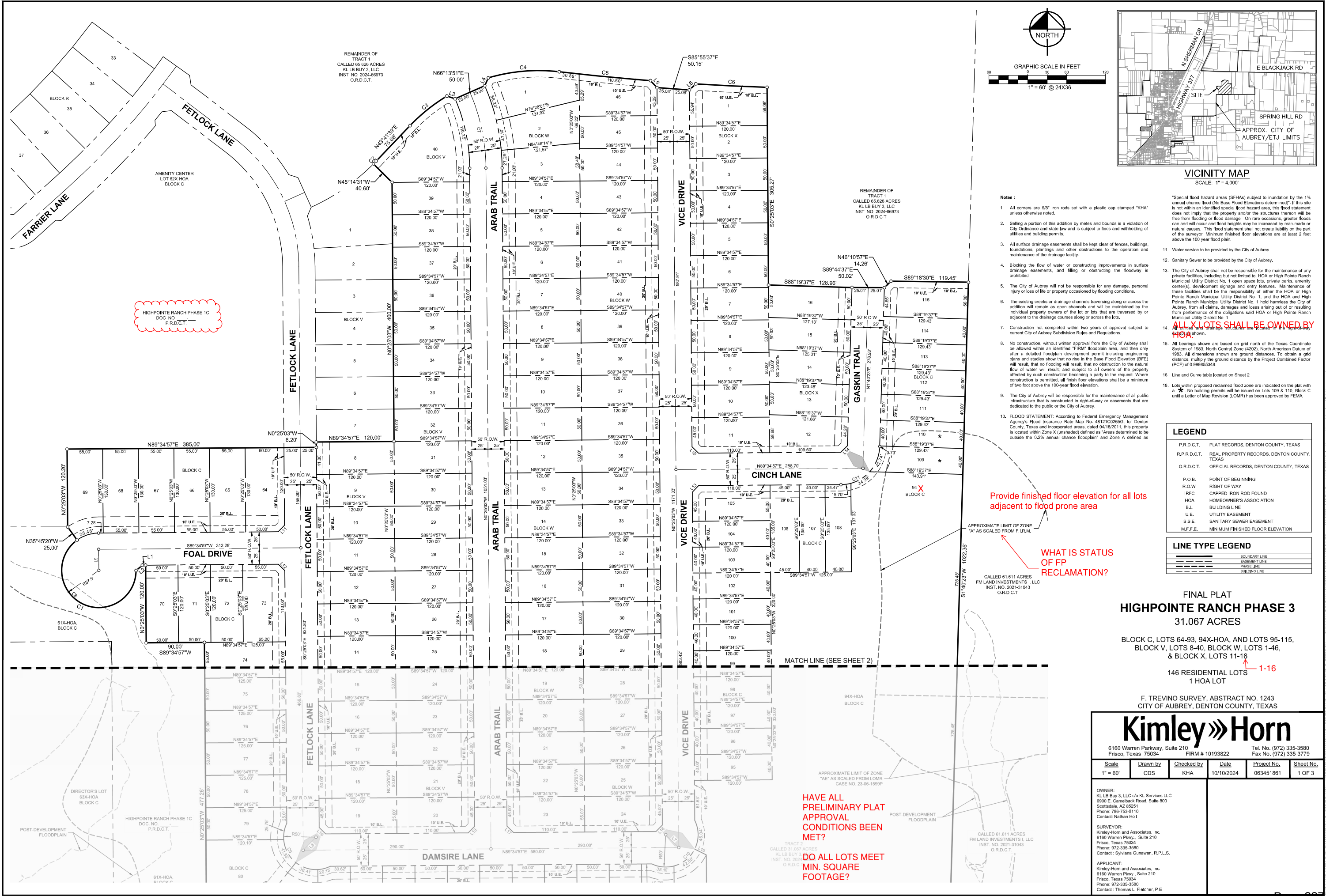
FINAL PLAT
HIGHPOINTE RANCH PHASE 3
31.067 ACRES

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.
 - 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

- 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 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.
- All X LOTS SHALL BE OWNED BY HOA 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 0.99955348.
- Line and Curve table located on Sheet 2.
- 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
HIGHPOINT RANCH PHASE 3
31.067 ACRES
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146 RESIDENTIAL LOTS
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CITY OF AUBREY, DENTON COUNTY, TEXAS

Kimley»Horn

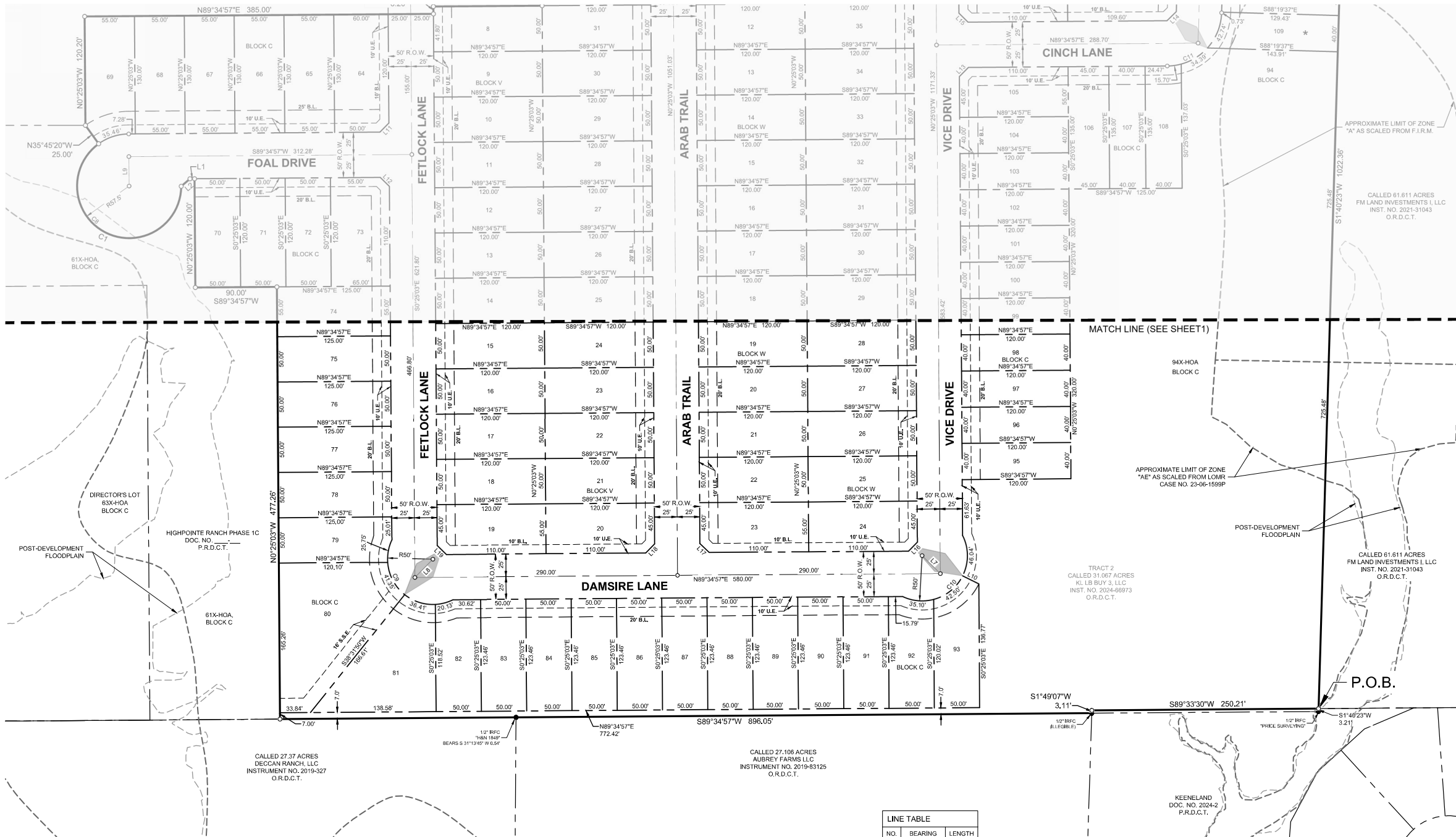
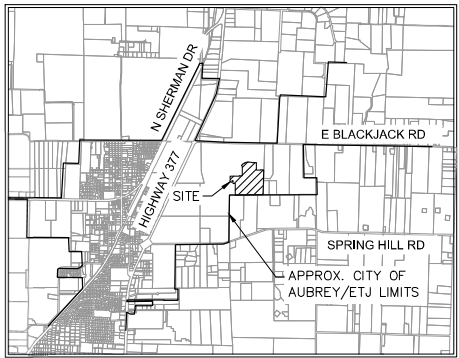
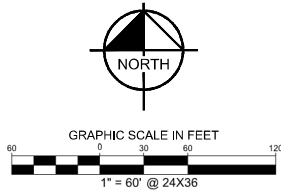
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	10/10/2024	063451861	1 OF 3

OWNER:
KL LB 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.



- 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.
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 0.99985348.

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
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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\060324\74-HIGHPOINT RANCH-AUBREY\DWG\060324-181-HIGHPOINT RANCH-PHASE 3.DWG PLOTTED BY: GUANAWAN, SYLVIANA 10/10/2024 2:29 PM LAST SAVED 10/10/2024 2:29 PM LAST SAVED

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 40.90 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,
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1 HOA LOT

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CITY OF AUBREY, DENTON COUNTY, TEXAS

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



**City Council Meeting
Staff Report
December 18, 2024**

Agenda Item

Consideration and action on a Resolution submitting the City's ballot selections for members to the Texas Coalition for Affordable Power Board of Directors.

Staff Contact

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

Summary

You are entitled to cast eight votes from the nine nominees. No more than one vote may be cast for the same nominee. Places 1, 3, and 5 will be filled by the three candidates in the high consumption (HC) category receiving the most votes. Places 7 and 9 will be filled by the candidate in the medium consumption (MC) category receiving the most votes. Place 11 will be filled by the candidate in the low consumption (LC) category receiving the most votes. Places 13 and 15 will be filled by the two candidates receiving the most votes but who were not elected to a particular consumption category. The exception to this rule is the requirement in TCAP Bylaws that stipulates the board of directors include at least one member from each of the four ERCOT zones (North, South, West, and Houston). Nominees who are incumbents (I) are noted on the ballot.

Financial Summary

Staff Recommended Action

Staff Recommended Motion

2025/2026 TCAP Board Ballot

BALLOT – 2025/2026 TCAP BOARD OF DIRECTORS

Instructions for Voting:

Only one ballot per member city/entity. The member representative is entitled to cast eight votes for the eight current positions. **PLEASE BE SURE THAT NO MORE THAN EIGHT CANDIDATES HAVE BEEN CHECKED!** **Ballots with more than nine cast votes will be rejected.** No more than one vote may be cast for the same nominee. Places 1, 3, and 5 will be filled by the three candidates in the high consumption (HC) category receiving the most votes. Places 7 and 9 will be filled by the candidate in the medium consumption (MC) category receiving the most votes. Place 11 will be filled by the candidate in the low consumption (LC) category receiving the most votes. Places 13 and 15 will be filled by the two candidates receiving the most votes but who were not elected to a particular consumption category. The exception to this rule is the requirement in TCAP Bylaws that stipulates the board of directors include at least one member from each of the four ERCOT zones (North, South, West, and Houston). Nominees who are incumbents (I) are noted on the ballot.

(Vote for eight)

Names were randomly drawn for ballot order

☐ Chuong Phung, Grand Prairie – HC (I)	☐ Carey D. Neal, Jr., Lancaster – MC (I)
☐ Aimee Rae Ferguson, Anna – LC (I)	☐ Clayton Fulton, Hurst – MC (I)
☐ Henry Arredondo, City of Dilley LC	☐ Mark Poland, Sugar Land – HC (I)
☐ Clifford Howard, Lewisville – HC (I)	☐ Gilbert P. Reyna, Jr., Victoria- HC (I)
☐ Jo Ella Wagner, South Texas Water Authority- LC (I)	

Submitted by (MUST BE COMPLETED):

Please complete and return by **5 p.m. C.S.T.,**

Friday, January 3, 2025 to:

Margaret Somereve, Executive Director

P.O. Box 5

Addison, TX 75001

or msomereve@tcaptx.com

Printed Name

Signature

Member City/Entity:

Submit Ballot

2025/2026 TCAP Board Biographies

(alphabetical order)



Henry Arredondo, City of Dilley

Henry Arredondo is Senior Manager with over 30 years of experience in manufacturing, distribution, banking, and municipal management operations. Currently he works at the City of Dilley where he is the City Administrator. Henry Arredondo holds a Master's degree in Business Administration and Bachelor's degree in Finance and is passionate about youth sports. In his free time, he enjoys golfing, fishing, and cycling.



Chuong Phung, City of Grand Prairie

Chuong joined the City of Grand Prairie in 2019 and serves as an Assistant City Attorney and as Risk Manager for the City. In these roles, he is responsible for a variety of matters including claims and litigation involving the City, Public Information Act requests, and utility-related concerns.

Chuong received his BA from UCLA and his JD from Loyola Law School, Los Angeles, and is licensed to practice law in California and Texas.

Before coming to work for the City of Grand Prairie, Chuong worked for several private law firms in Los Angeles, California. He has served as a member of the TCAP Board since 2023.



Clayton Fulton, City of Hurst

Clayton Fulton graduated with a Master's in Public Administration from the George W. Romney Institute of Public Service and Ethics in Brigham Young University's Marriott School of Management in 2008 with an emphasis in local government and financial analysis. Upon graduation he received the Stewart L. Grow award from the MPA program for integrity, academic excellence, concern for others, and devotion to public service. Clayton has also received a bachelor's degree from BYU in

Sociology, holds associates degrees in Business and General Studies, completed the Texas Tech Institute of Governmental Finance and is a Certified Government Finance Officer.

Clayton is an active of TCMA and GFOAT and has served on the TCAP Board since 2021. He is currently serving as Assistant City Manager with the City of Hurst. Clayton has been instrumental in incorporating the Council's strategic priorities into the annual budget process and oversees Finance, Information Technology, Public Works, Utility Billing, and Solid Waste Services. He also partners with Atmos and Oncor for any customer issues faced by the citizens and coordinating on rate cases that involve the City. Prior to working for the City of Hurst, Mr. Fulton worked as the Finance Director for the City of Anna overseeing all financial operations for the city as well as managing the municipal court, utility billing, information technology, and human resource operations for the City. Mr. Fulton brought the GFOA distinguished budget award to the City of Anna and also received recognition from the State of Texas Comptroller's Office for financial transparency.

Clayton has also held positions with the State of Utah's Division of Housing and Community Development where he developed increasing responsibility over the execution and management of various Federal HUD, USDA, and HHS grants in addition to overseeing additional State grant programs. In his spare time he volunteers with his church and enjoys spending time in the great

2025/2026 TCAP Board Biographies

(alphabetical order)

outdoors and finding adventure in everyday life. Clayton lives in NRH with his wife and 5 children.



Aimee Rae Ferguson, City of Anna

Aimee Rae Ferguson is the Director of Finance for the City of Anna overseeing the Accounting, Utility Billing and Municipal Court for the city. She has held this position since September 2023 and began her tenure with the City of Anna as the Assistant Director of Finance in September of 2022.

Prior to accepting the Assistant Director role in Anna, Aimee was the Budget Manager for the City of Celina, the fastest growing city in the Dallas Fort Worth area. Aimee has over fifteen years of experience in Finance and Accounting. Prior to her time in Texas city government, Aimee helped to manage the accounting department for the New Orleans Morial Convention Center, the 6th largest convention center in the United States. While at the Convention Center, Aimee was named a Star Performer and was a part of the team that created the Center's original customer service standards program.



Clifford Howard, City of Lewisville

Clifford Howard is the Fiscal Services Manager for the City of Lewisville and has served the City's Finance Department in multiple capacities in his 36 years of service. Clifford's area of expertise is utility rate studies, utility collection and billing services, as well as banking and investments.

For the past 20 years, Clifford has served on the Dallas Water Utility Cost of Service rate subcommittee. Prior to being elected to the Texas Coalition for Affordable Power Board (TCAP) he served TCAP on their Technology committee. Since joining the TCAP Board he has served every year on the Finance committee. He is an active member of the Government Finance Officers Association, Government Finance Officers Association of Texas, and Government Treasurers' Organization of Texas.

Clifford is a graduate of Midwestern State University in Wichita Falls and holds a Bachelor's degree in Accounting.



Carey D. Neal, Jr., City of Lancaster

Carey joined the City of Lancaster in July 2019, bringing a passion for transformative leadership and a proven track record of driving meaningful change on the private sector. He earned a Bachelor of Science degree from the University of Texas at Arlington and a Master of Public Administration from American University, and is currently pursuing a PhD from Liberty University, reflecting his commitment to continuous learning and excellence.

Before transitioning to local government, Carey honed his leadership skills as a Human Resources Director with Walmart Stores Inc., where he spent seven years managing complex organizational challenges and fostering professional growth among diverse teams. His journey into public service began with an internship under State Representative Yvonne Davis (District 111), igniting his dedication to community-focused leadership.

2025/2026 TCAP Board Biographies

(alphabetical order)

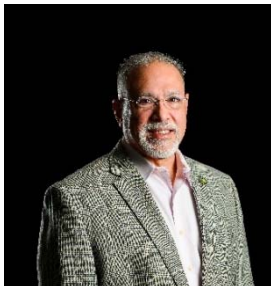
As a senior leader in the City of Lancaster, Carey oversees key operations including Administration, Economic Development, Development Services, Public Works, and Procurement. Under his guidance, these departments are driving innovation, fostering economic growth, and delivering exceptional services to the Lancaster community.

In 2023, Carey's exemplary leadership and contributions to North Texas were recognized with the prestigious Rising Star Award from the North Texas Commission. He was also appointed to the Board of the Inland Port Chamber of Commerce, where he collaborates with regional leaders to advance economic opportunities and community development.

Carey's influence extends beyond his professional roles. He is an active member of premier professional organizations such as the International City/County Management Association (ICMA), Emerging Local Government Leaders (ELGL), National Forum for Black Public Administrators (NFBPA), North Texas City Management Association (NTCMA), Texas City Manager Association (TCMA), and Urban Management Assistants of North Texas (UMANT).

In addition to his professional achievements, Carey is deeply committed to service and mentorship. He volunteers his time with, Big Brothers Big Sisters of America, the youth and young adults at GRACE Dallas and the Lancaster Lions Club, exemplifying his dedication to empowering future leaders and giving back to his community.

Carey's leadership philosophy is anchored in a commitment to innovation, collaboration, and building a thriving, inclusive future for all. His vision and drive continue to leave an indelible impact on Lancaster and the broader North Texas region.



Gilbert P. Reyna, Jr., City of Victoria

Graduating Cum Laude from the University of Houston in Houston with a Bachelor of Accounting Degree, I obtained my Certified Public Accountant certificate in September 1988, 2 years after completing college.

In 1986 I began employment with the accounting firm, Harrison, Waldrop & Uherek (HWU), an accounting firm which consists of 15-19 professionals, serving as an Audit Manager in charge of several large governmental entities, private and public enterprises. I remained with HWU until January 1995 when I was hired as the Assistant Director of Finance for the City of Victoria, and within the first year, I was appointed as the City of Victoria Director of Finance. I am also serving as the treasurer of the Victoria Sales Tax Development Corporation, Victoria Housing Finance Corporation, Victoria Health Facilities Development Corporation, Victoria Public Facility Corporation, and the Victoria Development Commission. In August 2020, I was appointed Chief Financial Officer for the City of Victoria and continue serving as treasurer of the various boards listed above. For the period March 2009 until October 2009, I acted as interim representative to the Electric Reliability Council of Texas (ERCOT).

I was a board member of the South Texas Aggregation Project Board (STAP) representing the City of Victoria from March 2009 until the end of 2010, at which time I was elected to the Texas Coalition for Affordable Power Board (TCAP). I have served on the board of TCAP for the terms of January 2011 through December 2024.

2025/2026 TCAP Board Biographies

(alphabetical order)



Mark Poland, City of Sugar Land

Chief Poland's 26-year law enforcement career includes a diverse and strong background in many facets of law enforcement, management and leadership. He was born and raised in northern Virginia just outside of the nation's capital. He credits integrity, work ethic and leading by example as the attributes that led to his appointment as Chief of Police for the Sugar Land Police Department. Prior to Sugar Land, he worked for the Loudoun County Sheriff's Office, Virginia's largest full-service

sheriff's office.

Chief Poland fosters and implements formal public-private partnership involving numerous community stakeholders working towards crime suppression as well as shared community goals. He is a dedicated and professional commander with previous assignments that included Patrol, Gang Detective, Special Victims Unit Detective, Sergeant position within Patrol and the Narcotics Unit respectively, 2nd Lieutenant in Patrol and Internal Affairs Unit, Assistant Division Commander of the Criminal Investigations, Division Commander of Field Operations and Undersheriff. Prior to becoming Chief, and as Undersheriff with the Loudoun County Sheriff's Office, Poland managed a \$111-million-dollar budget and over 850 personnel for Loudoun County.

Chief Poland graduated with a master's degree from the Naval Postgraduate School, Center for Homeland Defense and Security with a degree in Homeland Defense. He graduated with honors, Summa Cum Laude, from the George Washington University with a degree in Police Science and a graduate of the Federal Bureau of Investigation's National Academy, Session 260.

He recently assisted as a subject-matter expert for the Department of Justice's Commission on Law Enforcement report. He is a member of the International Association of Chiefs of Police, the Texas Police Chief's Association, the Federal Bureau of Investigation National Academy Virginia Chapter, the Major County Sheriffs of America, the Virginia Sheriff's Institute, the Virginia Sheriff's Association, and the National Sheriff's Association.



Jo Ella Wagner, South Texas Water Authority

Jo Ella Wagner is the Assistant Executive Director/Finance Manager at South Texas Water Authority (STWA) in Kingsville, Texas. She has worked for South Texas Water Authority for 29 years and was promoted to Finance Manager and Co-Investment Officer in 1998 and Assistant Executive Director last year. Upon STWA joining STAP in 2004 and then joining TCAP in 2011, she was instrumental in converting the various electric accounts and continues to analyze the benefits and savings of STWA's TCAP membership and advocates for

TCAP participation. Ms. Wagner joined the TCAP Board in 2023 and assisted in reaching out to the various Texas water districts, non-profit water corporations and MUDS.

Ms. Wagner received her BBA in Finance and an MBA in General Business from Texas A&I University (Texas A&M Kingsville) and also obtained a secondary teaching certificate from the State of Texas. Ms. Wagner has worked in banking, accounting and business management before taking her accounting position with STWA. She is currently a Registered Texas Assessor/Collector, STWA's Investment Officer, and holds a D Water License with TCEQ. Ms.

2025/2026 TCAP Board Biographies

(alphabetical order)

Wagner is a member of the Texas Association of Assessing Officers, Texas Association of Appraisal Districts, and Texas Rural Water Association.

Ms. Wagner has been married for 32 years and is the mother of two. In her off-time she volunteers as the Council Advisor for the 4-H Clubs in Kleberg and Kenedy counties and the 4-H Consumer Education Coach. She has been active with 4-H for over 25 years and is a recipient of the Texas 4-H Salute to Excellence Award.

RESOLUTION NO. 991-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS, APPROVING ITS BALLOT SELECTIONS FOR MEMBERS TO THE TEXAS COALITION FOR AFFORDABLE POWER BOARD OF DIRECTORS, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Aubrey received its ballot to select seven members to the Texas Coalition for Affordable Power Board of Directors, and

WHEREAS, the City of Aubrey has made its selections as provided below.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS:

SECTION 1. The recitals to this Resolution are true and correct and are incorporated into this Resolution for all purposes.

SECTION 2. The City Council of the City of Aubrey makes the following ballot selections for members to the Texas Coalition for Affordable Power Board of Directors:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.

The City Secretary is authorized to cast the City of Aubrey's ballot as provided above and to effectuate the intent of this Resolution.

SECTION 3. This Resolution shall become effective upon its passage and approval.

PASSED AND APPROVED on this the 18th day of December, 2024.

Chris Rich, Mayor

ATTEST:

Jenny Hicks, City Secretary

APPROVED AS TO FORM:

Patricia A. Adams, City Attorney



**City Council Meeting
Staff Report
December 18, 2024**

Agenda Item

Consideration and action on an Ordinance amending the Fiscal Year 2025 Budget.

Staff Contact

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

Summary

This Ordinance amends the current fiscal year 2025 budget to include an agreed upon payment from the Silverado Residential subdivision developer and related expenses to provide for the addition of two emergency sirens and six Flock police cameras at Silverado. We are also requesting an expense increase to cover the year two operating costs of six Flock cameras installed last year in the City of Aubrey - this cost was excluded in the original budget submission.

Financial Summary

Per the Development Agreement with Silverado, the City will receive a payment of \$105,000 to cover the cost of two emergency sirens and six Flock cameras. The Fire Department budget increase is \$75,000 and the Police Department budget increase is \$39,900.

Staff Recommended Action

Approve

Staff Recommended Motion

I move to approve an Ordinance amending the Fiscal Year 2025 Budget.

**CITY OF AUBREY, TEXAS
ORDINANCE NO. -24**

**AN ORDINANCE OF THE CITY OF AUBREY, TEXAS AMENDING
ORDINANCE NO. 867-24, ADOPTING THE 2024 - 2025 FISCAL
YEAR BUDGET TO BALANCE REVENUE SURPLUS, EXPENSE
SURPLUS AND SHORTFALL; PROVIDING FOR THE
INCORPORATION OF PREMISES; PROVIDING FOR THE
AMENDMENT OF THE 2024-2025 FISCAL YEAR BUDGET IN
ACCORDANCE WITH EXHIBIT "A" HERETO; AND PROVIDING
AN EFFECTIVE DATE.**

WHEREAS, the City of Aubrey, Texas, ("City"), is a home rule municipality created in accordance with the provisions of Chapter 6 of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City Council adopted Ordinance No. 867-24 adopting the 2024-2025 Fiscal Year Budget of the City of Aubrey, Texas (the "2024-2025 Budget") and the City has been making expenditures and operating under the 2024-2025 Budget as required by law; and

WHEREAS, City Staff has submitted an amendment to the 2024-2025 Budget set forth in Exhibit "A" "FY 2025 Budget Amendment", a copy of which is attached hereto and incorporated herein; and

WHEREAS, the City Council has reviewed the proposed FY 2025 Budget Amendment and has determined that the proposed amendment is necessary and appropriate in order to accurately reflect revenue surplus, expense surplus, shortfalls and expenditures and should therefore be adopted;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE
CITY OF AUBREY, TEXAS:**

SECTION 1. That all of the above premises are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. That the 2024-2025 Budget adopted by Ordinance No. 867-24 is hereby amended as set forth more specifically in **Exhibit "A"** hereto, and all line items, expenditures and revenues not expressly amended as set forth in Exhibit "A" shall remain in full force and effect without amendment.

SECTION 3. That this Ordinance shall become effective on and after its passage and adoption in accordance with state law and Charter.

PASSED AND ADOPTED this 18th day of December, 2024.

**CHRIS RICH
MAYOR**

ATTEST:

**JENNY HICKS
CITY SECRETARY**

APPROVED AS TO FORM:

**PATRICIA A. ADAMS
CITY ATTORNEY**

Exhibit "A"
FY 2024 Budget Amendment

Exhibit A

**City of Aubrey
Budget Amendment
Fiscal Year Ending September 30, 2025
As of December 20, 2024**

Account Number	Description	Current Budget	Change	Amended Budget
101-4000-06-4742	Revenue Silverado Fire	(1,250,000)	\$ (75,000)	\$ (1,325,000)
101-4000-06-4402	Revenue Silverado Police	(1,000,800)	(30,000)	(1,030,800)
101-5102-08-5686	Expense Police Flock Cameras	21,500	39,900	61,400
101-5103-09-5685	Expense Fire Capital Equipment	-	75,000	75,000
		<u>\$ (2,229,300)</u>	<u>\$ 9,900</u>	<u>\$ (2,219,400)</u>



**City Council Meeting
Staff Report
December 18, 2024**

Agenda Item

Consideration and action on an Interlocal Agreement with Denton County for Fire and EMS Services.

Staff Contact

Eric Schlotter, Fire Chief
eschlotter@aubreytx.gov
940-365-9785

Summary

This agreement outlines the terms for the City of Aubrey Fire Department to provide fire protection and emergency ambulance services to residents in the unincorporated areas of Denton County within the department's fire district jurisdiction.

Key Provisions

1. **Effective Date and Term:**
 - The agreement is effective from October 1, 2024, to September 30, 2025.
 2. **Services Provided:**
 - **Fire Protection Services:**
 - Emergency fire prevention, suppression, safety, and rescue services within specified areas.
 - Coordination with the Denton County Fire Marshal for incendiary fire investigations.
 - **Emergency Ambulance Services:**
 - Transportation for sick, injured, or infirmed individuals in designated areas.
 - Agency discretion on service priorities and resource allocation
-

Financial Summary

- Denton County will pay the City of Aubrey \$1,031,519.42, including:
 - \$10,000 for readiness.
 - \$991,766.43 for fire and ambulance responses based on prior-year activity.
 - A 3% cost-of-living adjustment (\$29,752.99).
 - Payment is due in full by February 1, 2025.
-

Staff Recommended Action

Approve

Staff Recommended Motion



**City Council Meeting
Staff Report
December 18, 2024**

Agenda Item

Discussion regarding library closures.

Staff Contact

Summary

Financial Summary

Staff Recommended Action

Staff Recommended Motion



**City Council Meeting
Staff Report
December 18, 2024**

Agenda Item

Consideration and action on an Ordinance adopting Chapter 16, "Historic Preservation" to adopt regulations and establishing a Historic Preservation Commission.

Staff Contact

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

Summary

The proposed ordinance introduces **Chapter 16: Historic Preservation** to the City of Aubrey's Code of Ordinances, establishing a framework to preserve the city's historic and cultural heritage. Below is a summary of its key components:

Purpose and Goals

- Promote the protection, enhancement, and preservation of Aubrey's historic sites, landmarks, and districts.
- Encourage economic growth, civic pride, and cultural awareness through the preservation of the city's historic resources.
- Provide incentives for restoration and ensure the harmonious integration of historic properties into future development.

Key Provisions

- 1. Establishment of a Historic Preservation Commission (HPC):**
 - Composed of five members appointed by the City Council.
 - Responsible for designating local landmarks and districts, issuing Certificates of Appropriateness (COA), and maintaining an inventory of historic properties.
 - 2. Historic Designation Process:**
 - Properties or districts must meet criteria based on age, historical significance, and architectural characteristics.
 - Designations require approval from the HPC and City Council, with provisions for public hearings and property owner input.
 - 3. Certificates of Appropriateness (COA):**
 - Required for exterior modifications, demolitions, or new construction in designated historic areas.
 - Applications reviewed by the HPC or Historic Preservation Officer (HPO) to ensure compliance with guidelines.
 - 4. Minimum Maintenance Standards:**
 - Property owners must maintain designated historic properties to prevent significant deterioration.
 - Prohibits demolition by neglect, ensuring the preservation of historic architectural features.
-

5. Demolition and Catastrophic Loss Standards:

- Demolitions require HPC approval, with exceptions for emergencies.
- Post-demolition redevelopment plans are mandatory to ensure continuity in the historic district's appearance.

6. Economic Hardship Considerations:

- Provides a process for property owners to seek relief from preservation requirements if they can demonstrate financial hardship.

7. Penalties and Enforcement:

- Violations, such as unauthorized modifications or demolitions, may result in fines of up to \$500 per day.
- Stop-work orders can be issued for non-compliant activities.

Administrative Details

- The ordinance includes provisions for appeals, severability, codification, and penalties for violations.
- Takes effect immediately upon approval and publication.

This ordinance represents a commitment to preserving Aubrey's heritage while fostering economic development and community pride. Approval will create a robust system to protect historic properties and enhance the city's unique character.

Financial Summary

Staff Recommended Action

Approve

Staff Recommended Motion

Motion to approve the ordinance establishing historic preservation provisions and policies pending final legal review.

ORDINANCE NO. ____ - 24

AN ORDINANCE OF THE CITY OF AUBREY, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF AUBREY, TEXAS TO ADD CHAPTER 16, ENTITLED "HISTORIC PRESERVATION" PROVIDING DEFINITIONS, ESTABLISHING THE HISTORIC PRESERVATION COMMISSION, APPOINTING A HISTORIC PRESERVATION OFFICER, CREATING CRITERIA FOR DESIGNATING LOCAL HISTORIC LANDMARKS AND LOCAL HISTORIC DISTRICTS, PROVIDING FOR CERTIFICATES OF APPROPRIATENESS, PROVIDING MINIMUM MAINTENANCE STANDARDS, DEMOLITION AND CATASTROPHIC LOSS STANDARDS, AND ECONOMIC HARDSHIP CRITERIA, PERMITTING ROUTINE MAINTENANCE, PROHIBITING DEMOLITION BY NEGLECT; AUTHORIZING FEES; PROVIDING AN APPEAL PROCESS; AND PROVIDING NO VESTED INTEREST ;PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENTS; PROVIDING A PENALTY FOR VIOLATIONS HEREOF UP TO \$500.00 AND EACH DAY A VIOLATION EXISTS SHALL BE A SEPARATE OFFENSE; PROVIDING A CUMULATIVE REPEALER/SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City of Aubrey ("City") is a home rule municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City finds that the conservation, preservation, protection, enhancement, and perpetuation of sites, landmarks, and areas of historic, cultural, architectural or archeological interest is a public policy and public necessity, is required to protect and promote the public health, safety, and general welfare of the public and the cultural, economic, and educational well-being of the public, and represents a compelling public interest; and

WHEREAS, the quality and character of a municipality is merely hope for the future development, but also its retention of the elements of its past; and

WHEREAS, Section 51.001 of the Texas Local Government Code provides that the governing body of a municipality may adopt an ordinance "for the good government, peace, or order of the municipality or for the trade and commerce of the municipality" and "is necessary or proper for carrying out a power granted by law to the municipality; and

WHEREAS, the City Council has investigated and determined it is in the best interests of public to provide for the recognition, protection, enhancement, perpetuation and use of sites, landmarks and areas of historical or archeological interest within the City; and

WHEREAS, the City Council finds that this Ordinance is for the good government,

peace or order and is in the public interest as a means to preserve and protect the historic heritage of the City and to protect and promote the trade and commerce of the City.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS:

Section 1. Incorporation of Premises.

The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

Section 2. Amendment to Add Chapter 16. That Chapter 16, entitled "Historic Preservation" is hereby added to the Code of Ordinances of the City of Aubrey to read entirely as follows:

"CHAPTER 16 HISTORIC PRESERVATION

ARTICLE 16.01 GENERAL PROVISIONS

Sec. 16.01.001. Purpose

The City hereby declares that as a matter of public policy the protection, enhancement, and perpetuation of landmarks and districts of historical and cultural importance and significance is necessary to promote the economic, cultural, educational, and general welfare of the public. This act is intended to:

- (1) protect and enhance the landmarks and districts which represent distinctive elements of city's historic, architectural, and cultural heritage;
- (2) foster civic pride in the accomplishments of the past;
- (3) protect and enhance city's attractiveness to visitors and the support and stimulus to the economy thereby provided;
- (4) insure the harmonious, orderly, and efficient growth and development of the city that is sensitive to its historic resources;
- (5) promote economic prosperity and welfare of the community by encouraging the most appropriate use of historic properties within the city; and
- (6) encourage stabilization, restoration, and improvements of such properties and their values by offering incentives for rehabilitation.

Sec. 16.01.002. Definitions.

Architectural Details shall mean the small details like moldings, carved woodwork, etc. that add character to a building.

Alteration shall mean any act or process that changes one of more historic, architectural, or physical features of an area, site, place, and/or structure including, but not limited to the erection, construction, reconstruction or removal of any structure.

Applicant means a person seeking a designation or authorization under this Chapter or the person's designated and duly authorized agent or representative. This term may include the property owner, occupant of the site, the Historic Preservation Commission ("HPC") or City Commission.

Archeological property/site means any locale where there is physical evidence of past human activity that is either prehistoric or historic in age.

Building shall refer to any edifice enclosing a space within its walls, and usually covered by a roof, the purpose of which is principally to shelter any form of human activity, such as shelter or housing, or to provide working, office, parking, display, or sales space. The term includes, among other examples, banks, office buildings, factories, warehouses, barns, railway or bus stations, and stores and may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn. Functional constructions made usually for purposes other than creating human shelter or activity such as bridges, windmills, and towers are not considered buildings under this definition and are not eligible to be certified historic structures.

Certificate of Appropriateness or COA shall mean an order issued by the Historic Preservation Commission indicating approval of plans for alteration, construction, or removal affecting a Local Historic Landmark or property within a Local Historic District.

Design Guidelines shall mean guidelines of appropriateness or compatibility of building design within a community or historic district amended from time to time. Often in the form of a handbook, design guidelines contain drawings accompanying "do's and don't's" for the property owner.

Demolition by Neglect shall mean allowing a building to fall into such a state of disrepair that it becomes necessary or desirable to demolish it.

Exterior Architectural Feature shall mean but not be limited to architectural style and general arrangement of such portion of the exterior of a structure as is designed to be open to the view from a public way.

Façade shall mean the entire building front including the parapet.

Historic Preservation Commission (HPC) shall mean the five member commission established under this ordinance and appointed by City Council.

Historic designations means an official recognition of the significance of a building, property or district. Designation can occur on three different levels:

Federal - The National Register of Historic Places (for both individual buildings and entire districts);

State - Recorded Texas Historic landmarks (only for individual buildings) and State Archeological Landmarks; or

Local - designated under a municipal historic ordinance either individually as a landmark or as a locally designated district.

Historic Districts shall mean any neighborhood or region designated by City Council as a historic district.

Historic Landmarks shall mean a building, structure object or site designated by City Council as a historic landmark.

Historic Preservation means the protection, reconstruction, rehabilitation, repair and restoration of places and structures of historic, architectural, or archeological Significance.

Historic Preservation Commission or *HPC* means the historic preservation commission of the City of Aubrey.

Historic Preservation Officer or *HPO* means the historic preservation officer of the City of Aubrey.

Historic Resource shall mean any building, structure, object or site that is 50 years or older or any resource that has been identified as a high or medium priority because of its unique history or architectural characteristics.

Integrity means the authenticity of a property's historic identity, evidenced by survival of physical characteristics that existed during the property's historic or prehistoric period.

Inventory means a list of historic properties that have been identified and evaluated as meeting specified criteria of significance.

Local Historic District or District means a geographically and locally defined area that possesses a significant concentration, linkage, or continuity of buildings, objects, sites, structures, or landscapes united by past events, periods, or styles of architecture, and that, by reason of such factors, constitute a distinct section of the City. Historic sites within a local district need not be contiguous for an area to constitute a district. All sites, buildings, and structures within a local historic district, whether individually contributing or not are subject to the regulations of the district.

Local Historic Landmark or Landmark means any site, building, structure, or landscape of historic significance that receives designation by the City pursuant to this Chapter.

National Register of Historic Places shall mean the nation's official list of buildings, districts, and sites (including structures and objects) significant in American history and culture,

architecture, archeology, and engineering maintained by the National Park Service and administered on a state-wide basis by the Texas Historical Commission. Restrictions on these properties exist only when there is an undertaking that uses federal funds or that requires a federal permit or license.

Object means a physical item associated with a specific setting or environment that is movable by nature or design, such as statuary in a designed landscape. The term object is used to distinguish from buildings and structures those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed.

Owner shall mean the individual, corporation, partnership, or other legal entity in whom is vested the ownership, dominion, or title of property and who is responsible for payment of ad valorem taxes on that property; including a Lessor or Lessee if responsible for payment of ad valorem taxes.

Preservation shall mean the stabilization of an historic building, its materials and features in their present condition to prevent future deterioration. Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time. (Protection and Stabilization have now been consolidated under this treatment.)

Reconstruction shall mean the act or process of reproducing by new construction the exact form and detail of a vanished building as it appeared at a specific period of time. A technique used earlier in the 20th century, reconstruction is rarely used today because of the preference to use limited financial resources to preserve existing historic buildings.

Recorded Texas Historic Landmark shall mean a state designation for buildings important for their historical associations and which have retained a high degree of their original historic fabric. They must be at least 50 years of age and retain their original exterior appearance. State historical landmarks receive greater legal protection than National Register of Historic Places designations.

Rehabilitation means the act or process of returning a property to a state of utility through repair or alteration that makes possible an efficient contemporary use while preserving those portions or features of the property that are significant to its historical, architectural, and cultural values.

Restoration shall mean returning a property to a state indicative of a particular period of time in its history, while removing evidence of other periods.

Routine Maintenance shall mean repair of any exterior or architectural feature of a landmark or property within a historic district which does not involve a change to the architectural or historic value, style or general design. In-kind replacement or repair is included in this definition of routine maintenance.

Secretary of the Interior's Standards for the Treatment of Historic Properties shall mean the standards established by the Secretary of the Interior for advising federal agencies on

the preservation/rehabilitation of historic properties listed or eligible for listing on the National Register of Historic Places.

Site means the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historical, cultural, or archeological value regardless of the value of any existing structure.

State Archeological Landmark shall mean a designation made by the Texas Historical Commission and, in the case of privately owned property, with the landowner's permission. Although called "archeological" landmarks, this designation can include buildings as well as archeological sites. For a building to be designated as a State Archeological Landmark, it must first be listed on the National Register of Historic Places. Damage to a State Archeological Landmark is subject to criminal, not civil, penalties.

Structure is a term used to distinguish specific types of functional constructions from buildings that are usually made for purposes other than creating shelter

Zoning map means the official zoning map of the City of Aubrey.

ARTICLE 16.02 HISTORIC PRESERVATION COMMISSION

Sec. 16.02.001 Creation of historic preservation commission

There is hereby created a commission to be known as the Historic Preservation Commission, hereafter referred to as the "HPC."

Sec. 16.02.002. Composition of the historic preservation commission.

(a) The HPC shall consist of five (5) members appointed by the City Council. All members shall have a known and demonstrated interest, competence, or knowledge of historic preservation within the City of Aubrey. The members shall serve at the pleasure of the City Council and may be removed at the discretion of the City Council.

Sec. 16.02.003 Meetings.

The HPC shall meet at least one (1) time per month if business is at hand. Special meetings may be called at any time as requested by the historic preservation officer. All meetings shall be held in accordance with the Texas Open Meetings Act.

Sec. 16.02.004 Terms.

Members of the HPC shall serve for staggered terms of two (2) years.

Sec. 16.02.005 Officers.

The chairperson and vice chairperson of the HPC shall be elected by and from its

membership.

Sec. 16.02.006 Quorum.

A quorum for the transaction of business shall consist of not less than three (3) members the HPC to transact business.

Sec. 16.02.007 Powers.

The HPC shall be empowered to:

- (a) Review and take action on the application for the designation of Landmarks and the delineation of Districts, which shall be ratified by the City Council.
- (b) Recommend and confer recognition upon the owners of Landmarks or properties within Districts by means of certificates, plaques, or markers.
- (c) Conduct public hearings and provide comment on buildings, objects, sites, structures, and districts for nomination to the National Register of Historic Places to the Texas Historic Commission. Such recommendations shall be guided by the criteria established in the National Historic Preservation Act of 1966, as amended.
- (d) Implement and maintain a system of survey or inventory of significant historic, architectural, and cultural landmarks and all properties located within designated Districts located in the city. Such information shall be maintained securely, made accessible to the public and should be updated at least every ten (10) years.
- (e) Monitor and report to the Texas Historical Commission all actions affecting any Recorded Texas Historic Landmark, State Archaeological Landmark, National Register property and any locally designated Landmark, as deemed necessary.
- (f) Increase public awareness of the value of historic, cultural, and architectural preservation by developing and participating in public education programs.
- (g) Review and take action on all Certificates of Appropriateness applications for compliance with adopted Design Guidelines pursuant to this chapter.
- (h) Review and take action on all appeals on action taken by the HPO regarding the administrative review of Certificates of Appropriateness applications for compliance with adopted Design Guidelines pursuant to this chapter.
- (i) Make recommendations to the city concerning the utilization of state, federal, or private funds to promote the preservation of Landmarks and Districts within the city.

- (j) Recommend to City Council the acquisition of endangered Landmarks by demolition where its preservation is essential to the purpose of this chapter and where private preservation is not feasible.
- (k) Provide comment to the Texas Historical Commission on any federal undertakings (projects utilizing federal funds or requiring a federal permit) pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended.

Sec. 16.02.008 Records and reports.

The HPC shall maintain a record of its meetings and shall report to the City Council at least once each year concerning its activities for the past year and its intended activity for the ensuing year.

Sec. 16.02.009 Appointment of historic preservation officer

The City Manager or its designee shall appoint a qualified city official, or staff person to serve as Historic Preservation Officer (HPO). The HPO must have an interest, knowledge and a demonstrated background in the disciplines of architecture, history, urban planning, real estate, legal, archeology, or other disciplines related to historic preservation. In the absence of a qualified official or staff person of the municipality, a volunteer resident of the city may be appointed by City Council as HPO. The HPO shall be empowered to:

- (a) Administer this chapter and advise the HPC on matters submitted to it.
- (b) To maintain and hold open for public inspection all documents and records pertaining to the provisions of this chapter.
- (c) Receive and review all applications pursuant to this chapter to ensure their completeness.
- (d) Review and take action on all Certificates of Appropriateness applications subject to administrative review pursuant to this chapter.
- (e) Review and forward with any recommendations all applications for Certificates of Appropriateness subject to review by the HPC pursuant to this Article.
- (f) Ensure proper posting and noticing of all HPC meetings, schedule applications for HPC review, provide packets to its members prior to the meetings, record meeting minutes and facilitate all HPC meetings. Review and help coordinate the City's preservation and urban design activities with those of local, state and federal agencies and with local, state, and national preservation organizations in the private sector.

ARTICLE 16.03 DESIGNATION PROCESS

Sec. 16.03.001 Criteria for designation of local historic landmarks and districts

- (a) Properties that are listed as a Recorded Texas Historical Landmark (RTHL), State Archeological Landmark (SAL) or listed on the National Register of Historic Places (NR) shall be considered as recognized local Landmarks.
- (b) An individual Landmark may be designated if it is at least fifty (50) years old and it substantially complies with two or more of the following:
 - (1) Possesses significance in history, architecture, archeology, and culture.
 - (2) Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history.
 - (3) Is associated with events that have made a significant impact in our past.
 - (4) Represents the work of a master designer, builder, or craftsman.
 - (5) Embodies the distinctive characteristics of a type, period, or method of construction.
 - (6) Represents an established and familiar visual feature of the City.
- (c) A District may be designated if it substantially complies with both of the following:
 - (1) Contains properties and an environmental setting which meet two or more of the criteria for designation of a landmark, and;
 - (2) Constitutes a distinct section of the City.

Sec. 16.03.002 Designation of local historic landmarks and districts

- (a) The City Council may designate certain buildings, sites, structures, and objects as Landmarks and certain areas as historic districts using the criteria in section If the owner does not consent to the designation, a three fourths vote of the City Council and HPC is required. For properties owned by a religious organization, owner consent is required for designation. Such landmarks and districts shall bear the word "historic" on the zoning map.
- (b) The procedure for designating a historic Landmark or to establish or amend a historic District may be initiated by the city, by the individual property owner(s), a petition signed by at least 20 City residents, or by at least 20% of the residents of the potential District. An application for designation shall be made on forms as prescribed by the city and shall be filed with the HPO along with fees in accordance with the municipal fee schedule. Buildings, structures, sites or areas located within the city which substantially complies with the criteria found in **Section 5** may be

recommended to the City Council as Landmarks or Districts by the HPC. The application shall contain:

- (1) Name, address, telephone number of applicant, and physical address of the individual property, or
 - (2) Site plan of the individual property or map indicating the geographic boundaries of the proposed area showing all affected buildings and/or structures.
 - (3) Detailed historic description and background on the property or area.
 - (4) Current photographs of the overall property or area along with any historical photographs, if available.
 - (5) Any other information which the HPO or HPC may deem necessary.
- (c) Upon receipt of a completed application for designation, the HPO shall schedule a hearing at the next available regularly scheduled HPC meeting. Notice of the application for an individual Landmark and the historic designation impact statement prepared in accordance with section 211.0165, Tex. Loc. Gov't Code shall be mailed to the property owner(s) and posted on the property by the City not later than the fifteenth (15th) day before the scheduled hearing. Notice of applications for proposed Districts and the historic designation impact statement prepared in accordance with section 211.0165, Tex. Loc. Gov't Code shall be mailed to each affected property owner and posted at least four (4) separate locations that are visible from the public right-of-way at its external boundaries not later than the fifteenth (15th) day before the scheduled hearing. A published notice of the scheduled hearing shall also be made in accordance with the Texas Open Meeting Act.
- (d) An application for designation of an individual building, structure, object, property or area that is under review by the City shall be protected by and subject to all of the provisions of this chapter governing demolition, minimum maintenance standards, and penalties until a final decision by the City Council becomes effective.
- (e) At the hearing, the applicant shall have an opportunity to present testimony and evidence to demonstrate the criteria in section __, or insignificance of the subject property or area. Other interested parties and technical experts may also present testimony or documentary evidence that will become part of a record. The burden of proof shall be upon the applicant.
- (f) The HPC may take action to approve, postpone to request additional information, or deny the designation application within thirty (30) days from the date of submittal. The HPO shall forward any final recommendation from the HPC to the City Council.
- (g) Upon receipt of the recommendation on the application from the HPC, the City

Council shall schedule a hearing on the application within thirty (30) days. Notice for such hearing shall be in the same manner and the hearing held according to the same procedures as the HPC as set forth above. The designation application shall be considered only on the record made before the HPC and the City Council.

- (h) Upon designation of a Landmark or District by the City Council, the designation shall be recorded in the tax records of the City and on the City's official zoning map. The zoning map shall indicate the designated Landmark by an "L" and delineate the boundaries of the District.
- (i) The applicant or any persons adversely affected by any determination of the HPC may appeal the decision to City Council. Appeal requests shall be on forms as prescribed by the City and shall be filed with the HPO within seven (7) days of the HPC's decision and scheduled for the next available regularly scheduled City Council meeting. Appeals to the City Council shall be considered only on the record made before the HPC, and may only allege that the HPC's decision was arbitrary and capricious. The City Secretary shall schedule the appeal on the next available regular City Council meeting.

ARTICLE 16.04 CERTIFICATES OF APPROPRIATENESS

Sec. 16.04.001 Activities requiring a certificate of appropriateness.

- (a) Prior to the commencement of any work that affects the exterior of a designated Landmark or a structure within a designated historic District, certificate of appropriateness ("COA") shall be required. The application is available from the HPO. Any work must begin within six (6) months of the issuance of the COA, or the COA will be null and void. The applicant is responsible for obtaining the required building permits before commencing work. Routine maintenance does not require a COA.

COA shall be required from the appropriate body for the following activities:

- (1) All exterior painting requires a COA. No exterior painting is considered routine maintenance.
- (2) Minor modifications, including like-for-like replacement of equipment, landscaping, new signage including window vinyl, and window film shall require a COA.
- (3) Major modifications, including changes to windows or doors, roofs, awnings, the addition of a new material, and substantial alterations to a structure shall require a COA.
- (4) New construction, the moving of, demolition of, and additions to Landmarks or historic structures or within a historic District shall require a COA.
- (5) Any exterior modifications to buildings, object, properties, or structure that are designated Landmarks or within a District require a COA be approved before modifications may begin. The COA from the HPC

allows the applicant to proceed with planned work to the building, object, property, or structure following issuance of a building permit if a building permit is required for the work. Any work initiated prior to receipt of a COA and/or without the appropriate building permit is in violation and is subject to penalties.

- (6) Any repairs considered emergency require notification to the HPO who can issue an emergency COA.

- (b) Any COA must conform to the Design Guidelines.

Sec. 16.04.002 Criteria for approval of a certificate of appropriateness.

To provide for a balanced evaluation of the project in question, the HPO and HPC shall follow the "Secretary of the Interior's Standards for the Treatment of Historic Properties," and the City of Aubrey Design Guidelines, and , and applicable provisions of the Code of Ordinances to assist in its consideration of all applications for COA. These standards and guidelines shall be made available to property owners of Landmarks or property within a District.

Sec. 16.04.003 Certificate of appropriateness procedures.

- (a) Prior to the commencement of any work requiring a COA, the owner or the owner's representative shall submit an application for such certificate to the HPOr. The property owner or the owner's representative shall consult with the HPO prior to submission of the application with regard to applicable standards and guidelines for the work.
- (b) The complete application shall contain information the HPO deems necessary, including:
 - (1) The name, address, telephone number of the applicant and a detailed description of the proposed work.
 - (2) The location and current photographs of the site, structure, and adjacent properties, as well as historic photographs, if available.
 - (3) Color elevation drawings of the proposed changes.
 - (4) Tangible samples of materials to be used including paint samples of colors.
 - (5) If the proposal includes signs or lettering, a scale drawing showing the type of lettering to be used, all dimensions and colors, a description of materials to be used, the method of attachment of the sign, the method of illumination (if any) and a plan showing the sign's location on the property.
 - (6) Letter of intent with details of request including materials proposed and areas affected, size and requested placement of signage, proposed colors, and paint scheme.
- (c) A complete application must be received no later than two (2) weeks before the regularly scheduled HPC meeting. Incomplete applications will not be accepted by the HPO.

- (d) No building permit shall be issued for such proposed work until a COA has been issued by the HPO or HPC or, upon appeal, to the City Council pursuant to subsection (h) herein. The COA required by this section shall be in addition to and not in lieu of any building permit that may be required by another ordinance of the city.
- (e) After an application for COA is submitted, the HPO shall determine whether the application shall be eligible for administrative review, or the application shall be considered by the HPC. An application shall be eligible for administrative review by the HPO for minor modifications, including like-for-like replacement of material or features, landscaping, new signage including window vinyl, and window film. The HPO can approve minor modifications to an existing COA that still meets the intent of the original approval.
- (f) The HPO or HPC will approve, approve with modifications, table to request additional information, or deny an application within forty-five (45) days, not including demolition requests, from receipt of a complete application.
- (g) All decisions of the HPO and HPC shall be in writing. For approved applications, a COA shall be sent to the applicant and a copy attached to the building permit for public inspection. The HPO or HPC's decision shall state the reasons for denying or modifying any application, adhering to the "Secretary of Interior's Standards for the Treatment of Historic Properties" and the Design Guidelines.
- (h) Subsequent to a decision by the HPO or HPC, an appeal may be made by the applicant in accordance with the provisions of section 16.07.001.
- (i) The applicant is highly encouraged to appear at the HPC meeting to present their application. If the applicant fails to appear, the HPC may table or deny the application.

Sec. 16.04.004 Fees.

- (a) An application for a COA for building or modifications will require no fee. An application seeking a COA for demolition or designation of a historic landmark or historic district shall be accompanied by an application fee, as set within the city's comprehensive fee schedule, such fee to be collected by the historic preservation officer or designee at the time of application.
- (b) Any application for additions or extensions of work undertaken at the same location within six (6) months of the original application may be included in a revised application for a COA without incurring an additional application fee. Any subsequent additions or extensions will require a fee, as set within the city's comprehensive fee schedule, such fee to be collected by the historic preservation officer or designee at the time of request for modification or extension.

Sec. 16.04.005. Enforcement

All work performed pursuant to a certificate of appropriateness issued under this ordinance shall conform to any requirements included therein. It shall be the duty of the building inspector to inspect periodically any such work to assure compliance. In the event work is not being performed in accordance with the COA, or upon notification of such fact by the HPC and verification by the HPO, the building inspector shall issue a stop work order and all work shall immediately cease. The property owner shall then be required to apply for a hearing before the HPC to explain the non-compliance. No further work shall be undertaken on the project as long as a stop work is in effect until a decision is rendered by the HPC on the application.

ARTICLE 16.05 MAINTENANCE AND DEMOLITION

Sec. 16.005.001. Minimum maintenance standards

- (a) Deterioration of exterior walls, foundations, or other vertical support that No owner or person with an interest in real property designated as a Landmark or a property located within a District shall permit the property to fall into a serious state of disrepair so as to result in the significant deterioration of any exterior architectural feature which would, in the judgment of the HPC, create a detrimental effect upon the historic character of the Landmark or District.
- (b) Examples of serious disrepair or significant deterioration include:
 - (1) causes leaning, sagging, splitting, listing, or buckling.
 - (2) Deterioration of external chimneys that causes leaning, sagging, splitting, listing, or buckling.
 - (3) Deterioration or crumbling of exterior plaster finishes, surfaces or mortars.
 - (4) Ineffective waterproofing of exterior walls, roofs, and foundations, including broken windows or doors.
 - (5) Defective protection or lack of weather protection for exterior wall and roof coverings, including lack of paint, or weathering due to lack of paint or other protective covering.
 - (6) Rotting, holes, and other forms of material decay.
 - (7) Deterioration of exterior stairs, porches, handrails, window and door frames, cornices, entablatures, wall facings, and architectural details that causes delamination, instability, loss of shape and form, or crumbling.
 - (8) Deterioration that has a detrimental effect upon the special character of the

district as a whole or the unique attributes and character of the contributing structure.

- (9) Deterioration of any exterior feature so as to create or permit the creation of any hazardous or unsafe conditions to life, health, or other property.

Sec. 16.05.002. Demolition and catastrophic loss standards.

- (a) A permit for demolition of a Landmark or property within a District, including secondary buildings, shall not be granted by the chief building official until the issuance of a COA for demolition by the HPC. In the event an emergency demolition is determined necessary by the chief building official, the HPO may grant a COA to allow the chief building official to approve an emergency demolition and issue a permit for that emergency demolition.
- (b) The HPC shall hold a public hearing on each COA application for demolition within sixty (60) days from the date a complete application is received by the historic preservation office. Notice of the hearing shall be mailed to the property owner(s). Following the hearing, the HPO has thirty (30) days in which to prepare a written recommendation to the chief building official detailing the deterioration and substantiating the demolition. If the HPC does not act within ninety (90) days of receipt of the application, a demolition permit may be granted.
- (c) In addition to the criteria and procedures established in section 16.04.003, the HPC will use the criteria of this section in considering applications for demolition of designated historic landmarks and properties in a historic district:
 - (1) Professionally prepared cost estimates for continued maintenance of the property in its current condition, of rehabilitation, and of demolition.
 - (2) A stamped engineer or architect's report as to structural soundness to demonstrate that the property is not structurally sound despite evidence of their efforts to maintain it and that it cannot be preserved, restored, rehabbed, or reused.
 - (3) The HPC must determine that it is not possible or feasible to prevent demolition of the building.
- (d) Nothing herein shall be construed to impair, limit, or suspend the emergency powers of the City of Aubrey and its officials pertaining to demolition of structures in times of emergencies of calamity or natural disasters.
- (e) Applications for a COA for demolition must include a post-demolition redevelopment plan, which must propose a building to replace the demolished building, and must include the following:
 - (1) Complete architectural drawings of proposed replacement building or, in cases where an existing underlying façade will be the replacement façade, a rendering of the expected appearance of the underlying façade, including a

- proposed restoration work;
- (2) A written guarantee between the owner and the city that demonstrates the owner's intent and financial ability to construct a replacement building or façade or restore an existing underlying façade. The guarantee must:
 - a. Contain a covenant to construct the proposed structure by a specific date in accordance with architectural drawings depicting no shared walls that are approved by the city through the COA;
 - b. Require the owner or construction contractor to post a performance and payment bond, letter of credit, escrow agreement, cash deposit, or other agreement approved by the city manager or designee to ensure construction of the new structure; and
 - c. Be approved as to form by the city attorney.
- (3) When demolition of a building is proposed, the post-demolition redevelopment plan shall also include the following:
 - a. Site plan for proposed replacement structure; and
 - b. Plan for temporary construction fencing. The plan shall include a depiction of any decorative elements that will be added to temporary construction fencing.
- (f) Temporary construction fencing meeting the following standards shall be installed following any building demolition or creation of a vacant lot due to catastrophic loss:
 - (1) All temporary construction fencing requires an application for and approval of both a COA and a permit from the department of development services.
 - (2) Temporary construction fencing must be comprised of chain-link metal and at least 6' in height. The fencing may be chain link metal panels. The fence should shield the entire site from view and access from right-of-way.
 - (3) Temporary construction fencing must provide a continuous opaque screen along the front property line.
 - (4) Temporary construction fence may include decorative elements, such as a mural, but such decorative elements shall require a COA approved by the HPC.
- (g) The following standards shall apply to an emergency demolition, or a vacant lot caused by catastrophic loss of a building due to a fire or other act of God:
 - (1) Emergency demolition requires approval by the building official and issuance of an emergency COA prior to the issuance of a demolition permit.
 - (2) Temporary fencing meeting the standards must be installed within fifteen (15) days of the date of the emergency demolition or catastrophic loss. The fencing shall be on all visible sides of the lot.
 - (3) If building construction activity onsite has not begun within one (1) year of the date of the emergency demolition or catastrophic loss of the building, the temporary fence must be replaced by one (1) of the options below. One (1) extension of up to six (6) months may be approved by the HPO if construction

plans for the site have been submitted.

- a. Landscaped site, with non-opaque fence, meeting the following standards:
 1. The applicant shall submit a scaled plan showing the vacant lot layout, the proposed landscaping and irrigation, and the proposed maintenance plan, which shall include provisions for trash removal, erosion management, and landscape maintenance.
 2. Surface shall include grass or other living ground cover, in any combination, provided that the total site is covered.
 3. Irrigation shall be provided consistent with the applicable standards for such systems.
- b. Minimum six (6) feet tall screening wall constructed out of brick, stone, or brick or stone veneer.
 1. Wall must be aligned with front wall of adjoining buildings.
 2. Wall shall provide a continuous opaque screen along the entire length of the front property line.
 3. Property owner must provide for ongoing maintenance of the wall in compliance with minimum property standards.
 4. Upon redevelopment of the site, the screening wall must be removed.
- c. Alternative plan for beautification or activation of lot in line with the purpose and overall intent of the district, as approved by City Council.

Sec. 16.05.003 Routine maintenance.

Nothing in this chapter shall be construed to prevent the routine maintenance, replacement, or repair of any exterior architectural feature of a landmark or property within a historic district. A COA shall not be required for routine maintenance is maintenance that involves no change in materials, dimensions, design, configuration, texture, surface coating, or visual appearance for work meant to remedy damage deterioration of configuration, texture, surface coating, or visual appearance for work meant to remedy damage or deterioration of site elements, structures, or their supplemental fixtures. The HPO shall make all final decisions on whether an activity is "routine maintenance." Routine maintenance is considered maintenance that meets all the following criteria:

- (1) Does not require a building permit or COA;
- (2) Shall be limited to repairing broken elements, replacing roofs like-for-like (i.e., gray asphalt shingles with gray asphalt shingles), replacing door hardware, or replacing broken window glass or reglazing historic windows;
- (3) Does not involve a change in design or material, color, painting, or outward appearance; and

- (4) Keeps a structure unimpaired and in good condition through ongoing minor intervention, undertaken from time to time, in its exterior condition.

Sec. 16.05.004 Demolition by neglect.

No owner or person with an interest in real property designated as a Landmark or included within a District shall permit the property to fall into a serious state of disrepair so as to result in the deterioration of any exterior architectural feature which would, in the judgment of the HPC, produce a detrimental effect upon the character of the District as a whole or the life and character of the property itself and should an owner sell a property without full disclosure. Any failure to disclose may cause owner to be subject to penalties in accordance with section 16.07.003. It is the intent of this section to preserve from deliberate or inadvertent neglect the exterior features of buildings, objects, property, or structures so designated as a Landmark or included within the District and the interior portions thereof when such maintenance is necessary to prevent deterioration and decay of the exterior. All such buildings or structures shall be preserved against decay and deterioration and free from structural defects through prompt corrections of any of the following defects:

- (1) Facades or parts of facades which may fall and injure persons or property;
- (2) Deteriorated or inadequate foundation, defective or deteriorated flooring or floor supports, deteriorated walls or other vertical structural supports;
- (3) Members of ceilings, roofs, ceiling, and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration;
- (4) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations, or floors, including broken windows or doors;
- (5) Defective or insufficient weather protection for exterior wall covering, including lack of paint or weathering due to lack of paint or other protective covering; or
- (6) Any fault or defect in the building which renders it not properly watertight or structurally unsafe.
- (7) Deterioration of any feature so as to create a hazardous condition, which could lead to the claim that demolition is necessary for public safety.
- (8) Once it has been determined that any building, object, property or structure designated as a Landmark or included within a District has any of the above defects or has failed to be preserved in a manner that prevents deterioration of the exterior, upon written notice from the building official, the building owner will have sixty (60) days to present a plan to the HPC. HPC will determine timeline for repair and convey the same to the property owner.

ARTICLE 16.06 ECONOMIC HARDSHIP

Sec. 16.06.001 Economic hardship criteria.

- (a) *For deviations.* If an application for COA is denied on the grounds that the proposed work will not comply with the criteria set forth in sections 16.04.002 and 16.04.003, and any Design Guidelines for the property, the owner shall have the right to seek deviations from the Design Guidelines on the basis of economic hardship. In order to be entitled to a deviation from the Design Guidelines, the owner must prove by a

preponderance of the evidence as referenced in the application for economic hardship that they will have no reasonable opportunity to recover the cost of the proposed work if they are required to perform the work in accordance with the Design Guidelines. If the HPC finds that the owner has failed to satisfy this burden of proof, the COA will be denied. If the HPC finds that the owner would have no reasonable opportunity to recover the cost of the proposed work if performed in accordance with the Design Guidelines, the HPC shall grant a deviation from the Design Guidelines and may issue a COA for the required work, with or without conditions.

(b) The HPC may consider the following factors in determining the extent of the deviation granted:

- (1) The cost to perform the work in compliance with the Design Guidelines;
- (2) The value of the property;
- (3) The extent to which a deviation is necessary to allow the owner a reasonable opportunity to recover the cost of the work;
- (4) Whether granting the deviation will harm an existing or proposed historic or landmark district or structure or property designated with a high priority rating; and/or
- (5) Whether the proposed work is in harmony with the spirit and purposes of this section.

(c) *For demolition.* An applicant whose COA for a proposed demolition has been denied may apply for relief on the grounds of economic hardship. In order to prove the existence of hardship, the applicant must prove by a preponderance of the evidence as referenced in the application for economic hardship that:

- (1) The property is incapable of earning a reasonable return, regardless of whether that return represents the highest and best use.
- (2) The property cannot be adapted for any other use, whether by the current owner or by a purchaser, which would result in a reasonable return;
- (3) The property has been listed with a licensed realtor for no less than sixty (60) days; and/or
- (4) The structure or property is in such a condition as to be irreparably damaged and, as such, poses a nuisance to the surrounding area and is a threat to the health, safety, and general welfare of the community in a manner consistent with the provisions of article VIII of this Code, as amended.

Sec. 16.06.002. Economic hardship application procedure.

(a) After receiving written notification from the HPC of the denial of a COA, an applicant may, within ten (10) working days, commence the hardship process by completing a request for economic hardship, unless the hardship application is filed simultaneously with the application for a COA. No consideration or action may be taken on the hardship application unless a denial of the COA has been issued. No building permit or demolition permit shall be issued unless the HPC makes a finding that a hardship exists.

- (b) The HPC shall hold a public hearing on the hardship application at which an opportunity will be provided for proponents and opponents of the application to present their views. Notice of the hearing shall be mailed to the property owner(s).
- (c) The HPC and the historic preservation officer, in consultation with local preservation groups and other interested parties, shall explore with the owner, or his designated representative, alternatives for the performance of the proposed work that will preserve the structure or property to the greatest extent possible, while being economically feasible.
- (d) If a deviation is granted, the COA for the proposed work shall state the terms and conditions of the deviation.
- (e) All deviations shall be in compliance with other city codes and ordinances.
- (f) All decisions of the HPC shall be in writing. A copy shall be sent to the applicant and a copy filed with the city clerk's office for public inspection. The HPC's decision shall state the reasons for granting or denying the hardship application.
- (g) The hardship determination may be appealed in accordance with section 16.07.001
- (h) In the event of an unresolved difference of opinion existing between the HPC and the chief building official concerning the soundness of the structure and the appropriateness of demolition, the application shall be heard by the City Council whose decision shall be final.

ARTICLE 16.07 APPEALS AND PENALTY

Sec. 16.07.001. Appeals.

- (a) Any person aggrieved by a decision of the HPO relating to a COA may, within fifteen (15) days of receipt of the written decision, file a written application with the HPC, through the HPO, for review of the decision and the approval, denial, modification of, or deviation from, the HPO's decision. The appeal application shall be set before the HPC at its first available meeting.
- (b) Any person aggrieved by a decision of the HPC relating to economic hardship, a COA, or an appeal of a decision by the HPO to the HPC may, within fifteen (15) days of receipt of the written decision, file a written application with the City Council, through the office of the City Secretary, for review of the decision and the approval, denial, modification of, or deviation from, the HPC's decision. The appeal application shall be set before the City Council at the first available City Council meeting. The City Council's decision shall be final.

Sec. 16.07.002 No vested interest.

No developer or property owner shall acquire any vested interest in this chapter or specific

regulations contained herein. This chapter and regulations may be amended or repealed by the City Council in the manner provided by law.

Section 16.07.003. Penalties

It shall be unlawful to construct, reconstruct, significantly alter, restore ,or demolish any building, object, property or structure designated as a Landmark or in a designated District in violation of the provisions of this chapter. The City in addition to other remedies may institute any appropriate action or proceeding to prevent such unlawful construction reconstruction significant alteration or demolition to restrain correct or abate such violation or to prevent any illegal act business or maintenance in and about such premises including acquisition of the property.”

Section 3. Penalty. Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not less than \$1.00 and no more than \$500.00. Each day that a violation is permitted to exist shall constitute a separate offense and shall be punishable as such.

Section 4. Cumulative Repealer/Savings. All provisions of any Ordinance in conflict with this Ordinance are hereby repealed, but such repeal shall not abate any pending prosecution from being commenced for any violation if occurring prior to the repeal of the Ordinance. Any remaining provisions shall remain in full force and effect.

Section 5. Severability. Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City of Aubrey hereby declares that it would have passed this Ordinance, and each section, subsection, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

Section 6. Codification. The City Secretary is hereby directed to authenticate this Ordinance by seal and signature and to properly codify this Ordinance as required by Section 3.16 of the Aubrey Home Rule Charter

Section 7. Publication and Effective Date. This Ordinance shall take effect immediately from and after its passage and publication as the law and Charter in such case may provide.

PASSED AND APPROVED by the City Council of the City of Aubrey, Texas this
the ____ day of December, 2024.

APPROVED:

Chris Rich, Mayor

ATTEST:

Jenny Hicks, City Secretary

APPROVED AS TO FORM:

Patricia A. Adams, City Attorney



**City Council Meeting
Staff Report
December 18, 2024**

Agenda Item

Consideration and action on appointing members of the Historical Preservation Commission.

Staff Contact

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

Summary

The ordinance establishes a **Historic Preservation Commission (HPC)** to oversee the designation and preservation of Aubrey's historic resources. Below are the key details related to its appointment and composition:

Composition:

- The HPC consists of **five (5) members** appointed by the City Council.
 - All members must be registered voters and residents of the City of Aubrey
 - All members must demonstrate a **known interest, competence, or knowledge** in historic preservation within the City of Aubrey.
-

Terms of Service:

- Members serve staggered **two-year terms**.
 - The City Council reserves the right to remove any member at its discretion.
-

Officers:

- The HPC elects a **chairperson** and **vice-chairperson** from among its members.
-

Meeting Schedule:

- The HPC meets at least **once per month** if there is business to conduct.
 - Special meetings can be called by the Historic Preservation Officer (HPO).
 - All meetings comply with the **Texas Open Meetings Act**.
-

Financial Summary

NA

Staff Recommended Action**Staff Recommended Motion**



**City Council Meeting
Staff Report
December 18, 2024**

Agenda Item

Consider and take appropriate action on the SB 2038 petition from Applicant Anil Kumar Ale, on behalf of ARCK Developers, LLC, received on November 12, 2024 for release of two properties from the City's ETJ and identified as an approximate 50.341 ± acres of land, being a portion of property further identified as Denton County Property ID #52224, and an approximate 3.265 ± acres of land, being a portion of property further identified as Denton County Property ID #239615, both properties are located within Industrial District No. 1.

Staff Contact

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

Summary

On November 12, 2024, ARCK Developers, LLC submitted a petition for the removal of property identified as Denton CAD Parcel Nos: 52224 and 239615 from the City of Aubrey Extraterritorial Jurisdiction (ETJ).

This property is located in Industrial District No. 1. Uses in District 1 include equestrian, ranch businesses, tourist-related businesses, and industrial operations. Below is a listing of businesses in the District.

<u>District #</u>	<u>Type</u>	<u>Name</u>	<u>Address</u>
1	Tourist	A-Affordable RV & Boat Storage	Hwy. 377
1	Industrial	Aubrey Aggregates	FM 2931
1	Tourist	Aubrey Park Equestrian Center	1149 Raymond Birch Trail
1	Industrial	Bartel Ready Mix	8901 Stewart Rd.
1	Tourist	Brandon Clinton Sport Horses	954 E. Blackjack Rd.
1	Ranch	Crown Cheval Ranch	11942 FM 428
1	Ranch	Equihope	1146 E. Blackjack Rd.
1	Tourist	Ever After Chapel	201 N. Main St.
1	Ranch	Fire Hawk Ranch	11952 FM 428
1	Ranch	Golden Eagle Ranch	2240 E. Blackjack Rd.
1	Tourist	Hopper Ranch	5202 US Hwy 377
1	Tourist	Manor 402	402 Springhill Rd.
1	Industrial	Mustang SUD	7985 FM 2931
1	Tourist	Oak & Ivy Venue	11858 FM 428
1	Tourist	Pecan Ridge Equestrian Center	11958 FM 428
1	Ranch	Roger Daly Horses	1936 Spring Hill Rd.
1	Industrial	RTEL Construction	8291 FM 2931
1	Tourist	Sandbrock Ranch Farm	1601 Sandbrock Ranch Pkwy
1	Tourist	Southern Comfort Farm	12028 FM 428
1	Ranch	Star Quarry Farm	8420 McNatt

1	Tourist	The Peanut Gallery	Springhill Road
1	Ranch	The Rustic Ranch	6586 Lone Star Ln, Aubrey
1	Ranch	Weems & Stephens Equine Hospital	Springhill Road
1	Industrial	Weir Brothers Pit	5191 FM 2931
1	Ranch	Whitehedge Farm	1019 Springhill Rd.
1	Ranch	Winterhaven's Crowning Touch	1700 Springhill Rd.

Chapter 42, Subchapter D of the Local Government Code, Section 42.101(4) excludes applicability of release of area by petition of landowner or resident located within an area designated as an industrial district.

Financial Summary

NA

Staff Recommended Action

Denial

Staff Recommended Motion

COATS | ROSE

A PROFESSIONAL CORPORATION

VICTOR CRISTALES
ASSOCIATE

VCRISTALES@COATSROSE.COM
DIRECT: (972) 419-4704
FAX: (972) 702-0662

November 7, 2024

VIA FEDERAL EXPRESS

Office of the City Secretary
City of Aubrey
Attn: Jenny Hicks
107 S. Main Street
Aubrey, Texas 76227

Re: Petition for Release from the City of Aubrey's Extraterritorial Jurisdiction (the
"Petition") – ARCK Developers, LLC

Ms. Hicks:

Enclosed please find a copy of the above-described Petition, pursuant to Chapter 42 of the
Texas Local Government Code, as amended. Please reach out to Victor Cristales at
vcristales@coatsrose.com or (972) 419-4704 with any question regarding the Petition.

Very truly yours,



Victor Cristales

Enclosure

16000 N. DALLAS PARKWAY, SUITE 350, DALLAS, TEXAS 75248
PHONE: (972) 788-1600 FAX: (972) 702-0662
coatsrose.com

HOUSTON | AUSTIN | DALLAS | CINCINNATI
018684.000001\4870-4847-6406.v1

**PETITION FOR RELEASE FROM
THE CITY OF AUBREY'S EXTRATERRITORIAL JURISDICTION**

THE STATE OF TEXAS §

COUNTY OF DENTON §

TO THE HONORABLE MAYOR AND CITY COUNCIL, CITY OF AUBREY, TEXAS:

COMES NOW the undersigned (the "Petitioner"), acting pursuant to Chapter 42 of the Texas Local Government Code, as amended (the "Act"), respectfully petitions the City of Aubrey, Texas ("City") to release certain properties located within the City's extraterritorial jurisdiction, as more particularly described in the attached Exhibit "A" (the "Properties"). In support of same, Petitioner would respectfully show the following:

I.

The Properties are located within the extraterritorial jurisdiction of the City of Aubrey, Texas in Denton County, Texas, and are not within the corporate limits or extraterritorial jurisdiction of any other municipality. Petitioners request release of the Properties from the extraterritorial jurisdiction of the City of Aubrey, Texas.

II.

The Properties do not lie in an area:

- (i) within five (5) miles of the boundary of a military base, at which an active training program is conducted, as defined by Section 43.0117 of the Texas Local Government Code, as amended;
- (ii) that was voluntarily annexed into the extraterritorial jurisdiction that is located in a county in which the population grew by more than fifty percent (50%) from the previous federal census in the federal census conducted in the year 2020 and has a population of greater than 240,000;
- (iii) within the portion of the extraterritorial jurisdiction of a municipality with a population of more than 1.4 million and that is within fifteen (15) miles of the boundary of a military base, at which an active training program is conducted, and in a county with a population of more than two (2) million;
- (iv) designated as an industrial district under Section 42.044 of the Texas Local Government Code, as amended; or
- (v) subject to a strategic partnership agreement entered into under Section 43.0751 of the Texas Local Government Code, as amended.

III.

The persons or entities (through authorized representatives) signing this Petition constitute a majority in value of the holders of title to the Properties as shown by the tax rolls and conveyances of record since the date of preparation of said county tax rolls.

IV.

The Petitioners, having met the petition requirements in § 42.104 of the Act, request the City immediately release the Properties from the City's extraterritorial jurisdiction pursuant to § 42.105(c) of the Act. Otherwise, the Properties shall be released by operation of law pursuant to § 42.105(d) of the Act.

V.

This Petition will be filed with the City Secretary, City of Aubrey, Texas.

VI.

WHEREFORE, the Petitioner respectfully prays that this petition be granted in all respects and that the City Council of the City of Aubrey, Texas adopts an ordinance or resolution releasing the Properties from the City's extraterritorial jurisdiction.

[SIGNATURE PAGE TO FOLLOW]

PETITIONER:

ARCK DEVELOPERS, LLC
a Texas limited liability company

By: A. Ale

Name: Anil Kumar Ale

Title: Managing Member

Date of Signing: Nov 5th 2024

Date of Birth: May 12th 1981

Resident Address: 4392 Vista Terrace Dr
Enrico TX 75036

STATE OF Texas §
COUNTY OF Collin §
§

This instrument was acknowledged before me on the 5th day of November, 2024 by Anil Ale, Managing Member of ARCK Developers, LLC, a Texas limited liability company, on behalf of said ~~limited~~ liability company.

[Signature]
Notary Public in and for the State of Texas

(SEAL)

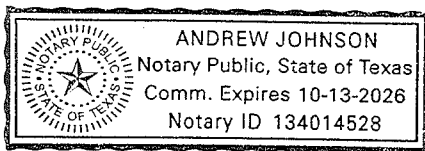


EXHIBIT "A"

Legal Description and Map of the Property

TRACT 1:

PROPERTY DESCRIPTION

Being a tract of land situated in the J. Bridges Survey, Abstract No. 35, Denton County, Texas and being all of a called 50.421 acres tract of land described in Deed to Raymond E. Davis and wife, Barbara J. Davis as recorded in Volume 2121, Page 117, Real Property Records, Denton County, Texas, and being more particularly described herein as follows:

BEGINNING at a 60D nail found on the Northwest side of a bend in Knuckles Road (a public road) in the South line of a called 118.173 acres tract of land described in Deed to G1719, LLC as recorded in Instrument No. 2020-28888, Official Records, Denton County, Texas for the Northeast corner of said Davis tract and said Bridges Survey and the Northwest corner of a called 3.73 acres tract of land described in Deed to Steve G. Kubicek and wife, Karen R. Kubicek as recorded in Document No. 2001-R0064820, said Real Property Records;

THENCE South 01 degrees 21 minutes 59 seconds West, with the East line of said Davis tract and the West line of said Kubicek tract, along said Knuckles Road, passing the South corner of said Kubicek tract and the Westerly Right-of-Way line of F.M. 2931 (called 100' R.O.W.), and continuing along said course for a distance of 868.85 feet to a 5/8 inch iron rod with plastic cap stamped 'PLS, INC' (typical) set in said F.M. 2931 for the Southeast corner of said Davis tract;

THENCE North 89 degrees 12 minutes 25 seconds West, with the South line of said Davis tract, passing at a distance of 6.11 feet a 1/2 inch iron rod found for the Northeast corner of a called 60.5 acres tract of land described in Deed to ZT Equipment, LLC as recorded in Document No. 2014-19387, said Official Records, passing the the Westerly Right-of-Way line of said F.M. 2931, and continuing along said course, with the North line of said ZT tract, along and near a fence, for a total distance of 2,537.85 feet to a 2 inch steel fence corner post found for the Southwest corner of said Davis tract and the Northwest corner of said ZT tract;

THENCE North 02 degrees 23 minutes 36 seconds East, with the West line of said Davis tract, along and near a fence, passing at a distance of 853.51 feet a 12 inch elm tree found for reference, and continuing along said course for a total distance of 861.26 feet to a 5/8 inch iron rod set in the South line of a called 46.297 acres tract of land described in Deed to Jill Peterson, Trustee of the Jill Peterson Revocable Living Trust as recorded in Instrument No. 2013-126351, said Official Records for the Northwest corner of said Davis tract, from which a 5/8 inch iron rod found for the Southwest corner of said Peterson tract bears South 89 degrees 49 minutes 32 seconds West, a distance of 577.03 feet;

THENCE North 89 degrees 49 minutes 32 seconds East, with the North line of said Davis tract and the South line of said Peterson tract, a distance of 269.81 feet to a 5/8 inch iron rod found for the Southeast corner of said Peterson tract and the Southwest corner of said G1719 tract;

THENCE South 89 degrees 17 minutes 31 seconds East, with the North line of said Davis tract and the South line of said G1719 tract, a distance of 2,252.72 feet to the **POINT OF BEGINNING** and containing, within the metes and bounds herein recited, 50.341 acres of land, more or less.

TRACT 2:

PROPERTY DESCRIPTION

Being a tract of land situated in the W. Lumpkin Survey, Abstract No. 730, Denton County, Texas and being all of a called 3.73 acres tract of land described in Deed to Steve G. Kubicek and wife, Karen R. Kubicek as recorded in Document No. 2001-R0064820, Real Public Records, Denton County, Texas, and being more particularly described herein as follows:

BEGINNING at a 60D nail found on the Northwest side of a bend in Knuckles Road (a public road) the South line of the F. Trevino Survey, Abstract No. 1243 and a called 118.173 acres tract of land described in Deed to G1719, LLC as recorded in Instrument No. 2020-28888, Official Records, Denton County, Texas for the Northwest corner of said Kubicek tract and said Lumpkin Survey and same being the Northeast corner of a tract of land described in Deed to Palem Aubrey, LLC and Lucent Investment Group, LLC as recorded in Instrument No. 2022-19712, said Official Records and the J. Bridges Survey, Abstract No. 36; **THENCE** North 89 degrees 49 minutes 14 seconds East, with the North line of Kubicek tract and said Lumpkin Survey, along said Knuckles Road, a distance of 315.86 feet to a "Mag" nail set in the Westerly Right-of-Way line of F.M. 2931 (a variable width R.O.W.) for the Northeast corner of said Kubicek tract;

THENCE South 35 degrees 38 minutes 24 seconds East, with the East line of said Kubicek tract and the West line of said F.M. 2931, passing at a distance of 33.88 feet a wood right-of-way monument found near a steel fence corner post for reference, and continuing along said course, a total distance of 83.53 feet to a wood right-of-way monument found near a steel fence corner post for corner, in a curve to the right having a radius of 1095.92 feet;

THENCE Southwesterly, along the arc of said curve to the right, continuing with the East line of said Kubicek tract and the West line of said F.M. 2931, a distance of 117.29 feet with a delta angle of 6 degrees 07 minutes 55 seconds, a chord bearing of South 23 degrees 44 minutes 23 seconds West, and a chord distance of 117.23 feet to a wood right-of-way monument found at the end of said curve for corner;

THENCE South 27 degrees 42 minutes 38 seconds West, continuing with the East line of said Kubicek tract and the West line of said F.M. 2931, a distance of 192.84 feet to a TX-DOT capped iron rod found for the Northeast corner of a called 0.4948 of an acre tract of land described in Deed to The State of Texas as recorded in Instrument No. 2023-68942, said Official Records;

THENCE South 47 degrees 36 minutes 12 seconds West, with the West line of said State of Texas tract and said F.M. 2931, a distance of 102.73 feet to a TX-DOT capped iron rod found for corner;

THENCE South 32 degrees 35 minutes 16 seconds West, continuing with the West line of said State of Texas tract and said F.M. 2931, a distance of 201.37 feet to TX-DOT capped iron rod found at the beginning of a curve to the left having a radius of 1190.50 feet;

THENCE Southwesterly, along the arc of said curve to the left, with the West line of said State of Texas tract and said F.M. 2931, a distance of 116.92 feet with a delta angle of 5 degrees 37 minutes 37 seconds, a chord bearing of South 29 degrees 42 minutes 23 seconds West, and a chord distance of 116.67 feet to a TX-DOT "Mag" spike found in said Knuckles Road in the ostensible West line of said Lumpkin Survey and the East line of said Bridges Survey for the Southwest corner of the herein described tract and same being the South corner of said State of Texas tract;

THENCE North 01 degrees 13 minutes 05 seconds East, With the West line of said Kubicek tract, along said Knuckles Road, a distance of 685.53 feet to the **POINT OF BEGINNING** and containing, within the metes and bounds herein recited, 3.265 acres of land, more or less.

DENTON COUNTY, TEXAS

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1055.92'	117.29'	5°07'55"	S 23°44'23" W	117.23'
DEED	1095.92'			S 24°48'12" W	117.14'
C2	1190.50'	115.92'	5°37'37"	S 29°42'23" W	115.87'

F. TREVINO SURVEY
ABSTRACT NO. 1243

0.719, LLC
CALLED 116.173 ACRES
INST. NO. 2020-28588
O.R.D.C.T.

LUIS GARCIA AND
ANGELICA LEVADO
CALLED 0.20 OF AN ACRE
DOC. NO. 2013-154075
O.R.D.C.T.

JOSE CRUZ RAMIREZ
CALLED 0.704 OF AN ACRE
DOC. NO. 2019-117475
O.R.D.C.T.

(S 89°33'53" E 310.07' BY DEED)

N 89°49'14" E 315.86'

APPROX. SURVEY LINE

PALEW AUBREY, LLC AND
LUCCENT INVESTMENT GROUP, LLC
INST. NO. 2022-19712
O.R.D.C.T.

J. BRIDGES SURVEY
ABSTRACT NO. 36

(N 02°16'17" E 840.20' BY DEED)
N 01°13'03" E 685.53'

KNUCKLES ROAD
(20' ASPHALT ROAD)

3.265 ACRES
142,207 SQ. FT.

STEVE G. KUBICEK AND WIFE,
KAREN R. KUBICEK
CALLED 3.73 ACRES
DOC. NO. 2021-R0064320
R.P.R.D.C.T.

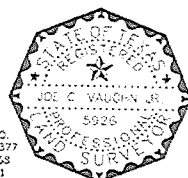
THE STATE OF TEXAS
CALLED 0.04 OF AN ACRE
INST. NO. 2021-159144
O.R.D.C.T.

- LEGEND
- PROPERTY LINE
 - ADJOINING OWN.
 - ADJOINING PROPERTY LINE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - BARBED WIRE FENCE
 - PIPE FENCE
 - OVERHEAD UTILITIES
 - CAPPED IRON ROD SET
 - VAUGHN'S SURVEY CO.
 - IRON ROD FOUND
 - E.M. - ELECTRIC METER
 - WATER METER
 - CONCRETE

NOTE
LEGEND IS TYPICAL. NOT ALL ITEMS IN LEGEND
APPEAR IN DRAWING.

GRAPHIC SCALE IN FEET
PLEASE REFER TO BAR SCALE. DRAWING
MAY HAVE BEEN REDUCED OR ENLARGED

DRAWN BY: JCV/KDJ
CHECKED BY: JCV
DATE: 7/7/23
SHEET: 1 OF 2
SCALE: AS SHOWN



VAUGHN'S SURVEY CO.
1228 S. U.S. HIGHWAY 377
PILOT POINT, TX, 76258
PHONE 940-828-1191

LAND TITLE SURVEY
TBD FM 2931

3.265 ACRES
W LUMPKIN SURVEY
ABSTRACT NO. 730
DENTON COUNTY, TEXAS

THE COMPLETE LAND TITLE SURVEY
SHOWN HEREON COMPREHENS 2 PAGES
AND PAGE 2 ACCOMPANIES AND IS
ATTACHED HERETO BY THIS
REFERENCE.

4011-0112-0740.V1