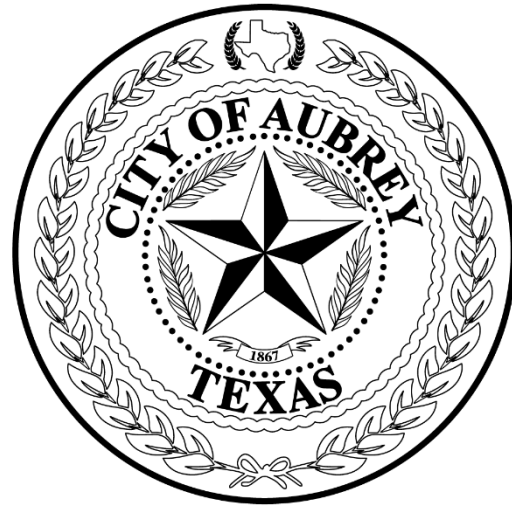


Planning and Zoning Commission Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
March 13, 2025
6:00 PM



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

Notice Regarding Remote Participation of Board Members

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

Call to Order - Determine if a Quorum is Present:

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

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

Citizen Input: Any person may address the Commission. If your comments are concerning an agenda item, you may wait until the discussion on that item if you prefer. Once recognized by the chairperson, please step forward to the speaker's podium, state your name and address and speak directly into the microphone so that people in the room can hear comments and see presentations. Citizen comments are limited to three (3) minutes per individual unless additional time is otherwise required by law. No discussion or action may be taken at this meeting on any

item not listed on the agenda, other than to make statements of factual information or recite existing policy in response to a citizen's inquiry.

New Business: New items requested for consideration.

1. Hold a public hearing, consider, and make a recommendation to City Council regarding a request for a change of zoning from unzoned land previously located in the City of Aubrey Extraterritorial Jurisdiction to a Planned Development District (PD) with base zoning district of GR – General Retail on approximately 3.243 acres of land located in the J Bridges Jr. Survey, Abstract No. 35, Denton County, Texas. DCAD Parcel ID 1059776. (High Country PD GR, The Lakes FWSD)
2. Consider and make a recommendation to City Council regarding a site plan application for 403 S. Main Street, for restaurant use within Aubrey city limits.
(Applicant: SHAP, LLC)
3. Consideration and action on the minutes of the February 13, 2025 meeting.

-ADJOURN-

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

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission of the City of Aubrey, Texas was removed by me from the official bulletin board of the City of Aubrey, Texas, 107 South Main St, Aubrey, Texas on the _____ day of _____, 2025.

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

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



**Planning and Zoning Commission Meeting
Staff Report
March 13, 2025**

Agenda Item

Hold a public hearing, consider, and make a recommendation to City Council regarding a request for a change of zoning from unzoned land previously located in the City of Aubrey Extraterritorial Jurisdiction to a Planned Development District (PD) with base zoning district of GR – General Retail on approximately 3.243 acres of land located in the J Bridges Jr. Survey, Abstract No. 35, Denton County, Texas. DCAD Parcel ID 1059776. (High Country PD GR, The Lakes FWSD)

Staff Contact

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

Summary

The property is generally located at the southwest corner of McNatt Road and Frontier Parkway.

On December 18, 2024, the Aubrey City Council approved an amendment to The Lakes Fresh Water Supply District of Denton County Development Agreement that included procedures for annexation and zoning of the subject property.

The property development regulations for the property are outlined in the PD Planned Development District Standards (below) which are consistent with the approved Development Agreement.

PD - Planned Development District, GR - General Retail District Standards:

The proposed zoning is for a PD Planned Development District with a base zoning district of GR General Retail.

Permitted uses and development regulations outlined in the Aubrey Code of Ordinances, Chapter 14, Zoning, Exhibit 14A, Zoning Ordinance, shall apply the Property, as such ordinances exist or may be amended, and as outlined herein. The base zoning district for the Property shall be the GR-General Retail district.

Permitted Uses:

1. The permitted uses in the GR-General Retail district shall be the permitted uses listed in the GR-General Retail zoning district as outlined in the Aubrey Code of Ordinances, Chapter 14, Zoning, Exhibit 14A, Zoning Ordinance, as it currently exists, or as amended, and as modified herein.
2. Restaurants meeting the TABC requirements for food/alcoholic beverage sales (food and beverage certificate) and distance requirements to schools/daycares/churches/hospitals per the City's adopted regulations are permitted. Restaurants not meeting distance requirements will require school district/daycare/church/hospital permission and will be required to apply for and obtain a Specific Use Permit (SUP).

Uses that require a Specific Use Permit (SUP):

1. Alcoholic beverage sales.

All other alcoholic beverage sales (not listed above in Permitted Uses section hereof) shall require a Specific Use Permit (SUP) application. Uses, other than Restaurants meeting the food and beverage certificate shall require application for and approval of a Specific Use Permit (SUP).

Prohibited Uses:

The following uses are prohibited on the Property:

1. Motels.
2. Smoke/Tobacco shops. A retail establishment utilized primarily for the sale of cigarettes, electronic cigarettes, vapes, cigars, tobacco, pipes, and other smoking and related supplies. On-site smoking or consumption is prohibited.
3. Variety Store. A retail establishment that offers for sale an assortment of inexpensive or discounted physical goods, products or merchandise directly to the consumer such as food or beverages for off-premise consumption, household products, personal grooming and health products and other consumer goods. Variety Store does not include a retail store that: contains a prescription pharmacy; sells gasoline or diesel fuel; or primarily sells specialty food items (e.g. meat, seafood, cheese, oils and vinegars, or confectioneries). Vehicle parking lot use and/or parking structure use as primary commercial use. However, parking lots and/or parking structures associated with an allowed business are permitted; and
4. Outside Storage and Outside Sales uses whether or not in conjunction with an allowed use on the Property.

Schedule of District Regulations:

Maximum Building Height	40 feet		
Minimum Side Yard	Adjacent to SF, PH, & TH	Adjacent to other districts	Adjacent to Dedicated Street
	1 story=25 feet	1 story 20 feet	1 story=30 feet
	2 story= 60 feet	2 story-20 feet	2 story=30 feet
Minimum Rear Yard	Adjacent to SF, PH, & TH	Adjacent to other districts	Adjacent to Dedicated Street
	1 story=30 feet	1 story=30 feet	1 story=25 feet
	2 story=60 feet	2 story=30 feet	2 story=25 feet
Minimum Front Yard	30 feet		
Minimum Lot Width	100 feet		
Minimum Lot Depth	100 feet		
Minimum square footage	5,000 square feet		
Maximum Lot Coverage	50%		

A PD Concept Plan shall be required to be submitted as a PD amendment prior to a Development Site Plan application.

Notifications:

Notifications as required by Texas Local Government Code and the City of Aubrey Zoning Ordinance were provided.

At the time of agenda report submission, no letters either for or against the PD application had been received.

Recommendation:

The Planning & Zoning Commission may:

1. Recommend the PD-GR change of zoning to City Council for approval;
2. Recommend the PD-GR change of zoning to City Council for approval subject to conditions; or
3. Recommend the PD-GR change of zoning to City Council for denial.

Staff recommends the PD Planned Development District for the Lakes Fresh Water Supply District, High Country General Retail, property be approved as presented.

Financial Summary

NA

Staff Recommended Action

Approve

Staff Recommended Motion

Motion to recommend the PD Planned Development District for the Lakes Fresh Water Supply District, High Country General Retail, property be approved as presented.

PUBLIC HEARING NOTIFICATION MAP

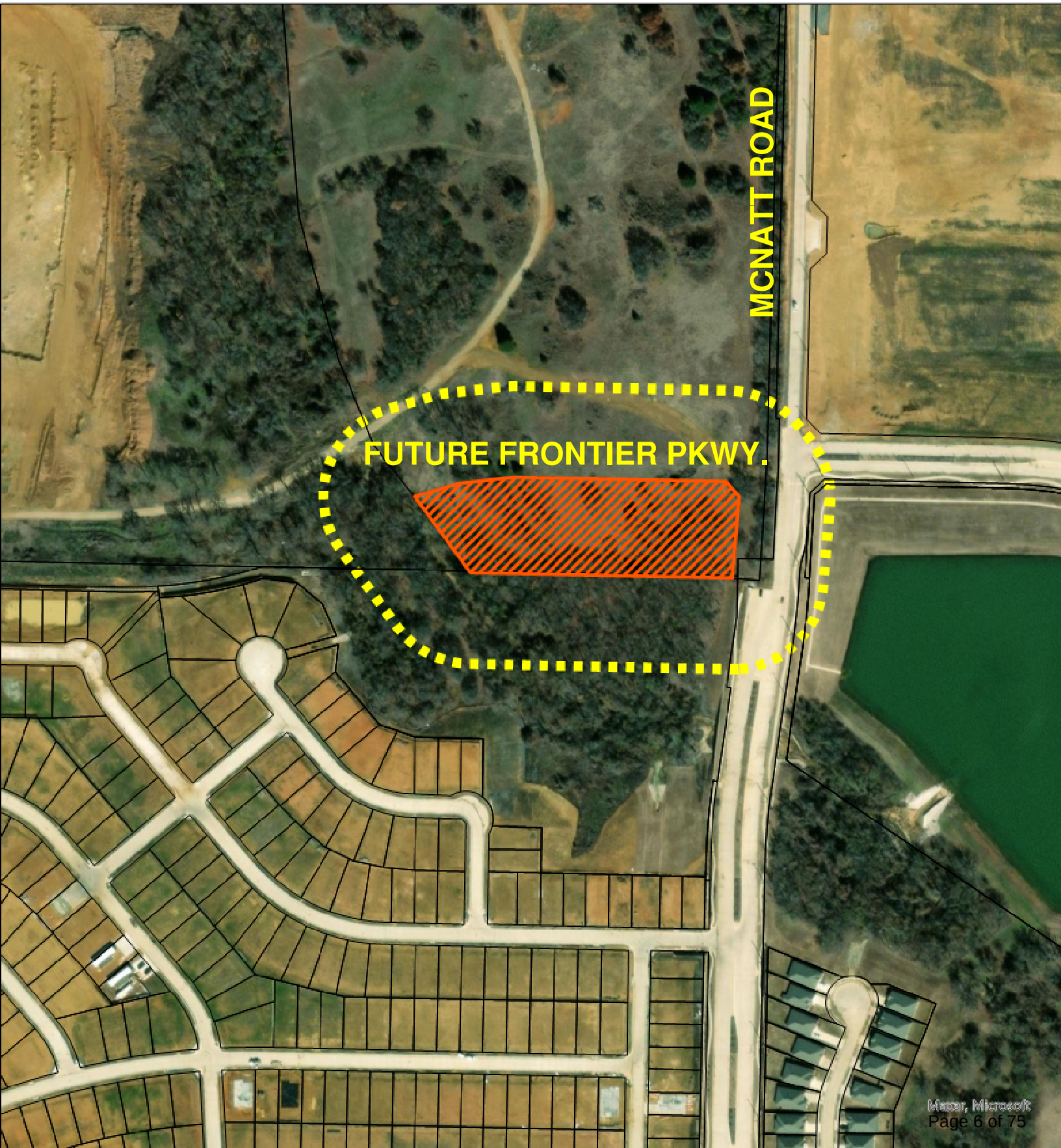
AUBREY, TX

Legend

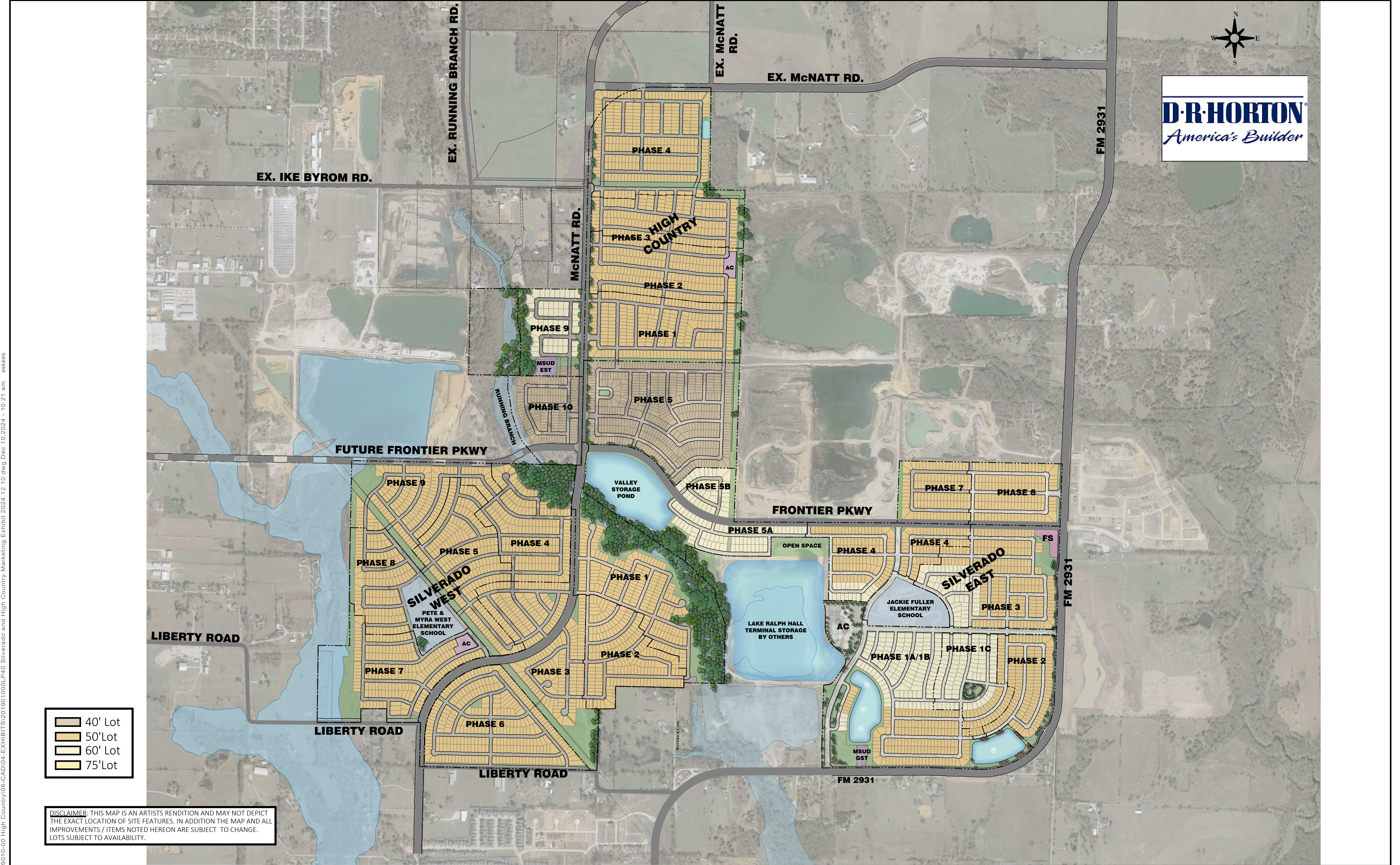
 SUBJECT PARCEL

 200FtRadius

0 300 600 Feet



S:\2019\2019010-00 High Country\06-CAD\04-EXHIBITS\201901000LP40 Silverado and High Country Marketing Exhibit 2024.12.10.dwg Dec 10, 2024 - 10:21 am eslees



- 40' Lot
- 50' Lot
- 60' Lot
- 75' Lot

DISCLAIMER: THIS MAP IS AN ARTIST'S RENDITION AND MAY NOT DEPICT THE EXACT LOCATION OF SITE FEATURES. IN ADDITION THE MAP AND ALL IMPROVEMENTS / ITEMS NOTED HEREON ARE SUBJECT TO CHANGE. LOTS SUBJECT TO AVAILABILITY.

**DEVELOPMENT REGULATIONS
PLANNED DEVELOPMENT DISTRICT
GR-GENERAL RETAIL TRACT
SWC FRONTIER PARKWAY AND MCNATT ROAD**

Permitted uses and development regulations outlined in the Aubrey Code of Ordinances, Chapter 14, Zoning, Exhibit 14A, Zoning Ordinance, shall apply to Tract B as depicted in Exhibit E (the "Property"), as such ordinances exist or may be amended, and as outlined herein. The base zoning district for the Property shall be the GR-General Retail district.

Permitted Uses:

1. The permitted uses in the GR-General Retail district shall be the permitted uses listed in the GR-General Retail zoning district as outlined in the Aubrey Code of Ordinances, Chapter 14, Zoning, Exhibit 14A, Zoning Ordinance, as it currently exists, or as amended, and as modified herein.
2. Restaurants meeting the TABC requirements for food/alcoholic beverage sales (food and beverage certificate) and distance requirements to schools/daycares/churches/hospitals per the City's adopted regulations are permitted. Restaurants not meeting distance requirements will require school district/daycare/church/hospital permission and will be required to apply for and obtain a Specific Use Permit (SUP).

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The following uses are prohibited on the Property:

1. Motels.
2. Smoke/Tobacco shops. A retail establishment utilized primarily for the sale of cigarettes, electronic cigarettes, vapes, cigars, tobacco, pipes, and other smoking and related supplies. On-site smoking or consumption is prohibited.
3. Variety Store. A retail establishment that offers for sale an assortment of inexpensive or discounted physical goods, products or merchandise directly to the consumer such as food or beverages for off-premise consumption, household products, personal grooming and health products and other consumer goods. Variety Store does not include a retail store that: contains a prescription pharmacy; sells gasoline or diesel fuel; or primarily sells specialty food items (e.g. meat, seafood, cheese, oils and vinegars, or confectioneries). Vehicle parking lot use and/or parking structure use as primary commercial use. However, parking lots and/or parking structures associated with an allowed business are permitted; and
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Minimum Front Yard	30 feet		
Minimum Lot Width	100 feet		
Minimum Lot Depth	100 feet		
Minimum square footage	5,000 square feet		
Maximum Lot Coverage	50%		

A PD Concept Plan shall be required to be submitted as a PD amendment prior to a Development Site Plan application.

FIRST AMENDMENT TO FIRST REVISED DEVELOPMENT AGREEMENT

This **FIRST AMENDMENT TO FIRST REVISED DEVELOPMENT AGREEMENT** (this “First Amendment to Revised Agreement”) is made effective as of the hereinafter defined Effective Date, by, between, among and for the benefit of the **City of Aubrey, Texas**, a general law municipality organized under the laws of the State of Texas (the “City”); **D.R. Horton - Texas, Ltd.**, a Texas limited partnership (“Horton”); and **The Lakes Fresh Water Supply District of Denton County**, a political subdivision of the State of Texas (the “District”). All of the above individually, a “Party” or collectively, the “Parties.” For purposes of this First Amendment to Revised Agreement, all references to the “Parties” exclusively refers solely to the above listed three (3) entities, their lawful assigns hereto, and their successors-in-interest to the Property defined herein, and shall not include any other parties (whether expressly named in this First Amendment to Revised Agreement or not).

RECITALS:

WHEREAS, the City, Liberty Bankers Life Insurance Company and Lee and Cynthia Weir (collectively, the “Original Owners”) and the District entered into that certain Development Agreement, dated December 21, 2012 (the “Original Agreement”), as amended pursuant to that certain First Amendment to Development Agreement, dated September 20, 2016, by and among the City, CTMGT Regatta, LLC, a Texas limited liability company, and CTMGT Regatta II, LLC, a Texas limited liability company, and CADG Regatta III, LLC, a Texas limited liability company (collectively, “CTMGT”), DRH Land Opportunities I, an affiliate of Horton (“Land Opportunities”) and the District (the “First Amendment”); and

WHEREAS, subsequent to the date of the First Amendment, the City, Horton, and the District entered into that certain First Revised Development Agreement, dated July 16, 2020 (the “Revised Agreement”); and

WHEREAS, the Revised Agreement provides that all future amendments to the Agreement must be approved only by the City and Horton; and

WHEREAS, Horton owns the approximately twenty seven (27) acre tract of land described in **Exhibit A** attached hereto (the “Annexation Tract”), located wholly within the extraterritorial jurisdiction (“ETJ”) of the City and not within the corporate limits or ETJ of any other city, town or village; and

WHEREAS, a concept plan for the Annexation Tract (the “Annexation Tract Concept Plan”) is included as **Exhibit B** attached hereto; and

WHEREAS, in order to facilitate Horton’s proposed development of the Annexation Tract in a market-competitive manner, Horton desires to annex the Annexation Tract into the boundaries of the District, pursuant to the terms of this First Amendment to Revised Agreement; and

WHEREAS, the City supports the inclusion of the Annexation Tract into the District under appropriate parameters, as set forth herein; and

WHEREAS, as evidence of the City’s willingness to consent to the inclusion of the Annexation Tract into the District and upon Horton’s submission of a written petition to the City requesting the City’s consent to the same, the City Council of the City of Aubrey, Texas (the “City Council”) shall consider adoption of a consent resolution demonstrating the City’s consent, pursuant to Section 42.0425 of the Texas Local Government Code and Section 54.016 of the Texas Water Code, to the inclusion of the Annexation Tract in the District and consistent with Consent Resolution(s) previously approved by the City for the creation of the District; provided, however, that such Consent Resolution shall not contain any conditions that are not allowable pursuant to Section 54.016 of the Texas Water Code; and

WHEREAS, Horton and District represent to City that the certain approximate two (2) acre tract of land detailed in **Exhibit D** attached hereto (the “**Exclusion Tract**”) is located within the boundaries of the District, is subject to taxation, but that it does not need or utilize the services of the District so as to meet the requirements of Texas Water Code Section 54.379, *et seq.*, and to qualify as land that may be excluded from the boundaries of the District; and

WHEREAS, upon final approval by the City Council of the Consent Resolution regarding annexation of the Annexation Tract into the District, Horton agrees: (i) to fund two (2) emergency sirens to be installed within the Property as provided herein, (ii) to fund six (6) Flock Cameras to be installed within the Property as provided herein; (iii) to construct four (4) lanes of Section A of Frontier Parkway in accordance with applicable City ordinances, as detailed on **Exhibit C** attached hereto (the “**Frontier Parkway Improvements**”), and (iv) to use best efforts to cause the District to take necessary action to exclude from its boundaries the Exclusion Tract detailed in **Exhibit D** attached hereto simultaneously with the District’s annexation of the Annexation Tract pursuant to Texas Water Code, Section 54.739, *et seq.*, so long as the taxable value of the Annexation Tract is sufficient as to avoid any impairment of the security for payment of the District’s current outstanding bonds in accordance with the applicable provisions of the Texas Water Code that would result from the boundary reduction resulting from the removal of the Exclusion Tract; and

WHEREAS, the undersigned parties desire to enter into this First Amendment to Revised Agreement to, among other things, (i) extend the term of the Original Agreement, as amended by the First Amendment, the Revised Agreement and this First Amendment to Revised Agreement; (ii) provide for consideration by the City of its consent to the annexation of the Annexation Tract; (iii) provide for Horton’s funding two (2) emergency sirens to be installed within the Property as provided herein; (iv) provide for Horton’s funding of six (6) Flock Cameras to be installed within the Property as provided herein; and (v) provide for Horton’s construction of four (4) lanes of Section A of Frontier Parkway in accordance with applicable City ordinances, as detailed on **Exhibit C** attached hereto, as development progresses within the District; and (vi) provide for the exclusion of the Exclusion Tract from the boundaries of the District, if such exclusion is feasible under applicable provisions of the Texas Water Code; and

WHEREAS, as long as the taxable value of the Annexation Tract is sufficient as to avoid impairment of the security for payment of the District’s current outstanding bonds in accordance with the applicable provisions of the Texas Water Code, Section 54.739, *et seq.*, that would result from the removal of the Exclusion Tract, District agrees that exclusion is feasible and authorized by the provisions of the Texas Water Code; and

WHEREAS, these Recitals are incorporated into and made a part of this First Amendment to Revised Agreement for all purposes.

NOW, THEREFORE, for and in consideration of the mutual covenants of the Parties set forth in the foregoing Recitals, this First Amendment to Revised Agreement, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged and agreed, the Parties agree as follows:

1. Property Defined.

- a. **District Property.** The City agrees that the term “Property” that was re-defined as an approximate 1,880 acres of land in accordance with the Revised Agreement, and more fully described in **Exhibits A-1** and **A-2** to the Revised Agreement, is hereby further amended to include the Annexation Tract described in **Exhibit A** attached hereto, and both the City and Horton hereby agree and understand that the Annexation Tract shall be included in the

definition of the term “Property” upon approval by City of an appropriate Consent Resolution, and upon such annexation, shall be subject to the terms and conditions of the Original Agreement, as amended by the First Amendment, Revised Agreement and this First Amendment to Revised Agreement.

- b. Property Annexed into City. An approximate 3-acre tract of land (the “General Retail Tract”) more particularly described in Exhibit E hereto is located within the City’s extraterritorial jurisdiction and shall not be included within the boundaries of the District. Upon submission by Horton of a petition for annexation of the Annexation Tract into the District, Horton shall submit a petition for annexation of the General Retail Tract into the corporate boundaries of the City, and contemporaneously with annexation, shall submit an application requesting zoning of the General Retail Property in accordance with the development standard set forth in Exhibit F (the “General Retail Standards”) attached hereto and incorporated herein.

2. Annexation of Annexation Tract.

- a. Consent to Annexation. Horton intends to submit a petition to the City requesting its consent to the inclusion of the Annexation Tract in the District, and such other documents as necessary to effectuate the annexation. As soon as reasonably practicable after the City’s receipt of a written petition from Horton, the City, subject to City Council legislative discretion and approval, intends to consider the adoption of a Consent Resolution for the Annexation Tract demonstrating the City’s consent pursuant to Section 42.0425 of the Texas Local Government Code and Section 54.016 of the Texas Water Code, to the inclusion of the Annexation Tract in the District, as provided for therein. Subject to City Council legislative discretion and approval and subject to the conditions and limitations set forth in this First Amendment to Revised Agreement and the Consent Resolution being adopted by the Council, the Annexation Tract shall be annexed into the District.
- b. Full Satisfaction. Upon final approval by the City Council of this First Amendment to Revised Agreement and of the Consent Resolution (the “District Consents”), City consent shall be given: (i) with the understanding that Horton has relied on the District Consents to Horton’s material detriment and but for the District Consents Horton would not have entered into this First Amendment to Revised Agreement; and (ii) with the understanding of Horton and District that City has relied upon the representations made herein and the value of the Frontier Parkway Improvements, the emergency sirens, the Flock cameras, the potential development of the General Retail Tract, and the Exclusion Tract in making the agreements contained herein and but for those agreements would not have entered into this First Amendment to the Revised Agreement.
- c. Consent Documents. The City agrees to execute such further documents as may reasonably be requested by Horton, the District, or any governmental agency or political subdivision having jurisdiction over the District, to evidence the City Council action approving the Consent Resolution as set forth in this First Amendment to Revised Agreement.
- d. No Limitation of Powers. Nothing herein is intended to limit, impair or conflict with the authority of, legislative discretion of, or powers granted to either the City or the District by the Texas Constitution, Texas Water Code, Texas Local Government Code, or any other current or future statute applicable to the City or such districts.
- e. Concept Plan. Development of the Annexation Tract shall be in compliance with the Annexation Tract Concept Plan attached hereto as Exhibit B and the CP Standards, as amended by the Revised Agreement.

3. Emergency Sirens and Flock Cameras. As consideration for the City's final approval of the Consent Resolution regarding annexation of the Annexation Tract into the District, Horton agrees (i) to pay Seventy-Five Thousand and No/100 Dollars (\$75,000.00) to City to fund the purchase and installation of two (2) emergency warning sirens, to be located within the area of McNatt Road and Frontier Parkway and located upon the City's Fire Department land within the property referred to as the Silverado Development, to serve such portion of the Property, and (ii) Thirty Thousand and No/100 Dollars (\$30,000.00) for six (6) Flock Cameras to be located at entrance and exit points of the property referred to as the Silverado Development. Horton shall make such payment to City within thirty (30) days after City approval of the Consent Resolution for Annexation Tract. The emergency warning sirens and the Flock Cameras funded by Horton in accordance with this Section 3 shall be owned, operated, and maintained by the City, and the City shall be responsible for all operation and maintenance costs associated therewith. The City hereby agrees that neither Horton nor the District shall be responsible for the operation and/or maintenance of the emergency warning sirens and Flock Cameras.
4. Frontier Parkway. As additional consideration by Horton, after City's approval of the Consent Resolution regarding annexation of the Annexation Tract into the District, Horton agrees to design and construct, at its sole cost and expense, four (4) lanes of Frontier Parkway more specifically identified as **Section "A" on Exhibit C** attached hereto in accordance with this First Amendment to Revised Agreement. Horton shall design and construct Section A of Frontier Parkway identified in **Exhibit C** hereto after its receipt of final plat approval by City for the Annexation Tracts, and other portions of Frontier Parkway shall be constructed as future development occurs and tracts are annexed and platted by Horton.
5. Land Swap.
- (a) Exclusion of Exclusion Tract. As additional consideration and in accordance with subsection (b), after City's approval of the Consent Resolution regarding annexation of the Annexation Tract into the District, provided that the property value of the Annexation Tract increases by a sufficient amount so that the Land Swap can occur under 54.739 of the Water Code, Horton agrees to use best efforts, pursuant to Texas Water Code, Section 54.739, *et seq.*, to cause the District to exclude from its boundaries the Exclusion Tract simultaneously with the District's annexation of the Annexation Tract (the "Land Swap"), so long as the taxable value of the Annexation Tract in comparison to the taxable value of the Exclusion Tract is sufficient as to avoid impairment of the security for payment of the District's current outstanding bonds in accordance with the applicable provisions of the Texas Water Code, with the taxable value of the Annexation Tract and the Exclusion Tract to be determined based on the most recent tax rolls certified by Denton County at the time of the Land Swap.
- (b) Timing of Land Swap. Horton agrees that by August 31 of each year for a period of five (5) years from the Effective Date of this First Amendment to Revised Agreement, it will evaluate the total taxable value of the Annexation Tract to determine if the total taxable value of the Annexation Tract as provided in the most recent tax rolls certified by Denton County in that calendar year is equal to or greater than the taxable value of the Exclusion Tract in order to effect the Land Swap. If by August 31, 2030, the total taxable value of the Annexation Tract as provided in the most recent tax rolls certified by Denton County in that calendar year is not equal to or greater than the taxable value of the Exclusion Tract, then Horton and the District shall have no obligation to continue efforts to effectuate the Land Swap, and Horton shall be entitled to request that the Annexation Tract (if not already annexed) be approved by City for annexation into the boundaries of the District pursuant to Consent Resolution adopted by the City pursuant to the terms of this First Amendment to Revised Agreement.

6. Term. The Parties hereby agree that the Term of the Original Agreement, as amended by the First Amendment, Revised Agreement and this First Amendment to Revised Agreement, shall be extended for an additional twenty-five (25) years from the Effective Date of this First Amendment to Revised Agreement.
7. Original Agreement. Article V “Annexation” of the Original Agreement remains in full force and effect notwithstanding the amendments thereto by this First Amendment to Revised Agreement.
8. No Other Amendments; Estoppel. Except for the Revised Agreement and the First Amendment, the Original Agreement has not been amended, modified, restated, cancelled or terminated and remains in full force and effect. To the best knowledge and belief of the undersigned Parties, as of this date neither City, Horton, nor the District is in default of any of the terms of the Original Agreement, the First Amendment or the Revised Agreement, and no event has occurred that, with the giving of notice or passage of time, would be a default by any of them under their terms. To the best knowledge and belief of the undersigned Parties, without the undertaking of due diligence or investigation, each of City, Horton, and the District is in compliance, as of this date, with its duties and obligations under the Original Agreement, the First Amendment and the Revised Agreement.
9. Legislative Discretion / Further Documents. Each Party shall, upon request of any other Party, execute and deliver such further documents and perform such further acts as may reasonably be requested to effectuate the terms of the First Amendment to Revised Agreement and achieve the intent of the Parties. No term or provision of this Revised Agreement shall be construed as limiting or otherwise hindering the legislative discretion of the City Council seated at the time that this First Amendment to Revised Agreement is executed or any future City Council.
10. Conflicts. In the event of any conflict between the First Amendment to Revised Agreement and any ordinance, resolution, regulation, rule, order, plan, or policy of the City (whether now existing or hereafter adopted), the First Amendment to Revised Agreement, as may be amended, shall control, and none of such ordinances, resolutions, rules, orders, plans, or policies shall apply to the Property or otherwise adversely affect the development of the Property. Without limiting the generality of the foregoing, development of the Property shall not be affected by any moratoriums adopted by the City. In the event of any conflict between this First Amendment to Revised Agreement and the documents incorporated herein by reference, this First Amendment to Revised Agreement shall control to the extent of such conflict as relates to relationships between the undersigned Parties.
11. Filing. Within thirty (30) days after the execution of this First Amendment to Revised Agreement by all the Parties, Horton shall file a copy of this First Amendment to Revised Agreement in the Real Property Records of Denton County, Texas, and this First Amendment to Revised Agreement shall run with the land and be applicable to the Property in accordance with its terms.
12. Authority and Enforceability. The City represents and warrants this this First Amendment to Revised Agreement has been approved by official action by the City Council of the City in accordance with all applicable public notice requirements (including, but not limited to, notice required by the Texas Open Meetings Act) and that the individual executing this First Amendment to Revised Agreement on behalf of the City has been duly authorized to do so. The District represents and warrants that this First Amendment to Revised Agreement has been approved by official action of the Board of Directors of the District in accordance with all applicable public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act) and that the individual executing this First Amendment to Revised Agreement on behalf of

the District has been duly authorized to do so. Horton represents and warrants that this First Amendment to Revised Agreement has been approved by appropriate action and that the individual executing this First Amendment to Revised Agreement on behalf of Horton has been duly authorized to do so. Each Party respectively acknowledges and agrees that this First Amendment to Revised Agreement is binding upon such Party and is enforceable against such Party in accordance with its terms and conditions and to the extent provided by law.

13. Counterparts. This Revised Agreement may be executed in any number of contemporaneously executed counterparts bearing the same title, each of which shall be deemed an original and constitute one and the same instrument.

14. Effective Date. The “Effective Date” of this First Amendment to Revised Agreement is deemed and agreed to be the latest date of the signatures of City, Horton, and District, and the provisions of the Original Agreement (as amended by the First Amendment and Revised Agreement) and incorporated herein and amended by the First Amendment to Revised Agreement shall thereafter be enforceable against the Parties.

[Signatures follow on the next pages.]

EXECUTED BY THE PARTIES AS OF THE DATE LAST SET FORTH BELOW.

CITY OF AUBREY

By: _____

Name: Charles Kreidler

Title: City Manager

Date of Execution: _____

APPROVED AS TO FORM

Name: Patricia Adams

Title: City Attorney

STATE OF TEXAS §

§

COUNTY OF DENTON §

This instrument was acknowledged before me on the _____ day of _____, 2025, by Charles Kreidler, the City Manager for the City of Aubrey, Texas, on behalf of said City.

Notary Public, State of Texas

HORTON:

D.R. HORTON – TEXAS, LTD.,
a Texas limited partnership

By: D.R. Horton, Inc,
a Delaware corporation
its Authorized Agent

By: _____

Printed Name: _____

Its: _____

Date of Execution: _____

STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on the _____ day of _____, 2025, by **David Booth**, the _____ of D.R. Horton, Inc., the Authorized Agent of D. R. Horton – Texas, Ltd., a Texas limited partnership, on behalf of said entities.

Notary Public, State of Texas

DISTRICT:

**THE LAKES FRESH WATER SUPPLY
DISTRICT OF DENTON COUNTY**

By:_____

Printed Name: Debbie Reuther

Title: President

Date of Execution:_____

STATE OF TEXAS §

§

COUNTY OF DENTON §

This instrument was acknowledged before me on the ____ day of _____, 2025, by Debbie Reuther, President of the Board of Directors of The Lakes Fresh Water Supply District of Denton County, on behalf of said District.

Notary Public, State of Texas

(NOTARY SEAL)

EXHIBIT A
Annexation Tract

EXHIBIT A
DESCRIPTION
TRACT A
27.07 ACRES

BEING that certain tract of land situated in the JAMES BRIDGES, JR. SURVEY, ABSTRACT No. 36, in Denton County, Texas, and being part of that certain called 68.12 acre tract of land described in Correction Affidavit recorded in Instrument No. 2023-131775, of the Real Property Records of Denton County, Texas (RPRDCT), said Affidavit correcting a General Warranty Deed to B & B Sand and Gravel, Inc. recorded in Instrument No. 2018-45267, of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "BCG 10194538" found at the northeast corner of said called 68.12 acre tract, and being located in the west right-of-way line of McNatt Road (called 60-foot right-of-way at this point), said McNatt Road dedicated according to Final Plat of High Country Phase 1, an addition to Denton County, Texas recorded in Instrument No. 2022-376, of the Plat Records of Denton County, Texas (PRDCT);

THENCE South 01°19'11" West, with said west right-of-way line of McNatt Road according to Final Plat of High Country Phase 1, passing at a distance of 993.93 feet the called most northerly northwest corner of a right-of-way dedication for McNatt Road according to Final Plat of Silverado West, Phase 1, an addition to Denton County, Texas recorded in Document No. 2021-487, PRDCT (right-of-way variable width at this point), continuing with the west right-of-way line of McNatt Road according to said Final Plat of Silverado West, Phase 1, in all, a total distance of 1104.65 feet;

THENCE South 03°30'41" West, continuing with said west right-of-way line of McNatt Road according to said Final Plat of Silverado West, Phase 1, a distance of 237.08 feet;

THENCE North 88°50'27" West, continuing with the west right-of-way line of McNatt Road according to the Final Plat of Silverado West, Phase 1, a distance of 60.05 feet;

THENCE over and across called 68.12 acre tract, the following courses:

North 03°30'41" West, a distance of 187.68 feet;

North 42°35'04" West, a distance of 41.61 feet;

North 88°40'49" West, a distance of 412.62 feet to the beginning of a tangent curve to the left;

With said curve which has a central angle of 20°56'36", a radius of 800.00 feet, a chord which bears South 80°50'53" West, a distance of 290.80 feet, and an arc length of 292.42 feet;

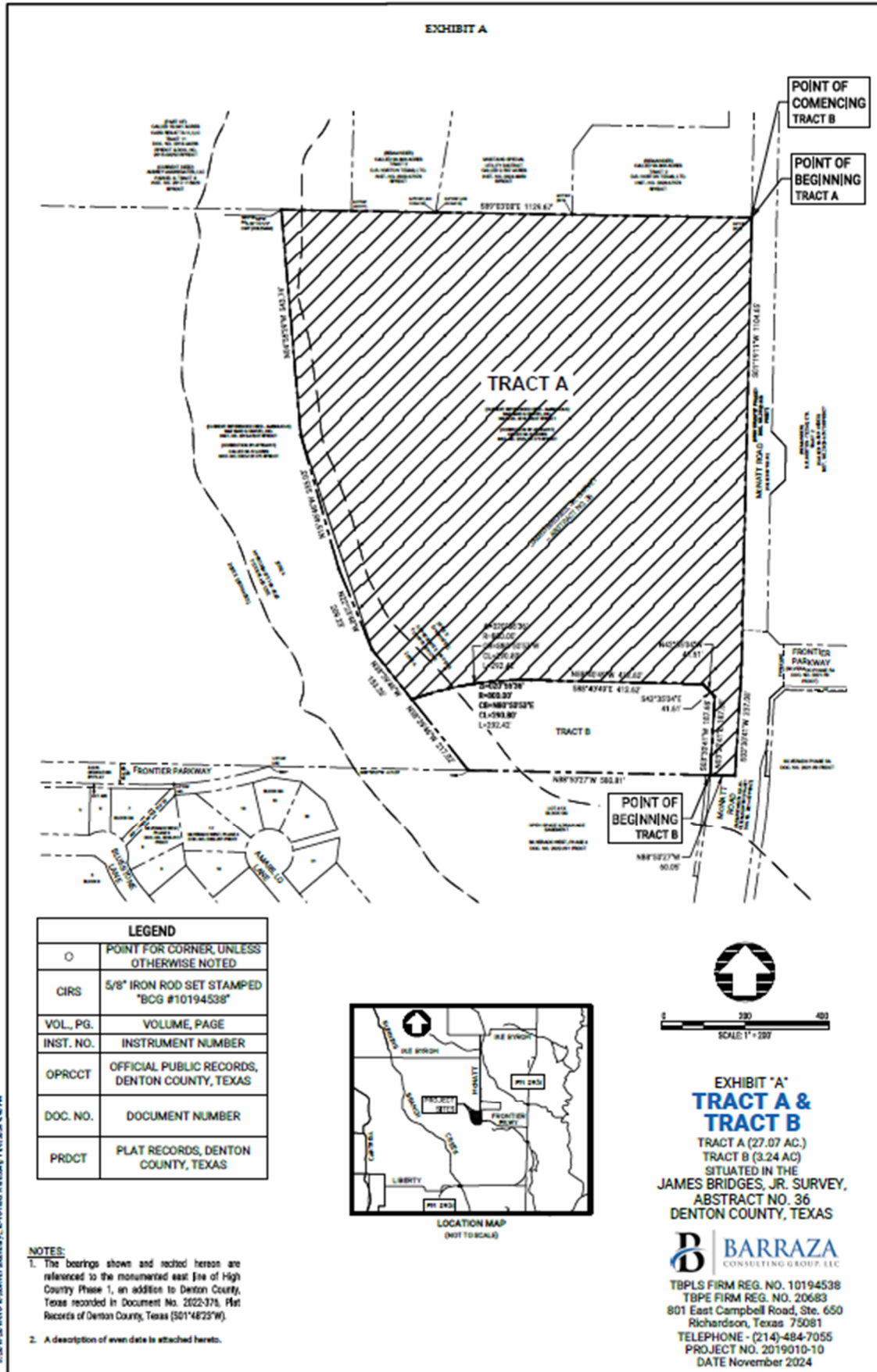
North 38°39'46" West, a distance of 153.26 feet;

North 22°23'48" West, a distance of 209.23 feet;

North 15°46'46" West, a distance of 335.03 feet;

And North 04°55'29" West, a distance of 543.74 feet, said point being located on the north line of said called 68.12 acre tract, and the south line of that certain tract of land described as Parcel 3, Tract 3, in deed to Aubrey Aggregates, LLC recorded in Instrument No. 2017-115329, RPRDCT, from which a 1/2-inch iron rod with cap stamped "COLEMAN" found at the southwest corner of said Aubrey Aggregates, LLC tract bears North 89°03'08" West, a distance of 606.52 feet;

THENCE South 89°03'08" East, with said north line of the called 68.12 acre tract, and the south line of the Aubrey Aggregates, LLC tract, passing at a distance of 167.97 feet a 5/8-inch iron rod with cap stamped "PETITT RPLS 4087" found at the southeast corner of the Aubrey Aggregates, LLC tract, continuing with the north line of the called 68.12 acre tract, and the south line of that certain called 93.860 acre tract of land described as Tract 2 in deed to D.R. Horton Texas, Ltd. recorded in Instrument No. 2020-67973, RPRDCT, in all, a total distance of 1129.67 feet to the **POINT OF BEGINNING**, containing an area of 27.07 acres of land.



[illegible]

EXHIBIT A-2
Legal Description of the Property

EXHIBIT A2

**THE LAKES FRESH WATER SUPPLY DISTRICT
DENTON COUNTY, TEXAS**

THE LAKES FRESH WATER SUPPLY DISTRICT CONTAINING APPROXIMATELY 1,880.628 NET ACRES OF LAND, MORE OR LESS, COMPRISING OF FOURTEEN TRACTS AND DESCRIBED AS FOLLOWS:

TRACT 1

BEING A TRACT OF LAND SITUATED IN THE JAMES BRIDGES SURVEY, ABSTRACT NO. 36, IN DENTON COUNTY, TEXAS, SAID TRACT BEING A PORTION OF A CALLED 406.169 ACRE TRACT OF LAND DESCRIBED IN A DEED TO LAKES OF AUBREY, L.P., RECORDED AS DOCUMENT NO. 2005-114860, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN INTERIOR ELL CORNER OF SAID 406.169 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 11.520 ACRE TRACT OF LAND DESCRIBED AS TRACT II IN A DEED TO TIM ROBINSON AND TOMMY ROBINSON, RECORDED IN COUNTY CLERK'S FILE NO. 94-011755 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 88 DEGREES 43 MINUTES 37 SECONDS WEST, ALONG THE COMMON BOUNDARY BETWEEN SAID 406.169 ACRE TRACT AND SAID 11.520 ACRE TRACT, A DISTANCE OF 532.68 FEET TO AN EXTERIOR ELL CORNER OF SAID 406.169 ACRE TRACT, THE NORTHWEST CORNER OF SAID 11.520 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 38.165 ACRE TRACT DESCRIBED AS TRACT I IN SAID ROBINSON DEED;

THENCE NORTH 88 DEGREES 33 MINUTES 22 SECONDS WEST, ALONG THE COMMON BOUNDARY BETWEEN SAID 406.169 ACRE TRACT AND SAID 38.165 ACRE TRACT, A DISTANCE OF 973.92 FEET TO A POINT FOR CORNER;

THENCE OVER AND ACROSS SAID 406.169 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 01 DEGREE 26 MINUTES 38 SECONDS EAST, A DISTANCE OF 904.19 FEET TO A POINT FOR CORNER;

NORTH 19 DEGREES 45 MINUTES 27 SECONDS WEST, A DISTANCE OF 418.26 FEET TO A POINT FOR CORNER;

NORTH 03 DEGREES 29 MINUTES 36 SECONDS WEST, A DISTANCE OF 130.41 FEET TO A POINT FOR CORNER;

NORTH 35 DEGREES 30 MINUTES 44 SECONDS EAST, A DISTANCE OF 229.39 FEET TO A POINT FOR CORNER;

SOUTH 85 DEGREES 35 MINUTES 57 SECONDS EAST, A DISTANCE OF 218.79 FEET TO A POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

NORTHEASTERLY, ALONG SAID TANGENT CURVE TO THE LEFT WHICH HAS A CHORD THAT BEARS NORTH 86 DEGREES 55 MINUTES 16 SECONDS EAST FOR 453.26 FEET, A CENTRAL ANGLE OF 14 DEGREES 57 MINUTES 33 SECONDS AND A RADIUS OF 1,741.00 FEET, FOR AN ARC DISTANCE OF 454.55 FEET TO A POINT FOR THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

SOUTHEASTERLY, ALONG SAID REVERSE CURVE TO THE RIGHT WHICH HAS A CHORD THAT BEARS SOUTH 89 DEGREES 03 MINUTES 38 SECONDS EAST FOR 302.59 FEET, A CENTRAL ANGLE OF 22 DEGREES 59 MINUTES 46 SECONDS AND A RADIUS OF 759.00 FEET, FOR AN ARC DISTANCE OF 304.63 FEET TO A POINT FOR THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

SOUTHEASTERLY, ALONG SAID REVERSE CURVE TO THE LEFT WHICH HAS A CHORD THAT BEARS SOUTH 79 DEGREES 12 MINUTES 11 SECONDS EAST FOR 99.69 FEET, A CENTRAL ANGLE OF 03 DEGREES 16 MINUTES 53 SECONDS AND A RADIUS OF 1,741.00 FEET, FOR AN ARC DISTANCE OF 99.71 FEET TO A POINT FOR THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

SOUTHEASTERLY, ALONG SAID REVERSE CURVE TO THE RIGHT WHICH HAS A CHORD THAT BEARS SOUTH 39 DEGREES 51 MINUTES 48 SECONDS EAST FOR 721.38 FEET, A CENTRAL ANGLE OF 81 DEGREES 57 MINUTES 39 SECONDS AND A RADIUS OF 550.00 FEET, FOR AN ARC DISTANCE OF 786.77 FEET TO A POINT FOR THE END OF SAID CURVE;

SOUTH 01 DEGREE 07 MINUTES 01 SECOND WEST, A DISTANCE OF 194.57 FEET TO A POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

SOUTHEASTERLY, ALONG SAID TANGENT CURVE TO THE LEFT WHICH HAS A CHORD THAT BEARS SOUTH 24 DEGREES 59 MINUTES 20 SECONDS EAST FOR 352.02 FEET, A CENTRAL ANGLE OF 52 DEGREES 12 MINUTES 42 SECONDS AND A RADIUS OF 400.00 FEET, FOR AN ARC DISTANCE OF 364.51 FEET TO POINT FOR THE END OF SAID CURVE;

SOUTH 51 DEGREES 05 MINUTES 41 SECONDS EAST, A DISTANCE OF 134.35 FEET TO POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

SOUTHEASTERLY, ALONG SAID TANGENT CURVE TO THE RIGHT WHICH HAS A CHORD THAT BEARS SOUTH 08 DEGREES 11 MINUTES 36 SECONDS EAST FOR 204.22 FEET, A CENTRAL ANGLE OF 85 DEGREES 48 MINUTES 11 SECONDS AND A RADIUS OF 150.00 FEET, FOR AN ARC DISTANCE OF 224.63 FEET TO POINT FOR THE END OF SAID CURVE;

SOUTH 34 DEGREES 42 MINUTES 30 SECONDS WEST, A DISTANCE OF 264.13 FEET TO A POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

SOUTHWESTERLY, ALONG SAID TANGENT CURVE TO THE RIGHT WHICH HAS A CHORD THAT BEARS SOUTH 62 DEGREES 59 MINUTES 26 SECONDS WEST FOR 142.15 FEET, A CENTRAL ANGLE OF 56 DEGREES 33 MINUTES 53 SECONDS AND A RADIUS OF 150.00 FEET, FOR AN ARC DISTANCE OF 148.09 FEET TO A POINT FOR THE END OF SAID CURVE;

NORTH 88 DEGREES 43 MINUTES 37 SECONDS WEST, A DISTANCE OF 35.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,616,686 SQUARE FEET, OR 60.071 ACRES OF LAND, MORE OR LESS.

TRACT 2

BEING A TRACT OF LAND SITUATED IN THE JAMES BRIDGES SURVEY, ABSTRACT NO. 36, IN DENTON COUNTY, TEXAS, SAID TRACT BEING ALL OF A CALLED 346.098 ACRE TRACT OF LAND DESCRIBED AS TRACT ONE IN A DEED TO CTMGT REGATTA, LLC RECORDED AS DOCUMENT NO. 2012-122934, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND ALL OF LOTS 1-5, BLOCK A (CALLED 5.00 ACRES), OF MARRIOT ESTATES, AN ADDITION TO DENTON COUNTY ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET V, PAGE 91 OF SAID REAL PROPERTY RECORDS, SAID MARRIOT ESTATES FINAL PLAT VACATED ACCORDING TO INSTRUMENT NO. 2019-94603 OF SAID REAL PROPERTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH RIGHT-OF-WAY OF F.M. 2931 (A 100-FOOT RIGHT-OF-WAY AT THIS POINT) ALSO BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 346.098 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 10.489 ACRE TRACT OF LAND DESCRIBED AS TRACT ONE IN A DEED TO TOMMY GENE SMITH AND WIFE, MARSHA J. SMITH, RECORDED IN VOLUME 3222, PAGE 689 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 00 DEGREES 24 MINUTES 20 SECONDS EAST, ALONG THE COMMON LINE BETWEEN SAID 346.098 ACRE TRACT AND SAID 10.489 ACRE TRACT, A DISTANCE OF 357.65 FEET TO A POINT FOR THE MOST EASTERLY SOUTHEAST CORNER OF A CALLED 11.520 ACRE TRACT OF LAND DESCRIBED AS TRACT II IN A DEED TO TIM ROBINSON AND TOMMY ROBINSON, RECORDED IN COUNTY CLERK'S FILE NO. 94-R0011755 OF SAID REAL PROPERTY RECORDS;

THENCE ALONG THE COMMON LINE BETWEEN SAID 11.520 ACRE TRACT AND SAID 346.098 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 01 DEGREE 05 MINUTES 06 SECONDS EAST, A DISTANCE OF 29.38 FEET TO A POINT FOR CORNER;

NORTH 02 DEGREES 16 MINUTES 25 SECONDS EAST, A DISTANCE OF 869.54 FEET TO A POINT FOR AN INTERIOR ELL CORNER OF SAID 346.098 ACRE TRACT, THE NORTHEAST CORNER OF SAID 11.520 ACRE TRACT AND AN EXTERIOR CORNER OF A CALLED 60.071 ACRE TRACT OF LAND DESCRIBED IN A DEED TO UPPER TRINITY REGIONAL WATER DISTRICT, RECORDED AS DOCUMENT NO. 2010-73910 OF SAID REAL PROPERTY RECORDS;

THENCE ALONG THE EAST, NORTH AND WEST LINES OF SAID 60.071 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 88 DEGREES 43 MINUTES 37 SECONDS EAST, A DISTANCE OF 35.70 FEET TO A POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

NORTHEASTERLY, ALONG SAID TANGENT CURVE TO THE LEFT WHICH HAS A CHORD THAT BEARS NORTH 62 DEGREES 59 MINUTES 26 SECONDS EAST FOR 142.15 FEET, A CENTRAL ANGLE OF 56 DEGREES 33 MINUTES 53 SECONDS AND A RADIUS OF 150.00 FEET, FOR AN ARC DISTANCE OF 148.09 FEET TO A POINT FOR THE END OF SAID CURVE;

NORTH 34 DEGREES 42 MINUTES 30 SECONDS EAST, A DISTANCE OF 264.13 FEET TO A POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

NORTHERLY, ALONG SAID TANGENT CURVE TO THE LEFT WHICH HAS A CHORD THAT BEARS NORTH 08 DEGREES 11 MINUTES 36 SECONDS WEST FOR 204.22 FEET, A CENTRAL ANGLE OF 85 DEGREES 48 MINUTES 11 SECONDS AND A RADIUS OF 150.00 FEET, FOR AN ARC DISTANCE OF 224.63 FEET TO POINT FOR THE END OF SAID CURVE;

NORTH 51 DEGREES 05 MINUTES 41 SECONDS WEST, A DISTANCE OF 134.35 FEET TO A POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

NORTHWESTERLY, ALONG SAID TANGENT CURVE TO THE RIGHT WHICH HAS A CHORD THAT BEARS NORTH 24 DEGREES 59 MINUTES 20 SECONDS WEST FOR 352.02 FEET, A CENTRAL ANGLE OF 52 DEGREES 12 MINUTES 42 SECONDS AND A RADIUS OF 400.00 FEET, FOR AN ARC DISTANCE OF 364.51 FEET TO A POINT FOR THE END OF SAID CURVE;

NORTH 01 DEGREE 07 MINUTES 01 SECOND EAST, A DISTANCE OF 194.57 FEET TO A POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

NORTHWESTERLY, ALONG SAID TANGENT CURVE TO THE LEFT WHICH HAS A CHORD THAT BEARS NORTH 39 DEGREES 51 MINUTES 48 SECONDS WEST FOR 721.38 FEET, A CENTRAL ANGLE OF 81 DEGREES 57 MINUTES 39 SECONDS AND A RADIUS OF 550.00 FEET, FOR AN ARC DISTANCE OF 786.77 FEET TO A POINT FOR THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

NORTHWESTERLY, ALONG SAID REVERSE CURVE TO THE RIGHT WHICH HAS A CHORD THAT BEARS NORTH 79 DEGREES 12 MINUTES 11 SECONDS WEST FOR 99.69 FEET, A CENTRAL ANGLE OF 03 DEGREES 16 MINUTES 53 SECONDS AND A RADIUS OF 1,741.00 FEET, FOR AN ARC DISTANCE OF 99.71 FEET TO A POINT FOR THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

WESTERLY, ALONG SAID REVERSE CURVE TO THE LEFT WHICH HAS A CHORD THAT BEARS NORTH 89 DEGREES 03 MINUTES 38 SECONDS WEST FOR 302.59 FEET, A CENTRAL ANGLE OF 22 DEGREES 59 MINUTES 46 SECONDS AND A RADIUS OF 759.00 FEET, FOR AN ARC DISTANCE OF 304.63 FEET TO A POINT FOR THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

WESTERLY, ALONG SAID REVERSE CURVE TO THE RIGHT WHICH HAS A CHORD THAT BEARS SOUTH 86 DEGREES 55 MINUTES 16 SECONDS WEST FOR 453.26 FEET, A CENTRAL ANGLE OF 14 DEGREES 57 MINUTES 33 SECONDS AND A RADIUS OF 1,741.00 FEET, FOR AN ARC DISTANCE OF 454.55 FEET TO A POINT FOR THE END OF SAID CURVE;

NORTH 85 DEGREES 35 MINUTES 57 SECONDS WEST, A DISTANCE OF 218.79 FEET TO A POINT FOR CORNER;

SOUTH 35 DEGREES 30 MINUTES 44 SECONDS WEST, A DISTANCE OF 229.39 FEET TO A POINT FOR CORNER;

SOUTH 03 DEGREES 29 MINUTES 36 SECONDS EAST, A DISTANCE OF 130.41 FEET TO A POINT FOR CORNER;

SOUTH 19 DEGREES 45 MINUTES 27 SECONDS EAST, A DISTANCE OF 418.26 FEET TO A POINT FOR CORNER;

SOUTH 01 DEGREE 26 MINUTES 38 SECONDS WEST, A DISTANCE OF 904.19 FEET TO A POINT ON THE COMMON LINE BETWEEN SAID 346.098 ACRE TRACT AND A CALLED 38.165 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN SAID DEED TO TIM ROBINSON AND TOMMY ROBINSON FOR THE SOUTHWEST CORNER OF SAID 60.071 ACRE TRACT;

THENCE NORTH 88 DEGREES 33 MINUTES 22 SECONDS WEST, ALONG THE COMMON LINE BETWEEN SAID 346.098 ACRE TRACT AND SAID 38.165 ACRE TRACT, A DISTANCE OF 608.29 FEET TO A POINT ON THE EAST LINE OF A CALLED 4.56 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE 1991 WEIR FAMILY TRUST, RECORDED IN VOLUME 4300, PAGE 1149 OF SAID REAL PROPERTY RECORDS FOR THE MOST WESTERLY SOUTHWEST CORNER OF SAID 346.098 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 38.165 ACRE TRACT;

THENCE NORTH 01 DEGREE 19 MINUTES 47 SECONDS EAST, ALONG THE WEST LINE OF SAID 346.098 ACRE TRACT, A DISTANCE OF 2,455.33 FEET TO A POINT ON THE SOUTH LINE OF A CALLED 462.236 ACRE TRACT OF LAND DESCRIBED IN A DEED TO LIBERTY ASSOCIATES, RECORDED IN COUNTY CLERK'S FILE NO. 96-R0026647 OF SAID REAL PROPERTY RECORDS FOR THE NORTHWEST CORNER OF SAID 346.098 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 59.566 ACRE TRACT OF LAND DESCRIBED IN A DEED TO 1991 WEIR FAMILY TRUST, RECORDED IN VOLUME 5073, PAGE 2066 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 87 DEGREES 39 MINUTES 41 SECONDS EAST, ALONG THE COMMON LINE BETWEEN 346.098 ACRE TRACT AND SAID 462.236 ACRE TRACT, A DISTANCE OF 721.69 FEET TO A POINT FOR THE MOST EASTERLY SOUTHEAST CORNER OF SAID 462.236 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 140.6 ACRE TRACT OF LAND DESCRIBED AS FIRST TRACT IN A DEED TO LIBERTY ASSOCIATES, L.L.C., RECORDED IN COUNTY CLERK'S FILE NO. 97-R0030209 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 89 DEGREES 08 MINUTES 36 SECONDS EAST, ALONG THE COMMON LINE BETWEEN SAID 346.098 ACRE TRACT AND SAID 140.6 ACRE TRACT, A DISTANCE OF 2,469.24 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 140.6 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 53.35 ACRE

TRACT OF LAND DESCRIBED IN A DEED TO THE WEIR 1991 FAMILY TRUST, RECORDED IN COUNTY CLERK'S FILE NO. 98-R0114389 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 88 DEGREES 20 MINUTES 08 SECONDS EAST, ALONG THE COMMON LINE BETWEEN SAID 346.098 ACRE TRACT AND SAID 53.35 ACRE TRACT, PASSING AT A DISTANCE OF 2,214.72 FEET THE MOST NORTHERLY NORTHEAST CORNER OF SAID 346.098 ACRE TRACT AND THE NORTHWEST CORNER OF SAID VACATED MARRIOTT ESTATES, CONTINUING WITH THE NORTH LINE OF SAID VACATED PLAT, IN ALL, A TOTAL DISTANCE OF 2,464.74 FEET TO A POINT ON THE WEST LINE OF SAID F.M. 2931;

THENCE ALONG THE WEST RIGHT-OF-WAY OF SAID F.M. 2931, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 02 DEGREES 22 MINUTES 00 SECONDS WEST, A DISTANCE OF 589.94 FEET TO A POINT FOR CORNER;

SOUTH 13 DEGREES 40 MINUTES 36 SECONDS WEST, A DISTANCE OF 101.98 FEET TO A POINT FOR CORNER;

SOUTH 02 DEGREES 22 MINUTES 00 SECONDS WEST, A DISTANCE OF 200.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 08 DEGREES 56 MINUTES 36 SECONDS EAST, CONTINUING WITH THE WEST RIGHT-OF-WAY OF SAID F.M. 2931, PASSING AT A DISTANCE OF 3.11 FEET THE MOST EASTERLY NORTHEAST CORNER OF SAID 346.098 ACRE TRACT, AND CONTINUING ALONG THE WEST RIGHT-OF-WAY OF SAID F.M. 2931 AND THE EAST LINE OF SAID 346.098 ACRE TRACT, IN ALL, A TOTAL DISTANCE OF 101.98 FEET TO A POINT FOR CORNER;

THENCE CONTINUING ALONG THE WEST AND NORTH RIGHT-OF-WAY OF SAID F.M. 2931 AND THE EAST AND SOUTH LINES OF SAID 346.098 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 02 DEGREES 22 MINUTES 00 SECONDS WEST, A DISTANCE OF 1,630.09 FEET TO A POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

SOUTHERLY, ALONG SAID TANGENT CURVE TO THE RIGHT WHICH HAS A CHORD THAT BEARS SOUTH 11 DEGREES 36 MINUTES 51 SECONDS WEST FOR 352.22 FEET, A CENTRAL ANGLE OF 18 DEGREES 29 MINUTES 41 SECONDS AND A RADIUS OF 1,095.92 FEET, FOR AN ARC DISTANCE OF 353.76 FEET TO A POINT FOR THE END OF SAID CURVE;

SOUTH 40 DEGREES 59 MINUTES 38 SECONDS WEST, A DISTANCE OF 98.93 FEET TO A POINT FOR CORNER;

SOUTH 30 DEGREES 51 MINUTES 42 SECONDS WEST, A DISTANCE OF 185.80 FEET TO A POINT FOR CORNER;

SOUTH 20 DEGREES 43 MINUTES 46 SECONDS WEST, A DISTANCE OF 98.95 FEET TO A POINT FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE TO THE RIGHT WHICH HAS A CHORD THAT BEARS SOUTH 66 DEGREES 43 MINUTES 17 SECONDS WEST FOR 956.04 FEET, A CENTRAL ANGLE OF 51 DEGREES 43 MINUTES 15 SECONDS AND A RADIUS OF 1,095.92 FEET, FOR AN ARC DISTANCE OF 989.28 FEET TO POINT FOR THE END OF SAID CURVE;

NORTH 87 DEGREES 25 MINUTES 06 SECONDS WEST, A DISTANCE OF 631.80 FEET TO A POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

WESTERLY, ALONG SAID TANGENT CURVE TO THE LEFT WHICH HAS A CHORD THAT BEARS NORTH 88 DEGREES 32 MINUTES 36 SECONDS WEST FOR 226.95 FEET, A CENTRAL ANGLE OF 02 DEGREES 15 MINUTES 00 SECONDS AND A RADIUS OF 5,779.58 FEET, FOR AN ARC DISTANCE OF 226.96 FEET TO A POINT FOR THE END OF SAID CURVE;

NORTH 89 DEGREES 40 MINUTES 06 SECONDS WEST, A DISTANCE OF 1,523.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 351.098 ACRES OF LAND, MORE OR LESS.

SAVE & EXCEPT THAT CERTAIN CALLED 2.00 ACRE TRACT OF LAND DESCRIBED AS FOLLOWS:

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE JAMES BRIDGES, JR. SURVEY, ABSTRACT NO. 36, IN DENTON COUNTY, TEXAS, AND BEING ALL OF LOT 18A, BLOCK W, OF SIVERADO PHASE 3, AN ADDITION TO DENTON COUNTY, TEXAS ACCORDING TO AMENDING PLAT RECORDED IN DOCUMENT NO. 2020-168, PLAT RECORDS OF DENTON COUNTY, TEXAS., AND CONTAINING A CALLED AREA OF 2.00 ACRES OF LAND.

FOR A NET TOTAL OF 349.098 ACRES OF LAND, MORE OR LESS.

TRACT 4

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN DENTON COUNTY, TEXAS A PART OF THE JAMES BRIDGES SURVEY, ABSTRACT NO. 36, AND BEING OUT OF AND A PART OF THAT CERTAIN TRACT SAID TO CONTAIN 180 ACRES AS DESCRIBED IN A DEED TO J.E. PEIPELMAN, RECORDED IN VOLUME 130, PAGE 251 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, SAID TRACT OR PARCEL OF LAND IS HEREIN DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID 180 ACRE TRACT WHERE SAME IS INTERSECTED BY THE WEST RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 2931 FOR THE SOUTHEAST CORNER HEREOF;

THENCE SOUTH 89 DEGREES 08 MINUTES 10 SECONDS WEST 2463.43 FEET TO THE SOUTHWEST CORNER OF SAID 180 TRACT;

THENCE NORTH 00 DEGREES 06 MINUTES 54 SECONDS EAST 943.84 FEET TO A POINT FOR THE NORTHWEST CORNER HEREOF;

THENCE NORTH 89 DEGREES 08 MINUTES 10 SECONDS EAST 2464.95 FEET TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY NO. 2931 FOR THE NORTHEAST CORNER HEREOF;

THENCE WITH SAID LINE, SOUTH 00 DEGREES 44 MINUTES 03 SECONDS WEST 300.65 FEET TO AN ANGLE POINT;

THENCE SOUTH 00 DEGREES 02 MINUTES 20 SECONDS EAST 643.24 FEET TO THE PLACE OF BEGINNING AND CONTAINING 53.35 ACRES OF LAND.

TRACT 5

IN THE COUNTY OF DENTON, STATE OF TEXAS, BEING ALL THOSE TRACTS OR PARCELS OF LAND SITUATED IN THE COUNTY OF DENTON, STATE OF TEXAS, AND BEING PART OF ONE LEAGUE AND LABOR OF LAND, PATENTED TO JAMES BRIDGES, JR., FEBRUARY 22, 1847 BY PATENT NO. 115, VOLUME 6, ABSTRACT NO. 36, AND DESCRIBED BY METES AND BOUNDS IN TWO TRACTS AS FOLLOWS:

FIRST TRACT - BEING ALL OF BLOCK NO. 26, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK NO. 29;

THENCE SOUTH 898 VARAS TO THE SOUTHWEST CORNER OF BLOCK NO. 34;

THENCE WEST WITH THE NORTH BOUNDARY LINE OF BLOCK NO. 25, 881 VARAS TO THE MOST NORTHERLY SOUTHEAST CORNER OF BLOCK NO. 27;

THENCE NORTH 895 VARAS TO THE NORTHEAST CORNER OF BLOCK NO. 27, THE SAME BEING THE SOUTHWEST CORNER OF BLOCK NO. 29 AND THE SOUTHEAST CORNER OF BLOCK NO. 28;

THENCE WITH THE SOUTH BOUNDARY LINE OF BLOCK NO. 29, EAST 880 VARAS TO THE PLACE OF BEGINNING, CONTAINING 140.6 ACRES OF LAND, MORE OR LESS.

SECOND TRACT - BEING BLOCK NO. 29, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 904 $\frac{1}{2}$ VARAS WEST OF THE NORTHEAST CORNER OF SAID LEAGUE AND LABOR SURVEY, THE SAME BEING THE NORTHWEST CORNER OF BLOCK NO. 34;

THENCE WEST 880 VARAS WITH THE NORTH BOUNDARY LINE OF SAID L & L SURVEY TO THE NORTHEAST CORNER OF BLOCK NO. 28;

THENCE SOUTH WITH THE EAST BOUNDARY LINE OF SAID BLOCK NO. 28, TO ITS SOUTHEAST CORNER;

THENCE EAST 880 VARAS TO A POINT IN THE WEST BOUNDARY LINE OF SAID BLOCK NO. 34;

THENCE NORTH TO THE PLACE OF BEGINNING, CONTAINING 139.36 ACRES AND CONTAINING IN BOTH TRACTS 279.96 ACRES OF LAND, MORE OR LESS.

TRACT 6

BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE JAMES BRIDGES SURVEY, ABSTRACT NO. 36, DENTON COUNTY, TEXAS, BEING A PART OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM W.C. SEARS ET AL TO BAILEY REDFEARN RECORDED IN VOLUME 273, PAGE 382, DEED RECORDS, DENTON COUNTY, TEXAS, AND BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM A.J. JARRELL ET AL TO BAILEY REDFEARN RECORDED IN VOLUME 245, PAGE 46, DEED RECORDS, DENTON COUNTY, TEXAS, AND BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM W.C. REDFEARN AND WIFE, E.J. REDFEARN TO BAILEY REDFEARN RECORDED IN VOLUME 314, PAGE 618, DEED RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER IN LIBERTY ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM GARY GLENN STARR TO BRADY STARR RECORDED IN VOLUME 2913, PAGE 121, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE N 89 DEGREES 34 MINUTES 17 SECONDS W, 2684.82 FEET WITH SAID LIBERTY ROAD TO A POINT FOR CORNER IN DR. SANDERS ROAD, A PUBLIC ROADWAY;

THENCE N 00 DEGREES 30 MINUTES 26 SECONDS E, 667.75 FEET WITH SAID DR. SANDERS ROAD TO A POINT FOR CORNER IN SAID LIBERTY ROAD;

THENCE S 89 DEGREES 09 MINUTES 53 SECONDS W, 513.73 FEET WITH SAID LIBERTY ROAD TO A POINT FOR CORNER;

THENCE N 00 DEGREES 50 MINUTES 07 SECONDS W, 208.00 FEET TO A POINT FOR CORNER;

THENCE S 89 DEGREES 09 MINUTES 53 SECONDS W, 391.22 FEET TO A POINT FOR CORNER;

THENCE S 00 DEGREES 50 MINUTES 07 SECONDS E, 208.00 FEET TO A POINT FOR CORNER IN SAID LIBERTY ROAD;

THENCE S 89 DEGREES 09 MINUTES 53 SECONDS W, 662.00 FEET WITH SAID LIBERTY ROAD TO A POINT FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM BAILEY REDFEARN TO JACKIE JOE REDFEARN RECORDED IN VOLUME 784, PAGE 523, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE N 00 DEGREES 01 MINUTES 17 SECONDS W, 1166.79 FEET WITH THE EAST LINE OF SAID JACKIE JOE REDFEARN TRACT TO A POINT FOR CORNER IN THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM SAMUEL DWIGHT REDFEARN TO BAILEY REDFEARN RECORDED IN VOLUME 784, PAGE 5, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE EAST, 449.68 FEET WITH SAID SOUTH LINE OF SAID SAMUEL DWIGHT REDFEARN TO BAILEY REDFEARN TRACT TO A POINT FOR CORNER;

THENCE N 00 DEGREES 24 MINUTES 00 SECONDS E, 2802.83 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM AUBREY PRODUCTS TO GREGORY S. LYNCH RECORDED IN VOLUME 2683, PAGE 450, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE S 89 DEGREES 38 MINUTES 56 SECONDS E, 3465.01 FEET WITH THE SOUTH LINE OF SAID LYNCH TRACT AND WITH THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM W.P. NELSON TO MRS. LAURA WILLIAMS RECORDED IN VOLUME 578, PAGE 391, DEED RECORDS, DENTON COUNTY, TEXAS, TO A POINT FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID WILLIAMS TRACT;

THENCE N 02 DEGREES 40 MINUTES 12 SECONDS E, 233.72 FEET WITH THE EAST LINE OF SAID WILLIAMS TRACT TO A POINT FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM WILLIAM G. THOMPSON TO JOE C. THOMAS RECORDED IN VOLUME 762, PAGE 409, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE EAST 2346.82 FEET WITH THE SOUTH LINE OF SAID THOMAS TRACT TO A POINT FOR CORNER, AT AN INNER ELL OF SAID THOMAS TRACT;

THENCE S 01 DEGREE 35 MINUTES 26 SECONDS W, 1052.70 FEET WITH A WEST LINE OF SAID THOMAS TRACT A POINT FOR CORNER THE NORTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM CHARLEY REDFEARN TO WESTMAR PROPERTIES RECORDED UNDER CLERK'S FILE NO. 95-R0029110 REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE N 89 DEGREES 43 MINUTES 05 SECONDS W, 1751.91 FEET WITH SAID NORTH LINE OF SAID WESTMAR PROPERTIES TRACT AND WITH THE NORTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM TRAVIS B. STANFORD TO C.W. SANDERS RECORDED IN VOLUME 1074, PAGE 72, DEED RECORDS, DENTON COUNTY, TEXAS TO A POINT FOR CORNER;

THENCE S 00 DEGREES 08 MINUTES 53 SECONDS W, 2865.43 FEET WITH THE WEST LINE OF SAID SANDERS TRACT AND WITH THE WEST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM KENNETH W. DEERS TO TAD L. SANDERS RECORDED IN VOLUME 1065, PAGE 577, DEED RECORDS, DENTON COUNTY, TEXAS TO A POINT FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF SAID STARR TRACT;

THENCE S 87 DEGREES 55 MINUTES 57 SECONDS W, 244.56 FEET WITH THE NORTH LINE OF SAID STARR TRACT, TO A POINT FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF SAID STARR TRACT,

THENCE S 00 DEGREES 47 MINUTES 49 SECONDS W, 928.92 FEET WITH THE WEST LINE OF SAID STARR TRACT TO THE PLACE OF BEGINNING AND CONTAINING 462.236 ACRES OF LAND, MORE OR LESS,

SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND:

BEING ALL THAT CERTAIN, LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JAMES BRIDGES SURVEY ABSTRACT NUMBER 36, DEED RECORDS, DENTON COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED BY DEED TO HELEN SESSIONS RECORDED IN VOLUME 870, PAGE 627, DEED RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FOR CORNER IN LIBERTY ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM GARY GLENN STARR TO BRADY STARR RECORDED IN VOLUME 2913, PAGE 121, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE N 89 DEGREES 34 MINUTES 17 SECONDS W, 2684.82 FEET WITH SAID LIBERTY ROAD TO A POINT FOR CORNER IN DR. SANDERS ROAD, A PUBLIC ROADWAY;

THENCE N 00 DEGREES 30 MINUTES 26 SECONDS E, 667.75 FEET WITH SAID DR. SANDERS ROAD TO A POINT FOR CORNER IN SAID LIBERTY ROAD;

THENCE N 00 DEGREES 29 MINUTES 53 SECONDS E, 1156.50 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED TO HELEN SESSIONS RECORDED IN VOLUME 870, PAGE 627, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE N 00 DEGREES 29 MINUTES 53 SECONDS E, 1465.72 FEET ALONG OR NEAR A FENCE WITH THE WEST LINE OF SAID SESSIONS TRACT TO A POINT FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF SAID SESSIONS TRACT;

THENCE S 89 DEGREES 36 MINUTES 41 SECONDS E, 2330.07 FEET ALONG OR NEAR A FENCE WITH THE NORTH LINE OF SAID SESSIONS TRACT TO A POINT FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF SAID SESSIONS TRACT;

THENCE S 00 DEGREES 37 MINUTES 59 SECONDS W, 1442.45 FEET ALONG OR NEAR A FENCE WITH THE EAST LINE OF SAID SESSIONS TRACT TO A POINT FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID SESSIONS TRACT;

THENCE S 89 DEGREES 48 MINUTES 56 SECONDS W, 2326.83 FEET ALONG OR NEAR A FENCE WITH THE SOUTH LINE OF SAID SESSIONS TRACT TO THE PLACE OF BEGINNING AND CONTAINING 77.723 ACRES OF LAND;

FOR A NET TOTAL OF 384.513 ACRES OF LAND, MORE OR LESS.

TRACT 7

ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE J. BRIDGES SURVEY, ABSTRACT NUMBER 36, DENTON COUNTY, TEXAS AND BEING ALL OF THE CALLED 50 ACRE FIRST TRACT AND ALL OF THE CALLED 29 ACRE SECOND TRACT DESCRIBED IN THE DEED FROM ROSIE GALBREATH TO HELEN SESSIONS ET AL RECORDED IN VOLUME 870, PAGE 627 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT THE SOUTHWEST CORNER OF THE CALLED 29 ACRE SECOND TRACT ALSO BEING THE SOUTHWEST CORNER OF A CALLED 77.723 ACRE TRACT DESCRIBED AS "SAVE AND EXCEPT" IN THE DEED FROM RICKEY D. REDFEARN ET AL TO THE LIBERTY ASSOCIATES RECORDED UNDER CLERK'S FILE NUMBER 96-R0026647 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 02 DEGREES 08 MINUTES 23 SECONDS EAST GENERALLY ALONG AN ESTABLISHED FENCE LINE WITH THE WEST LINE OF THE CALLED 29 ACRE SECOND TRACT AND THE CALLED 50 ACRE FIRST TRACT A DISTANCE OF 1466.11 FEET TO THE NORTHWEST CORNER OF THE CALLED 50 ACRE FIRST TRACT AND THE NORTHWEST CORNER OF THE CALLED 77.723 ACRE TRACT;

THENCE SOUTH 87 DEGREES 58 MINUTES 03 SECONDS EAST ALONG AN ESTABLISHED FENCE LINE WITH THE NORTH LINE OF THE CALLED 50 ACRE FIRST TRACT A DISTANCE OF 2331.02 FEET TO THE NORTHEAST CORNER THEREOF AND THE NORTHEAST CORNER OF THE CALLED 77.723 ACRE TRACT;

THENCE SOUTH 02 DEGREES 31 MINUTES 30 SECONDS WEST ALONG AN ESTABLISHED FENCE LINE WITH THE EAST LINE OF THE CALLED 50 ACRE FIRST TRACT A DISTANCE OF 1438.11 FEET TO THE SOUTHEAST CORNER OF THE CALLED 29 ACRE SECOND TRACT AND THE SOUTHEAST CORNER OF THE CALLED 77.723 ACRE TRACT;

THENCE NORTH 88 DEGREES 39 MINUTES 35 SECONDS WEST ALONG AN ESTABLISHED FENCE LINE WITH THE SOUTH LINE OF THE CALLED 29 ACRE SECOND TRACT A DISTANCE OF 2321.57 FEET TO THE PLACE OF BEGINNING AND ENCLOSING 77.542 ACRES OF LAND, MORE OR LESS.

TRACT 8

BEING A TRACT OF LAND IN THE JAMES BRIDGES SURVEY, ABSTRACT NO. 36, DENTON COUNTY, TEXAS AND BEING A PORTION OF THE TRACT OF LAND DESCRIBED IN DEED TO ELLA LONG RECORDED IN VOLUME 171, PAGE 178, DEED RECORDS OF DENTON COUNTY, TEXAS, AND BEING THAT CERTAIN TRACT OF LAND CONVEYED TO 1991 WEIR FAMILY TRUST, BY DEED DATED FEBRUARY 18, 1999, RECORDED IN VOLUME 4300, PAGE 1149, DEED RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LONG TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO KENNETH W. DEEDS, RECORDED IN THE DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 04 MINUTES 44 SECONDS WEST (NORTH), ALONG THE WEST LINE OF SAID LONG TRACT, A DISTANCE OF 192.72 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 37 MINUTES 44 SECONDS EAST, DEPARTING SAID WEST LINE OF THE LONG TRACT, A DISTANCE OF 1030.17 FEET TO A POINT IN THE EAST LINE OF SAID LONG TRACT;

THENCE SOUTH 00 DEGREES 40 MINUTES 30 SECONDS EAST (SOUTH 00 DEGREES 15 MINUTES 41 SECONDS EAST) ALONG SAID EAST LINE OF THE LONG TRACT, A DISTANCE OF 192.75 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 37 MINUTES 44 SECONDS WEST, AT 126.98 FEET PASSING THE NORTHEAST CORNER OF SAID DEEDS TRACT, AND THE NORTHEAST CORNER OF A 15 FOOT EASEMENT AND RIGHT-OF-WAY, (COMMONLY CALLED LIBERTY CIRCLE) DESCRIBED IN DEED RECORDED IN VOLUME 1151, PAGE 961, DEED RECORDS, DENTON COUNTY, TEXAS, CONTINUING AT 141.99 FEET PASSING THE NORTHWEST CORNER OF SAID EASEMENT AND RIGHT-OF-WAY AND CONTINUING IN ALL FOR A TOTAL DISTANCE OF 1032.18 FEET (1029.99) TO THE POINT OF BEGINNING AND CONTAINING 4.56 ACRES OF LAND MORE OR LESS.

TRACT 9

ALL THAT CERTAIN LOT, TRACT, PARCEL OF LAND, LYING AND BEING SITUATED IN THE COUNTY OF DENTON, STATE OF TEXAS, AND BEING ALL OF A CALLED 60 ACRE TRACT OF LAND AS CONVEYED BY DEED DATED DECEMBER 12, 1919, FROM J.F. STARR AND WIFE, NELLIE STARR, TO MRS. ELLA LONG, AS SHOWN OF RECORD IN VOLUME 171, PAGE 178, OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, ALL BEING OUT OF THE JAMES BRIDGES SURVEY, ABSTRACT 36, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE MENTIONED CALLED 60 ACRE TRACT;

THENCE NORTH, ALONG THE WEST BOUNDARY LINE OF THE PAST MENTIONED CALLED 60 ACRE TRACT WHICH IS PARTIALLY FENCED AND PASSING AT 2320 FEET, THE CENTERLINE OF RUNNING BRANCH, A CREEK; CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 2530.00 FEET (CALL BEING NORTH, 2530.56 FEET), TO A POINT FOR THE NORTHWEST CORNER OF THE PAST MENTIONED 60 ACRE TRACT;

THENCE N 89 DEGREES 59 MINUTES 14 SECONDS EAST, ALONG AND NEAR A VERY OLD FENCE 1018.4 FEET (CALL BEING EAST, 1032.81 FEET), TO A POINT FOR THE NORTHEAST CORNER OF THE PAST MENTIONED 60 ACRE TRACT AS IT ACTUALLY IS FENCED ON THE GROUND;

THENCE S 00 DEGREES 15 MINUTES 41 SECONDS EAST, ALONG AND NEAR AN OLD FENCE LINE AND PASSING AT 663 FEET, THE CENTERLINE OF RUNNING BRANCH, CONTINUING ALONG SAID COURSE, A TOTAL DISTANCE OF 2536.92 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE ABOVE MENTIONED 60 ACRE TRACT; (CALL ON THIS LINE BEING SOUTH 2530.56 FEET); SAID CORNER BEING AN INNER EL CORNER ON A 65 ACRE TRACT OF LAND AS CONVEYED BY DEED DATED AUGUST 30, 1948, FROM W.H. DANIEL AND OTHERS TO W.C. COWAN, AND DELLA COWAN, AS RECORDED IN VOLUME 346, PAGE 239 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE N 89 DEGREES 37 MINUTES 44 SECONDS WEST, ALONG THE SOUTH BOUNDARY LINE OF SAID 60 ACRE TRACT, AND THE NORTH BOUNDARY LINE OF A 32.873 ACRE TRACT AS CONVEYED BY DEED DATED JANUARY 6, 1966, FROM THE VETERANS' LAND BOARD OF TEXAS TO KENNETH W. DEEDS, AS RECORDED IN VOLUME 532, PAGE 473 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS A DISTANCE OF 1029.99 FEET, TO POINT OF BEGINNING, AND CONTAINING 59.566 ACRES MORE OR LESS OUT OF THE MRS. ELLA LONG CALLED 60 ACRE TRACT;

SAVE AND EXCEPT THAT CERTAIN 4.56 ACRE TRACT (TRACT 8 AS DESCRIBED HEREON) CONVEYED TO 1991 WEIR FAMILY TRUST, BY DEED DATED FEBRUARY 18, 1999, RECORDED IN VOLUME 4300, PAGE 1149, DEED RECORDS OF DENTON COUNTY, TEXAS.

FOR A NET TOTAL OF 55.006 ACRES OF LAND, MORE OR LESS.

TRACT 12

BEING A CALLED 60 1/2 ACRE TRACT OF LAND OUT OF THE JAMES BRIDGES, JR. SURVEY, ABSTRACT NO. 36, AND BEING THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO WEIR BROS., PARTNERS, L.L.C. RECORDED IN INSTRUMENT NO. 2004-155231, DEED RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID BRIDGES SURVEY, AT THE SE CORNER OF A 50.4 ACRE TRACT OF LAND IN SAID SURVEY CONVEYED TO JOHN PEIPELMAN;

THENCE SOUTH WITH THE SAID EAST LINE OF SAID SURVEY, 374 1/2 VARAS TO A POINT FOR CORNER ON SAID LINE;

THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SURVEY, 912 VARAS TO A POINT FOR CORNER ON THE WEST LINE OF A 290 ACRE TRACT AS DESCRIBED IN DEED TO F. PEIPELMAN DATED DECEMBER 1, 1894, AND RECORDED IN VOLUME 384, PAGE 244, DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH WITH SAID LINE 374 $\frac{1}{4}$ VARAS TO A POINT FOR CORNER AT THE SW CORNER OF SAID 50.4 ACRE TRACT;

THENCE EAST WITH THE SOUTH LINE OF SAID 50.4 ACRE TRACT, 912 VARAS TO THE PLACE OF BEGINNING, CONTAINING 60 $\frac{1}{4}$ ACRES OF LAND.

SAVE AND EXCEPT THE FOLLOWING TRACT B:

TRACT B (BEING SAVE AND EXCEPT FROM 60.5 ACRE TRACT 12)

BEING 1.303 ACRES OF LAND, MORE OR LESS, IN THE J. BRIDGES SURVEY, ABSTRACT 36, AND BEING PART OF THAT CERTAIN 60.5 ACRE TRACT OF LAND DESCRIBED AS SECOND TRACT IN DEED TO JAMES C. STORRIE AND ANNE L. STORY DATED THE 17TH DAY OF OCTOBER, 1952, AND RECORDED IN VOLUME 384, PAGE 244 OF DEED RECORDS OF DENTON COUNTY, TEXAS; SAID 1.303 ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE SOUTHEAST CORNER OF SAID 60.5 ACRE TRACT IN THE CENTER OF AN EXISTING PUBLIC ROAD, SAID POINT BEING SOUTH 88 DEGREES 45 MINUTES EAST A DISTANCE OF 2,542 FEET, MORE OR LESS, FROM THE SOUTHWEST CORNER OF SAID TRACT AND BEING NORTH 88 DEGREES 45 MINUTES EAST A DISTANCE OF 3.7 FEET, MORE OR LESS, FROM CENTERLINE STATION 298469 ON PROPOSED F.M. 2931;

THENCE NORTH 88 DEGREES 45 MINUTES WEST, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 53.7 FEET TO A POINT 50 FEET FROM AND AT RIGHT ANGLES TO SAID CENTERLINE;

THENCE NORTH 1 DEGREE 25 MINUTES EAST, 50 FEET FROM AND PARALLEL TO SAID CENTERLINE, A DISTANCE OF 655.55 FEET TO A POINT;

THENCE WITH THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS IS 1,195.916 FEET, 50 FEET FROM AND CONCENTRIC TO SAID CENTERLINE, A DISTANCE OF 392.26 FEET TO A POINT IN THE NORTH LINE OF SAID 60.5 ACRE TRACT;

THENCE SOUTH 85 DEGREES 56 MINUTES EAST ALONG SAID NORTH PROPERTY LINE, A DISTANCE OF 7.2 FEET TO THE NORTHEAST CORNER OF SAID TRACT;

THENCE SOUTHERLY ALONG THE EAST LINE OF SAID 60.5 ACRE TRACT AND THE CENTER OF AN EXISTING PUBLIC ROAD, A DISTANCE OF 1,040.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING AND CONTAINING 1.303 ACRES OF LAND, MORE OR LESS, OF WHICH .660 OF ONE ACRE IS CONTAINED WITHIN THE LIMITS OF AN EXISTING PUBLIC ROAD; THE NET ADDITIONAL ACREAGE BEING .643 OF ONE ACRE, MORE OR LESS.

FOR A NET TOTAL OF 59.197 ACRES OF LAND MORE OR LESS.

TRACT 13

FIELD NOTES TO ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE J. BRIDGES SURVEY ABSTRACT NUMBER 36, DENTON COUNTY, TEXAS AS DESCRIBED IN DEED TO LIBERTY ASSOCIATES, L.L.C. RECORDED IN INSTRUMENT NO. 2005-64895, OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, ALSO BEING A PART OF THE CALLED 135 ACRE TRACT ONE AND ALL OF THE CALLED 80 ACRE TRACT TWO DESCRIBED IN THE DEED FROM JOE THOMAS TO CLINTON D. THOMAS RECORDED UNDER C.F.N. 95-R0049421

OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE MOST NORTHERLY NORTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT THE NORTHEAST CORNER OF THE SAID 135 ACRE TRACT ONE AND THE NORTHWEST CORNER OF A 284.428 ACRE TRACT DESCRIBED IN THE DEED TO JOE C. THOMAS ET UX RECORDED IN VOLUME 762, PAGE 409 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, IN THE SOUTH LINE OF A CALLED 60.38 ACRE TRACT DESCRIBED IN THE DEED TO MARIE A. RUFU RECORDED IN VOLUME 778, PAGE 608;

THENCE SOUTH 04 DEGREES 02 MINUTES 06 SECONDS WEST WITH THE EAST LINE OF THE 135 ACRE TRACT ONE PASSING THE SOUTHEAST CORNER THEREOF AND THE NORTHEAST CORNER OF THE SAID 80 ACRE TRACT TWO AND CONTINUING WITH THE EAST LINE OF THE 80 ACRE TRACT TWO A TOTAL DISTANCE, IN ALL, OF 3958.66 FEET TO POINT AT THE SOUTHEAST CORNER THEREOF AND THE NORTHEAST CORNER OF A CALLED 462.236 ACRE TRACT DESCRIBED IN THE DEED FROM BAILEY REDFERN TO LIBERTY ASSOCIATES RECORDED UNDER C.F.N. 96-R0026647 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 86 DEGREES 53 MINUTES 25 SECONDS WEST ALONG A FENCE WITH THE NORTH LINE OF THE 462.236 ACRE LIBERTY TRACT AND THE SOUTH LINE OF THE 80 ACRE TRACT TWO A DISTANCE OF 2346.66 FEET TO A POINT FOR THE SOUTHWEST CORNER THEREOF AND THE SALIENT CORNER OF THE 462.236 ACRE LIBERTY TRACT;

THENCE NORTH 03 DEGREES 33 MINUTES 01 SECONDS EAST ALONG A FENCE WITH THE WEST LINE OF THE 80 ACRE TRACT TWO PASSING THE NORTHWEST CORNER THEREOF AND THE SOUTHWEST CORNER OF THE 135 ACRE TRACT ONE AND PASSING AT 2424.16 FEET THE SOUTHEAST CORNER OF A CALLED 20.00 ACRE TRACT DESCRIBED IN THE DEED TO ELROY P. LEHMAN RECORDED IN VOLUME 627, PAGE 625 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS AND CONTINUING WITH THE WEST LINE OF THE 135 ACRE TRACT ONE A TOTAL DISTANCE OF 2439.92 FEET TO POINT FOR CORNER;

THENCE SOUTH 86 DEGREES 51 MINUTES 03 SECONDS EAST ACROSS THE 135 ACRE TRACT ONE A DISTANCE OF 1865.93 FEET TO A POINT FOR CORNER;

THENCE NORTH 02 DEGREES 52 MINUTES 20 SECONDS EAST ACROSS THE 135 ACRE TRACT ONE A DISTANCE OF 1519.21 FEET TO A POINT ON THE NORTH LINE THEREOF AT THE SOUTHWEST CORNER OF THE SAID 60.38 RUFU TRACT;

THENCE SOUTH 86 DEGREES 55 MINUTES 54 SECONDS EAST WITH THE NORTH LINE OF THE 135 ACRE TRACT ONE AND THE SOUTH LINE OF THE 60.38 ACRE RUFU TRACT A DISTANCE OF 532.19 FEET TO THE PLACE OF BEGINNING AND ENCLOSING 150.000 ACRES OF LAND, MORE OR LESS.

TRACT 14

ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE F. TREVINO SURVEY, ABSTRACT NUMBER 1243, AND THE J. BRIDGES SURVEY, ABSTRACT NUMBER 36, DENTON COUNTY, TEXAS AND BEING ALL OF THE CALLED 129.610 ACRE TRACT DESCRIBED IN THE DEED FROM A. CRAWFORD TO JOE C. THOMAS RECORDED IN VOLUME 762, PAGE 405 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, A PART OF THE CALLED 135 ACRE TRACT ONE DESCRIBED IN THE DEED FROM JOE C. THOMAS TO CLINTON D. THOMAS RECORDED UNDER CLERK'S FILE NUMBER 95-R0049421 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS AND ALL OF TRACT 2, BLOCK B OF DANDY ACRES AS SHOWN BY THE PLAT THEREOF RECORDED IN CABINET G, PAGE 384 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE WESTERLY SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN AT THE SOUTHWEST CORNER OF THE SAID TRACT 2, BLOCK B OF SANDY ACRES AT THE INTERSECTION OF THE NORTH LINE OF BYROM ROAD WITH THE CENTER OF RUNNING BRANCH ROAD AND ALSO BEING THE SOUTHEAST CORNER OF TRACT 1-B, BLOCK B OF SANDY ACRES AS SHOWN BY THE REPLAT THEREOF RECORDED IN CABINET R, PAGE 73 OF THE SAID PLAT RECORDS;

THENCE NORTH 03 DEGREES 31 MINUTES 54 SECONDS WEST ALONG RUNNING BRANCH ROAD WITH THE COMMON LINE OF TRACT 1-B AND TRACT 2 A DISTANCE OF 1,271.42 FEET TO POINT AT AN ANGLE POINT THEREIN;

THENCE NORTH 02 DEGREES 41 MINUTES 45 SECONDS EAST ALONG RUNNING BRANCH ROAD WITH THE COMMON LINE OF TRACT 2 AND TRACT 1-A DISTANCE OF 460.01 FEET TO THE NORTHEAST CORNER OF TRACT 1-A AND A REENTRANT CORNER OF TRACT 2;

THENCE NORTH 88 DEGREES 32 MINUTES 13 SECONDS WEST WITH THE NORTH LINE OF TRACT 1-A A DISTANCE OF 25.01 FEET TO A POINT AT THE WESTERLY SOUTHWEST CORNER OF TRACT 2 AND THE SOUTHEAST CORNER OF THE CALLED 16.4390 ACRE TRACT DESCRIBED IN THE DEED FROM MELVIN G. HOLBROOK, JR. ET UX TO LANCE LIFKA ET UX RECORDED UNDER CLERK'S FILE NUMBER 2004-163435 OF THE SAID REAL PROPERTY RECORDS ON THE WEST SIDE OF RUNNING BRANCH ROAD;

THENCE NORTH 02 DEGREES 40 MINUTES 27 SECONDS EAST WITH THE WEST LINE OF TRACT 2 A DISTANCE OF 631.59 FEET TO A POINT AT THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 87 DEGREES 16 MINUTES 19 SECONDS EAST CROSSING RUNNING BRANDY ROAD AND CONTINUING ALONG A WIRE FENCE WITH THE NORTH LINE OF TRACT 2 A DISTANCE OF 1,448.47 FEET TO THE NORTHEAST CORNER THEREOF AND THE NORTHWEST CORNER OF THE SAID 129.610 ACRE TRACT;

THENCE SOUTH 87 DEGREES 16 MINUTES 59 SECONDS EAST CONTINUING ALONG A WIRE FENCE WITH THE NORTH LINE OF THE 129.610 ACRE TRACT, A DISTANCE OF 2,333.53 FEET TO THE NORTHEAST CORNER OF THE 129.610 ACRE TRACT IN MCNATT ROAD;

THENCE SOUTH 02 DEGREES 52 MINUTES 28 SECONDS WEST ALONG MCNATT ROAD WITH THE EAST LINE OF THE 129.610 ACRE TRACT, PASSING AT A DISTANCE OF 844.18 FEET, THE NORTHWEST CORNER OF THE CALLED 17.190 ACRE TRACT DESCRIBED IN THE DEED FROM SIDNEY W. RUFFU TO DAVID RUTLEDGE ET UX RECORDED IN VOLUME 5252, PAGE 3409 OF THE REAL PROPERTY RECORDS AND CONTINUING WITH THE EAST LINE OF THE 129.610 ACRE TRACT AND THE WEST LINE OF THE 17.190 ACRE TRACT, IN ALL, A TOTAL DISTANCE OF 2,390.49 FEET TO THE SOUTHWEST CORNER THEREOF ON THE NORTH LINE OF THE SAID 135 ACRE TRACT ONE;

THENCE SOUTH 02 DEGREES 52 MINUTES 20 SECONDS WEST ALONG A WIRE FENCE ACROSS THE 135 ACRE TRACT ONE, A DISTANCE OF 1,519.21 FEET TO A POINT FOR CORNER;

THENCE NORTH 86 DEGREES 51 MINUTES 03 SECONDS WEST ACROSS THE 135 ACRE TRACT ONE A DISTANCE OF 1,865.93 FEET TO A POINT ON THE WEST LINE THEREOF AND THE EAST LINE OF RUNNING BRANCH ESTATES AS SHOWN ON THE PLAT THEREOF RECORDED IN CABINET S, PAGE 185 OF THE SAID PLAT RECORDS;

THENCE NORTH 03 DEGREES 34 MINUTES 31 SECONDS EAST WITH THE EAST LINE OF RUNNING BRANCH ESTATES A DISTANCE OF 1,509.04 FEET TO THE NORTHEAST CORNER THEREOF IN THE SOUTH LINE OF THE 129.610 ACRE TRACT;

THENCE NORTH 87 DEGREES 42 MINUTES 58 SECONDS WEST WITH THE SOUTH LINE OF THE 129.610 ACRE TRACT A DISTANCE OF 485.99 FEET TO THE SOUTHWEST CORNER THEREOF IN THE CENTER OF BYROM ROAD AS DEDICATED IN THE PLAT OF SANDY ACRES ABOVE MENTIONED;

THENCE NORTH 02 DEGREES 52 MINUTES 31 SECONDS EAST WITH THE WEST LINE OF THE 129.610 ACRE TRACT A DISTANCE OF 29.96 FEET TO THE SOUTHEAST CORNER OF TRACT 2, BLOCK B ON THE DEDICATED NORTH RIGHT-OF-WAY OF IKE BYROM ROAD;

THENCE NORTH 87 DEGREES 01 MINUTES 20 SECONDS WEST WITH THE SOUTH LINE OF TRACT 2 AND THE DEDICATED NORTH RIGHT-OF-WAY OF BYROM ROAD A DISTANCE OF 1,278.14 FEET TO THE PLACE OF BEGINNING, AND ENCLOSING 267.680 ACRES OF LAND, MORE OR LESS.

SAVE & EXCEPT THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED INSIDE THE APPROXIMATE ETJ BOUNDARY OF THE CITY OF KRUGERVILLE, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A

ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE F. TREVINO SURVEY ABSTRACT NUMBER 1243 AND THE J. BRIDGES SURVEY ABSTRACT NUMBER 36, DENTON COUNTY, TEXAS AND BEING PART OF A CALLED 267.680 ACRE TRACT AS RECORDED IN DOCUMENT NO. 2005-71607 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHWEST CORNER OF TRACT 2, BLOCK B OF SANDY ACRES AS SHOWN BY THE PLAT THEREOF RECORDED IN CABINET G, PAGE 384 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, AT THE INTERSECTION OF THE NORTH LINE OF BYROM ROAD WITH THE CENTER OF RUNNING BRANCH ROAD AND ALSO BEING THE SOUTHEAST CORNER OF TRACT 1-B, BLOCK B OF SANDY ACRES AS SHOWN BY THE REPLAT THEREOF RECORDED IN CABINET R, PAGE 73 OF THE SAID PLAT RECORDS;

THENCE NORTH 03 DEGREES 31 MINUTES 54 SECONDS WEST ALONG RUNNING BRANCH ROAD WITH THE COMMON LINE OF TRACT 1-B AND TRACT 2 A DISTANCE OF 33.74 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING IN THE APPROXIMATE ETJ BOUNDARY OF THE CITY OF KRUGERVILLE, TEXAS;

THENCE NORTH 03 DEGREES 31 MINUTES 54 SECONDS WEST ALONG RUNNING BRANCH ROAD WITH THE COMMON LINE OF TRACT 1-B AND TRACT 2 A DISTANCE OF 1,237.69 FEET TO A POINT AT AN ANGLE POINT THEREIN;

THENCE NORTH 02 DEGREES 41 MINUTES 45 SECONDS EAST ALONG RUNNING BRANCH ROAD WITH THE COMMON LINE OF TRACT 2 AND TRACT 1-A DISTANCE OF 460.01 FEET TO THE NORTHEAST CORNER OF TRACT 1-A AND A REENTRANT CORNER OF TRACT 2;

THENCE NORTH 88 DEGREES 32 MINUTES 13 SECONDS WEST WITH THE NORTH LINE OF TRACT 1-A A DISTANCE OF 25.01 FEET TO THE WESTERLY SOUTHWEST CORNER OF TRACT 2 AND THE SOUTHEAST CORNER OF THE CALLED 16.4390 ACRE TRACT DESCRIBED IN THE DEED FROM MELVIN G. HOLBROOK, JR. ET U X TO LANCE LIFKA ET UX RECORDED UNDER CLERK'S FILE NUMBER 2004-163435 OF THE SAID REAL PROPERTY RECORDS ON THE WEST SIDE OF RUNNING BRANCH ROAD;

THENCE NORTH 02 DEGREES 40 MINUTES 27 SECONDS EAST WITH THE WEST LINE OF TRACT 2 A DISTANCE OF 631.59 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 87 DEGREES 16 MINUTES 19 SECONDS EAST CROSSING RUNNING BRANDY ROAD AND CONTINUING ALONG A WIRE FENCE WITH THE NORTH LINE OF TRACT 2 A DISTANCE OF 1,448.47 FEET TO THE NORTHEAST CORNER THEREOF AND THE NORTHWEST CORNER OF THE SAID 129.510 ACRE TRACT;

THENCE SOUTH 02 DEGREES 52 MINUTES 21 SECONDS WEST A DISTANCE OF 1,373.61 FEET, TO A POINT IN THE APPROXIMATE ETJ BOUNDARY OF THE CITY OF KRUGERVILLE, TEXAS, FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY, OVER AND ACROSS SAID TRACT 2 AND ALONG SAID CITY OF KRUGERVILLE ETJ BOUNDARY AND ALONG THE NON-TANGENT CURVE TO THE RIGHT, WHICH HAS A CHORD THAT BEARS S 71 DEGREES 18 MINUTES 53 SECONDS W FOR 918.08 FEET, A CENTRAL ANGLE OF 20 DEGREES 01 MINUTES 37 SECONDS AND A RADIUS OF 2,640.00 FEET, FOR AN ARC DISTANCE OF 922.78 FEET TO A POINT FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY, OVER AND ACROSS SAID TRACT 2 AND CONTINUING ALONG SAID CITY OF KRUGERVILLE ETJ BOUNDARY ALONG THE NON-TANGENT CURVE TO THE RIGHT, WHICH HAS A CHORD THAT BEARS S 37 DEGREES 45 MINUTES 49 SECONDS W FOR 748.13 FEET, A CENTRAL ANGLE OF 16 DEGREES 17 MINUTES 29 SECONDS AND A RADIUS OF 2,640.00 FEET, FOR AN ARC DISTANCE OF 750.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 56.692 ACRES OF LAND, MORE OR LESS.

FOR A NET TOTAL OF 210.988 ACRES OF LAND, MORE OR LESS.

TRACT 15

BEING ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE J. BRIDGES SURVEY, ABSTRACT NUMBER 36, DENTON COUNTY, TEXAS, AND BEING ALL OF THE CALLED 26.3015 ACRE FIRST TRACT AND ALL OF THE CALLED 26.3015 ACRE SECOND TRACT DESCRIBED IN THE DEED FROM RONALD F. KENNER, TRUSTEE TO CHARLES A. BARNETT, JUNIOR ET UX RECORDED IN VOLUME 1405, PAGE 583 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN ONE TRACT AS FOLLOWS:

BEGINNING FOR THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT THE NORTHEAST CORNER OF THE SAID 26.3015 ACRE FIRST TRACT AND THE SOUTHEAST CORNER OF A CALLED 20.0 ACRE TRACT DESCRIBED IN THE CONTRACT OF SALE AND PURCHASE FROM THE TEXAS VETERANS LAND BOARD TO ELROY P. LEHMANN RECORDED IN VOLUME 627, PAGE 625 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 03 DEGREES 33 MINUTES 01 SECONDS WEST GENERALLY ALONG A WIRE FENCE ON THE WEST LINE OF THE SAID 150.00 ACRE TRACT A DISTANCE OF 1319.37 FEET TO THE SOUTHEAST CORNER OF THE 26.3015 ACRE SECOND TRACT AND THE NORTHEAST CORNER OF A CALLED 65 ACRE TRACT DESCRIBED IN THE DEED FROM VERNE BLANKS TO LURA WILLIAMS RECORDED IN VOLUME 578, PAGE 391 OF THE SAID DEED;

THENCE NORTH 86 DEGREES 49 MINUTES 21 SECONDS WEST GENERALLY ALONG AN ESTABLISHED FENCE LINE ON THE NORTH LINE OF THE SAID 65 ACRE TRACT AND THE SOUTH LINE OF THE 26.3015 ACRE SECOND TRACT A DISTANCE OF 1735.71 FEET TO THE SOUTHWEST CORNER THEREOF AND THE EASTERLY SOUTHEAST CORNER OF A CALLED 208.813 ACRE TRACT DESCRIBED IN THE DEED FROM AUBREY PRODUCTS, INC. TO GREGORY S. LYNCH RECORDED IN VOLUME 2683, PAGE 450 OF THE SAID REAL PROPERTY RECORDS;

THENCE NORTH 03 DEGREES 23 MINUTES 05 SECONDS EAST ALONG A WIRE FENCE WITH THE EAST LINE OF THE SAID 208.813 ACRE TRACT A DISTANCE OF 1304.94 (CALLED 1320) FEET TO AT THE NORTHEAST CORNER THEREOF JUST NORTH OF A VERY LARGE OAK TREE FROM WHICH A FENCE CORNER POST BEARS SOUTH 47 DEGREES 08 MINUTES 12 SECONDS EAST A DISTANCE OF 8.1 FEET;

THENCE SOUTH 87 DEGREES 17 MINUTES 49 SECONDS EAST WITH THE NORTH LINE OF THE 26.3015 ACRE FIRST TRACT A DISTANCE OF 1739.64 (CALLED 1736) FEET TO THE POINT OF BEGINNING AND ENCLOSING 52.341 ACRES OF LAND, MORE OR LESS.

TRACT 16

BEING THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND LOCATED IN THE WILLIAM LUMPKIN SURVEY, ABSTRACT NO. 730, DENTON COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JAMES C. STORRIE AND ANN L. STORRIE RECORDED IN VOLUME 384, PAGE 244, OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS (RPRDCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET ON THE EAST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 2931 (VARIABLE WIDTH R.O.W.), AND BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 573, PAGE 625, RPRDCT, AND THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 573, PAGE 587, RPRDCT, FROM WHICH A DISTURBED WOOD MARKER FOUND BEARS SOUTH 09°47'42" WEST, A DISTANCE OF 1.56 FEET;

THENCE NORTH 01°50'56" EAST, WITH SAID EAST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 2931 ACCORDING TO SAID DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 573, PAGE 625, RPRDCT, A DISTANCE OF 1017.54 FEET TO A WOOD MARKER FOUND FOR CORNER;

THENCE NORTH 02°47'45"EAST, CONTINUING WITH SAID EAST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 2931, A DISTANCE OF 950.68 FEET TO A 12 INCH WOOD POST FOUND FOR CORNER LOCATED AT THE NORTHEAST CORNER OF SAID STATE OF TEXAS TRACT RECORDED IN VOLUME 573, PAGE 625, RPRDCT, AND THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 573, PAGE 568, RPRDCT;

THENCE SOUTH 88°25'37"EAST, LEAVING SAID EAST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 2931, AND WITH THE NORTH LINE OF SAID JAMES C. STORRIE AND ANN L. STORRIE TRACT, AND THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO RICHARD KENNETH HARTIN RECORDED IN VOLUME 1870, PAGE 652, RPRDCT, PASSING AT A DISTANCE OF 2146.00 FEET A 5/8 INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR LINE, CONTINUING IN ALL, A TOTAL DISTANCE OF 2303.92 FEET TO A POINT LOCATED NEAR THE APPROXIMATE CENTER OF PECAN CREEK;

THENCE WITH THE MEANDERS OF SAID APPROXIMATE CENTER OF PECAN CREEK, AND GENERALLY WITH THE WESTERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO SANDBROCK INVESTMENTS, INC. RECORDED IN INSTRUMENT NO. 2004-1916, RPRDCT, THE FOLLOWING BEARINGS AND DISTANCES TO POINTS FOR CORNER:

SOUTH 25°23'55"EAST, A DISTANCE OF 347.80 FEET;

SOUTH 68°15'53"EAST, A DISTANCE OF 203.95 FEET;

SOUTH 66°26'06"EAST, A DISTANCE OF 85.16 FEET;

SOUTH 52°20'50"EAST, A DISTANCE OF 110.88 FEET;

SOUTH 12°13'57"WEST, A DISTANCE OF 91.64 FEET;

SOUTH 86°37'55"WEST, A DISTANCE OF 388.23 FEET;

SOUTH 73°08'24"WEST, A DISTANCE OF 76.36 FEET;

SOUTH 31°10'15"WEST, A DISTANCE OF 144.41 FEET;

SOUTH 01°58'39"EAST, A DISTANCE OF 176.41 FEET;

SOUTH 48°23'38"EAST, A DISTANCE OF 184.30 FEET;

SOUTH 35°51'06"EAST, A DISTANCE OF 87.92 FEET;

NORTH 83°56'20"EAST, A DISTANCE OF 58.03 FEET;

NORTH 15°49'06"EAST, A DISTANCE OF 167.65 FEET;

NORTH 86°42'59"EAST, A DISTANCE OF 96.86 FEET;

SOUTH 79°28'04"EAST, A DISTANCE OF 59.79 FEET;

SOUTH 27°15'53"EAST, A DISTANCE OF 56.17 FEET;

SOUTH 04°11'59"EAST, A DISTANCE OF 78.61 FEET;

SOUTH 20°09'07" WEST, A DISTANCE OF 214.74 FEET;

SOUTH 12°43'46" WEST, A DISTANCE OF 121.30 FEET;

SOUTH 28°15'38" WEST, A DISTANCE OF 97.06 FEET;

SOUTH 12°51'21" WEST, A DISTANCE OF 104.11 FEET;

SOUTH 37°24'06" EAST, A DISTANCE OF 58.20 FEET;

SOUTH 50°50'00" EAST, A DISTANCE OF 193.14 FEET;

SOUTH 40°16'42" EAST, A DISTANCE OF 53.90 FEET;

SOUTH 25°14'59" EAST, A DISTANCE OF 50.14 FEET;

SOUTH 01°03'36" WEST, A DISTANCE OF 87.33 FEET;

AND SOUTH 20°47'55" WEST, A DISTANCE OF 30.50 FEET;

THENCE NORTH 88°48'26" WEST, LEAVING SAID APPROXIMATE CENTER OF PECAN CREEK, AND WITH THE SOUTH LINE OF SAID JAMES C. STORRIE AND ANN L. STORRIE TRACT, AND THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL 1 IN DEED TO RPM XCONSTRUCTION, LLC RECORDED IN INSTRUMENT NO. 2018-26516, RPRDCT, PASSING AT A DISTANCE OF 80.00 FEET A 5/8 INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR LINE, CONTINUING IN ALL, A TOTAL DISTANCE OF 2877.37 FEET TO THE POINT OF BEGINNING, CONTAINING 116.932 ACRES OF LAND.

TRACT 17

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE JAMES BRIDGES, JR. SURVEY, ABSTRACT NO. 36, IN DENTON COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN CALLED 68.12 ACRE TRACT OF LAND DESCRIBED IN CORRECTION AFFIDAVIT RECORDED IN INSTRUMENT NO. 2023-131775, OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS (RPRDCT), SAID AFFIDAVIT CORRECTING A GENERAL WARRANTY DEED TO B & B SAND AND GRAVEL, INC. RECORDED IN INSTRUMENT NO. 2018-45267, OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS (RPRDCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "BCG 10194538" FOUND AT THE NORTHEAST CORNER OF SAID CALLED 68.12 ACRE TRACT, AND BEING LOCATED IN THE WEST RIGHT-OF-WAY LINE OF MCNATT ROAD (CALLED 60-FOOT RIGHT-OF-WAY AT THIS POINT), SAID MCNATT ROAD DEDICATED ACCORDING TO FINAL PLAT OF HIGH COUNTRY PHASE 1, AN ADDITION TO DENTON COUNTY, TEXAS RECORDED IN INSTRUMENT NO. 2022-376, OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS (PRDCT);

THENCE SOUTH 01°19'11" WEST, WITH SAID WEST RIGHT-OF-WAY LINE OF MCNATT ROAD ACCORDING TO FINAL PLAT OF HIGH COUNTRY PHASE 1, PASSING AT A DISTANCE OF 993.93 FEET THE CALLED MOST NORTHERLY NORTHWEST CORNER OF A RIGHT-OF-WAY DEDICATION FOR MCNATT ROAD ACCORDING TO FINAL PLAT OF SILVERADO WEST, PHASE 1, AN ADDITION TO DENTON COUNTY, TEXAS RECORDED IN DOCUMENT NO. 2021-487, PRDCT (RIGHT-OF-WAY VARIABLE WIDTH AT THIS POINT), CONTINUING WITH THE WEST RIGHT-OF-WAY LINE OF MCNATT ROAD ACCORDING TO SAID FINAL PLAT OF SILVERADO WEST, PHASE 1, IN ALL, A TOTAL DISTANCE OF 1104.65 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BCG 10194538" FOUND FOR CORNER;

THENCE SOUTH 03°30'41" WEST, CONTINUING WITH SAID WEST RIGHT-OF-WAY LINE OF MCNATT ROAD ACCORDING TO SAID FINAL PLAT OF SILVERADO WEST, PHASE 1, A DISTANCE OF 237.08 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BCG 10194538" FOUND FOR CORNER;

THENCE NORTH 88°50'27" WEST, CONTINUING WITH THE WEST RIGHT-OF-WAY LINE OF MCNATT ROAD ACCORDING TO THE FINAL PLAT OF SILVERADO WEST, PHASE 1, A DISTANCE OF 60.05 FEET;

THENCE OVER AND ACROSS CALLED 68.12 ACRE TRACT, THE FOLLOWING COURSES:

NORTH 03°30'41" EAST, A DISTANCE OF 187.68 FEET;

NORTH 42°35'04" WEST, A DISTANCE OF 41.61 FEET;

NORTH 88°40'49" WEST, A DISTANCE OF 412.62 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

WITH SAID CURVE WHICH HAS A CENTRAL ANGLE OF 20°56'36", A RADIUS OF 800.00 FEET, A CHORD WHICH BEARS SOUTH 80°50'53" WEST, A DISTANCE OF 290.80 FEET, AND AN ARC LENGTH OF 292.42 FEET;

NORTH 38°39'46" WEST, A DISTANCE OF 153.26 FEET;

NORTH 22°23'48" WEST, A DISTANCE OF 209.23 FEET;

NORTH 15°46'46" WEST, A DISTANCE OF 335.03 FEET;

AND NORTH 04°55'29" WEST, A DISTANCE OF 543.74 FEET, SAID POINT BEING LOCATED ON THE NORTH LINE OF SAID CALLED 68.12 ACRE TRACT, AND THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL 3, TRACT 3, IN DEED TO AUBREY AGGREGATES, LLC RECORDED IN INSTRUMENT NO. 2017-115329, RPRDCT, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "COLEMAN" FOUND AT THE SOUTHWEST CORNER OF SAID AUBREY AGGREGATES, LLC TRACT BEARS NORTH 89°03'08" WEST, A DISTANCE OF 606.52 FEET;

THENCE SOUTH 89°03'08" EAST, WITH SAID NORTH LINE OF THE CALLED 68.12 ACRE TRACT, AND THE SOUTH LINE OF THE AUBREY AGGREGATES, LLC TRACT, PASSING AT A DISTANCE OF 167.97 FEET A 5/8-INCH IRON ROD WITH CAP STAMPED "PETITT RPLS 4087" FOUND AT THE SOUTHEAST CORNER OF THE AUBREY AGGREGATES, LLC TRACT, CONTINUING WITH THE NORTH LINE OF THE CALLED 68.12 ACRE TRACT, AND THE SOUTH LINE OF THAT CERTAIN CALLED 93.860 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO D.R. HORTON TEXAS, LTD. RECORDED IN INSTRUMENT NO. 2020-67973, RPRDCT, IN ALL, A TOTAL DISTANCE OF 1129.67 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 27.07 ACRES OF LAND.

FOR A COMBINED TOTAL AREA IN ALL FOURTEEN (14) TRACTS OF 1,880.628 ACRES OF LAND, MORE OR LESS.

"THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE §138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY (OR CURRENT DEED RECORD INFORMATION), AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."

EXHIBIT B
Annexation Tract Concept Plan

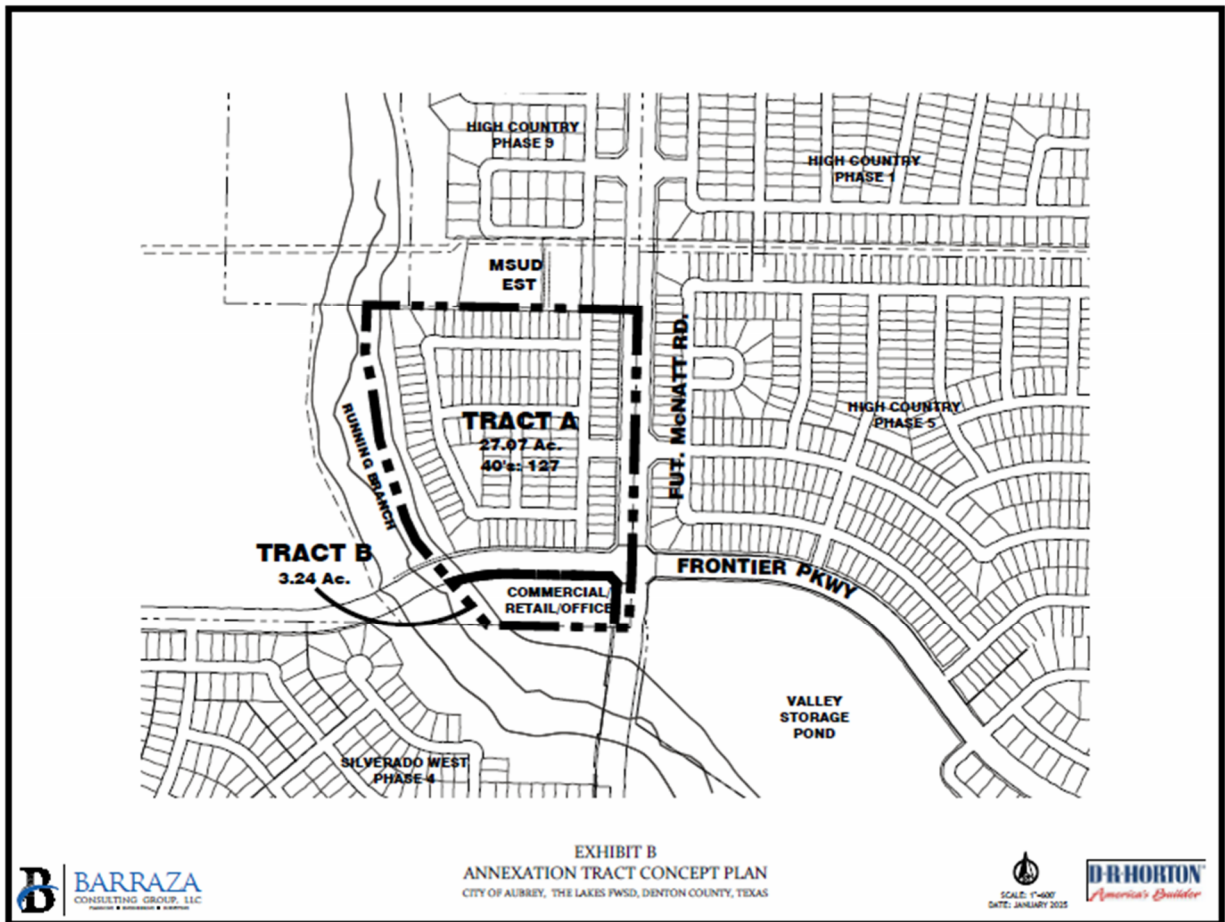


EXHIBIT C

Frontier Parkway Improvement Map

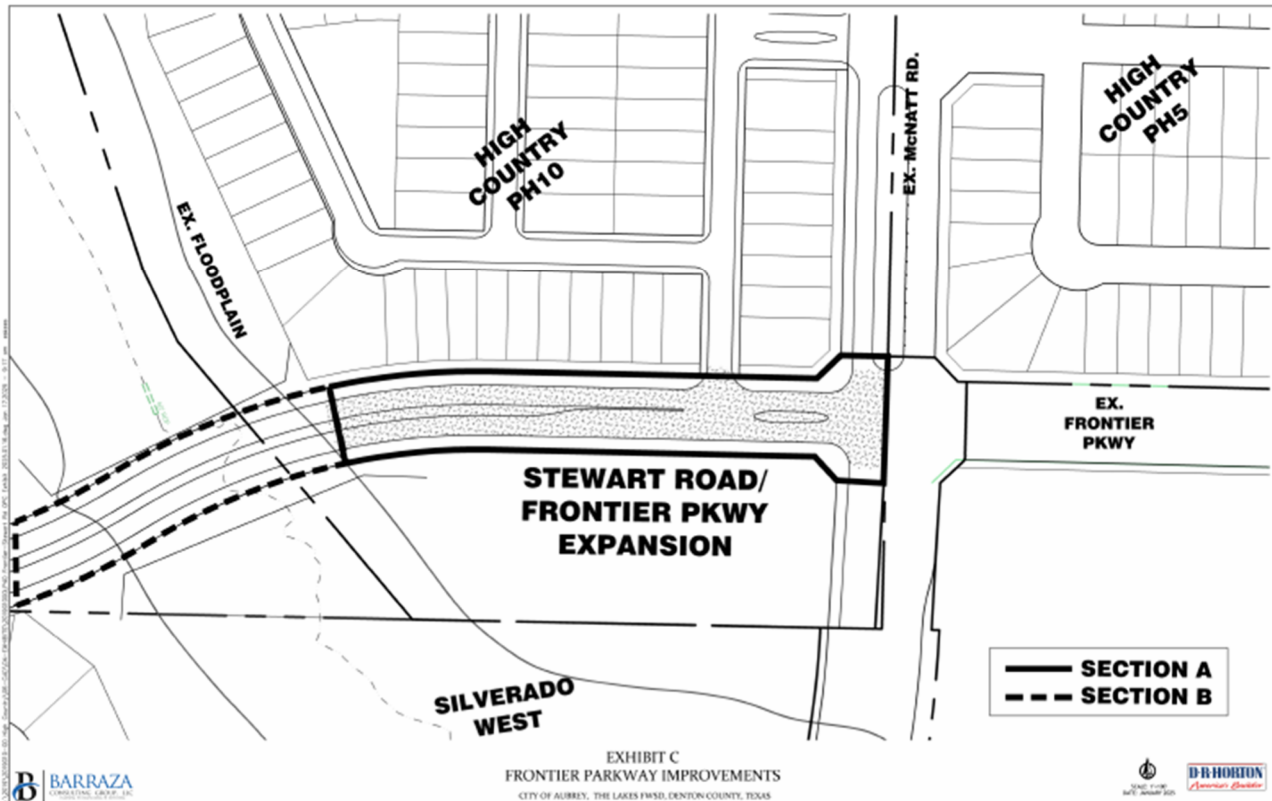


EXHIBIT D **Exclusion Tract**



EXHIBIT E
General Retail Tract

DESCRIPTION
TRACT B
3.24 ACRES

BEING that certain tract of land situated in the JAMES BRIDGES, JR. SURVEY, ABSTRACT No. 36, in Denton County, Texas, and being part of that certain called 68.12 acre tract of land described in Correction Affidavit recorded in Instrument No. 2023-131775, of the Real Property Records of Denton County, Texas (RPRDCT), said Affidavit correcting a General Warranty Deed to B & B Sand and Gravel, Inc. recorded in Instrument No. 2018-45267, of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described as follows:

COMENCING at a 5/8-inch iron rod with cap stamped "BCG 10194538" found at the northeast corner of said called 68.12 acre tract, and being located in the west right-of-way line of McNatt Road (called 60-foot right-of-way at this point), said McNatt Road dedicated according to Final Plat of High Country Phase 1, an addition to Denton County, Texas recorded in Instrument No. 2022-376, of the Plat Records of Denton County, Texas (PRDCT);

THENCE South 01°19'11" West, with said west right-of-way line of McNatt Road according to Final Plat of High Country Phase 1, passing at a distance of 993.93 feet the called most northerly northwest corner of a right-of-way dedication for McNatt Road according to Final Plat of Silverado West, Phase 1, an addition to Denton County, Texas recorded in Document No. 2021-487, PRDCT (right-of-way variable width at this point), continuing with the west right-of-way line of McNatt Road according to said Final Plat of Silverado West, Phase 1, in all, a total distance of 1104.65 feet;

THENCE South 03°30'41" West, continuing with said west right-of-way line of McNatt Road according to said Final Plat of Silverado West, Phase 1, a distance of 237.08 feet;

THENCE North 88°50'27" West, continuing with the west right-of-way line of McNatt Road according to the Final Plat of Silverado West, Phase 1, a distance of 60.05 feet to a called northwest corner of said right-of-way line for McNatt Road and the **POINT OF BEGINNING**;

THENCE North 88°50'27" West, continuing with the north line of Silverado West, Phase 4, an addition to Denton County, Texas according to Final Plat recorded in Document No. 2022-291, PRDCT, a distance of 580.81 feet from which a 1/2-inch iron rod with cap stamped "JBI" found at an east corner of a called right-of-way dedication for Frontier Parkway (variable width right-of-way) according to said Silverado West, Phase 4, bears North 88°50'27" West, a distance of 477.29 feet;

THENCE over and across called 68.12 acre tract, the following courses:

North 38°39'46" West, a distance of 217.02 feet to the beginning of a non-tangent curve to the right;

With said curve which has a central angle of 20°56'36", a radius of 800.00 feet, a chord which bears North 80°50'53" East, a distance of 290.80 feet, and an arc length of 292.42 feet;

South 88°40'49" East, a distance of 412.62 feet;

South 42°35'04" East, a distance of 41.61 feet;

South 03°30'41" West, a distance of 187.68 feet to the **POINT OF BEGINNING**, containing an area of 3.24 acres of land.

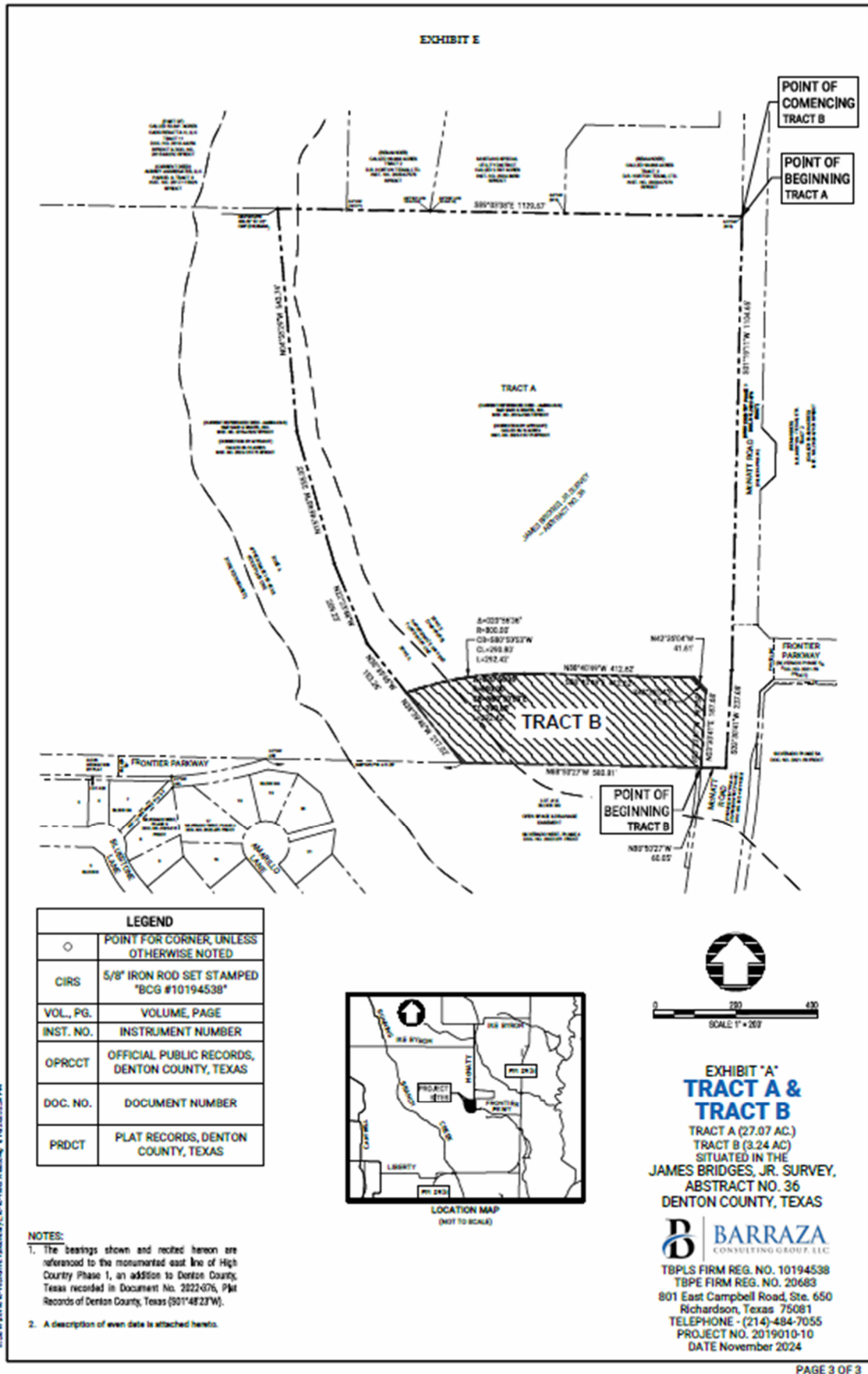


EXHIBIT F
General Retail Standards

DEVELOPMENT REGULATIONS
GR-GENERAL RETAIL TRACT
SWC FRONTIER PARKWAY AND IKE BYROM ROAD

Permitted uses and development regulations outlined in the Aubrey Code of Ordinances, Chapter 14, Zoning, Exhibit 14A, Zoning Ordinance, shall apply to Tract B as depicted in Exhibit E (the “Property”), as such ordinances exist or may be amended, and as outlined herein. The base zoning district for the Property shall be the GR-General Retail district.

Permitted Uses:

1. The permitted uses in the GR-General Retail district shall be the permitted uses listed in the GR-General Retail zoning district as outlined in the Aubrey Code of Ordinances, Chapter 14, Zoning, Exhibit 14A, Zoning Ordinance, as it currently exists, or as amended, and as modified herein.
2. Restaurants meeting the TABC requirements for food/alcoholic beverage sales (food and beverage certificate) and distance requirements to schools/daycares/churches/hospitals per the City’s adopted regulations are permitted. Restaurants not meeting distance requirements will require school district/daycare/church/hospital permission and will be required to apply for and obtain a Specific Use Permit (SUP).

Uses that require a Specific Use Permit (SUP):

1. Alcoholic beverage sales.
All other alcoholic beverage sales (not listed above in Permitted Uses section hereof) shall require a Specific Use Permit (SUP) application. Uses, other than Restaurants meeting the food and beverage certificate shall require application for and approval of a Specific Use Permit (SUP).

Prohibited Uses:

The following uses are prohibited on the Property:

1. Motels.
2. Smoke/Tobacco shops. A retail establishment utilized primarily for the sale of cigarettes, electronic cigarettes, vapes, cigars, tobacco, pipes, and other smoking and related supplies. On-site smoking or consumption is prohibited.
3. Variety Store. A retail establishment that offers for sale an assortment of inexpensive or discounted physical goods, products or merchandise directly to the consumer such as food or beverages for off-premise consumption, household products, personal grooming and health products and other consumer goods. Variety Store does not include a retail store that: contains a prescription pharmacy; sells gasoline or diesel fuel; or primarily sells specialty food items (e.g. meat, seafood, cheese, oils and vinegars, or confectioneries). Vehicle parking lot use and/or parking structure use as primary commercial use. However, parking lots and/or parking structures associated with an allowed business are permitted; and

13. Outside Storage and Outside Sales uses whether or not in conjunction with an allowed use on the Property.

Schedule of District Regulations:

Maximum Building Height	40 feet		
Minimum Side Yard	Adjacent to SF, PH, & TH	Adjacent to other districts	Adjacent to Dedicated Street
	1 story=25 feet	1 story 20 feet	1 story=30 feet
	2 story= 60 feet	2 story-20 feet	2 story=30 feet
Minimum Rear Yard	Adjacent to SF, PH, & TH	Adjacent to other districts	Adjacent to Dedicated Street
	1 story=30 feet	1 story=30 feet	1 story=25 feet
	2 story=60 feet	2 story=30 feet	2 story=25 feet
Minimum Front Yard	30 feet		
Minimum Lot Width	100 feet		
Minimum Lot Depth	100 feet		
Minimum square footage	5,000 square feet		
Maximum Lot Coverage	50%		



Planning and Zoning Commission Meeting
Staff Report
March 13, 2025

Agenda Item

Consider and make a recommendation to City Council regarding a site plan application for 403 S. Main Street, for restaurant use within Aubrey city limits. (*Applicant: SHAP, LLC*)

Staff Contact

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

Summary

Owner: SHAP, LLC
Engineer: Triangle Engineering LLC (Kartavya S. Patel, PE)

Application Date: October 16, 2024

Location: South of the intersection between S. Main Street and W. Plum Street

General Retail, Zone "GR"

Current Use: Single Family Home. Proposed use is restaurant.

Analysis: Per Aubrey's zoning ordinance (Chapter 14) Section 5Q2(a) prior to receipt of a building permit, properties greater than one (1) acre or within 200 ft of single-family platted development shall have their site plans reviewed by the Planning and Zoning Commission and City Council. The applicant has provided a complete application. This property is less than 1 acre (it is 0.557 acres) but is located within an existing single family neighborhood. The owners desire to convert the existing 2,175 SF house into a restaurant. The proposed site plan has a lot coverage of 63.6% impervious surfaces and 36.4% of pervious area. The site plan provides 22 parking spaces. At 1 space per 3 seats for restaurant use, a maximum capacity of 66 customers is allowed. One ADA accessible space has been provided.

Water and sewer are provided by the City and connections have been provided along S. Main.

The applicant has provided a substantially complete application and has addressed most of the issues noted by staff, but not all.

- The applicant needs to address drainage detention pond comments to the City Engineer's satisfaction.
 - The Fire Chief has approved a 20 ft (instead of a typical 24 ft) fire lane to allow the applicant/owner to address side-yard landscaping requirements.
 - Per subdivision requirements, the Fire Lane will need to be platted.
 - The applicant has not provided the required sideyard landscaping requirements for this additional space.
 - The applicant has not addressed screening (i.e. solid fencing and landscaping) requirements for the side lot lines adjacent to the residential corner lot at Plum St.
 - The applicant has not addressed landscaping comments or provided the required landscaping plan notes.
 - No irrigation plan has been provided.
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This item was on the January agenda and prior to the Planning and Zoning meeting the client requested additional time to comply with requirements. The Planning and Zoning Board voted to table the item until the March meeting, allowing the client a 60-day extension.

Since the January meeting, the client has not been able to comply with drainage requirements and in the last communication we received, they were evaluating alternative uses for the property.

The Planning & Zoning Commission may recommend to City Council

- a) approval of the site plan,
- b) approval of the site plan subject to certain conditions, or
- c) denial of the site plan.

Staff recommends denial of the site plan, based on civil plans not approved by the City Engineer - Chapter 10, Subdivision Ordinance, Article 1, Section 4 & 11.

Financial Summary

NA

Staff Recommended Action

Denial

Staff Recommended Motion

Motion to recommend denial of the Site Plan for 403 S. Main Street according to the conditions as presented.



Site Plan Application

In Accordance with ORD 135-87, Section 5 and
ORD 496-13, Exhibit A, Adopted 03/19-2013

Property Owner (or representative): SHAP, LLC

Property Owner Address: 10812 Capri Dr.

City: McKinney State: TX Zip: 75072

Site Location Address: 403 S. Main St. Aubrey, TX 76227

Description of Use: Proposed Restaurant

Existing Zoning: GR- General Retail

Legal Description: O T AUBREY BLK 23 LOT 82 & ADJ TRIANGLE

Section 5.Q of the Zoning Ordinance requires approval of a site plan prior to issuance of any building permit for new nonresidential or multi-family construction, and for any substantial renovation, as defined in Section 23.F. A site plan is also required as part of a conditional use and specific use permit.

Site Plan Fee	\$500.00
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Applicant Signature

10.03.2024 **10241622**
Date

For Office Use Only:

Date Application & Site Plan Received: **10.16.2024**

Date Fee Paid & Amount: **10.16.2024**

P&Z Public Hearing: _____

Administrative Approval Date: _____

**CB deem
complete
10/24/24**

**403 SOUTH MAIN STREET
CITY OF AUBREY
DENTON COUNTY, TEXAS
DENNIS COWAN SURVEY, ABSTRACT No. 304
0.557 ACRES**

The map shows a street grid with the following streets labeled: S Main Street, Sycamore Street, W Plum Street, S Magnolia Street, E Pecan Street, and U.S. Route 377. A north arrow is located in the top left corner. The site is indicated by a hatched area on the east side of W Plum Street, south of Sycamore Street. An arrow points to this area with the label "SITE".

SHEET LIST TABLE	
C-1.0	COVER SHEET
	SURVEY
C-1.1	GENERAL NOTES
C-2.0	DEMOLITION PLAN
C-3.0	SITE PLAN
C-3.1	SITE DETAILS
C-3.2	DIMENSION CONTROL PLAN
C-3.2	GARBAGE TRUCK ROUTE
C-4.0	GRADING PLAN
C-4.1	CROSS SECTIONS
C-5.0	PRE-DRAINAGE PLAN
C-6.0	POST-DRAINAGE PLAN
C-6.1	DETENTION CALCULATIONS
C-7.0	EROSION CONTROL PLAN
C-7.1	EROSION CONTROL DETAILS
C-8.0	PAVING PLAN
C-8.1	PAVING DETAILS
C-9.0	UTILITY PLAN
C-9.1	UTILITY DETAILS
L.1	TREE PRESERVATION PLAN
L.2	LANDSCAPE PLAN
L.3	LANDSCAPE SPECIFICATIONS
L.4	IRRIGATION PLAN
L.5	IRRIGATION SPECIFICATIONS

COVER SHEET

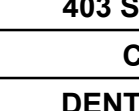
RESTAURANT

403 SOUTH MAIN STREET

CITY OF AUBREY

DENTON COUNTY, TEXAS

DENNIS COWAN SURVEY, ABSTRACT No. 304



T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
 W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

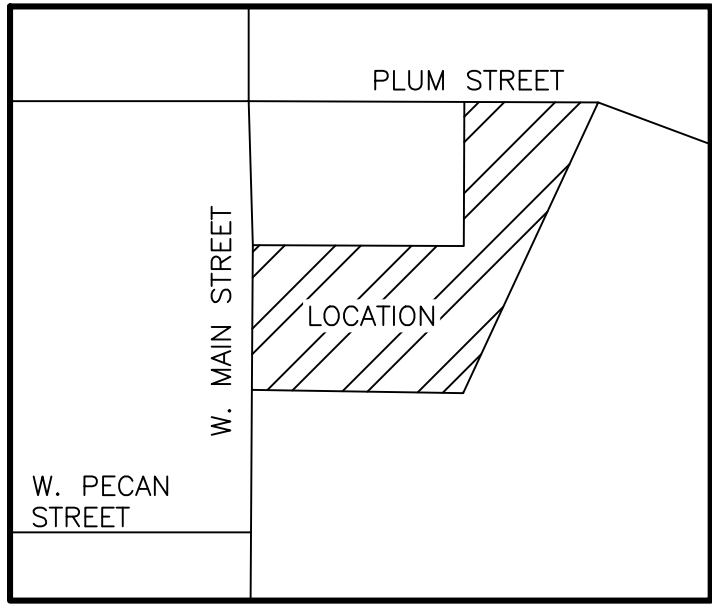
Planning Civil Engineering Construction Management					
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MLM	04-05-24	SEE SCALE BAR	035-24	C-1.0
TX. C.S. # 11252					



NO.	DATE	DESCRIPTION	BY
1	09-17-24	1st CITY SUBMITTAL	KP
2	11/15/24	PER CITY COMMENTS	KP
3	12-04-24	3rd CITY SUBMITTAL	KP
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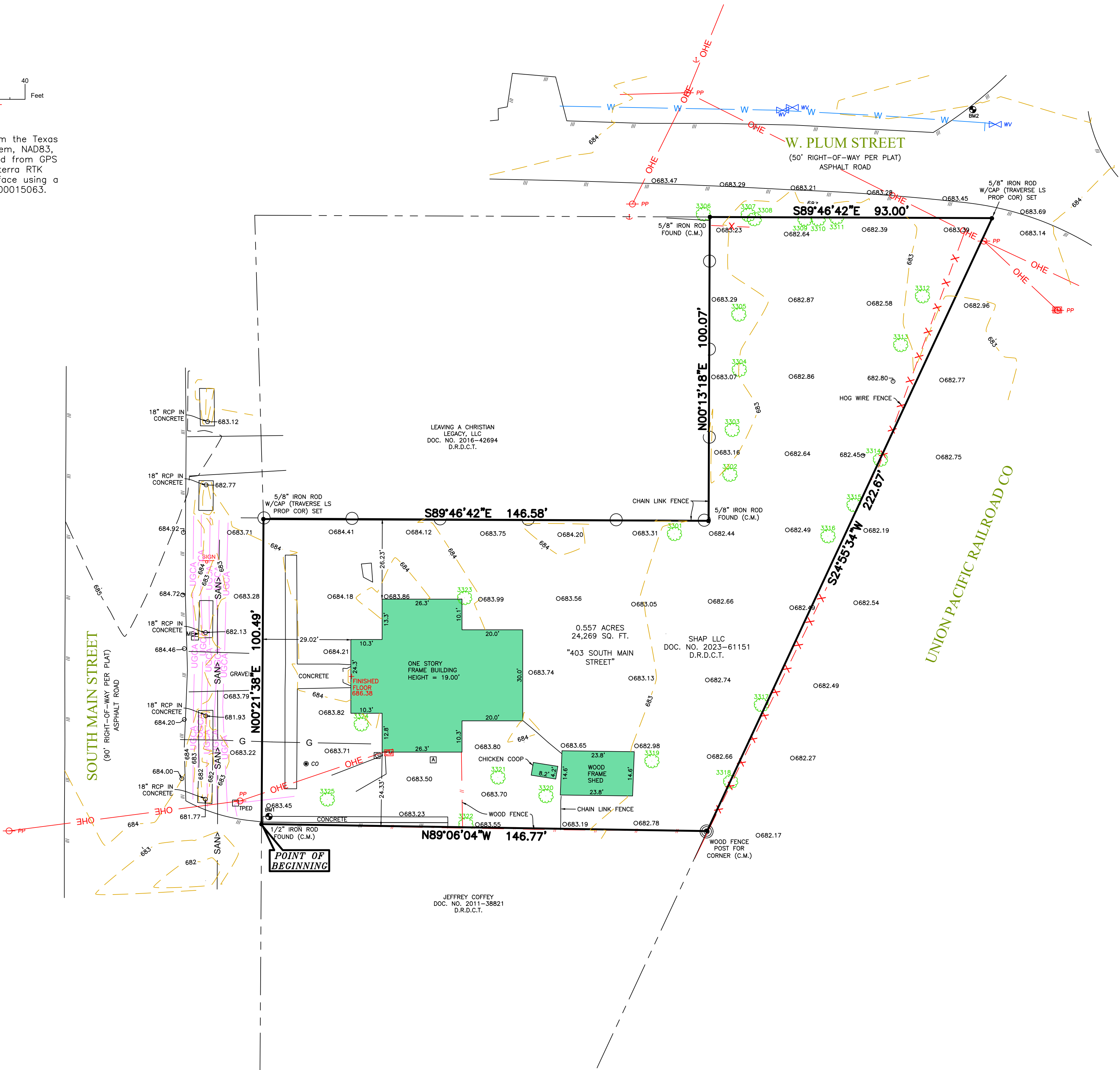
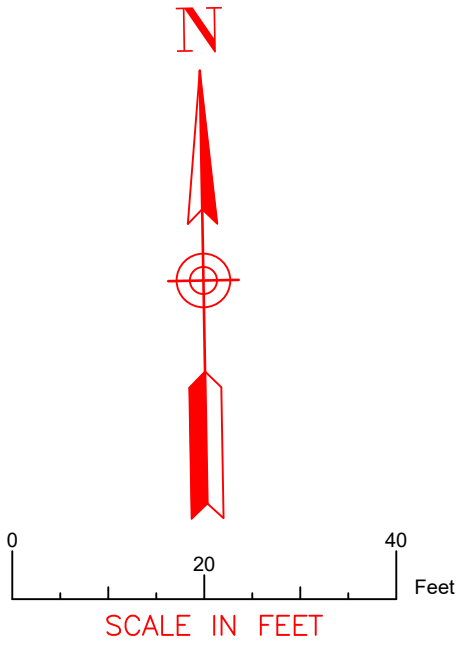


VICINITY MAP
NOT TO SCALE

The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Allterra RTK Network and adjusted to surface using a surface scale factor of 1.00015063.

TREE TABLE		
NO.	SIZE"	SPECIES
3301	8	REDBUD
3302	8	APRICOT
3303	14	CHERRY
3304	6	PEACH
3305	6	PLUM
3306	16	HACKBERRY
3307	23	ELM
3308	17	ELM
3309	16	ELM
3310	17	ELM
3311	32	MAPLE
3312	7	PEAR
3313	6	PEACH
3314	18	HACKBERRY
3315	18	ELM
3316	6	PEAR
3317	27	COTTONWOOD
3318	19	ELM
3319	16	CYPRESS
3320	13	REDBUD
3321	16	PINE
3322	12	CHINABERRY
3323	34	ELM
3324	28	ELM
3325	8	CEDAR

LEGEND	
	BOUNDARY LINE
	ADJOINER BOUNDARY LINE
	EASEMENT LINE (AS NOTED)
	WATER LINE
	SEWER LINE
	OVERHEAD ELECTRIC LINE
	WOOD FENCE
	CHAIN LINK FENCE
	FIRE HYDRANT
	WATER VALVE
	IRRIGATION CONTROL VALVE
	SEWER CLEAN OUT
	VAULT
	TRANSFORMER
	ELECTRIC VAULT
	ELECTRIC METER
	ELECTRIC BOX
	CABLE VAULT
	TELEPHONE JUNCTION BOX
	SANITARY SEWER MAN HOLE
	STORM MAN HOLE
	TELEPHONE MAN HOLE
	LIGHT POLE
	POWER POLE
	GAS METER
	AIR CONDITIONER UNIT
	FLAG POLE
	TRAFFIC SIGN
	BENCH MARK
	CONTROL MONUMENT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS



LAND DESCRIPTION

BEING all that certain lot, tract, or parcel of land situated in the Dennis Cowan Survey, Abstract Number 304, being all of that certain called 0.56 acres to SHAP LLC in Warranty Deed recorded in Document Number 2023-61151 of the Deed Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the most southwesterly corner of said SHAP tract, same being the most northwesterly corner of Jeffrey Coffey recorded in Document Number 2011-38821 of the Deed Records of Denton County, Texas, also being a point in the most easterly Right-of-Way line of South Main Street (90 foot Right-of-Way);

THENCE North 00 degrees 21 minutes 38 seconds East, in a northerly direction along said South Main Street, a distance of 100.49 feet to a capped 5/8 inch iron rod stamped "TRAVERSE LS PROP COR" set for corner in the most northwesterly corner of said SHAP tract, same being the most southwesterly corner of Leaving a Christian Legacy, LLC recorded in Document Number 2016-42694 of the Deed Records of Denton County, Texas;

THENCE South 89 degrees 46 minutes 42 seconds East, in an easterly direction departing from said South Main Street, a distance of 146.58 feet to a 5/8 inch iron rod found for corner in the most southeasterly corner of said Christian Legacy tract, same being at an outside "L" corner of said SHAP tract;

THENCE North 00 degrees 13 minutes 18 seconds East, in a northerly direction along the common line between said Christian Legacy tract and said SHAP tract, a distance of 100.07 feet to a 5/8 inch iron rod found for corner in the most northeasterly corner of said Christian Legacy tract, same being a an inside "L" corner of said SHAP tract, also being a point in the most southerly Right-of-Way line of W. Plum Street (50 foot Right-of-Way)

THENCE 89 degrees 46 minutes 42 seconds East, in an easterly direction along said W. Plum Street, a distance of 93.00 feet to a capped 5/8 inch iron rod stamped "TRAVERSE LS PROP COR" set for corner in the most northeasterly corner of said SHAP tract;

THENCE South 24 degrees 55 minutes 34 seconds West, in a southerly direction departing from said W. Plum Street following the most easterly line of said SHAP tract, a distance of 222.67 feet to a Wood Fence Post found for corner in the most southeasterly corner of said SHAP tract, same being the most northeasterly corner of said Coffey tract;

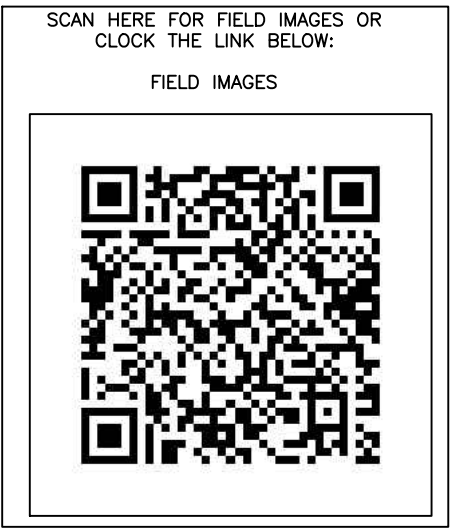
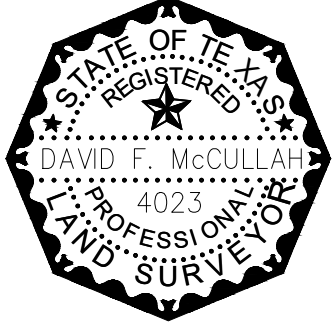
THENCE North 89 degrees 06 minutes 04 seconds West, in a westerly direction along the common line between said SHAP tract and Coffey tract, a distance of 146.77 feet to the POINT OF BEGINNING and containing 0.557 acres (24,269 square feet) of land, more or less.

SURVEYOR'S CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1-5, 8, 11 (a), and 13 in conjunction with the laws of the State of Texas. The fieldwork was completed on 3-18-2024.

Date of Plat or Map: 3-25-2024

David F. McCullah
Registered Public Land Surveyor
Texas Registration No. 4023



ALTA/NSPS LAND TITLE SURVEY

0.557 ACRES SITUATED IN
DENNIS COWAN SURVEY, ABSTRACT NO. 304
CITY OF AUBREY, DENTON COUNTY, TEXAS



Surveying | Construction Staking | Platting

DRAWN	CHECK	DATE	SCALE	PROJECT NO.	SHEET NO.
JCN	DM	3-18-2024	1" = 20'	TR-93-24	1

BENCHMARK NOTES

The Benchmarks and elevations shown are based on the North American Vertical Datum 1988 (NAVD88) by using GPS observations in conjunction with the Allterra RTK Network.

Benchmark No. 1
From the most southwesterly corner North 2.49 feet thence East 2.43 feet to a "Square cut X" on top of concrete. Elevation: 683.50'

Benchmark No. 2
From the most northeasterly corner North 35.76 feet thence West 36.60 feet to a Rail Road Spike in asphalt. Elevation: 683.09'

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48121C02650, dated April 18, 2011. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).

GENERAL NOTES

1. All underground utilities shown hereon were observed in the field, none of the underground utilities shown hereon have been field verified by the surveyor.
2. This survey was created with the information provided by the client or their representative, the surveyor did not abstract the subject property and cannot be used to represent warranty of title or guarantee of ownership.

GENERAL NOTES

1. ALL MATERIALS MUST BE DOMESTICALLY SOURCED AND PRODUCED UNLESS OTHERWISE APPROVED BY THE PUBLIC WORKS DIRECTOR.

PAVING NOTES

1. CONCRETE FOR ALL STREETS, ALLEYS, & DRIVEWAYS SHALL BE IN ACCORDANCE WITH NCTCOG CLASS "C" CONCRETE (3,600 P.S.I. COMPRESSIVE STRENGTH @ 28 DAYS). DRIVEWAYS SHALL BE HAND POURED. CONCRETE FOR ALL SIDEWALKS SHALL BE IN ACCORDANCE WITH NCTCOG CLASS "A" CONCRETE (3,000 COMPRESSIVE STRENGTH @ 28 DAYS).
2. REINFORCING STEEL SHALL BE DEFORMED BARS NO. 3 ON 18 INCH CENTERS OR NO. 4 BARS ON 24 INCH CENTERS UNLESS OTHERWISE NOTED IN THE DETAILS. REINFORCING SHALL BE IN BOTH DIRECTIONS ON CENTER. REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM 615, 616 AND 617.
3. ALL REINFORCING STEEL SHALL BE TIED (100%). REINFORCING STEEL SHALL BE SET ON PLASTIC CHAIRS. BAR LAPS BE MINIMUM 30 DIAMETERS.
4. EXPANSION JOINTS SHALL BE SPACED EVERY 200 FEET AND AT ALL INTERSECTIONS. ALLEYS SHALL HAVE A MINIMUM OF TWO EXPANSION JOINTS.
5. SAWED TRANSVERSE DUMMY JOINTS SHALL BE SPACED EVERY 20 FEET ON PAVING 8 INCHES OR THICKER AND EVERY 15 FEET FOR PAVING THICKNESS LESS THAN 8 INCHES SAWING SHALL OCCUR WITHIN 5 TO 12 HOURS AFTER THE POUR INCLUDING SEALING. OTHERWISE THE SECTION SHALL BE REMOVED AND LONGITUDINAL BUTT JOINT CONSTRUCTED.
6. SUBGRADE UNDER PAVEMENTS SHALL BE A MINIMUM OF 8 INCHES OF EITHER HYDRATED LIME OR CEMENT TREATED SUBGRADE, WITH OPTIMUM CONTENT AND COMPACTION REQUIREMENTS AS RECOMMENDED BY THE GEOTECHNICAL DESIGN, AS WELL AS APPROVED BY THE PUBLIC WORKS DIRECTOR. CONTENT AND COMPACTION TESTS SHALL BE TAKEN ALONG THE EXCAVATION AT ALL CHANGES IN SOIL AND A MINIMUM OF 300 FEET DISTANCES. ALL TESTS SHALL BE COMPLETED BY AN INDEPENDENT LABORATORY APPROVED BY THE CITY AND PAID FOR BY THE CONTRACTOR.
7. LIME TREATED SUBGRADE SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 95 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D 698. MOSTURE CONTENT SHALL BE WITHIN -2 TO +4 OF OPTIMUM. DENSITY TEST RESULTS SHALL BE COMPLETED BY AN INDEPENDENT LABORATORY APPROVED BY THE CITY. ALL RESULTS SHALL BE PROVIDED TO THE CITY.
8. LIME TRIMMINGS ARE NOT ACCEPTABLE FOR ANY USE.
9. ALL FILL SHALL BE COMPACTED BY MECHANICAL METHODS. MAXIMUM LOOSE LIFT FOR COMPACTION SHALL BE 8 INCHES. ALL LIFTS SHALL BE TESTED FOR DENSITY BY AN INDEPENDENT LABORATORY APPROVED BY THE CITY. DENSITY REQUIREMENT SHALL BE AS SHOWN ON THE PLANS FOR THE TYPE OF MATERIAL CALLED FOR IN THE PLANS.
10. ALL DISTURBED AREAS OF ROADWAY WORK SHALL HAVE GRASS ESTABLISHED IMMEDIATELY. GRASS SHALL MEET THE REQUIREMENTS OF ITEM 3.8, 3.9, 3.10 & 3.11 OF NCTCOG.
11. ALL AREAS TO BE EXCAVATED OR FILLED SHALL HAVE EROSION CONTROL PLACED PRIOR TO COMMENCING EARTHWORK. EROSION CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN ACCORDANCE WITH NCTCOG ITEM 3.12.
12. ALL SIDEWALKS SHALL INCLUDE BARRIER FREE RAMPS AT INTERSECTING STREETS, ALLEYS, DRIVEWAYS, ETC. BARRIER FREE RAMPS SHALL MEET CURRENT ADA REQUIREMENTS AND BE APPROVED BY THE TEXAS LICENSING BOARD.
13. SIDEWALKS SHALL BE DOWELED INTO PAVEMENT WHERE IT ABUTS DRIVEWAYS. REDWOOD EXPANSION JOINT MATERIAL SHALL BE USED AT THESE LOCATIONS.
14. NO VEHICLES SHALL BE PERMITTED ON CONCRETE PAVEMENT WITHOUT APPROVAL FROM THE CITY. THE CITY WILL MAKE DETERMINATION BASED ON CONCRETE BREAK REPORT.
15. SIDEWALKS REQUIRE 2-INCH SAND CUSHION ON SUBGRADE COMPACTED WITHIN 95% STANDARD PROCTOR DENSITY.
16. POURS SHALL REQUIRE A PRE-POUR INSPECTION FOR FORMWORK, REINFORCEMENT AND GEOMETRY. VISUAL INSPECTIONS MAY BE MADE AFTER THE POUR TO ADDRESS TOOLED JOINTS, FINISH, SUBGRADE INTEGRITY, ETC.
17. ENSURE THAT FLATWORK DOES NOT OBSCURE ABOVE-GROUND APPURTENANCES (I.E. VALVES, MH LIDS).
18. EXPOSED AGGREGATE CONCRETE IS NOT ACCEPTABLE FOR SIDEWALK WITHIN PUBLIC RIGHT-OF-WAY.
19. SIDEWALKS SHALL BE 5' WIDE MINIMUM WIDTH.

LINED CHANNELS

1. CONSTRUCTION JOINT SHOWN IN DETAILS FOR CONVENIENCE ONLY, MONOLITHIC CONSTRUCTION MAY BE USED.
2. ALL VISIBLE SURFACES SHALL BE A TROWEL FINISH.
3. ALL REINFORCING STEEL SHALL BE 3/8" DIAMETER AND SPACED 12" CENTER TO CENTER BOTH WAYS UNLESS OTHERWISE SPECIFIED.
4. IF WOOD FORMS ARE USED WITH CONSTRUCTION JOINT, THEY SHALL BE TWO, 2"x4", AND SHALL NOT BE REMOVED UNTIL CONCRETE ON SLOPES IS READY TO BE PLACE.
5. ALL CONCRETE IN LINED CHANNEL SHALL BE NCTCOG CLASS "A" (MINIMUM 3,000 P.S.I.) CONCRETE.
6. FLAT BOTTOM TO BE CONSTRUCTED WHEN CHANNEL WIDTH IS LESS THAN 12 FOOT.
7. 3/4" CHAMFER ON ALL CONCRETE CORNERS.

STORM SEWER

1. THE FLOOR OF THE EXCAVATION FOR INLET BOX MUST PROVIDE A FIRM, LEVEL BED FOR THE BASE SECTION TO REST UPON.
2. A MINIMUM OF 6 INCHES OF 1" DIAMETER (MAXIMUM) ROCK OR GRAVEL SHALL BE USED TO PREPARE THE BEDDING TO FINAL GRADE OR IN LIEU OF THIS, AT LEAST 6 INCHES OF 2- SACK CEMENT STABILIZED SAND SHALL BE USED TO PREPARE THE BEDDING TO GRADE CEMENT STABILIZED-SAND SHALL BE ALLOWED TO SET BY KEEPING HOLE PUMPED DRY.
3. AFTER PIPE HAS BEEN LAID ON PROPER BEDDING, BACKFILLING TO COMMENCE WITH 8" MAXIMUM LOOSE LIFTS MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR UNDER ROADWAY OR 12" MAXIMUM LOOSE LIFT BEHIND CURB. MAXIMUM SIZE ROCK IN BACKFILL SHALL NOT EXCEED 4 INCHES IN DIAMETER.
4. PRECAST INLETS MUST BE APPROVED BY THE CITY.
5. CONCRETE TO BE MINIMUM 4,200 P.S.I.
6. LOCKING DEVICE IS REQUIRED ON ALL STORM SEWER LIDS.
7. "NO DUMPING" WARNING PLAQUE TO BE INSTALLED ON ALL STANDARD AND RECESSED INLETS.
8. CONCRETE CAST-IN-PLACE INLETS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,200 PSI @ 28 DAYS.
9. STORM DRAIN TILE SHALL BE PLACED IN THE CENTER OF THE INLET, 2 INCHES FROM THE EDGE OF OPENING AS SHOWN IN THE DRAWING USE PL-200 CONSTRUCTION ADHESIVE FOR APPLICATION. TILES CAN BE ORDERED FROM: CENTERLINE SUPPLY, INC., 425 JESSE STREET, GRAND PRAIRIE, TEXAS 75061-1141. 1-800-321-1731, METRO: 214-647-8300, FAX: 214-641-1221.
10. EXISTING STORM SEWER PIPE AND/ OR LATERALS SHALL BE LOCATED PRIOR TO SETTING OF CONSTRUCTING INLET BOXES. IF ADJUSTMENT IN GRADE OF LATERAL IS REQUIRED, A REVISED DESIGN BY THE ENGINEER OF RECORD SHALL BE SUBMITTED TO THE CITY FOR APPROVAL.
11. REINFORCED CONCRETE PIPE CLASS III MINIMUM.

SANITARY SEWER

1. ALL SEWER LINES CROSSING POTABLE WATERLINES SHALL BE AS SHOWN IN THE PLANS AND MEET TNRCC REQUIREMENTS
2. ALL SANITARY SEWER MAINS SHALL BE A MINIMUM OF 6" INSIDE DIAMETER. ALL SERVICE LINES SHALL BE A MINIMUM OF 4" INSIDE DIAMETER. PIPES 6 INCHES THROUGH 24 INCHES SHALL BE IN ACCORDANCE WITH ASTM D3034 WITH A MINIMUM SDR OF 26.
3. PIPES LARGER THAN 24 INCHES SHALL BE CCFRPM, CENTRIFUGALLY CAST FIBER REINFORCED POLYMER MORTAR PIPE(HOBAS OR APPROVED EQUIVALENT) OR AS DIRECTED BY THE PUBLIC WORKS DIRECTOR. SHALL BE IN ACCORDANCE WITH ASTM STANDARDS D3262, D4161, D2412, D3681, D638.
4. MANHOLES SHALL BE CAST IN PLACE OR PRECAST. ALL MANHOLES SHALL BE WATER TIGHT. ALL RING AND COVERS SHALL INCLUDE AN INTERNAL CHIMNEY SEAL.
5. ALL PIPE OPENINGS IN MANHOLES SHALL INCLUDE COUPLINGS WITH "O" RING RUBBER GASKETS.
6. STUBOUTS OUT OF MANHOLES SHALL BE FITTED WITH A STOPPER AND CAP. STUBOUTS SHALL BE A MINIMUM OF 5 FEET FROM MANHOLE AND BE SUPPORTED BY A CONCRETE CRADLE.
7. ALL DROP MANHOLES SHALL BE OF THE EXTERNAL TYPE.
8. MANHOLES SHALL BE VENTED IN ACCORDANCE WITH TCEQ REQUIREMENTS.
9. ALL SANITARY SEWER PIPE SHALL BE TESTED (NCTCOG ITEM 6.7 2) AFTER CONSTRUCTION. TESTING SHALL INCLUDE PRESSURE TESTING, MANDREL TEST (TCEQ REQUIRED) AND COLOR TV INSPECTION. COLOR TV INSPECTION SHALL BE COMPLETED IN PRESENCE OF CITY REPRESENTATIVE AND THE ORIGINAL VHS FORMATTED TAPE SHALL BE GIVEN TO THE CITY AT THE COMPLETION OF THE INSPECTION.
10. MANHOLES SHALL BE VACUUM TESTED IN THE PRESENCE OF THE CITY REPRESENTATIVE.

WATER

1. ALL WATER LINE CROSSINGS OF SANITARY SEWER LINES SHALL BE AS SHOWN IN THE PLANS AND MEET TNRCC REQUIREMENTS.
2. PIPES 12 INCHES IN DIAMETER AND SMALLER SHALL BE POLYVINYL CHLORIDE (P.V.C.) MEETING THE REQUIREMENTS OF AWWA C900 DR 18 OR DUCTILE IRON PIPE (D.I.P.) MEETING THE REQUIREMENTS OF AWWAC 151 CLASS 50 PIPE. ALL D.I.P. SHALL BE WRAPPED WITH A POLYETHYLENE LINER.
3. FOR PIPES LARGER THAN 12 INCHES IN DIAMETER, THE PIPE SHALL BE DUCTILE IRON PIPE (AWWA C151 CLASS 50) OR POLYVINYL CHLORIDE PIPE UP TO 18 INCHES MEETING THE REQUIREMENTS OF AWWA C905 - 235 P.S.I. RATED PIPE.
4. ALL VALVES ON PIPES 12 INCHES AND SMALLER SHALL BE RESILIENT SEALED WEDGE VALVES (AWWA C509).
5. ALL VALVES ON PIPES LARGER THAN 12 INCHES BUT SMALLER THAN 30 INCHES SHALL BE BUTTERFLY VALVES (AWWA C504) OR WEDGE VALVES (AWWA C509).
6. ALL VALVES ON PIPES 30 INCHES AND LARGER SHALL BE BUTTERFLY VALVES (AWWA C504).
7. EMBEDMENT SHALL BE AS SHOWN IN THE PLANS. BACKFILL WITHIN THE LIMITS OF EXISTING AND PROPOSED PAVEMENT SHALL BE COMPACTED TO 95% STANDARD PROCTOR. OUTSIDE PAVEMENT (EXISTING OR PROPOSED) SHALL BE COMPACTED TO MINIMUM OF 95% STANDARD PROCTOR ALL COMPACTION SHALL BE BY MECHANICAL METHODS.
8. WATER LINES SHALL BE PRESSURE TESTEDCOG ITEM 6.7.3..
9. ALL HORIZONTAL AND VERTICAL BENDS SHALL BE BLOCKED USING 3,000 PSI COMMERCIAL CONCRETE. NO HAND MIXING OF SAID CONCRETE SHALL BE PERFORMED ON SITE.
10. ALL SADDLES SHALL BE MUELLER/HYMAX BR2B 4"-16" SADDLES, FORD METER 202B DOUBLE STRAP BRASS SADDLE, OR APPROVED EQUIVALENT.

SCREENING WALLS

1. CONCRETE - MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. @28 DAYS.
2. REINFORCEMENT - ASTM A-36.
3. MASONRY - COMPRESSIVE STRENGTH SHALL BE PRESCRIBED IN ITEM 2.3.6 SPECIAL PROVISIONS.
4. WIND LOAD FOR DESIGN - 20 P.S.F.
5. PIER BEARING STRESSES - SEE BRICK SCREENING WALL NOTES.
6. MORTAR - TYPE "S".
7. PROVIDE CONTROL JOINTS AT 50 FEET.
8. PROVIDE EXPANSION JOINTS AT 200 FEET CENTER MAXIMUM.
9. PROVIDE PIER WITH MINIMUM 9 FOOT W/ 24 INCH DIAMETER BELL IN CLAY OR OTHER MATERIAL EXCEPT BLUE SHALE, 6 FOOT MINIMUM WITH 3 FOOT MINIMUM INTO BLUE SHALE.
10. ALL EXPOSED CONCRETE SHALL BE CLASS 2 RUBBED FINISHED SURFACE.
11. SIDEWALKS ADJACENT TO WALLS MUST BE 5 FOOT MINIMUM WIDTH FROM ALL PORTIONS OF THE WALL (INCLUDING PILASTERS, COLUMNS, ETC.).
12. MAXIMUM PILASTER SPACING 40 FEET.
13. WALLS SHALL NOT BE PLACED IN THE VISIBILITY EASEMENT OR STREET RIGHT OF WAY.
14. THE WALL SHALL BE A MINIMUM OF EIGHT FEET IN HEIGHT AS MEASURED FROM THE NEAREST ALLEY EDGE OR SIDEWALK GRADE, WHICHEVER IS THE HIGHER. THE COLOR OF THE WALL SHALL BE LIMITED TO EARTH-TONE COLORS, EXCLUDING GRAY, GREEN AND WHITE. THE COLOR OF THE WALL SHALL BE UNIFORM ON EACH SIDE OF A THOROUGHFARE FOR THE ENTIRE LENGTH BETWEEN INTERSECTING THOROUGHFARES, UNLESS OTHERWISE APPROVED BY THE CITY'S PUBLIC WORKS DEPARTMENT. THE FINISH OF THE WALL SHALL BE CONSISTENT ON ALL SURFACES.
15. IF WROUGHT IRON FENCING IS TO BE UTILIZED ON REQUIRED SCREENING, ALL WROUGHT IRON MUST BE SOLID STOCK, NO TUBULAR STEEL WILL BE ALLOWED.
16. A 3"x8"x10' GALVANIZED ANGLE IRON PLATE SHALL BE INSTALLED BELOW THE BOTTOM ROW OF BRICKS & ANCHORED INTO THE COLUMNS FOR MASONRY SCREENING WALLS.

TRAFFIC SIGNS AND LIGHTING

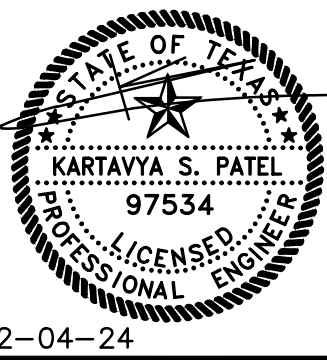
1. THE EXISTING SIGNS LOCATED ON PUBLIC CONSTRUCTION SITES ARE THE PROPERTY OF THE CITY OF AUBREY. THROUGHOUT THE PERIOD OF THE CONTRACT, THE CONTRACTOR SHALL PROTECT THESE SIGNS SUCH THAT THEY ARE NOT DAMAGED IN THE COURSE OF CONSTRUCTION ACTIVITY.
2. PRIOR TO THE START OF CONSTRUCTION, ALL EXISTING SIGNS WITHIN THE AREA OF CONSTRUCTION WILL BE INVENTORIED AND DOCUMENTED JOINTLY BY THE CITY INSPECTOR AND THE CONTRACTOR. THIS DOCUMENT WILL BE JOINTLY SIGNED BY BOTH PARTIES REFLECTING THE SIGN TYPE, SIGN SIZE, SIGN CONDITION, SIGN LOCATION, REFLECTIVITY ADEQUACY, ETC.THE CONTRACTOR IS HELD ACCOUNTABLE FOR THESE SIGNS THROUGHOUT THE PROJECT AND AT THE COMPLETION OF THE PROJECT.
3. ALL GROUND MOUNTED AND OVERHEAD SIGNS SHALL USE ANSI STANDARD BQ1528 ALUMINUM BLANKS.
4. ALL BLANKS TO BE INSTALLED SHALL BE 5052-H38 ALUMINIUM (ASTM B –209).
5. THE THICKNESS FOR ALL SIGN BLANKS IS 0.080" EXCEPT OVERHEAD STREET NAME BLADES WHICH ARE 0.100".
6. ALL HOLES SHALL BE 3/8" DIAMETER DRILLED OR PUNCHED AS SHOWN ON EACH BLANK DETAIL AND SHALL BE FREE OF BURRS AND / OR ROUGH EDGES.
7. ALL SIGN FACE MATERIALS SHALL BE ASTM-4956 TYPE XI FULL CUBE PRISMATIC GRADE RETROREFLECTIVE SHEETING OR EQUIVALENT.
8. ALL STREETNAME SIGNS SHALL HAVE 1/4" DIAMETER HOLES DRILLED ON EACH END AND AFFIXED TOGETHER.
9. SIGN BLANK CORNERS TO BE ROUNDED AS SHOWN ON SHEET 5.
10. ALL SIGN BLANK ARE TO BE ETHCHED, DEGREASEODINE FINISH PRIOR TO APPLICATION OF LEGENDS.
11. ALL SIGNS SHALL BE MANUFACTURED AND INSTALLED IN CONFORMANCE TO THE LATEST CITY OF AUBREY SIGN STANDARDS.
12. DETAILS ARE FOR ALL NEW AND REPLACEMENT SIGN INSTALLATIONS.
13. ALL ADVISORY SPEED SIGNS SHALL BE BASED ON A TRAFFIC STUDY, PLEASE FOLLOW TXDOT PROCEDURES FOR ESTABLISHING SPEED ZONES. THE PROCEDURES ARE AVAILABLE AT <http://onlinemanuals.txdot.gov/txdotmanuals/szn/szn.pdf>.
14. ALL SCHOOL ZONE WARNING SIGNS SHALL HAVE FLUORESCENT YELLOW GREEN BACKGROUNDS. REFER TO STANDARD HIGHWAY SIGN DESIGNS FOR TEXAS AVAILABLE AT <https://www.txdot.gov/inside-txdot/forms-publications/publications/highway-signs.html> OR CONTACT THE PUBLIC WORKS MAINTENANCE MANAGER FOR GUIDANCE.
16. SPEED LIMIT WITHIN CITY LIMIT SHALL BE 25 MPH

DETAILS

1. ALL DETAILS ARE NOT TO SCALE
2. SPECIAL DETAILS OR MODIFICATIONS TO THESE STANDARD DETAILS TO BE UTILIZED ON ANY GIVEN PROJECT SHALL BE SUBMITTED TO THE CITY FOR APPROVAL FOR USE.
3. The minimum depth of cover for cable television and copper cable communications lines shall be 24 inches. The minimum depth of cover for fiber optic facilities shall be 42 inches. The minimum depth of cover for cable television and copper cab:e communication line shall be 24 inches under ditches or 18 inches beneath the bottom of the pavement structure, whichever is greater.



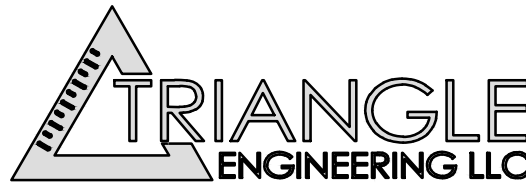
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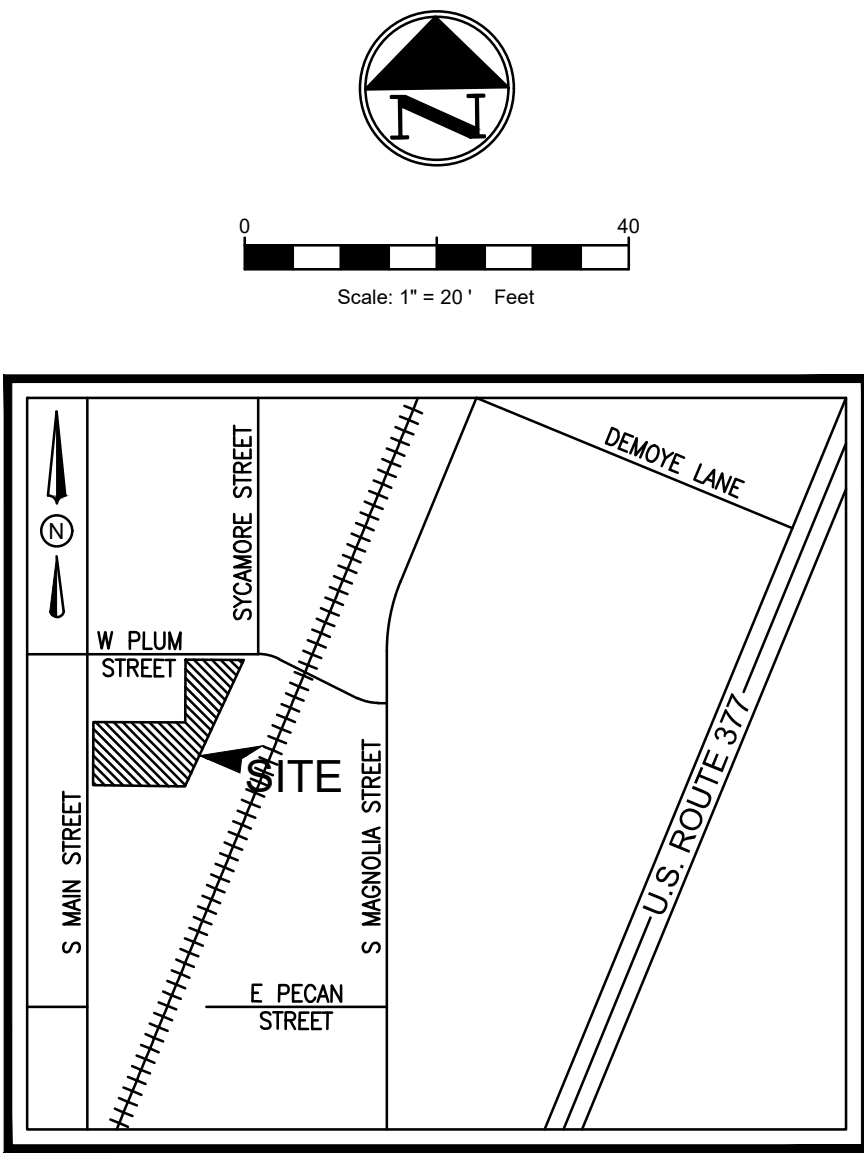
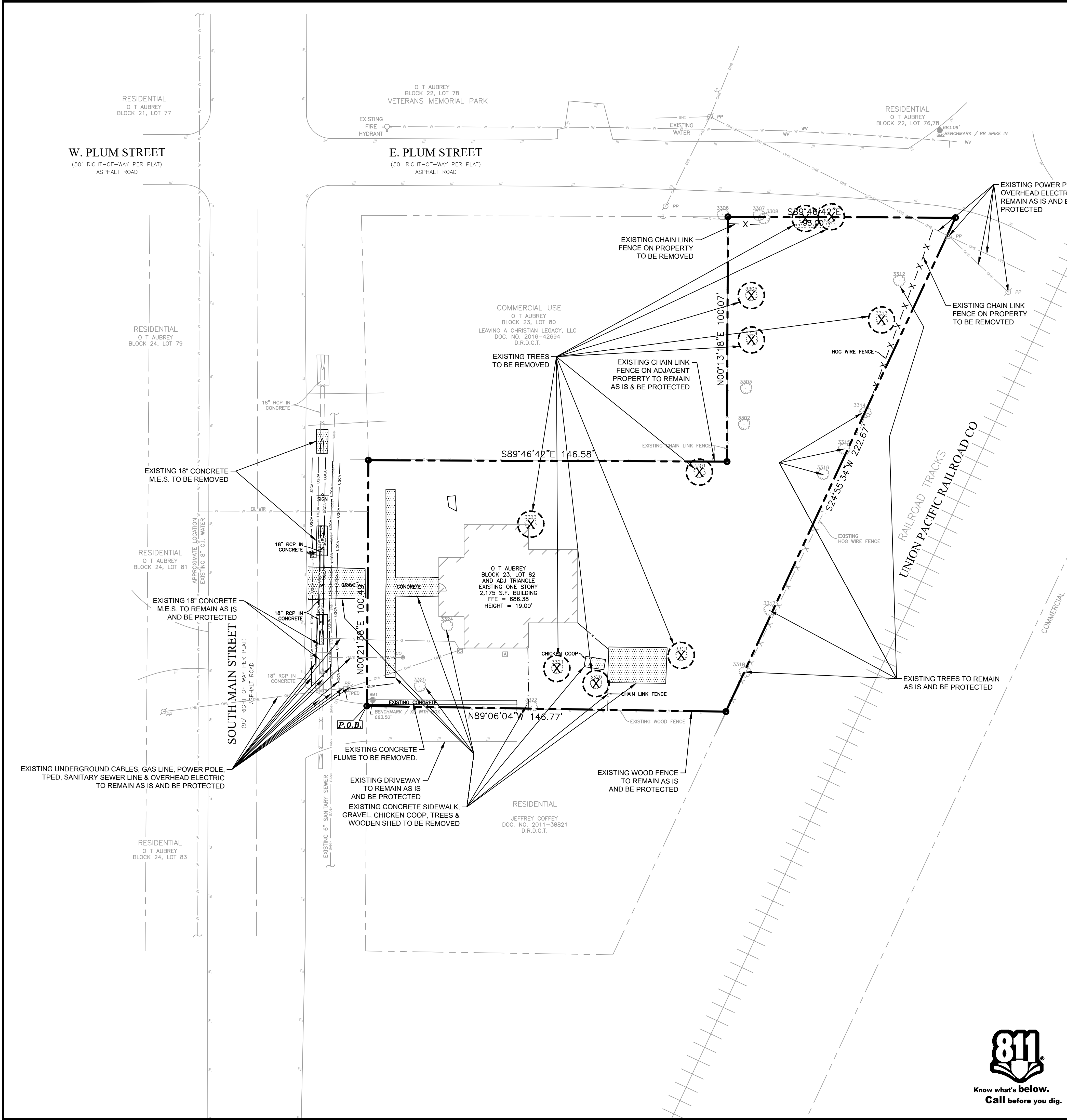
GENERAL NOTES

RESTAURANT
403 SOUTH MAIN STREET
CITY OF AUBREY
DENTON COUNTY, TEXAS
DENNIS COWAN SURVEY, ABSTRACT No. 304



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Planning Civil Engineering Construction Management					
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MLM	04-05-24	SEE SCALE BAR	035-24	C-1.1
TX. P.E. FIRM #11525					

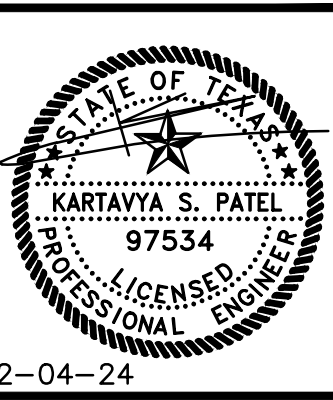


- DEMOLITION GENERAL NOTES**
- ANY DEMOLITION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE CITY, COUNTY AND STATE, AND/OR GOVERNING BODY'S STANDARDS.
 - EROSION AND SEDIMENT CONTROL MEASUREMENTS SHALL BE MAINTAINED AT ALL TIMES DURING DEMOLITION.
 - THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLY WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. CONTRACTOR SHALL THOROUGHLY GET FAMILIARIZED WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE JOB SITE PRIOR TO BIDDING AND COMMENCING THE WORK. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC OR CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.
 - THE DEMOLITION PLAN IS INTENDED TO SHOW REMOVAL OF KNOWN SITE FEATURES AND UTILITIES AS SHOWN ON THE SURVEY. THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES, AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY NEED TO BE REMOVED FOR THE PROPOSED PROJECT THAT ARE NOT SHOWN HEREON. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY, ENGINEER AND/OR OWNER PRIOR TO REMOVING ITEMS NOT SHOWN ON THE PLANS.
 - THE CONTRACTOR SHALL CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO DEMOLITION TO COORDINATE DISCONNECTION AND REMOVAL OF EXISTING UTILITIES WITHIN THE AREA OF WORK.
 - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES THAT ARE INTENDED TO CONTINUE TO PROVIDE SERVICE WHETHER THESE UTILITIES ARE SHOWN ON THE PLAN OR NOT.
 - UPON DISCOVERY OF ANY UNDERGROUND TANKS, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE. NO REMOVAL OF TANKS SHALL OCCUR UNTIL AUTHORIZED BY OWNER.
 - BUILDING AND APPURTENANCES DESIGNATED FOR DEMOLITION SHALL NOT BE DISTURBED BY THE CONTRACTOR UNTIL HE HAS BEEN FURNISHED WITH NOTICE TO PROCEED BY THE OWNER. AS SOON AS SUCH NOTICE HAS BEEN GIVEN, THE CONTRACTOR SHALL PERFORM THE DEMOLITION, UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE.
 - DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL CITY, STATE, AND FEDERAL LAWS AND ORDINANCES.
 - AS SOON AS DEMOLITION WORK HAS BEEN COMPLETED, THE FINAL GRADE OF BACKFILL IN DEMOLITION AREAS SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT. CONTRACTOR TO PREVENT WATER FROM DRAINING ONTO ADJACENT PROPERTIES.
 - EXISTING TREES TO REMAIN SHOULD BE PROTECTED FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.

EXISTING LEGEND		
—	BOUNDARY LINE	○ SET IRON ROD (AS NOTED)
—	ADJOINER BOUNDARY LINE	● FOUND IRON ROD (AS NOTED)
—	EASEMENT LINE (AS NOTED)	⊗ "X" CUT FOUND
—W—	WATER LINE	⊗ "X" CUT SET
—SAN—	SANITARY SEWER LINE	⊗ W M WATER METER
—	STORM DRAIN LINE (AS NOTED)	⊗ FH FIRE HYDRANT
—OHE—	OVERHEAD ELECTRIC LINE	⊗ SS SANITARY SEWER MANHOLE
⊗	BENCH MARK	⊗ CV CABLE VAULT
(CM)	CONTROL MONUMENT	⊗ UV UTILITY VAULT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS	⊗ FOM FIBER OPTIC MARKER
M.R.D.C.T.	MAP RECORDS DENTON COUNTY, TEXAS	⊗ WV WATER VALVE
⊗	POWER POLE	⊗ TS TRAFFIC SIGN
⊗	BOLLARD	⊗ SM STORM MANHOLE
⊗	SANITARY SEWER CLEAN OUT	⊗ GP GAS METER
		⊗ GR GREASE TRAP
		⊗ TR TELEPHONE RISER

DEMOLITION LEGEND	
SAWCUT LINE	---
AREA TO BE REMOVED	⊗
TREES TO BE REMOVED	⊗

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DEMOLITION PLAN

RESTAURANT

403 SOUTH MAIN STREET

CITY OF AUBREY

DENTON COUNTY, TEXAS

DENNIS COWAN SURVEY, ABSTRACT No. 304

TRIANGLE ENGINEERING LLC

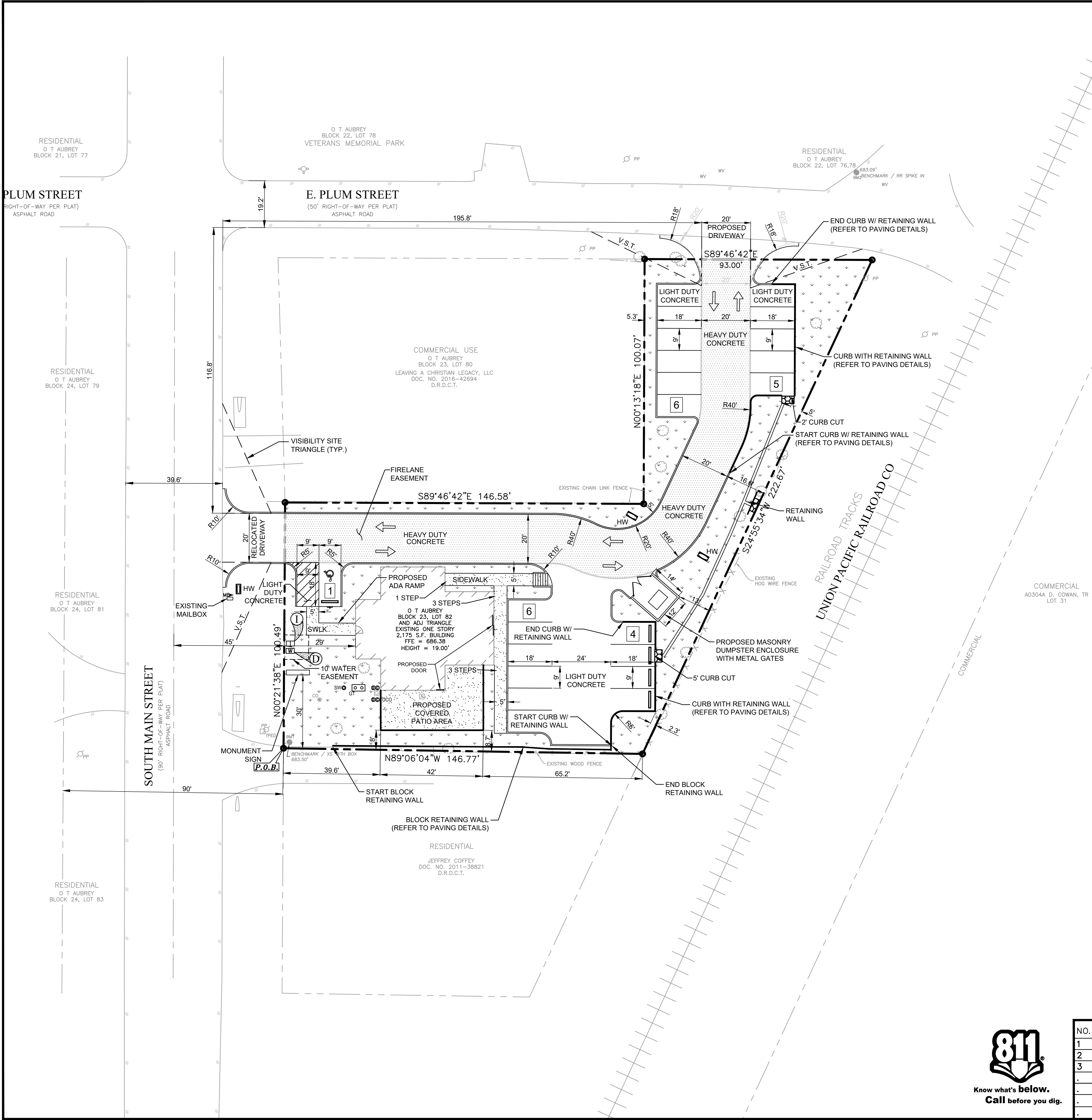
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TX. P.E. FIRM #11525





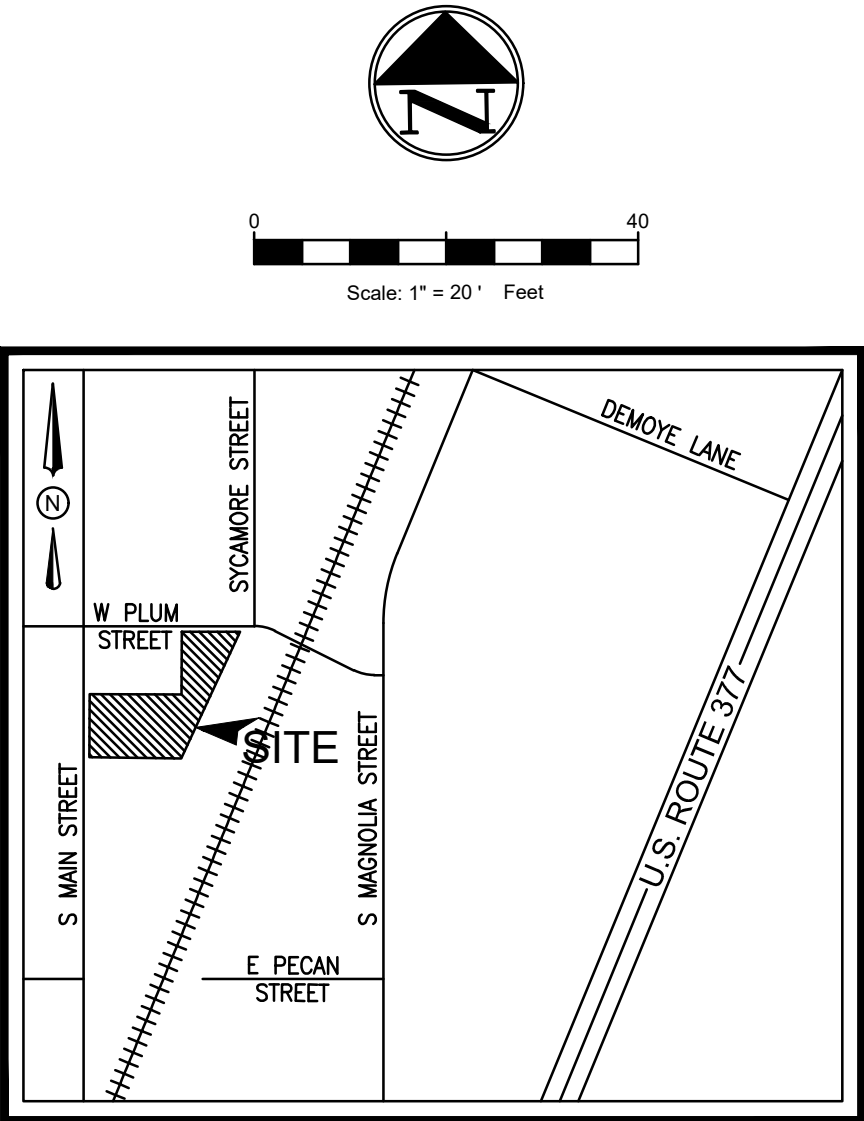
EXISTING LEGEND			
	BOUNDARY LINE		SET IRON ROD (AS NOTED)
	ADJOINER BOUNDARY LINE		FOUND IRON ROD (AS NOTED)
	EASEMENT LINE (AS NOTED)		"X" CUT FOUND
	WATER LINE		"X" CUT SET
	SANITARY SEWER LINE		WATER METER
	STORM DRAIN LINE (AS NOTED)		FIRE HYDRANT
	OVERHEAD ELECTRIC LINE		SANITARY SEWER MANHOLE
	BENCH MARK		CABLE VAULT
	CONTROL MONUMENT		UTILITY VAULT
	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS		FIBER OPTIC MARKER
	MAP RECORDS DENTON COUNTY, TEXAS		WATER VALVE
	POWER POLE		TRAFFIC SIGN
	BOLLARD		STORM MANHOLE
	SANITARY SEWER CLEAN OUT		LIGHT POLE
			GAS METER
			GREASE TRAP
			TELEPHONE RISER

SITE DATA SUMMARY TABLE	
SITE ACREAGE:	0.557 ACRES (24,269 S.F.)
ZONING:	GR - GENERAL RETAIL
PROPOSED USE:	RESTAURANT
BUILDING AREA:	EXISTING 2,175 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	19'-0"
BUILDING COVERAGE:	8.9%
FLOOR AREA RATIO:	0.09
IMPERVIOUS AREA:	15,437 S.F. (63.6%)
PERVIOUS/LANDSCAPE AREA:	8,832 S.F. (36.4%)
REGULAR PARKING REQUIRED:	22 SPACES
1 SPACE PER 3 SEATS	
REGULAR PARKING PROVIDED:	21 SPACES
HANDICAP PARKING REQUIRED:	1 SPACE (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	1 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	22 SPACES

SITE LEGEND	
CONCRETE CURB	
SAW-CUT LINE	
FENCE	
FIRE LANE	
LANDSCAPE AREA	
STRIPING	
PARKING SPACES	
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
TRAFFIC ARROW	
FIRE HYDRANT	
DUMPSTER	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
DOMESTIC WATER METER	
IRRIGATION METER	
GAS METER	
TRANSFORMER	
LIGHT POLE	

CITY NOTES

- THE SANITATION CONTAINER SCREENING WALLS SHALL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE AND PAD SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
- MECHANICAL, HEATING AND AIR-CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
- THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH THE CITY OF AUBREY ZONING ORDINANCE.



VICINITY MAP

- N.T.S.
- SITE GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
 - THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
 - WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
 - ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
 - THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
 - ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
 - THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
 - ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

PROJECT CONTACT LIST

ENGINEER
TRIANGLE ENGINEERING LLC
1782 W. McDERMOTT DRIVE
ALLEN, TEXAS 75013
CONTACT: KARTAVYA PATEL, P.E.
PHONE: 469-331-8566

SURVEYOR
TRAVERSE LAND SURVEYING
14200 MIDWAY ROAD, SUITE 130
DALLAS, TEXAS 75244
CONTACT: MARK NACE
PHONE: 469-784-9321

OWNER/DEVELOPER
JP&R MCKINNEY
2629 SHADOW GLEN DRIVE
PROSPER, TEXAS 76058
CONTACT: HARI NAMASIVAYAM
PHONE: 469-554-0390

SITE PLAN

RESTAURANT

403 SOUTH MAIN STREET

CITY OF AUBREY

DENTON COUNTY, TEXAS

DENNIS COWAN SURVEY, ABSTRACT No. 304



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KP	MLM	04-05-24	SCALE BAR	035-24	
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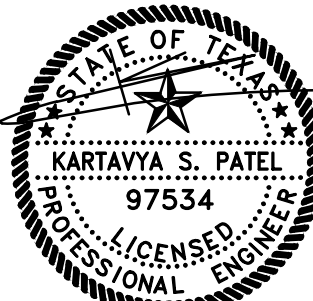
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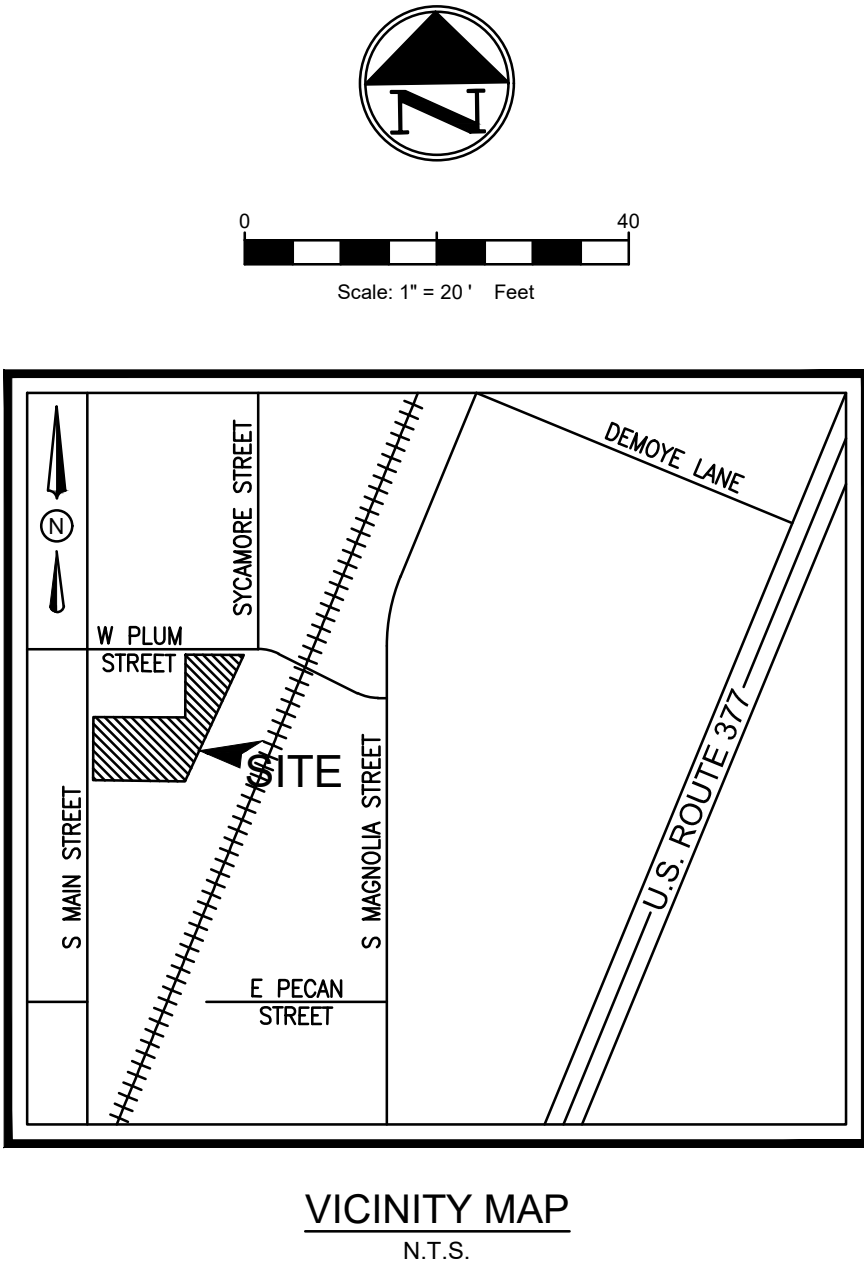
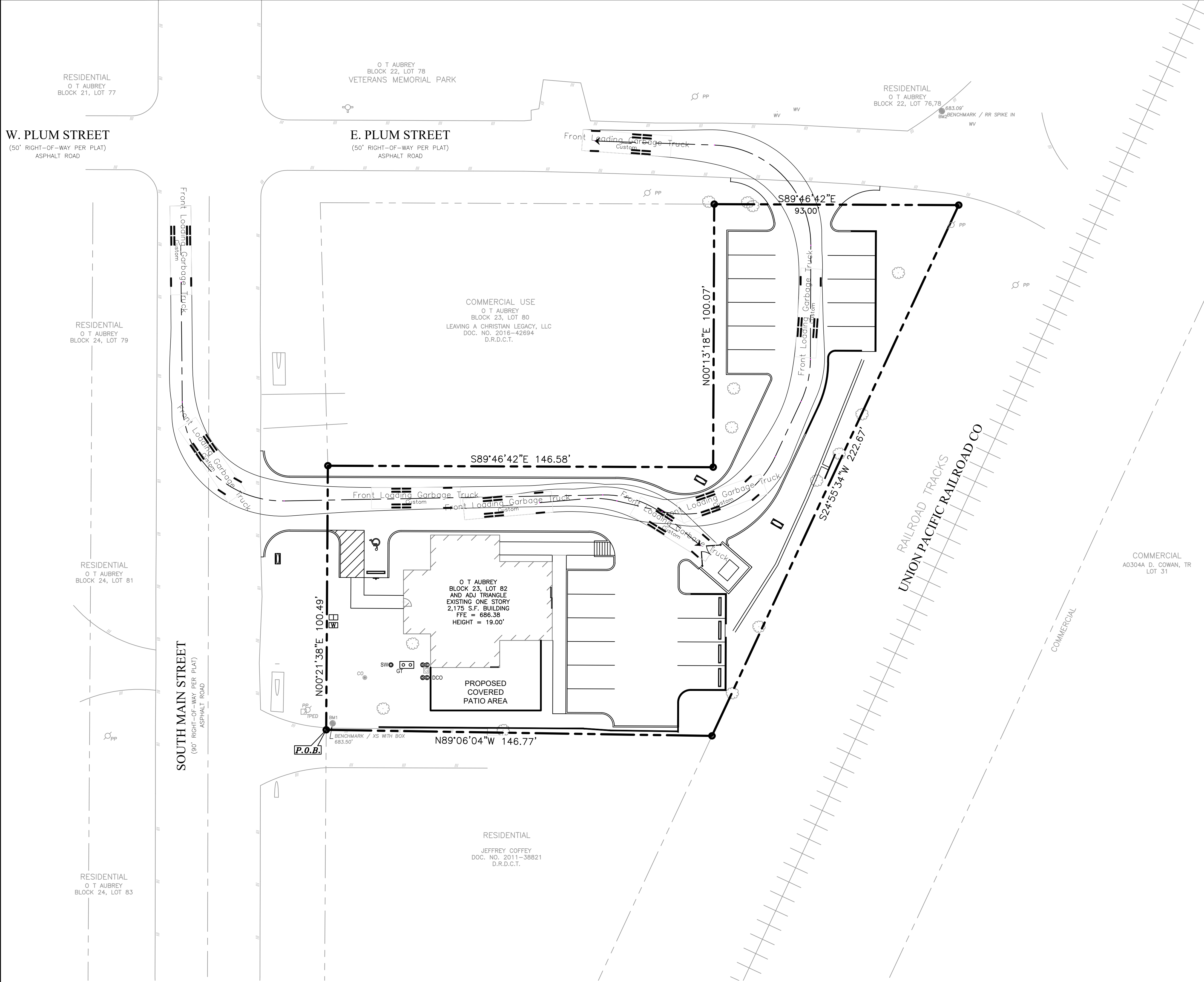


Know what's below.
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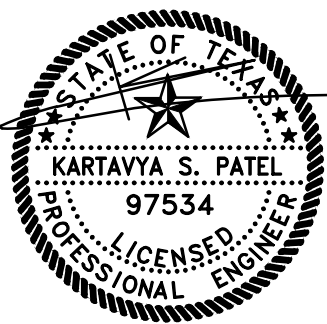
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12-04-24



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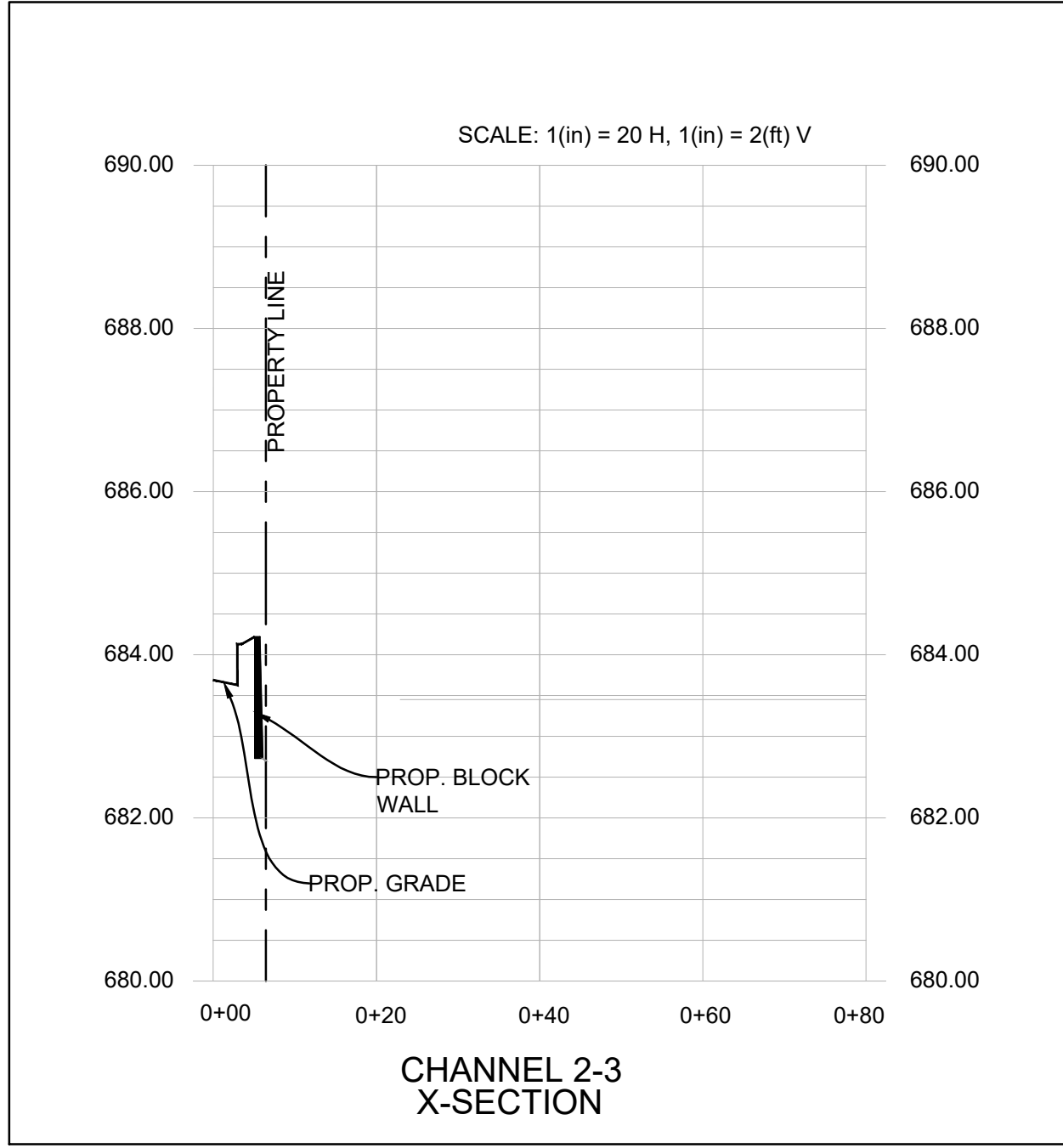
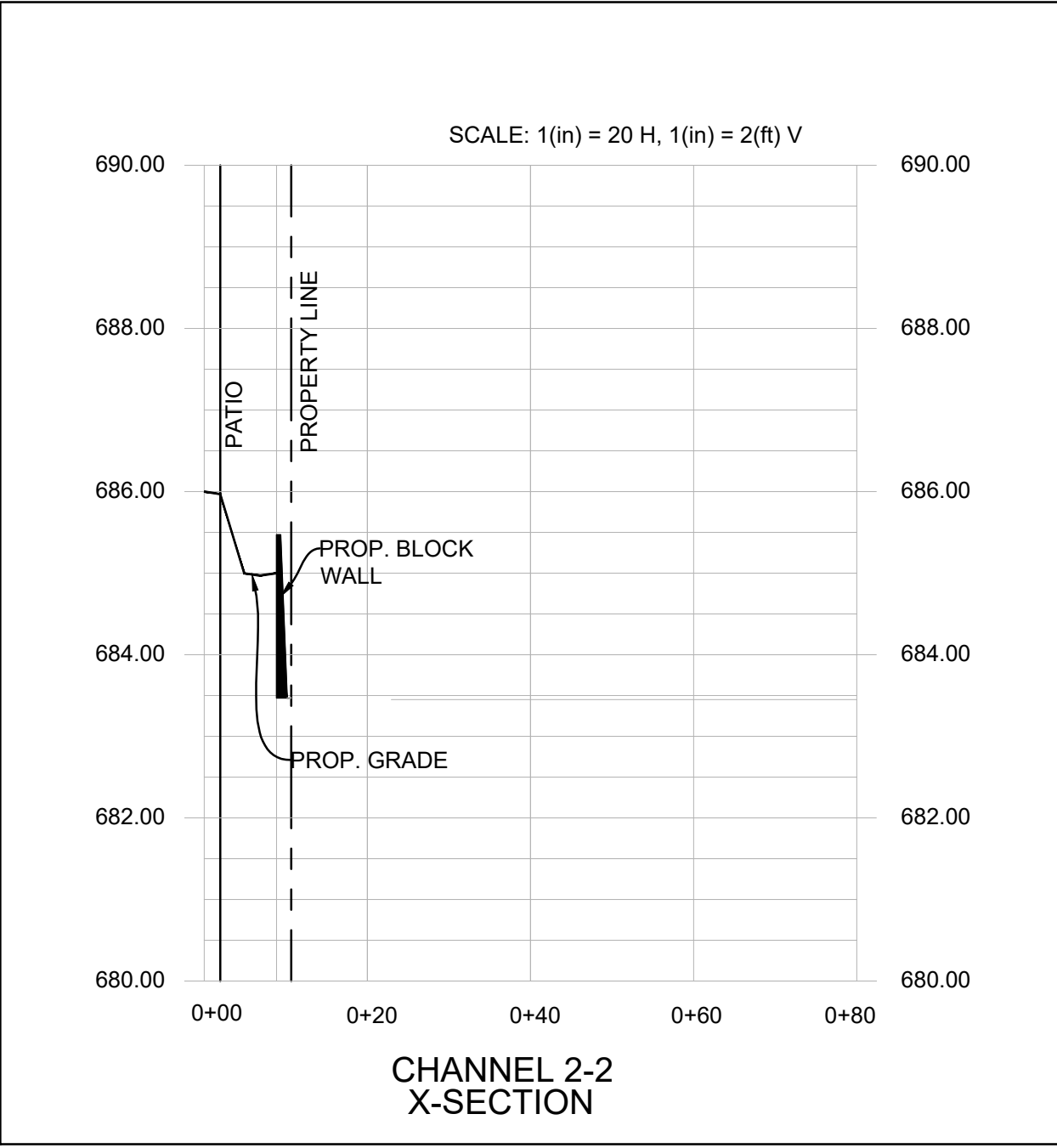
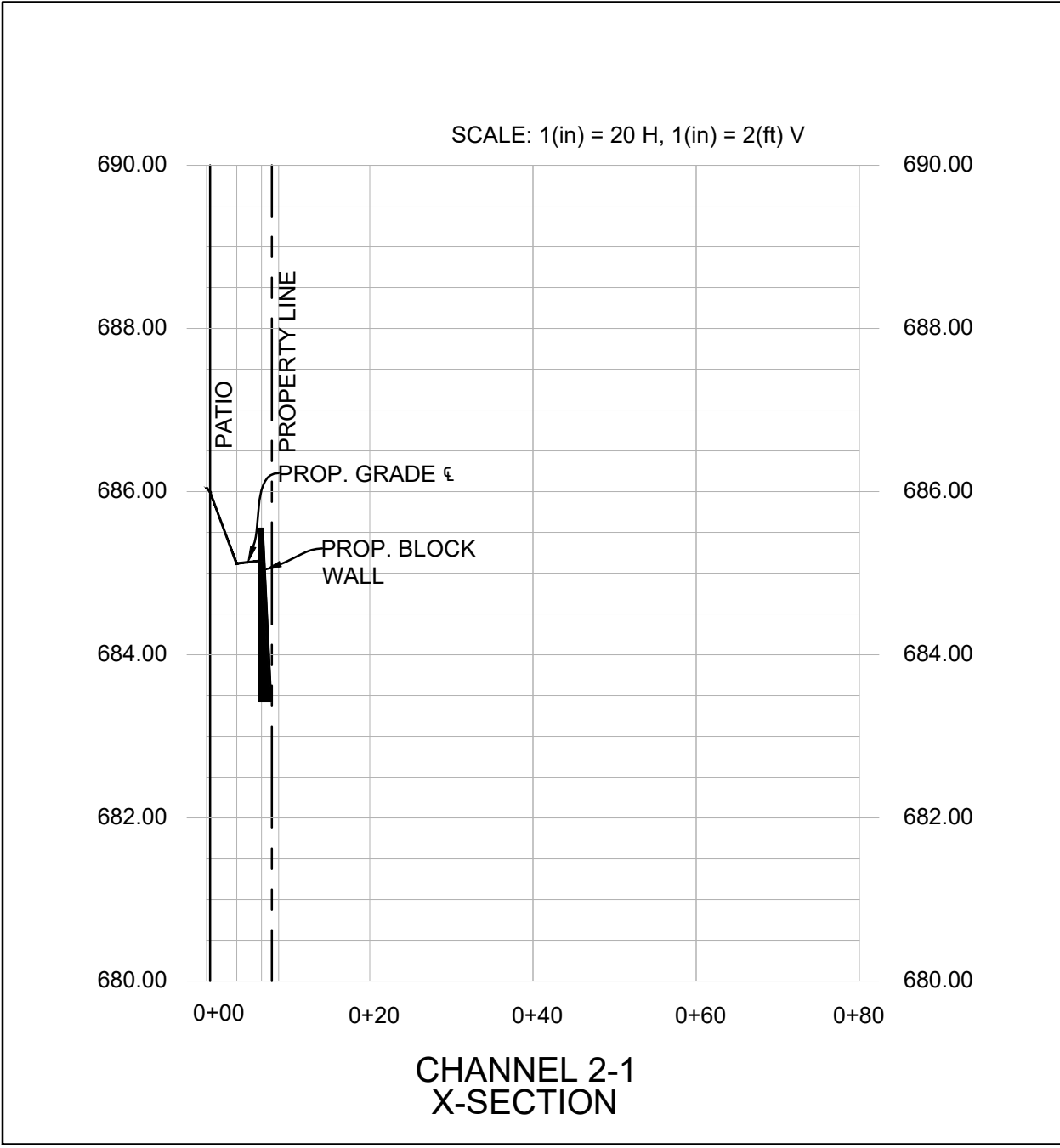
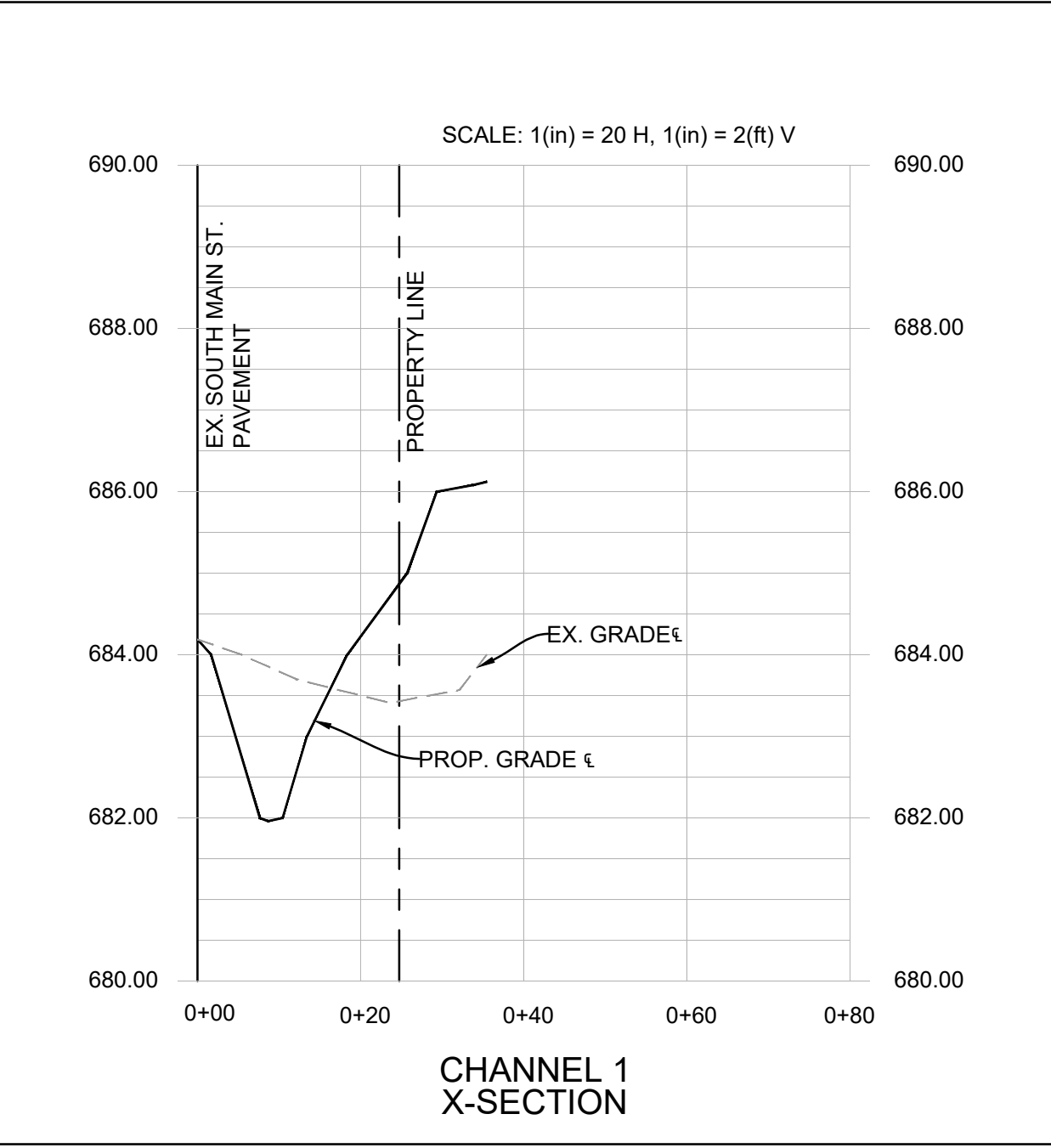
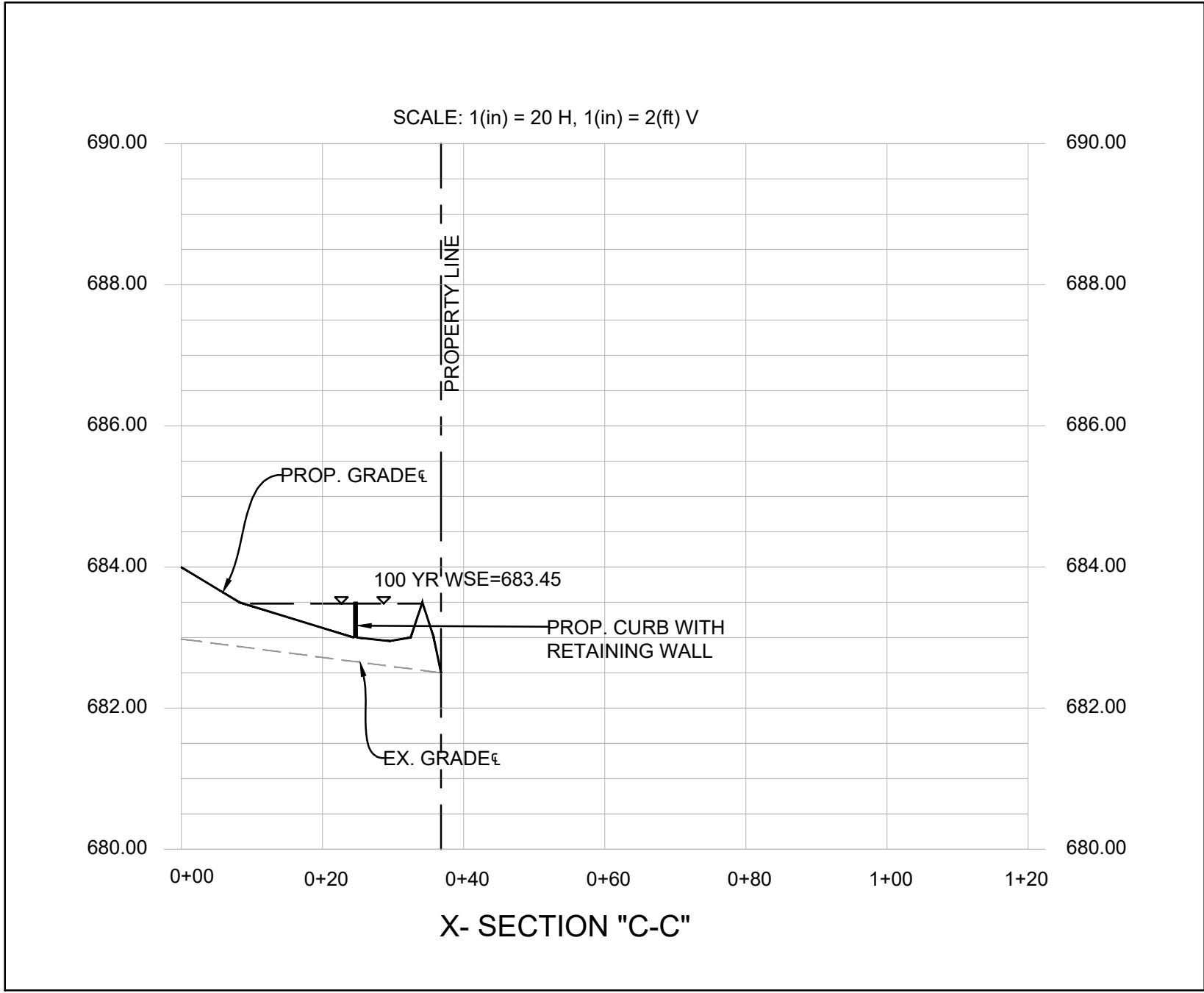
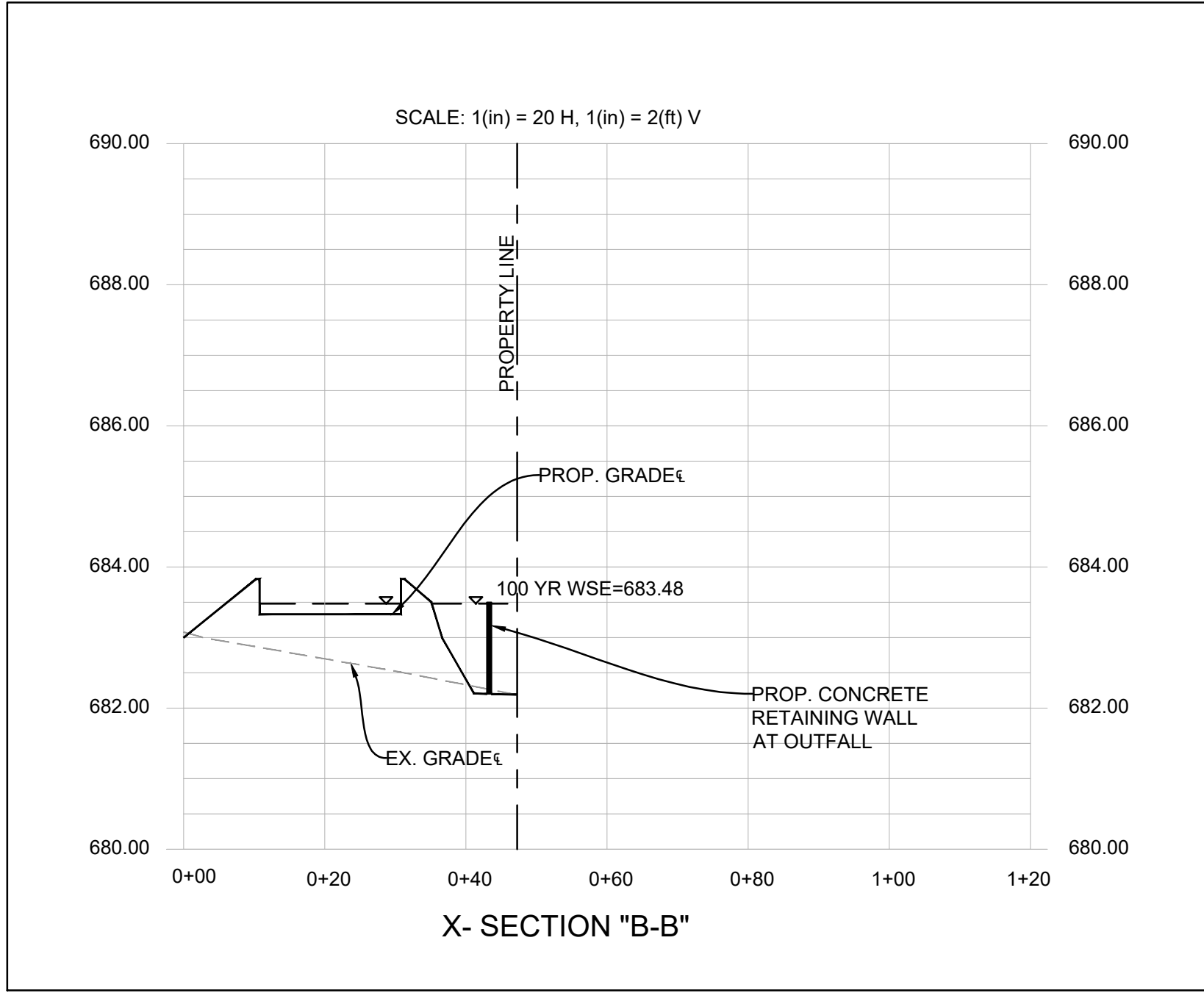
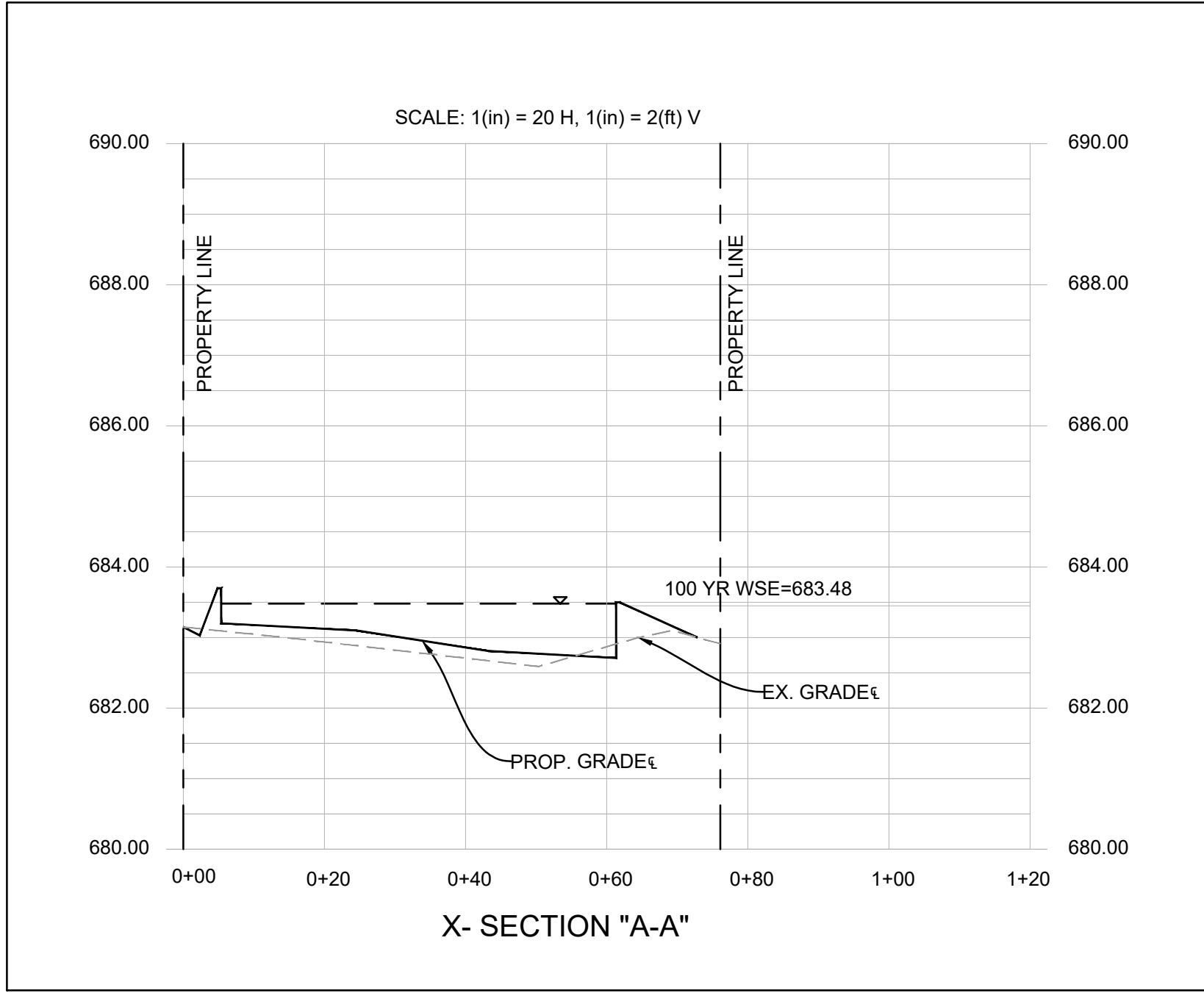
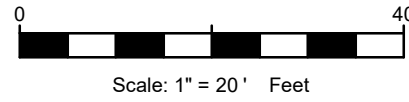


GARBAGE TRUCK PLAN
RESTAURANT
403 SOUTH MAIN STREET
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DENTON COUNTY, TEXAS
DENNIS COWAN SURVEY, ABSTRACT No. 304

TRIANGLE
ENGINEERING LLC
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Planning | Civil Engineering | Construction Management

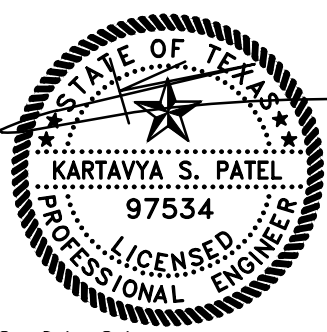
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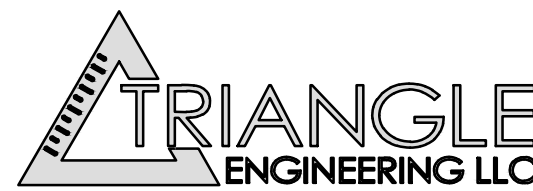
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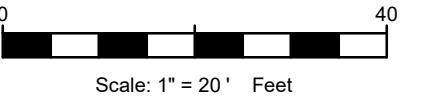


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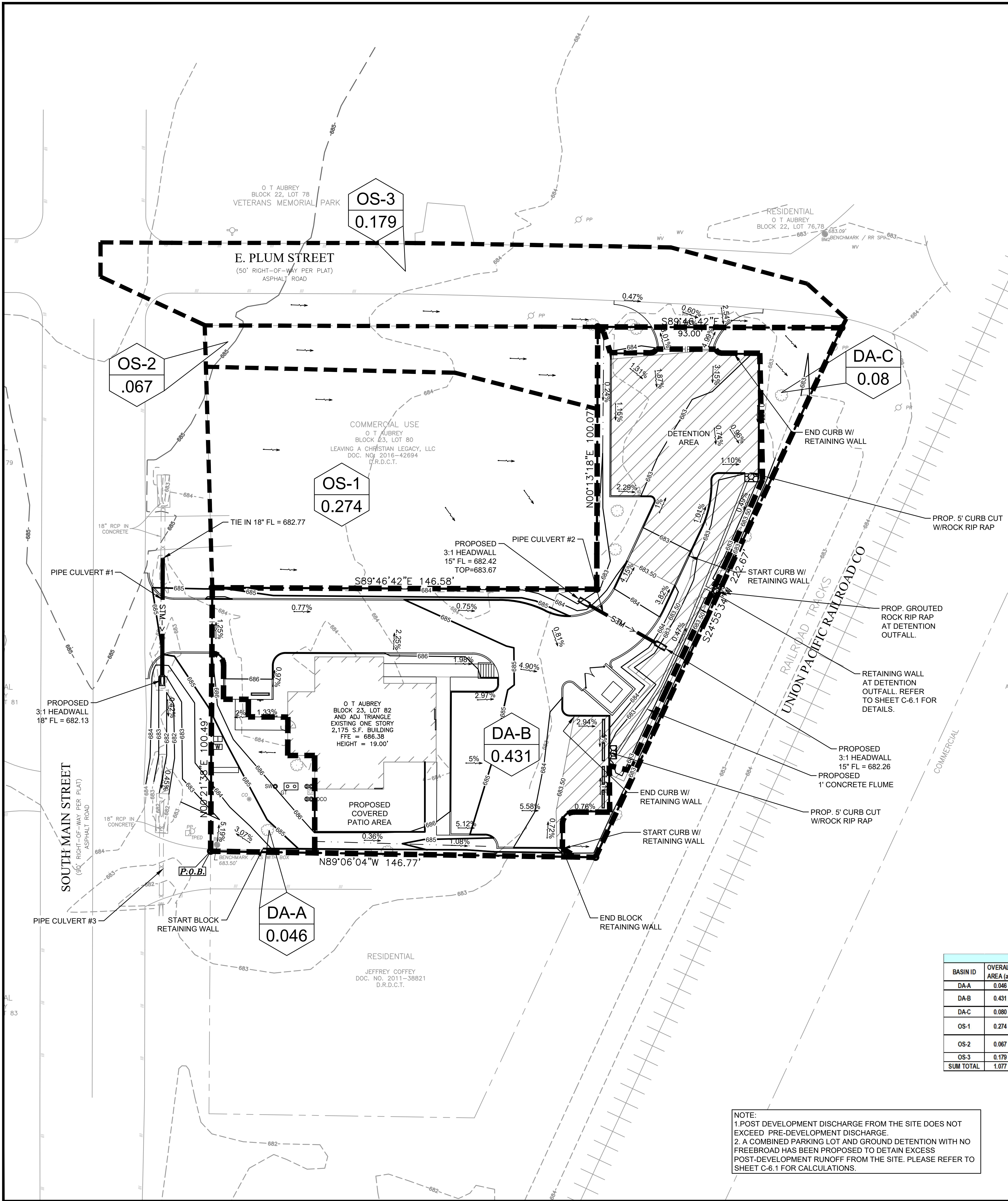
PRE-DRAINAGE LEGEND

EXISTING MINOR CONTOURS	 464
EXISTING MAJOR CONTOURS	 465
DRAINAGE DIVIDE	
DRAINAGE AREA NO.	
DRAINAGE AREA ACREAGE	
DRAINAGE FLOW DIRECTION	

BASIN ID	OVERALL AREA (ac)	Tc (min)	PRE-DRAINAGE AREAS									REMARKS
			2-YR STORM			10-YR STORM			100-YR STORM			
			C	I (in/hr)	Q (cfs)	C	I (in/hr)	Q (cfs)	C	I (in/hr)	Q (cfs)	
XDA-A	0.086	15	0.45	3.89	0.15	0.45	5.48	0.21	0.45	7.85	0.30	SHEET FLOWS TO EX. DITCH ALONG SOUTH WEST
XDA-B	0.317	15	0.45	3.89	0.55	0.45	5.48	0.78	0.45	7.85	1.12	SHEET FLOWS TO SOUTH EAST
XDA-C	0.154	15	0.45	3.89	0.27	0.45	5.48	0.38	0.45	7.85	0.54	SHEET FLOWS TO SOUTH EAST
XOS-1	0.274	15	0.60	3.89	0.64	0.60	5.48	0.90	0.60	7.85	1.29	SHEET FLOWS TO XDA-B AND EVENTUALLY DRAINS SOUTH EAST
XOS-2	0.067	15	0.60	3.89	0.16	0.60	5.48	0.22	0.60	7.85	0.32	SHEET FLOWS TO XDA-C AND EVENTUALLY DRAINS SOUTH EAST
XOS-3	0.179	10	0.90	4.69	0.76	0.90	6.62	1.07	0.90	9.53	1.54	SHEET FLOWS TO XDA-C AND EVENTUALLY DRAINS SOUTH EAST
SUM TOTAL	1.077				2.53			3.56			5.11	

A circular professional engineer seal for the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by stars. The center features a five-pointed star above the name "KARTAVYA S. PATEL" and the license number "97534". Below the license number, the word "LICENSED" is written in a smaller font.

Know what's below.
Call before you dig.



EXISTING LEGEND			
	BOUNDARY LINE	○	SET IRON ROD (AS NOTED)
	ADJOINER BOUNDARY LINE	●	FOUND IRON ROD (AS NOTED)
	EASEMENT LINE (AS NOTED)	⊗	"X" CUT FOUND
—W—	WATER LINE	⊗	"X" CUT SET
—SAN—	SANITARY SEWER LINE	WV	WATER METER
	STORM DRAIN LINE (AS NOTED)	○ FH	FIRE HYDRANT
—OHE—	OVERHEAD ELECTRIC LINE	○ SS	SANITARY SEWER MANHOLE
●	BENCH MARK	□ CV	CABLE VAULT
(CM)	CONTROL MONUMENT	□ UV	UTILITY VAULT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS	WV	FIBER OPTIC MARKER
M.R.D.C.T.	MAP RECORDS DENTON COUNTY, TEXAS	TS	TRAFFIC SIGN
⚡	POWER POLE	★	STORM MANHOLE
●	BOLLARD	⊠	LIGHT POLE
○ 00	SANITARY SEWER CLEAN OUT	⊠	GAS METER
		⊠	GREASE TRAP
		○	TELEPHONE RISER

POST-DRAINAGE LEGEND		
EXISTING MINOR CONTOURS	---	464
EXISTING MAJOR CONTOURS	---	465
MINOR CONTOURS	---	464
MAJOR CONTOURS	---	465
DRAINAGE DIVIDE	---	---
HIGH POINT	HP	HP
DRAINAGE AREA NO.	DA-X	
DRAINAGE AREA ACREAGE	X.XX	
DRAINAGE FLOW DIRECTION	1%	
PROPOSED DETENTION AREA		

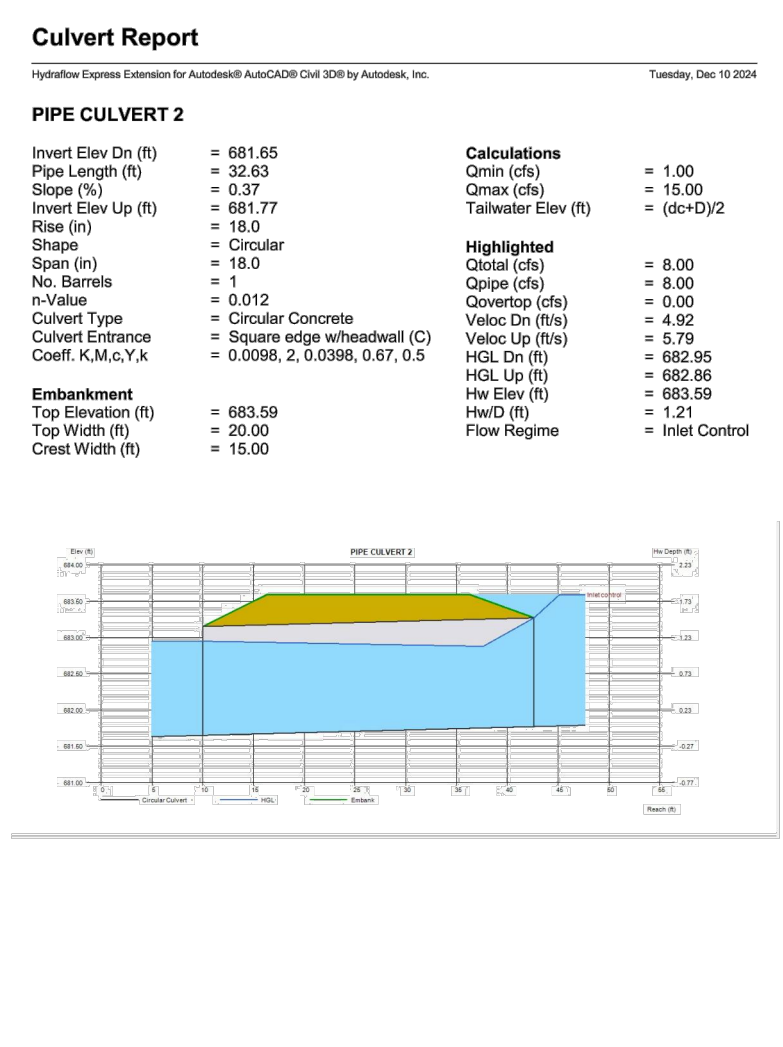
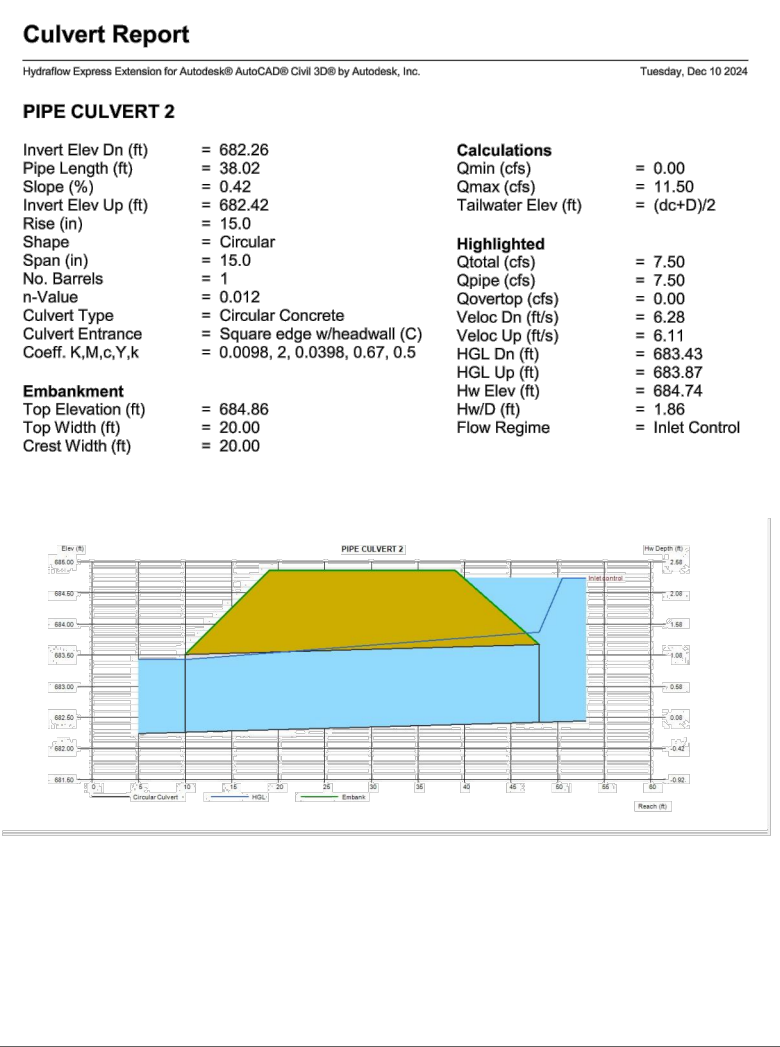
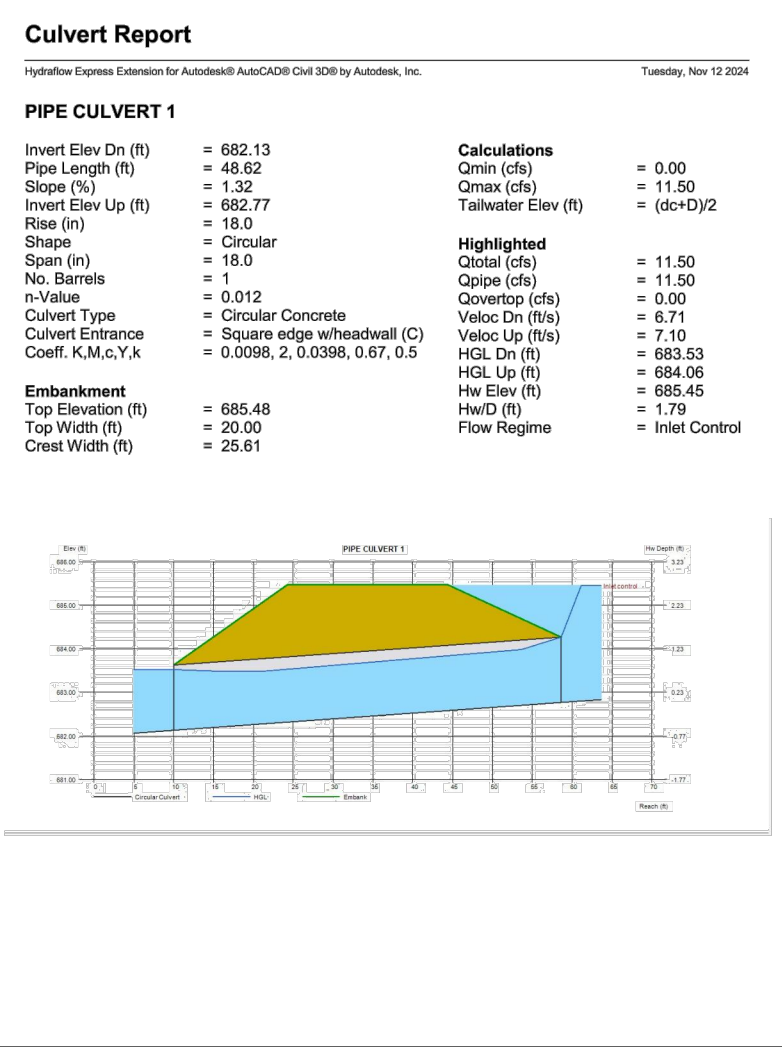
FLOOD PLAIN NOTE

THE SUBJECT PROPERTY LIES WITHIN THE ZONE "X" UNSHADED (DETERMINED TO BE OUTSIDE THE 0.20% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP NUMBER 48121C0265G, DATED APRIL 18, 2011 FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS.

BENCHMARKS

BENCHMARK NO. 1
FROM THE MOST SOUTHWESTERLY CORNER NORTH 2.49 FEET THENCE EAST 2.43 FEET TO A "SQUARE CUT X" ON TOP OF CONCRETE ELEVATION = 683.50'

BENCHMARK NO. 2
FROM THE MOST NORTHEASTERLY CORNER NORTH 35.76 FEET THENCE WEST 36.60 FEET TO A RAILROAD SPIKE IN ASPHALT ELEVATION = 683.090'

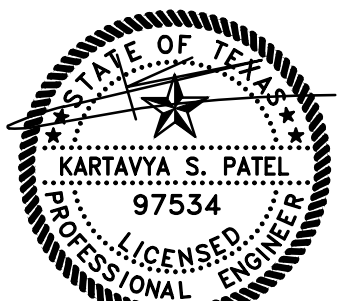


POST-DRAINAGE AREAS											
BASIN ID	OVERALL AREA (ac)	To (min)	2-YR STORM		10-YR STORM		100-YR STORM		REMARKS		
			C	Q (cfs)	C	Q (cfs)	C	Q (cfs)			
DA-A	0.046	10	0.80	4.69	0.17	0.80	6.62	0.24	0.80	9.53	0.35
DA-B	0.431	10	0.80	4.69	1.62	0.80	6.62	2.28	0.80	9.53	3.29
DA-C	0.080	10	0.80	4.69	0.30	0.80	6.62	0.42	0.80	9.53	0.61
OS-1	0.274	15	0.80	3.89	0.64	0.80	5.48	0.90	0.80	7.85	1.29
OS-2	0.067	15	0.80	3.89	0.16	0.80	5.48	0.22	0.80	7.85	0.32
OS-3	0.179	10	0.90	4.69	0.76	0.90	6.62	1.07	0.90	9.53	1.54
SUM TOTAL	1.077				3.64			5.14			7.39

NOTE:
1. POST DEVELOPMENT DISCHARGE FROM THE SITE DOES NOT EXCEED PRE-DEVELOPMENT DISCHARGE.
2. A COMBINED PARKING LOT AND GROUND DETENTION WITH NO FREEBOARD HAS BEEN PROPOSED TO DETAIN EXCESS POST-DEVELOPMENT RUNOFF FROM THE SITE. PLEASE REFER TO SHEET C-6.1 FOR CALCULATIONS.



NO.	DATE	DESCRIPTION	BY
1	09-17-24	1st CITY SUBMITTAL	KP
2	11/15/24	PER CITY COMMENTS	KP
3	12-04-24	3rd CITY SUBMITTAL	KP
4			
5			
6			
7			
8			
9			
10			



PRELIMINARY POST-DRAINAGE PLAN

RESTAURANT

403 SOUTH MAIN STREET

CITY OF AUBREY

DENTON COUNTY, TEXAS

DENNIS COWAN SURVEY, ABSTRACT No. 304

TRIANGLE ENGINEERING LLC

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MLM	04-05-24	SCALE BAR	035-24	C-6.0

TX. P.E. FIRM #11525

DETENTION CALCUALTIONS-2YR							
ALLOWABLE RELEASE RATE EQUAL TO THE 2-YEAR PEAK RUNOFF RATE PRIOR TO SITE DEVELOPMENT WHEN C=0.45, I=3.89 @ Tc=15 MINS TOTAL SITE AREA:0.471 ACRES ALLOWABLE RUNOFF FROM SITE: (0.45 x3.89x 0.471+0.80(XOS-1+XOS-2) =1.62 CFS ALLOWABLE RELEASE FROM STORAGE AREA: (1.62 CFS - 0.30CFS BYPASS FLOW) AREA FLOW TO THE DETENTION POND: 0.772 ACRES							
1.32							
STORM DURATION DATA & DETENTION POND SYSTEM CALCULATION :							
TIME	C	I2	TOTAL AREA	Q	INFLOW	OUTFLOW	STORAGE
(Min)	Full Dev.	(2-Year)	(Acres)	(CFS)	(CF)	(CF)	(CF)
10	0.80	4.69	0.772	2.90	1,738	792	946
20	0.80	3.50	0.772	2.16	2,591	1,188	1,403
30	0.80	2.71	0.772	1.67	3,013	1,584	1,429
40	0.80	2.39	0.772	1.48	3,547	1,980	1,567
50	0.80	2.08	0.772	1.28	3,846	2,376	1,470
60	0.80	1.76	0.772	1.09	3,913	2,772	1,141
70	0.80	1.65	0.772	1.02	4,275	3,168	1,107
80	0.80	1.54	0.772	0.95	4,553	3,564	989
90	0.80	1.43	0.772	0.88	4,752	3,960	792
100	0.80	1.31	0.772	0.81	4,865	4,356	509
REQUIRED STORAGE VOLUME = INFLOW - OUTFLOW INFLOW = STORM DURATION x RESPECTIVE PEAK DISCHARGE x 60 SEC./MIN. OUTFLOW = HALF OF THE RESPECTIVE INFLOW DURATION x CONTROL RELEASE DISCHARGE x 60 SEC./MIN.							
2 YEAR STORM EVENT @ 40 MIN. INFLOW =40 x 0.80 x2.39x 0.772x 60 =3,547 OUTFLOW = 0.5 x 50x1.32x 60 = 1,980							
REQUIRED DETENTION SYSTEM STORAGE CAPACITY = INFLOW - OUTFLOW = 3,547-1,980 CF = 1,567 CF PROPOSED DETENTION STORAGE VOLUME = 3,225 CF							

2 YR WATER SURFACE ELEVATION OF POND			
	x	y	REQUIRED VOL
683.11	683	1113	1,564
	683.5	3225	

2-year Storm Event			
a) The required storage for 2-year is 1,564 CF.			
b) Interpolate the water surface elevation, 683.11 ft			
b) Using Weir Equation. Q=CLH^3/2			
Allowable discharge, Q=1.32cfs			
Orifice coefficient, C=0.6			
Opening A			
Pond Bottom Elev.(ft)= 682.20 ft			
h (ft)= 0.71 ft			
L(ft)= 0.7 ft			
H(ft)= 0.7 ft			
Q= 1.30 cfs			
Total Q= 1.30 cfs < 1.32cfs (OK)			

DETENTION CALCUALTIONS-10YR							
ALLOWABLE RELEASE RATE EQUAL TO THE 10-YEAR PEAK RUNOFF RATE PRIOR TO SITE DEVELOPMENT WHEN C=0.45, I=5.48 @ Tc=15 MINS TOTAL SITE AREA:0.471 ACRES ALLOWABLE RUNOFF FROM SITE: (0.45 x5.48 x 0.471+1.12(XOS-1+XOS-2) =2.28 CFS ALLOWABLE RELEASE FROM STORAGE AREA: (2.28 CFS - 0.42CFS BYPASS FLOW) AREA FLOW TO THE DETENTION POND: 0.772 ACRES							
1.86							
STORM DURATION DATA & DETENTION POND SYSTEM CALCULATION :							
TIME	C	I10	TOTAL AREA	Q	INFLOW	OUTFLOW	STORAGE
(Min)	Full Dev.	(10-Year)	(Acres)	(CFS)	(CF)	(CF)	(CF)
10	0.80	6.62	0.772	4.09	2,453	1,116	1,337
20	0.80	4.92	0.772	3.04	3,646	1,674	1,972
30	0.80	3.80	0.772	2.35	4,224	2,232	1,992
40	0.80	3.36	0.772	2.08	4,985	2,790	2,195
50	0.80	2.93	0.772	1.81	5,421	3,348	2,073
60	0.80	2.49	0.772	1.54	5,536	3,906	1,630
70	0.80	2.34	0.772	1.44	6,059	4,464	1,595
80	0.80	2.18	0.772	1.35	6,471	5,022	1,449
90	0.80	2.03	0.772	1.25	6,770	5,580	1,190
100	0.80	1.88	0.772	1.16	6,952	6,138	814
REQUIRED STORAGE VOLUME = INFLOW - OUTFLOW INFLOW = STORM DURATION x RESPECTIVE PEAK DISCHARGE x 60 SEC./MIN. OUTFLOW = HALF OF THE RESPECTIVE INFLOW DURATION x CONTROL RELEASE DISCHARGE x 60 SEC./MIN.							
10 YEAR STORM EVENT @ 40 MIN. INFLOW =40 x 0.80 x3.36x 0.772x 60 =4,985 OUTFLOW = 0.5 x 50x1.86x 60 = 2,790							
REQUIRED DETENTION SYSTEM STORAGE CAPACITY = INFLOW - OUTFLOW = 4,985-2,790 CF =2,195 CF PROPOSED DETENTION STORAGE VOLUME = 3,225 CF							

10 YR WATER SURFACE ELEVATION OF POND			
	x	y	REQUIRED VOL
683.26	683	1113	2,195
	683.5	3225	

10-year Storm Event			
a) The required storage for 10-year is 2,195 CF.			
b) Interpolate the water surface elevation, 683.26ft			
c) Using Weir Equation. Q=CLH^3/2			
Allowable discharge, Q=1.86cfs			
Orifice coefficient, C=0.6			
Opening A			
Pond Bottom Elev.(ft)= 682.20 ft			
h (ft)= 0.86 ft			
L(ft)= 0.3 ft			
H(ft)= 0.97 ft			
Q= 1.43 cfs			
Opening B			
Weir coefficient, C=3.1			
Opening Elev.(ft)= 683.11 ft			
L(ft)= 1.6 ft			
H(ft)= 0.15 ft			
Q= 0.29 cfs			
Q= 0.29 cfs			
Total Q= 1.72 cfs<1.86 cfs(OK)			

DETENTION CALCUALTIONS-100YR							
ALLOWABLE RELEASE RATE EQUAL TO THE 100-YEAR PEAK RUNOFF RATE PRIOR TO SITE DEVELOPMENT WHEN C=0.45, I=7.85 @ Tc=15 MINS TOTAL SITE AREA:0.471 ACRES ALLOWABLE RUNOFF FROM SITE: (0.45 x7.85 x 0.471+1.61(XOS-1+XOS-2) =3.27 CFS ALLOWABLE RELEASE FROM STORAGE AREA: (3.27 CFS - 0.61CFS BYPASS FLOW) AREA FLOW TO THE DETENTION POND: 0.772 ACRES							
2.66							
STORM DURATION DATA & DETENTION POND SYSTEM CALCULATION :							
TIME	C	I100	TOTAL AREA	Q	INFLOW	OUTFLOW	STORAGE
(Min)	Full Dev.	(100-Year)	(Acres)	(CFS)	(CF)	(CF)	(CF)
10	0.80	9.53	0.772	5.89	3,531	1,596	1,935
20	0.80	7.04	0.772	4.35	5,215	2,394	2,821
30	0.80	5.41	0.772	3.34	6,014	3,192	2,822
40	0.80	4.80	0.772	2.96	7,115	3,990	3,125
50	0.80	4.19	0.772	2.59	7,761	4,788	2,973
60	0.80	3.58	0.772	2.21	7,960	5,586	2,374
70	0.80	3.37	0.772	2.08	8,744	6,384	2,360
80	0.80	3.16	0.772	1.95	9,377	7,182	2,195
90	0.80	2.96	0.772	1.83	9,855	7,980	1,875
100	0.80	2.75	0.772	1.70	10,176	8,778	1,398
REQUIRED STORAGE VOLUME = INFLOW - OUTFLOW INFLOW = STORM DURATION x RESPECTIVE PEAK DISCHARGE x 60 SEC./MIN. OUTFLOW = HALF OF THE RESPECTIVE INFLOW DURATION x CONTROL RELEASE DISCHARGE x 60 SEC./MIN.							
100 YEAR STORM EVENT @ 40 MIN. INFLOW =40 x 0.80 x4.80x 0.772x 60 =7,115 OUTFLOW = 0.5 x 50x2.73x 60 = 4,095							
REQUIRED DETENTION SYSTEM STORAGE CAPACITY = INFLOW - OUTFLOW = 7,115-4,095 CF = 3,020 CF PROPOSED DETENTION STORAGE VOLUME = 3,225 CF							

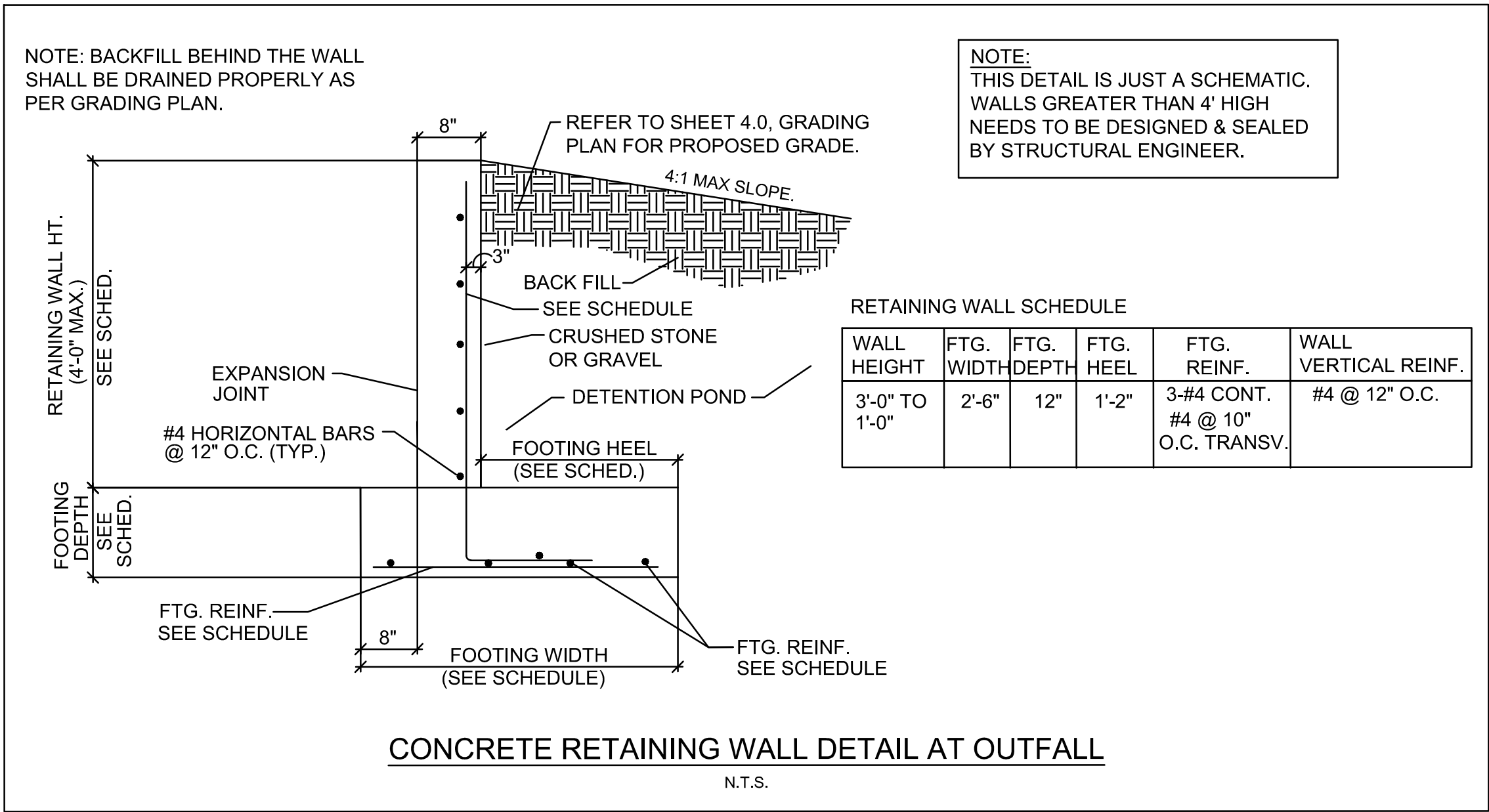
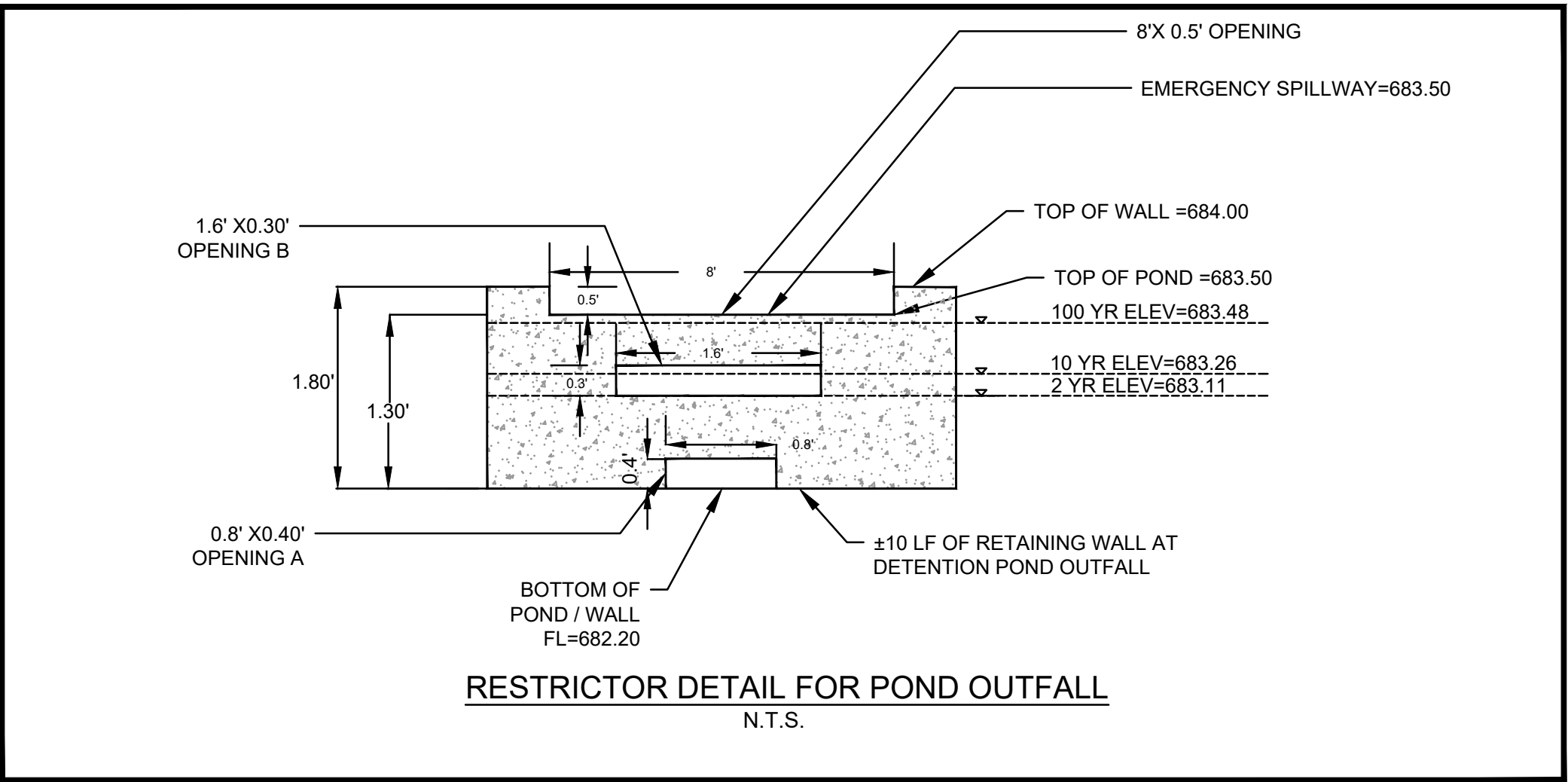
100 YR WATER SURFACE ELEVATION OF POND			
	x	y	REQUIRED VOL
683.48	683	1113	3,125
	683.5	3225	

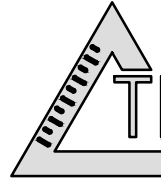
100-year Storm Event			
a) The required storage for 100-year is 3,125 CF.			
b) Interpolate the water surface elevation, 683.48ft			
c) Sizing discharger regulator, orifice. Q=CAsg(2gh)			
Allowable discharge, Q=2.66cfs			
Orifice coefficient, C=0.6			
Opening A			
Pond Bottom Elev.(ft)= 682.20 ft			
h (ft)= 1.05 ft			
L(ft)= 0.8 ft			
H(ft)= 0.4 ft			
Q= 1.58 cfs			
Opening B			
Opening Elev.(ft)= 683.11 ft			
h (ft)= 0.22 ft			
L(ft)= 1.6 ft			
H(ft)= 0.3 ft			
Q= 1.08 cfs			
Total Q= 2.66 cfs<2.66 cfs (OK)			

SPILLWAY OVERFLOW WEIR CALCULATIONS			
Using Weir Equation. Q=CLH^3/2			
Wire coefficient, C=3.1			
lenth of opening, L=8'			
Post development Q100 = 5.50CFS			
Bottom of Pond = 1026			
Spillway Emergency WSE = 683.50'			
L(ft)= 8 ft			
H(ft)= 0.5 ft			
Q= 8.77 cfs			
Total Q= 8.77 cfs > 5.50cfs (OK)			

DETENTION POND OUTFLOW SUMMARY			
YEAR	Q ALLOWABLE	Q RELEASE	
2YEAR	1.32 CFS	1.30 CFS	
10YEAR	1.86 CFS	1.72 CFS	
100YEAR	2.66 CFS	2.66 CFS	

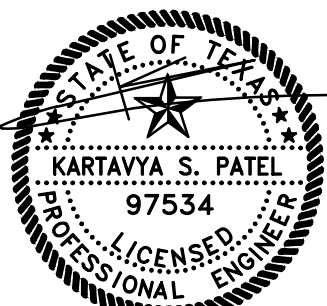
COMBINED DETENTION POND				
Stage	Elevation	Contour Area	Incremental Storage	Total Storage
(ft)	(ft)	(sqft)	(cuft)	(cuft)
0.00	682.20	0	0.000	0.000
0.80	683.00	2,783	1,113	1,113
1.30	683.50	5,663	2,111	3,225



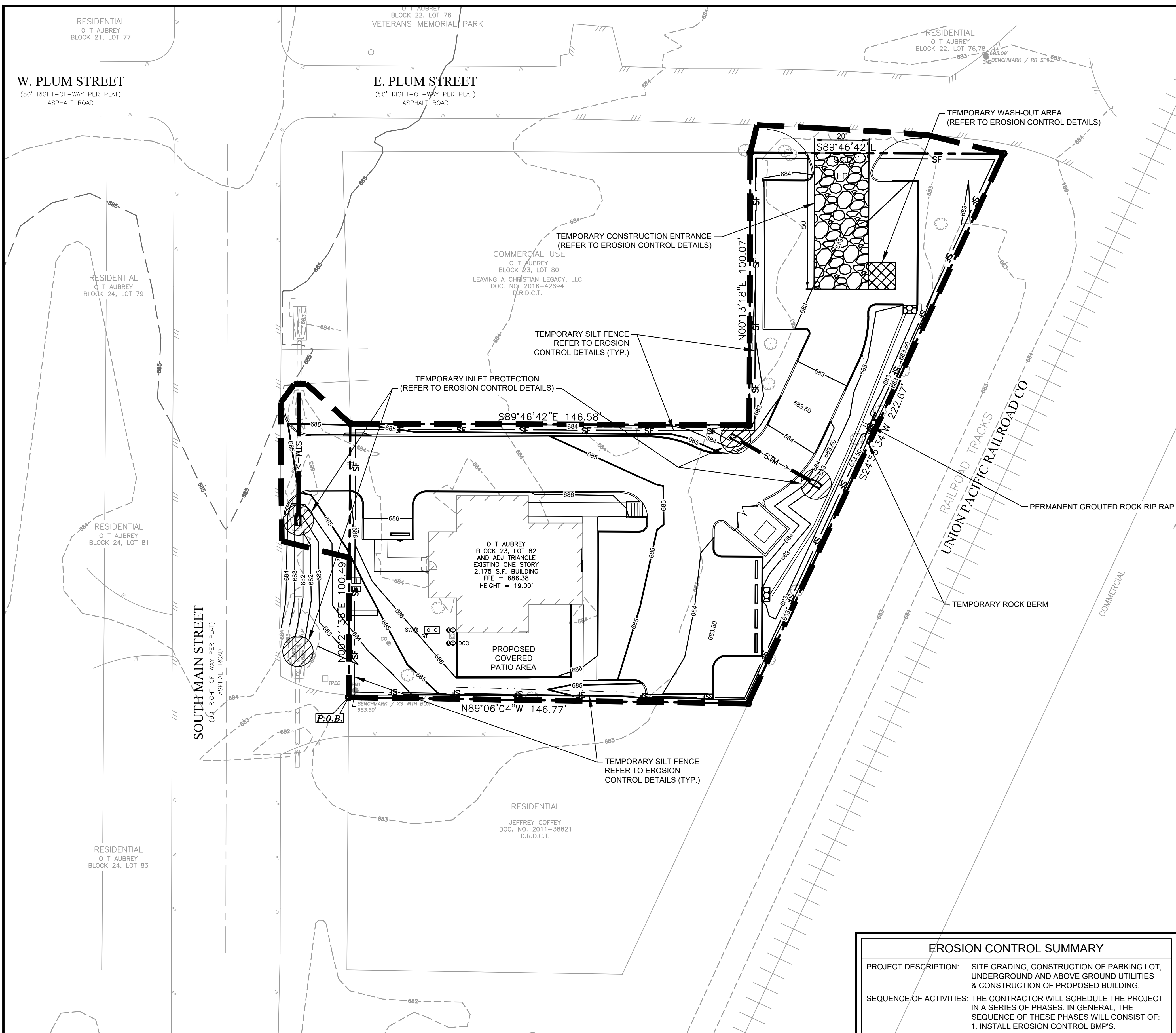
PRELIMINARY DETENTION CALCULATION					
RESTAURANT					
403 SOUTH MAIN STREET					
CITY OF AUBREY					
DENTON COUNTY, TEXAS					
DENNIS COWAN SURVEY, ABSTRACT No. 304					
 TRIANGLE ENGINEERING LLC					
T: 469.331.8566 F: 469.213.7145 E: info@triangle-engr.com W: triangle-engr.com O: 1782 W. McDermott Drive, Allen, TX 75013					
Planning Civil Engineering Construction Management					
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MLM	04-05-24	SEE SCALE BAR	035-24	C-6.1
TX. P.E. FIRM #11525					



NO.	DATE	DESCRIPTION	BY
1	09-17-24	1st CITY SUBMITTAL	KP
2	11/15/24	PER CITY COMMENTS	KP
3	12-04-24	3rd CITY SUBMITTAL	KP
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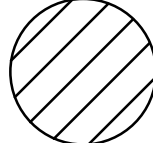
SURFACE STABILIZATION MEASURES

KEY	PRACTICE	DESCRIPTION	NOTES
M	DISTURBED AREA STABILIZATION(W/ MULCHING ONLY)	Temporary protection for disturbed areas; as an erosion retardant cover when temporary grassing is inapplicable.	Straw (1-2 tons/acre), Wood chips (5-6 tons/acre), Wood fiber (0.5-1 tons/acre), Bark (35 cy/acre), Corn stalks (4-6 tons / acre), or Nets/Mats/Chemical stabilizers applicable
TS	DISTURBED AREA STABILIZATION(W/ TEMP. SEEDING)	Planting rapid-growing annual grasses, small grains, or legumes to provide initial, temporary cover for erosion control on disturbed areas.	May-Aug.: German millet (40 lbs./ac), Aug.-Dec.: Rye grain (120 lbs./ac), Jan.-May: Mixture of Rye grain (120 lbs./ac) and Kobe lespezeza (50 lbs./ac) 750 (1000 lbs.-for Fall) lbs./ac of 10-10-10 fertilizer
PS	DISTURBED AREA STABILIZATION(W/ PERM. SEEDING)	Controlling runoff and preventing erosion by establishing a perennial vegetative cover with seed.	Mixture of Tall fescue (80 lbs./ac) and Kobe lespezeza (40 lbs./ac) with 1000 lbs./ac of 10-10-10 fertilizer and 4,000 lbs./ac of lime *May-Aug.: Add 10 lbs./ac German millet *Oct.-Feb.: Add 40 lbs./ac Rye grain
SO	DISTURBED AREA STABILIZATION(W/ PERM. SODDING)	Transplanting vegetative sections of plant materials to promptly stabilize areas that are subject to erosion.	Warm Season: Hybrid Bermuda grass, Zaysiagrass, Centipede grass, or St Augustine grass Cool Season: Tall fescue/Kentucky bluegrass
DC	DUST CONTROL	Utilize dust control methods whenever there are offsite impacts, especially periods of drought until final stabilization is reached.	Phasing the project, vegetative cover, Mulch, sprinkling water, spray-on-adhesive, calcium chloride, barriers, etc.

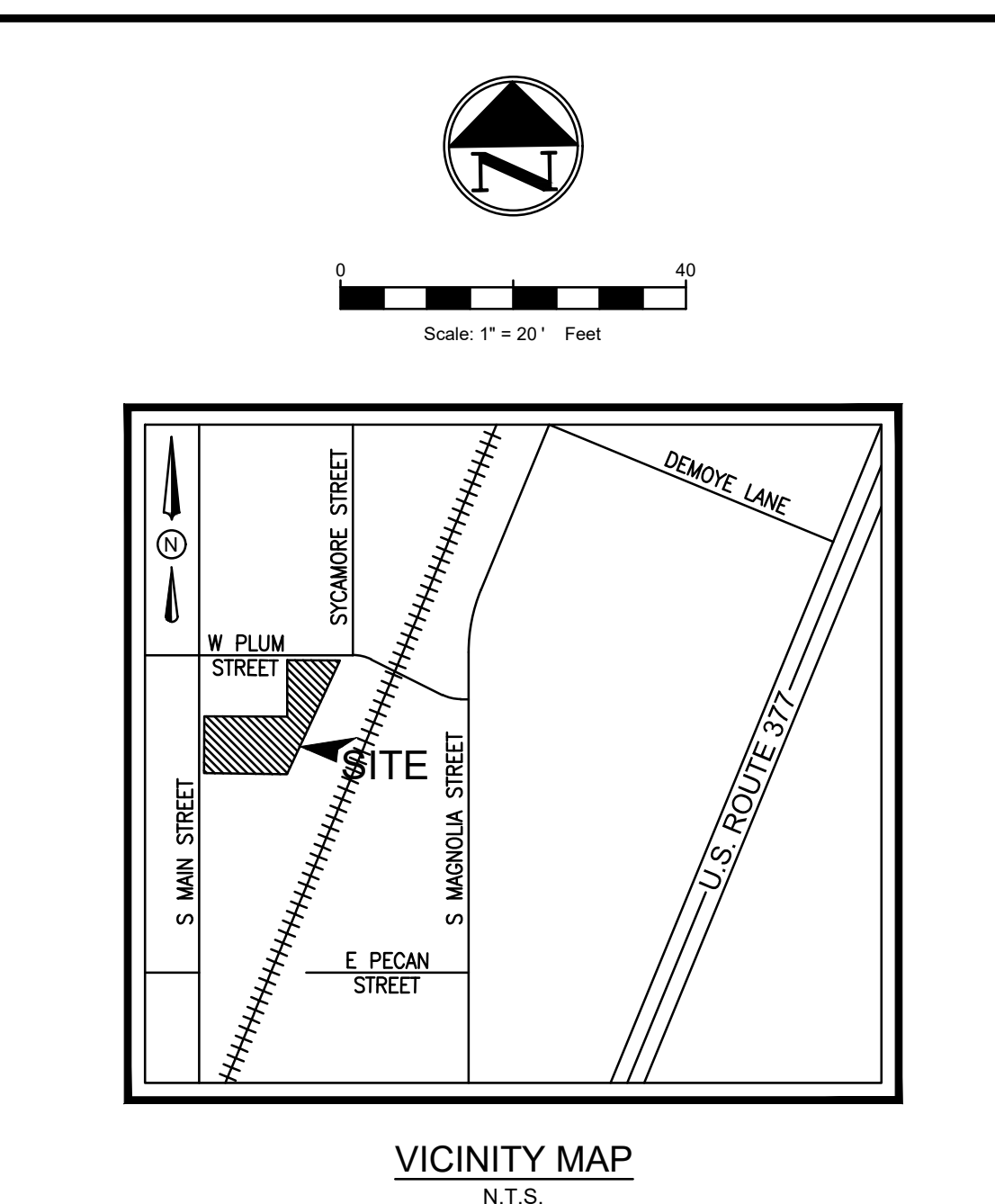
EROSION & SEDIMENT CONTROLS	
SOIL STABILIZATION PRACTICES: SELECT T = TEMPORARY OR P = PERMANENT (AS APPLICABLE)	
—	MULCHING (HAY OR STRAW)
—	BUFFER ZONES
P	PLANTING
T	SEEDING
P	SODDING
—	PRESERVATION OF NATURAL RESOURCES
—	FLEXIBLE CHANNEL LINER
—	RIGID CHANNEL LINER
—	SOIL RETENTION BLANKET
—	COMPOST MANUFACTURED TOPSOIL
—	EROSION CONTROL BLANKET

EROSION CONTROL SUMMARY	
PROJECT DESCRIPTION:	SITE GRADING, CONSTRUCTION OF PARKING LOT, UNDERGROUND AND ABOVE GROUND UTILITIES & CONSTRUCTION OF PROPOSED BUILDING.
SEQUENCE/OF ACTIVITIES:	THE CONTRACTOR WILL SCHEDULE THE PROJECT IN A SERIES OF PHASES. IN GENERAL, THE SEQUENCE OF THESE PHASES WILL CONSIST OF: 1. INSTALL EROSION CONTROL BMP'S. 2. BEGIN EARTHWORK 3. INSTALL WET AND DRY UTILITIES. 4. INSTALL STORM SEWER LINES AND INLETS. 5. BEGIN SITE GRADING. 6. INSTALL CURBS, DRIVEWAY AND PARKING LOT. 7. POUR BUILDING FOUNDATION PAD. 8. BEGIN VERTICAL BUILDING CONSTRUCTION. 9. INSTALL TREES, SHRUBS, ETC. AND RESTORE ALL DISTURBED VEGETATION. 10. REMOVAL OF EXISTING EROSION CONTROL BMP'S & INSTALLATION OF PERMANENT EROSION CONTROL BMP'S.
SOIL DISTURBING ACTIVITIES:	SOIL DISTURBING ACTIVITIES WILL INCLUDE CLEARING & GRUBBING, GRADING, TRENCHING IN PREPARATION FOR INSTALLING UTILITIES, BUILDING PAD, PARKING LOT, EROSION & SEDIMENTATION CONTROLS AND TOPSOIL WORK FOR FINAL PLANTING AND SEEDING.
TOTAL PROJECT AREA:	0.557 ACRES
TOTAL DISTURBED AREA:	0.60 ACRES

EXISTING LEGEND			
	BOUNDARY LINE	○	SET IRON ROD (AS NOTED)
	ADJOINER BOUNDARY LINE	●	FOUND IRON ROD (AS NOTED)
	EASEMENT LINE (AS NOTED)	⊗	"X" CUT FOUND
—W—	WATER LINE	⊗	"X" CUT SET
—SAN>—	SANITARY SEWER LINE	WM	WATER METER
—OHE—	STORM DRAIN LINE (AS NOTED)	—O—FH	FIRE HYDRANT
	OVERHEAD ELECTRIC LINE	—O—SS	SANITARY SEWER MANHOLE
(BM)	BENCH MARK	CV	CABLE VAULT
	CONTROL MONUMENT	UV	UTILITY VAULT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS	FB	FIBER OPTIC MARKER
M.R.D.C.T.	MAP RECORDS DENTON COUNTY, TEXAS	WV	WATER VALVE
⊗	POWER POLE	TS	TRAFFIC SIGN
*	BOLLARD	—	STORM MANHOLE
○ CO	SANITARY SEWER CLEAN OUT	—	LIGHT POLE
		—	GAS METER
		—	GREASE TRAP
		—	TELEPHONE RISER

EROSION CONTROL LEGEND	
TEMPORARY CONSTRUCTION ENTRANCE	
TEMPORARY CONCRETE WASHOUT AREA	
RIP RAP	
TEMPORARY SILT FENCE	— SF — SF —
TEMPORARY COMPOST FILTER SOCK	— FS — FS —
HIGH POINT	— HP — HP — HP — HP —
LIMITS OF DISTURBANCE	  
TEMPORARY INLET PROTECTION	
ROCK BERM	

- EROSION CONTROL GENERAL NOTES**
- ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF TEXAS NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES AND BECOME FAMILIAR WITH THEIR CONTENTS.
 - THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA, EMPLOYEE BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNERS CONSTRUCTION MANAGER.
 - ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.
 - MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLotation BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
 - DUST ON THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
 - NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
 - ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - NEW OR AFFECTED CUT OR FILLED SLOPES MUST BE AT AN ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER, AND MUST BE PROVIDED WITH A GROUND COVER SUFFICIENT TO RETAIN EROSION WITHIN 21 CALENDAR DAYS OF COMPLETION OF ANY PHASE (ROUGH OR FINAL) OF GRADING.
 - EROSION CONTROL AND STABILIZATION MEASURES MUST BE INITIATED IMMEDIATELY IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION MEASURES THAT PROVIDE A PROTECTIVE COVER MUST BE INITIATED IMMEDIATELY IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED.
 - THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDROMULCH, HYDROSEEDING, SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), OR AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.
 - A PERMANENT GROUND COVER, SUFFICIENT TO RESTRAIN EROSION, MUST BE PROVIDED WITHIN THE SHORTER OF 15 WORKING OR 90 CALENDAR DAYS (IF IN A HIGH QUALITY ZONE, THE SHORTER OF 15 WORKING OR 90 CALENDAR DAYS) AFTER COMPLETION OF CONSTRUCTION OR DEVELOPMENT ON ANY PORTION OF THE TRACT.
 - IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNERS CONSTRUCTION MANAGER.
 - ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
 - CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AFTER THE STABILIZATION OF THE SITE AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS. CONTRACTORS OR SUBCONTRACTORS WILL ALSO BE RESPONSIBLE TO CLEAN THE SWALE FROM ANY SEDIMENT IF NECESSARY.
 - IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.
 - SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
 - SEDIMENT BASINS ARE ATTRACTIVE TO CHILDREN AND CAN BE VERY DANGEROUS. IN ALL CASES, LOCAL ORDINANCES AND REGULATIONS REGARDING HEALTH AND SAFETY MUST BE ADHERED TO.
 - ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
 - DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, SILT DIKES, ETC.) TO HELP PREVENT EROSION AND STORM WATER POLLUTION.
 - ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAINS & UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.



- EROSION CONTROL GENERAL NOTES**
- EVERY SOIL DISTURBING ACTIVITY SHALL HAVE AN ACCOMPANYING EROSION CONTROL PLAN.
 - THE STORM WATER POLLUTION PREVENTION PLAN (SWP3) SHALL BE READILY AVAILABLE FOR REVIEW BY FEDERAL, STATE, OR LOCAL OFFICIALS.
 - NO SOIL DISTURBING ACTIVITIES WILL OCCUR PRIOR TO THE SWP3 AND ASSOCIATED BEST MANAGEMENT PRACTICES (BMP) BEING FULLY IMPLEMENTED AND THEN INSPECTED.
 - THE CONTRACTOR SHALL COMPLY WITH THE CITY'S STORM WATER ORDINANCE, THE TPDES GENERAL CONSTRUCTION PERMIT TXR150000 AND ANY OTHER STATE AND/OR LOCAL REGULATIONS.
 - THE SITE SHALL BE INSPECTED BY THE CONTRACTOR OR HIS REPRESENTATIVE WEEKLY, AND AFTER ANY MAJOR STORM. ADJUSTMENTS/REPAIRS TO THE EROSION CONTROL MEASURES SHOULD BE MADE AS NEEDED.
 - CONTRACTOR SHALL VEGETATE ALL DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF GRADING ACTIVITIES. FINAL ACCEPTANCE OF A SITE SHALL BE CONTINGENT UPON VEGETATION BEING ESTABLISHED IN ALL DISTURBED AREAS.
 - ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.
 - TEMPORARY STONE STABILIZED CONSTRUCTION ENTRANCE SHALL HAVE THE FOLLOWING MINIMUM DIMENSIONS: 24" WIDE X 50' LONG X 6" DEEP. (3'-5" COURSE AGGREGATE). PLACE FILTER FABRIC UNDER STONE. THE CONCRETE WASHOUT AREA IS TO BE USED AS A VEHICLE WASH DOWN AREA FOR DEBRIS AND SOIL REMOVAL PRIOR TO EXITING THE SITE.
- BMP MAINTENANCE NOTES**
- ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURE SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
 - INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRED PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
 - SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF OF THE SILT FENCE.
 - THE VEHICLE TRACKING CONTROL SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRED PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
 - THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
 - PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. ANY DEBRIS AND/OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

EROSION CONTROL PLAN

RESTAURANT

403 SOUTH MAIN STREET

CITY OF AUBREY

DENTON COUNTY, TEXAS

DENNIS COWAN SURVEY, ABSTRACT No. 304

TRIANGLE ENGINEERING LLC

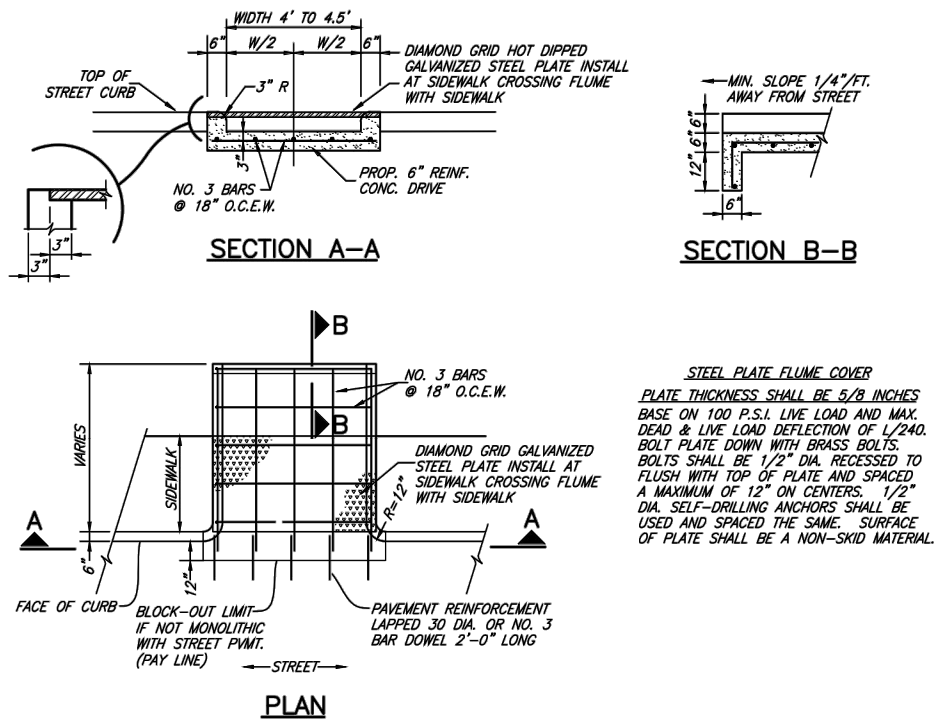
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

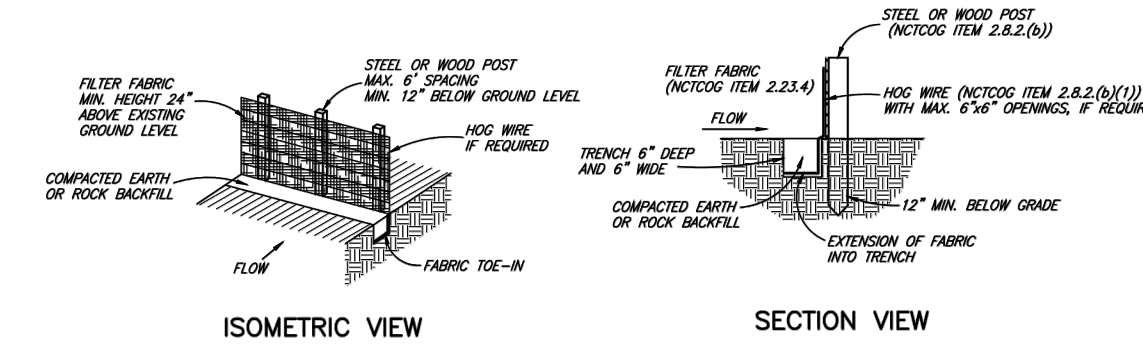
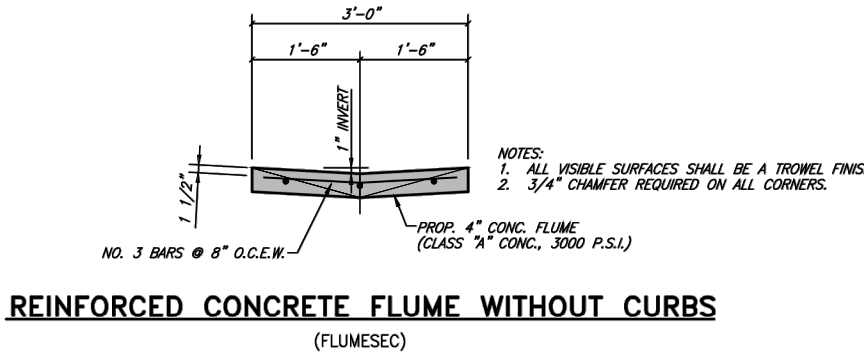
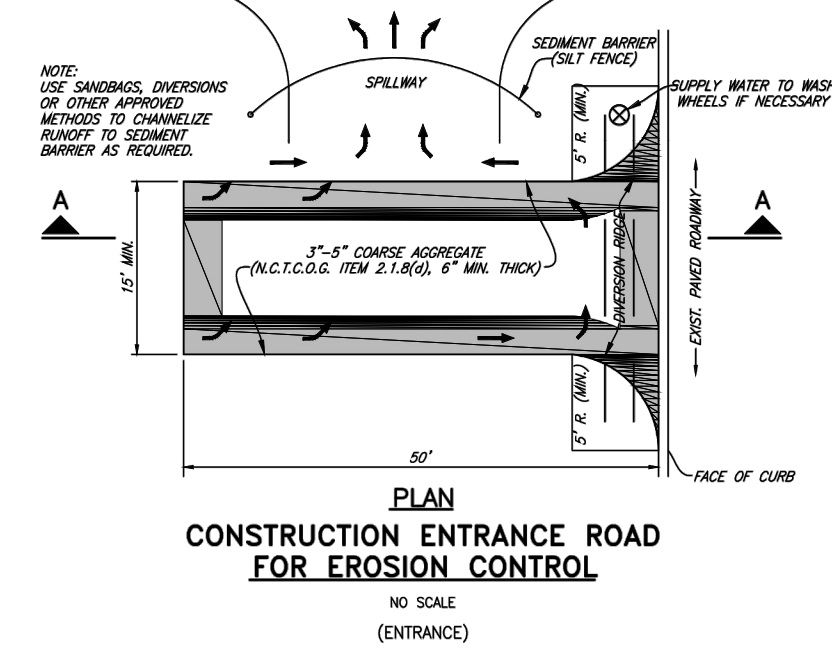
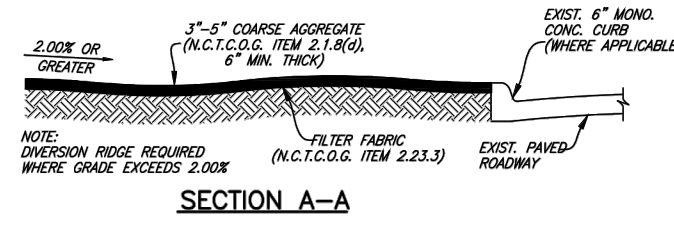
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TX. P.E. FIRM #11525

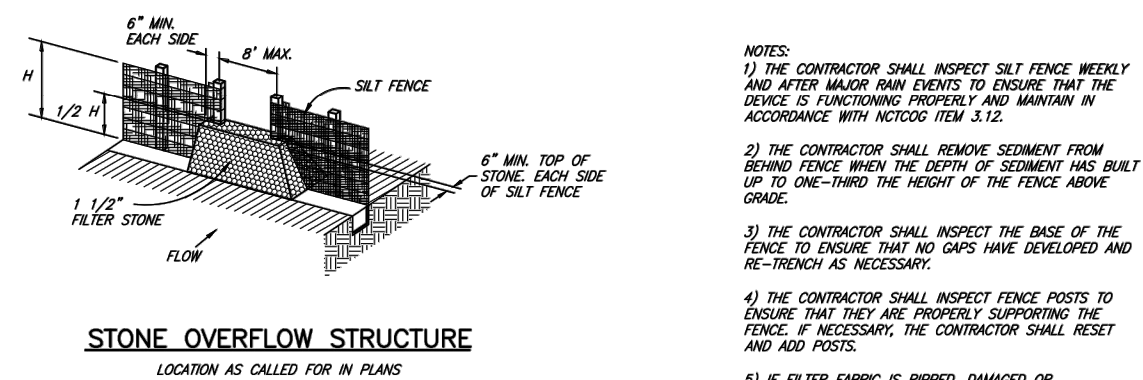




REINFORCED CONCRETE FLUME WITH CURBS
(FLUME)



SILT FENCE DETAIL



EROSION CONTROL
(SILT-DTL)



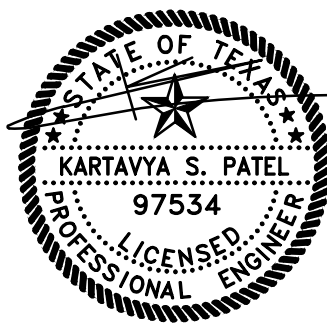
CITY OF AUBREY, TEXAS
STANDARD CONSTRUCTION DETAILS
CONCRETE FLUME / EROSION CONTROL

AUGUST, 2024

SHEET NO.

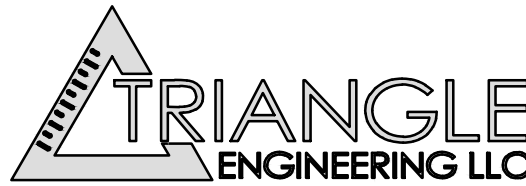
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NO.	DATE	DESCRIPTION	BY
1	09-17-24	1st CITY SUBMITTAL	KP
2	11/15/24	PER CITY COMMENTS	KP
3	12-04-24	3rd CITY SUBMITTAL	KP
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12-04-24

EROSION CONTROL DETAILS
RESTAURANT
403 SOUTH MAIN STREET
CITY OF AUBREY
DENTON COUNTY, TEXAS
DENNIS COWAN SURVEY, ABSTRACT No. 304

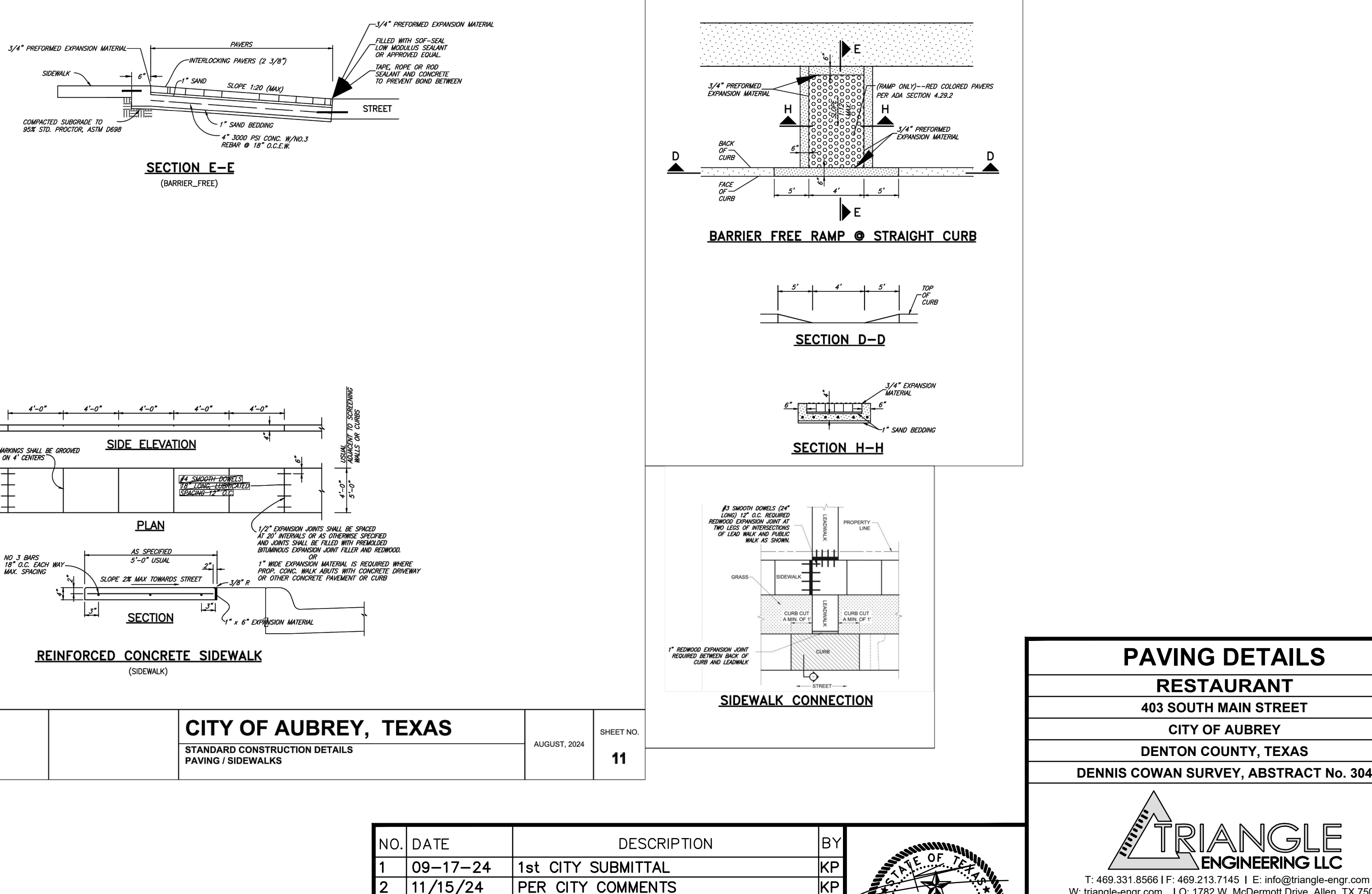
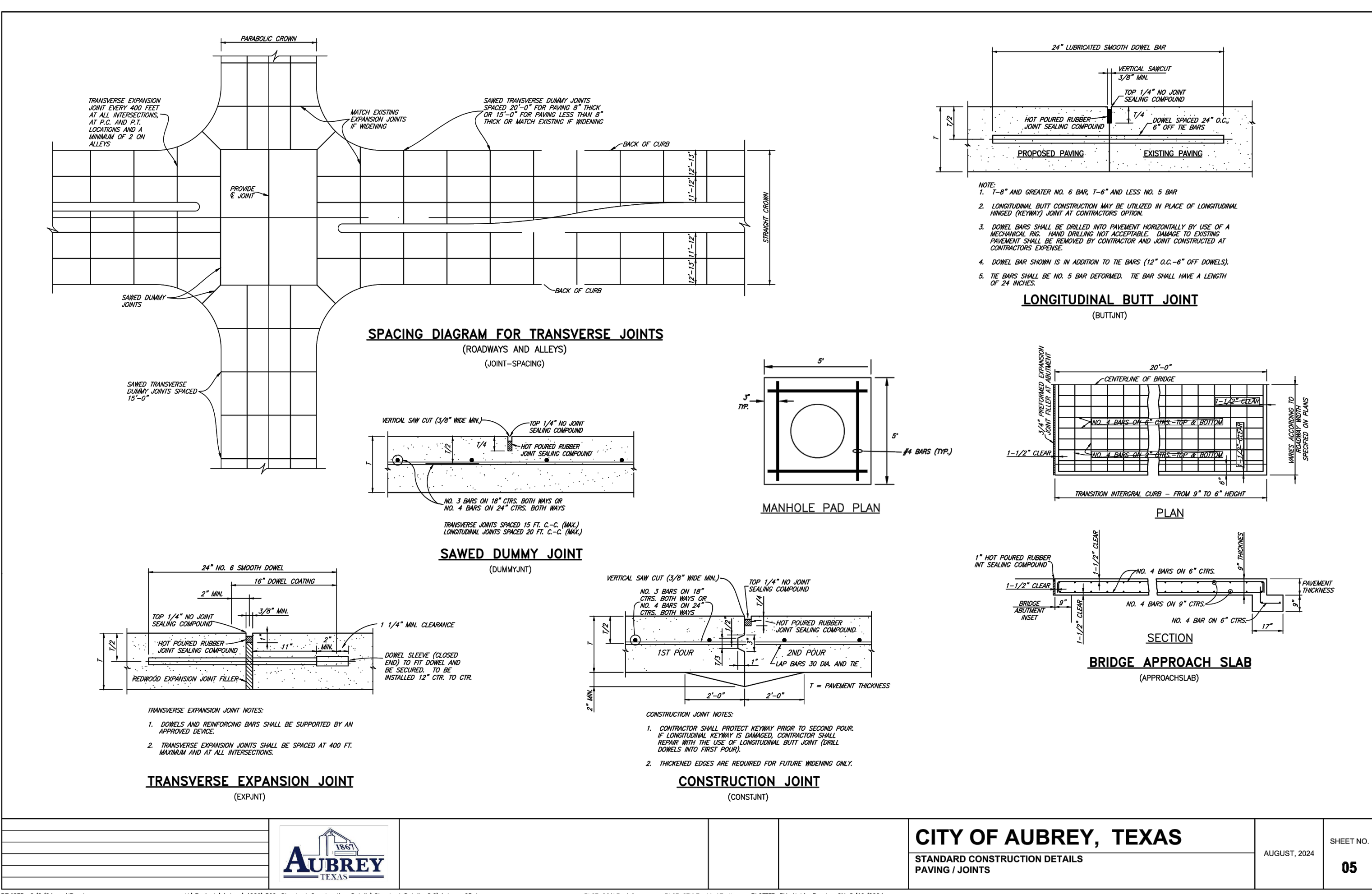
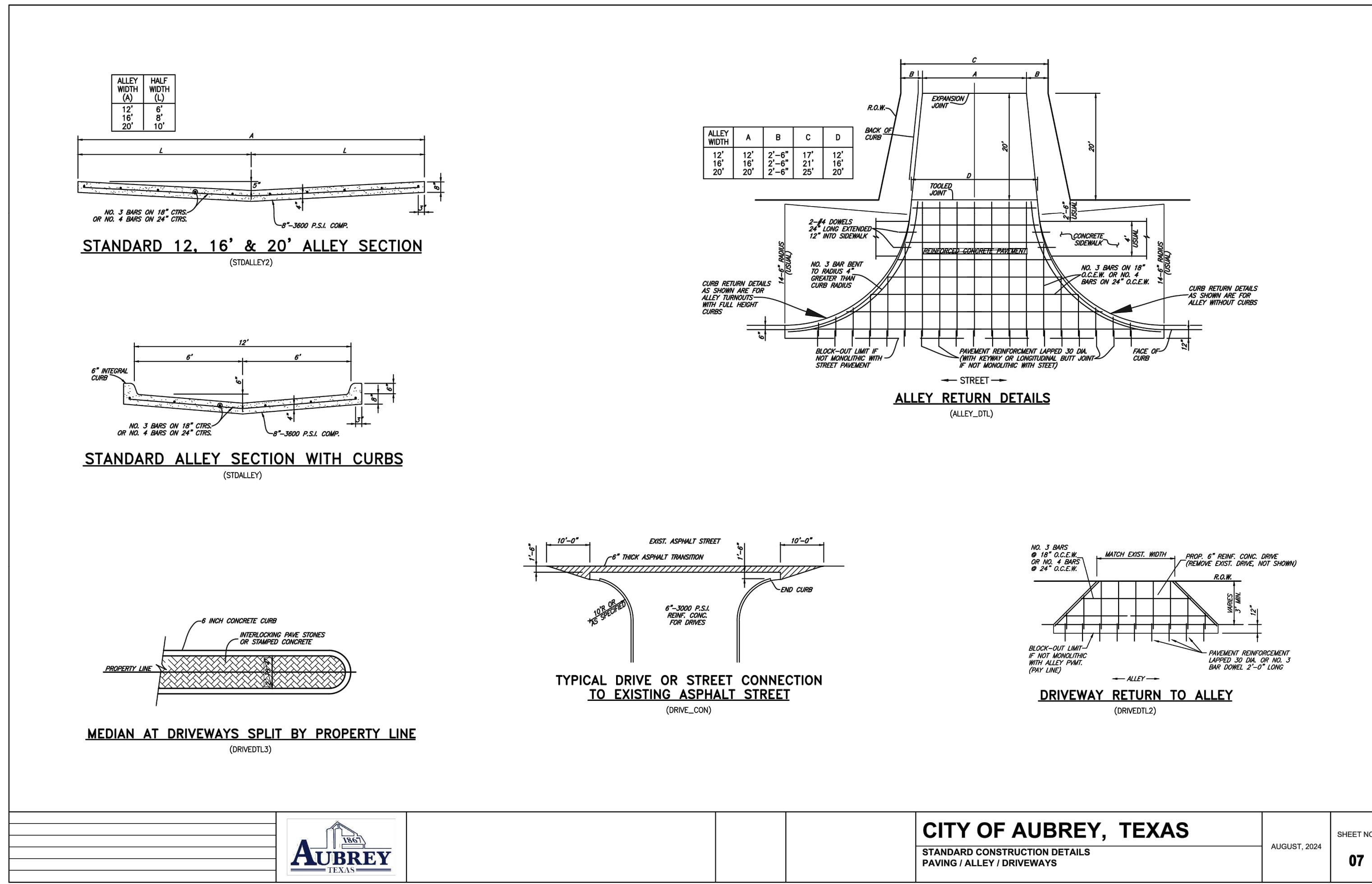
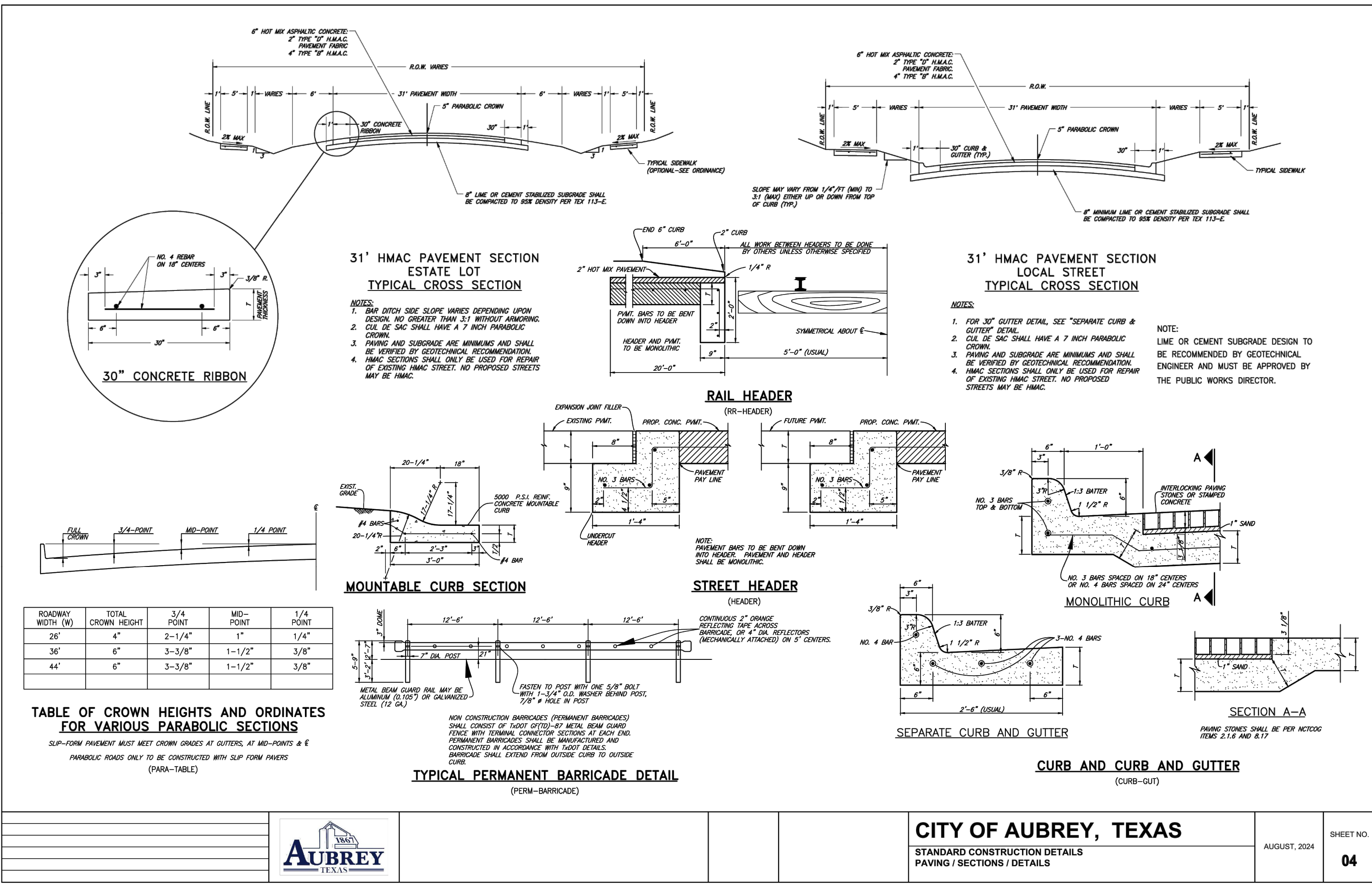


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Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MLM	04-05-24	SEE SCALE BAR	035-24	C-7.1

TX. P.E. FIRM #11525



PAVING DETAILS

RESTAURANT

403 SOUTH MAIN STREET

CITY OF AUBREY

DENTON COUNTY, TEXAS

DENNIS COWAN SURVEY, ABSTRACT No. 304

TRIANGLE

ENGINEERING LLC

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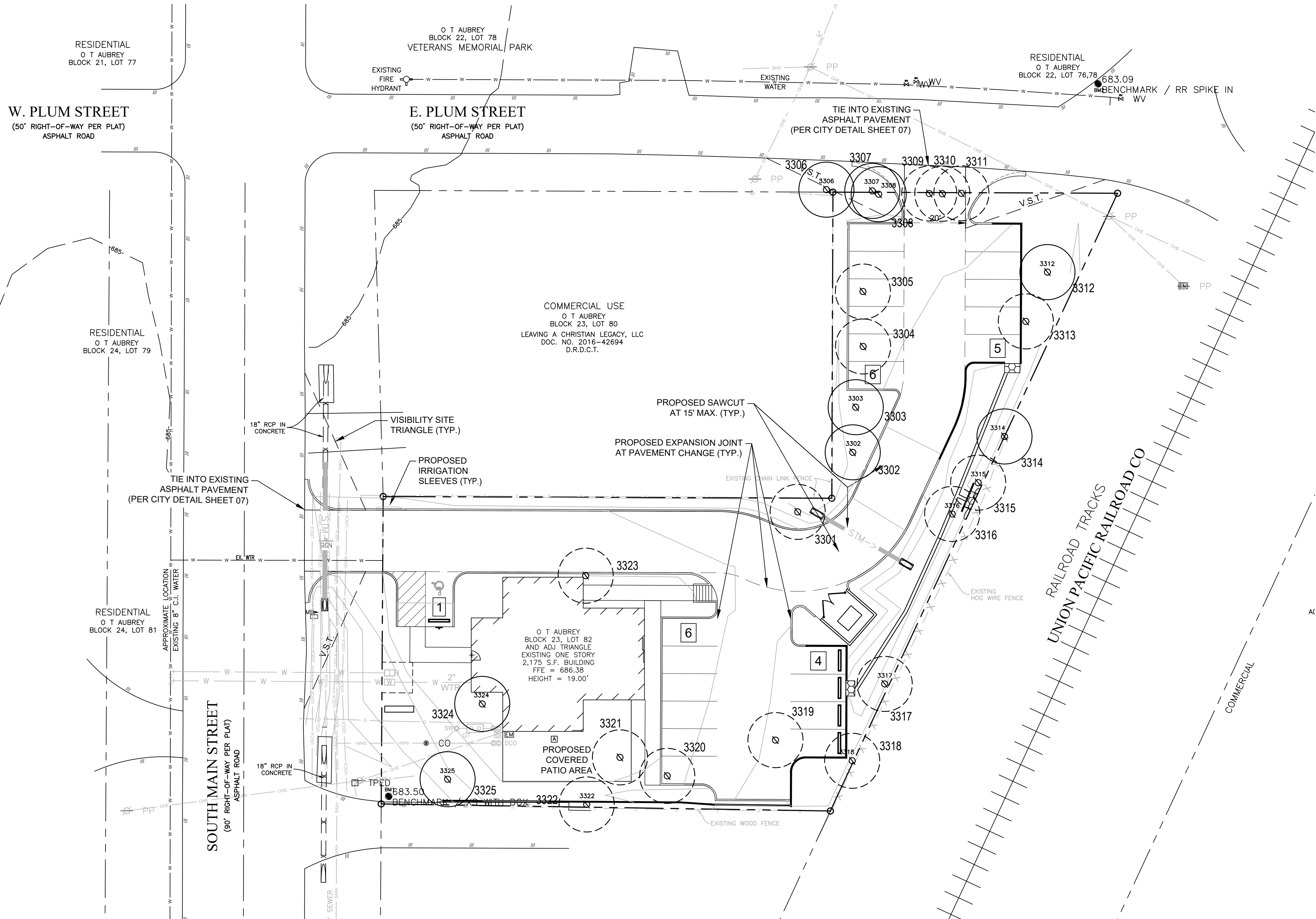
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P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
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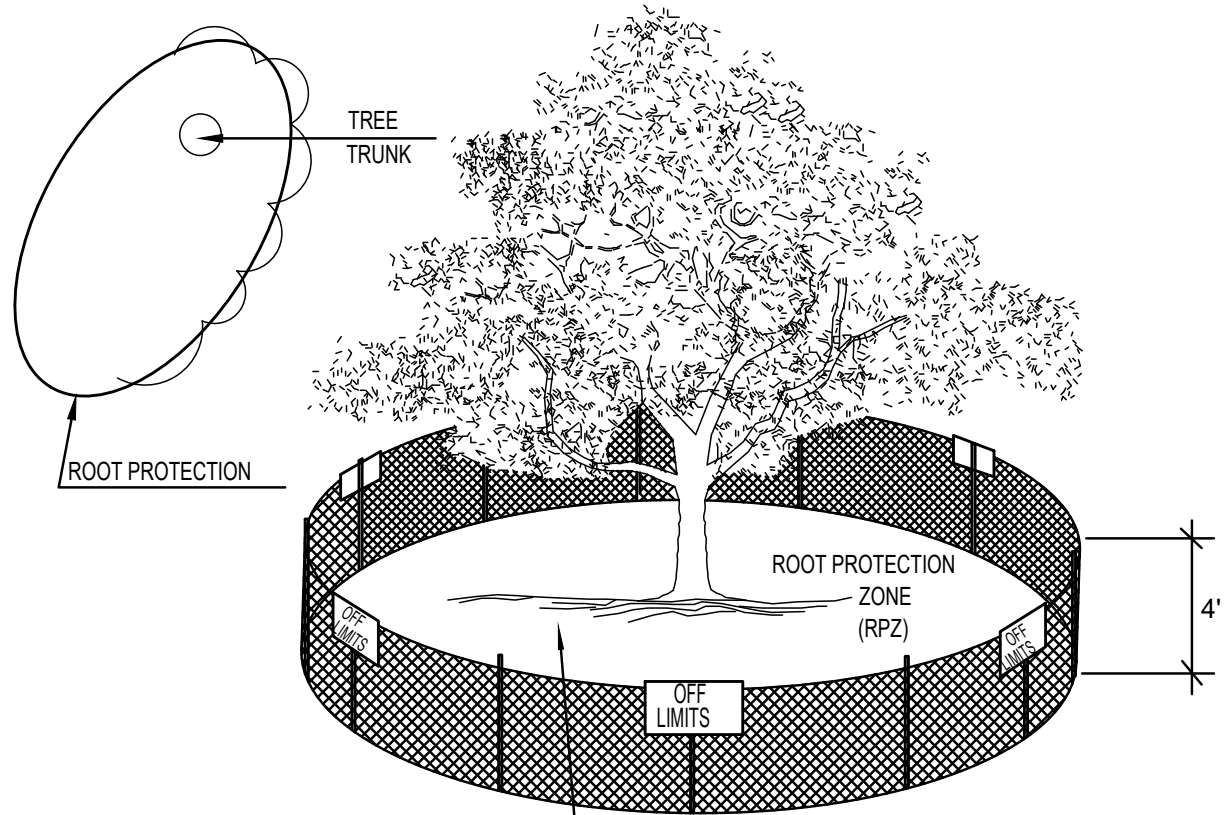
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Page 66 of 75



EXISTING TREE NOTES

- Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.
- If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.
- No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.
- Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.
- Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.
- Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.
- Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
- Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.
- Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.
- Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.
- Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4') feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.
- Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4') foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).
- Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).
- Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.

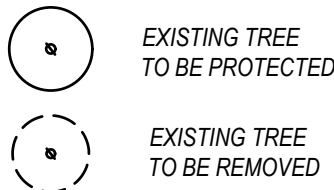


NOTE: FENCING SHOWN ABOVE IS DIAGRAMMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND LIMITED TO PROJECT BOUNDARY

01 TREE PROTECTION FENCE A

NOT TO SCALE

EXISTING TREE LEGEND



TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.00

TREE TABLE

NO.	SIZE	SPECIES	BOTANICAL NAME	STATUS
3301	8 INCH	RED BUD	Cercis canadensis	REMOVE
3302	8 INCH	APRICOT	Prunius armeniaca	REMAIN
3303	14 INCH	CHERRY	Prunius avium	REMAIN
3304	6 INCH	PEACH	Prunius Persica	REMOVE
3305	6 INCH	PLUM	Prunius domestica	REMOVE
3306	16 INCH	HACKBERRY	Celtis occidentalis	REMAIN
3307	23 INCH	ELM	Ulmus crassifolia	REMAIN
3308	17 INCH	ELM	Ulmus crassifolia	REMAIN
3309	16 INCH	ELM	Ulmus crassifolia	REMAIN
3310	17 INCH	ELM	Ulmus crassifolia	REMAIN
3311	32 INCH	MAPLE	Acer palmatum	REMAIN
3312	7 INCH	PEAR	Genus pyrus	REMAIN
3313	6 INCH	PEACH	Prunius persica	REMOVE
3314	18 INCH	HACKBERRY	Celtis occidentalis	REMAIN
3315	18 INCH	ELM	Ulmus crassifolia	REMOVE
3316	6 INCH	PEAR	Genus pyrus	REMOVE
3317	27 INCH	COTTONWOOD	Populus deltoides	REMOVE
3318	19 INCH	ELM	Ulmus crassifolia	REMOVE
3319	16 INCH	CYPRUS	Genus cyprussus	REMOVE
3320	13 INCH	RED BUD	Cercis canadensis	REMOVE
3321	16 INCH	PINE	Pinus	REMOVE
3322	12 INCH	CHINABERRY	Melia azedarach	REMOVE
3323	34 INCH	ELM	Ulmus crassifolia	REMOVE
3324	28 INCH	ELM	Ulmus crassifolia	REMAIN
3325	8 INCH	CEDAR	Jupierus virginiana	REMAIN

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



12.16.2024

RESTAURANT

SOUTH MAIN ST. / W. PLUM ST.
CITY OF AUBREY, DENTON COUNTY, TEXAS

ISSUE:
CITY COMMENTS 12.16.2024

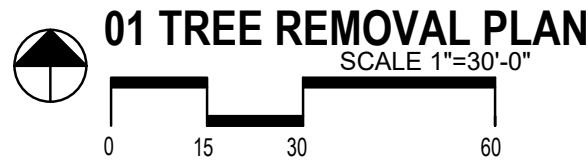
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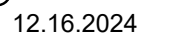
12.16.2024

SHEET NAME:
TREE REMOVAL PLAN

SHEET NUMBER:

L.1

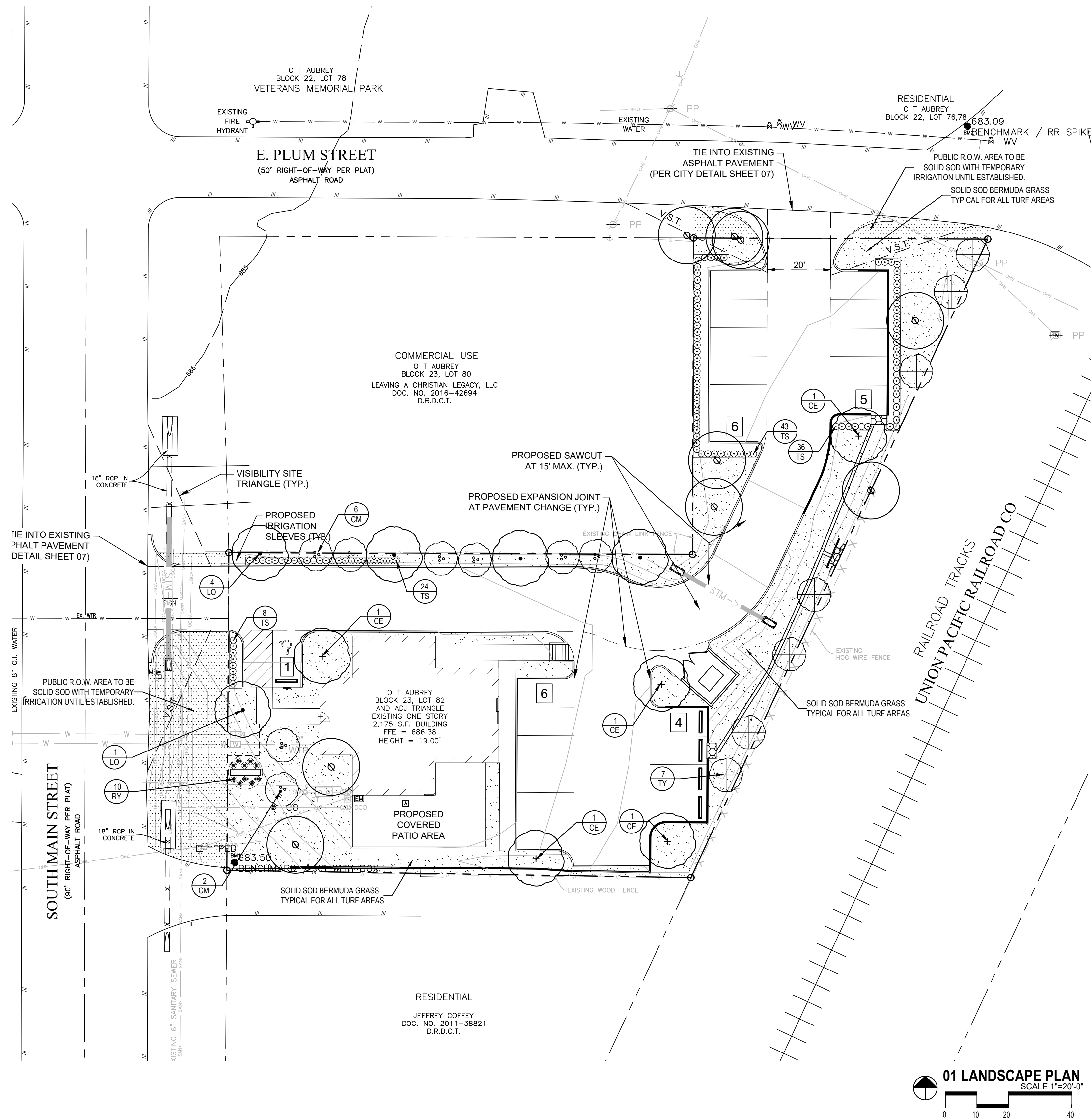




**SOUTH MAIN ST./W. PLUM ST.
CITY OF AUBREY, DENTON COUNTY, TEXAS**

SHEET NUMBER:

L.2



GENERAL LAWN NOTES

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

SOLID SOD NOTES

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

SITE AREA: 24,270 S.F.
LANDSCAPE AREA: 7,469 S.F. (31% OF TOTAL SITE)

BUFFER YARDS:

W. PLUM ST + RAILROAD - (316 L.F.)
 BUFFER TYPE: A
 REQUIREMENTS:
 5' BUFFER
 PER 100 L.F.
 1 CANOPY TREE
 2 UNDERSTORY TREES
 8 SHRUBS

REQUIRED:
(3) canopy trees
(6) understory trees
(24) shrubs

S. MAIN ST. - (101 L.F.)
 BUFFER TYPE: E
 REQUIREMENTS:
 5' BUFFER
 PER 100 L.F.
 1 CANOPY TREE
 2 UNDERSTORY TREES
 8 SHRUBS

REQUIRED:
(1) canopy trees
(2) understory trees
(8) shrubs

30" HT. PARKING LOT SCREEN
PROVIDED

PARKING LOT TREES- 1 TREE PER 10 SPACES- 22 SPACES
REQUIRED: 3 (3" cal. trees) PROVIDED: 5 (3" cal. trees)

PROVIDED:
(4) existing trees to remain
(7) understory trees
(40) shrubs

PROVIDED:
(1) canopy tree+
(2) existing trees
(2) understory trees
(18) shrubs

R 10 SPACES- 22 SF
PROVIDED: 5 (3" cal.

BUFFER YARDS:

NORTH - (146 L.F.)
 BUFFER TYPE: F
 REQUIREMENTS:
 5' BUFFER
 PER 100 L.F.
 2 CANOPY TREE
 4 UNDERSTORY TREES
 12 SHRUBS

REQUIRED:
(4) canopy trees
(8) understory trees
(24) shrubs

PROVIDED:
(4) existing trees to remain
(6) understory trees
(24) shrubs

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	5	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	B&B, 13' ht., 5' spread min., 5' clear trunk
LO	5	Live Oak	<i>Quercus virginiana</i>	3" cal.	container, 14' ht., 6' spread, 5' clear straight trunk
CM	7	Crape Myrtle	<i>Lagerstroemia indica</i>	2" cal.	container, 8' ht., 4' spread, tree form
TY	7	Tree Yaupon	<i>Ilex vomitoria</i>	2" cal.	container, 8' ht., 4' spread, tree form
SHRUBS					
TYPE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TS	111	Needle Point Holly	<i>Ilex x cornuta 'Needlepoint'</i>	5 gal.	container, 24" ht., 20" spread
RY	10	Red Yucca	<i>Hesperaloe parviflora</i>	3 gal.	container full, 12" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'419' Bermudagrass	<i>Cynodon dactylon '419'</i>		Solid Sod refer to notes
NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.					

ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- Planting (trees, shrubs, and grass)
- Bed preparation and fertilization
- Notification of sources
- Water and Maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards.
- D. Horis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
- C. Product Data: Submit complete product data and specifications on all other specified materials.
- D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
- E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
- F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
- Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 - All planting areas shall receive a two (2") inch layer of specified mulch.
 - Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- C. Grass Areas:
- Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
 - Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid soil shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
- The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
 - Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 - A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- B. Guarantee:
- Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
 - At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
- Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
 - Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 - Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
 - Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limits, branching habit, insects, injuries, and latent defects.
 - Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Preparation:
- Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
 - Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

- Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
- Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
- Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
- Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
- Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
- Remove rejected plant material immediately from site.
- To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.
- D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter. Measured six (6") inches above ball.
Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.
- F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

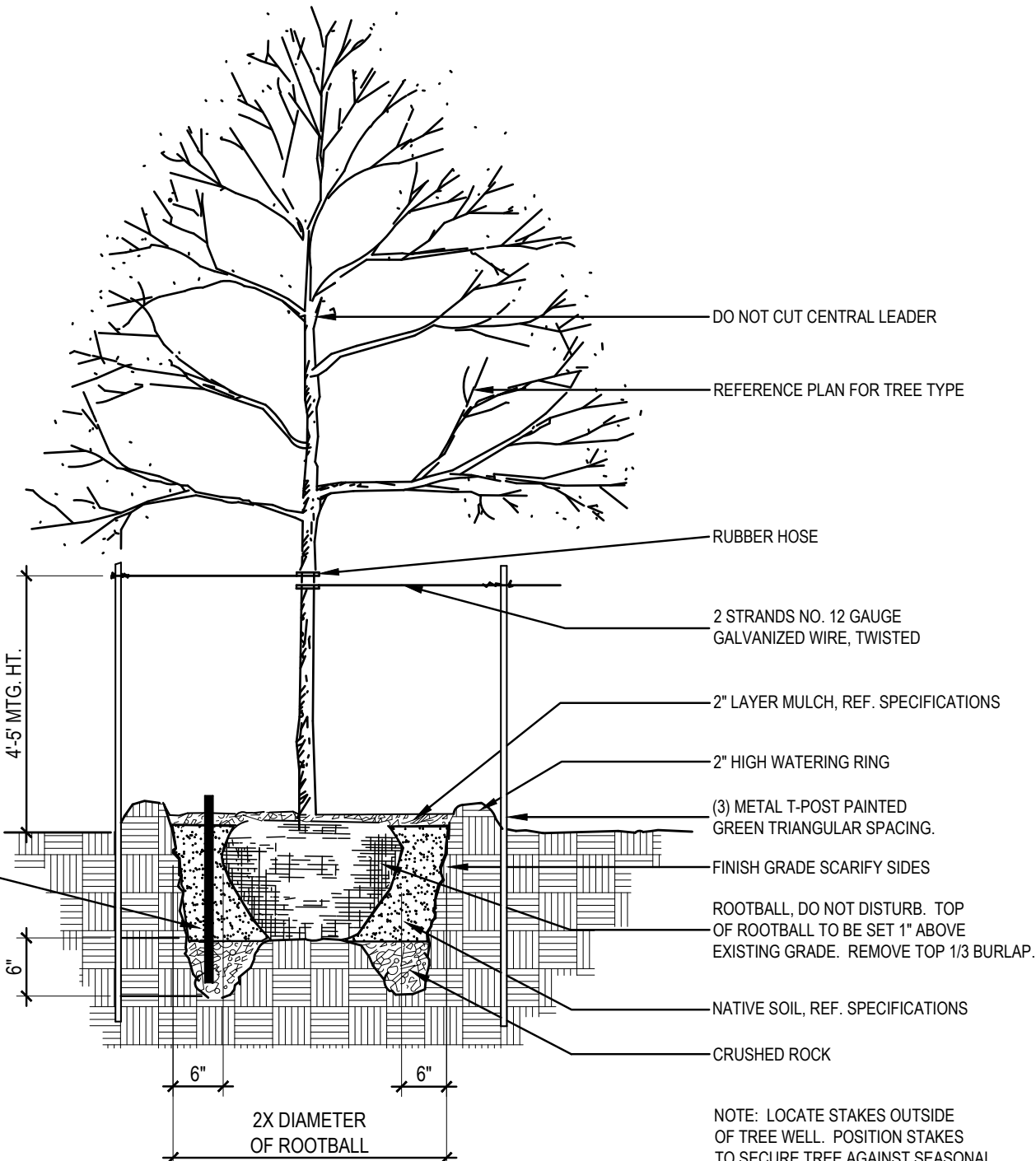
2.2 SOIL PREPARATION MATERIALS

- A. Sandy Loam:
- Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
 - Physical properties as follows:
 - Clay - between 7-27 percent
 - Silt - between 15-25 percent
 - Sand - less than 52 percent
 - Organic matter shall be 3%-10% of total dry weight.
 - If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of coarse and fine textured material.
- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

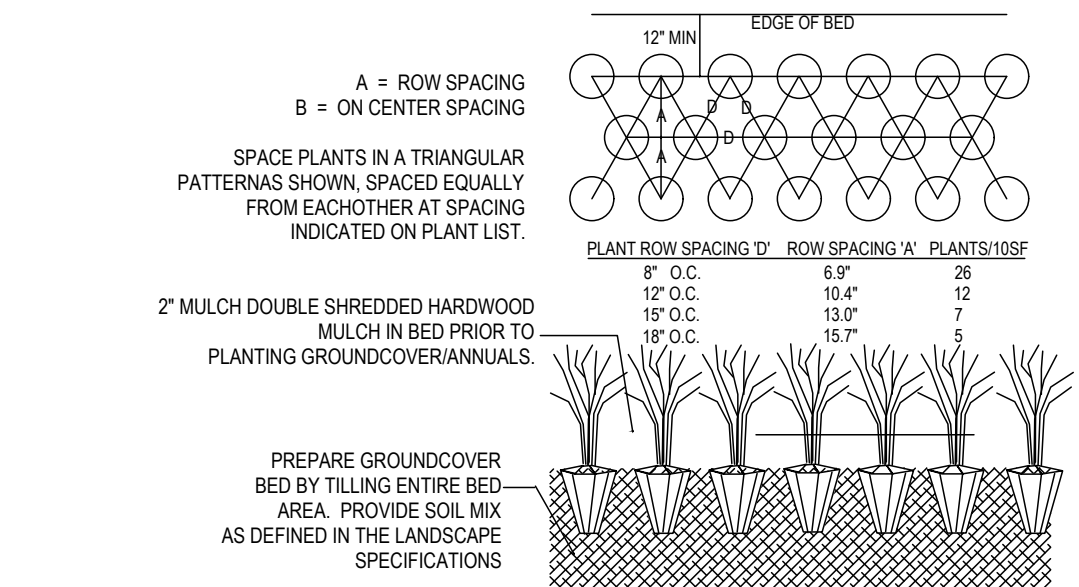
- A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.
- B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

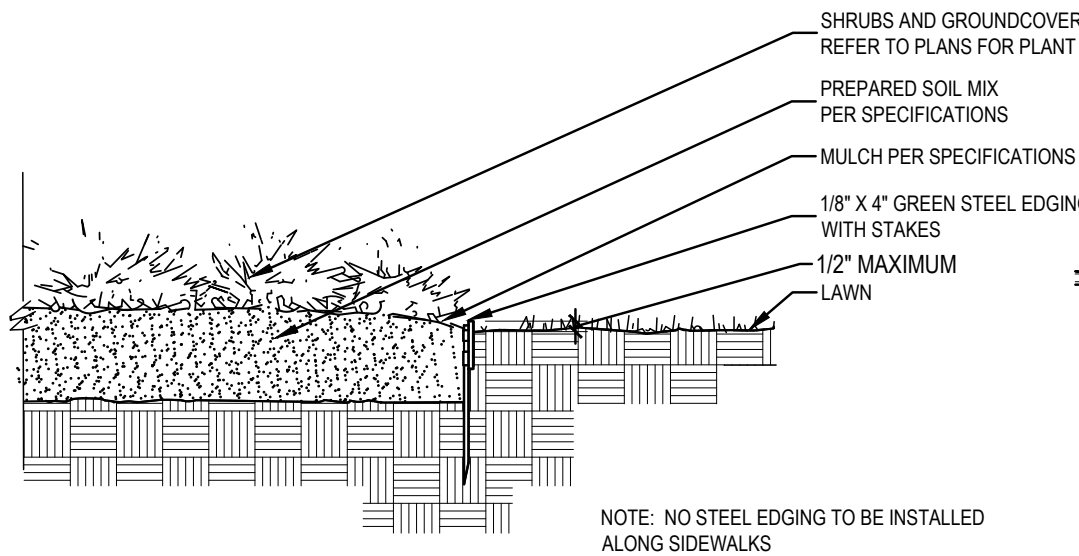
- A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.
- B. Staking Material for Shade Trees:
- Post: Studded T-Post, #1 Armo-co with anchor plate, 6'-0" length; paint green.
 - Wire: 12 gauge, single strand, galvanized wire.
 - Rubber hose: 2 ply, fiber reinforced hose, minimum 1/2 inch inside diameter. Color: Black.
- C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loflland Co., (214) 631-5250 or approved equal.



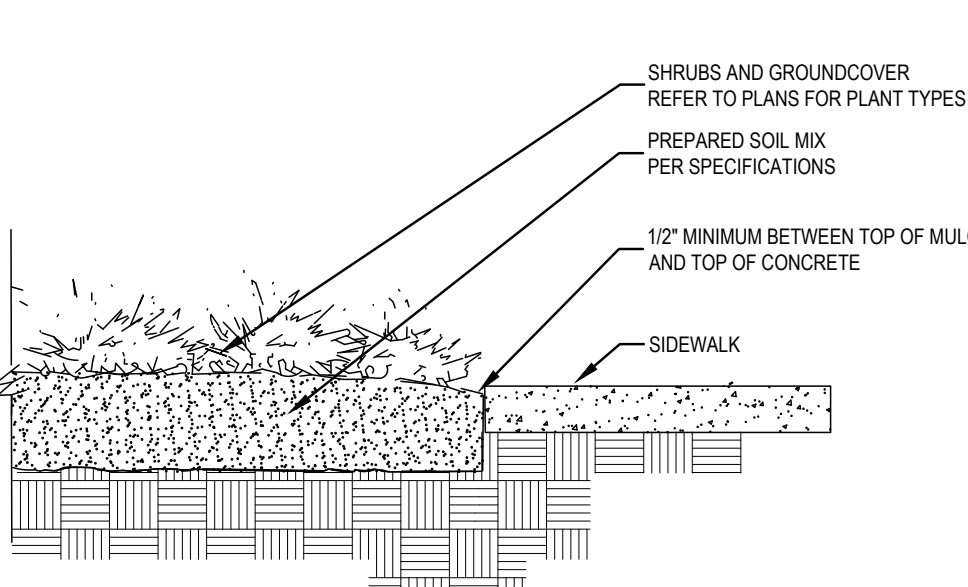
01 TREE PLANTING DETAIL NOT TO SCALE



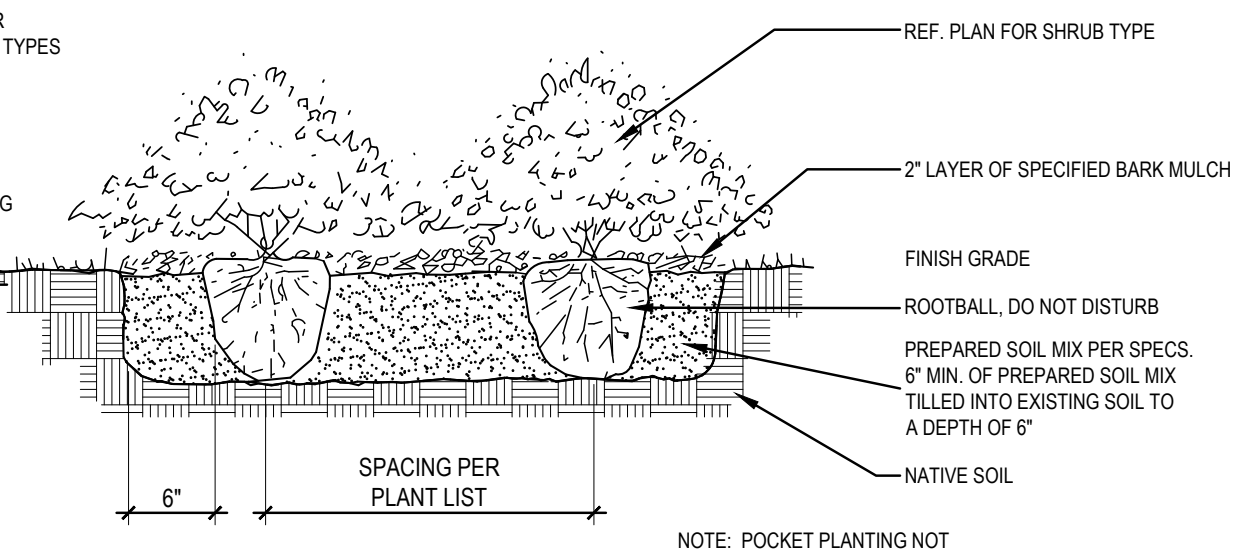
02 GROUNDCOVER PLANTING DETAIL NOT TO SCALE



04 STEEL EDGING DETAIL NOT TO SCALE



03 SIDEWALK / MULCH DETAIL NOT TO SCALE



05 SHRUB PLANTING DETAIL NOT TO SCALE

3.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

END OF SECTION



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12.16.2024

RESTAURANT

SOUTH MAIN ST./W. PLUM ST.
CITY OF AUBREY, DENTON COUNTY, TEXAS

ISSUE:

DATE:
12.16.2024

SHEET NAME:
LANDSCAPE SPECIFICATIONS

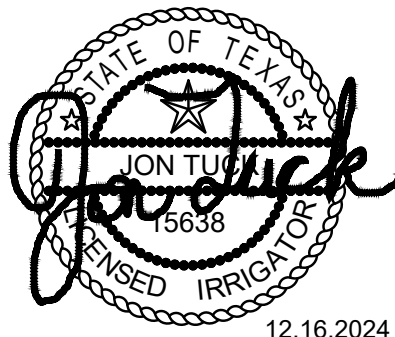
SHEET NUMBER:

L.3



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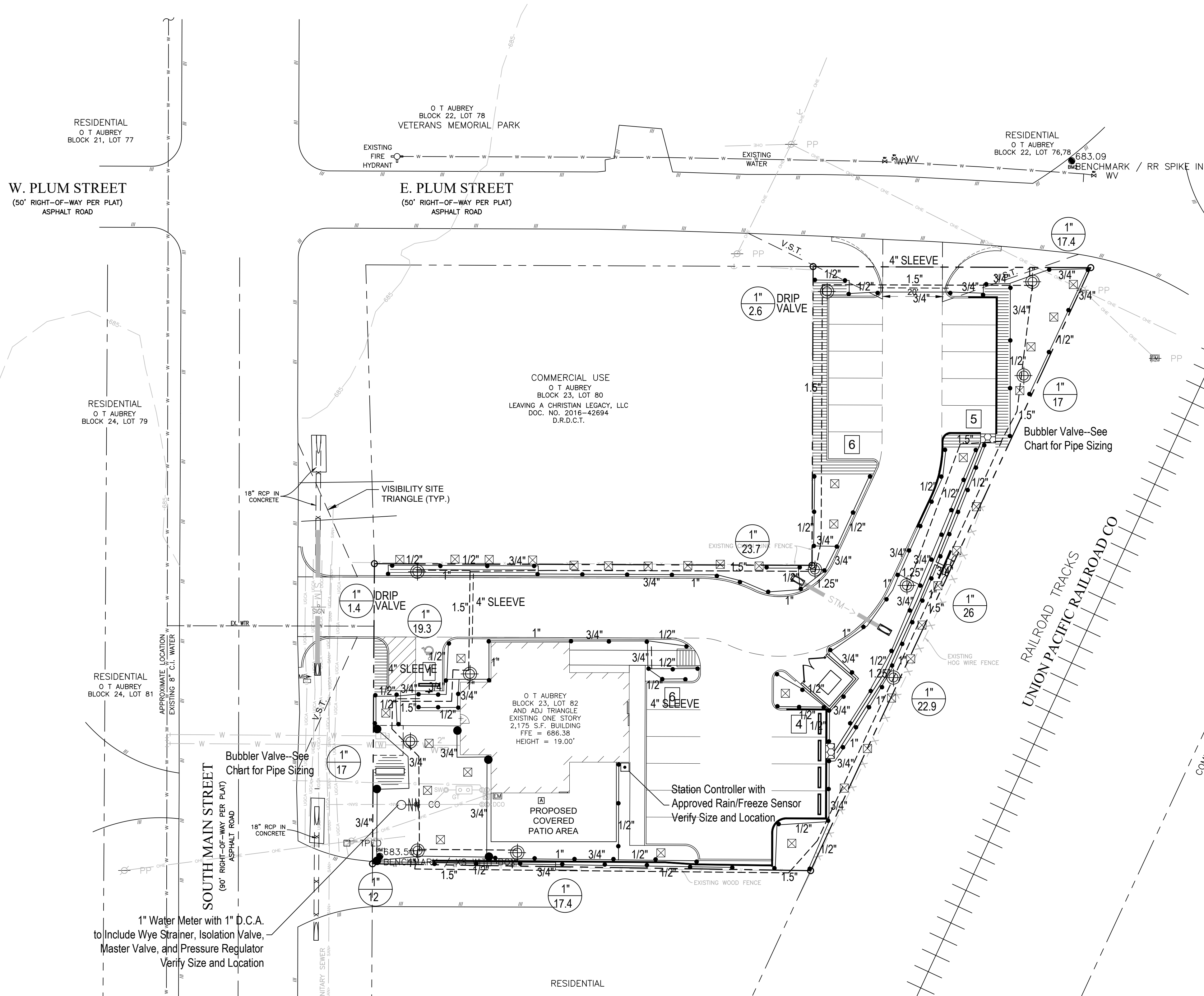
ISSUE:
FOR APPROVAL 12.16.2024

DATE:
12.16.2024

SHEET NAME:
IRRIGATION PLAN

SHEET NUMBER:

L.4



BUBBLER PIPING CHART

1-5 BUBBLERS - 1/2" PIPE
6-10 BUBBLERS - 3/4" PIPE
11-20 BUBBLERS - 1" PIPE
21-30 BUBBLERS - 1 1/4" PIPE
31-40 BUBBLERS - 1 1/2" PIPE

IRRIGATION LEGEND

- Hunter PRS30-04 4" Pop-up Spray Head with Plastic Hunter Pro Adjustable Nozzle
- ⊗ Hunter PRS30-12 12" Pop-up Spray Head with Plastic Hunter Pro Adjustable Nozzle
- Hunter PGP Ultra-04 Rotors
- ⊗ Hunter Multi-Stream Bubbler Nozzle on Hunter PRS30-06 Pop-up Spray Head
- ⊗ Spray, Rotor & Bubbler Zones-Hunter PGV Control Valves (See Plan for Size)
- ⊗ Drip Zones-Hunter ICZ Drip Zone Control Kits (See Plan for Size)
- ⊗ Hunter I-Core series Controller with Hunter Solar Sync Sensor
- WATER METER, SIZE AS INDICATED
- D.C.A. SIZE AS INDICATED
- To Include Wye Strainer, Isolation Valve, Master Valve, and Pressure Regulator
- PVC CLASS 200 LATERAL LINE
- PVC CLASS 200 MAINLINE
- PVC SCHEDULE 40 SLEEVING
- VALVE SIZE
- GPM
- ▨ HUNTER HDL-09-12-100-PC Drip Line and Fittings (12" LATERAL SPACING, 12" EMITTER SPACING)
- ▨ PVC LATERAL PIPING SIZED AS REQUIRED
- ▨ INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS

SLEEVING NOTES

- Contractor shall lay sleeves and conduits at twenty-four (24") inches below finish grade of the top of pavement.
- Contractor shall extend sleeves one (1) foot beyond edge of all pavement.
- Contractor shall cap pipe ends using PVC caps.
- All sleeves shall be Schedule 40 PVC pipe.
- Contractor shall furnish Owner and Irrigation Contractor with an "as-built" drawing showing all sleeve locations.

Water Pressure Calculations

Static Pressure (at the water meter)- 65 psi
Design Pressure for Remote Zone- 55.9 psi
Pressure Losses for Remote Zone and Meter Components- 16.9 psi

Water Meter Components- Pressure Losses

Master Valve Pressure- 2 psi
Pressure Regulator- 1.2 psi
Back Flow- 5 psi
Wye Strainer- .75 psi
Ball Valve- .8 psi

Irrigation Zones Pressure Losses- (most remote zone)

Main Line- 3.6 psi
Valve- 2 psi
Later Line- 1.6 psi
Sprinkler requirements-35 psi

IRRIGATION NOTES

- All sprinkler equipment numbers reference the HUNTER equipment catalog unless otherwise indicated.
- LAWN SPRAY HEADS are SRS-04 installed as per detail shown.
- SHRUB SPRAY HEADS are SRS-12 installed as per detail shown.
- ELECTRIC CONTROL VALVES shall be HUNTER PGV-S SERIES installed per detail shown. Size valves as shown on plan. Valves shall be installed in value boxes large enough to permit manual operation, removal of solenoid and/or valve cover without any earth excavation.
- AUTOMATIC CONTROLLER shall be installed at location shown. Power (120V) shall be located in a junction box within five (5) feet of controller location by other trades.
- All 24 volt valve wiring is to be UF 14 single conductor. All wire splices are to be permanent and waterproof.
- SLEEVES shall be installed by General Contractor. Sleeve material shall be Schedule 40. Size as indicated on plan.
- Ten days prior to start of construction, Landscape or Irrigation Contractor shall verify static water pressure. If static pressure is less than 65 P.S.I., do not work until notified to do so by Owner. The irrigation contractor shall also verify that the site plan matches what has been constructed on site. Any landscape area that is less than 48 inches wide must be drip irrigation. If discrepancies between the irrigation plan and what is on site is discovered the irrigation contractor shall notify the GC, Civil Engineer and Landscape Architect.
- All main line and lateral piping to a minimum of 12 inches of cover. All piping under paving shall have a minimum of 18" of cover.
- The Irrigation Contractor shall coordinate installation of the system with the Landscape Contractor so that all plant material will be watered in accordance with the intent of the plans and specifications.
- The Irrigation Contractor shall select the proper arc and radius for each nozzle to insure 100% and proper coverage of all lawn areas and plant material. All nozzles in parking lot islands and planting beds shall be low angle to minimize over spray on pavement surfaces. No water will be allowed to spray on building.

DRIP IRRIGATION NOTES

- Drip Irrigation Equipment numbers reference Rainbird Equipment Catalog unless otherwise noted.
- Landscape Contractor shall be required to supply Owner's Construction Manager with all equipment specifications and maintenance guidelines.
- Landscape Contractor shall be required to follow Manufacturer's Specifications and Installation guidelines for drip system.
- PRESSURE COMPENSATING EMITTERS shall be: Multioutlet Rain Bug EM6-M101, Multi outlet Shrub Bug EMT6-M101 or approved equal. (1 PER EVERY 6 - 4" POTS)
- SINGLE OUTLET PRESSURE COMPENSATING EMITTERS shall be: Rain Bug Emitters EM-M05, -M10, -M20 and Shrub Bug Emitters EMT-M10, -M20 or approved equal. (1 PER EACH 1 OR 5 GAL PLANT)
- DRIP PRESSURE REGULATORS shall be: PSI-HLA-15, PSI-HLA-20, PSI-HMB-20, PSI-HMB-25 or approved equal.
- Y-FILTERS shall be: RBY-075-200, RBY-100-200 or approved equal.
- MAIN IRRIGATION TUBING shall be: RBT-150P, RBT-160V or approved equal.
- EMITTER DISTRIBUTION TUBING shall be: RBT-150P, RBT-160V or approved equal.
- SUBTERRANEAN EMITTER BOX shall be: SEB-6 or approved equal.
- Drip system piping only occurs within shrub / groundcover beds and rock mulch areas. Piping shall be a maximum 4" depth and a minimum 2" depth.
- Contractor shall verify that all drip system valves and spray system valves are sectioned separately on controller.

01 IRRIGATION PLAN
SCALE 1"=20'-0"

SECTION 02810 - IRRIGATION

PART 1 - GENERAL

1.1 SCOPE

- A. Provide complete sprinkler installation as detailed and specified herein, includes furnishing all labor, materials, and equipment for the proper installation. Work includes but is not limited to:
1. Trenching and backfill
 2. Automatic controlled system.
 3. Upon completion of installation, supply drawings showing details of construction including location of mainline piping, manual and automatic valves, electrical supply to valves, and specifically exact location of automatic valves.
- B. All sleeves as shown on plans will be furnished by General Contractor. Meter and power source to be provided by General Contractor.

1.2 RELATED WORK SPECIFIED ELSEWHERE

- A. See Irrigation Plans. See plans for controller, heads, and valves.
- B. Section 02900-Landscape
- C. Section 02811-Underground Irrigation Sleeve and Utility Conduits

1.3 APPLICABLE STANDARDS

- A. America Standard for Testing and Materials (ASTM) – Latest edition.
1. D2241 Poly (Vinyl Chloride) (PVC) Plastic Pipe (SDR-PR)
 2. D2464 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Thread, Schedule 80
 3. D2455 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Schedule 40
 4. D2467 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Socket Type, Schedule 80
 5. D2564 Solvent Cements for Poly (Vinyl Chloride) (PVC) Plastic Pipe and Fittings
 6. D2287 Flexible Poly Vinyl Chloride (PVC) Plastic Pipe
 7. F856 Poly Vinyl Chloride (PVC) Solvent Weld Primer
 8. D2855 Making Solvent – Cemented Joints with Poly (Vinyl Chloride) (PVC) Pipe and Fittings

1.4 MAINTENANCE AND GUARANTEE

- A. Materials and workmanship shall be fully guaranteed for one (1) year after final acceptance.
- B. Provide maintenance of system, including raising and lowering of heads to compensate for lawn growth, cleaning and adjustment of heads, raising and lowering of shrub heads to compensate for shrub growth, for one (1) year after completion of installation.
- C. Guarantee is limited to repair and replacement of defective materials or workmanship, including repair of backfill settlement.

1.5 SUBMITTALS

- A. Procedure: Comply with Division I requirements.
- B. Product Data: Submit (5) copies of equipment manufacturer's specifications and literature for approval by Landscape Architect prior to installation.
- C. Project Record Documents
1. Comply with Division I requirements.
 2. Locate by written dimension, routing of mainline piping, remote control valves and quick coupling valves. Locate mainlines by single dimensions from permanent site features provided they run parallel to these elements. Locate valves, intermediate electrical connections, and quick couplers by two dimensions from a permanent site feature at approximately 70 degrees to each other.
 3. When dimensioning is complete, transpose work to mylar reproducible tracings.
 4. Submit completed tracings prior to final acceptance. Mark tracings "Record Prints Showing Significant Changes". Date and sign drawings.
 5. Provide three complete operation manuals and equipment brochures neatly bound in a hard back three-ring binder. Include product data on all installed materials. Include warranties and guarantees extended to the Owner by the manufacturer of all equipment.
- D. Quick Coupler Keys: Provide 3 coupler keys with boiler drains attached using brass reducer.
- E. Controller Keys: Provide three sets of keys to controller enclosure(s).
- F. Use of materials differing in quality, size, or performance from those specified will only be allowed upon written approval of the Landscape Architect. The decision will be based on comparative ability of material or article to perform fully all purposes of mechanics and general design considered to be possessed by item specified.
- G. Bidders desiring to make a substitution for specified sprinklers shall submit manufacturer's catalog sheet showing full specification of each type sprinkler proposed as a substitute, including discharge in GPM maximum allowable operating pressure at sprinkler.
- H. Approval of substitute sprinkler shall not relieve Irrigation Contractor of his responsibility to demonstrate that final installed sprinkler system will operate according to intent of originally designed and specified system.
- I. It is the responsibility of the Irrigation Contractor to demonstrate that final installed sprinkler system will operate according to intent of originally designed and specified system. If Irrigation Contractor notes any problems in head spacing or potential coverage, it is his responsibility to notify the Landscape Architect in writing, before proceeding with work. Irrigation Contractor guarantees 100% coverage of all areas to be irrigated.

1.6 TESTING

- A. Perform testing required with other trades, including earthwork, paving, plumbing, electrical, etc. to avoid unnecessary cutting, patching and boring.
- B. Wire Connectors: Waterproof splice kit connectors. Type DBY by 3M.

2.6 SCHEDULE 80 PVC NIPPLES

- A. Composed of Standard Schedule 40 PVC Fittings and PVC meeting noted standards. No clamps or wires may be used. Nipples for heads and shrub risers to be nominal one-half inch diameter by eight inches long, where applicable.
- B. Polyethylene nipples six (6") inches long to be used on all pop-up spray heads.

2.7 MATERIALS - See Irrigation Plan

- A. Sprinkler heads in lawn area as specified on plan.
- B. PVC Pipe: Class 200, SPR 21
- Copper Tubing (City Connection): Type "M" 24V Wire. Size 14, Type U.F.
- C. Electric valves to be all plastic construction as indicated on plans.
- D. Refer to drawing for backflow prevention requirements and flow valve.

PART 3 - EXECUTION

3.1 INSTALLATION - GENERAL

- A. Staking: Before installation is started, place a stake where each sprinkler is to be located, in accordance with drawing. Staking shall be approved by Landscape Architect before proceeding.
- B. Excavations: Excavations are unclassified and include earth, loose rock, rock or any combination thereof, in wet or dry state. Backfill trenches with material that is suitable for compaction and contains no lumps, clods rock, debris, etc. Special backfill specifications, if furnished take preference over this general specification.
- C. Backfill: Flood or hand-lamp to prevent after setting. Hand rake trenches and adjoining area to leave grade in as good or better condition than before installation.
- D. Piping Layout: Piping layout is diagrammatic. Route piping around trees and shrubs in such a manner as to avoid damage to plantings. Do not dig within ball of newly planted trees or shrubs.

3.2 PIPE INSTALLATION

- A. Sprinkler Mains: Install a four (4") inch minimum trench with a minimum of eighteen (18") inches of cover.
- B. Lateral Piping: Install a four (4") inch wide minimum trench deep enough to allow for installation of sprinkler heads and valves, but in no case, with less than twelve (12") of cover.
- C. Trenching: Remove lumber, rubbish, and large rocks from trenches. Provide firm, uniform bearing for entire length of each pipe line to prevent uneven settlement. Wedging or blocking of pipe will not be permitted. Remove foreign matter or dirt from inside of pipe before welding, and keep piping clean by approved means during and after laying of pipe.

3.3 PVC PIPE AND FITTING ASSEMBLY

- A. Solvent: Use only solvent recommended by manufacturer to make solvent-welded joints. Thoroughly clean pipe and fittings of dirt, dust and moisture before applying solvent.
- B. PVC to metal connection: Work metal connections first. Use a non-hardening pipe dope such as Permatex No. 2 on threaded PVC adapters into which pipe may be welded.

3.4 COPPER TUBING AND FITTING ASSEMBLY

Clean pipe and fitting thoroughly and lightly sand pipe connections to remove residue from pipe. Attach fittings to tubing in an approved manner using 50-50 soft solid core solder.

3.6 POP-UP SPRAY HEADS

Supply pop-up spray heads in accordance with materials list and plan. Attach sprinkler to lateral piping with a semi-flexible polyethylene nipple not less than three (3") inches or more than six (6") inches long.

3.6 VALVES

Supply valves in accordance with materials list and sized according to drawings. Install valves in a level position in accordance with Manufacturer's Specifications. See plan for typical installation of electric valve, valve box.

3.7 WIRING

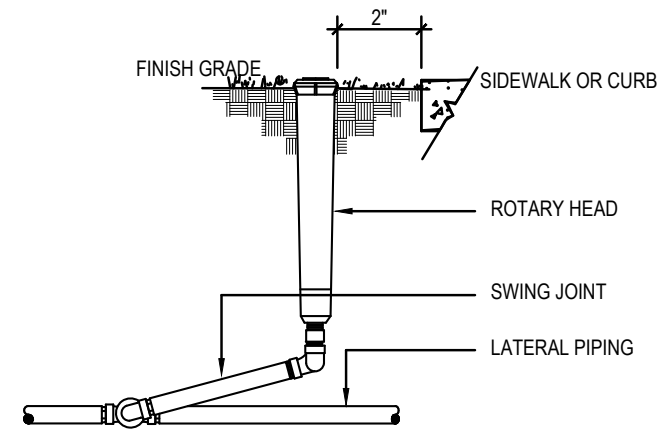
- A. Supply wire from the automatic sprinkler controls to the valves. No conduit will be required for U.F. wire unless otherwise noted on the plan. Wire shall be tucked under the piping.
- B. A separate wire is required from the control to each electric valve. A common neutral wire is also required from each control to each of the valves served by each particular control.
- C. Bundle multiple wires and tape them together at ten (10') foot intervals. Install ten (10") inch expansion coil at not more than one hundred (100') foot intervals. Make splices waterproof.

3.8 AUTOMATIC SPRINKLER CONTROLS

Supply in accordance with Irrigation Plan. Install according to manufacturer's recommendations.

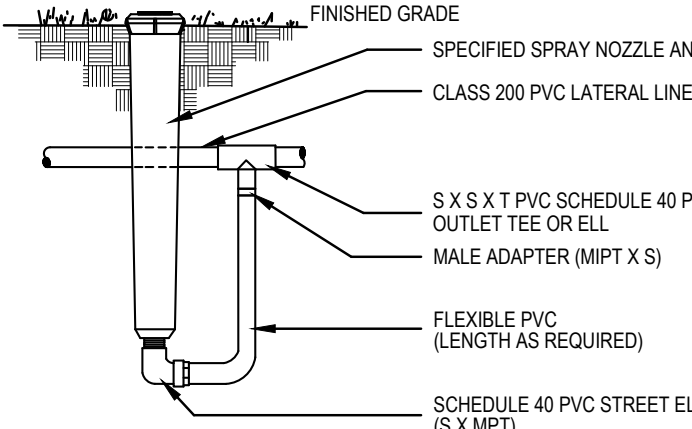
3.9 TESTING

- A. Sprinkler Mains: Test sprinkler main only for a period of twelve (12) to fourteen (14) hours under normal pressure. If leaks occur, replace joint or joints and repeat test.
- B. Complete tests prior to backfilling. Sufficient backfill material may be placed in trenches between fittings to insure stability of line under pressure. In each case, leave fittings and couplings open to visual inspection for full period of test.



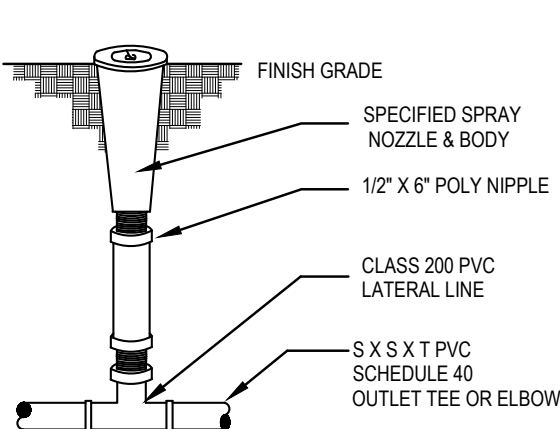
01 ROTARY HEAD

NOT TO SCALE



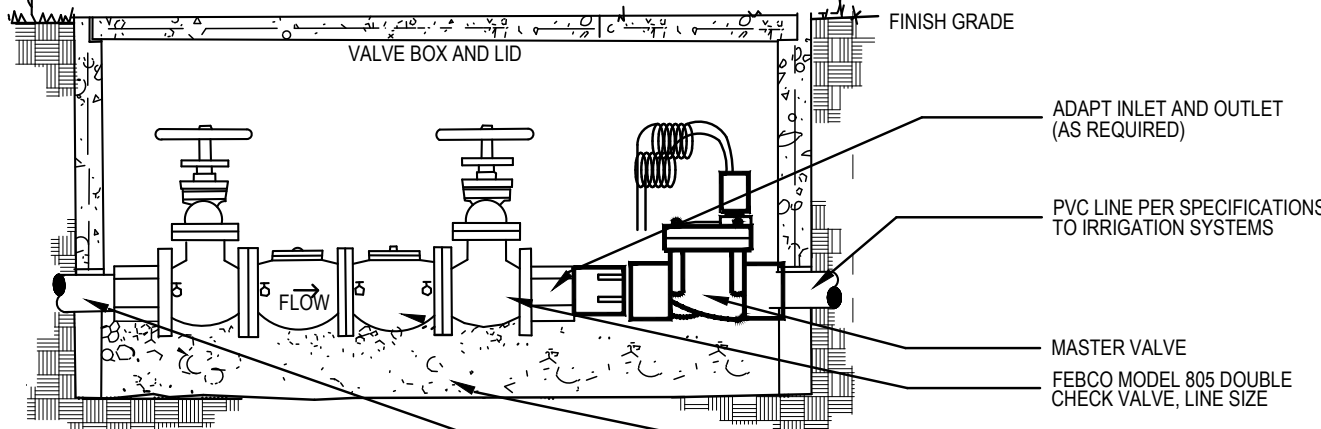
02 HIGH POP-UP SPRAY ASSEMBLY

NOT TO SCALE



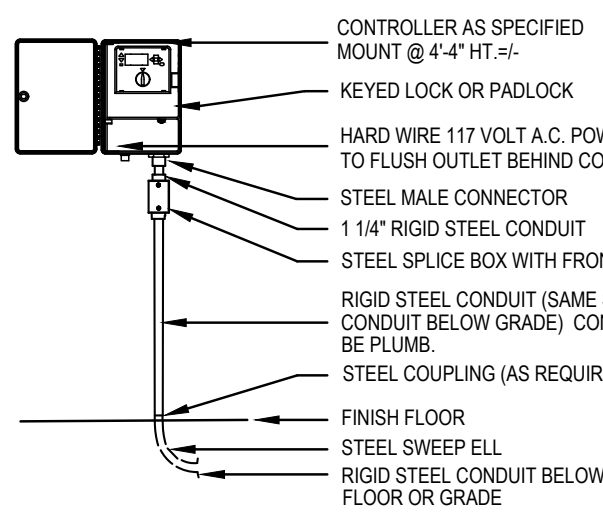
03 POP-UP LAWN SPRAY ASSEMBLY

NOT TO SCALE



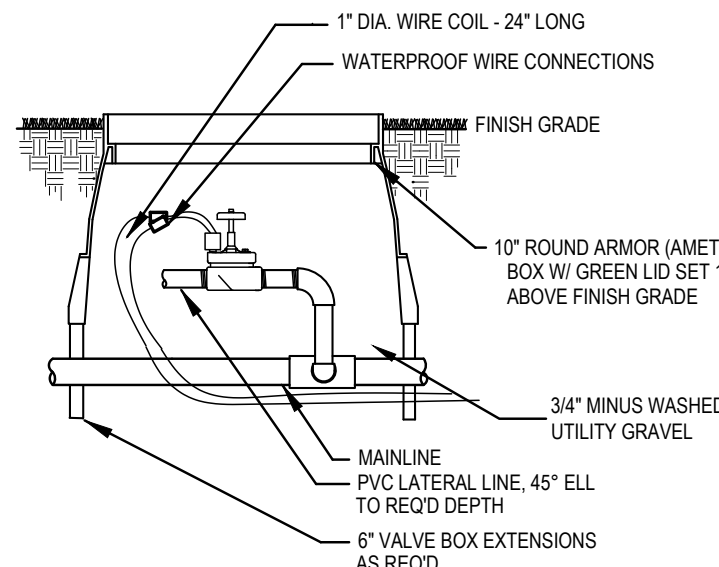
04 BACKFLOW PREVENTER

NOT TO SCALE



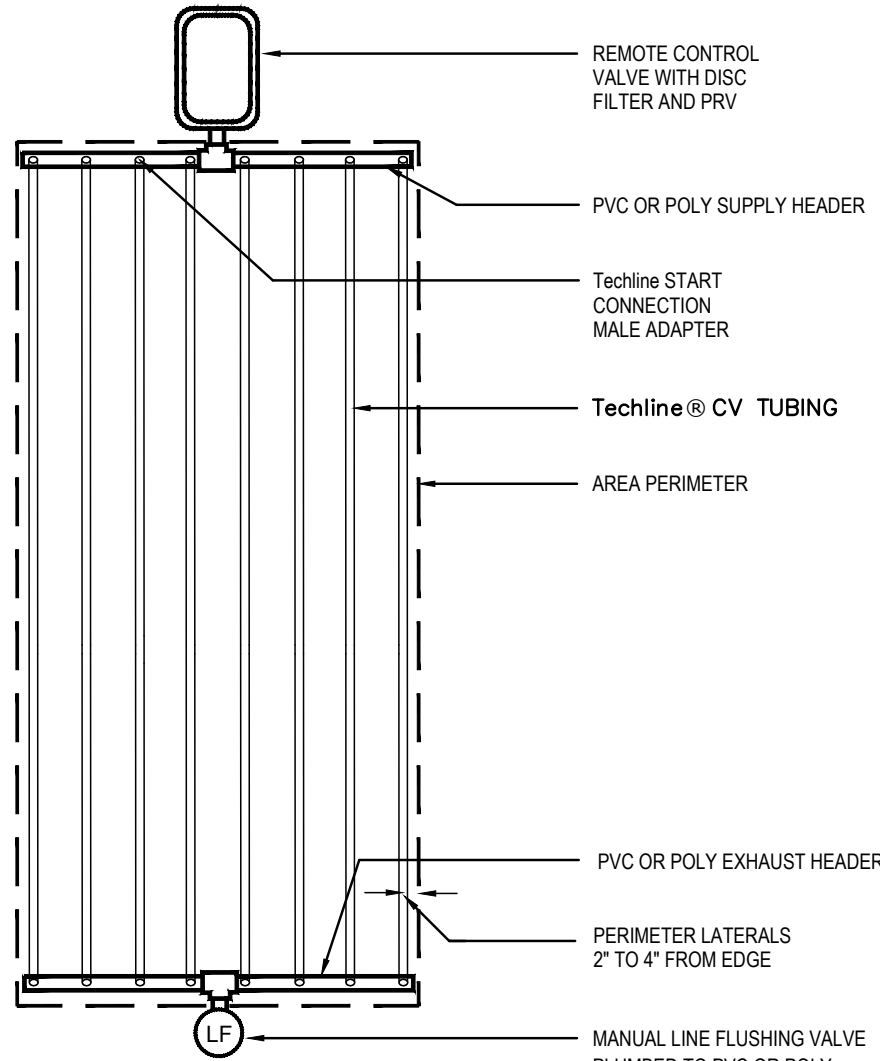
05 WALL MOUNTED CONTROLLER

NOT TO SCALE



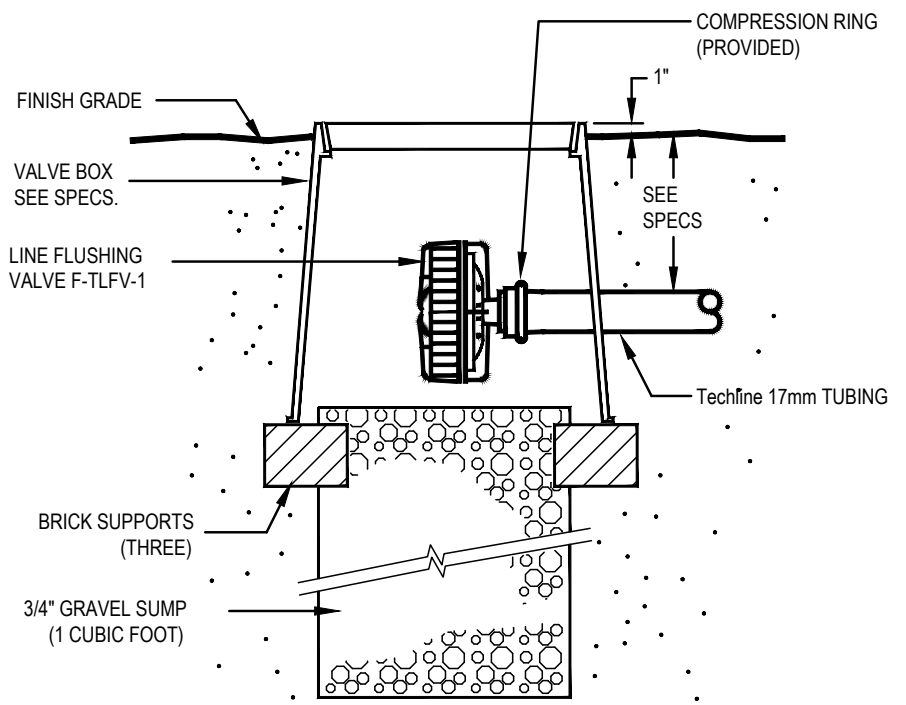
06 REMOTE CONTROL VALVE

NOT TO SCALE



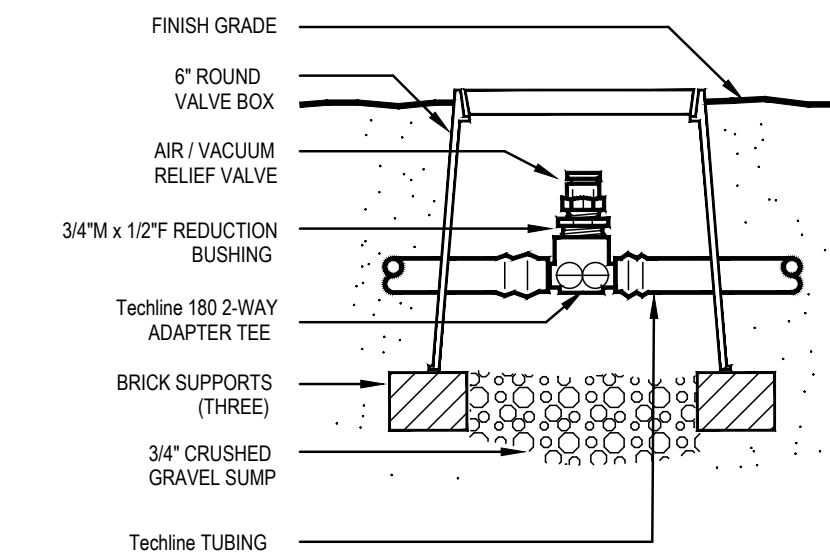
07 TechLine CV END FEED LAYOUT

NOT TO SCALE



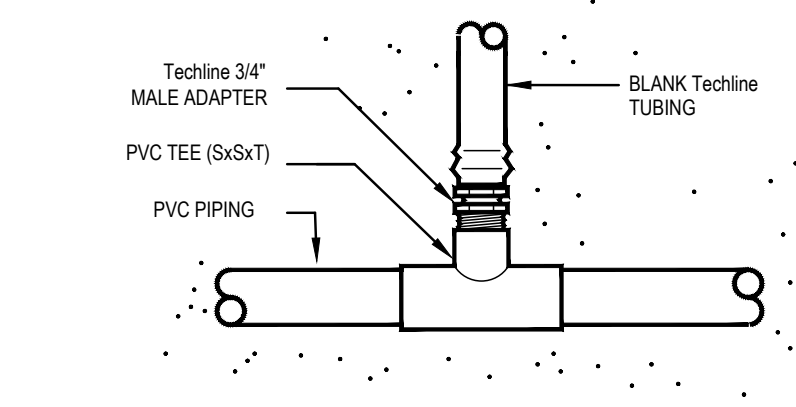
08 TechLine LINE FLUSHING VALVE

NOT TO SCALE



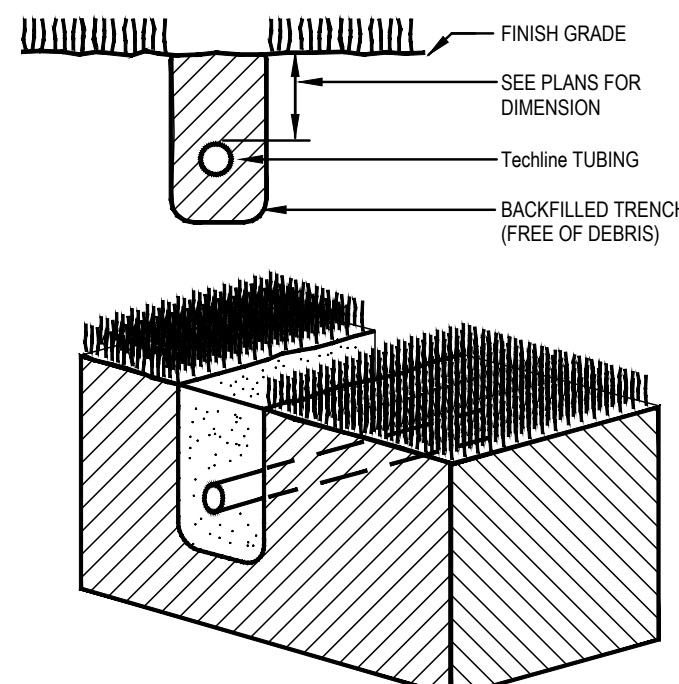
09 TechLine AIR/VACUUM RELIEF

NOT TO SCALE



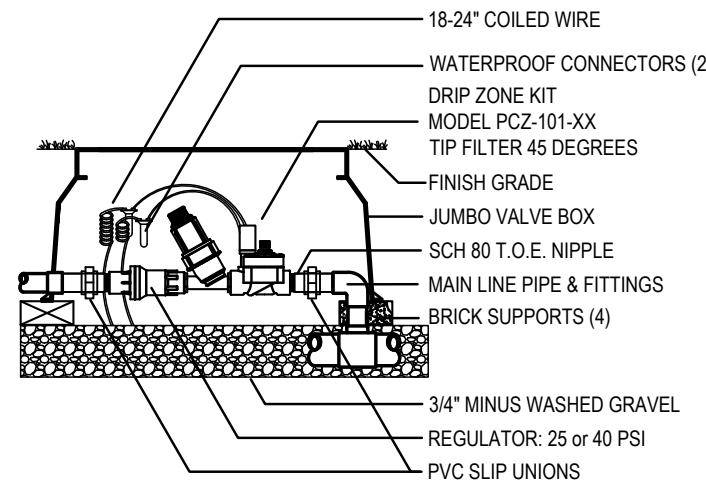
11 TechLine START CONNECTION

NOT TO SCALE



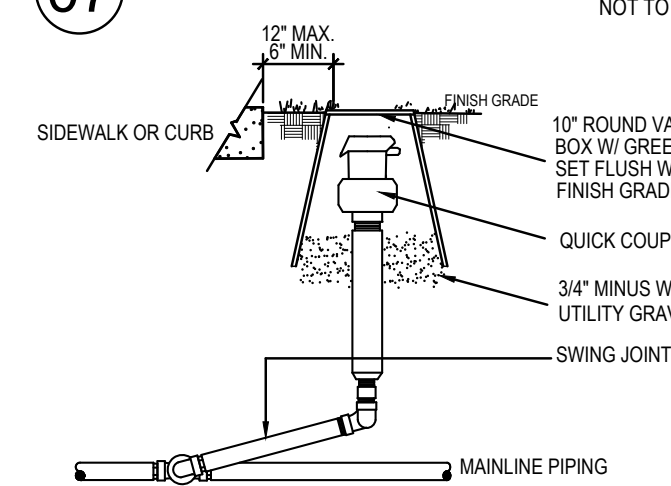
12 TechLine TRENCHING

NOT TO SCALE



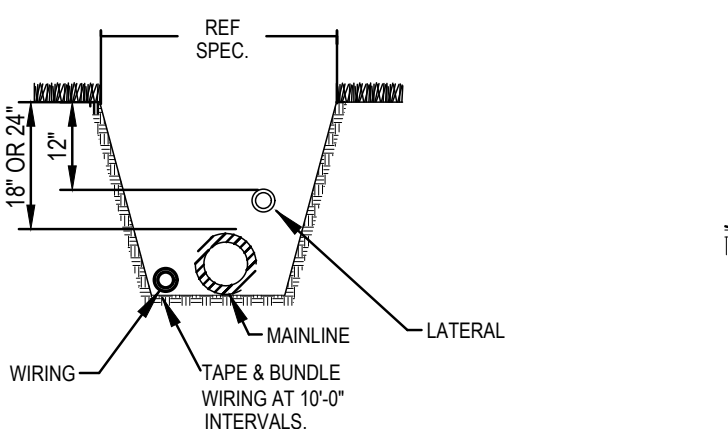
13 DRIP CONTROL VALVE

NOT TO SCALE



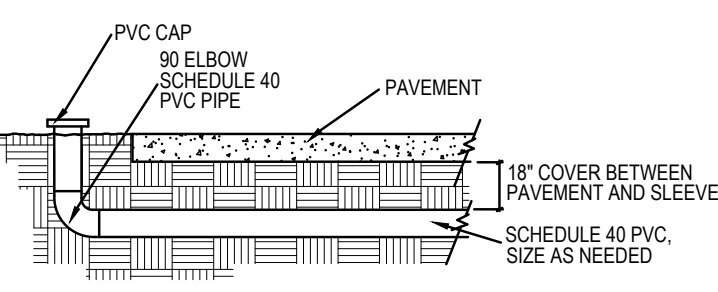
14 QUICK COUPLER

NOT TO SCALE



15 TRENCH DETAIL

NOT TO SCALE

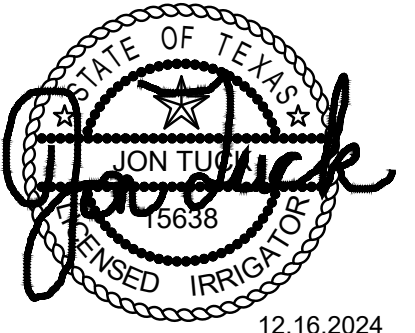


16 SLEEVE DETAIL

NOT TO SCALE



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRS@STUDIOGREENSPOT.COM



12.16.2024

RESTAURANT

SOUTH MAIN ST./ W. PLUM ST.
CITY OF AUBREY, DENTON COUNTY, TEXAS

ISSUE:
FOR APPROVAL 12.16.2024

DATE:

12.13.2024

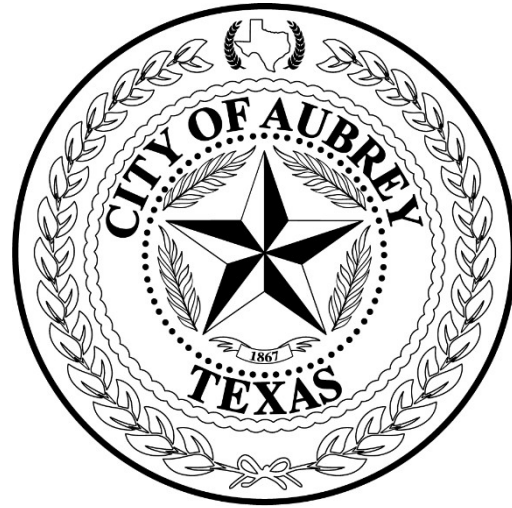
SHEET NAME:
IRRIGATION SPECIFICATIONS

SHEET NUMBER:

L.5

Planning and Zoning Commission Meeting Minutes

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
February 13, 2025
6:00 PM



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

Present: Donald Smith, Candace Stone, Brittney Murray, Sina Tidwell, Nicole Shaw

Absent: Christal Johnson, Kyle Kennedy, Chuck Fuller

Staff Present: City Attorney Marie Johnson, City Secretary Jenny Hicks, Executive Director of Operations Leanne Wilson

Commissioner Sina Tidwell offered the invocation. Commissioner Candace Stone led the Pledge of Allegiance to the United States flag. Commissioner Nicole Shaw led the Pledge of Allegiance to the Texas flag.

Community Announcements: None

Citizen Input: None

New Business: New items requested for consideration.

1. Consideration and action on electing a member to serve as chairperson for a one year term ending December 31, 2025.

P&Z Commissioner Brittney Murray made a motion to elect Sina Tidwell as Chair. P&Z Commissioner Donald Smith seconded. Motion Passed (5:0). None opposed.

2. Consideration and action on electing a member to serve as co-chairperson for a one year term ending December 31, 2025.

P&Z Commissioner Sina Tidwell made a motion to elect Brittney Murray as Co-chair. P&Z Commissioner Donald Smith seconded. Motion Passed (5:0). None opposed.

3. Consider and make a recommendation to the City Council regarding the Final Plat of Sandbrock Ranch, Phase 15, containing 72 residential lots, 3 common area lots, and 1 right-of-way lot within 16.682 acres out of the William Lumpkin Survey, Abstract No. 730 within the City of Aubrey ETJ, Denton County, Texas. (*Horizon / Deer Creek Development Corp. and The Denton County Municipal Utility District No. 6*)

Executive Director of Operations Leanne Wilson provided information.

P&Z Commissioner Donald Smith made a motion to approve the Final Plat. P&Z Commissioner Brittney Murray seconded. Motion Passed (5:0). None opposed.

4. Consideration and action on approving minutes of the January 15, 2025 meeting.

P&Z Commissioner Nicole Shaw made a motion to approve the minutes. P&Z Commissioner Candace Stone seconded. Motion Passed (5:0). None opposed.

-ADJOURN-

The meeting was adjourned at 6:07 PM.

PASSED and APPROVED by the Planning and Zoning Commission of the City of Aubrey, Texas this 13th day of March, 2025.

Sina Tidwell, Commission Chair

ATTEST:

Jenny Hicks, City Secretary