City Council Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
May 22, 2025
6:00 PM

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

Notice Regarding Remote Participation of Council Members

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

Call to Order - Determine if a Quorum is Present:

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

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

1. Fire Department New Hires and Swearing-in Ceremony

Citizen Input: Any person may address the City Council. If your comments are concerning an agenda item, you may wait until the discussion on that item if you prefer. Once recognized by the Mayor, please step forward to the speaker’s podium, state your name and address and speak directly into the microphone so that people in the room can hear comments and see

presentations. Citizen comments are limited to three (3) minutes per individual unless additional time is otherwise required by law. No discussion or action may be taken at this meeting on any item not listed on the agenda, other than to make statements of factual information or recite existing policy in response to a citizen's inquiry.

Election Related Items:

2. Present the Certificate of Election and Administer the Statement of Elected Officials and Official Oaths to the declared candidates elect Mayor, Chris Rich and Council Place 3, Mike Browning.

3. Consideration and action on appointing a Mayor Pro Tem for a One Year Term.

4. Consideration and action on appointing a Deputy Mayor Pro Tem for a One Year Term.

5. Consideration and action on a Resolution designating authorized signatories for the City's banking and financial accounts and approving a wire transfer agreement.

6. Consideration and action on appointing a City Council Liaison to Parks and Recreation Board.

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

7. Approve minutes of the April 24, 2025 and May 13, 2025 meetings.

8. Approve Monthly Staff Reports

9. Approve Monthly Financial Report.

10. Accept the resignation of Teresa Sanfilippo from the Board of Adjustment.

11. Accept the resignation of Donald Smith from the Planning and Zoning Commission.

12. Award a bid and enter into a contract with Acadia Services LLC for the construction of Phase II Offsites - W5 Waterline for an amount not to exceed $2,465,791.00 and authorize the City Manager to execute the necessary documents.

13. Approve Interlocal Cooperation Agreements with Denton County for Ad Valorem Tax Collection for the City of Aubrey and the Public Improvement Districts.

14. Approve a Resolution closing South Main Street on October 4, 2025 for the Annual Peanut Festival.

15. Approve a Resolution closing South Main Street on December 3, 2025 for the annual Holiday Tree Lighting.

16. Approve Resolutions closing South Main Street on June 20, 2025 and July 19, 2025 for the annual Summer Music Series.

New Business: New items requested for consideration.

17. Hold a public hearing, consider and act on an Ordinance approving a Specific Use Permit to allow alcoholic beverage sales for a Wine and Beer Retailer's Off-Premise Permit (BQ) for the property described as approximately 1.865 acres of land in the Francisco Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County, Texas, and located within the boundaries of Planned Development District - Shopping Center District (PD-SC) and approving a variance to the distance requirements for the location of the use. The property is generally located at the northeast corner of US Hwy. 377 and Spring Hill Road/ FM 428 known as Chaparral Center. (Vaquero Ventures/7 Eleven)

18. Consideration and action on a Final Plat for Lots 1-15, Block A, Chaparral Center (Preliminary Plat title: Highpointe Commercial), being approximately 35.174 acres out of the Francisco Trevino Survey, Abstract 1243 generally located north of FM 428 (Spring Hill Road) and east of U.S. Highway 377, City of Aubrey, Denton County, Texas. (Applicant Aubrey Land JV)

19. Consideration and action on a Preliminary Plat application for Highpointe Ranch East Phase 1, for 192 residential lots and three (3) HOA lots, being approximately 35.254 acres out of the Francisco Trevino Survey, Abstract 1243 generally located south of E Blackjack Road, east of U.S. Highway 377, and north of Springhill Road/FM 428, City of Aubrey, Denton County, Texas. (Andiron TX 5, LLC)

20. Consideration and action on a Final Plat for Highpointe Ranch East Phase 1, for 192 residential lots and three (3) HOA lots, being approximately 35.254 acres out of the Francisco Trevino Survey, Abstract 1243 generally located south of E. Blackjack Road, east of U.S. Highway 377, and north of Springhill Road/FM 428, City of Aubrey, Denton County, Texas. (Andiron TX 5, LLC)

21. Consideration and action on a Preliminary Plat for the Palomino for 300 Residential Lots, 1 Lift Station lot, 5 HOA Lots, 1 Public Park Lot, 1 General Retail Lot, 1 City Dedicated General Retail Lot, being approximately 46.974 acres of land situated in the J. Bridges Jr. Survey, Abstract No. 36, within the City of Aubrey, Denton County, Texas. The property is generally located west of FM 2931, north of Frontier Parkway, and east of the future Silverado Parkway. (JEN HOLDCO 24 LLC)

22. Consideration and action on a Final Plat for the Palomino for 300 Residential Lots, 1 Lift Station lot, 5 HOA Lots, 1 Public Park Lot, 1 General Retail Lot, 1 City Dedicated General Retail Lot, being approximately 46.974 acres of land situated in the J. Bridges Jr. Survey, Abstract No. 36, within the City of Aubrey, Denton County, Texas.

The property is generally located west of FM 2931, north of Frontier Parkway, and east of the future Silverado Parkway. (JEN HOLDCO 24 LLC)

23. Consideration and action on a Site Plan for the Shops at High Meadows, Lot 4R1, Block A of the Garland Wilson Addition, located at the southwest corner of the intersection of E. Highmeadow Drive and Betty Lane, in the City of Aubrey, Denton County, Texas. (CLR Realty Group, LLC)

24. Consideration and action on a Replat of Lot 4R1R, Block A of the Garland Wilson Addition, located at the southwest corner of the intersection of E. Highmeadow Drive and Betty Lane, in the City of Aubrey, Denton County, Texas. (CLR Realty Group, LLC)

25. Conduct a Public Hearing, consider, and act on an Ordinance amending Section 6 of Exhibit 14A, “Zoning Ordinance,” in Chapter 14, “Zoning” of the Code of Ordinances of the City of Aubrey, Texas to adopt regulations applicable to Tobacco Shops in the Shopping Center (SC) and Commercial (C) Zoning Districts, and to adopt a Conditional Use Permit (CUP) requirement within those Districts, to provide regulations for approval of such use, to provide for Tobacco Shop use within the Industrial District, amending Section 4, “Definitions”; providing a penalty; and providing an effective date.

26. Conduct a Public Hearing, consider and act on an Ordinance for an amendment to Chapter 14, “Zoning Ordinance,” Exhibit 14A, “Zoning” of the Code of Ordinances of the City of Aubrey, Texas to amend Section 6, ”Conditional Uses and Specific Use Permits,” to adopt a Conditional Use Permit process to allow for the sale of specified types of alcoholic beverages in certain zoning districts and to provide a Specific Use Permit for the sale of specified types of alcoholic beverages in certain zoning districts, to establish regulations and fees for such application processes, to provide definitions, to provide an Alcohol and Zoning District Use Chart, and to allow minor editorial changes in Section 6 to provide clarity.

27. Consideration and action on a Resolution granting a petition requesting annexation into the corporate limits of the City of Aubrey by Aubrey Independent School District, owner of approximately 6.25 acres of land, legally described as Tract 156D, Abstract No. 1243 out of the Francisco Trevino Survey, Denton County, Texas, generally located south of Spring Hill Road and East of Aubrey High School, setting a public hearing for the annexation and authorizing the City Secretary to cause notice of the hearing; and authorizing staff to negotiate and enter into a written services agreement with the property owner.

28. Consideration and action on an Ordinance amending Article 6.04 "Garbage, Trash and Rubbish" of Chapter 6, "Health and Sanitation" of the Code of Ordinances by adopting definitions and amending regulations for open storage; providing a Penalty; and Providing an Effective Date.

29. Consider and approve the Resolution of the Board of Directors of the Aubrey Municipal Development District Authorizing a Development Project; the Expenditure

of Funds on Hand to Complete the Development Project; and Other Matters Incident and Related Thereto.

30. Consideration and action on an Ordinance amending Ordinance No. 872-24, the ordinance adopting the fiscal year 2024-2025 budget for the Aubrey Municipal Development District, in order to budget funds for the purchase of property by the MDD.

31. Consideration and action on a Resolution authorizing Publication of Notice of Intent to Issue Certificates of Obligation, Series 2025.

32. Consideration and action approving an Ordinance amending the fiscal year 2024-2025 budget.

33. Consideration and action on an Ordinance amending Chapter 1, "General Provisions", Article 10, "Parks and Recreation" of the Code of Ordinances by amending Division 3 providing Park and Community Center Rules for users of City parks and facilities; adopting definitions and amending various regulations; providing a Penalty; and providing an Effective Date.

34. Consideration and action on an Ordinance amending Article 4.10 Special Event Permit of Chapter 4, Business Regulations of the Code of Ordinances by amending regulations and procedures for issuance of permits for special events and for conducting special events within the City; and Providing an Effective Date.

35. Receive a presentation summarizing the ratings of the submissions for architectural services for a future municipal building, submitted in response to the City's request for qualifications, and consider and take action to approve the selection of Parkhill as the architectural firm to provide professional services related to the planning, needs assessment, concept development, and cost estimation for a future municipal building, and authorize the city manager to negotiate and sign contract documents.

36. Consideration and action on a Resolution nominating a candidate for the Denco Area 9-1-1 District Board of Managers.

37. Consideration and action on removing and/or appointing member(s) to the Aubrey Area Library Advisory Board.

Department Updates and Discussion:

38. Administration & Finance:

39. Library:

40. Fire Department:
    - High School Program
    - Construction Update

41. Police Department:

42. Public Works:
    - Wastewater Plant Construction Update
    - Rockhill Water Well Update

43. Human Resources:

44. Municipal Development:

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

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

45. **Section 551.071(1) and (2) Consultation with Attorney.** For Council to seek the advice of its attorney about pending or contemplated litigation or a settlement offer and to consult with the City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act:
    - *City of Aubrey v. Jerry H. Simmon*s, et al, Cause No. PR-2024-01392-B, Denton County, Texas
    - Purchase of Property for Municipal Services
    - Knuckles Road Development
    - Downtown Property

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

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

Motion to Recess into Executive Session.

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

-ADJOURN-

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

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

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

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

City Council Meeting
Staff Report
May 22, 2025

Agenda Item
Consideration and action on appointing a Mayor Pro Tem for a One Year Term.

Staff Contact
Jenny Hicks, City Secretary
jhicks@aubreytx.gov
940-440-9343

Summary
Section 3.05 of the Home Rule Charter states:

The Mayor Pro-Tem shall be a Council Member elected by the City Council at the first regular meeting after each election of Council Members and/or Mayor or at the first regular meeting after any applicable run-off election, whichever is later. The Mayor Pro-Tem shall act as Mayor during the disability or absence of the Mayor, and in this capacity shall have the rights conferred upon the Mayor.

Financial Summary

Staff Recommended Action

Staff Recommended Motion
I move to appoint _____ as Mayor Pro Tem.

City Council Meeting
Staff Report
May 22, 2025

Agenda Item
Consideration and action on appointing a Deputy Mayor Pro Tem for a One Year Term.

Staff Contact
Jenny Hicks, City Secretary
jhicks@aubreytx.gov
940-440-9343

Summary
Section 3.05 of the Home Rule Charter states:

The Deputy Mayor Pro-Tem shall be a Council Member elected by the City Council at the first regular meeting after each election of Council Members and/or Mayor or at the first regular meeting after any applicable run-off election, whichever is later. The Deputy Mayor Pro-Tem shall act as Mayor during the disability or absence of the Mayor and Mayor Pro-Tem, and in this capacity shalt have the rights conferred upon the Mayor.

Financial Summary

Staff Recommended Action

Staff Recommended Motion
I move to appoint _____ as Deputy Mayor Pro Tem.

City Council Meeting
Staff Report
May 22, 2025

Agenda Item
Consideration and action on a Resolution designating authorized signatories for the City's banking and financial accounts and approving a wire transfer agreement.

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

Summary
This Resolution is required by our banking and financial institutions, and for auditing purposes. It is needed as authorized signatories change.

Financial Summary

Staff Recommended Action
Approve

Staff Recommended Motion
I move to appoint the Mayor, mayor Pro Tem and Deputy Mayor Pro Tem as bank and financial signatories.

CITY OF AUBREY, TEXAS

RESOLUTION NO 1000-25

A RESOLUTION OF THE CITY OF AUBREY, TEXAS, DESIGNATING PERSONS AUTHORIZED TO SIGN FOR FUNDS FOR CITY BANKING AND FINANCIAL ACCOUNTS.

WHEREAS, the City Council of the City of Aubrey must designate persons authorized to sign on behalf of the city for funds available.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Aubrey, Texas, as follows:

SECTION 1. That the following persons are hereby approved and designated as the authorized signatories for the City's banking and financial accounts:

1. Chris Rich, Mayor
2. _____, Mayor Pro-Tem
3. _____, Deputy Mayor Pro-Tem

SECTION 2. The City Manager, Finance Director, and City Secretary would have inquiry and transfer capabilities regarding any accounts established.

PASSED AND APPROVED this 22nd day of May, 2025.

APPROVED:	ATTEST:
_____	_____
Chris Rich, Mayor	Jenny Hicks, City Secretary

City Council Meeting
Staff Report
May 22, 2025

Agenda Item
Consideration and action on appointing a City Council Liaison to Parks and Recreation Board.

Staff Contact
Jenny Hicks, City Secretary
jhicks@aubreytx.gov
940-440-9343

Summary
City of Aubrey Code of Ordinances **1.10.031 Parks and Recreation Board Membership** provides for the appointment of a City Council Liaison, acting as an ex-officio member.

Financial Summary

Staff Recommended Action
Approve

Staff Recommended Motion
I move to appoint _____ as the liaison.

City Council Meeting Minutes

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
April 24, 2025
6:00 PM

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

Present: Chris Rich, Jeff Perry, Erin Allen, Chuck Fikes, Randy Jones

Absent: Matt Jones

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

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

Community Announcements:

1. - Mayor Rich presented a Proclamation and recognized outgoing Councilmember Erin Allen
   - Fire Chief Eric Schlotter held a Swearing-in Ceremony for new hires Kathryn Hasty, Nation Gibrick, and Hunter Green.
   - Sina Tidwell, from Commissioner Jared Patterson's office, presented a Resolution for Asst. Chief Downes' 25 years of service in the fire department.
   - HR Director Shaena Williams announced new hire Annette Koehler, HR Generalist.

Citizen Input: None

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

2. Approve minutes of the March 27, 2025 meeting.
3. Approve Monthly Staff Reports
4. Approve Monthly Financial Report.
5. Approve Quarterly Investment Report.

6. Approve a Resolution granting consent to the addition of an approximate 27.07 acres of land located in the James Bridges Jr. Survey, Abstract No. 36, Denton County, Texas, and being wholly within the ETJ of the City, into the boundaries of The Lakes Fresh Water Supply District of Denton County pursuant to a petition submitted by D.R. Horton-Texas Ltd., property owner. (Resolution No. 996-25)
7. Approve a Resolution ratifying an expenditure of $143,195 paid to Davis Water Well for the emergency repair of the Faulkner Water Well; and providing an effective date. (Resolution No.998-25)
8. Approve a Sanitary Sewer Easement granted by Aubrey Land JVC to the City providing a permanent variable-width sewer easement across a 27.243-acre tract of land located in the Francisco Trevino Survey, Abstract 1243, City of Aubrey, Denton County, Texas.

Council Member Jeff Perry made a motion to approve the consent agenda items not including item number 8. Council Member Randy Jones seconded. Motion Passed (4:0). None opposed.

Director of Operations, Leanne Wilson, provided information regarding item number 8.

Council Member Erin Allen made a motion to approve item number 8, subject to developers final review and authorize the City Manager to finalize the document. Council Member Jeff Perry seconded. Motion Passed (4:0).

Tax Increment Reinvestment Zone No. 4 Board Meeting The City Council will recess into the Tax Increment Reinvestment Zone No 4 Board Meeting to discuss the following:

Council Member Randy Jones made a motion to recess into the TIRZ board meeting at 6:12 PM. Council Member Jeff Perry seconded. Motion Passed (4:0). None opposed.

9. Consider and take appropriate action regarding the Project and Finance Plan for Tax Increment Reinvestment Zone No. 4, (the "Zone"), a Zone consisting of approximately 159.9 acres of land generally located south of FM 428, west of FM 1385 and east of Coffey Rd, and within the City of Aubrey; providing a final Project and Financing Plan, pursuant to Chapter 311, of the Texas Tax Code (MuniCap).

Jennifer Sloan, with Municap, presented information.

Council Member Jeff Perry made a motion to recommend approval of the Project and Finance Plan for Tax Increment Reinvestment Zone No. 4, as presented. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed.

The Tax Increment Reinvestment Zone No. 4 board reconvened into regular session at 6:16 PM.

New Business: New items requested for consideration.

10. Consideration and action on an Ordinance regarding approval of the final Project and Financing Plan for the Tax increment Reinvestment Zone No.4, City of Aubrey,

Texas and providing any findings and ordaining other matters in connection therewith.

Council Member Randy Jones made a motion to approve the Ordinance and the Project and Financing Plan for the Tax Increment Reinvestment Zone No. 4. Council Member Jeff Perry seconded. Motion Passed (4:0). None opposed. (Ordinance No. 902-25)

11. Consider and act on a Final Plat application for the Trivedi Addition for 2 lots in 25.165 acres of land out of the F. Trevino, Abstract No. 1243, within the City of Aubrey, Denton County, Texas. The property is generally located north of Spring Hill Road, south of Blackjack Road, and east of the future McNatt Road extension within the City of Aubrey, Denton County, Texas. (Pretium Capital, LLC and City of Aubrey)

    Helen-Eve Beadle presented information.

    Council Member Erin Allen made a motion to approve the Trivedi Addition Final Plat, dependent upon compliance with condition one as presented.

    Condition: The recording information for the new 20-foot Mustang SUD easement and right-of-way shall be added prior to the plat being filed at the County.

    Council Member Jeff Perry seconded. Motion Passed (4:0). None opposed.

12. Consider and act on a Site Plan application for the Redfearn Addition for one (1) lot on 3.783 acres of land out of the Francisco Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County Texas. The property is generally located east of US Hwy 377, north of Redfearn Road, and east of Highmeadow Drive within the City of Aubrey, Denton County, Texas. (Maylar, DTC Ventures, Inc.)

    Helen-Eve Beadle provided information.

    Ian Norfolk, Civil Engineer for the developer, provided information.

    Council Member Erin Allen made a motion to approve the Redfearn Addition Site Plan, subject to the two conditions, as presented:

    Conditions:
    1. **The photometric plan is currently in review;**
    2. **The variance for additional trees and fencing around the detention area be approved;**
    3. **The elevations be verified to conform with the Planned Development; and**
    4. **Confirm that parking is allowed over the easement.**

    Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed.

13. Consider and act on a Preliminary Plat application for the Redfearn Addition for one (1) lot on 3.783 acres of land out of the Francisco Trevino Survey, Abstract No. 1243,

City of Aubrey, Denton County Texas. The property is generally located east of US Hwy 377, north of Redfearn Road, and east of Highmeadow Drive within the City of Aubrey, Denton County, Texas. (Maylar, DTC Ventures, Inc.)

Helen-Eve Beadle presented information.

Council Member Randy Jones made a motion to approve the Redfearn Addition Preliminary Plat as presented. Council Member Chuck Fikes requested an amendment to the motion to include the conditions of the site plan (in the previous item). Council Member Randy Jones accepted the amendment.

Conditions:

1. **The photometric plan is currently in review;**
2. **The variance for additional trees and fencing around the detention area be approved;**
3. **The elevations be verified to conform with the Planned Development; and**
4. **Confirm that parking is allowed over the easement.**

Council Member Chuck Files seconded. Motion Passed (4:0). None opposed.

14. Consideration and action on a petition from Property Owner Wynn McGregor dated March 26, 2025 requesting removal of an approximate 21.822 acres of land from the extraterritorial jurisdiction of the City of Aubrey (identified by Owner as Denton County Parcel numbers 329842 and 498440).

Council Member Erin Allen made a motion to deny the petition from Wynn McGregor to remove an approximate 21.822 acres of land (identified by owner as Denton County Parcel 329842 and Parcel 498440) from the City's extraterritorial jurisdiction be denied for the following reasons:

1. **The Petition does not meet the requirements of Chapter 42 of the Texas Local Government Code for an ETJ release petition;**
2. **Alternatively, Senate Bill 2038, Local Government Code Sections 42.104 & 42.105 are an unconstitutional delegation of legislative authority and conflict with Local Government Code section 42.023; and**
3. **The City does not consent to removal of property from its ETJ.**

Council Member Jeff Perry seconded. Motion Passed (4:0). None opposed.

15. Consideration and action on Ordinance #898-25, amending Article 6.04 Garbage, Trash and Rubbish of the Code of Ordinances by adopting definitions and amending regulations for open storage; providing a Penalty; and Providing an Effective Date.

Code Compliance Officer Daniel Salazar presented information.

William Cherry, 400 S Main St, spoke in opposition of the proposed ordinance.

Council Member Jeff Perry made a motion to table until next month. Council Member Chuck Fikes seconded. Motion Passed (3:1). Council Member Erin Allen opposed.

16. Consideration and action on an Ordinance amending the Fiscal Year 2025 Budget.

    Mike English presented information.

    Council Member Erin Allen made a motion to approve the ordinance amending the Fiscal Year 2024-2025 budget. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed. (Ordinance No. 900-25)

17. Conduct a Public Hearing, consider and take appropriate action regarding an application from the Historic Preservation Officer to designate the Peanut Dryer as an individual Historic Landmark.

    The Public Hearing opened at 6:57 p.m. and closed at 7:01 p.m.

    Leanne Wilson presented information.

    Council Member Randy Jones made a motion to approve the application designating the Peanut Dryer as n individual Historic Landmark. Council Member Jeff Perry seconded. Motion Passed (4:0). None opposed.

18. Consideration and action on appointing alternate member(s) to the Historic Preservation Commission.

    Council Member Jeff Perry made a motion to appoint Krys Murray as an alternate. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed.

Department Updates and Discussion:

19. Administration & Finance:
20. Library:
21. Fire Department: Station Updates

Fire Chief Eric Schlotter provided the following updates:

- **Fire Station #3**
  - **Construction nearly complete, experienced a few delays**
  - **Mustang will not release the water meter until a manhole is raised.**
  - **Correction to bay floor coating is to be done**
  - **Expect a late-May or early-June occupancy**
- **Fire Station #2**
  - **Great progress being made**
  - **Retaining wall complete**
  - **Parking area to be poured in a couple weeks**
  - **Roof covering is beginning**
  - **First floor plumbing rough and electrical rough is complete**

22. Police Department:
23. Public Works:
    - Wastewater Treatment Plant Construction Update

    Director of Operations Leanne Wilson provided the following updates:
    - **Wastewater Treatment Plant**
        - **Aeration basin poured**
        - **Excavation of UV channel began**
        - **Excavation of subgrade prep on storage tank began**
    - **Rockhill Water Well is moving forward. Trees are being cleared and drilling should begin soon.**
24. Human Resources:
25. Municipal Development:

Future Agenda Requests: None

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

26. **Section 551.071(1) and (2) Consultation with Attorney.** For Council to seek the advice of its attorney about pending or contemplated litigation or a settlement offer and to consult with the City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act:
    - Hidden Lakes Development
    - *City of Aubrey v. Jerry H. Simmon*s, et al, Cause No. PR-2024-01392-B, Denton County, Texas
    - Project Bravo
    - Purchase of Property for Municipal Services
    - Trevedi Farms Development
    - Capital Improvement Projects
    - Elm Ridge Fire Service Contract

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

Council Member Jeff Perry made a motion to recess into Executive Session at 7:07 PM. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed.

City Council reconvened into open session at 8:57 PM.: In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session to consider and take appropriate action, if any, regarding any items discussed in Executive Session.

28. Consideration and action on Resolution Number 997-25 for a land swap, which will occur by deeding the properties to the respective party for a sanitary control easement at the Rockhill Pump Station.

Council Member Chuck Fikes made a motion to approve the Resolution for the land swap. Council Member Jeff Perry seconded. Motion Passed (4:0). None opposed.

29. Consideration and action on Ordinance Number 894-25 disannexing the portion of property that is deeded to the Wilsons from a property swap for Rockhill Pump Station.

    Council Member Erin Allen made a motion to approve the Ordinance for the land swap. Council Member Randy Jones seconded. Motion Passed (4:0). None opposed.

30. Additional motion after Executive Session:

    Council Member Jeff Perry made a motion to authorize the purchase of property located at 1900 E Blackjack Rd for use as a police substation in an amount not to exceed $621,000 and authorize the mayor to execute any necessary documents. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed.

The meeting was adjourned at 8:59 PM.

PASSED and APPROVED by the City Council of the City of Aubrey, Texas this 22nd day of May, 2025.

_____

Chris Rich, Mayor

ATTEST:

_____

Jenny Hicks, City Secretary

City Council Meeting Minutes

Aubrey Community Center
226 Countryside Dr.
Aubrey, TX 76227
May 13, 2025
6:00 PM

The meeting moved to the City Council Chambers and was called to order at 6:00 PM.

Present: Chris Rich, Jeff Perry, Chuck Fikes, Randy Jones, Matt Jones, Mike Browning

Staff Present: City Manager Charles Kreidler, City Secretary Jenny Hicks, Finance Director Mike English, Fire Chief Eric Schlotter, Police Chief Richard Brooks, Executive Director of Operations Leanne Wilson

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

Community Announcements: Mayor Rich announced the first concert of the Summer Music Series this Friday beginning at 5:00 PM at Veteran's Memorial Park.

Citizen Input: None

New Business: New items requested for consideration.

1. Consideration and action on the resignation of Mike Browning from the Aubrey Municipal Development District Board.

   Council Member Jeff Perry made a motion to accept the resignation of Mike Browning from the MDD board. Council Member Randy Jones seconded. Motion Passed (5:0). None opposed.

2. Consider and take action on awarding a bid and entering into a Contract with J&L Construction, LLC for the construction of Dane Street and City Hall Parking Improvements for an amount not to exceed $717,240.50 and authorize the City Manager to execute the necessary documents.

   Council Member Jeff Perry made a motion to award the bid to J&L Construction Services, LLC and authorize the City Manager to execute necessary documents. Council Member Chuck Fikes seconded. Motion Passed (5:0). None opposed.

3. Consider and take action on a 0.1745-acre land purchase located in the Keeneland

Subdivision, Lot 26, Block F(2032 Westwood Drive), Aubrey, Texas, from Qualico Developments Inc. for municipal purposes in an amount not to exceed $80,000, exclusive of closing costs and authorize the City Manager to execute the appropriate documents.

Council Member Randy Jones made a motion to approve the purchase and authorize the City Manager to execute documents. Council Member Jeff Perry seconded. Motion Passed (5:0). None opposed.

4. Consideration and action on the purchase of an approximate 0.118 acre parcel of property located at 201 Sycamore St., Aubrey Texas in an amount not to exceed $360,000 exclusive of closing costs and authorize the City Manager to execute any necessary documents.

   Council Member Jeff Perry made a motion to authorize purchase of property located at 201 Sycamore in an amount not to exceed $360,000 exclusive of closing costs and authorize the City Manager to execute necessary documents. Council Member Chuck Fikes seconded. Motion Passed (5:0). None opposed.

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

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

Council Member Jeff Perry made a motion to recess into Executive Session at 6:07 PM. Council Member Matt Jones seconded. Motion Passed (5:0). None opposed.

City Council reconvened into open session at 6:14 PM. In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session to consider and take appropriate action, if any, regarding any items discussed in Executive Session.

Council Member Jeff Perry made a motion to direct staff to proceed with the property acquisition as discussed in Executive Session and authorize the City Manager to execute any necessary documents. Council Member Matt Jones seconded. Motion Passed (5:0). None opposed.

Workshop Items:

6. Receive a presentation and discuss, and provide direction to staff regarding bonding projects in the capital improvement plan, the I & S tax rate, future initiatives, municipal operations, projects, and strategic plans not limited to, but including:

   a. Property acquisition
   b. Current and Future CIP projects
   c. City departments and services as part of the CIP
   d. Water and Wastewater projects

e. Bonding estimate from Financial Advisor
f. Bonding for CIP projects
g. Discuss dates for future budget workshops

Financial Advisor Jim Sabonis, with Hilltop Securities, provided information on a potential bond.

Chief Brooks provided an update on the status of legislative bills regarding bonding.

Discussion was held regarding a CIP bond and recommendations were heard to include drainage funds, a tanker truck purchase, and an armored rescue vehicle for future purchase. Fire Department parking lot will be included in savings from the current Dane Street project. A reimbursement agreement will be presented for $1,500,000 for downtown property purchases.

Future Agenda Requests: None

The meeting was adjourned at 7:32 PM.

PASSED and APPROVED by the City Council of the City of Aubrey, Texas this 22nd day of May, 2025.

_____

Chris Rich, Mayor

ATTEST:

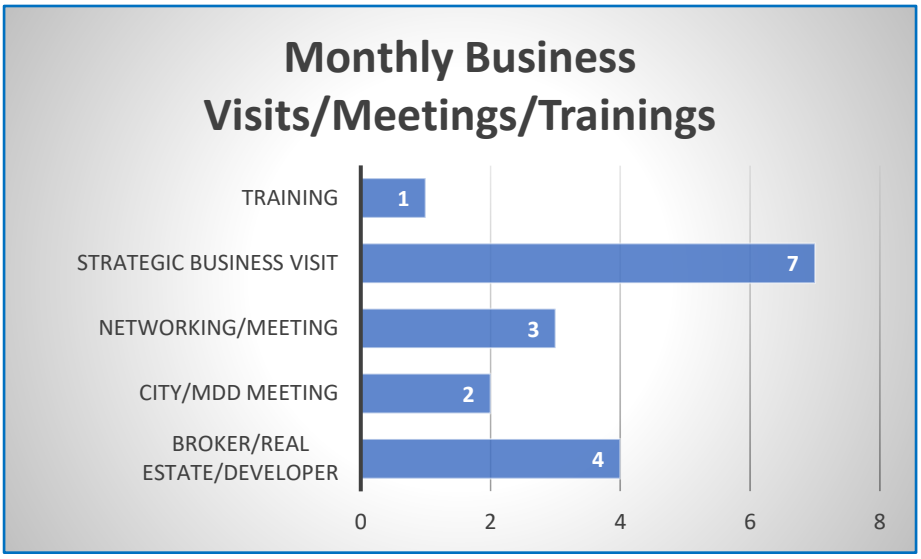
_____

Jenny Hicks, City Secretary

APRIL 2025 STAFF REPORT

Aubrey Municipal Development District

Christine Gossett – Executive Director



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

Combined commercial land for sale/lease 60 +/- acres and combined 15,000 +/- sq ft commercial space available for sale/lease. See Aubrey MDD Real Estate/Sites web page for details:

[Real Estate & Maps – Aubrey Municipal Development District]



Business Activity and Updates

- No new business openings/closings.

Project Updates:

- Training: Executive Director attended class session at TEEX/Texas A&M for Texas Certified Economic Developer program.
- Site Selection GIS Map Page: continuous monitoring and updating of properties and photos for commercial sites available in Aubrey City Limits and ETJ.
- Strategic Plan: Executive Director and Finance Director presented proposed project funding options for project goals and opportunities in the next 5 years. Staff and board will continue to identify development projects and opportunities that meet the goals of the 5-year Strategic Plan.

Marketing:

- Website - Updates to pages and business directory as needed.
- Social Media/Facebook - Manage regular posts on activities, area businesses and local posts. April's highest performing post was about D&L Farm & Home on April 26, 2025, with 4,385 Views; 2,623 Reach; 683 Engagements. Posts feature Aubrey businesses and other activites to support local business and events.
- Website Statistics: April '25 – 235 Visitors and 451 Views; March '25 – 220 Visitors and 377 Views; Feb '25 - 227 Visitors and 390 Views.
- Development/Commercial Real Estate - On-going meetings and recruitment and retention efforts.

Sales & Use-Tax Allocation:

- Payment received in April: $293,523.34 *(Gross payments derived from audit payments $110,498.89)*
- Prior month received: $99,551.27

City of Aubrey - Police Department

April 2025 Statistical Report

Calls for Police Service		% +/-
April 2025	713	-1%
April 2024	722	
YTD - 2025	2,751	8%
YTD - 2024	2,551	

Calls for Service - Dispatched		% +/-
April 2025	548	-9%
April 2024	600	
YTD - 2025	2,045	4%
YTD - 2024	1,959	

Calls for Service - Officer Initiated		% +/-
April 2025	165	35%
April 2024	122	
YTD - 2025	705	19%
YTD - 2024	592	

Calls for Service By Area

Aubrey		% +/-
April 2025	194	-7%
April 2024	208	
YTD - 2025	751	8%
YTD - 2024	694	

Providence Village		% +/-
April 2025	278	6%
April 2024	262	
YTD - 2025	1,015	8%
YTD - 2024	943	

Sandbrock		% +/-
April 2025	45	-10%
April 2024	50	
YTD - 2025	208	15%
YTD - 2024	181	

Silverado		% +/-
April 2025	98	-9%
April 2024	108	
YTD - 2025	424	26%
YTD - 2024	337	

Winn Ridge		% +/-
April 2025	55	-24%
April 2024	72	
YTD - 2025	250	-23%
YTD - 2024	323	

Outside ETJ		% +/-
April 2025	15	-17%
April 2024	18	
YTD - 2025	55	-18%
YTD - 2024	67	

Criminal Offenses/Arrests

Criminal Offenses		% +/-
April 2025	76	19%
April 2024	64	
YTD - 2025	271	43%
YTD - 2024	190	

Arrests		% +/-
April 2025	15	-80%
April 2024	76	
YTD - 2025	94	-45%
YTD - 2024	172	

Motor Vehicle Crashes - Aubrey

Non-Injury Crashes		% +/-
April 2025	9	50%
April 2024	6	
YTD - 2025	30	7%
YTD - 2024	28	

Injury Crashes		% +/-
April 2025	3	300%
April 2024	0	
YTD - 2025	14	133%
YTD - 2024	6	

Motor Vehicle Crashes - Providence Village

Non-Injury Crashes		% +/-
April 2025	8	167%
April 2024	3	
YTD - 2025	23	35%
YTD - 2024	17	

Injury Crashes		% +/-
April 2025	0	-200%
April 2024	2	
YTD - 2025	23	156%
YTD - 2024	9	

Traffic Stops and Citations

Traffic Stops		% +/-
April 2025	694	-28%
April 2024	965	
YTD - 2025	2,663	-31%
YTD - 2024	3,837	

Warnings		% +/-
April 2025	727	-18%
April 2024	884	
YTD - 2025	2,802	-20%
YTD - 2024	3,495	

Total Citations		% +/-
April 2025	251	-45%
April 2024	460	
YTD - 2025	750	-58%
YTD - 2024	1,791	

Citations - Aubrey		% +/-
April 2025	167	-25%
April 2024	224	
YTD - 2025	750	-8%
YTD - 2024	818	

Citations - Providence Village		% +/-
April 2025	60	-57%
April 2024	140	
YTD - 2025	400	-31%
YTD - 2024	576	

Citations - JP 5		% +/-
April 2025	24	-75%
April 2024	96	
YTD - 2025	123	-69%
YTD - 2024	397	

Top 10 Calls

Top 10 Calls			
Type of Call	Providence Village	Aubrey	Total
Suspicious Activity	32	50	82
Alarm	17	34	51
Welfare Concern	18	25	43
Disturbance	15	24	39
Noise Complaint	9	28	37
Traffic Crash	16	19	35
Animal Complaint	14	12	26
Motorist Assist	4	17	21
Reckless Driver	5	16	21
Vehicle Complaint	7	14	21

376

Neighborhood Safety Initiative		% +/-
April 2025	13,167	74%
April 2024	7,571	
YTD - 2025	48,768	65%
YTD - 2024	29,545	

Providence Village Data

Close Patrols - Providence Village		% + / -
April 2025	4,420	60%
April 2024	2,766	
YTD - 2025	16,417	51%
YTD - 2024	10,874	

Walk Through - Providence Village		% + / -
April 2025	100	0%
April 2024	100	
YTD - 2025	405	14%
YTD - 2024	356	

Total - Providence Village		% + / -
April 2025	4,520	58%
April 2024	2,866	
YTD - 2025	16,822	50%
YTD - 2024	11,230	

Department Data

Percentage - Crime/Order Maintenance/Service Calls		
Top 10 Calls Total		376
Crime	19	5%
Service Calls	316	84%
Order Maintenance	41	11%
Reported Crime	76	11%

Authorized Strength		% + / -
Sworn - Authorized	33	85%
Sworn - Current	28	
Civilian Authorized	3	0%
Civilian - Current	3	

Criminal Investigations Statistical Data

CID Case Assignment		% + / -
April 2025	76	19%
April 2024	64	
YTD - 2024	271	43%
YTD - 2024	190	

Patrol Case Assignment		% + / -
April 2025	15	-80%
April 2024	76	
YTD - 2025	94	-32%
YTD - 2024	139	

CID Arrests		% + / -
April 2025	3	-79%
April 2024	14	
YTD - 2025	11	-67%
YTD - 2024	33	

Case Status - Cleared by Arrest		% + / -
April 2025	17	-81%
April 2024	90	
YTD - 2025	101	-41%
YTD - 2024	172	

Case Status - Suspended		% + / -
April 2025	12	-29%
April 2024	17	
YTD - 2025	68	-20%
YTD - 2024	85	

Case Status - Cleared by Exception		% + / -
April 2025	1	-67%
April 2024	3	
YTD - 2025	7	-30%
YTD - 2024	10	

Case Status - Unfounded		% + / -
April 2025	1	-3%
April 2024	7	
YTD - 2025	9	-44%
YTD - 2024	16	

Cases - Open		% + / -
Yearly Total		

MUNICIPAL SERVICES REPORT FOR APRIL 2025

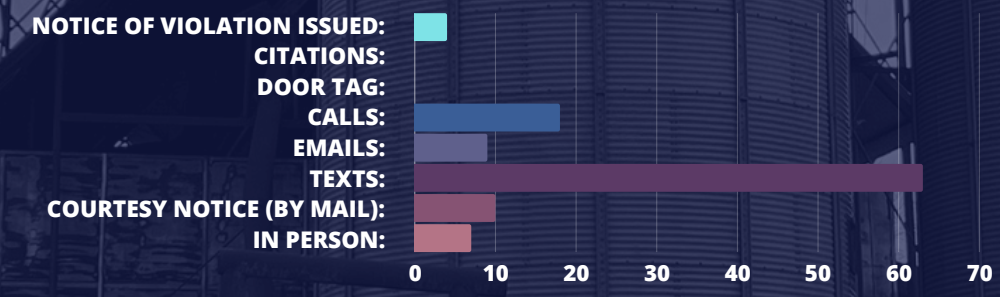
AUBREY VIOLATIONS



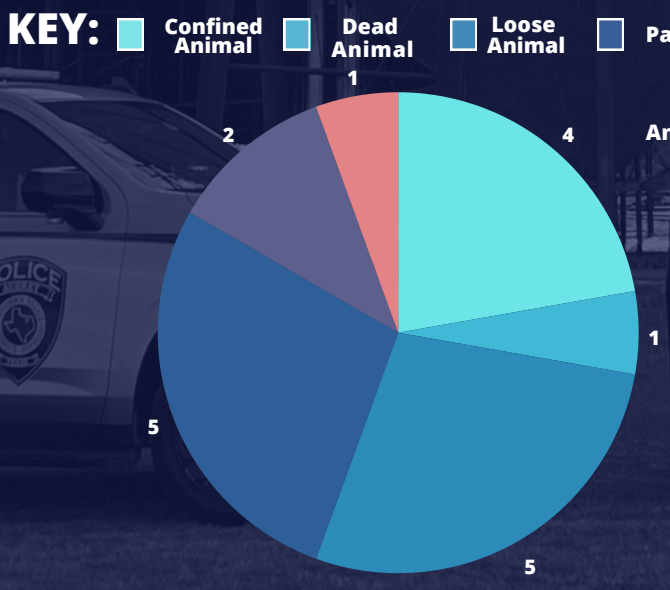
WINN RIDGE VIOLATIONS



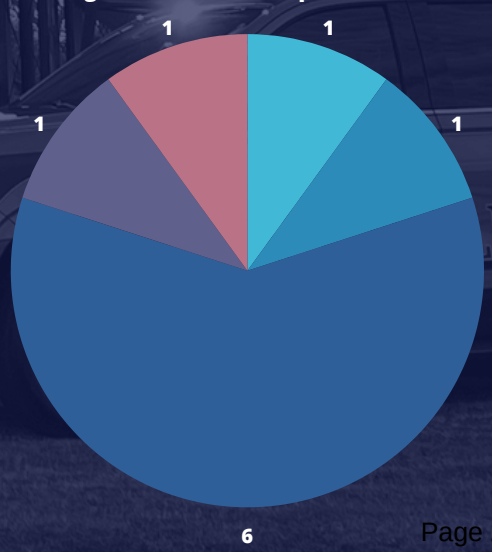
OFFICER COMMUNICATION WITH THE COMMUNITY



ANIMAL SERVICES IN AUBREY



ANIMAL SERVICES IN WINN RIDGE



City of Aubrey
Departmental Report
Library

To: City Council Members

From: Brittany McLain, Library Director

RE: Departmental Report - Apr. 2025

Monthly Report		Apr 2025		Fiscal Year to date
People & Activity	New Cards Issued	99		688
	Number of Patrons	2887		20774
	Patrons per Hour (Average)	17		18
	Volunteer Hours / Persons	29/8		219.5/8
	Number of Days Open	21		141
	Number of Hours Open	174		1161
Material Usage	Total Items checked out	9790		66897
	Items per Hour (Average)	56		61
	Adult Material Checked Out	1330		9010
	Juvenile Material Checked Out	6784		46423
	Self-Checkout Use	0		97
	Digital Materials Checked Out	1676		11464
	Interlibrary shipped	199		1297
	Interlibrary received	152		1207
	Reference	222		1821
	Computer Sessions	255		1656
	Computer Usage (hours)	227		1467
Programs	Community Center Event Hrs	0		29
	Total Number of Programs	35		236
	Total Program Attendance	445		3583

City of Aubrey - Municipal Court Report

April 2025 Report

New Cases Filed	
April - Traffic	106
April - Non Traffic	0

Total Fines Collected	
April - State	$10,264.00
April - City	$15,312.00

Final Disposition	
April - Traffic	98
April - Non Traffic	2

Fiscal YTD Collected	
YTD - State	$ 70,957.00
YTD - City	$105,471.00

Warrants	
Issued	38
Cleared	7
Pending	1193

City of Aubrey - Development Services
April 2025 Activity Report

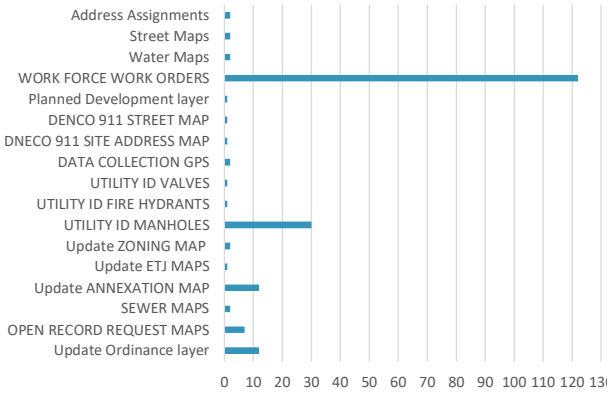
No. Permits Issued

New Single Family	46
Residential Misc	92
Commercial	28
Plat, Re-Plat, Site Plan, or Variance	7
Total	**173**

Fees Collected

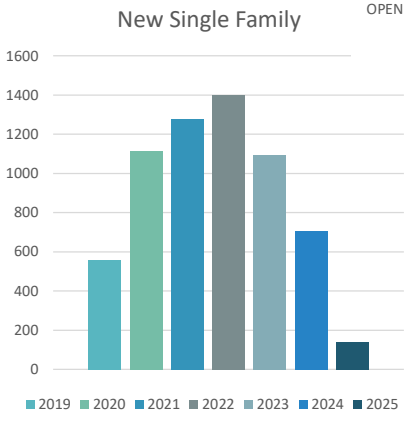
New Single Family	$	1,078,455.35
Residential Misc	$	13,152.22
Commercial	$	14,857.50
Variance or Zoning	$	17,193.48
Total	**$**	**1,123,658.55**

GIS MAPPING

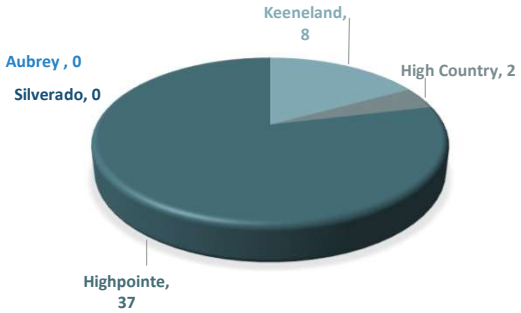


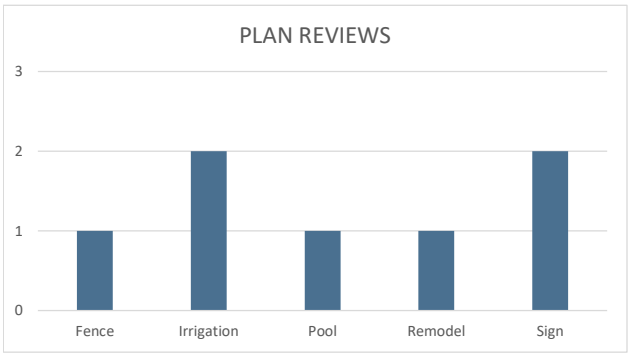
Annual New Single Family

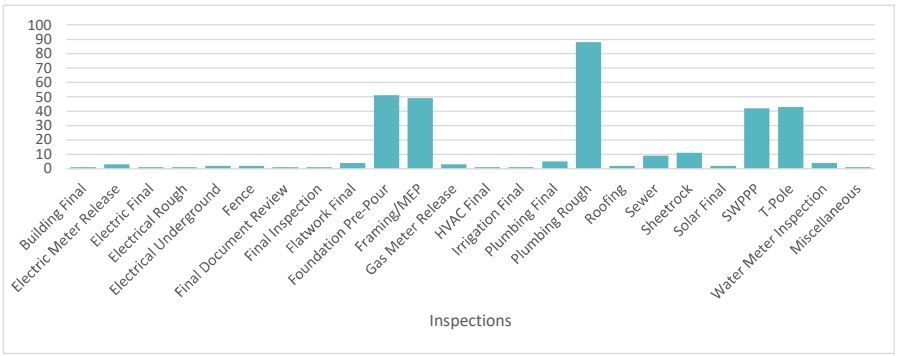
2019	556
2020	1,113
2021	1,279
2022	1,400
2023	1,095
2024	706
2025 YTD	138
2019 - 2025 Total:	**6,287**



PERMITS BY SUBDIVISION







Total House Count



8792

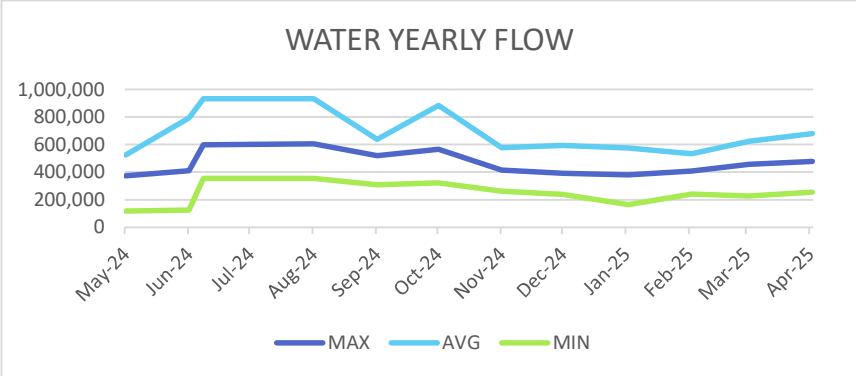
Location	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25
Aubrey Proper	1439	1447	1445	1454	1454	1448
Winn Ridge	1726	1729	1726	1734	1735	1737
Silverado & High Country	3311	3312	3327	3400	3469	3525
Aspen Meadows	312	310	310	310	310	310
Keeneland	40	43	58	62	66	70
Sandbrock	1593	1614	1642	1670	1686	1702
Highpointe	-	-	-	-	-	-

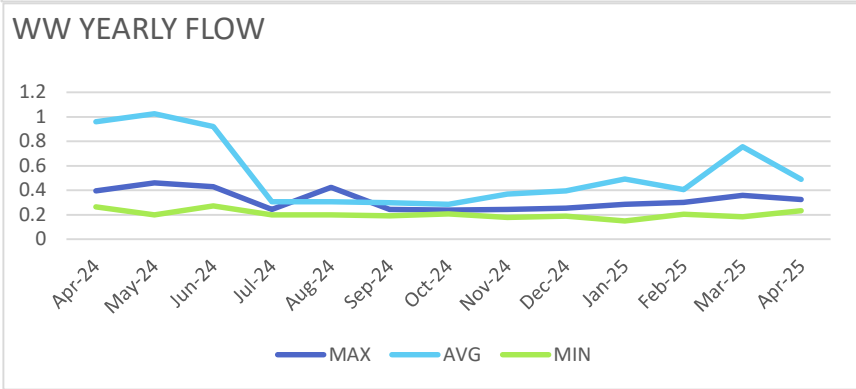
Project Status

Sanitary Sewer Easement	Council made a motion to approve the consent agenda item to approve a Sanitary Sewer Easement granted by Aubrey Land JVC to the City providing a permanent variable-width sewer easement across a 27.243-acre tract of land located in the Francisco Trevino Survey, Abstract 1243, City of Aubrey, Denton Co., TX.
Trivedi Addition	Consider and act on final plat application for 2 lots in 25.165 acres of land within the City of Aubrey. Council made a motion to approve dependent upon compliance with condition one as presented. Motion passed (4:0).
Redfearn/Maylar	Council made a motion to approve a site plan application one lot on 3.783 acres of land within the City of Aubrey. Council made a motion to approve the Redfearn Addition Site Plan, subject to the two conditions, as presented. Motion passed (4:0).
Redfearn/Maylar	Consider and act on a Preliminary Plat application for the Redfearn Addition for one (1) lot on 3.783 acres of land within the City of Aubrey. Council made a motion to approve the Redfearn Addition Preliminary Plat as presented with an amendment to the motion to include the conditions of the site plan (in the previous item). Motion passed (4:0).

City of Aubrey - Public Works

April 2025 Activity Report





Water Production MG

Apr-25	14,352,400
Mar-25	11,471,500
Feb-25	11,738,100
Daily Average Gal	417,356

Wastewater Treatment MG

Apr-25	9,700,000
Mar-25	10,714,000
Feb-25	8,406,000
Daily Average Gal	320,222

Work Orders

Water & Sewer Maintenance	33
Cut-offs Non Payment	21
Street/Parks	65
Line Locates	98
Billing and Meters	129
Total	346

Fees Collected

	April
Water Impact	$251,424.00
Sewer Impact	$419,437.00
Roadway Impact	$107,844.00
Parks Fee	$198,000.00
Total	$976,705.00

Projects

Highmeadow Park	50% Complete
Rockhill Well	Awarded Bid
Highpointe Phase 1B	Started buliding
HighPointe Phases 2&3	Started wet utilities
HighPointe East	Started grading
Veterans Park	90% complete. Need to finish bollards, benches, pave stones and light poles.

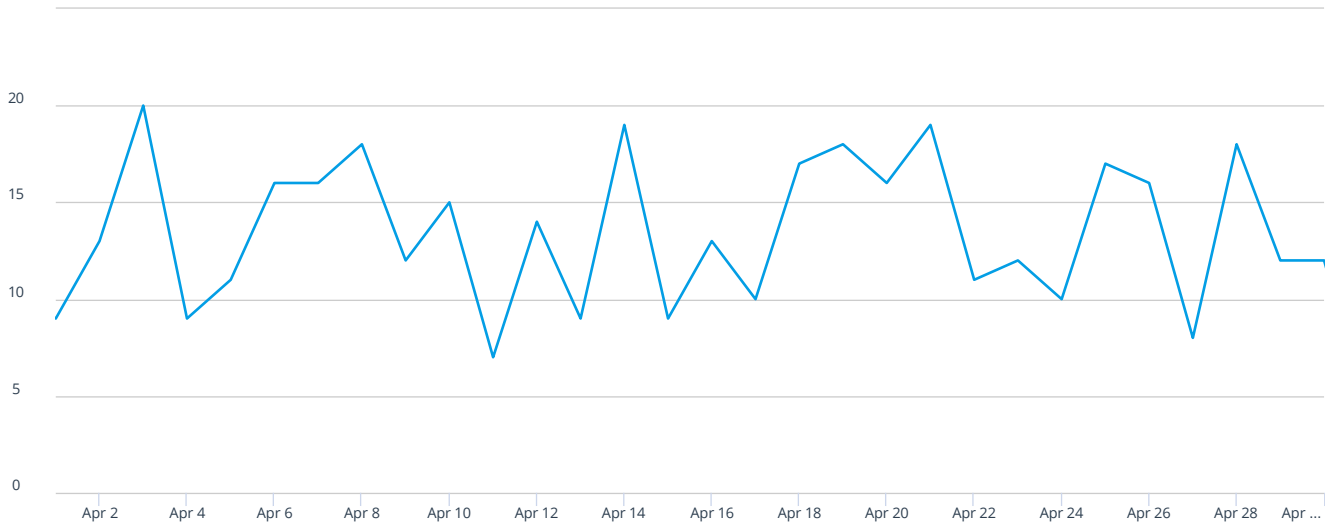
Previous Month Apr 1, 2025 - Apr 30, 2025

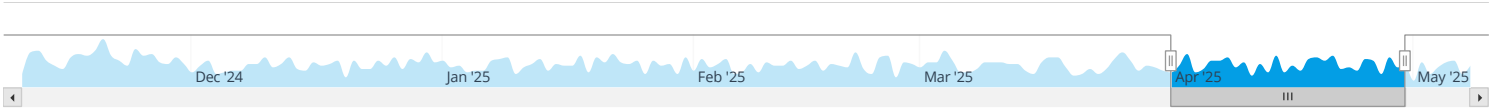
31%
FIRE
Percentage of Total Incidents

69%
EMS
Percentage of Total Incidents

406
INCIDENTS
In Selected Time Slice

30
DAYS
In Selected Time Slice





Counts | % Rows | % Columns | % All

Week Ending	4/6/25	4/13/25	4/20/25	4/27/25	5/4/25	5/11/25	5/18/25	5/25/25	6/1/25	6/8/25	6/15/25	6/22/25	6/29/25	Total
Aubrey Fire Station 1	21	22	29	30	11									113
Aubrey Fire Station 2	33	30	45	42	17									167
Aubrey Fire Station 3	9	11	14	7	3									44
PV Farm	15	28	14	14	11									82
Total	78	91	102	93	42									406

Filter statement

Filters **Alarm Date Range** 4/1/25 to 4/30/25 | **Is Locked** true | **Is Active** true

April - Fire Incidents

Total Incidents

Count of Total Incidents
407

Civilian Injuries

Civilian Injuries
0

Percent of Calls with Civilian Injur... **0%**

Civilian Casualties

Civilian Casualties
0

Percent of Calls with Civilian Casu... **0%**

Fire Service Injuries

Fire Service Injuries
0

Percent of Calls with Fire Service I... **0%**

Fire Service Casualties

Fire Service Casualties
0

Percent of Calls with Fire Service ... **0%**

April - Fire Incidents

May 9, 2025 10:14:15 AM Fire Incidents

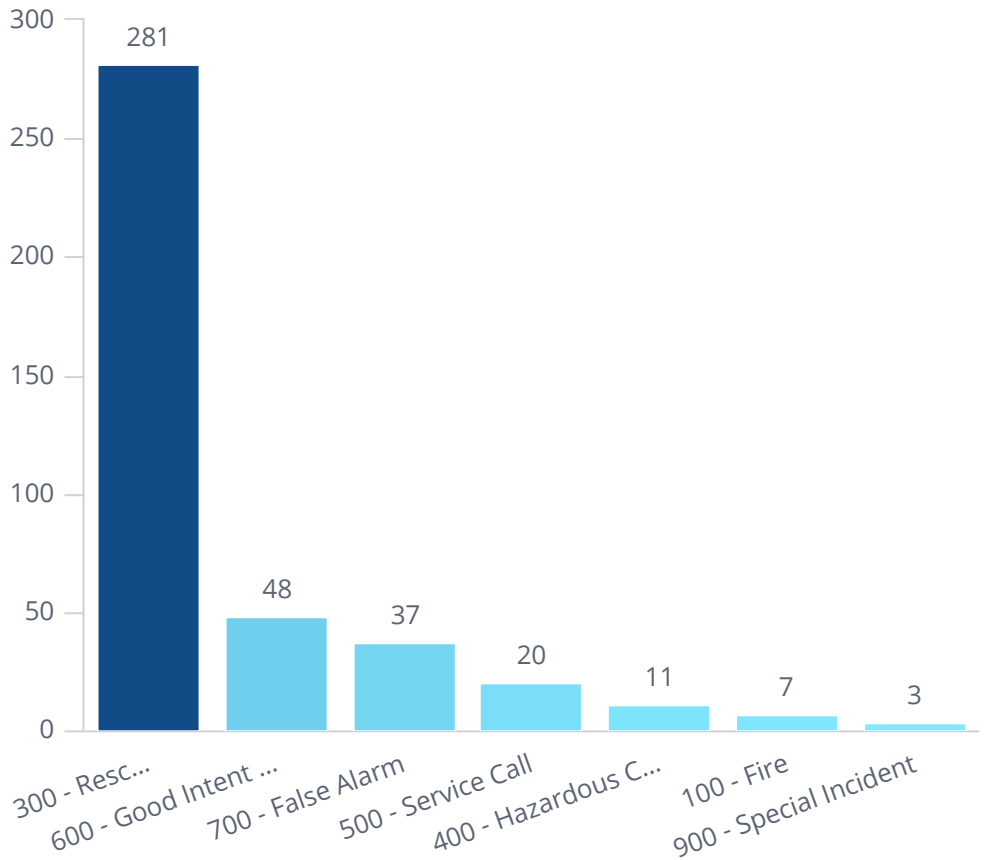
Filter statement

Filters **Alarm Date Range** 4/1/25 to 4/30/25 | **Is Locked** true | **Is Active** true

Incident Type

Incident Type Group	Incident Type Code	Incident Type
100 - Fire	111	Building fire
	113	Cooking fire, confined
	131	Passenger vehicle fire
	143	Grass fire
100 - Fire Total		
300 - Rescue & EMS	300	Rescue, EMS incident,
	320	Emergency medical se
	321	EMS call, excluding vel
	322	Motor vehicle accident
	324	Motor vehicle accident
	341	Search for person on l
300 - Rescue & EMS Total		
400 - Hazardous Condition	412	Gas leak (natural gas c
	421	Chemical hazard (no s
	424	Carbon monoxide inci
400 - Hazardous Condition Total		
500 - Service Call	500	Service Call, other

Count of Incident Type



April - Fire Incidents

May 9, 2025 10:14:15 AM Fire Incidents

Filter statement

Filters **Alarm Date Range** 4/1/25 to 4/30/25 | **Is Locked** true | **Is Active** true

Total Acres Burned

Total Acres Burned: **#N/A**

Wildland and Fire Acres Burned

Wildland Acres Burned: **#N/A** | Fire Acres Burned: #N/A

April - Fire Incidents

May 9, 2025 10:14:15 AM Fire Incidents

Filter statement

Filters **Alarm Date Range** 4/1/25 to 4/30/25 | **Is Locked** true | **Is Active** true

Mutual Aid

Aid Given Or Received	Incident Type Code	Incident Type	Count of Instances of Aid Given or Received
Automatic aid given	611	Dispatched & canceled en route	1
Mutual aid given	111	Building fire	1
	321	EMS call, excluding vehicle accident with injury	7
	341	Search for person on land	1
	611	Dispatched & canceled en route	4
Mutual aid given Total			13
Mutual aid received	111	Building fire	1
	320	Emergency medical service incident, other	1
	321	EMS call, excluding vehicle accident with injury	2
	611	Dispatched & canceled en route	1
Mutual aid received Total			5
None	111	Building fire	1
	113	Cooking fire, confined to container	2
	131	Passenger vehicle fire	1
	143	Grass fire	1
	300	Rescue, EMS incident, other	3
	320	Emergency medical service incident, other	9
	321	EMS call, excluding vehicle accident with injury	236
	322	Motor vehicle accident with injuries	8



Monthly Cash Activity

(Unaudited)

April 2025

FUND: ALL DATES: 4/01/2025- 4/30/2025

ACCT: ALL

TYPE: ALL CASH

ACCOUNT NO#	CHECKS	DEPOSITS	SVC CHARGE	INTEREST	MISC.	NET CHANGE	BALANCE
101-11-000-00	0.00	36,807.55	0.00	5,246.72	948,947.23CR	906,892.96CR	912,751.11
101-11-000-10	0.00	0.00	0.00	0.00	0.00	0.00	200.00
101-11-000-20	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-11-000-58	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-11-000-84	0.00	2,770,926.38	0.00	11,245.54	698,425.92CR	2,083,746.00	7,184,750.69
101-11-000-90	0.00	551,441.09CR	0.00	23,308.64	0.00	528,132.45CR	6,074,171.66
101-11-027-87	0.00	0.00	0.00	0.00	0.00	0.00	0.00
200-11-000-84	0.00	0.00	0.00	0.00	0.00	0.00	0.00
201-11-000-00	0.00	183,914.42	0.00	470.42	62,809.39CR	121,575.45	187,182.11
201-11-000-10	0.00	0.00	0.00	0.00	0.00	0.00	200.00
201-11-000-84	0.00	304,869.62	0.00	0.00	111,277.03CR	193,592.59	751,188.91
201-11-000-85	0.00	0.00	0.00	0.00	0.00	0.00	0.00
201-11-000-90	0.00	0.00	0.00	286.12	0.00	286.12	78,483.85
201-11-000-91	0.00	0.00	0.00	2,371.48	0.00	2,371.48	650,580.32
201-11-000-95	0.00	0.00	0.00	0.00	0.00	0.00	8,320,113.87
201-11-012-73	0.00	0.00	0.00	0.00	0.00	0.00	0.00
201-11-032-89	0.00	0.00	0.00	0.00	0.00	0.00	0.00
202-11-000-84	0.00	4,680,029.01	0.00	0.00	102,213.64CR	4,577,815.37	2,091,482.33
202-11-000-85	0.00	0.00	0.00	0.00	0.00	0.00	0.00
202-11-000-91	0.00	0.00	0.00	3,088.34	0.00	3,088.34	847,244.41
202-11-000-92	0.00	4,109,507.94CR	0.00	177,634.87	0.00	3,931,873.07CR	45,851,700.83
202-11-036-37	0.00	0.00	0.00	0.00	0.00	0.00	0.00
205-11-000-84	0.00	347,523.95	0.00	0.00	300,025.27CR	47,498.68	319,411.50CR
205-11-000-85	0.00	0.00	0.00	0.00	0.00	0.00	0.00
301-11-000-00	0.00	6,135.27	0.00	625.30	0.00	6,760.57	177,728.95
301-11-000-84	0.00	0.00	0.00	0.00	0.00	0.00	122,907.62
301-11-000-90	0.00	0.00	0.00	270.54	0.00	270.54	74,217.18
401-11-000-00	0.00	0.00	0.00	164.81	0.00	164.81	45,337.74
401-11-000-70	0.00	0.00	0.00	0.00	0.00	0.00	0.00
401-11-000-84	0.00	821.22	0.00	0.00	2,572.19CR	1,750.97CR	32,442.30
401-11-058-24	0.00	0.00	0.00	0.00	0.00	0.00	0.00
402-11-000-00	0.00	600,000.00	0.00	848.04	837.83CR	600,010.21	658,218.57
403-11-000-00	0.00	831,626.00	0.00	4,282.05	0.00	835,908.05	1,816,085.33
404-11-000-00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
404-11-000-50	0.00	192,067.18CR	0.00	5,477.14	0.00	186,590.04CR	1,463,957.70
404-11-000-60	0.00	1,034.00	0.00	13,782.06	0.00	14,816.06	3,781,920.67
404-11-000-70	0.00	0.00	0.00	7,411.84	0.00	7,411.84	2,033,334.98
404-11-000-90	0.00	0.00	0.00	1,240.83	0.00	1,240.83	340,403.63
405-11-000-00	0.00	4,511.06	0.00	1,349.22	0.00	5,860.28	380,970.06
405-11-000-84	0.00	0.00	0.00	0.00	19,664.00CR	19,664.00CR	796,525.99
406-11-000-00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
406-11-000-41	0.00	0.00	0.00	0.00	0.00	0.00	0.00
406-11-000-42	0.00	0.00	0.00	0.00	0.00	0.00	0.00
406-11-000-43	0.00	0.00	0.00	0.00	0.00	0.00	0.00
406-11-000-84	0.00	5,000.00	0.00	0.00	26,081.00CR	21,081.00CR	469,875.39
407-11-000-84	0.00	0.00	0.00	0.00	0.00	0.00	0.00
501-11-000-00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
501-11-000-55	0.00	43,000.00	0.00	1,187.35	0.00	44,187.35	367,301.17
501-11-000-56	0.00	0.00	0.00	0.00	0.00	0.00	0.00

FUND: ALL DATES: 4/01/2025- 4/30/2025

ACCT: ALL

TYPE: ALL CASH

ACCOUNT NO#	CHECKS	DEPOSITS	SVC CHARGE	INTEREST	MISC.	NET CHANGE	BALANCE
501-11-000-58	0.00	0.00	0.00	869.71	0.00	869.71	244,991.69
501-11-000-59	0.00	476,098.34CR	0.00	3,068.69	0.00	473,029.65CR	841,855.87
501-11-000-60	0.00	143,195.00CR	0.00	17,278.05	0.00	125,916.95CR	3,690,012.69CR
501-11-000-61	0.00	480,776.95CR	0.00	5,693.47	0.00	475,083.48CR	1,561,923.52
501-11-000-62	0.00	697,577.97CR	0.00	33,948.48	0.00	663,629.49CR	8,823,732.50
501-11-000-63	0.00	875,605.50	0.00	9,318.77	0.00	884,924.27	3,205,006.48
501-11-000-84	0.00	1,929,042.76	0.00	0.00	6,460,802.50CR	4,531,759.74CR	11,791,438.27CR
501-11-000-90	0.00	0.00	0.00	0.00	0.00	0.00	0.00
501-11-008-38	0.00	0.00	0.00	609.39	0.00	609.39	167,173.55
501-11-026-00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
601-11-000-00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
601-11-000-84	0.00	0.00	0.00	0.00	726,309.29CR	726,309.29CR	0.00
701-11-000-00	0.00	82,103.13	0.00	6,424.24	0.00	88,527.37	1,836,803.68
701-11-000-84	0.00	12,484.35	0.00	0.00	52,608.56CR	40,124.21CR	143,229.09CR
701-11-000-90	0.00	0.00	0.00	6,089.57	0.00	6,089.57	1,670,594.32
701-11-088-41	0.00	0.00	0.00	0.00	0.00	0.00	0.00
801-11-000-00	0.00	211,851.74	0.00	1,274.37	109,889.47CR	103,236.64	363,274.59
801-11-000-84	0.00	211,851.74CR	0.00	0.00	143,227.81	68,623.93CR	134,139.35CR
802-11-000-00	0.00	0.00	0.00	0.00	0.00	0.00	247,837.26
802-11-000-01	0.00	0.00	0.00	0.00	0.00	0.00	1,606,064.31
802-11-000-02	0.00	0.00	0.00	0.00	0.00	0.00	1,189,487.62
802-11-000-05	0.00	0.00	0.00	0.00	0.00	0.00	1,273,663.46
802-11-000-06	0.00	0.00	0.00	0.00	0.00	0.00	310,022.25
802-11-000-07	0.00	0.00	0.00	0.00	0.00	0.00	627,793.00
803-11-000-01	0.00	0.00	0.00	0.00	0.00	0.00	991,438.10
901-11-000-00	6,475,006.99CR	8,963,156.73	0.00	11,245.54	2,119,782.10CR	379,613.18	1,320,369.46
** TOTALS **	6,475,006.99CR	15,027,926.48	0.00	356,111.59	11,599,017.61CR	2,689,986.53CR	95,715,078.13

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

ACCOUNT	AVERAGE BALANCE
101 11-000-00	1,528,585.13
101 11-000-10	200.00
101 11-000-20	0.00
101 11-000-58	0.00
101 11-000-84	5,884,294.45
101 11-000-90	6,371,246.15
101 11-027-87	0.00
200 11-000-84	0.00
201 11-000-00	136,151.53
201 11-000-10	200.00
201 11-000-84	707,970.33
201 11-000-85	0.00
201 11-000-90	78,207.27
201 11-000-91	648,287.89
201 11-000-95	8,320,113.87
201 11-012-73	0.00
201 11-032-89	0.00
202 11-000-84	755,687.78CR
202 11-000-85	0.00
202 11-000-91	844,259.01

FUND: ALL DATES: 4/01/2025- 4/30/2025

ACCT: ALL

TYPE: ALL CASH

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

ACCOUNT	AVERAGE BALANCE
202 11-000-92	48,389,874.57
202 11-036-37	0.00
205 11-000-84	330,898.82CR
205 11-000-85	0.00
301 11-000-00	171,193.73
301 11-000-84	122,907.62
301 11-000-90	73,955.66
401 11-000-00	45,178.42
401 11-000-70	0.00
401 11-000-84	33,998.42
401 11-058-24	0.00
402 11-000-00	238,041.13
403 11-000-00	1,202,086.95
404 11-000-00	0.00
404 11-000-50	1,497,035.52
404 11-000-60	3,767,598.48
404 11-000-70	2,026,170.20
404 11-000-90	339,204.16
405 11-000-00	378,763.60
405 11-000-84	811,601.72
406 11-000-00	0.00
406 11-000-41	0.00
406 11-000-42	0.00
406 11-000-43	0.00
406 11-000-84	485,586.02
407 11-000-84	0.00
501 11-000-00	0.00
501 11-000-55	324,586.73
501 11-000-56	0.00
501 11-000-58	244,150.97
501 11-000-59	838,889.47
501 11-000-60	3,601,705.14CR
501 11-000-61	1,556,419.83
501 11-000-62	9,279,795.23
501 11-000-63	2,583,218.24
501 11-000-84	8,596,297.83CR
501 11-000-90	0.00
501 11-008-38	166,584.47
501 11-026-00	0.00
601 11-000-00	0.00
601 11-000-84	314,734.03
701 11-000-00	1,803,458.33
701 11-000-84	141,673.61CR
701 11-000-90	1,664,707.74
701 11-088-41	0.00
801 11-000-00	349,855.22
801 11-000-84	83,982.99CR
802 11-000-00	247,837.26
802 11-000-01	1,606,064.31

FUND: ALL DATES: 4/01/2025- 4/30/2025

ACCT: ALL

TYPE: ALL CASH

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

ACCOUNT	AVERAGE BALANCE
802 11-000-02	1,189,487.62
802 11-000-05	1,273,663.46
802 11-000-06	310,022.25
802 11-000-07	627,793.00
803 11-000-01	991,438.10
901 11-000-00	1,642,833.41

		BEGINNING BALANCE	TOTAL DEBITS	TOTAL CREDITS	ENDING BALANCE	AVERAGE DAILY BALANCE
General Fund						
101-11-000-00	General Fund Cas	1,819,644.07	871,725.34	1,778,618.30CR	912,751.11	1,528,585.13
101-11-000-10	Cash on hand - C	200.00	0.00	0.00	200.00	200.00
101-11-000-20	EMS Federal Govt	0.00	0.00	0.00	0.00	0.00
101-11-000-58	Cash in bank - T	0.00	0.00	0.00	0.00	0.00
101-11-000-84	Claim on Cash Ge	5,101,004.69	3,632,068.48	1,548,322.48CR	7,184,750.69	5,884,294.45
101-11-000-90	Investment Accou	6,602,304.11	156,401.55	684,534.00CR	6,074,171.66	6,371,246.15
101-11-027-87	Municipal Saving	0.00	0.00	0.00	0.00	0.00
	FUND 101 TOTAL	13,523,152.87	4,660,195.37	4,011,474.78CR	14,171,873.46	13,784,325.73
Utility Fund Pooled						
200-11-000-84	Water/Sewer/Tras	0.00	0.00	0.00	0.00	0.00
	FUND 200 TOTAL	0.00	0.00	0.00	0.00	0.00
Water Fund						
201-11-000-00	Water Fund Cash	65,606.66	200,470.42	78,894.97CR	187,182.11	136,151.53
201-11-000-10	Cash Drawer	200.00	0.00	0.00	200.00	200.00
201-11-000-84	Claim on Cash Wa	557,596.32	555,189.29	361,596.70CR	751,188.91	707,970.33
201-11-000-85	Water Claim on O	0.00	0.00	0.00	0.00	0.00
201-11-000-90	Investment Accou	78,197.73	286.12	0.00	78,483.85	78,207.27
201-11-000-91	Water Impact Fee	648,208.84	2,371.48	0.00	650,580.32	648,287.89
201-11-000-95	Cash - CO Keenel	8,320,113.87	0.00	0.00	8,320,113.87	8,320,113.87
201-11-012-73	Cash in bank - W	0.00	0.00	0.00	0.00	0.00
201-11-032-89	Cash in bank - T	0.00	0.00	0.00	0.00	0.00
	FUND 201 TOTAL	9,669,923.42	758,317.31	440,491.67CR	9,987,749.06	9,890,930.89
Sewer Fund						
202-11-000-84	Claim on Cash Se	2,486,333.04CR	5,128,480.14	550,664.77CR	2,091,482.33	755,687.78CR
202-11-000-85	Sewer Claim on O	0.00	0.00	0.00	0.00	0.00
202-11-000-91	Sewer Impact Fee	844,156.07	3,088.34	0.00	847,244.41	844,259.01
202-11-000-92	Utility Funding	49,783,573.90	1,049,607.34	4,981,480.41CR	45,851,700.83	48,389,874.57
202-11-036-37	Sewer Reserve ca	0.00	0.00	0.00	0.00	0.00
	FUND 202 TOTAL	48,141,396.93	6,181,175.82	5,532,145.18CR	48,790,427.57	48,478,445.80
Solid Waste Fund						
205-11-000-84	Claim on Cash Ga	366,910.18CR	348,445.99	300,947.31CR	319,411.50CR	330,898.82CR
205-11-000-85	Trash Claim on O	0.00	0.00	0.00	0.00	0.00
	FUND 205 TOTAL	366,910.18CR	348,445.99	300,947.31CR	319,411.50CR	330,898.82CR

		BEGINNING BALANCE	TOTAL DEBITS	TOTAL CREDITS	ENDING BALANCE	AVERAGE DAILY BALANCE
Debt Service Fund						
301-11-000-00	Debt Service Cas	170,968.38	6,760.57	0.00	177,728.95	171,193.73
301-11-000-84	Claim on Cash De	122,907.62	0.00	0.00	122,907.62	122,907.62
301-11-000-90	Investment Accou	73,946.64	270.54	0.00	74,217.18	73,955.66
	FUND 301 TOTAL	367,822.64	7,031.11	0.00	374,853.75	368,057.01
Special Revenue Fund						
401-11-000-00	Special Revenue	45,172.93	164.81	0.00	45,337.74	45,178.42
401-11-000-70	Cash in bnk - Ho	0.00	0.00	0.00	0.00	0.00
401-11-000-84	Claim on Cash Sp	34,193.27	1,749.03	3,500.00CR	32,442.30	33,998.42
401-11-058-24	Seizure Fund Cas	0.00	0.00	0.00	0.00	0.00
	FUND 401 TOTAL	79,366.20	1,913.84	3,500.00CR	77,780.04	79,176.84
TIRZ Jackson Ridge						
402-11-000-00	TIRZ Cash	58,208.36	600,848.04	837.83CR	658,218.57	238,041.13
	FUND 402 TOTAL	58,208.36	600,848.04	837.83CR	658,218.57	238,041.13
Impact Fees						
403-11-000-00	Impact Fees Cash	980,177.28	835,908.05	0.00	1,816,085.33	1,202,086.95
	FUND 403 TOTAL	980,177.28	835,908.05	0.00	1,816,085.33	1,202,086.95
Development Fees						
404-11-000-00	Development Fees	0.00	0.00	0.00	0.00	0.00
404-11-000-50	Investment Acct-	1,650,547.74	45,977.14	232,567.18CR	1,463,957.70	1,497,035.52
404-11-000-60	Investment acct-	3,767,104.61	14,816.06	0.00	3,781,920.67	3,767,598.48
404-11-000-70	Investment Acct-	2,025,923.14	7,411.84	0.00	2,033,334.98	2,026,170.20
404-11-000-90	Investment Accou	339,162.80	42,774.83	41,534.00CR	340,403.63	339,204.16
	FUND 404 TOTAL	7,782,738.29	110,979.87	274,101.18CR	7,619,616.98	7,630,008.36
Grant Fund						
405-11-000-00	Grant Fund Cash	375,109.78	5,860.28	0.00	380,970.06	378,763.60
405-11-000-84	Claim on Cash Gr	816,189.99	0.00	19,664.00CR	796,525.99	811,601.72
	FUND 405 TOTAL	1,191,299.77	5,860.28	19,664.00CR	1,177,496.05	1,190,365.32

		BEGINNING BALANCE	TOTAL DEBITS	TOTAL CREDITS	ENDING BALANCE	AVERAGE DAILY BALANCE
Holding Acct Dev Agreemts						
406-11-000-00	Developer Cash H	0.00	0.00	0.00	0.00	0.00
406-11-000-41	Cash - Union Mai	0.00	0.00	0.00	0.00	0.00
406-11-000-42	Cash - Union Lif	0.00	0.00	0.00	0.00	0.00
406-11-000-43	Cash - Union ETJ	0.00	0.00	0.00	0.00	0.00
406-11-000-84	Claim on Cash Ho	490,956.39	5,000.00	26,081.00CR	469,875.39	485,586.02
	FUND 406 TOTAL	490,956.39	5,000.00	26,081.00CR	469,875.39	485,586.02
Fire Dept SAFR						
407-11-000-84	Claim on Cash SA	0.00	0.00	0.00	0.00	0.00
	FUND 407 TOTAL	0.00	0.00	0.00	0.00	0.00
Capital Projects Fund						
501-11-000-00	Capital Projects	0.00	0.00	0.00	0.00	0.00
501-11-000-55	Vehicle Replacem	323,113.82	44,187.35	0.00	367,301.17	324,586.73
501-11-000-56	Project 38 Fund	0.00	0.00	0.00	0.00	0.00
501-11-000-58	Escrow Cash - AH	244,121.98	869.71	0.00	244,991.69	244,150.97
501-11-000-59	Cash - CO 2022 P	1,314,885.52	3,068.69	476,098.34CR	841,855.87	838,889.47
501-11-000-60	Cash - CO 2023 K	3,564,095.74CR	17,278.05	143,195.00CR	3,690,012.69CR	3,601,705.14CR
501-11-000-61	Cash - CO 2024 S	2,037,007.00	5,693.47	480,776.95CR	1,561,923.52	1,556,419.83
501-11-000-62	ABP LLC Cash Esc	9,487,361.99	33,948.48	697,577.97CR	8,823,732.50	9,279,795.23
501-11-000-63	HPR Lennar Escro	2,320,082.21	1,059,318.77	174,394.50CR	3,205,006.48	2,583,218.24
501-11-000-84	Claim on Cash Ca	7,259,678.53CR	3,022,042.76	7,553,802.50CR	11,791,438.27CR	8,596,297.83CR
501-11-000-90	Investment Accou	0.00	0.00	0.00	0.00	0.00
501-11-008-38	Cash - Water Bon	166,564.16	609.39	0.00	167,173.55	166,584.47
501-11-026-00	Cash in LOGIC -	0.00	0.00	0.00	0.00	0.00
	FUND 501 TOTAL	5,069,362.41	4,187,016.67	9,525,845.26CR	269,466.18CR	2,795,641.97
NAVO FWSD Fund						
601-11-000-00	FWSD Cash	0.00	0.00	0.00	0.00	0.00
601-11-000-84	Claim on Cash NA	726,309.29	0.00	726,309.29CR	0.00	314,734.03
	FUND 601 TOTAL	726,309.29	0.00	726,309.29CR	0.00	314,734.03
MDD						
701-11-000-00	MDD Cash	1,748,276.31	90,136.72	1,609.35CR	1,836,803.68	1,803,458.33
701-11-000-84	Claim on Cash MD	103,104.88CR	12,484.35	52,608.56CR	143,229.09CR	141,673.61CR
701-11-000-90	Investment Accou	1,664,504.75	6,089.57	0.00	1,670,594.32	1,664,707.74
701-11-088-41	EDC cash	0.00	0.00	0.00	0.00	0.00
	FUND 701 TOTAL	3,309,676.18	108,710.64	54,217.91CR	3,364,168.91	3,326,492.46

		BEGINNING BALANCE	TOTAL DEBITS	TOTAL CREDITS	ENDING BALANCE	AVERAGE DAILY BALANCE
Employee Benefit Trust						
801-11-000-00	Employee Benefit	260,037.95	213,126.11	109,889.47CR	363,274.59	349,855.22
801-11-000-84	Claim on Cash EB	65,515.42CR	146,277.67	214,901.60CR	134,139.35CR	83,982.99CR
	FUND 801 TOTAL	194,522.53	359,403.78	324,791.07CR	229,135.24	265,872.23
Jackson Ridge PID						
802-11-000-00	Cash Collection	247,837.26	0.00	0.00	247,837.26	247,837.26
802-11-000-01	Cash in Wilmingt	1,606,064.31	0.00	0.00	1,606,064.31	1,606,064.31
802-11-000-02	Cash in Wilmingt	1,189,487.62	0.00	0.00	1,189,487.62	1,189,487.62
802-11-000-05	Cash in Wilmingt	1,273,663.46	0.00	0.00	1,273,663.46	1,273,663.46
802-11-000-06	Cash in Wilmingt	310,022.25	0.00	0.00	310,022.25	310,022.25
802-11-000-07	Cash in Wilmingt	627,793.00	0.00	0.00	627,793.00	627,793.00
	FUND 802 TOTAL	5,254,867.90	0.00	0.00	5,254,867.90	5,254,867.90
Winn Ridge South PID						
803-11-000-01	Cash in Wilmingt	991,438.10	0.00	0.00	991,438.10	991,438.10
	FUND 803 TOTAL	991,438.10	0.00	0.00	991,438.10	991,438.10
Pooled Cash Fund						
901-11-000-00	Pooled Cash	940,756.28	11,136,707.46	10,757,094.28CR	1,320,369.46	1,642,833.41
	FUND 901 TOTAL	940,756.28	11,136,707.46	10,757,094.28CR	1,320,369.46	1,642,833.41
	REPORT TOTALS	98,405,064.66	29,307,514.23	31,997,500.76CR	95,715,078.13	97,608,005.33



Revenue/Expense by Fund

(Unaudited)

April 2025

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

101-General Fund

FINANCIAL SUMMARY % OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Fines and Fees	134,300	(2,087.54)	71,524.38	0.00	62,775.62	53.26
Taxes	6,783,000	419,902.79	5,955,199.65	0.00	827,800.35	87.80
Grants	74,979	0.00	0.00	0.00	74,979.00	0.00
Donations	37,200	214.99	40,423.11	0.00	(3,223.11)	108.66
Charges for Services	9,102,606	784,269.20	5,685,146.69	0.00	3,417,459.31	62.46
Permits	2,784,780	140,655.11	991,161.41	0.00	1,793,618.59	35.59
Miscellaneous	717,880	801,811.10	1,196,519.35	0.00	(478,639.35)	166.67
TOTAL GENERAL REVENUE	19,634,745	2,144,765.65	13,939,974.59	0.00	5,694,770.41	71.00
TOTAL REVENUE	19,634,745	2,144,765.65	13,939,974.59	0.00	5,694,770.41	71.00
EXPENSE SUMMARY						
Administration						
Personnel	797,688	63,590.87	406,199.77	0.00	391,488.23	50.92
Materials & Supplies	17,000	5,608.38	12,846.88	0.00	4,153.12	75.57
Repairs & Maintenance	43,000	2,538.23	26,092.03	4,140.98	12,766.99	70.31
Utilities	23,000	1,883.58	13,586.73	0.00	9,413.27	59.07
Contract Services	388,400	20,374.60	286,933.33	0.00	101,466.67	73.88
Fees & Other Services	235,011	11,173.33	150,946.88	51,960.00	32,104.12	86.34
Miscellaneous	30,000	398.66	12,884.03	0.00	17,115.97	42.95
TOTAL Administration	1,534,099	105,567.65	909,489.65	56,100.98	568,508.37	62.94
Police Department						
Personnel	4,144,303	356,499.50	2,270,420.48	0.00	1,873,882.52	54.78
Materials & Supplies	234,143	13,149.31	106,116.48	0.00	128,026.52	45.32
Repairs & Maintenance	73,000	6,263.79	50,946.61	0.00	22,053.39	69.79
Utilities	35,710	3,146.37	23,350.62	0.00	12,359.38	65.39
Contract Services	68,609	7,920.00	34,578.50	0.00	34,030.50	50.40
Fees & Other Services	238,590	21,124.24	153,364.62	0.00	85,225.38	64.28
Public Safety	231,030	5,544.90	145,015.57	21,900.00	64,114.43	72.25
Miscellaneous	0	20.39	66.88	0.00	(66.88)	0.00
TOTAL Police Department	5,025,385	413,668.50	2,783,859.76	21,900.00	2,219,625.24	55.83
Fire Department						
Personnel	6,655,050	568,768.47	3,533,110.26	3,500.00	3,118,439.74	53.14
Materials & Supplies	510,136	15,865.83	337,490.90	7,364.92	165,280.18	67.60
Repairs & Maintenance	531,592	26,898.87	198,862.02	248,145.33	84,584.65	84.09
Utilities	76,680	6,085.72	43,606.78	0.00	33,073.22	56.87
Contract Services	50,450	10,584.51	20,233.18	0.00	30,216.82	40.11
Fees & Other Services	140,650	24,959.25	125,762.87	0.00	14,887.13	89.42
Public Safety	100,893	2,764.28	35,574.09	4,665.10	60,653.81	39.88
Miscellaneous	80,000	150.55	49,774.55	0.00	30,225.45	62.22

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

101-General Fund

FINANCIAL SUMMARY % OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Debt Service	0	7,952.98	55,670.86	0.00	(55,670.86)	0.00
TOTAL Fire Department	8,145,451	664,030.46	4,400,085.51	263,675.35	3,481,690.14	57.26
AAA						
Streets Department						
Personnel	319,427	22,934.32	149,100.99	0.00	170,326.01	46.68
Materials & Supplies	46,751	4,911.52	32,691.77	0.00	14,059.23	69.93
Repairs & Maintenance	72,000	3,968.19	38,881.00	7,979.27	25,139.73	65.08
Utilities	49,270	4,001.27	29,514.87	0.00	19,755.13	59.90
Contract Services	15,000	0.00	7,358.24	0.00	7,641.76	49.05
Fees & Other Services	3,107	443.06	1,922.28	0.00	1,184.72	61.87
Miscellaneous	0	0.00	0.00	8,418.00	(8,418.00)	0.00
TOTAL Streets Department	505,555	36,258.36	259,469.15	16,397.27	229,688.58	54.57
Development Services						
Personnel	811,438	63,571.85	433,393.32	0.00	378,044.68	53.41
Materials & Supplies	10,700	743.12	8,714.82	0.00	1,985.18	81.45
Repairs & Maintenance	4,000	926.84	3,651.15	0.00	348.85	91.28
Contract Services	1,165,000	58,970.77	489,046.78	0.00	675,953.22	41.98
Fees & Other Services	50,997	990.17	43,448.21	1,403.00	6,145.79	87.95
TOTAL Development Services	2,042,135	125,202.75	978,254.28	1,403.00	1,062,477.72	47.97
Court						
Personnel	85,724	6,778.00	48,003.75	0.00	37,720.25	56.00
Materials & Supplies	1,000	155.88	1,041.69	0.00	(41.69)	104.17
Contract Services	31,900	1,400.00	19,161.74	0.00	12,738.26	60.07
Fees & Other Services	5,685	343.57	2,861.22	0.00	2,823.78	50.33
TOTAL Court	124,309	8,677.45	71,068.40	0.00	53,240.60	57.17
Parks & Recreation						
Personnel	309,555	30,436.46	177,473.22	0.00	132,081.78	57.33
Materials & Supplies	11,600	495.06	7,508.18	0.00	4,091.82	64.73
Repairs & Maintenance	40,000	633.86	15,712.92	0.00	24,287.08	39.28
Utilities	11,700	934.99	6,685.77	0.00	5,014.23	57.14
Contract Services	4,120	0.00	4,119.59	0.00	0.41	99.99
Fees & Other Services	6,920	519.40	4,157.72	0.00	2,762.28	60.08
Miscellaneous	173,000	22,475.91	78,731.78	6,975.00	87,293.22	49.54
TOTAL Parks & Recreation	556,895	55,495.68	294,389.18	6,975.00	255,530.82	54.12
Library						
Personnel	371,563	33,307.28	210,586.93	0.00	160,976.07	56.68
Materials & Supplies	53,960	8,799.04	31,307.25	3,590.21	19,062.54	64.67
Repairs & Maintenance	10,000	1,578.34	8,050.47	0.00	1,949.53	80.50
Utilities	22,548	1,538.54	12,440.25	0.00	10,107.75	55.17
Contract Services	1,800	0.00	450.00	0.00	1,350.00	25.00
Fees & Other Services	37,102	4,294.70	26,761.30	0.00	10,340.70	72.13
Miscellaneous	16,400	1,900.16	5,990.78	0.00	10,409.22	36.53
TOTAL Library	513,373	51,418.06	295,586.98	3,590.21	214,195.81	58.28

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

101-General Fund

FINANCIAL SUMMARY % OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Providence Village PD						
Fleet						
Personnel	44,046	0.00	0.00	0.00	44,046.00	0.00
Materials & Supplies	4,000	0.00	0.00	0.00	4,000.00	0.00
Repairs & Maintenance	2,000	0.00	0.00	0.00	2,000.00	0.00
Fees & Other Services	1,000	0.00	0.00	0.00	1,000.00	0.00
TOTAL Fleet	51,046	0.00	0.00	0.00	51,046.00	0.00
HR						
Personnel	168,567	15,824.23	83,848.37	0.00	84,718.63	49.74
Materials & Supplies	790	0.00	32.23	0.00	757.77	4.08
Contract Services	18,200	821.25	7,797.75	0.00	10,402.25	42.84
Fees & Other Services	15,102	7,101.33	8,693.19	12,772.11	(6,363.30)	142.14
Miscellaneous	48,000	0.00	9,168.84	0.00	38,831.16	19.10
TOTAL HR	250,659	23,746.81	109,540.38	12,772.11	128,346.51	48.80
TOTAL EXPENSES	18,748,907	1,484,065.72	10,101,743.29	382,813.92	8,264,349.79	55.92
REVENUE OVER/(UNDER) EXPENSES	885,838	660,699.93	3,838,231.30	(382,813.92)	(2,569,579.38)	390.07

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

101-General Fund

% OF YEAR COMPLETED: 58.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Fines and Fees						
101-4000-01-4363 Code Enforcement Citati	300	0.00	248.17	0.00	51.83	82.72
101-4000-01-4400 Fines and fees	130,000	(2,448.95)	68,981.66	0.00	61,018.34	53.06
101-4000-01-4410 Warrant Income	4,000	361.41	2,294.55	0.00	1,705.45	57.36
TOTAL Fines and Fees	134,300	(2,087.54)	71,524.38	0.00	62,775.62	53.26
Taxes						
101-4000-02-4100 Property Taxes	2,750,000	13,428.21	3,288,604.37	0.00	(538,604.37)	119.59
101-4000-02-4130 Sales Taxes	2,500,000	165,020.42	1,726,452.48	0.00	773,547.52	69.06
101-4000-02-4140 Franchise Tax-Electric	317,000	84,416.34	265,306.07	0.00	51,693.93	83.69
101-4000-02-4141 Franchise Tax-Gas	45,000	11,555.37	15,479.88	0.00	29,520.12	34.40
101-4000-02-4142 Franchise Tax-Telephone	4,000	94.96	1,903.12	0.00	2,096.88	47.58
101-4000-02-4143 Franchise Tax-Cable TV	12,000	1,832.32	5,489.44	0.00	6,510.56	45.75
101-4000-02-4144 Franchise Tax-Water	840,000	54,873.59	444,633.24	0.00	395,366.76	52.93
101-4000-02-4146 Franchise Tax-Garbage	315,000	88,681.58	207,331.05	0.00	107,668.95	65.82
TOTAL Taxes	6,783,000	419,902.79	5,955,199.65	0.00	827,800.35	87.80
Grants						
101-4000-03-4391 Grants - Police	74,979	0.00	0.00	0.00	74,979.00	0.00
TOTAL Grants	74,979	0.00	0.00	0.00	74,979.00	0.00
Donations						
101-4000-04-4390 Donations-Police	0	0.00	1,000.00	0.00	(1,000.00)	0.00
101-4000-04-4392 Donations-Fire	33,000	0.00	34,624.68	0.00	(1,624.68)	104.92
101-4000-04-4393 Donations-Library	4,200	214.99	4,798.43	0.00	(598.43)	114.25
TOTAL Donations	37,200	214.99	40,423.11	0.00	(3,223.11)	108.66
Charges for Services						
101-4000-06-4104 Aspen Meadow Police	100,000	12,029.59	38,157.10	0.00	61,842.90	38.16
101-4000-06-4312 DC FWSD # 8A	0	0.00	26,637.30	0.00	(26,637.30)	0.00
101-4000-06-4314 DC FWSD # 8B	0	0.00	27,471.34	0.00	(27,471.34)	0.00
101-4000-06-4316 Providence Village WCID	615,000	42,244.84	283,383.64	0.00	331,616.36	46.08
101-4000-06-4318 DC FWSD # 10 Elm Ridge	0	29,394.09	348,021.15	0.00	(348,021.15)	0.00
101-4000-06-4320 DC FWSD # 11A	0	0.00	24,278.39	0.00	(24,278.39)	0.00
101-4000-06-4321 DC FWSD # 11B	0	0.00	38,316.72	0.00	(38,316.72)	0.00
101-4000-06-4323 DC FWSD #11C	0	0.00	16,336.62	0.00	(16,336.62)	0.00
101-4000-06-4370 DC FWSD Total Revenue	777,000	0.00	0.00	0.00	777,000.00	0.00
101-4000-06-4401 Providence Village Poli	1,275,156	110,289.45	629,809.86	0.00	645,346.14	49.39
101-4000-06-4402 Silverado Police	1,030,800	136,189.03	476,185.27	0.00	554,614.73	46.20
101-4000-06-4403 Sandbrock Police	477,000	41,280.99	262,832.16	0.00	214,167.84	55.10
101-4000-06-4404 DISD SRO	242,488	0.00	175,640.05	0.00	66,847.95	72.43
101-4000-06-4420 Accident Reports	500	54.00	402.00	0.00	98.00	80.40
101-4000-06-4480 Library fines & fees	500	0.00	452.01	0.00	47.99	90.40
101-4000-06-4481 Public Services - copie	1,500	0.00	1,686.73	0.00	(186.73)	112.45
101-4000-06-4482 Denton Co Library Pledg	22,500	0.00	31,400.00	0.00	(8,900.00)	139.56
101-4000-06-4483 Krugerville Library ILA	5,000	0.00	10,000.00	0.00	(5,000.00)	200.00
101-4000-06-4485 Providence Village Libr	32,500	0.00	0.00	0.00	32,500.00	0.00
101-4000-06-4486 Silverado Library Fee	15,000	0.00	0.00	0.00	15,000.00	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

101-General Fund

% OF YEAR COMPLETED: 58.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
101-4000-06-4501 Community Building rent	2,000	0.00	2,115.37	0.00	(115.37)	105.77
101-4000-06-4730 Denton County Pledge Fi	1,195,519	0.00	1,031,519.42	0.00	163,999.58	86.28
101-4000-06-4735 Denton Co Fire Runs	0	0.00	154,000.00	0.00	(154,000.00)	0.00
101-4000-06-4741 Krugerville ILA Fire	165,000	41,908.75	83,817.50	0.00	81,182.50	50.80
101-4000-06-4742 Silverado Fire	1,325,000	157,460.03	652,131.58	0.00	672,868.42	49.22
101-4000-06-4744 Sandbrock Fire	306,000	51,620.99	190,699.12	0.00	115,300.88	62.32
101-4000-06-4745 Aspen Meadow Fire	110,000	13,885.73	60,365.11	0.00	49,634.89	54.88
101-4000-06-4746 Oak Point ILA EMS	27,143	0.00	27,143.00	0.00	0.00	100.00
101-4000-06-4749 Insurance Billing EMS	1,377,000	147,911.71	1,092,345.25	0.00	284,654.75	79.33
TOTAL Charges for Services	9,102,606	784,269.20	5,685,146.69	0.00	3,417,459.31	62.46
Permits						
101-4000-07-4200 Building Permits	1,100,000	55,126.00	359,263.85	0.00	740,736.15	32.66
101-4000-07-4210 Plan Review fees	1,300,000	73,403.11	431,628.68	0.00	868,371.32	33.20
101-4000-07-4220 Inspection fees	200,000	8,896.00	49,646.00	0.00	150,354.00	24.82
101-4000-07-4225 Street Inspection Fees	150,000	0.00	126,677.88	0.00	23,322.12	84.45
101-4000-07-4250 Contractor registration	4,000	770.00	4,620.00	0.00	(620.00)	115.50
101-4000-07-4260 Other Permit fee	14,000	1,510.00	6,175.00	0.00	7,825.00	44.11
101-4000-07-4290 Health Permits	15,000	500.00	11,700.00	0.00	3,300.00	78.00
101-4000-07-4310 Demolition Permits	0	0.00	450.00	0.00	(450.00)	0.00
101-4000-07-4320 Sign Permit	1,300	450.00	880.00	0.00	420.00	67.69
101-4000-07-4330 Solicitation permit	360	0.00	120.00	0.00	240.00	33.33
101-4000-07-4350 Alcohol Permit	120	0.00	0.00	0.00	120.00	0.00
TOTAL Permits	2,784,780	140,655.11	991,161.41	0.00	1,793,618.59	35.59
Miscellaneous						
101-4000-09-4430 All Admin Fees	172,380	9,670.00	114,189.98	0.00	58,190.02	66.24
101-4000-09-4435 City Event Fees	80,000	16,780.91	55,245.85	0.00	24,754.15	69.06
101-4000-09-4500 Interest Income	400,000	39,800.90	246,098.29	0.00	153,901.71	61.52
101-4000-09-4540 Other Income	500	0.00	2,415.04	0.00	(1,915.04)	483.01
101-4000-09-4550 Gain on sale of assets	15,000	9,250.00	49,098.44	0.00	(34,098.44)	327.32
101-4000-09-4600 Operating Transfers In	0	726,309.29	726,309.29	0.00	(726,309.29)	0.00
101-4000-09-4800 Insurance Proceeds	50,000	0.00	3,162.46	0.00	46,837.54	6.32
TOTAL Miscellaneous	717,880	801,811.10	1,196,519.35	0.00	(478,639.35)	166.67
Contingency/FB						
TOTAL REVENUE	19,634,745	2,144,765.65	13,939,974.59	0.00	5,694,770.41	71.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

101-General Fund

DEPARTMENT - Administration % OF YEAR COMPLETED: 58.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
101-5101-01-5101 Salaries	640,500	44,719.76	312,054.52	0.00	328,445.48	48.72
101-5101-01-5105 Overtime	4,600	651.41	4,368.98	0.00	231.02	94.98
101-5101-01-5106 Longevity	1,300	0.00	1,269.88	0.00	30.12	97.68
101-5101-01-5107 Retirement - TMRS	68,565	4,832.04	29,921.79	0.00	38,643.21	43.64
101-5101-01-5108 Payroll Tax Expense (me	9,335	632.19	4,823.39	0.00	4,511.61	51.67
101-5101-01-5109 Group Health Insurance	59,388	9,864.50	46,706.65	0.00	12,681.35	78.65
101-5101-01-5110 Workers Comp TML	1,000	341.25	1,173.79	0.00	(173.79)	117.38
101-5101-01-5621 Travel & Training	13,000	2,549.72	5,880.77	0.00	7,119.23	45.24
TOTAL Personnel	797,688	63,590.87	406,199.77	0.00	391,488.23	50.92
Materials & Supplies						
101-5101-03-5050 Office Supplies	12,000	5,317.02	11,641.37	0.00	358.63	97.01
101-5101-03-5081 Uniforms	3,000	0.00	309.97	0.00	2,690.03	10.33
101-5101-03-5090 Postage	2,000	291.36	895.54	0.00	1,104.46	44.78
TOTAL Materials & Supplies	17,000	5,608.38	12,846.88	0.00	4,153.12	75.57
Repairs & Maintenance						
101-5101-04-5120 Building Maintenance	40,000	2,240.86	25,087.35	4,140.98	10,771.67	73.07
101-5101-04-5121 Equipment Maintenance	2,000	0.00	22.99	0.00	1,977.01	1.15
101-5101-04-5122 Vehicle Maintenance	1,000	297.37	981.69	0.00	18.31	98.17
TOTAL Repairs & Maintenance	43,000	2,538.23	26,092.03	4,140.98	12,766.99	70.31
Utilities						
101-5101-05-5616 Utilities -Electricity	8,000	123.89	1,148.53	0.00	6,851.47	14.36
101-5101-05-5617 Utilities -Gas	2,500	131.58	1,521.86	0.00	978.14	60.87
101-5101-05-5618 Utilities -Telephone	8,500	1,225.33	8,744.23	0.00	(244.23)	102.87
101-5101-05-5619 Utilities -Water/Sewer	4,000	402.78	2,172.11	0.00	1,827.89	54.30
TOTAL Utilities	23,000	1,883.58	13,586.73	0.00	9,413.27	59.07
Contract Services						
101-5101-06-5060 Election Services	11,000	0.00	0.00	0.00	11,000.00	0.00
101-5101-06-5230 Contract Labor	2,000	381.20	573.70	0.00	1,426.30	28.69
101-5101-06-5300 Benefits Administration	26,400	2,170.00	15,424.12	0.00	10,975.88	58.42
101-5101-06-5620 Legal & Professional	345,000	17,451.40	269,573.11	0.00	75,426.89	78.14
101-5101-06-5685 Storage Building	4,000	372.00	1,362.40	0.00	2,637.60	34.06
TOTAL Contract Services	388,400	20,374.60	286,933.33	0.00	101,466.67	73.88
Fees & Other Services						
101-5101-07-5150 Printing	15,000	0.00	4,070.00	0.00	10,930.00	27.13
101-5101-07-5190 Insurance - TML	7,000	1,585.70	6,887.89	0.00	112.11	98.40
101-5101-07-5220 Advertising & Notices	4,800	0.00	2,110.90	0.00	2,689.10	43.98
101-5101-07-5260 Dues and Membership	9,000	49.99	4,239.94	0.00	4,760.06	47.11
101-5101-07-5280 Copier Maintenance cont	10,000	747.00	6,005.26	0.00	3,994.74	60.05
101-5101-07-5310 Tax Assessor/Collector	0	0.00	282.70	0.00	(282.70)	0.00
101-5101-07-5320 Appraisal District Fees	36,804	0.00	19,173.82	0.00	17,630.18	52.10
101-5101-07-5540 Bond Insurance	1,407	0.00	1,407.00	0.00	0.00	100.00
101-5101-07-5665 Technology	146,000	8,783.64	102,196.54	51,960.00	(8,156.54)	105.59

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

101-General Fund

DEPARTMENT - Administration % OF YEAR COMPLETED: 58.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
101-5101-07-5666 Bank Fees	5,000	7.00	4,572.83	0.00	427.17	91.46
TOTAL Fees & Other Services	235,011	11,173.33	150,946.88	51,960.00	32,104.12	86.34
Miscellaneous						
101-5101-09-5130 Community Development	20,000	40.00	9,685.27	0.00	10,314.73	48.43
101-5101-09-5131 Meetings	5,000	358.66	2,908.89	0.00	2,091.11	58.18
101-5101-09-5133 Marketing & Promotions	5,000	0.00	289.83	0.00	4,710.17	5.80
101-5101-09-5140 Miscellaneous	0	0.00	0.04	0.00	(0.04)	0.00
TOTAL Miscellaneous	30,000	398.66	12,884.03	0.00	17,115.97	42.95
Debt Service						
Contingency/FB						
TOTAL Administration	1,534,099	105,567.65	909,489.65	56,100.98	568,508.37	62.94

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

101-General Fund

DEPARTMENT - Police Department % OF YEAR COMPLETED: 58.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
101-5102-01-5101 Salaries	3,088,499	239,299.76	1,636,886.23	0.00	1,451,612.77	53.00
101-5102-01-5105 Overtime	94,883	17,607.50	89,774.43	0.00	5,108.57	94.62
101-5102-01-5106 Longevity	4,950	0.00	4,489.76	0.00	460.24	90.70
101-5102-01-5107 Retirement - TMRS	339,557	27,363.26	160,953.46	0.00	178,603.54	47.40
101-5102-01-5108 Payroll Tax Expense (me	46,231	3,631.15	26,111.79	0.00	20,119.21	56.48
101-5102-01-5109 Group Health Insurance	427,594	48,726.64	271,185.16	0.00	156,408.84	63.42
101-5102-01-5110 Workers Comp TML	87,700	15,377.11	52,892.04	0.00	34,807.96	60.31
101-5102-01-5621 Travel & Training	54,889	4,494.08	28,127.61	0.00	26,761.39	51.24
TOTAL Personnel	4,144,303	356,499.50	2,270,420.48	0.00	1,873,882.52	54.78
Materials & Supplies						
101-5102-03-5050 Office Supplies	16,968	976.11	7,052.65	0.00	9,915.35	41.56
101-5102-03-5051 Printing	5,000	0.00	0.00	0.00	5,000.00	0.00
101-5102-03-5080 Gas & Oil	175,000	9,586.47	70,020.39	0.00	104,979.61	40.01
101-5102-03-5081 Uniforms	27,376	2,475.27	23,319.37	0.00	4,056.63	85.18
101-5102-03-5082 Ballistic Vests	9,299	0.00	5,367.86	0.00	3,931.14	57.73
101-5102-03-5090 Postage	500	111.46	356.21	0.00	143.79	71.24
TOTAL Materials & Supplies	234,143	13,149.31	106,116.48	0.00	128,026.52	45.32
Repairs & Maintenance						
101-5102-04-5120 Building Maintenance	8,000	678.93	4,522.99	0.00	3,477.01	56.54
101-5102-04-5121 Equipment Maintenance	5,000	0.00	574.16	0.00	4,425.84	11.48
101-5102-04-5122 Vehicle Maintenance	60,000	5,584.86	45,849.46	0.00	14,150.54	76.42
TOTAL Repairs & Maintenance	73,000	6,263.79	50,946.61	0.00	22,053.39	69.79
Utilities						
101-5102-05-5616 Utilities -Electricity	3,500	401.47	2,503.15	0.00	996.85	71.52
101-5102-05-5618 Utilities -Telephone	30,010	2,644.21	20,243.27	0.00	9,766.73	67.46
101-5102-05-5619 Utilities -Water/Sewer	2,200	100.69	604.20	0.00	1,595.80	27.46
TOTAL Utilities	35,710	3,146.37	23,350.62	0.00	12,359.38	65.39
Contract Services						
101-5102-06-5240 Drug testing/background	2,300	0.00	1,435.21	0.00	864.79	62.40
101-5102-06-5610 Power DMS	29,259	0.00	22,273.08	0.00	6,985.92	76.12
101-5102-06-5620 Legal and Professional	3,000	0.00	0.00	0.00	3,000.00	0.00
101-5102-06-5621 Childerns' Advocacy Cen	7,000	7,000.00	7,010.21	0.00	(10.21)	100.15
101-5102-06-5685 Storage Building - Wils	540	200.00	320.00	0.00	220.00	59.26
101-5102-06-5690 Forensic Testing	26,510	720.00	3,540.00	0.00	22,970.00	13.35
TOTAL Contract Services	68,609	7,920.00	34,578.50	0.00	34,030.50	50.40
Fees & Other Services						
101-5102-07-5190 Insurance - TML	45,710	13,478.41	58,546.97	0.00	(12,836.97)	128.08
101-5102-07-5220 Advertising & Notices	300	0.00	28.56	0.00	271.44	9.52
101-5102-07-5260 Dues and Memberships	2,855	560.00	1,635.20	0.00	1,219.80	57.27
101-5102-07-5280 Maintenance contracts	116,307	6,868.84	56,661.70	0.00	59,645.30	48.72
101-5102-07-5660 Administration Fee	43,000	0.00	21,499.98	0.00	21,500.02	50.00
101-5102-07-5665 Technology	30,418	216.99	14,992.21	0.00	15,425.79	49.29
TOTAL Fees & Other Services	238,590	21,124.24	153,364.62	0.00	85,225.38	64.28

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

101-General Fund

DEPARTMENT - Police Department % OF YEAR COMPLETED: 58.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Public Safety						
101-5102-08-5070 Police Supplies	14,196	2,173.74	5,851.44	0.00	8,344.56	41.22
101-5102-08-5071 Communications Supplies	11,229	63.16	20,852.44	0.00	(9,623.44)	185.70
101-5102-08-5072 Promotional Supplies	15,440	0.00	2,973.53	0.00	12,466.47	19.26
101-5102-08-5625 Ammo/Firearms/Safety Eq	30,000	3,308.00	28,465.16	0.00	1,534.84	94.88
101-5102-08-5626 Taser 7 Lease	7,496	0.00	0.00	0.00	7,496.00	0.00
101-5102-08-5686 Flock Cameras	69,500	0.00	61,400.00	21,900.00	(13,800.00)	119.86
101-5102-08-5687 Denton Cty Communicatio	83,169	0.00	25,473.00	0.00	57,696.00	30.63
TOTAL Public Safety	231,030	5,544.90	145,015.57	21,900.00	64,114.43	72.25
Miscellaneous						
101-5102-09-5131 Meetings	0	20.39	66.88	0.00	(66.88)	0.00
TOTAL Miscellaneous	0	20.39	66.88	0.00	(66.88)	0.00
Debt Service						
TOTAL Police Department	5,025,385	413,668.50	2,783,859.76	21,900.00	2,219,625.24	55.83

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

101-General Fund

DEPARTMENT - Fire Department % OF YEAR COMPLETED: 58.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
101-5103-01-5101 Salaries	4,617,400	350,781.04	2,337,352.89	0.00	2,280,047.11	50.62
101-5103-01-5105 Overtime	450,000	35,236.22	344,683.29	0.00	105,316.71	76.60
101-5103-01-5106 Longevity	10,900	0.00	9,469.88	0.00	1,430.12	86.88
101-5103-01-5107 Retirement - TMRS	553,619	41,110.81	249,925.36	0.00	303,693.64	45.14
101-5103-01-5108 Payroll Tax Expense (me	75,375	5,424.85	40,291.29	0.00	35,083.71	53.45
101-5103-01-5109 Group Health Insurance	712,656	88,141.39	398,565.02	0.00	314,090.98	55.93
101-5103-01-5110 Workers Comp TML	162,000	28,957.76	99,604.89	0.00	62,395.11	61.48
101-5103-01-5621 Travel/Training	73,100	19,116.40	53,217.64	3,500.00	16,382.36	77.59
TOTAL Personnel	6,655,050	568,768.47	3,533,110.26	3,500.00	3,118,439.74	53.14
Materials & Supplies						
101-5103-03-5080 Gas & Oil	137,250	6,429.45	50,233.44	0.00	87,016.56	36.60
101-5103-03-5081 Uniforms	153,886	1,263.07	96,703.11	5,017.94	52,164.95	66.10
101-5103-03-5090 Postage	200	0.00	122.25	0.00	77.75	61.13
101-5103-03-5150 Office Supplies	10,800	332.20	3,505.40	0.00	7,294.60	32.46
101-5103-03-5155 Supplies - Medic	208,000	7,841.11	186,926.70	2,346.98	18,726.32	91.00
TOTAL Materials & Supplies	510,136	15,865.83	337,490.90	7,364.92	165,280.18	67.60
Repairs & Maintenance						
101-5103-04-5120 Building Maintenance	65,000	6,900.00	23,607.82	0.00	41,392.18	36.32
101-5103-04-5121 Equipment Maintenace	302,592	6,684.61	79,670.01	229,577.03	(6,655.04)	102.20
101-5103-04-5122 Vehicle Maintenance	164,000	13,314.26	95,584.19	18,568.30	49,847.51	69.61
TOTAL Repairs & Maintenance	531,592	26,898.87	198,862.02	248,145.33	84,584.65	84.09
Utilities						
101-5103-05-5616 Utilities -Electricity	30,000	2,980.22	21,016.23	0.00	8,983.77	70.05
101-5103-05-5617 Utilities -Gas	8,200	0.00	1,757.01	0.00	6,442.99	21.43
101-5103-05-5618 Utilities -Telephone	27,980	2,300.65	15,780.96	0.00	12,199.04	56.40
101-5103-05-5619 Utilities -Water/Sewer	9,000	638.86	4,081.64	0.00	4,918.36	45.35
101-5103-05-5620 Direct TV Navo	1,500	165.99	970.94	0.00	529.06	64.73
TOTAL Utilities	76,680	6,085.72	43,606.78	0.00	33,073.22	56.87
Contract Services						
101-5103-06-5620 Legal and Professional	50,000	10,584.51	20,233.18	0.00	29,766.82	40.47
101-5103-06-5658 Fire Extinguishers	450	0.00	0.00	0.00	450.00	0.00
TOTAL Contract Services	50,450	10,584.51	20,233.18	0.00	30,216.82	40.11
Fees & Other Services						
101-5103-07-5190 Insurance - TML	86,250	20,548.23	89,256.57	0.00	(3,006.57)	103.49
101-5103-07-5260 Dues and Memberships	12,400	10.10	6,252.76	0.00	6,147.24	50.43
101-5103-07-5280 Copier Maintenance Cont	2,000	140.00	1,722.60	0.00	277.40	86.13
101-5103-07-5665 Technology	40,000	4,260.92	28,530.94	0.00	11,469.06	71.33
TOTAL Fees & Other Services	140,650	24,959.25	125,762.87	0.00	14,887.13	89.42
Public Safety						
101-5103-08-5070 Firefighting Supplies	45,000	2,764.28	17,085.09	4,665.10	23,249.81	48.33
101-5103-08-5687 Denton Cty Communicatio	55,893	0.00	18,489.00	0.00	37,404.00	33.08
TOTAL Public Safety	100,893	2,764.28	35,574.09	4,665.10	60,653.81	39.88

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

101-General Fund

DEPARTMENT - Fire Department % OF YEAR COMPLETED: 58.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Miscellaneous						
101-5103-09-5132 Employee Appreciation	5,000	0.00	0.00	0.00	5,000.00	0.00
101-5103-09-5133 Marketing & Promotions	0	150.55	150.55	0.00	(150.55)	0.00
101-5103-09-5685 Capital Expenditures	75,000	0.00	49,624.00	0.00	25,376.00	66.17
TOTAL Miscellaneous	80,000	150.55	49,774.55	0.00	30,225.45	62.22
Debt Service						
101-5103-98-5693 Capital Lease - '18 Pir	0	7,952.98	55,670.86	0.00	(55,670.86)	0.00
TOTAL Debt Service	0	7,952.98	55,670.86	0.00	(55,670.86)	0.00
TOTAL Fire Department	8,145,451	664,030.46	4,400,085.51	263,675.35	3,481,690.14	57.26

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

101-General Fund

DEPARTMENT - AAA % OF YEAR COMPLETED: 58.33

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

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

101-General Fund

DEPARTMENT - Streets Department % OF YEAR COMPLETED: 58.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
101-5105-01-5101 Salaries	225,748	14,863.68	101,682.37	0.00	124,065.63	45.04
101-5105-01-5105 Overtime	6,000	735.37	5,761.19	0.00	238.81	96.02
101-5105-01-5106 Longevity	1,000	0.00	1,000.00	0.00	0.00	100.00
101-5105-01-5107 Retirement - TMRS	27,434	1,661.30	10,181.95	0.00	17,252.05	37.11
101-5105-01-5108 Payroll Tax Expense (me	3,735	224.01	1,678.23	0.00	2,056.77	44.93
101-5105-01-5109 Group Health Insurance	47,510	4,718.70	25,040.25	0.00	22,469.75	52.71
101-5105-01-5110 Workers Comp TML	3,000	731.26	2,515.28	0.00	484.72	83.84
101-5105-01-5121 Travel & Training	5,000	0.00	1,241.72	0.00	3,758.28	24.83
TOTAL Personnel	319,427	22,934.32	149,100.99	0.00	170,326.01	46.68
Materials & Supplies						
101-5105-03-5050 Office Supplies	2,000	0.00	1,556.36	0.00	443.64	77.82
101-5105-03-5080 Gas & Oil	8,251	446.30	5,073.98	0.00	3,177.02	61.50
101-5105-03-5081 Uniforms	2,500	0.00	2,164.21	0.00	335.79	86.57
101-5105-03-5090 Postage	0	37.90	37.90	0.00	(37.90)	0.00
101-5105-03-5607 Rock, Sand and Gravel	25,000	3,863.06	19,282.48	0.00	5,717.52	77.13
101-5105-03-5608 Chemicals Purchased	4,000	0.00	0.00	0.00	4,000.00	0.00
101-5105-03-5630 Tools	5,000	564.26	4,576.84	0.00	423.16	91.54
TOTAL Materials & Supplies	46,751	4,911.52	32,691.77	0.00	14,059.23	69.93
Repairs & Maintenance						
101-5105-04-5121 Equipment Maintenance	10,000	540.07	6,768.78	0.00	3,231.22	67.69
101-5105-04-5122 Vehicle Maintenance	12,000	278.00	9,964.00	0.00	2,036.00	83.03
101-5105-04-5609 Street Signs	30,000	3,150.12	7,986.27	7,979.27	14,034.46	53.22
101-5105-04-5629 Street maintenance	20,000	0.00	14,161.95	0.00	5,838.05	70.81
TOTAL Repairs & Maintenance	72,000	3,968.19	38,881.00	7,979.27	25,139.73	65.08
Utilities						
101-5105-05-5616 Utilities - Electricity	49,270	4,001.27	29,514.87	0.00	19,755.13	59.90
TOTAL Utilities	49,270	4,001.27	29,514.87	0.00	19,755.13	59.90
Contract Services						
101-5105-06-5620 Legal and Professional	15,000	0.00	7,358.24	0.00	7,641.76	49.05
TOTAL Contract Services	15,000	0.00	7,358.24	0.00	7,641.76	49.05
Fees & Other Services						
101-5105-07-5190 Insurance - TML	2,207	413.07	1,794.29	0.00	412.71	81.30
101-5105-07-5220 Advertising & Public No	250	0.00	0.00	0.00	250.00	0.00
101-5105-07-5260 Dues and Memberships	650	0.00	98.00	0.00	552.00	15.08
101-5105-07-5665 Technology	0	29.99	29.99	0.00	(29.99)	0.00
TOTAL Fees & Other Services	3,107	443.06	1,922.28	0.00	1,184.72	61.87
Miscellaneous						
101-5105-09-5689 Capital - streets	0	0.00	0.00	8,418.00	(8,418.00)	0.00
TOTAL Miscellaneous	0	0.00	0.00	8,418.00	(8,418.00)	0.00
TOTAL Streets Department	505,555	36,258.36	259,469.15	16,397.27	229,688.58	54.57

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

101-General Fund

DEPARTMENT - Development Services % OF YEAR COMPLETED: 58.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
101-5107-01-5101 Salaries	610,413	41,784.66	311,881.04	0.00	298,531.96	51.09
101-5107-01-5105 Overtime	11,000	213.10	5,479.83	0.00	5,520.17	49.82
101-5107-01-5106 Longevity	750	0.00	719.88	0.00	30.12	95.98
101-5107-01-5107 Retirement - TMRS	59,125	4,472.74	29,659.45	0.00	29,465.55	50.16
101-5107-01-5108 Payroll Tax Expense (me	8,050	579.23	4,704.04	0.00	3,345.96	58.44
101-5107-01-5109 Group Health Insurance	105,000	13,505.02	66,079.60	0.00	38,920.40	62.93
101-5107-01-5110 Workers Comp TML	8,600	1,928.08	6,631.94	0.00	1,968.06	77.12
101-5107-01-5621 Travel/Training	8,500	1,089.02	8,237.54	0.00	262.46	96.91
TOTAL Personnel	811,438	63,571.85	433,393.32	0.00	378,044.68	53.41
Materials & Supplies						
101-5107-03-5050 Office Supplies	7,000	235.77	6,230.09	0.00	769.91	89.00
101-5107-03-5080 Gas & Oil	3,000	450.97	1,945.19	0.00	1,054.81	64.84
101-5107-03-5081 Uniforms	600	0.00	444.89	0.00	155.11	74.15
101-5107-03-5090 Postage	100	56.38	94.65	0.00	5.35	94.65
TOTAL Materials & Supplies	10,700	743.12	8,714.82	0.00	1,985.18	81.45
Repairs & Maintenance						
101-5107-04-5121 Equipment Maintenance	0	0.00	54.11	0.00	(54.11)	0.00
101-5107-04-5122 Vehicle Maintenance	4,000	926.84	3,597.04	0.00	402.96	89.93
TOTAL Repairs & Maintenance	4,000	926.84	3,651.15	0.00	348.85	91.28
Contract Services						
101-5107-06-5620 Legal and Professional	50,000	8,695.45	44,426.30	0.00	5,573.70	88.85
101-5107-06-5725 Mowing and clean-up	35,000	17,548.60	34,031.20	0.00	968.80	97.23
101-5107-06-5763 Inspectors - Bureau Ver	1,000,000	32,726.72	385,149.51	0.00	614,850.49	38.51
101-5107-06-5764 Planners	80,000	0.00	25,439.77	0.00	54,560.23	31.80
TOTAL Contract Services	1,165,000	58,970.77	489,046.78	0.00	675,953.22	41.98
Fees & Other Services						
101-5107-07-5190 Insurance - TML	1,837	343.57	1,492.37	0.00	344.63	81.24
101-5107-07-5220 Advertising & Notices	500	234.78	513.72	0.00	(13.72)	102.74
101-5107-07-5260 Dues and Memberships	2,160	225.00	1,516.83	0.00	643.17	70.22
101-5107-07-5665 Technology	41,500	95.82	38,152.29	1,403.00	1,944.71	95.31
101-5107-07-5762 Filing Fees	5,000	91.00	1,773.00	0.00	3,227.00	35.46
TOTAL Fees & Other Services	50,997	990.17	43,448.21	1,403.00	6,145.79	87.95
Miscellaneous						
Debt Service						
TOTAL Development Services	2,042,135	125,202.75	978,254.28	1,403.00	1,062,477.72	47.97

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

101-General Fund

DEPARTMENT - Court % OF YEAR COMPLETED: 58.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
101-5108-01-5101 Salaries	64,100	5,020.24	34,903.69	0.00	29,196.31	54.45
101-5108-01-5105 Overtime	1,000	46.49	1,041.39	0.00	(41.39)	104.14
101-5108-01-5106 Longevity	400	0.00	400.00	0.00	0.00	100.00
101-5108-01-5107 Retirement - TMRS	6,976	539.61	3,375.67	0.00	3,600.33	48.39
101-5108-01-5108 Payroll Tax Expense (me	950	69.51	535.64	0.00	414.36	56.38
101-5108-01-5109 Group Health Insurance	11,878	1,072.90	7,346.75	0.00	4,531.25	61.85
101-5108-01-5110 Workers Comp TML	120	29.25	100.61	0.00	19.39	83.84
101-5108-01-5621 Travel/Training	300	0.00	300.00	0.00	0.00	100.00
TOTAL Personnel	85,724	6,778.00	48,003.75	0.00	37,720.25	56.00
Materials & Supplies						
101-5108-03-5050 Office Supplies	400	0.00	80.24	0.00	319.76	20.06
101-5108-03-5051 Court Supplies	0	0.00	340.80	0.00	(340.80)	0.00
101-5108-03-5090 Postage	500	155.88	620.65	0.00	(120.65)	124.13
101-5108-03-5150 Printing	100	0.00	0.00	0.00	100.00	0.00
TOTAL Materials & Supplies	1,000	155.88	1,041.69	0.00	(41.69)	104.17
Repairs & Maintenance						
Contract Services						
101-5108-06-5235 Contract Jail Services	2,900	0.00	0.00	0.00	2,900.00	0.00
101-5108-06-5620 Legal & Professional	14,000	0.00	9,361.74	0.00	4,638.26	66.87
101-5108-06-5765 Contract Svcs - Judge	15,000	1,400.00	9,800.00	0.00	5,200.00	65.33
TOTAL Contract Services	31,900	1,400.00	19,161.74	0.00	12,738.26	60.07
Fees & Other Services						
101-5108-07-5190 Insurance - TML	1,300	343.57	1,492.37	0.00	(192.37)	114.80
101-5108-07-5260 Dues and Memberships	150	0.00	0.00	0.00	150.00	0.00
101-5108-07-5540 Bond Insurance	235	0.00	0.00	0.00	235.00	0.00
101-5108-07-5665 Technology	4,000	0.00	1,368.85	0.00	2,631.15	34.22
TOTAL Fees & Other Services	5,685	343.57	2,861.22	0.00	2,823.78	50.33
Debt Service						
TOTAL Court	124,309	8,677.45	71,068.40	0.00	53,240.60	57.17

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

101-General Fund

DEPARTMENT - Parks & Recreation % OF YEAR COMPLETED: 58.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
101-5110-01-5101 Salaries	201,990	16,758.72	113,328.34	0.00	88,661.66	56.11
101-5110-01-5105 Overtime	26,000	2,678.53	13,086.88	0.00	12,913.12	50.33
101-5110-01-5106 Longevity	100	0.00	100.00	0.00	0.00	100.00
101-5110-01-5107 Retirement - TMRS	21,965	2,070.06	11,819.38	0.00	10,145.62	53.81
101-5110-01-5108 Payroll Tax Expense (me	2,990	279.14	1,955.85	0.00	1,034.15	65.41
101-5110-01-5109 Group Health Insurance	53,010	7,286.32	33,847.40	0.00	19,162.60	63.85
101-5110-01-5110 Workers Comp TML	2,000	538.69	1,852.92	0.00	147.08	92.65
101-5110-01-5121 Travel & Training	1,500	825.00	1,482.45	0.00	17.55	98.83
TOTAL Personnel	309,555	30,436.46	177,473.22	0.00	132,081.78	57.33
Materials & Supplies						
101-5110-03-5050 Office Supplies	1,000	33.90	355.18	0.00	644.82	35.52
101-5110-03-5080 Gas & Oil	3,400	244.82	1,986.63	0.00	1,413.37	58.43
101-5110-03-5081 Uniforms	1,300	0.00	1,207.90	0.00	92.10	92.92
101-5110-03-5150 Printing	400	0.00	91.97	0.00	308.03	22.99
101-5110-03-5608 Chemicals	3,000	216.34	1,747.38	0.00	1,252.62	58.25
101-5110-03-5630 Small Tools	2,000	0.00	2,119.12	0.00	(119.12)	105.96
101-5110-03-5903 Parts and Fittings	500	0.00	0.00	0.00	500.00	0.00
TOTAL Materials & Supplies	11,600	495.06	7,508.18	0.00	4,091.82	64.73
Repairs & Maintenance						
101-5110-04-5121 Equipment Maintenance	8,000	525.50	5,137.67	0.00	2,862.33	64.22
101-5110-04-5122 Vehicle Maintenance	2,000	108.36	1,055.46	0.00	944.54	52.77
101-5110-04-5630 Park Maintenance	30,000	0.00	9,519.79	0.00	20,480.21	31.73
TOTAL Repairs & Maintenance	40,000	633.86	15,712.92	0.00	24,287.08	39.28
Utilities						
101-5110-05-5616 Utilities - Electricity	6,500	476.99	3,661.68	0.00	2,838.32	56.33
101-5110-05-5619 Utilities - Water/Sewer	5,200	458.00	3,024.09	0.00	2,175.91	58.16
TOTAL Utilities	11,700	934.99	6,685.77	0.00	5,014.23	57.14
Contract Services						
101-5110-06-5685 STORAGE BUILDING	4,120	0.00	4,119.59	0.00	0.41	99.99
TOTAL Contract Services	4,120	0.00	4,119.59	0.00	0.41	99.99
Fees & Other Services						
101-5110-07-5190 Insurance - TML	2,400	396.42	1,721.96	0.00	678.04	71.75
101-5110-07-5260 Memberships and Dues	520	75.00	225.00	0.00	295.00	43.27
101-5110-07-5665 Technology	4,000	47.98	2,210.76	0.00	1,789.24	55.27
TOTAL Fees & Other Services	6,920	519.40	4,157.72	0.00	2,762.28	60.08
Miscellaneous						
101-5110-09-5131 City Events	160,000	9,275.91	65,475.78	0.00	94,524.22	40.92
101-5110-09-5132 Tree Lighting Event	0	0.00	56.00	0.00	(56.00)	0.00
101-5110-09-5133 Marketing & Promotions	0	1,250.00	1,250.00	0.00	(1,250.00)	0.00
101-5110-09-5631 Capital - equipment	13,000	0.00	0.00	0.00	13,000.00	0.00
101-5110-09-5636 Capitla Outlay Peanut D	0	11,950.00	11,950.00	6,975.00	(18,925.00)	0.00
TOTAL Miscellaneous	173,000	22,475.91	78,731.78	6,975.00	87,293.22	49.54

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

101-General Fund

DEPARTMENT - Parks & Recreation % OF YEAR COMPLETED: 58.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
TOTAL Parks & Recreation	556,895	55,495.68	294,389.18	6,975.00	255,530.82	54.12

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

101-General Fund

DEPARTMENT - Library % OF YEAR COMPLETED: 58.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
101-5111-01-5101 Salaries	286,000	23,201.05	154,665.12	0.00	131,334.88	54.08
101-5111-01-5105 Overtime	6,000	100.86	4,543.65	0.00	1,456.35	75.73
101-5111-01-5106 Longevity	400	0.00	350.00	0.00	50.00	87.50
101-5111-01-5107 Retirement - TMRS	20,911	2,142.92	13,009.78	0.00	7,901.22	62.22
101-5111-01-5108 Payroll Tax Expense (me	3,152	330.60	2,423.00	0.00	729.00	76.87
101-5111-01-5109 Group Health Insurance	51,000	6,576.60	34,229.87	0.00	16,770.13	67.12
101-5111-01-5110 Workers Comp TML	600	146.25	503.05	0.00	96.95	83.84
101-5111-01-5621 Travel/Training	3,500	809.00	862.46	0.00	2,637.54	24.64
TOTAL Personnel	371,563	33,307.28	210,586.93	0.00	160,976.07	56.68
Materials & Supplies						
101-5111-03-5050 Office Supplies	5,460	0.00	3,323.87	0.00	2,136.13	60.88
101-5111-03-5052 Library Supplies	4,000	61.86	1,991.36	0.00	2,008.64	49.78
101-5111-03-5090 Postage	500	13.89	154.85	0.00	345.15	30.97
101-5111-03-5661 Collection Development	44,000	8,723.29	25,837.17	3,590.21	14,572.62	66.88
TOTAL Materials & Supplies	53,960	8,799.04	31,307.25	3,590.21	19,062.54	64.67
Repairs & Maintenance						
101-5111-04-5120 Building Maintenance	9,000	1,578.34	7,622.93	0.00	1,377.07	84.70
101-5111-04-5121 Equipment Maintenance	1,000	0.00	427.54	0.00	572.46	42.75
TOTAL Repairs & Maintenance	10,000	1,578.34	8,050.47	0.00	1,949.53	80.50
Utilities						
101-5111-05-5616 Utilities - Electricity	16,000	1,189.17	8,953.03	0.00	7,046.97	55.96
101-5111-05-5618 Utilities - Telephone	4,248	183.20	2,154.55	0.00	2,093.45	50.72
101-5111-05-5619 Utilities - Water/Sewer	2,300	166.17	1,332.67	0.00	967.33	57.94
TOTAL Utilities	22,548	1,538.54	12,440.25	0.00	10,107.75	55.17
Contract Services						
101-5111-06-5620 Legal & Professional	300	0.00	0.00	0.00	300.00	0.00
101-5111-06-5658 Fire Extinguishers	1,500	0.00	450.00	0.00	1,050.00	30.00
TOTAL Contract Services	1,800	0.00	450.00	0.00	1,350.00	25.00
Fees & Other Services						
101-5111-07-5150 Printing	500	2,907.11	2,907.11	0.00	(2,407.11)	581.42
101-5111-07-5190 Insurance - TML	12,650	0.00	9,720.67	0.00	2,929.33	76.84
101-5111-07-5260 Dues and Memberships	4,352	353.70	3,152.70	0.00	1,199.30	72.44
101-5111-07-5280 Copier Maintenance Cont	2,600	218.00	1,579.30	0.00	1,020.70	60.74
101-5111-07-5665 Technology	17,000	815.89	9,401.52	0.00	7,598.48	55.30
TOTAL Fees & Other Services	37,102	4,294.70	26,761.30	0.00	10,340.70	72.13
Miscellaneous						
101-5111-09-5130 Community Development	13,400	1,803.33	4,992.80	0.00	8,407.20	37.26
101-5111-09-5667 Senior Programs	3,000	96.83	997.98	0.00	2,002.02	33.27
TOTAL Miscellaneous	16,400	1,900.16	5,990.78	0.00	10,409.22	36.53
TOTAL Library	513,373	51,418.06	295,586.98	3,590.21	214,195.81	58.28

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

101-General Fund

DEPARTMENT - Providence Village PD % OF YEAR COMPLETED: 58.33

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

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

101-General Fund

DEPARTMENT - Fleet % OF YEAR COMPLETED: 58.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
101-5115-01-5101 Salaries	30,996	0.00	0.00	0.00	30,996.00	0.00
101-5115-01-5107 Retirement - TMRS	3,300	0.00	0.00	0.00	3,300.00	0.00
101-5115-01-5108 Payroll Tax Expense (me	450	0.00	0.00	0.00	450.00	0.00
101-5115-01-5109 Group Health Insurance	8,800	0.00	0.00	0.00	8,800.00	0.00
101-5115-01-5110 Workers Comp - TML	200	0.00	0.00	0.00	200.00	0.00
101-5115-01-5621 Travel & Training	300	0.00	0.00	0.00	300.00	0.00
TOTAL Personnel	44,046	0.00	0.00	0.00	44,046.00	0.00
Materials & Supplies						
101-5115-03-5080 Gas & Oil	1,000	0.00	0.00	0.00	1,000.00	0.00
101-5115-03-5122 Vehicle Maintenance	2,500	0.00	0.00	0.00	2,500.00	0.00
101-5115-03-5630 Tools	500	0.00	0.00	0.00	500.00	0.00
TOTAL Materials & Supplies	4,000	0.00	0.00	0.00	4,000.00	0.00
Repairs & Maintenance						
101-5115-04-5120 Building Maintenance	2,000	0.00	0.00	0.00	2,000.00	0.00
TOTAL Repairs & Maintenance	2,000	0.00	0.00	0.00	2,000.00	0.00
Contract Services						
Fees & Other Services						
101-5115-07-5665 Technology	1,000	0.00	0.00	0.00	1,000.00	0.00
TOTAL Fees & Other Services	1,000	0.00	0.00	0.00	1,000.00	0.00
Miscellaneous						
TOTAL Fleet	51,046	0.00	0.00	0.00	51,046.00	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

101-General Fund

DEPARTMENT - HR % OF YEAR COMPLETED: 58.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
101-5117-01-5101 Salaries	131,000	11,659.50	66,813.30	0.00	64,186.70	51.00
101-5117-01-5106 Longevity	50	0.00	50.00	0.00	0.00	100.00
101-5117-01-5107 Retirement - TMRS	13,957	1,241.74	5,974.43	0.00	7,982.57	42.81
101-5117-01-5108 Payroll Tax Expense (me	1,900	166.09	916.34	0.00	983.66	48.23
101-5117-01-5109 Group Health Insurance	18,290	2,572.90	9,910.30	0.00	8,379.70	54.18
101-5117-01-5110 Workers Comp TML	320	0.00	0.00	0.00	320.00	0.00
101-5117-01-5621 Travel & Training	3,050	184.00	184.00	0.00	2,866.00	6.03
TOTAL Personnel	168,567	15,824.23	83,848.37	0.00	84,718.63	49.74
Materials & Supplies						
101-5117-03-5050 Office Supplies	300	0.00	32.23	0.00	267.77	10.74
101-5117-03-5081 Uniforms	490	0.00	0.00	0.00	490.00	0.00
TOTAL Materials & Supplies	790	0.00	32.23	0.00	757.77	4.08
Repairs & Maintenance						
Utilities						
Contract Services						
101-5117-06-5190 Driving Record Monitori	3,300	0.00	1,764.00	0.00	1,536.00	53.45
101-5117-06-5240 Drug Testing/background	12,500	821.25	6,033.75	0.00	6,466.25	48.27
101-5117-06-5300 Benefits Admininstratio	2,400	0.00	0.00	0.00	2,400.00	0.00
TOTAL Contract Services	18,200	821.25	7,797.75	0.00	10,402.25	42.84
Fees & Other Services						
101-5117-07-5220 Advertising & Notices	500	0.00	0.00	0.00	500.00	0.00
101-5117-07-5260 Dues and Memberships	650	0.00	0.00	0.00	650.00	0.00
101-5117-07-5665 Technology	13,952	7,101.33	8,693.19	12,772.11	(7,513.30)	153.85
TOTAL Fees & Other Services	15,102	7,101.33	8,693.19	12,772.11	(6,363.30)	142.14
Miscellaneous						
101-5117-09-5131 Meetings	1,000	0.00	0.00	0.00	1,000.00	0.00
101-5117-09-5132 Employee Appreciation	20,000	0.00	9,168.84	0.00	10,831.16	45.84
101-5117-09-5133 Marketing & Promotions	2,000	0.00	0.00	0.00	2,000.00	0.00
101-5117-09-5134 Tuition Reimbursement	25,000	0.00	0.00	0.00	25,000.00	0.00
TOTAL Miscellaneous	48,000	0.00	9,168.84	0.00	38,831.16	19.10
Contingency/FB						
TOTAL HR	250,659	23,746.81	109,540.38	12,772.11	128,346.51	48.80
TOTAL EXPENSES	18,748,907	1,484,065.72	10,101,743.29	382,813.92	8,264,349.79	55.92
REVENUE OVER/(UNDER) EXPENSES	885,838	660,699.93	3,838,231.30	(382,813.92)	(2,569,579.38)	390.07

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

201-Water Fund

FINANCIAL SUMMARY % OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Fines and Fees	780,312	281,379.66	729,021.21	0.00	51,290.79	93.43
Charges for Services	2,350,000	174,734.27	1,129,998.16	0.00	1,220,001.84	48.09
Miscellaneous	60,000	3,689.32	24,441.33	0.00	35,558.67	40.74
TOTAL GENERAL REVENUE	3,190,312	459,803.25	1,883,460.70	0.00	1,306,851.30	59.04
TOTAL REVENUE	3,190,312	459,803.25	1,883,460.70	0.00	1,306,851.30	59.04
EXPENSE SUMMARY						
Water						
Personnel	488,373	39,175.03	274,762.40	0.00	213,610.60	56.26
Materials & Supplies	240,000	66,649.43	156,992.39	8,175.00	74,832.61	68.82
Repairs & Maintenance	335,791	18,116.64	121,792.85	0.00	213,998.15	36.27
Utilities	147,200	12,311.81	82,327.33	0.00	64,872.67	55.93
Contract Services	98,650	0.00	6,812.83	0.00	91,837.17	6.91
Fees & Other Services	90,703	2,739.53	51,992.18	0.00	38,710.82	57.32
Debt Service	722,606	0.00	508,478.13	0.00	214,127.87	70.37
Contingency/FB	698,640	8,220.00	57,540.00	0.00	641,100.00	8.24
TOTAL Water	2,821,963	147,212.44	1,260,698.11	8,175.00	1,553,089.89	44.96
TOTAL EXPENSES	2,821,963	147,212.44	1,260,698.11	8,175.00	1,553,089.89	44.96
REVENUE OVER/(UNDER) EXPENSES	368,349	312,590.81	622,762.59	(8,175.00)	(246,238.59)	166.85

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

201-Water Fund

% OF YEAR COMPLETED: 58.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Fines and Fees						
201-4000-01-4012 Late Penalties-Water	30,000	3,221.66	19,937.21	0.00	10,062.79	66.46
201-4000-01-4013 Application fee	7,500	1,220.00	6,220.00	0.00	1,280.00	82.93
201-4000-01-4014 Reconnects	6,000	950.00	2,820.00	0.00	3,180.00	47.00
201-4000-01-4630 Bank Fees collected	0	120.00	480.00	0.00	(480.00)	0.00
201-4000-01-4710 Water Impact Fees	736,812	275,868.00	699,564.00	0.00	37,248.00	94.94
TOTAL Fines and Fees	780,312	281,379.66	729,021.21	0.00	51,290.79	93.43
Charges for Services						
201-4000-06-4010 Water Billings	2,000,000	135,543.14	1,046,539.19	0.00	953,460.81	52.33
201-4000-06-4011 Water Conection/Tap Fee	100,000	25,558.20	70,004.10	0.00	29,995.90	70.00
201-4000-06-4015 Bulk Water	0	0.00	991.14	0.00	(991.14)	0.00
201-4000-06-4019 Billing Adjustments	0	13,632.93	12,463.73	0.00	(12,463.73)	0.00
201-4000-06-4020 Infrastructure Inspecti	250,000	0.00	0.00	0.00	250,000.00	0.00
TOTAL Charges for Services	2,350,000	174,734.27	1,129,998.16	0.00	1,220,001.84	48.09
Miscellaneous						
201-4000-09-4500 Interest Income	60,000	3,128.02	22,489.13	0.00	37,510.87	37.48
201-4000-09-4540 Other Income	0	561.30	1,952.20	0.00	(1,952.20)	0.00
TOTAL Miscellaneous	60,000	3,689.32	24,441.33	0.00	35,558.67	40.74
Contingency/FB						
TOTAL REVENUE	3,190,312	459,803.25	1,883,460.70	0.00	1,306,851.30	59.04

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

201-Water Fund

DEPARTMENT - Water % OF YEAR COMPLETED: 58.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
201-5201-01-5101 Salaries	346,333	24,813.38	186,591.68	0.00	159,741.32	53.88
201-5201-01-5105 Overtime	12,000	1,006.94	10,193.52	0.00	1,806.48	84.95
201-5201-01-5106 Longevity	450	0.00	400.00	0.00	50.00	88.89
201-5201-01-5107 TMRS Contribution	38,409	2,749.86	18,283.49	0.00	20,125.51	47.60
201-5201-01-5108 Payroll Tax Expense (me	5,202	360.16	2,924.65	0.00	2,277.35	56.22
201-5201-01-5109 Group Health Insurance	71,266	6,109.22	43,395.10	0.00	27,870.90	60.89
201-5201-01-5110 Workmens Comp TML	9,013	2,193.77	7,545.82	0.00	1,467.18	83.72
201-5201-01-5621 Travel/Training	5,700	1,941.70	5,428.14	0.00	271.86	95.23
TOTAL Personnel	488,373	39,175.03	274,762.40	0.00	213,610.60	56.26
Materials & Supplies						
201-5201-03-5050 Office Supplies	6,000	509.83	4,765.41	0.00	1,234.59	79.42
201-5201-03-5080 Gas & Oil	20,000	1,920.49	12,883.46	0.00	7,116.54	64.42
201-5201-03-5081 Uniforms	5,000	560.85	4,383.65	0.00	616.35	87.67
201-5201-03-5090 Postage	11,500	1,239.81	9,231.24	0.00	2,268.76	80.27
201-5201-03-5150 Printing	4,500	590.89	3,310.25	0.00	1,189.75	73.56
201-5201-03-5608 Rock, Sand & Gravel	5,000	1,283.64	4,143.86	0.00	856.14	82.88
201-5201-03-5630 Tools	6,000	350.62	2,135.51	0.00	3,864.49	35.59
201-5201-03-5903 Parts and Fittings	30,000	604.80	5,580.53	0.00	24,419.47	18.60
201-5201-03-5904 Chlorine	12,000	1,323.50	6,239.48	0.00	5,760.52	52.00
201-5201-03-5905 Meters	140,000	58,265.00	104,319.00	8,175.00	27,506.00	80.35
TOTAL Materials & Supplies	240,000	66,649.43	156,992.39	8,175.00	74,832.61	68.82
Repairs & Maintenance						
201-5201-04-5120 Building Maintenance	18,500	365.00	10,690.91	0.00	7,809.09	57.79
201-5201-04-5121 Equipment Maintenance	40,000	1,492.14	29,288.11	0.00	10,711.89	73.22
201-5201-04-5122 Vehicle Maintenance	8,000	144.05	7,541.39	0.00	458.61	94.27
201-5201-04-5902 Water System Maintenanc	269,291	16,115.45	74,272.44	0.00	195,018.56	27.58
TOTAL Repairs & Maintenance	335,791	18,116.64	121,792.85	0.00	213,998.15	36.27
Utilities						
201-5201-05-5616 Utilities - Electricity	135,000	11,403.81	73,338.71	0.00	61,661.29	54.32
201-5201-05-5617 Utilities - Gas	4,000	412.34	5,089.08	0.00	(1,089.08)	127.23
201-5201-05-5618 Utilities - Telephone	7,000	495.66	3,899.54	0.00	3,100.46	55.71
201-5201-05-5619 Utilities - Water/Sewer	1,200	0.00	0.00	0.00	1,200.00	0.00
TOTAL Utilities	147,200	12,311.81	82,327.33	0.00	64,872.67	55.93
Contract Services						
201-5201-06-5620 Legal & Professional	38,650	0.00	1,607.13	0.00	37,042.87	4.16
201-5201-06-5766 Consultant - engineerin	60,000	0.00	5,205.70	0.00	54,794.30	8.68
TOTAL Contract Services	98,650	0.00	6,812.83	0.00	91,837.17	6.91
Fees & Other Services						
201-5201-07-5190 Insurance - TML	9,000	2,378.54	10,331.81	0.00	(1,331.81)	114.80
201-5201-07-5220 Advertising & Notices	750	0.00	425.42	0.00	324.58	56.72
201-5201-07-5260 Dues & Memberships	4,700	0.00	4,626.10	0.00	73.90	98.43
201-5201-07-5261 Permits-TCEQ	6,087	0.00	3,719.10	0.00	2,367.90	61.10

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

201-Water Fund

DEPARTMENT - Water % OF YEAR COMPLETED: 58.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
201-5201-07-5262 UTRW membership	3,041	0.00	0.00	0.00	3,041.00	0.00
201-5201-07-5280 Maintenance contract -	2,000	140.00	1,041.42	0.00	958.58	52.07
201-5201-07-5624 Equipment Rental	6,000	0.00	0.00	0.00	6,000.00	0.00
201-5201-07-5665 Technology	8,250	70.99	4,705.78	0.00	3,544.22	57.04
201-5201-07-5666 Bank fees	9,875	0.00	9,875.00	0.00	0.00	100.00
201-5201-07-5901 Lab Fees	20,000	150.00	5,085.00	0.00	14,915.00	25.43
201-5201-07-5906 Groundwater Pumpage Fee	15,000	0.00	9,807.56	0.00	5,192.44	65.38
201-5201-07-5909 AMR Annual Fees	6,000	0.00	2,374.99	0.00	3,625.01	39.58
TOTAL Fees & Other Services	90,703	2,739.53	51,992.18	0.00	38,710.82	57.32
Debt Service						
201-5201-98-5801 2016 Bond Principal	230,000	0.00	230,000.00	0.00	0.00	100.00
201-5201-98-5866 2016 Bond Interest	116,700	0.00	60,075.00	0.00	56,625.00	51.48
201-5201-98-5867 2023 CO Bond Principal	60,000	0.00	60,000.00	0.00	0.00	100.00
201-5201-98-5868 2023 CO Bond Interest	315,906	0.00	158,403.13	0.00	157,502.87	50.14
TOTAL Debt Service	722,606	0.00	508,478.13	0.00	214,127.87	70.37
Contingency/FB						
201-5201-99-4090 Administrative fee	98,640	8,220.00	57,540.00	0.00	41,100.00	58.33
201-5201-99-9900 Depreciation expense	600,000	0.00	0.00	0.00	600,000.00	0.00
TOTAL Contingency/FB	698,640	8,220.00	57,540.00	0.00	641,100.00	8.24
TOTAL Water	2,821,963	147,212.44	1,260,698.11	8,175.00	1,553,089.89	44.96
TOTAL EXPENSES	2,821,963	147,212.44	1,260,698.11	8,175.00	1,553,089.89	44.96
REVENUE OVER/(UNDER) EXPENSES	368,349	312,590.81	622,762.59	(8,175.00)	(246,238.59)	166.85

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

202-Sewer Fund

FINANCIAL SUMMARY % OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Fines and Fees	846,615	460,251.90	1,103,030.19	0.00	(256,415.19)	130.29
Charges for Services	1,150,000	81,592.33	606,982.81	0.00	543,017.19	52.78
Miscellaneous	1,623,884	180,723.21	1,237,170.72	0.00	386,713.28	76.19
TOTAL GENERAL REVENUE	3,620,499	722,567.44	2,947,183.72	0.00	673,315.28	81.40
TOTAL REVENUE	3,620,499	722,567.44	2,947,183.72	0.00	673,315.28	81.40
EXPENSE SUMMARY						
Sewer						
Personnel	406,990	44,697.11	255,443.02	0.00	151,546.98	62.76
Materials & Supplies	60,400	5,037.23	40,998.92	0.00	19,401.08	67.88
Repairs & Maintenance	192,000	3,192.76	112,451.47	16,856.47	62,692.06	67.35
Utilities	172,500	13,421.61	96,947.88	0.00	75,552.12	56.20
Contract Services	14,000	(657.53)	949.95	0.00	13,050.05	6.79
Fees & Other Services	59,440	3,314.25	79,053.08	0.00	(19,613.08)	133.00
Debt Service	1,798,934	657.53	689,633.74	0.00	1,109,300.26	38.34
Contingency/FB	0	0.00	0.00	53,378.70	(53,378.70)	0.00
TOTAL Sewer	2,704,264	69,662.96	1,275,478.06	70,235.17	1,358,550.77	49.76
TOTAL EXPENSES	2,704,264	69,662.96	1,275,478.06	70,235.17	1,358,550.77	49.76
REVENUE OVER/(UNDER) EXPENSES	916,235	652,904.48	1,671,705.66	(70,235.17)	(685,235.49)	174.79

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

202-Sewer Fund

% OF YEAR COMPLETED: 58.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Fines and Fees						
202-4000-01-4021 Late Penalties - Sewer	10,000	1,126.90	7,626.19	0.00	2,373.81	76.26
202-4000-01-4710 Sewer Impact Fees	836,615	459,125.00	1,095,404.00	0.00	(258,789.00)	130.93
TOTAL Fines and Fees	846,615	460,251.90	1,103,030.19	0.00	(256,415.19)	130.29
Charges for Services						
202-4000-06-4020 Sewer Billings	1,150,000	81,592.33	606,982.81	0.00	543,017.19	52.78
TOTAL Charges for Services	1,150,000	81,592.33	606,982.81	0.00	543,017.19	52.78
Miscellaneous						
202-4000-09-4500 Interest Income	1,623,884	180,723.21	1,237,170.72	0.00	386,713.28	76.19
TOTAL Miscellaneous	1,623,884	180,723.21	1,237,170.72	0.00	386,713.28	76.19
Contingency/FB						
TOTAL REVENUE	3,620,499	722,567.44	2,947,183.72	0.00	673,315.28	81.40

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

202-Sewer Fund

DEPARTMENT - Sewer % OF YEAR COMPLETED: 58.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
202-5202-01-5101 Salaries	280,933	30,630.83	162,709.44	0.00	118,223.56	57.92
202-5202-01-5105 Overtime	30,000	2,357.34	25,424.29	0.00	4,575.71	84.75
202-5202-01-5106 Longevity	1,350	0.00	1,300.00	0.00	50.00	96.30
202-5202-01-5107 Retirement - TMRS	31,860	2,550.48	16,672.27	0.00	15,187.73	52.33
202-5202-01-5108 Payroll Tax Expense (me	4,311	341.48	2,719.84	0.00	1,591.16	63.09
202-5202-01-5109 Group Health Insurance	47,510	6,864.50	39,728.47	0.00	7,781.53	83.62
202-5202-01-5110 Workers Comp TML	6,026	1,645.57	5,660.21	0.00	365.79	93.93
202-5202-01-5621 Travel/training	5,000	306.91	1,228.50	0.00	3,771.50	24.57
TOTAL Personnel	406,990	44,697.11	255,443.02	0.00	151,546.98	62.76
Materials & Supplies						
202-5202-03-5050 Office Supplies	5,000	122.76	3,040.41	0.00	1,959.59	60.81
202-5202-03-5080 Gas & Oil	14,000	701.60	8,632.21	0.00	5,367.79	61.66
202-5202-03-5081 Uniforms	3,500	0.00	2,889.13	0.00	610.87	82.55
202-5202-03-5090 Postage	300	0.00	44.95	0.00	255.05	14.98
202-5202-03-5150 Printing	600	0.00	0.00	0.00	600.00	0.00
202-5202-03-5607 Rock, Sand & Gravel	8,000	1,283.64	5,763.33	0.00	2,236.67	72.04
202-5202-03-5608 Chemicals Purchased	10,000	1,416.67	7,273.23	0.00	2,726.77	72.73
202-5202-03-5630 Tools	5,000	0.00	4,004.12	0.00	995.88	80.08
202-5202-03-5903 Parts and Fittings	3,000	0.00	87.10	0.00	2,912.90	2.90
202-5202-03-5904 Chlorine	11,000	1,512.56	9,264.44	0.00	1,735.56	84.22
TOTAL Materials & Supplies	60,400	5,037.23	40,998.92	0.00	19,401.08	67.88
Repairs & Maintenance						
202-5202-04-5120 Building Maintenance	5,000	0.00	4,207.21	0.00	792.79	84.14
202-5202-04-5121 Equipment Maintenance	35,000	1,470.76	15,210.85	5,216.79	14,572.36	58.36
202-5202-04-5122 Vehicle Maintenance	7,000	32.00	2,870.57	0.00	4,129.43	41.01
202-5202-04-5902 Sewer System Maintenanc	60,000	1,690.00	44,304.01	7,250.00	8,445.99	85.92
202-5202-04-5903 WWTP Maintenance	85,000	0.00	45,858.83	4,389.68	34,751.49	59.12
TOTAL Repairs & Maintenance	192,000	3,192.76	112,451.47	16,856.47	62,692.06	67.35
Utilities						
202-5202-05-5616 Utilities - Electricity	55,500	556.91	32,656.55	0.00	22,843.45	58.84
202-5202-05-5618 Utilities - Telephone	7,000	620.52	5,082.13	0.00	1,917.87	72.60
202-5202-05-5619 Utilities - Water/Sewer	100,000	12,244.18	59,209.20	0.00	40,790.80	59.21
202-5202-05-5621 Utilities - Sludge Disp	10,000	0.00	0.00	0.00	10,000.00	0.00
TOTAL Utilities	172,500	13,421.61	96,947.88	0.00	75,552.12	56.20
Contract Services						
202-5202-06-5620 Legal & Professional	6,000	(657.53)	949.95	0.00	5,050.05	15.83
202-5202-06-5766 Consultant - engineerin	8,000	0.00	0.00	0.00	8,000.00	0.00
TOTAL Contract Services	14,000	(657.53)	949.95	0.00	13,050.05	6.79
Fees & Other Services						
202-5202-07-5190 Insurance - TML	15,000	3,964.24	17,219.70	0.00	(2,219.70)	114.80
202-5202-07-5260 Dues & Memberships	740	0.00	0.00	0.00	740.00	0.00
202-5202-07-5261 Permits-TCEQ	4,700	0.00	2,368.05	0.00	2,331.95	50.38

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

202-Sewer Fund

DEPARTMENT - Sewer % OF YEAR COMPLETED: 58.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
202-5202-07-5540 Bond Insurance	0	0.00	38,415.82	0.00	(38,415.82)	0.00
202-5202-07-5624 Equipment Rental	15,000	0.00	3,420.00	0.00	11,580.00	22.80
202-5202-07-5665 Technology	9,000	(649.99)	8,991.97	0.00	8.03	99.91
202-5202-07-5666 Bank Fees	0	0.00	193.14	0.00	(193.14)	0.00
202-5202-07-5901 Lab Fees	15,000	0.00	8,444.40	0.00	6,555.60	56.30
TOTAL Fees & Other Services	59,440	3,314.25	79,053.08	0.00	(19,613.08)	133.00
Debt Service						
202-5202-98-5845 Interest - 2024A CO	1,798,934	0.00	689,633.74	0.00	1,109,300.26	38.34
202-5202-98-5899 Bond Issue Costs	0	657.53	0.00	0.00	0.00	0.00
TOTAL Debt Service	1,798,934	657.53	689,633.74	0.00	1,109,300.26	38.34
Contingency/FB						
202-5202-99-5902 Capital - equipment	0	0.00	0.00	53,378.70	(53,378.70)	0.00
TOTAL Contingency/FB	0	0.00	0.00	53,378.70	(53,378.70)	0.00
TOTAL Sewer	2,704,264	69,662.96	1,275,478.06	70,235.17	1,358,550.77	49.76
TOTAL EXPENSES	2,704,264	69,662.96	1,275,478.06	70,235.17	1,358,550.77	49.76
REVENUE OVER/(UNDER) EXPENSES	916,235	652,904.48	1,671,705.66	(70,235.17)	(685,235.49)	174.79

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

205-Solid Waste Fund

FINANCIAL SUMMARY % OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Charges for Services	2,546,000	342,666.01	1,439,819.25	0.00	1,106,180.75	56.55
TOTAL GENERAL REVENUE	2,546,000	342,666.01	1,439,819.25	0.00	1,106,180.75	56.55
TOTAL REVENUE	2,546,000	342,666.01	1,439,819.25	0.00	1,106,180.75	56.55
EXPENSE SUMMARY						
Solid Waste						
Fees & Other Services	2,546,000	287,509.52	1,515,818.24	0.00	1,030,181.76	59.54
TOTAL Solid Waste	2,546,000	287,509.52	1,515,818.24	0.00	1,030,181.76	59.54
TOTAL EXPENSES	2,546,000	287,509.52	1,515,818.24	0.00	1,030,181.76	59.54
REVENUE OVER/(UNDER) EXPENSES	0	55,156.49	(75,998.99)	0.00	75,998.99	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

205-Solid Waste Fund

% OF YEAR COMPLETED: 58.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Charges for Services						
205-4000-06-4025 Garbage Billings	2,546,000	342,666.01	1,439,819.25	0.00	1,106,180.75	56.55
TOTAL Charges for Services	2,546,000	342,666.01	1,439,819.25	0.00	1,106,180.75	56.55
Miscellaneous						
Contingency/FB						
TOTAL REVENUE	2,546,000	342,666.01	1,439,819.25	0.00	1,106,180.75	56.55

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

205-Solid Waste Fund

DEPARTMENT - Solid Waste % OF YEAR COMPLETED: 58.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Materials & Supplies						
Fees & Other Services						
205-5205-07-5666 Mustang Collection Fees	116,000	18,013.06	60,787.27	0.00	55,212.73	52.40
205-5205-07-5931 Franchise Fees 15%	315,000	88,681.58	207,331.05	0.00	107,668.95	65.82
205-5205-07-5941 Republic Waste	2,115,000	180,814.88	1,247,699.92	0.00	867,300.08	58.99
TOTAL Fees & Other Services	2,546,000	287,509.52	1,515,818.24	0.00	1,030,181.76	59.54
Contingency/FB						
TOTAL Solid Waste	2,546,000	287,509.52	1,515,818.24	0.00	1,030,181.76	59.54
TOTAL EXPENSES	2,546,000	287,509.52	1,515,818.24	0.00	1,030,181.76	59.54
REVENUE OVER/(UNDER) EXPENSES	0	55,156.49	(75,998.99)	0.00	75,998.99	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

301-Debt Service Fund

FINANCIAL SUMMARY % OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Taxes	1,465,000	6,135.27	1,523,142.82	0.00	(58,142.82)	103.97
Miscellaneous	28,500	895.84	15,743.70	0.00	12,756.30	55.24
Contingency/FB	433,919	0.00	0.00	0.00	433,919.00	0.00
TOTAL GENERAL REVENUE	1,927,419	7,031.11	1,538,886.52	0.00	388,532.48	79.84
TOTAL REVENUE	1,927,419	7,031.11	1,538,886.52	0.00	388,532.48	79.84
EXPENSE SUMMARY						
Debt Service						
Fees & Other Services	3,500	0.00	0.00	0.00	3,500.00	0.00
Debt Service	1,923,919	0.00	1,467,888.83	0.00	456,030.17	76.30
TOTAL Debt Service	1,927,419	0.00	1,467,888.83	0.00	459,530.17	76.16
TOTAL EXPENSES	1,927,419	0.00	1,467,888.83	0.00	459,530.17	76.16
REVENUE OVER/(UNDER) EXPENSES	0	7,031.11	70,997.69	0.00	(70,997.69)	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

301-Debt Service Fund

% OF YEAR COMPLETED: 58.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Taxes						
301-4000-02-4100 Property Taxes	1,465,000	6,135.27	1,523,142.82	0.00	(58,142.82)	103.97
TOTAL Taxes	1,465,000	6,135.27	1,523,142.82	0.00	(58,142.82)	103.97
Miscellaneous						
301-4000-09-4500 Interest Income	28,500	895.84	15,743.70	0.00	12,756.30	55.24
TOTAL Miscellaneous	28,500	895.84	15,743.70	0.00	12,756.30	55.24
Contingency/FB						
301-4000-99-4091 Transfers in	433,919	0.00	0.00	0.00	433,919.00	0.00
TOTAL Contingency/FB	433,919	0.00	0.00	0.00	433,919.00	0.00
TOTAL REVENUE	1,927,419	7,031.11	1,538,886.52	0.00	388,532.48	79.84

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

301-Debt Service Fund

DEPARTMENT - Debt Service % OF YEAR COMPLETED: 58.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Fees & Other Services						
301-5301-07-5870 Agent Fees	3,500	0.00	0.00	0.00	3,500.00	0.00
TOTAL Fees & Other Services	3,500	0.00	0.00	0.00	3,500.00	0.00
Debt Service						
301-5301-98-5850 2020 Time Warrant Princ	38,000	0.00	38,000.00	0.00	0.00	100.00
301-5301-98-5851 2020 Time Warrant Inter	9,264	0.00	4,746.00	0.00	4,518.00	51.23
301-5301-98-5852 2006 CO Principal	45,000	0.00	0.00	0.00	45,000.00	0.00
301-5301-98-5853 2006 CO Interest	5,740	0.00	2,870.00	0.00	2,870.00	50.00
301-5301-98-5860 2013 GO Refunding Princ	56,000	0.00	0.00	0.00	56,000.00	0.00
301-5301-98-5861 2013 GO Refunding Inter	2,796	0.00	1,322.88	0.00	1,473.12	47.31
301-5301-98-5864 2019 Time Warrant Princ	101,000	0.00	101,000.00	0.00	0.00	100.00
301-5301-98-5865 2019 Time Warrant Inter	12,389	0.00	6,666.55	0.00	5,722.45	53.81
301-5301-98-5866 2020 GO Refunding Prini	562,000	0.00	562,000.00	0.00	0.00	100.00
301-5301-98-5867 2020 GO Refunding Inter	6,880	0.00	4,943.40	0.00	1,936.60	71.85
301-5301-98-5868 2022 CO Public Safety P	290,000	0.00	290,000.00	0.00	0.00	100.00
301-5301-98-5869 2022 CO Public Safety I	455,850	0.00	231,550.00	0.00	224,300.00	50.80
301-5301-98-5871 Interest - CO 2024 FS#2	339,000	0.00	224,790.00	0.00	114,210.00	66.31
TOTAL Debt Service	1,923,919	0.00	1,467,888.83	0.00	456,030.17	76.30
Contingency/FB						
TOTAL Debt Service	1,927,419	0.00	1,467,888.83	0.00	459,530.17	76.16
TOTAL EXPENSES	1,927,419	0.00	1,467,888.83	0.00	459,530.17	76.16
REVENUE OVER/(UNDER) EXPENSES	0	7,031.11	70,997.69	0.00	(70,997.69)	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

401-Special Revenue Fund

FINANCIAL SUMMARY % OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Fines and Fees	16,600	927.81	13,910.93	0.00	2,689.07	83.80
Taxes	10,000	821.22	3,473.94	0.00	6,526.06	34.74
Grants	4,128	0.00	5,484.53	0.00	(1,356.53)	132.86
Miscellaneous	3,000	164.81	1,279.38	0.00	1,720.62	42.65
TOTAL GENERAL REVENUE	33,728	1,913.84	24,148.78	0.00	9,579.22	71.60
TOTAL REVENUE	33,728	1,913.84	24,148.78	0.00	9,579.22	71.60
EXPENSE SUMMARY						
Officers Training Fund						
Personnel	3,000	0.00	3,880.00	0.00	(880.00)	129.33
Contract Services	3,500	3,500.00	3,500.00	0.00	0.00	100.00
Fees & Other Services	4,000	0.00	8,639.95	1,200.00	(5,839.95)	246.00
TOTAL Officers Training Fund	10,500	3,500.00	16,019.95	1,200.00	(6,719.95)	164.00
Seizure						
Court Technology						
Court Security						
TOTAL EXPENSES	10,500	3,500.00	16,019.95	1,200.00	(6,719.95)	164.00
REVENUE OVER/(UNDER) EXPENSES	23,228	(1,586.16)	8,128.83	(1,200.00)	16,299.17	29.83

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

401-Special Revenue Fund

% OF YEAR COMPLETED: 58.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Fines and Fees						
401-4000-01-4310 Court Security Fee	4,600	509.76	3,609.90	0.00	990.10	78.48
401-4000-01-4421 Child Safety Fees	8,000	0.00	7,340.67	0.00	659.33	91.76
401-4000-01-4710 Court Technology Fee	4,000	418.05	2,960.36	0.00	1,039.64	74.01
TOTAL Fines and Fees	16,600	927.81	13,910.93	0.00	2,689.07	83.80
Taxes						
401-4000-02-4170 Hotel/Motel Tax	10,000	821.22	3,473.94	0.00	6,526.06	34.74
TOTAL Taxes	10,000	821.22	3,473.94	0.00	6,526.06	34.74
Grants						
401-4000-03-4020 Seizures	0	0.00	977.60	0.00	(977.60)	0.00
401-4000-03-4701 NCTCOG/State Comp/LEOSE	4,128	0.00	4,506.93	0.00	(378.93)	109.18
TOTAL Grants	4,128	0.00	5,484.53	0.00	(1,356.53)	132.86
Miscellaneous						
401-4000-09-4500 Interest Income	3,000	164.81	1,279.38	0.00	1,720.62	42.65
TOTAL Miscellaneous	3,000	164.81	1,279.38	0.00	1,720.62	42.65
Contingency/FB						
TOTAL REVENUE	33,728	1,913.84	24,148.78	0.00	9,579.22	71.60

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

401-Special Revenue Fund

DEPARTMENT - Officers Training Fund % OF YEAR COMPLETED: 58.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
401-5401-01-5621 Travel/training	3,000	0.00	3,880.00	0.00	(880.00)	129.33
TOTAL Personnel	3,000	0.00	3,880.00	0.00	(880.00)	129.33
Materials & Supplies						
Contract Services						
401-5401-06-5677 Child Safety - Child Ad	3,500	3,500.00	3,500.00	0.00	0.00	100.00
TOTAL Contract Services	3,500	3,500.00	3,500.00	0.00	0.00	100.00
Fees & Other Services						
401-5401-07-5665 Court Technology	4,000	0.00	8,639.95	1,200.00	(5,839.95)	246.00
TOTAL Fees & Other Services	4,000	0.00	8,639.95	1,200.00	(5,839.95)	246.00
Public Safety						
Contingency/FB						
TOTAL Officers Training Fund	10,500	3,500.00	16,019.95	1,200.00	(6,719.95)	164.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

401-Special Revenue Fund

DEPARTMENT - Seizure % OF YEAR COMPLETED: 58.33

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

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

401-Special Revenue Fund

DEPARTMENT - Court Technology % OF YEAR COMPLETED: 58.33

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

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

401-Special Revenue Fund

DEPARTMENT - Court Security % OF YEAR COMPLETED: 58.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
Contingency/FB						
TOTAL EXPENSES	10,500	3,500.00	16,019.95	1,200.00	(6,719.95)	164.00
REVENUE OVER/(UNDER) EXPENSES	23,228	(1,586.16)	8,128.83	(1,200.00)	16,299.17	29.83

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

402-TIRZ Jackson Ridge

FINANCIAL SUMMARY % OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Taxes	900,000	0.00	500,000.00	0.00	400,000.00	55.56
Miscellaneous	10,000	848.04	6,381.97	0.00	3,618.03	63.82
TOTAL GENERAL REVENUE	910,000	848.04	506,381.97	0.00	403,618.03	55.65
TOTAL REVENUE	910,000	848.04	506,381.97	0.00	403,618.03	55.65
EXPENSE SUMMARY						
Seizure Fund						
Fees & Other Services	900,000	837.83	730,424.13	0.00	169,575.87	81.16
TOTAL Seizure Fund	900,000	837.83	730,424.13	0.00	169,575.87	81.16
TOTAL EXPENSES	900,000	837.83	730,424.13	0.00	169,575.87	81.16
REVENUE OVER/(UNDER) EXPENSES	10,000	10.21	(224,042.16)	0.00	234,042.16	2,240.42-

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

402-TIRZ Jackson Ridge

% OF YEAR COMPLETED: 58.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Taxes						
402-4000-02-4100 Property Taxes	900,000	0.00	500,000.00	0.00	400,000.00	55.56
TOTAL Taxes	900,000	0.00	500,000.00	0.00	400,000.00	55.56
Grants						
Donations						
Miscellaneous						
402-4000-09-4500 Interest Income	10,000	848.04	6,381.97	0.00	3,618.03	63.82
TOTAL Miscellaneous	10,000	848.04	6,381.97	0.00	3,618.03	63.82
Contingency/FB						
TOTAL REVENUE	910,000	848.04	506,381.97	0.00	403,618.03	55.65

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

402-TIRZ Jackson Ridge

DEPARTMENT - Seizure Fund % OF YEAR COMPLETED: 58.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Materials & Supplies						
Fees & Other Services						
402-5402-07-5665 Jackson Ridge PID TIRZ	900,000	0.00	729,586.30	0.00	170,413.70	81.07
402-5402-07-5670 Keeneland PID TIRZ Cred	0	837.83	837.83	0.00	(837.83)	0.00
TOTAL Fees & Other Services	900,000	837.83	730,424.13	0.00	169,575.87	81.16
TOTAL Seizure Fund	900,000	837.83	730,424.13	0.00	169,575.87	81.16
TOTAL EXPENSES	900,000	837.83	730,424.13	0.00	169,575.87	81.16
REVENUE OVER/(UNDER) EXPENSES	10,000	10.21	(224,042.16)	0.00	234,042.16	2,240.42-

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

403-Impact Fees

FINANCIAL SUMMARY % OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Miscellaneous	14,000	4,282.05	25,777.31	0.00	(11,777.31)	184.12
TOTAL GENERAL REVENUE	14,000	4,282.05	25,777.31	0.00	(11,777.31)	184.12
TOTAL REVENUE	14,000	4,282.05	25,777.31	0.00	(11,777.31)	184.12
EXPENSE SUMMARY						
MCTF						
Contract Services	0	0.00	20,100.07	0.00	(20,100.07)	0.00
TOTAL MCTF	0	0.00	20,100.07	0.00	(20,100.07)	0.00
TOTAL EXPENSES	0	0.00	20,100.07	0.00	(20,100.07)	0.00
REVENUE OVER/(UNDER) EXPENSES	14,000	4,282.05	5,677.24	0.00	8,322.76	40.55

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

403-Impact Fees

% OF YEAR COMPLETED: 58.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Fines and Fees						
Miscellaneous						
403-4000-09-4500 Interest Income	14,000	4,282.05	25,777.31	0.00	(11,777.31)	184.12
TOTAL Miscellaneous	14,000	4,282.05	25,777.31	0.00	(11,777.31)	184.12
Contingency/FB						
TOTAL REVENUE	14,000	4,282.05	25,777.31	0.00	(11,777.31)	184.12

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

403-Impact Fees

DEPARTMENT - MCTF % OF YEAR COMPLETED: 58.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Contract Services						
403-5403-06-5766 CONSULTING ENGINEERING	0	0.00	5,310.00	0.00	(5,310.00)	0.00
403-5403-06-5767 Consulting Eng - Street	0	0.00	14,790.07	0.00	(14,790.07)	0.00
TOTAL Contract Services	0	0.00	20,100.07	0.00	(20,100.07)	0.00
Fees & Other Services						
Contingency/FB						
TOTAL MCTF	0	0.00	20,100.07	0.00	(20,100.07)	0.00
TOTAL EXPENSES	0	0.00	20,100.07	0.00	(20,100.07)	0.00
REVENUE OVER/(UNDER) EXPENSES	14,000	4,282.05	5,677.24	0.00	8,322.76	40.55

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

404-Development Fees

FINANCIAL SUMMARY % OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Fines and Fees	464,200	120,099.00	366,653.26	0.00	97,546.74	78.99
Permits	1,176,800	221,534.00	738,094.00	0.00	438,706.00	62.72
Miscellaneous	100,000	27,911.87	212,512.60	0.00	(112,512.60)	212.51
Contingency/FB	1,000,000	0.00	0.00	0.00	1,000,000.00	0.00
TOTAL GENERAL REVENUE	2,741,000	369,544.87	1,317,259.86	0.00	1,423,740.14	48.06
TOTAL REVENUE	2,741,000	369,544.87	1,317,259.86	0.00	1,423,740.14	48.06
EXPENSE SUMMARY						
MCSF						
Contract Services	1,738,000	84,954.56	1,190,503.38	302,534.94	244,961.68	85.91
TOTAL MCSF	1,738,000	84,954.56	1,190,503.38	302,534.94	244,961.68	85.91
TOTAL EXPENSES	1,738,000	84,954.56	1,190,503.38	302,534.94	244,961.68	85.91
REVENUE OVER/(UNDER) EXPENSES	1,003,000	284,590.31	126,756.48	(302,534.94)	1,178,778.46	17.53-

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

404-Development Fees

% OF YEAR COMPLETED: 58.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Fines and Fees						
404-4000-01-4310 Street Impact Fees	464,200	120,099.00	366,653.26	0.00	97,546.74	78.99
TOTAL Fines and Fees	464,200	120,099.00	366,653.26	0.00	97,546.74	78.99
Charges for Services						
Permits						
404-4000-07-4200 Development Fees	10,000	0.00	0.00	0.00	10,000.00	0.00
404-4000-07-4210 Street Fee	75,000	0.00	0.00	0.00	75,000.00	0.00
404-4000-07-4700 Fire Services Fund	400,000	1,034.00	126,094.00	0.00	273,906.00	31.52
404-4000-07-4710 Park Development Fees	691,800	220,500.00	612,000.00	0.00	79,800.00	88.46
TOTAL Permits	1,176,800	221,534.00	738,094.00	0.00	438,706.00	62.72
Miscellaneous						
404-4000-09-4500 Interest Income	100,000	27,911.87	212,512.60	0.00	(112,512.60)	212.51
TOTAL Miscellaneous	100,000	27,911.87	212,512.60	0.00	(112,512.60)	212.51
Contingency/FB						
404-4000-99-4091 Transfers In	1,000,000	0.00	0.00	0.00	1,000,000.00	0.00
TOTAL Contingency/FB	1,000,000	0.00	0.00	0.00	1,000,000.00	0.00
TOTAL REVENUE	2,741,000	369,544.87	1,317,259.86	0.00	1,423,740.14	48.06

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

404-Development Fees

DEPARTMENT - MCSF % OF YEAR COMPLETED: 58.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
Contract Services						
404-5404-06-5912 Capital Expenditure - P	328,000	74,969.02	1,011,295.34	72,323.94	(755,619.28)	330.37
404-5404-06-5913 Capital Expenditure - F	1,000,000	9,985.54	179,208.04	230,211.00	590,580.96	40.94
404-5404-06-5914 Capital Expenditure - S	410,000	0.00	0.00	0.00	410,000.00	0.00
TOTAL Contract Services	1,738,000	84,954.56	1,190,503.38	302,534.94	244,961.68	85.91
Public Safety						
Contingency/FB						
TOTAL MCSF	1,738,000	84,954.56	1,190,503.38	302,534.94	244,961.68	85.91
TOTAL EXPENSES	1,738,000	84,954.56	1,190,503.38	302,534.94	244,961.68	85.91
REVENUE OVER/(UNDER) EXPENSES	1,003,000	284,590.31	126,756.48	(302,534.94)	1,178,778.46	17.53-

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

405-Grant Fund

FINANCIAL SUMMARY % OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Miscellaneous	20,000	1,349.22	11,339.91	0.00	8,660.09	56.70
USDOJ PD Vests	104,000	4,511.06	102,282.06	0.00	1,717.94	98.35
Grant Revenue	102,000	0.00	0.00	0.00	102,000.00	0.00
TOTAL GENERAL REVENUE	226,000	5,860.28	113,621.97	0.00	112,378.03	50.28
TOTAL REVENUE	226,000	5,860.28	113,621.97	0.00	112,378.03	50.28
EXPENSE SUMMARY						
Grants						
CDBG Water lines	206,000	21,450.78	213,285.02	55,431.67	(62,716.69)	130.44
TOTAL Grants	206,000	21,450.78	213,285.02	55,431.67	(62,716.69)	130.44
TOTAL EXPENSES	206,000	21,450.78	213,285.02	55,431.67	(62,716.69)	130.44
REVENUE OVER/(UNDER) EXPENSES	20,000	(15,590.50)	(99,663.05)	(55,431.67)	175,094.72	775.47-

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

405-Grant Fund

% OF YEAR COMPLETED: 58.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Charges for Services						
Miscellaneous						
405-4000-09-4500 Interest Income	20,000	1,349.22	11,339.91	0.00	8,660.09	56.70
TOTAL Miscellaneous	20,000	1,349.22	11,339.91	0.00	8,660.09	56.70
Tocker Foundation-Libry						
USDOJ PD Vests						
405-4000-82-4125 TxDOT Main St Improveme	104,000	0.00	97,771.00	0.00	6,229.00	94.01
405-4000-82-4126 Opioid Grant Proceeds	0	4,511.06	4,511.06	0.00	(4,511.06)	0.00
TOTAL USDOJ PD Vests	104,000	4,511.06	102,282.06	0.00	1,717.94	98.35
CJD Video,Computers						
CDBG Water Lines						
Grant Revenue						
405-4000-85-4123 CLFRF Proceeds	102,000	0.00	0.00	0.00	102,000.00	0.00
TOTAL Grant Revenue	102,000	0.00	0.00	0.00	102,000.00	0.00
Contingency/FB						
TOTAL REVENUE	226,000	5,860.28	113,621.97	0.00	112,378.03	50.28

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

405-Grant Fund

DEPARTMENT - Grants % OF YEAR COMPLETED: 58.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Contract Services						
Miscellaneous						
Tocker Foundation Libry						
USDOJ PD Vests						
CJD Video,Computers						
CDBG Water lines						
405-5405-84-5121 TxDot Grant	104,000	0.00	0.00	0.00	104,000.00	0.00
405-5405-84-5122 CDBG water lines	0	0.00	20,327.83	0.00	(20,327.83)	0.00
405-5405-84-5123 ARPA Pump Station Gener	102,000	21,450.78	192,957.19	55,431.67	(146,388.86)	243.52
TOTAL CDBG Water lines	206,000	21,450.78	213,285.02	55,431.67	(62,716.69)	130.44
Contingency/FB						
TOTAL Grants	206,000	21,450.78	213,285.02	55,431.67	(62,716.69)	130.44
TOTAL EXPENSES	206,000	21,450.78	213,285.02	55,431.67	(62,716.69)	130.44
REVENUE OVER/(UNDER) EXPENSES	20,000	(15,590.50)	(99,663.05)	(55,431.67)	175,094.72	775.47-

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

406-Holding Acct Dev Agreemts

FINANCIAL SUMMARY % OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Charges for Services	880,000	5,000.00	666,360.93	0.00	213,639.07	75.72
TOTAL GENERAL REVENUE	880,000	5,000.00	666,360.93	0.00	213,639.07	75.72
TOTAL REVENUE	880,000	5,000.00	666,360.93	0.00	213,639.07	75.72
EXPENSE SUMMARY						
Development Agreements						
Contract Services	880,000	0.00	791,933.87	0.00	88,066.13	89.99
TOTAL Development Agreements	880,000	0.00	791,933.87	0.00	88,066.13	89.99
TOTAL EXPENSES	880,000	0.00	791,933.87	0.00	88,066.13	89.99
REVENUE OVER/(UNDER) EXPENSES	0	5,000.00	(125,572.94)	0.00	125,572.94	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

406-Holding Acct Dev Agreemts

% OF YEAR COMPLETED: 58.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Charges for Services						
406-4000-06-4501 Regatta (Silverado) DA	20,000	0.00	64,604.74	0.00	(44,604.74)	323.02
406-4000-06-4505 Horizon Deer Creek Dev	0	0.00	20,000.00	0.00	(20,000.00)	0.00
406-4000-06-4509 Keeneland Developmenet	10,000	0.00	0.00	0.00	10,000.00	0.00
406-4000-06-5407 DA - Aubrey Plant/N/S	100,000	0.00	70,000.00	0.00	30,000.00	70.00
406-4000-06-5408 PSA - High Point Ranch	50,000	0.00	100,000.00	0.00	(50,000.00)	200.00
406-4000-06-5411 DA Pecan Creek	50,000	0.00	0.00	0.00	50,000.00	0.00
406-4000-06-5413 High Point Ranch Commer	50,000	0.00	18,924.12	0.00	31,075.88	37.85
406-4000-06-5414 HPR - Lennar	200,000	0.00	195,000.00	0.00	5,000.00	97.50
406-4000-06-5415 Duck Point MM Aubrey	100,000	0.00	70,000.00	0.00	30,000.00	70.00
406-4000-06-5416 ARCK Development (Knuck	50,000	0.00	10,000.00	0.00	40,000.00	20.00
406-4000-06-5417 Aubrey Hts PSA	50,000	0.00	20,000.00	0.00	30,000.00	40.00
406-4000-06-5418 Ribbonwood	50,000	0.00	40,332.07	0.00	9,667.93	80.66
406-4000-06-5419 Lennar Loyd Ranch	50,000	0.00	0.00	0.00	50,000.00	0.00
406-4000-06-5420 Project Alpha US 377	50,000	0.00	10,000.00	0.00	40,000.00	20.00
406-4000-06-5421 Blackjack 4Star	50,000	0.00	0.00	0.00	50,000.00	0.00
406-4000-06-5422 Hidden Lake	0	0.00	5,000.00	0.00	(5,000.00)	0.00
406-4000-06-5423 HMR Grand Restaurant PS	0	0.00	2,500.00	0.00	(2,500.00)	0.00
406-4000-06-5424 Pretium - 428 Mixed Use	0	0.00	25,000.00	0.00	(25,000.00)	0.00
406-4000-06-5425 Cencor Acquisition	0	0.00	10,000.00	0.00	(10,000.00)	0.00
406-4000-06-5426 Clear Water Car Wash	0	5,000.00	5,000.00	0.00	(5,000.00)	0.00
TOTAL Charges for Services	880,000	5,000.00	666,360.93	0.00	213,639.07	75.72
Miscellaneous						
TOTAL REVENUE	880,000	5,000.00	666,360.93	0.00	213,639.07	75.72

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

406-Holding Acct Dev Agreemts

DEPARTMENT - Development Agreements % OF YEAR COMPLETED: 58.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Contract Services						
406-5406-06-5720 Silverado (Regatta) Dev	20,000	0.00	61,615.05	0.00	(41,615.05)	308.08
406-5406-06-5723 DA - Aubrey Plant/N/S	100,000	0.00	38,431.36	0.00	61,568.64	38.43
406-5406-06-5724 DA - High Pointe Ranch	50,000	0.00	340,972.91	0.00	(290,972.91)	681.95
406-5406-06-5725 Keenland Addition	10,000	0.00	9,985.08	0.00	14.92	99.85
406-5406-06-5727 DA - Maylar	0	0.00	675.00	0.00	(675.00)	0.00
406-5406-06-5728 DA - RIBBONWOOD	50,000	0.00	21,863.82	0.00	28,136.18	43.73
406-5406-06-5729 Sweet Cow / Aub Hts	0	0.00	36,907.60	0.00	(36,907.60)	0.00
406-5406-06-5732 SHOPS AT HIGH MEADOW	0	0.00	516.13	0.00	(516.13)	0.00
406-5406-06-5820 Venable Dev Agreement	0	0.00	2,348.00	0.00	(2,348.00)	0.00
406-5406-06-5920 Winn Ridge (Jackson) De	0	0.00	698.50	0.00	(698.50)	0.00
406-5406-06-6450 Sandbrock Dev Agreement	0	0.00	12,401.39	0.00	(12,401.39)	0.00
406-5406-06-6460 Duck Point MM Aubrey	100,000	0.00	87,314.93	0.00	12,685.07	87.31
406-5406-06-6461 High Point Ranch Commer	50,000	0.00	21,467.02	0.00	28,532.98	42.93
406-5406-06-6462 Pecan Creek Residential	50,000	0.00	5,291.27	0.00	44,708.73	10.58
406-5406-06-6463 HPR - Lennar	200,000	0.00	53,454.95	0.00	146,545.05	26.73
406-5406-06-6465 DA Lennar Loyd Ranch	50,000	0.00	44,856.58	0.00	5,143.42	89.71
406-5406-06-6470 DA US 377 Project Alpha	50,000	0.00	12,195.66	0.00	37,804.34	24.39
406-5406-06-6471 Blackjack 4Star PSA	50,000	0.00	1,896.92	0.00	48,103.08	3.79
406-5406-06-6472 ARCK Development (Knuck	50,000	0.00	11,907.74	0.00	38,092.26	23.82
406-5406-06-6473 Aubrey Hts PSA Expense	50,000	0.00	7,384.68	0.00	42,615.32	14.77
406-5406-06-6474 Hidden Lake	0	0.00	10,981.40	0.00	(10,981.40)	0.00
406-5406-06-6475 HMR Grand Restaurant PS	0	0.00	6,889.84	0.00	(6,889.84)	0.00
406-5406-06-6477 Cencor Acqusition	0	0.00	1,878.04	0.00	(1,878.04)	0.00
TOTAL Contract Services	880,000	0.00	791,933.87	0.00	88,066.13	89.99
TOTAL Development Agreements	880,000	0.00	791,933.87	0.00	88,066.13	89.99
TOTAL EXPENSES	880,000	0.00	791,933.87	0.00	88,066.13	89.99
REVENUE OVER/(UNDER) EXPENSES	0	5,000.00	(125,572.94)	0.00	125,572.94	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

501-Capital Projects Fund

FINANCIAL SUMMARY % OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Penalties & Interest	227,255	27,836.95	346,678.48	0.00	(119,423.48)	152.55
Charges for Services	0	707,013.74	1,491,026.76	0.00	(1,491,026.76)	0.00
Miscellaneous	57,350,000	0.00	0.00	0.00	57,350,000.00	0.00
Contingency/FB	22,637,116	0.00	0.00	0.00	22,637,116.00	0.00
TOTAL GENERAL REVENUE	80,214,371	734,850.69	1,837,705.24	0.00	78,376,665.76	2.29
TOTAL REVENUE	80,214,371	734,850.69	1,837,705.24	0.00	78,376,665.76	2.29
EXPENSE SUMMARY						
Capital Projects						
Contract Services	251,960	0.00	0.00	2,063.00	249,897.00	0.82
Miscellaneous	81,036,286	5,156,477.94	18,669,795.10	1,308,941.94	61,057,548.96	24.65
Debt Service	1,006,780	0.00	609,037.71	0.00	397,742.29	60.49
TOTAL Capital Projects	82,295,026	5,156,477.94	19,278,832.81	1,311,004.94	61,705,188.25	25.02
TOTAL EXPENSES	82,295,026	5,156,477.94	19,278,832.81	1,311,004.94	61,705,188.25	25.02
REVENUE OVER/(UNDER) EXPENSES	(2,080,655)	(4,421,627.25)	(17,441,127.57)	(1,311,004.94)	16,671,477.51	901.26

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

501-Capital Projects Fund

% OF YEAR COMPLETED: 58.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Penalties & Interest						
501-4000-05-4500 Interest Income	227,255	27,836.95	302,749.43	0.00	(75,494.43)	133.22
501-4000-05-4501 ABP Interest Income	0	0.00	39,123.40	0.00	(39,123.40)	0.00
501-4000-05-4502 HPR Lennar Interest Inc	0	0.00	4,805.65	0.00	(4,805.65)	0.00
TOTAL Penalties & Interest	227,255	27,836.95	346,678.48	0.00	(119,423.48)	152.55
Charges for Services						
501-4000-06-4500 Developer Contrib ABP L	0	565,610.99	1,192,821.41	0.00	(1,192,821.41)	0.00
501-4000-06-4510 Developer Cont Lennar H	0	141,402.75	298,205.35	0.00	(298,205.35)	0.00
TOTAL Charges for Services	0	707,013.74	1,491,026.76	0.00	(1,491,026.76)	0.00
Miscellaneous						
501-4000-09-4900 Bond proceeds	57,350,000	0.00	0.00	0.00	57,350,000.00	0.00
TOTAL Miscellaneous	57,350,000	0.00	0.00	0.00	57,350,000.00	0.00
Contingency/FB						
501-4000-99-4091 Transfers In	22,637,116	0.00	0.00	0.00	22,637,116.00	0.00
TOTAL Contingency/FB	22,637,116	0.00	0.00	0.00	22,637,116.00	0.00
TOTAL REVENUE	80,214,371	734,850.69	1,837,705.24	0.00	78,376,665.76	2.29

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

501-Capital Projects Fund

DEPARTMENT - Capital Projects % OF YEAR COMPLETED: 58.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Capital						
Contract Services						
501-5501-06-5765 IT Projects	101,960	0.00	0.00	2,063.00	99,897.00	2.02
501-5501-06-5766 Engineering	150,000	0.00	0.00	0.00	150,000.00	0.00
TOTAL Contract Services	251,960	0.00	0.00	2,063.00	249,897.00	0.82
Miscellaneous						
501-5501-09-5650 Capital Public Safety 2	3,000,000	822,560.06	3,633,999.07	132,540.48	(766,539.55)	125.55
501-5501-09-5651 Capital Vehicle Replace	1,895,436	6,946.22	786,940.38	242,016.60	866,479.02	54.29
501-5501-09-5652 Capital Project 38	3,500,000	3,209,794.00	3,209,794.00	0.00	290,206.00	91.71
501-5501-09-5655 Capital 305 S Main	1,500,000	0.00	0.00	0.00	1,500,000.00	0.00
501-5501-09-5656 2023 PH 1 Offsights	0	0.00	0.00	839,941.00	(839,941.00)	0.00
501-5501-09-5658 CO 2024 FS#2	5,708,336	817,905.25	2,947,693.46	0.00	2,760,642.54	51.64
501-5501-09-5659 Council Chambers 2023	89,411	0.00	89,411.18	4,269.58	(4,269.76)	104.78
501-5501-09-5660 HW 377 Utility Relocate	6,000,000	12,783.20	89,752.61	0.00	5,910,247.39	1.50
501-5501-09-5689 Street Projects	0	7,624.00	259,866.10	8,532.28	(268,398.38)	0.00
501-5501-09-5690 Admin Projects	343,848	0.00	277,552.23	0.00	66,295.77	80.72
501-5501-09-5901 Water System Expansion	1,816,707	0.00	623.32	0.00	1,816,083.68	0.03
501-5501-09-5902 Capex Water	43,000	143,195.00	279,861.33	0.00	(236,861.33)	650.84
501-5501-09-5950 Sewer System Expansion	56,929,548	0.00	12,797.46	0.00	56,916,750.54	0.02
501-5501-09-5951 Capex Sewer	210,000	35,499.50	128,358.31	81,642.00	(0.31)	100.00
501-5501-09-5952 2024 Ph 2 Offsites	0	33,868.93	392,262.32	0.00	(392,262.32)	0.00
501-5501-09-5953 WWTP Expansion	0	66,301.78	6,417,887.95	0.00	(6,417,887.95)	0.00
501-5501-09-5954 UTRWD Delivery Point	0	0.00	21,770.84	0.00	(21,770.84)	0.00
501-5501-09-5955 FM 428 Lift Station	0	0.00	69,179.62	0.00	(69,179.62)	0.00
501-5501-09-5956 Rock Hill Water Well	0	0.00	52,044.92	0.00	(52,044.92)	0.00
TOTAL Miscellaneous	81,036,286	5,156,477.94	18,669,795.10	1,308,941.94	61,057,548.96	24.65
Debt Service						
501-5501-98-5899 Bond Issue Costs	1,006,780	0.00	609,037.71	0.00	397,742.29	60.49
TOTAL Debt Service	1,006,780	0.00	609,037.71	0.00	397,742.29	60.49
Contingency/FB						
TOTAL Capital Projects	82,295,026	5,156,477.94	19,278,832.81	1,311,004.94	61,705,188.25	25.02
TOTAL EXPENSES	82,295,026	5,156,477.94	19,278,832.81	1,311,004.94	61,705,188.25	25.02
REVENUE OVER/(UNDER) EXPENSES	(2,080,655)	(4,421,627.25)	(17,441,127.57)	(1,311,004.94)	16,671,477.51	901.26

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

701-MDD

FINANCIAL SUMMARY % OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Taxes	975,000	83,712.48	986,536.90	0.00	(11,536.90)	101.18
Miscellaneous	127,020	14,013.81	91,370.35	0.00	35,649.65	71.93
TOTAL GENERAL REVENUE	1,102,020	97,726.29	1,077,907.25	0.00	24,112.75	97.81
TOTAL REVENUE	1,102,020	97,726.29	1,077,907.25	0.00	24,112.75	97.81
EXPENSE SUMMARY						
MDD						
Personnel	161,609	13,727.72	95,778.41	0.00	65,830.59	59.27
Materials & Supplies	7,000	188.67	2,147.65	0.00	4,852.35	30.68
Repairs & Maintenance	41,000	578.44	23,419.77	0.00	17,580.23	57.12
Utilities	2,445	42.13	323.38	0.00	2,121.62	13.23
Contract Services	88,174	2,624.95	37,801.40	0.00	50,372.60	42.87
Fees & Other Services	86,105	3,451.87	57,185.09	0.00	28,919.91	66.41
Miscellaneous	151,500	4,000.00	8,115.09	0.00	143,384.91	5.36
Contingency/FB	342,400	(7,925.00)	35,150.00	0.00	307,250.00	10.27
TOTAL MDD	880,233	16,688.78	259,920.79	0.00	620,312.21	29.53
TOTAL EXPENSES	880,233	16,688.78	259,920.79	0.00	620,312.21	29.53
REVENUE OVER/(UNDER) EXPENSES	221,787	81,037.51	817,986.46	0.00	(596,199.46)	368.82

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

701-MDD

% OF YEAR COMPLETED: 58.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Taxes						
701-4000-02-4130 Sales Taxes	975,000	83,712.48	986,536.90	0.00	(11,536.90)	101.18
TOTAL Taxes	975,000	83,712.48	986,536.90	0.00	(11,536.90)	101.18
Grants						
Miscellaneous						
701-4000-09-4500 Interest Income	109,000	12,513.81	80,850.35	0.00	28,149.65	74.17
701-4000-09-4730 Property Rental Income	18,020	1,500.00	10,520.00	0.00	7,500.00	58.38
TOTAL Miscellaneous	127,020	14,013.81	91,370.35	0.00	35,649.65	71.93
Contingency/FB						
TOTAL REVENUE	1,102,020	97,726.29	1,077,907.25	0.00	24,112.75	97.81

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

701-MDD

DEPARTMENT - MDD % OF YEAR COMPLETED: 58.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
701-5176-01-5101 Salaries	116,900	8,992.70	66,537.36	0.00	50,362.64	56.92
701-5176-01-5106 Longevity	50	0.00	50.00	0.00	0.00	100.00
701-5176-01-5107 TMRS Contribution	12,455	957.72	5,850.19	0.00	6,604.81	46.97
701-5176-01-5108 Payroll Tax Expense (me	1,696	123.64	936.41	0.00	759.59	55.21
701-5176-01-5109 Group Health Insurance	11,878	2,572.90	10,346.75	0.00	1,531.25	87.11
701-5176-01-5110 Workmens Comp TML	230	48.76	167.72	0.00	62.28	72.92
701-5176-01-5621 Travel/training	18,400	1,032.00	11,889.98	0.00	6,510.02	64.62
TOTAL Personnel	161,609	13,727.72	95,778.41	0.00	65,830.59	59.27
Capital						
Materials & Supplies						
701-5176-03-5050 Office Supplies	2,000	0.00	276.27	0.00	1,723.73	13.81
701-5176-03-5060 Promotional Materials	5,000	188.67	1,871.38	0.00	3,128.62	37.43
TOTAL Materials & Supplies	7,000	188.67	2,147.65	0.00	4,852.35	30.68
Repairs & Maintenance						
701-5176-04-5120 Building Maintenance	41,000	578.44	23,419.77	0.00	17,580.23	57.12
TOTAL Repairs & Maintenance	41,000	578.44	23,419.77	0.00	17,580.23	57.12
Utilities						
701-5176-05-5616 Utilities - Electricity	1,850	0.00	0.00	0.00	1,850.00	0.00
701-5176-05-5618 Telephone	595	42.13	323.38	0.00	271.62	54.35
TOTAL Utilities	2,445	42.13	323.38	0.00	2,121.62	13.23
Contract Services						
701-5176-06-5620 Legal & Professional	63,000	2,624.95	19,127.65	0.00	43,872.35	30.36
701-5176-06-5764 Special Services	3,000	0.00	0.00	0.00	3,000.00	0.00
701-5176-06-7862 Maps	8,500	0.00	5,000.00	0.00	3,500.00	58.82
701-5176-06-7863 Strategic Plan	13,674	0.00	13,673.75	0.00	0.25	100.00
TOTAL Contract Services	88,174	2,624.95	37,801.40	0.00	50,372.60	42.87
Fees & Other Services						
701-5176-07-5150 Printing	3,000	0.00	0.00	0.00	3,000.00	0.00
701-5176-07-5190 Insurance - TML	930	224.64	975.78	0.00	(45.78)	104.92
701-5176-07-5260 Dues & Memberships	14,500	367.00	12,167.00	0.00	2,333.00	83.91
701-5176-07-5280 Copier Maintenance Cont	1,400	65.00	528.68	0.00	871.32	37.76
701-5176-07-5665 Technology/Promotional	38,800	683.79	38,087.01	0.00	712.99	98.16
701-5176-07-5667 Marketing and Advertisi	27,475	2,111.44	5,426.62	0.00	22,048.38	19.75
TOTAL Fees & Other Services	86,105	3,451.87	57,185.09	0.00	28,919.91	66.41
Miscellaneous						
701-5176-09-5131 Meetings	1,500	0.00	314.43	0.00	1,185.57	20.96
701-5176-09-5630 Property Purchase	150,000	4,000.00	7,800.66	0.00	142,199.34	5.20
TOTAL Miscellaneous	151,500	4,000.00	8,115.09	0.00	143,384.91	5.36

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

701-MDD

DEPARTMENT - MDD % OF YEAR COMPLETED: 58.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Contingency/FB						
701-5176-99-4091 Administrative fee	17,400	1,450.00	10,150.00	0.00	7,250.00	58.33
701-5176-99-5700 Grant Match	150,000	0.00	0.00	0.00	150,000.00	0.00
701-5176-99-5750 Economic Incentives	150,000	0.00	0.00	0.00	150,000.00	0.00
701-5176-99-5800 Municipal Projects	25,000	(9,375.00)	25,000.00	0.00	0.00	100.00
TOTAL Contingency/FB	342,400	(7,925.00)	35,150.00	0.00	307,250.00	10.27
TOTAL MDD	880,233	16,688.78	259,920.79	0.00	620,312.21	29.53
TOTAL EXPENSES	880,233	16,688.78	259,920.79	0.00	620,312.21	29.53
REVENUE OVER/(UNDER) EXPENSES	221,787	81,037.51	817,986.46	0.00	(596,199.46)	368.82

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

801-Employee Benefit Trust

FINANCIAL SUMMARY % OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Miscellaneous	1,577,500	144,033.18	1,005,083.51	0.00	572,416.49	63.71
TOTAL GENERAL REVENUE	1,577,500	144,033.18	1,005,083.51	0.00	572,416.49	63.71
TOTAL REVENUE	1,577,500	144,033.18	1,005,083.51	0.00	572,416.49	63.71
EXPENSE SUMMARY						
Insurance Premiums						
Personnel	1,396,500	109,560.47	789,298.63	0.00	607,201.37	56.52
TOTAL Insurance Premiums	1,396,500	109,560.47	789,298.63	0.00	607,201.37	56.52
TOTAL EXPENSES	1,396,500	109,560.47	789,298.63	0.00	607,201.37	56.52
REVENUE OVER/(UNDER) EXPENSES	181,000	34,472.71	215,784.88	0.00	(34,784.88)	119.22

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

801-Employee Benefit Trust

% OF YEAR COMPLETED: 58.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Miscellaneous						
801-4000-09-4430 Employer Insurance Prem	1,260,000	121,961.59	833,531.32	0.00	426,468.68	66.15
801-4000-09-4440 Employee Insurance Prem	302,500	19,621.73	157,520.74	0.00	144,979.26	52.07
801-4000-09-4480 Flex Spending Account	10,000	1,175.49	7,831.69	0.00	2,168.31	78.32
801-4000-09-4500 Interest Income	5,000	1,274.37	6,199.76	0.00	(1,199.76)	124.00
TOTAL Miscellaneous	1,577,500	144,033.18	1,005,083.51	0.00	572,416.49	63.71
TOTAL REVENUE	1,577,500	144,033.18	1,005,083.51	0.00	572,416.49	63.71

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: APRIL 30TH, 2025

801-Employee Benefit Trust

DEPARTMENT - Insurance Premiums % OF YEAR COMPLETED: 58.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
801-5000-01-4090 Administrative Fee	1,500	122.00	712.07	0.00	787.93	47.47
801-5000-01-5111 Health Insurance	1,160,000	90,721.93	641,217.76	0.00	518,782.24	55.28
801-5000-01-5112 Dental Insurance	90,000	6,622.47	47,649.10	0.00	42,350.90	52.94
801-5000-01-5113 Vision Insurance	15,000	817.11	7,607.18	0.00	7,392.82	50.71
801-5000-01-5115 Life Insurance	75,000	8,122.13	55,852.86	0.00	19,147.14	74.47
801-5000-01-5117 Voluntary Policies	20,000	1,057.96	8,021.22	0.00	11,978.78	40.11
801-5000-01-5118 Flex Spending	15,000	86.97	10,351.34	0.00	4,648.66	69.01
801-5000-01-5119 New Benefits	12,000	1,764.90	13,022.10	0.00	(1,022.10)	108.52
801-5000-01-5120 Careflight/PHI	8,000	245.00	4,865.00	0.00	3,135.00	60.81
TOTAL Personnel	1,396,500	109,560.47	789,298.63	0.00	607,201.37	56.52
TOTAL Insurance Premiums	1,396,500	109,560.47	789,298.63	0.00	607,201.37	56.52
TOTAL EXPENSES	1,396,500	109,560.47	789,298.63	0.00	607,201.37	56.52
REVENUE OVER/(UNDER) EXPENSES	181,000	34,472.71	215,784.88	0.00	(34,784.88)	119.22



Balance Sheet by Fund

(Unaudited)

April 2025

BALANCE SHEET

AS OF: APRIL 30TH, 2025

101-General Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
101-11-000-00	General Fund Cash	912,751.11		
101-11-000-10	Cash on hand - Court drawer	200.00		
101-11-000-84	Claim on Cash General	7,184,750.69		
101-11-000-90	Investment Account	6,074,171.66		
101-11-013-20	Taxes Receivable	28,517.98		
101-11-013-25	Emergicon EMS AR	3,597,015.00		
101-11-013-33	Allowance for Taxes	(7,465.40)		
101-11-013-35	Allowance for EMS AR	(3,253,048.00)		
101-11-013-37	Sales Tax Receivable	427,606.59		
101-11-015-00	Court Fees Receivable	437,291.24		
101-11-015-50	Allowance for Court Fees	(143,517.12)		
101-11-021-00	Prepaids	1,455,048.00		
101-11-050-00	Inventory	32,450.64		
101-12-016-10	Land	1,083,000.00		
101-13-000-80	Due from other funds EBT	50,000.00		
101-19-000-00	Net Pension Asset	169,424.00		
			18,048,196.39	
	TOTAL ASSETS			18,048,196.39
LIABILITIES				
101-21-010-00	Accounts Payable Pooled	118,777.02		
101-21-010-01	Accounts Payable-General Fund	12,313.20		
101-21-010-14	Deferred Revenue Taxes	21,052.58		
101-21-010-15	Deferred Revenue Court	293,774.42		
101-21-010-16	Deferred Revenue EMS	343,967.00		
101-21-010-17	Deferred Pension Inflows	293,776.00		
101-21-010-18	Net Pension Liability	200,306.00		
101-21-010-19	Deferred Pension Outflows	(489,970.00)		
101-21-015-40	Child Support Payable	461.28		
101-21-015-60	CHILD SUPPORT - BRAZIL	259.38		
101-21-021-51	Unapplied Credit Liability A/R	300.00		
101-21-023-20	Comm Ctr rental deposits	640.01		
101-21-023-30	Parks rental deposits	(150.00)		
101-21-023-40	Collection fees payable-MVBA	685.80		
101-21-023-41	Credit Card Fees Payable	(5,010.11)		
101-21-023-50	Court Cash Bonds	443.30		
101-21-023-70	OMNI fee - court	(372.34)		
	TOTAL LIABILITIES		791,253.54	
EQUITY				
101-31-033-00	Fund Balance General Fund	13,253,399.55		
101-31-033-80	Net Pension Obligation	165,312.00		
	TOTAL BEGINNING EQUITY	13,418,711.55		

BALANCE SHEET

AS OF: APRIL 30TH, 2025

101-General Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
	TOTAL REVENUE	13,939,974.59		
	TOTAL EXPENSES	10,101,743.29		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	3,838,231.30		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		17,256,942.85	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			18,048,196.39

BALANCE SHEET

AS OF: APRIL 30TH, 2025

201-Water Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
201-11-000-00	Water Fund Cash	187,182.11		
201-11-000-10	Cash Drawer	200.00		
201-11-000-84	Claim on Cash Water	751,188.91		
201-11-000-90	Investment Account	78,483.85		
201-11-000-91	Water Impact Fees	650,580.32		
201-11-000-95	Cash - CO Keeneland Ph1 Offsit	8,320,113.87		
201-11-013-00	Accounts receivable - UB	196,647.92		
201-11-013-21	Accounts Receivable - Unbilled	84,488.59		
201-11-013-22	Allowance for Uncollect Water	(29,816.43)		
201-11-027-00	Discount on Bonds	145,094.40		
201-11-050-00	Inventory	458,669.38		
201-12-016-10	Land	83,058.00		
201-12-016-30	Water System	15,358,123.34		
201-12-016-50	Machinery and Equipment	749,604.98		
201-12-016-60	Vehicles	474,306.42		
201-12-016-67	Office Equipment	43,133.09		
201-12-016-80	Buildings and improvements	112,282.54		
201-12-016-90	Construction in Progress	2,624,652.40		
201-12-017-00	Accumulated Depreciation	(6,510,560.34)		
201-13-000-00	Due from other funds	368,290.00		
201-19-000-00	Net Pension Asset	(17,100.00)		
			24,128,623.35	
	TOTAL ASSETS			24,128,623.35
LIABILITIES				
201-21-010-00	Accounts Payable Pooled	11,519.70		
201-21-010-05	Unapplied Credits	4,734.23		
201-21-010-17	Deferred Pension Inflows	8,300.00		
201-21-010-18	Net Pension Liability	6,000.00		
201-21-010-19	Deferred Pension Outflows	(53,700.00)		
201-21-020-17	Deferred OPEB Inflows	4,700.00		
201-21-020-19	Deferred OPEB Outflows	(2,000.00)		
201-21-021-10	Accrued Vacation Payable- wate	9,717.46		
201-21-021-20	Accrued Interest Payable	55,381.75		
201-21-023-00	Water TMRS Due to state	(881.00)		
201-21-023-41	Credit Card Fees Payable	30,807.62		
201-21-027-00	Bond Premium	174,032.00		
201-21-029-10	Bonds Payable - Series 2016	4,005,000.00		
201-21-029-75	Bonds Payable - Series 2023	8,110,000.00		
201-21-029-80	Customer Deposits	191,252.88		
201-21-029-81	Customer Refunds Payable	829.06		
201-23-901-00	Due to Payroll Fund	(3,102.78)		
	TOTAL LIABILITIES		12,552,590.92	

BALANCE SHEET

AS OF: APRIL 30TH, 2025

201-Water Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
EQUITY				
======				
201-31-033-02	Fund balance - Water/Sewer	10,474,017.37		
201-31-033-10	Developer Contributions	470,033.47		
201-31-033-80	Net Pension Benefit Obligation	9,219.00		
	TOTAL BEGINNING EQUITY	10,953,269.84		
	TOTAL REVENUE	1,883,460.70		
	TOTAL EXPENSES	1,260,698.11		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	622,762.59		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		11,576,032.43	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			24,128,623.35
				==========

BALANCE SHEET

AS OF: APRIL 30TH, 2025

202-Sewer Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
======				
202-11-000-84	Claim on Cash Sewer	2,091,482.33		
202-11-000-91	Sewer Impact Fees	847,244.41		
202-11-000-92	Utility Funding Series 2024A	45,851,700.83		
202-11-013-01	Accounts Receivable - UB	99,654.69		
202-11-013-21	Accounts Receivable - Unbilled	42,562.70		
202-11-013-22	Allowance for Doubtful Account	(15,109.98)		
202-11-050-00	Inventory	60,254.36		
202-12-016-40	Sewer System	11,387,377.80		
202-12-016-90	Construction in Progress	1,714,500.68		
			62,079,667.82	
	TOTAL ASSETS			62,079,667.82
				==========
LIABILITIES				
==========				
202-21-010-00	Accounts Payable Pooled	7,118.62		
202-21-021-10	Accrued Vacation Payable	15,915.08		
202-21-027-00	Bond Premium	2,564,850.30		
202-21-028-80	Bonds Payable - Series 2013	71,920.00		
202-21-029-20	Bonds Payable - Series 2024A	50,095,000.00		
202-23-000-00	Due to other funds	114,820.00		
202-23-901-00	Due to Payroll Fund	(13,116.03)		
	TOTAL LIABILITIES		52,856,507.97	
EQUITY				
======				
202-31-033-00	Fund Balance	6,241,806.55		
202-31-033-10	Developer Contributions	570,596.91		
202-31-033-50	Restricted for Sewer Impact	739,050.73		
	TOTAL BEGINNING EQUITY	7,551,454.19		
	TOTAL REVENUE	2,947,183.72		
	TOTAL EXPENSES	1,275,478.06		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	1,671,705.66		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		9,223,159.85	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			62,079,667.82
				==========

BALANCE SHEET

AS OF: APRIL 30TH, 2025

205-Solid Waste Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
205-11-000-84	Claim on Cash Garbage	(319,411.50)		
205-11-013-00	Accounts Receivable - UB	69,179.63		
205-11-013-10	Accounts receivable	95,428.23		
205-11-013-21	Accounts Receivable - Unbilled	31,429.77		
205-11-013-22	Allowance for Doubtful Account	(10,489.25)		
			(133,863.12)	
	TOTAL ASSETS			(133,863.12)
LIABILITIES				
205-21-010-00	Accounts Payable Pooled	180,814.88		
205-21-021-90	Sales Tax Payable	18,025.86		
205-23-000-00	Due to other funds	16,219.00		
	TOTAL LIABILITIES		215,059.74	
EQUITY				
205-31-033-00	Fund Balance	(272,923.87)		
	TOTAL BEGINNING EQUITY	(272,923.87)		
	TOTAL REVENUE	1,439,819.25		
	TOTAL EXPENSES	1,515,818.24		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	(75,998.99)		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		(348,922.86)	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			(133,863.12)

BALANCE SHEET

AS OF: APRIL 30TH, 2025

301-Debt Service Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
======				
301-11-000-00	Debt Service Cash	177,728.95		
301-11-000-84	Claim on Cash Debt Service	122,907.62		
301-11-000-90	Investment Account	74,217.18		
301-11-013-00	Property Taxes Receivable	15,983.61		
301-11-013-10	Allowance for Uncollect Taxes	(5,106.75)		
301-13-000-00	Due from other funds	114,820.00		
			500,550.61	
	TOTAL ASSETS			500,550.61
				==========
LIABILITIES				
==========				
301-21-029-90	Deferred Taxes-I&S	10,876.86		
	TOTAL LIABILITIES		10,876.86	
EQUITY				
======				
301-31-033-01	Fund Balance - Restricted	418,676.06		
	TOTAL BEGINNING EQUITY	418,676.06		
	TOTAL REVENUE	1,538,886.52		
	TOTAL EXPENSES	1,467,888.83		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	70,997.69		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		489,673.75	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			500,550.61
				==========

BALANCE SHEET

AS OF: APRIL 30TH, 2025

401-Special Revenue Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
401-11-000-00	Special Revenue Cash	45,337.74		
401-11-000-84	Claim on Cash Special Revenue	32,442.30		
			77,780.04	
	TOTAL ASSETS			77,780.04
LIABILITIES				
EQUITY				
401-31-033-02	Fund Balance - Child Safety	4,021.19		
401-31-033-04	Fund Balance - Court Security	6,920.50		
401-31-033-05	Fund Balance - PD Officers Tra	54,940.59		
401-31-033-06	Fund Balance - Seizure Funds	3,228.17		
401-31-033-07	FUND BALANCE HOT	540.76		
	TOTAL BEGINNING EQUITY	69,651.21		
	TOTAL REVENUE	24,148.78		
	TOTAL EXPENSES	16,019.95		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	8,128.83		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		77,780.04	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			77,780.04

BALANCE SHEET

AS OF: APRIL 30TH, 2025

402-TIRZ Jackson Ridge

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
402-11-000-00	TIRZ Cash	658,218.57		
402-11-000-84	Claim on Cash TIRZ	(81,267.42)		
			576,951.15	
	TOTAL ASSETS			576,951.15
LIABILITIES				
EQUITY				
402-31-033-06	Fund balance - TIRZ Fund	800,993.31		
	TOTAL BEGINNING EQUITY	800,993.31		
	TOTAL REVENUE	506,381.97		
	TOTAL EXPENSES	730,424.13		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	(224,042.16)		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		576,951.15	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			576,951.15

BALANCE SHEET

AS OF: APRIL 30TH, 2025

403-Impact Fees

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
403-11-000-00	Impact Fees Cash	1,816,085.33		
403-11-000-84	Claim on Cash Impact Fees	(1,435,073.58)		
			381,011.75	
	TOTAL ASSETS			381,011.75
LIABILITIES				
EQUITY				
403-31-033-20	Restricted FB- Street Impact	375,334.51		
	TOTAL BEGINNING EQUITY	375,334.51		
	TOTAL REVENUE	25,777.31		
	TOTAL EXPENSES	20,100.07		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	5,677.24		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		381,011.75	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			381,011.75

BALANCE SHEET

AS OF: APRIL 30TH, 2025

404-Development Fees

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
======				
404-11-000-50	Investment Acct-Park Fees	1,463,957.70		
404-11-000-60	Investment acct-Fire Station	3,781,920.67		
404-11-000-70	Investment Acct-Street Fees	2,033,334.98		
404-11-000-84	Claim on Cash Development Fees	3,775,755.44		
404-11-000-90	Investment Account	340,403.63		
			11,395,372.42	
	TOTAL ASSETS			11,395,372.42
				==========
LIABILITIES				
==========				
404-21-010-00	Accounts Payable Pooled	105,092.88		
	TOTAL LIABILITIES		105,092.88	
EQUITY				
======				
404-31-033-00	Fund Balance	11,163,523.06		
	TOTAL BEGINNING EQUITY	11,163,523.06		
	TOTAL REVENUE	1,317,259.86		
	TOTAL EXPENSES	1,190,503.38		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	126,756.48		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		11,290,279.54	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			11,395,372.42
				==========

BALANCE SHEET

AS OF: APRIL 30TH, 2025

405-Grant Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
405-11-000-00	Grant Fund Cash	380,970.06		
405-11-000-84	Claim on Cash Grants	796,525.99		
405-11-013-15	AR Due From State	74,767.93		
			1,252,263.98	
	TOTAL ASSETS			1,252,263.98
LIABILITIES				
405-21-010-00	Account Payable Pooled	9,450.78		
405-21-021-60	Unearned Revenue - Grants	354,759.56		
	TOTAL LIABILITIES		364,210.34	
EQUITY				
405-31-033-04	Fund Balance - Grant Fund	987,716.69		
	TOTAL BEGINNING EQUITY	987,716.69		
	TOTAL REVENUE	113,621.97		
	TOTAL EXPENSES	213,285.02		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	(99,663.05)		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		888,053.64	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			1,252,263.98

BALANCE SHEET

AS OF: APRIL 30TH, 2025

406-Holding Acct Dev Agreemts

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
406-11-000-84	Claim on Cash Holding	469,875.39		
			469,875.39	
	TOTAL ASSETS			469,875.39
LIABILITIES				
406-23-000-00	Due to Other Funds	368,290.00		
	TOTAL LIABILITIES		368,290.00	
EQUITY				
406-31-033-00	Fund Balance	227,158.33		
	TOTAL BEGINNING EQUITY	227,158.33		
	TOTAL REVENUE	666,360.93		
	TOTAL EXPENSES	791,933.87		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	(125,572.94)		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		101,585.39	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			469,875.39

BALANCE SHEET

AS OF: APRIL 30TH, 2025

501-Capital Projects Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
501-11-000-55	Vehicle Replacement Fund	367,301.17		
501-11-000-58	Escrow Cash - AHE	244,991.69		
501-11-000-59	Cash - CO 2022 Public Safety	841,855.87		
501-11-000-60	Cash - CO 2023 Keeneland Ph1	(3,690,012.69)		
501-11-000-61	Cash - CO 2024 Station 2	1,561,923.52		
501-11-000-62	ABP LLC Cash Escrow	8,823,732.50		
501-11-000-63	HPR Lennar Escrow	3,205,006.48		
501-11-000-84	Claim on Cash Capital Projects	(11,791,438.27)		
501-11-008-38	Cash - Water Bond S16	167,173.55		
			(269,466.18)	
	TOTAL ASSETS			(269,466.18)
LIABILITIES				
501-21-010-00	Accounts Payable Pooled	798,575.43		
501-21-010-02	Accounts payable	179,563.00		
501-21-010-11	Accounts Payable - Capital Pro	41,819.00		
501-21-021-60	Unearned Revenue - ABP	(965,594.47)		
501-21-021-61	Unearned Revenue - HPR Lennar	2,659,552.36		
501-21-021-65	Unearned Revenue - AHE	244,991.69		
	TOTAL LIABILITIES		2,958,907.01	
EQUITY				
501-31-033-03	Restricted FB - Contruction	14,212,754.38		
	TOTAL BEGINNING EQUITY	14,212,754.38		
	TOTAL REVENUE	1,837,705.24		
	TOTAL EXPENSES	19,278,832.81		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	(17,441,127.57)		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		(3,228,373.19)	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			(269,466.18)

BALANCE SHEET

AS OF: APRIL 30TH, 2025

701-MDD

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
======				
701-11-000-00	MDD Cash	1,836,803.68		
701-11-000-84	Claim on Cash MDD	(143,229.09)		
701-11-000-90	Investment Account	1,670,594.32		
701-11-013-37	Sales Tax Receivable	187,664.42		
701-12-015-00	Land	696,835.95		
701-12-015-10	Buildings and improvements	340,267.04		
701-12-017-00	Accumulated Depreciation	(56,103.00)		
			4,532,833.32	
	TOTAL ASSETS			4,532,833.32
				==========
LIABILITIES				
==========				
701-21-010-00	Accounts Payable Pooled	1,628.57		
701-21-021-10	Accrued Vacation	1,458.00		
	TOTAL LIABILITIES		3,086.57	
EQUITY				
======				
701-31-040-10	Fund Balance - MDD	3,711,760.29		
	TOTAL BEGINNING EQUITY	3,711,760.29		
	TOTAL REVENUE	1,077,907.25		
	TOTAL EXPENSES	259,920.79		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	817,986.46		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		4,529,746.75	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			4,532,833.32
				==========

BALANCE SHEET

AS OF: APRIL 30TH, 2025

801-Employee Benefit Trust

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
801-11-000-00	Employee Benefit Trust Cash	363,274.59		
801-11-000-84	Claim on Cash EBT	(134,139.35)		
			229,135.24	
	TOTAL ASSETS			229,135.24
LIABILITIES				
801-21-010-00	Accounts Payable Pooled	140.00		
801-21-010-13	Accounts Payable	60.00		
801-23-000-00	Due to other funds	50,000.00		
	TOTAL LIABILITIES		50,200.00	
EQUITY				
801-31-033-00	Fund Balance	(36,849.64)		
	TOTAL BEGINNING EQUITY	(36,849.64)		
	TOTAL REVENUE	1,005,083.51		
	TOTAL EXPENSES	789,298.63		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	215,784.88		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		178,935.24	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			229,135.24

City Council Meeting
Staff Report
May 22, 2025

Agenda Item
Accept the resignation of Teresa Sanfilippo from the Board of Adjustment.

Staff Contact

Summary
Ms. Sanfilippo submitted her request for resignation from the Board of Adjustment on April 22nd.

Financial Summary
None

Staff Recommended Action
Approve

Staff Recommended Motion
I move to accept the resignation of Teresa Sanfilippo from the Board of Adjustment.

City Council Meeting
Staff Report
May 22, 2025

Agenda Item
Accept the resignation of Donald Smith from the Planning and Zoning Commission.

Staff Contact
Jenny Hicks, City Secretary
jhicks@aubreytx.gov
940-440-9343

Summary
Donald Smith was appointed to the Planning and Zoning Commission in April 2023. He has submitted his resignation effective May 8, 2025.

Financial Summary
N/A

Staff Recommended Action
Approve

Staff Recommended Motion
I move to accept the resignation of Donald Smith.

From:	Donald Smith
To:	Jenny Hicks
Cc:	Sina Tidwell; Kyle Kennedy; Brittney Murray; Candace Stone; Christal Johnson; Nicole Shaw
Subject:	Resignation
Date:	Thursday, May 08, 2025 7:51:24 PM

Hi Jenny and Sina,

Please relay to the City Council my resignation from the Planning and Zoning Commission.

Due to health concerns, this has to be effective immediately.

Thank you,

Donald Smith

City Council Meeting
Staff Report
May 22, 2025

Agenda Item
Award a bid and enter into a contract with Acadia Services LLC for the construction of Phase II Offsites - W5 Waterline for an amount not to exceed $2,465,791.00 and authorize the City Manager to execute the necessary documents.

Staff Contact
Dean Rylant, Interim Public Works Director
drylant@aubreytx.gov

Summary
This project consists of approximately 5,700 linear feet of PVC water pipe using an open-cut and dry bore. The project includes a railroad bore and steel encasement pipe and roadway improvements.

This project was advertised for bids in the Post Signal on April 11, 2025, and April 18, 2025, and was available through Civicast.

Sealed competitive bids were received and opened on May 5, 2025. Seven (7) bids were received. Acadia Services LLC submitted the lowest total bid of $2,465,791.00 (including the base bid and two alternate items).

Bidder	Amount
Acadia Services LLC	$ 2,465,791.00
Quality Excavation, LLC	$ 2,607,439.78
Pittard Construction Company	$ 2,732,057.35
Western Municipal Construction	*$ 2,948,549.50*
J&L Construction LLC	$ 3,601,330.02
Canary Construction, Inc.	*$ 3,668,730.00*
Standard Site Utilities, LLC	$ 3,905,680.00
Bid calcualtions do not match	

The contractor's statement of qualifications and references were checked, and no negative responses were received. Acadia Services has successfully completed work for Aubrey in the past.

Staff recommends awarding the bid to Acadia Services LLC.

Financial Summary
Funding for this capital project was approved in the 2025 CO for Phase II Offsites and funds are available.

Staff Recommended Action
Approve

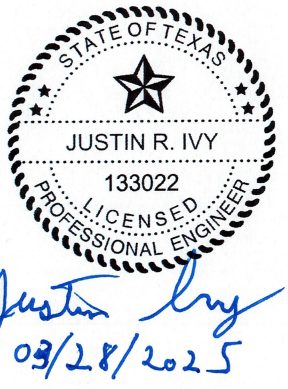
Staff Recommended Motion
Motion to award bid to Acadia Services LLC for the construction of the W5 Waterline and authorize the City Manager to execute the contract.

CITY OF AUBREY, TEXAS

SPECIFICATIONS, CONTRACT DOCUMENTS, AND CONSTRUCTION PLANS
FOR CONSTRUCTION OF THE

PHASE 2A – W5 12" & 16" WATER LINE DANE ST. GROUNDWATER WELL TO UNION PACIFIC RAILROAD





PREPARED BY

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
DALLAS, TEXAS
Texas Firm F526

MARCH 2025

CITY OF AUBREY, TEXAS

CITY COUNCIL

Chris Rich, Mayor

Jeff Perry, Place 1

Matt Jones, Place 2

Erin Allen, Place 3

Randy Jones, Place 4

Chuck Fikes, Place 5

EXECUTIVE DIRECTOR OF OPERATIONS

Leanne Wilson

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PHASE 2A – W5 12" WATER LINE
(DANE ST. GROUNDWATER WELL TO UNION PACIFIC RAILROAD)

ADDENDA

NOTICE TO BIDDERS

PROPOSAL AND BID SCHEDULE

QUALIFICATION STATEMENT OF BIDDERS

QUALIFICATION STATEMENT OF BIDDER'S SURETY

VENDORS COMPLIANCE TO STATE LAW

CONTRACT AGREEMENT

PERFORMANCE BOND

PAYMENT BOND

MAINTENANCE BOND

AFFIDAVIT OF FINAL PAYMENT & RELEASE

CERTIFICATE OF INSURANCE

CONFLICT OF INTEREST QUESTIONNAIRE

FORM 1295 INSTRUCTIONS

CONSTRUCTION STAKING CERTIFICATION

• GENERAL PROVISIONS

For this contract the following standards, provisions, amendments, etc., are APPROVED as the Official Specifications for this project:

- "Standard Specifications for Public Works Construction, North Central Texas" 4th Edition, 2004, with Latest Amendment.

• CONSTRUCTION METHODS

For this contract the following standards, provisions, amendments, etc., are APPROVED as the Official Specifications for this project:

- "Standard Specifications for Public Works Construction, North Central Texas" 4th Edition, 2004, with Latest Amendment

SPECIAL CONDITIONS

APPENDIX A – WAGE RATES

APPENDIX B – TECHNICAL SPECIFICATIONS

APPENDIX C – GEOTECHNICAL REPORT

APPENDIX D – UNION PACIFIC RAILROAD & TXDOT PERMITS

NOTICE TO BIDDERS

PHASE 2A – W5 12" & 16" WATER LINE
(DANE ST. GROUNDWATER WELL TO UNION PACIFIC RAILROAD)

Sealed bids will be received in the office of the City Secretary, City Hall, 107 S. Main Street, Aubrey, Texas 76227 until **2:00 P.M. Monday, May 5, 2025**, then publicly opened and read for furnishing all necessary materials, machinery, equipment, superintendence, and performing all work required for furnishing all materials, labor, supervision, tools, equipment, and all incidentals required for the construction of the Phase 2A – W5 12-Inch & 16 Inch Water Line (Dane St. Groundwater Well to Union Pacific Railroad) project. The project consists of, but not limited to, approximately 3,540 linear feet of 16-inch C900, DR-18 PVC water line by open cut with embedment, approximately 185 linear feet of 16-inch C900, DR-18 PVC water line by dry bore with 30-inch steel encasement pipe (1/2-inch wall), approximately 1,925 linear feet of 12-inch C900, DR-18 PVC water line by open cut with embedment, approximately 85 linear feet of 12-inch C900, DR-18 PVC water line by open cut with 24-inch steel encasement pipe (1/4-inch wall), as shown in the plans and called for in these specifications.

The successful bidder must furnish Performance Bond and Payment Bond in the amount of one hundred percent (100%) of the total contract price from a Surety Company holding a permit from the State of Texas to act as Surety. Should the total contract price be less than $25,000.00, no performance bond or payment bond will be required.

All lump sum and unit prices must be stated in both script and figures on the forms provided. The City of Aubrey reserves the right to reject any or all bids and to waive formalities. In case of ambiguity or lack of clearness in stating prices in the bids, the City of Aubrey reserves the right to consider the most advantageous construction thereof, or to reject the bid. Unreasonable (or "unbalanced") unit prices will authorize the City of Aubrey to reject any bid.

Bidders are expected to inspect the site of work and to inform themselves regarding all local conditions.

Bidders are required to submit a cashier's or certified check issued by a bank satisfactory to the City of Aubrey, or a Bid Bond (with proper Power of Attorney) from a surety licensed to do business in the State of Texas, payable without recourse to the City of Aubrey, in an amount not less than five (5%) percent of the total amount of the proposal submitted to insure that the successful bidder will enter into a contract and execute all necessary bonds within ten (10) days after notice of award of the contract to him. **This bid security must be included in the bid envelope for the bidder to be considered responsive.** The successful bidder will be required to furnish Performance, Payment and Maintenance Bonds as described in the bidding documents.

Plans, specifications, and bidding documents will be available on CIVCAST at www.civcastusa.com. They may also be purchased at the office of Birkhoff, Hendricks & Carter, L.L.P., located at 11910 Greenville Ave., Suite 600, Dallas, Texas 75243. The cost for the plans and specifications are $50.00 per set (non-refundable). Bidding documents downloaded from plan rooms or third-party websites shall be at the Bidder's sole risk. No guarantee of receipt of addenda or clarifications will be made for third-party downloads. **Justin R. Ivy, P.E.** may be reached with general questions at **jivy@bhcllp.com** **(214-361-7900)**. No questions will be answered from questions posted on CIVCAST.

CITY OF AUBREY, TEXAS

Advertisement Dates: Friday, April 11, 2025
Friday, April 18, 2025

Questions Deadline: Tuesday, April 29, 2025

Last Addendum Released: Thursday, May 1, 2025

PROPOSAL
TO
CITY OF AUBREY (OWNER)

Phase 2A – W5 12-Inch & 16-Inch Water Lines
(Dane St. Groundwater Well to Union Pacific Railroad) &

DENTON COUNTY, TEXAS

DATE: _____

The undersigned, as bidder, declares that the only person or parties interested in this proposal as principals are those named herein, that this proposal is made without collusion with any other person, firm, or corporation, that he has carefully examined the Notice to Bidders, Contract Agreement, General Conditions, specifications and the plans therein referred to, and has carefully examined the location, conditions, and classes of materials of the proposed work. The undersigned bidder hereby proposes to do all the work and furnish all necessary superintendence, labor, machinery, equipment, tools, materials, and other items incidental to construction that may be necessary to complete all the work upon which he bids, as provided by the attached specifications and shown on the plans, and binds himself on acceptance of this proposal to execute a contract and bonds (where required), according to the accompanying forms, for performing and completing the said work within the time stated, and maintaining same as required by the detailed specifications for the prices stated on the following forms.

It is understood and agreed to commence work within ten (10) days after the date written notice to do so shall have been given to him and to complete the work within the **One Hundred Eighty (180) calendar days** bid for this project, and as provided in the Special Conditions of the contract.

Accompanying this proposal is a Bid Bond in the amount of:
Five percent (5%) of Greatest Amount Bid
_____ Dollars ($ 5% GAB).

The bidder agrees that this check or bond will be held by the City as security until a contract is awarded or all bids rejected. The City Council will be allowed sixty (60) days from date of bid opening to award the project. In case award is not made on this proposal, the security check or bid bond will be returned to the undersigned bidder.

It is understood that the Owner reserves the right to reject any and all bids.

CITY OF AUBREY, TEXAS
Phase 2A - W5 12-Inch & 16-Inch Water Lines
Dane St. Groundwater Well to Union Pacific Railroad
Bid Schedule

Item No.	Estimated Quantity	Unit	Description and Price in Words	Price in Figures	Extended Amount
100	1	L.S.	For Mobilization, Demobilization, Bonds, Insurance, & Project Signs (5% Maximum G.A.B.) complete in place, the sum of _____ _____ Dollars and _____ Cents per Lump Sum		
101	56	Sta.	Prepare Right-of-Way Including Clearing, Grubbing, & Root Ball Removal complete in place, the sum of _____ _____ Dollars and _____ Cents per Station		
102	183	L.F.	Furnish & Install 16-Inch PVC Water Line (AWWA C900, DR-18) By Other Than Open Cut With 30-Inch Steel Encasement Pipe (1/2-Inch Wall) complete in place, the sum of _____ _____ Dollars and _____ Cents per Linear Foot		
103	3,582	L.F.	Furnish & Install 16-Inch PVC Water Line (AWWA C900, DR-18) By Open Cut With Class B+ Embedment complete in place, the sum of _____ _____ Dollars and _____ Cents per Linear Foot		
104	1,999	L.F.	Furnish & Install 12-Inch PVC Water Line (AWWA C900, DR-18) By Open Cut With Class B+ Embedment complete in place, the sum of _____ _____ Dollars and _____ Cents per Linear Foot		

Item No.	Estimated Quantity	Unit	Description and Price in Words	Price in Figures	Extended Amount
105	60	L.F.	Furnish & Install 12-Inch PVC Water Line (AWWA C900, DR-18) By Open Cut With 24-Inch Steel Encasement Pipe (1/4-Inch Wall) complete in place, the sum of _____ _____ Dollars and _____ Cents per Linear Foot		
106	176	L.F.	Furnish & Install 8-Inch PVC Water Line (AWWA C900, DR-18) By Open Cut With Class B+ Embedment complete in place, the sum of _____ _____ Dollars and _____ Cents per Linear Foot		
107	15	Ea.	Furnish & Install 16-Inch Resilient Seated Gate Valve, Including Valve Stem Extension, Valve Box, & Valve Pad complete in place, the sum of _____ _____ Dollars and _____ Cents per Each		
108	16	Ea.	Furnish & Install 12-Inch Resilient Seated Gate Valve, Including Valve Stem Extension, Valve Box, & Valve Pad complete in place, the sum of _____ _____ Dollars and _____ Cents per Each		
109	7	Ea.	Furnish & Install 8-Inch Resilient Seated Gate Valve, Including Valve Stem Extension, Valve Box, & Valve Pad complete in place, the sum of _____ _____ Dollars and _____ Cents per Each		
110	10	Ea.	Furnish & Install Fire Hydrant Assembly Including Splash Pad, 6-Inch R.S. Gate Valve, DR-14 PVC, & Fittings complete in place, the sum of _____ _____ Dollars and _____ Cents per Each		

Item No.	Estimated Quantity	Unit	Description and Price in Words	Price in Figures	Extended Amount
111	1	Ea.	Furnish & Install 2-Inch Combination Air Release/Vacuume Valve complete in place, the sum of _____ _____ Dollars and _____ Cents per Each		
112	2	Ea.	Furnish & Install 6-Inch Blow Off Valve complete in place, the sum of _____ _____ Dollars and _____ Cents per Each		
113	1	Ea.	Furnish & Install 2-Inch Automatic Flush Valve Assembly complete in place, the sum of _____ _____ Dollars and _____ Cents per Each		
114	2	Ea.	Remove, Salvage & Deliver Existing Fire Hydrant to City Yard complete in place, the sum of _____ _____ Dollars and _____ Cents per Each		
115	10	S.Y.	Remove & Replace Existing Asphalt Pavement (Union Street Crossing) complete in place, the sum of _____ _____ Dollars and _____ Cents per Square Yard		
116	6	Ea.	Cut, Plug, & Abandon Existing Water Line complete in place, the sum of _____ _____ Dollars and _____ Cents per Each		
117	11	Ea.	Connect to Existing Water Line complete in place, the sum of _____ _____ Dollars and _____ Cents per Each		

Item No.	Estimated Quantity	Unit	Description and Price in Words	Price in Figures	Extended Amount
118	9	Ea.	Transfer Existing Water Service to New Water Main Between Meter Box & Proposed Water Line (1-Inch Service, AWWA C901 HDPE Polytube TDR-9) Including All Fittings & Meter Box complete in place, the sum of _____ _____ Dollars and _____ Cents per Each		
119	3	Ea.	Furnish & Install New 1-Inch Water Service to Vacant Lot (AWWA C901 HDPE Polytube TDR-9) Including All Fittings, Corp Stop, Plug & Meter Box complete in place, the sum of _____ _____ Dollars and _____ Cents per Each		
120	9	Ea.	Transfer Existing Water Service Between Meter Box & Residents (1-Inch Service, AWWA C901 HDPE Polytube TDR-9) By Licensed Plumber, Including All Fittings & Connection to Home Plumbing complete in place, the sum of _____ _____ Dollars and _____ Cents per Each		
121	8,465	S.Y.	Scarify, Remix, & Reshape Asphalt Pavement Surface & Base Material (TxDOT 251) complete in place, the sum of _____ _____ Dollars and _____ Cents per Square Yard		
122	9,327	S.Y.	Furnish & Install 6-Inch Flexible Base Type 'A', Grade 1 (TxDOT 247) complete in place, the sum of _____ _____ Dollars and _____ Cents per Square Yard		
123	168	Tons	Furnish CemLime (36 Lbs/S.Y.) complete in place, the sum of _____ _____ Dollars and _____ Cents per Ton		

Item No.	Estimated Quantity	Unit	Description and Price in Words	Price in Figures	Extended Amount
124	9,327	S.Y.	Construct 6-Inch CemLime Stabilized Subgrade complete in place, the sum of _____ _____ Dollars and _____ Cents per Square Yard		
125	1,397	Tons	Furnish & Install 3-Inches TxDOT Type "D" HMAC Surface Course (TxDOT 340) complete in place, the sum of _____ _____ Dollars and _____ Cents per Ton		
126	8,465	S.Y.	Furnish & Install Glaspave 25 Asphalt Reinforcement System Inclding Tack Coat complete in place, the sum of _____ _____ Dollars and _____ Cents per Square Yard		
127	23	L.F.	Remove & Dispose of Existing 24-Inch CMP Culvert Pipe complete in place, the sum of _____ _____ Dollars and _____ Cents per Linear Foot		
128	25	L.F.	Furnish & Install 24-Inch RCP Culvert Pipe (Class IV) complete in place, the sum of _____ _____ Dollars and _____ Cents per Linear Foot		
129	2	Ea.	Construct TxDOT CH-PW-0 Headwall on 24-Inch RCP Culvert complete in place, the sum of _____ _____ Dollars and _____ Cents per Each		

Item No.	Estimated Quantity	Unit	Description and Price in Words	Price in Figures	Extended Amount
130	75	C.Y.	Unclassified Channel Excavation for 24-Inch RCP Culvert & Headwalls complete in place, the sum of _____ _____ Dollars and _____ Cents per Cubic Yard		
131	2	Ac.	Furnish, Install, Water, & Establish Hydromulch Seeding complete in place, the sum of _____ _____ Dollars and _____ Cents per Acre		
132	1	L.S.	Furnish Erosion Control Plan complete in place, the sum of _____ _____ Dollars and _____ Cents per Lump Sum		
133	6	Mo.	Furnish, Install, Maintain, & Remove Erosion Control Measures complete in place, the sum of _____ _____ Dollars and _____ Cents per Month		
134	1	L.S.	Furnish Trench Safety Plan complete in place, the sum of _____ _____ Dollars and _____ Cents per Lump Sum		
135	5,817	L.F.	Implement Trench Safety Plan complete in place, the sum of _____ _____ Dollars and _____ Cents per Linear Foot		
136	1	L.S.	Furnish Traffic Control Plan complete in place, the sum of _____ _____ Dollars and _____ Cents per Lump Sum		
137	6	Mo.	Furnish, Install, Maintain, & Remove Traffic complete in place, the sum of _____ _____ Dollars and _____ Cents per Month		
TOTAL AMOUNT BID (Items 100 Through 137)					

In the event of the award of a contract to the undersigned, the undersigned bidder will be allowed ten (10) days from date of Notice of Award to furnish a Performance Bond (for the full amount of the contract) and a Payment Bond (where required) and to execute the Contract Documents. If and when the Bond is furnished and the Contract is executed, within the time allowed, the attached check or bid bond shall be returned to the undersigned bidder. In case of failure to furnish the required Bonds or execute the Contract within the time allowed, the Owner will be allowed to cash this check or make demand on this bond and retain the proceeds as payment for damages due to delay and other inconveniences suffered by the Owner.

The undersigned certifies that the bid prices contained in this proposal have been carefully checked and are submitted as correct and final.

NOTE: Prices must be shown in words and figures for each item listed in the proposal and in the event of discrepancy, the words shall control.

Receipt is hereby acknowledged for the following addenda to the contract documents:

Addendum No. 1 dated	_____	Received	_____
Addendum No. 2 dated	_____	Received	_____
Addendum No. 3 dated	_____	Received	_____
Addendum No. 4 dated	_____	Received	_____
Addendum No. 5 dated	_____	Received	_____

_____
Contractor

By: _____
(please print name)

Signature: _____

Title: _____

Seal and Authorization
(If a Corporation)

_____
Address

_____
City, County, State and Zip

_____
Telephone Fax No.

E-Mail Address: _____

ALL BIDDERS ARE NOTIFIED THAT THE FOLLOWING QUALIFICATION STATEMENT MUST BE COMPLETED AND SUBMITTED WITH THE BID.

Bidder's Qualifications

The bidder shall demonstrate that they have experience with similar projects. Similar projects are public works projects consisting of lift station and force main construction along with electrical equipment in the sizes (or larger) indicated in the plans.

The Contractor shall submit a list of Public Works Projects successfully completed within the last five years. This list shall include the names and contact information (include email address) of the Engineer who managed the projects for the Owner.

The information requested in the Qualification Statement of Bidders pages 2 through 6 must be provided along with ALL other information requested in the Bid for evaluation.

QUALIFICATION STATEMENT OF BIDDERS

SUBMITTED TO: City of Aubrey

Reviewed by: _____
Date Received: _____
Contractor: _____

CIRCLE ONE: ☐ Sole Proprietor ☐ Partnership ☐ Corporation ☐ Joint Venture

Name: _____ Partner: _____
Address: _____ Address: _____
City: _____ City: _____
Phone: _____ Phone: _____

PRINCIPAL PLACE OF BUSINESS: PRINCIPAL PLACE OF BUSINESS:

_____ _____
County State County State

IF THE CONTRACTOR IS A CORPORATION, FILL OUT THE FOLLOWING:

State of Incorporation: _____
Location of Principal Office: _____
Contact Persons at Office: _____

PERSON EXECUTING CONTRACTS ON BEHALF OF CORPORATION:

Name: _____ Address: _____
Title: _____ _____
Phone: _____ City State Zip
Email: _____

Names of Officers: (If Applicable) _____

_____

LIST NUMBER OF EMPLOYEES WORKING FOR CONTRACTOR: _____

LIST ALL EQUIPMENT TO BE USED ON THIS PROJECT: ***(PLEASE USE ATTACHMENT)***

NUMBER OF YEARS IN BUSINESS AS A GENERAL CONTRACTOR ON PROJECTS SIMILAR TO THIS PROJECT: _____

TYPE(S) OF WORK COMPLETED: (CIRCLE)

☐ Asphalt Paving ☐ Storm Sewer
☐ Concrete Paving ☐ Earth Work
☐ Channel Lining ☐ Water & Sanitary Sewer Lines
☐ Concrete Inlets/Boxes

Other: _____

COMMENTS: _____

_____

_____

_____

LIST RECENTLY COMPLETED PROJECTS OF THE TYPE OF WORK QUALIFYING FOR OR SIMILAR WORK, PLUS THE FOLLOWING INFORMATION FOR EACH PROJECT:

Project: _____

_____

_____

Owner/Engineer: _____

Year Built: _____ Contract Price: $ _____

Contact Person: _____ Phone: _____

Contact Email: _____

Project: _____

_____

_____

Owner/Engineer: _____

Year Built: _____ Contract Price: $ _____

Contact Person: _____ Phone: _____

Contact Email: _____

Project: _____

_____

_____

Owner/Engineer: _____

Year Built: _____ Contract Price: $ _____

Contact Person: _____ Phone: _____

Contact Email: _____

Project: _____

_____

_____

Owner/Engineer: _____

Year Built: _____ Contract Price: $ _____

Contact Person: _____ Phone: _____

Contact Email: _____

(USE ATTACHMENTS IF NECESSARY)

LIST CURRENT PROJECTS UNDER CONSTRUCTION, PLUS THE FOLLOWING INFORMATION FOR EACH PROJECT LISTED:

Project: _____

_____

_____

Owner/Engineer: _____

Percent Complete: _____ % Contract Price: $ _____

Contact Person: _____ Phone: _____

Contact Email: _____

Project: _____

_____

_____

Owner/Engineer: _____

Percent Complete: _____ % Contract Price: $ _____

Contact Person: _____ Phone: _____

Contact Email: _____

Project: _____

_____

_____

Owner/Engineer: _____

Percent Complete: _____ % Contract Price: $ _____

Contact Person: _____ Phone: _____

Contact Email: _____

Project: _____

_____

_____

Owner/Engineer: _____

Percent Complete: _____ % Contract Price: $ _____

Contact Person: _____ Phone: _____

Contact Email: _____

(USE ATTACHMENTS IF NECESSARY)

IF COMPANY IS UNDER NEW MANAGEMENT, PLEASE LIST NAMES OF STAFF AND QUALIFICATION AND/OR EXPERIENCE OF SAID PERSONS. ***(PLEASE USE ATTACHMENT.)***

HAVE YOU OR ANY PRESENT PARTNER(S) OR OFFICER(S) FAILED TO COMPLETE A CONTRACT?_____

IF SO, NAME OF OWNER AND/OR SURETY:

_____

CONTACT PERSON: _____ PHONE: _____

ARE THERE ANY UNSATISFIED DEMANDS UPON YOU AS TO YOUR ACCOUNTS PAYABLE? Yes ☐ No ☐

IF SO, GIVE NAMES, AMOUNTS, AND EXPLANATIONS:

_____

_____

_____

BANK REFERENCE: Bank: _____

Address: _____

City: _____ State: _____ Zip: _____

Contact Person: _____

Contact Email: _____

MUNICIPALITY REFERENCE: City: _____

Contact Person: _____ Position: _____

Address: _____ Phone: _____

In compliance with Invitation to Bid for above mentioned types of projects, the undersigned is submitting the information as required with the understanding that the purpose is only to assist in determining the qualifications for this organization to perform the type and magnitude of work designated, and further, guarantee the truth and accuracy of all statements made, and will accept your determination of qualifications without prejudice. The surety herein named, any other bonding company, bank, sub-contractor, supplier, or any other person(s), firm(s) or corporations with whom I (we) have done business, or who have extended any credit to me (us) are hereby authorized to furnish you with any information you may request concerning performance on previous work and my (our) credit standing with any of them; and I (we) hereby release any and all such parties from any legal responsibility whatsoever on account of having furnished such information to you.

Signed: _____ Title: _____

Company: _____ Date: _____

COPY TO LOCAL UNDERWRITING OFFICE OF PROPOSED SURETY

Name: _____ Phone: _____

Address: _____ City: _____ State: _____

QUALIFICATION STATEMENT OF BIDDER'S SURETY

SUBMITTED TO: City of Aubrey

BIDDER: _____
ADDRESS: _____
PHONE: _____

1. Has this surety furnished contract bonds on contracts now complete? _____

2. Has this surety furnished contract bonds on contracts now incomplete? _____

3. What is the maximum bonding capacity of this Contractor? _____

4. Is the current financial information on this Contractor satisfactory? _____

5. Does information obtained indicate accounts are paid when due? _____
   If not, give details:

   _____

   _____

6. Is it your opinion that the bidder has sufficient experience and financial resources to satisfactory perform the contract? _____

7. Provided this bidder does not assume other commitments or that you do not acquire further information that in your opinion will materially affect the bidder's capacity to perform this contract, will you furnish the bonds as specified?

   _____

REMARKS: _____

_____

_____

_____

SURETY: _____

SIGNED: _____

TITLE: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE: _____

(IN DUPLICATE)

VENDORS COMPLIANCE TO STATE LAW

Texas Government Code, Chapter 2252, Subchapter A provides that, in order to be awarded a contract as low bidder, non-resident bidders (out of state Contractors whose corporate offices or principal place of business are outside of the State of Texas) bid projects for construction, improvements, supplies or services in Texas at an amount lower than the lowest Texas resident bidder by the same amount that a Texas resident bidder would be required to underbid a non-resident bidder in order to obtain a comparable contract in the state in which the non-resident's principal place of business is located. The appropriate blanks in Section 4 must be filled out by all out-of-state or non-resident bidders in order for your bid to meet specifications. The failure of out-of-state or non-resident Contractors to do so will automatically disqualify that bidder. Resident bidders must check the box in Section B.

A. ☐ Non-resident vendors in _____ (give state), our principal place of business, are required to be _____ percent lower than resident bidders by state law. A copy of the statute is attached.

☐ Non-resident vendors in _____ (give state), our principal place of business, are not required to underbid resident bidders.

B. ☐ Our principal place of business or corporate office is in the State of Texas.

BIDDER/OFFEROR:

_____ By: _____
Company: (please print)

Address: _____ Signature: _____

_____ Title: _____
City State Zip (please print)

Phone: _____

THIS FORM MUST BE RETURNED WITH YOUR QUOTATION

STANDARD FORM OF AGREEMENT

STATE OF TEXAS }

COUNTY OF DENTON }

THIS AGREEMENT, made and entered into this _____ day of _____, A.D. 20____, by and between The City of Aubrey, Texas

of the County of Denton and State of Texas, acting through Its City Manager thereunto duly authorized so to do, Party of the First Part, hereinafter termed OWNER, and

of the City of _____, County of _____ and State of _____, Party of the Second Part, hereinafter termed CONTRACTOR.

WITNESSETH: That for and in consideration of the payments and agreements hereinafter mentioned, to be made and performed by the Party of the First Part (OWNER), and under the conditions expressed in the bond bearing even date herewith, the said Party of the Second Part (CONTRACTOR), hereby agrees with the said Party of the First Part (OWNER) to commence and complete the construction of certain improvements described as follows:

PHASE 2A – W5 12-INCH & 16-INCH WATER LINES
(DANE ST. GROUNDWATER WELL TO UNION PACIFIC RAILROAD)

and all extra work in connection therewith, under the terms as stated in the General Conditions of the Agreement and at his (or their) own proper cost and expense to furnish all the materials, supplies, machinery, equipment, tools, superintendence, labor, insurance, and other accessories and services necessary to complete the said construction, in accordance with the conditions and prices stated in the Proposal attached hereto, and in accordance with the Notice to Contractors, General and Special Conditions of Agreement, Plans and other drawings and printed or written explanatory matter thereof, and the Specifications and addenda therefor, as prepared by **Birkhoff, Hendricks & Carter, L.L.P., Professional Engineers, 11910 Greenville Ave., Suite 600, Dallas, Texas 75243** herein entitled the ENGINEER, each of which has been identified by the CONTRACTOR and the ENGINEER, together with the CONTRACTOR'S written Proposal, the General Conditions of the Agreement, and the Performance and Payment Bonds hereto attached; all of which are made a part hereof and collectively evidence and constitute the entire contract.

The CONTRACTOR hereby agrees to commence work within ten (10) days after the date written notice to do so shall have been given to him, and to complete the same, within **One Hundred Eighty (180) consecutive calendar days,** after the date of the written notice to commence work for the respective sections, subject to such extensions of time as are provided by the General and Special Conditions.

THE OWNER agrees to pay the CONTRACTOR in current funds the price or prices shown in the proposal, which forms a part of this contract, such payments to be subject to the General and Special Conditions of the contract.

IN WITNESS WHEREOF, the parties to these presents have executed this Agreement in the year and day first above written.

City of Aubrey, Texas	
Party of the First Part (OWNER)	Party of the Second Part (CONTRACTOR)
By: _____	**By:** _____
Attest: _____	**Attest:** _____

PERFORMANCE BOND

STATE OF TEXAS }
COUNTY OF DENTON }

Bond #_____

That _____, of the City of _____, County of _____, and State of _____, as principal, , and _____ authorized under the laws of the State of Texas to act as surety on bonds for principals, are held and firmly bound unto _____ (Owner), in the penal sum of _____ Dollars ($_____) for the payment whereof, the said Principal and Surety bind themselves, and their heirs, administrators, executors, successors and assigns, jointly and severally, by these presents:

Principal has entered into a certain written contract with the Owner, dated the _____ Day of _____, 20_____, to

PHASE 2A – W5 12-INCH & 16-INCH WATER LINES
(DANE ST. GROUNDWATER WELL TO UNION PACIFIC RAILROAD)

which contract is hereby referred to and made a part hereof as fully and to the same extent as if copied at length herein.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall faithfully perform said Contract and shall in all respects duly and faithfully observe and perform all and singular the covenants, conditions and agreements in and by said contract agreed and covenanted by the Principal to be observed and performed, and according to the true intent and meaning of said Contract and the Plans and Specifications hereto annexed, then this obligation shall be void; otherwise to remain in full force and effect;

PROVIDED, HOWEVER, that this bond is executed pursuant to the provisions of Texas Government Code, Chapter 2253, as amended, and Article 7.19-1 of the Insurance Code, as amended, and all liabilities on this bond shall be determined in accordance with the provisions of said Article to the same extent as if it were copied at length herein.

Surety, for value received, stipulates and agrees that no change, extension of time, alteration or addition to the terms of the contract, or to the work performed thereunder, or the plans, specifications, or drawings accompanying the same, shall in anyway affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the contract, or to the work to be performed thereunder.

IN WITNESS WHEREOF, the said Principal and Surety have signed and sealed this instrument this _____ day of _____, 20_____.

Principal	Surety
By: _____	**By:** _____
Title: _____	**Title:** _____
Address: _____	**Address:** _____
_____	_____

The name and address of the Resident Agent of Surety is _____

_____

* Not applicable for federal work. See "The Miller Act," 40 U.S.C. §270.

PAYMENT BOND

STATE OF TEXAS }
COUNTY OF DENTON }

Bond #_____

That _____, of the City of _____, County of _____, and State of _____, as principal, , and _____ authorized under the laws of the State of Texas to act as surety on bonds for principals, are held and firmly bound unto _____ (Owner), in the penal sum of _____ Dollars ($_____) for the payment whereof, the said Principal and Surety bind themselves, and their heirs, administrators, executors, successors and assigns, jointly and severally, by these presents:

Principal has entered into a certain written contract with the Owner, dated the _____ Day of _____, 20_____, to

PHASE 2A – W5 12-INCH & 16-INCH WATER LINES
(DANE ST. GROUNDWATER WELL TO UNION PACIFIC RAILROAD)

which contract is hereby referred to and made a part hereof as fully and to the same extent as if copied at length herein.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall pay all claimants supplying labor and material to him or a subcontractor in the prosecution of the work provided for in said contract, then, this obligation shall be void; otherwise to remain in full force and effect;

PROVIDED, HOWEVER, that this bond is executed pursuant to the provisions of Texas Government Code, Chapter 2253, as amended, and Article 7.19-1 of the Insurance Code, as amended, and all liabilities on this bond shall be determined in accordance with the provisions of said Article to the same extent as if it were copied at length herein.

Surety, for value received, stipulates and agrees that no change, extension of time, alteration or addition to the terms of the contract, or to the work performed thereunder, or the plans, specifications or drawings accompanying the same, shall in anywise affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the contract, or to the work to be performed thereunder.

IN WITNESS WHEREOF, the said Principal and Surety have signed and sealed this instrument this _____ day of _____, 20_____.

Principal	Surety
By: _____	**By:** _____
Title: _____	**Title:** _____
Address: _____	**Address:** _____
_____	_____

The name and address of the Resident Agent of Surety is _____

_____

MAINTENANCE BOND

Bond #_____

THE STATE OF TEXAS }
COUNTY OF DENTON }

THAT _____, as Principal, and _____, a Corporation organized under the laws of _____, as sureties, do hereby expressly acknowledge themselves to be held and bound to pay unto the City of Aubrey, a Municipal Corporation, Texas, the sum of _____ Dollars and _____ Cents ($ _____), which this amount is **100** **%** of the total contract amount of ($ _____), for the payment of which sum will and truly be made unto said City of Aubrey, Texas, and its successors, said principal and sureties do hereby bind themselves, their assigns and successors jointly and severally.

THIS obligation is conditioned; however, that whereas, the said _____ has this day entered into a written contract with the said City of Aubrey, Texas to build and construct _____

PHASE 2A – W5 12-INCH & 16-INCH WATER LINES
(DANE ST. GROUNDWATER WELL TO UNION PACIFIC RAILROAD)

which contract and the plans and specifications therein mentioned, adopted by the City of Aubrey, Texas are hereby expressly made a part thereof as through the same were written and embodied herein.

WHEREAS, under the plans, specifications, and contract, it is provided that the Contractor will maintain and keep in good repair, the work herein contracted to be done and performed, for a period of two (2) years from the date of final acceptance by the **City of Aubrey, Texas** of said work, and to do all necessary repairs and/or reconstructing in whole or in part of said improvements that should be occasioned by settlement of foundation, defective workmanship or materials furnished in the construction or any part thereof or any of the accessories thereto constructed by the Contractor. It being understood that the purpose of this section is to cover all defective conditions arising by reason of defective material and charge the same against the said Contractor, and sureties on this obligation, and the said Contractor and sureties hereon shall be subject to the liquidation damages mentioned in said contract for each day's failure on its' part to comply with the terms of said provisions of said contract. Now, therefore, if the said Contractor shall keep and perform its' said agreement to maintain said work and keep the same in repair for the said maintenance period of two (2) years, as provided, then these presents shall be null and void, and have not further effect, but if default shall be made by the said Contractor in the performance of its' contract to so maintain and repair said work, then these presents shall have full force and effect, and said **City of Aubrey, Texas** shall have and receive from the said Contractor and its' principal and sureties damages in the premises, as provided; and it is further agreed that this obligation shall be a continuing one against the principal and sureties, hereon, and that successive recoveries may be and had hereon for successive branches until the full amount shall have been exhausted; and it is further understood that the obligation herein to maintain said work shall continue throughout said maintenance period, and the same shall not be changed, diminished or in any manner affected from any cause during said time.

IN WITNESS THEREOF, the said _____ has caused these presents to be executed by _____ and the said _____ has caused these presents to be executed by its' Attorney in fact and the said Attorney in fact _____, has hereunto set his hand, the _____ day of _____, 20_____.

SURETY: _____

By: _____

WITNESS: _____

PRINCIPAL: _____

By: _____

ATTEST: _____
Secretary

NOTE: Date of Maintenance Bond must not be prior to date of Contract.

CONTRACTOR'S AFFIDAVIT OF FINAL PAYMENT AND RELEASE

THE STATE OF TEXAS §
§
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ ("Affiant"), who, after being by me duly sworn, deposes and says that he is _____, of _____ (corporation, partnership, trade name) of _____ County, State of Texas (the "Contractor"), which said Contractor was awarded the contract dated the _____ day of _____ 20 _____, for the construction of **PHASE 2A – W5 12-INCH & 16-INCH WATER LINES (DANE ST. GROUNDWATER WELL TO UNION PACIFIC RAILROAD)** in _____ (the "Work"), for a total consideration of _____ Dollars to be paid to the said Contractor (the "Contract"), and that Affiant has full power of authority to make this affidavit.

That _____ (the "Owner") has approved the final estimate on said Work, and that the said Contractor has fully satisfied and paid any and all claims that may be covered by Chapter 53 of the Texas Property Code, and Article 5160 of the Revised Civil Statutes of the State of Texas, or any other applicable statutes or charter provisions, and that all just bills for labor and materials have been paid and discharged by said Contractor insofar as they pertain to the Work in question.

That in addition to any funds which may have been previously paid by the Owner, the Contractor hereby accepts the amount of _____ Dollars as **FULL AND FINAL PAYMENT** under the aforementioned Contract, and hereby waives and releases any right Affiant and/or the Contractor may have to pursue claims of any nature against the Owner arising out of or in any manner connected with the performance of the Work and/or the Contract, including but not limited to claims of third parties that supplied material and/or labor for the Work for or through the Contractor ("Subcontractors"), as well as claims for delay, additional compensation or for recovery of liquidated damages which may have been withheld by the Owner. The Contractor shall defend, hold harmless and indemnify the Owner from any such claims of such Subcontractors. The Contractor further releases the Owner from any claim or liability arising from any act or neglect of the Owner related to or connected with the Contract. This affidavit is given pursuant to the final payment provisions of the Contract, and shall not be deemed to alter or modify the terms and provisions of said Contract.

By _____
(Affiant)

_____
(Printed Name)

SUBSCRIBED AND SWORN TO BEFORE ME, this the _____ day of _____, A.D. 20_____.

_____
(Notary Public, in and for the State of Texas)

_____
(Printed Name of Notary)

My Commission Expires _____

CERTIFICATE OF INSURANCE(S)

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
	PHONE (A/C, No, Ext):	FAX (A/C, No):
	E-MAIL ADDRESS:	

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A :	
	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
	☐ CLAIMS-MADE ☐ OCCUR						MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
							GENERAL AGGREGATE	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						PRODUCTS - COMP/OP AGG	$
	☐ POLICY ☐ PRO-JECT ☐ LOC							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ☐ NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						☐ WC STATU-TORY LIMITS ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ **(Mandatory in NH)**	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

SAMPLE

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER	CANCELLATION
	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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INSURANCE BINDER

DATE (MM/DD/YYYY)

THIS BINDER IS A TEMPORARY INSURANCE CONTRACT, SUBJECT TO THE CONDITIONS SHOWN ON THE REVERSE SIDE OF THIS FORM.

AGENCY	COMPANY	BINDER #

EFFECTIVE DATE	TIME	EXPIRATION DATE	TIME
	☐ AM ☐ PM		☐ 12:01 AM ☐ NOON

PHONE (A/C, No, Ext):
FAX (A/C, No):
CODE:
SUB CODE:
AGENCY CUSTOMER ID:

☐ THIS BINDER IS ISSUED TO EXTEND COVERAGE IN THE ABOVE NAMED COMPANY
PER EXPIRING POLICY #:

INSURED

DESCRIPTION OF OPERATIONS/VEHICLES/PROPERTY (Including Location)

COVERAGES

LIMITS

TYPE OF INSURANCE	COVERAGE/FORMS	DEDUCTIBLE	COINS %	AMOUNT
PROPERTY CAUSES OF LOSS ☐ BASIC ☐ BROAD ☐ SPEC				
GENERAL LIABILITY ☐ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS MADE ☐ OCCUR	RETRO DATE FOR CLAIMS MADE:	EACH OCCURRENCE		$
		DAMAGE TO RENTED PREMISES		$
		MED EXP (Any one person)		$
		PERSONAL & ADV INJURY		$
		GENERAL AGGREGATE		$
		PRODUCTS - COMP/OP AGG		$
VEHICLE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ☐ NON-OWNED AUTOS	**SAMPLE**	COMBINED SINGLE LIMIT		$
		BODILY INJURY (Per person)		$
		BODILY INJURY (Per accident)		$
		PROPERTY DAMAGE		$
		MEDICAL PAYMENTS		$
		PERSONAL INJURY PROT		$
		UNINSURED MOTORIST		$
				$
VEHICLE PHYSICAL DAMAGE DED ☐ COLLISION: ☐ OTHER THAN COL:	☐ ALL VEHICLES ☐ SCHEDULED VEHICLES	☐ ACTUAL CASH VALUE ☐ STATED AMOUNT		$
GARAGE LIABILITY ☐ ANY AUTO		AUTO ONLY - EA ACCIDENT		$
		OTHER THAN AUTO ONLY: EACH ACCIDENT		$
		AGGREGATE		$
EXCESS LIABILITY ☐ UMBRELLA FORM ☐ OTHER THAN UMBRELLA FORM	RETRO DATE FOR CLAIMS MADE:	EACH OCCURRENCE		$
		AGGREGATE		$
		SELF-INSURED RETENTION		$
WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY		☐ WC STATUTORY LIMITS		
		E.L. EACH ACCIDENT		$
		E.L. DISEASE - EA EMPLOYEE		$
		E.L. DISEASE - POLICY LIMIT		$
SPECIAL CONDITIONS / OTHER COVERAGES		FEES		$
		TAXES		$
		ESTIMATED TOTAL PREMIUM		$

NAME & ADDRESS

	☐ MORTGAGEE ☐ ADDITIONAL INSURED
	☐ LOSS PAYEE
	LOAN #
	AUTHORIZED REPRESENTATIVE

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AGENCY CUSTOMER ID: _____

CONDITIONS

This Company binds the kind(s) of insurance stipulated on the reverse side. The Insurance is subject to the terms, conditions and limitations of the policy(ies) in current use by the Company.

This binder may be cancelled by the Insured by surrender of this binder or by written notice to the Company stating when cancellation will be effective. This binder may be cancelled by the Company by notice to the Insured in accordance with the policy conditions. This binder is cancelled when replaced by a policy. If this binder is not replaced by a policy, the Company is entitled to charge a premium for the binder according to the Rules and Rates in use by the Company.

Applicable in California

When this form is used to provide insurance in the amount of one million dollars ($1,000,000) or more, the title of the form is changed from "Insurance Binder" to "Cover Note".

Applicable in Colorado

With respect to binders issued to renters of residential premises, home owners, condo unit owners and mobile home owners, the insurer has thirty (30) business days, commencing from the effective date of coverage, to evaluate the issuance of the insurance policy.

Applicable in Delaware

The mortgagee or Obligee of any mortgage or other instrument given for the purpose of creating a lien on real property shall accept as evidence of insurance a written binder issued by an authorized insurer or its agent if the binder includes or is accompanied by: the name and address of the borrower; the name and address of the lender as loss payee; a description of the insured real property; a provision that the binder may not be canceled within the term of the binder unless the lender and the insured borrower receive written notice of the cancellation at least ten (10) days prior to the cancellation; except in the case of a renewal of a policy subsequent to the closing of the loan, a paid receipt of the full amount of the applicable premium, and the amount of insurance coverage.

Chapter 21 Title 25 Paragraph 2119

Applicable in Florida

Except for Auto Insurance coverage, no notice of cancellation or nonrenewal of a binder is required unless the duration of the binder exceeds 60 days. For auto insurance, the insurer must give 5 days prior notice, unless the binder is replaced by a policy or another binder in the same company.

Applicable in Maryland

The insurer has 45 business days, commencing from the effective date of coverage to confirm eligibility for coverage under the insurance policy.

Applicable in Michigan

The policy may be cancelled at any time at the request of the insured.

Applicable in Nevada

Any person who refuses to accept a binder which provides coverage of less than $1,000,000.00 when proof is required: (A) Shall be fined not more than $500.00, and (B) is liable to the party presenting the binder as proof of insurance for actual damages sustained therefrom.

Applicable in the Virgin Islands

This binder is effective for only ninety (90) days. Within thirty (30) days of receipt of this binder, you should request an insurance policy or certificate (if applicable) from your agent and/or insurance company.

CONFLICT OF INTEREST QUESTIONNAIRE

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor or other person doing business with local governmental entity

This questionnaire is being filed in accordance with chapter 176 of the Local Government Code by a person doing business with the governmental entity.

By law this questionnaire must be filed with the records administrator of the local government not later than the 7th business day after the date the person becomes aware of facts that require the statement to be filed. *See* Section 176.006, Local Government Code.

A person commits an offense if the person violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor.

OFFICE USE ONLY

Date Received

1 **Name of person doing business with local governmental entity.**

2

☐ **Check this box if you are filing an update to a previously filed questionnaire.**

(The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than September 1 of the year for which an activity described in Section 176.006(a), Local Government Code, is pending and not later than the 7th business day after the date the originally filed questionnaire becomes incomplete or inaccurate.)

3 **Describe each affiliation or business relationship with an employee or contractor of the local governmental entity who makes recommendations to a local government officer of the local governmental entity with respect to expenditure of money.**

4 **Describe each affiliation or business relationship with a person who is a local government officer and who appoints or employs a local government officer of the local governmental entity that is the subject of this questionnaire.**

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor or other person doing business with local governmental entity

FORM CIQ
Page 2

5 **Name of local government officer with whom filer has affilitation or business relationship. (Complete this section only if the answer to A, B, or C is YES.)**

This section, item 5 including subparts A, B, C & D, must be completed for each officer with whom the filer has affiliation or business relationship. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer named in this section receiving or likely to receive taxable income from the filer of the questionnaire?

☐ Yes ☐ No

B. Is the filer of the questionnaire receiving or likely to receive taxable income from or at the direction of the local government officer named in this section AND the taxable income is not from the local governmental entity?

☐ Yes ☐ No

C. Is the filer of this questionnaire affiliated with a corporation or other business entity that the local government officer serves as an officer or director, or holds an ownership of 10 percent or more?

☐ Yes ☐ No

D. Describe each affiliation or business relationship.

6 **Describe any other affiliation or business relationship that might cause a conflict of interest.**

7

Signature of person doing business with the governmental entity

Date

FORM 1295 INSTRUCTIONS

Certificate of Interested Parties

www.ethics.state.tx.us/File

Implementation of House Bill 1295

Certificate of Interested Parties (Form 1295):

In 2015, the Texas Legislature adopted House Bill 1295, which added section 2252.908 of the Government Code. The law states that a governmental entity or state agency may not enter into certain contracts with a business entity unless the business entity submits a disclosure of interested parties to the governmental entity or state agency at the time the business entity submits the signed contract to the governmental entity or state agency.

The law applies (with a few exceptions) only to a contract between a business entity and a governmental entity or state agency that either (1) requires an action or vote by the governing body of the entity or agency before the contract may be signed or (2) has a value of at least $1 million. The disclosure requirement applies to a contract entered into on or after January 1, 2016.

Changed or Amended Contracts:

Form 1295 is only required for a change made to an existing contract in certain circumstances: (1) if a Form 1295 was not filed for the existing contract, then a filing is only required if the changed contract either requires an action or vote by the governing body or the value of the changed contract is at least $1 million; or (2) if a Form 1295 was filed for the existing contract, then another filing is only required for the changed contract if there is a change to the information disclosed in the Form 1295, the changed contract requires an action or vote by the governing body, or the value of the changed contract increases by at least $1 million.

As required by law, the Commission adopted the Certificate of Interested Parties form (Form 1295) on October 5, 2015. The Commission also adopted rules (Chapter 46) to implement the law. The Commission does not have any additional authority to enforce or interpret section 2252.908 of the Government Code.

Filing Process:

A business entity must use the Form 1295 filing application the Commission created to enter the required information on Form 1295 and print a copy of the completed form. Once entered into the filing application, the completed form will include a unique certification number, called a “certification of filing.”

An authorized agent of the business entity must sign the printed copy of the form affirming under the penalty of perjury that the completed form is true and correct.

The completed, printed, and signed Form 1295 bearing the unique certification of filing number must be filed with the governmental body or state agency with which the business entity is entering into the contract.

Acknowledgement by State Agency or Governmental Entity:

The governmental entity or state agency must acknowledge receipt of the filed Form 1295 with the certification of filing, using the Commission's filing application, not later than the 30th day after the date the governing body or state agency receives the Form 1295. The Commission will post the completed Form 1295 to its website within seven business days after the governmental entity or state agency acknowledges receipt of the form.

Additional Information:

Section 2252.908, Government Code.

Certificate of Interested Parties (Form 1295)**
****This is a sample form for illustration purposes only. DO NOT FILL OUT THIS SAMPLE FORM. Form 1295 MUST BE FILED ELECTRONICALLY! Paper copies and PDF copies of this sample form are not accepted!**

Chapter 46, Ethics Commission Rules (includes new rule 46.4, regarding changes to contracts, which went into effect on January 1, 2017)

Frequently Asked Questions

Last Revision: December 21, 2017

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

OFFICE USE ONLY

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

4 Name of Interested Party	City, State, Country (place of business)	Nature of Interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____ County, State of _____ , on the _____ day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

ADD ADDITIONAL PAGES AS NECESSARY

Must file online at www.ethics.state.tx.us/File

CONSTRUCTION STAKING CERTIFICATION

CONSTRUCTION STAKING

Control for the project has been set by the Engineer and control is shown in the Construction Plans.

Contractor shall complete all construction staking. Cut sheets shall be provided to the inspector.

Prior to commencement of the work by the Contractor, the Contractor shall submit an electronic digital file (.DWG or .DXF format) containing a minimum of two Birkhoff, Hendricks & Carter, L.L.P. control points and this certification form stating that the construction staking is tied to the project control points established in the Plans.

The Engineer will review Contractor's electronic survey file to verify that the survey file is tied to the project control.

I, _____ of _____
(Surveyor's Name *(Company)*

certifies that all construction staking is tied to the project control system.

_____ _____ _____
Signature Date Printed Name

Note: To be submitted when construction staking control and cut sheet staking commences.

CITY OF AUBREY, TEXAS

GENERAL PROVISIONS
TO THE
NORTH CENTRAL TEXAS STANDARD SPECIFICATIONS
FOR PUBLIC WORKS CONSTRUCTION

PART I - GENERAL PROVISIONS

DIVISION 1: PROPOSAL REQUIREMENTS AND OTHER GENERAL CONDITIONS

The General Provisions of the North Central Texas Standard Specifications shall be modified and clarified by the addition to the following requirements to the various items. Except when specifically stated, none of the requirements of the General Provisions shall be deleted.

ITEM 102.11. REJECTION OF PROPOSALS

Change the second sentence of Item 102.11 to read: "Proposal shall be rejected for any of the following specific reasons, but not necessarily limited thereto:"

ITEM 102.12. DISQUALIFICATION OF BIDDERS

Change the first sentence of Item 102.12 to read, "Bidders may be disqualified and their proposal not considered for any of the following specific reasons, but not necessarily limited thereto:"

ITEM 103.2. AWARD OF CONTRACT

It is the intention of the Owner to award a contract for the work included in this project on the basis of the lowest acceptable bid submitted by a qualified bidder, as determined by the Owner.

Within ten (10) working days after the bid opening, the low bidder shall submit such evidence as the Owner may require establishing the bidder's qualifications to satisfactorily perform the work included in this project. Information that may be required shall include the following:

(1) Current Financial Statement.

(2) Letter of Auditor's opinion.

(3) Previous years Balance Sheet, Income Statement and Change of Financial Position.

(4) List of projects that have been satisfactorily completed by the Bidder that are of the same general type as included in this contract, together with names, addresses and phone numbers or persons familiar with this work.

(5) Other information that may be pertinent to the Bidder's Qualifications.

Should the bidder fail to produce evidence satisfactory to the Owner on any of the foregoing points he may be disqualified and the work awarded to the next bidder so qualifying.

The Owner will notify the successful bidder, in writing, within sixty (60) days after the date of receiving bids, of the acceptance of the proposal. The Contractor or Contractors shall complete execution of the required Bonds and Contract within ten (10) days of such notice.

ITEM 103.3. SURETY BONDS

Performance Payment and Other Bonds

Contractor shall furnish Performance and Payment Bonds as security for the faithful performance and payment of all his obligations under the Contract Documents. These Bonds shall be, at all times, in amounts equal to the total Contract Price (100%), and in such form as set forth in the Contract Documents and with such corporate sureties as are licensed to conduct business in the state where the Project is located and, are named in the current list of "Surety Companies Acceptable on Federal Bonds" as published in the Federal Register by the Audit Staff Bureau of Accounts, U.S. Treasury Department. The Performance and Payment Bonds shall be expanded to include any extension of the Contract Period of total Price.

If the surety on any Bond furnished by Contractor is declared bankrupt or becomes insolvent or its right to do business in terminated in any state where any part of the Project is located in revoked, Contractor shall within five (5) days thereafter substitute another Bond and surety, both of which may be acceptable to the City.

Additional Bonds

Prior to delivery of the executed Contract by City to the Contractor, City may require CONTRACTOR to furnish such other Bonds in such form and with such sureties as the City may require.

ITEM 103.4. INSURANCE

Add the following:

Additional Insurance

Prior to delivery of the executed Contract by City to the Contractor, City may require CONTRACTOR to furnish such additional insurance in such form and with such insurers as the City may require.

ITEM 103.6. NOTICE TO PROCEED AND COMMENCEMENT OF WORK

Upon Owner's receipt of the executed Contract and the required insurance and surety bonds, a Notice to Proceed shall be issued by the Owner indicating the date upon which the Contract time shall start and the projected date of completion. The Owner will attempt to provide the work order within the time specified in the Specifications. The Contractor shall commence work within 10-days from the date specified in the written work order. No work shall commence before the notice to proceed has been issued.

ITEM 104.2. CHANGE OF MODIFICATION OF CONTRACT

Item 104.2.3. Extra Work

No work shall be undertaken which requires extra payment without having an executed change order approved by the Contractor and the Owner, except when so ordered in writing.

ITEM 105.1. CONTRACT OF DOCUMENTS

Item 105.1.1. Priority of Contract Documents

Revise this item to read:

In case of conflict between contract documents, priority of interpretation shall be in the following order: signed agreement, performance and payment bonds, addenda, special conditions, project drawings and specifications, City of Aubrey

Special Provisions to the Standard Specifications for Public Works Construction - North Central Texas, standard drawings, advertisement for bids, contractor's bid proposal and bid form.

Item 105.1.3. Contract Drawings and Specifications

In general, the number of copies of the plans and specifications furnished to the Contractor shall be limited to five (5). Additional copies may be obtained at cost of reproduction.

ITEM 105.2. WORKMANSHIP, WARRANTIES AND GUARANTEES

Item 105.2.2. Special Warranty

Add the following:

The Contractor shall provide a Maintenance Bond in the amount of one hundred percent (100%) of the total amount of the contract guaranteeing the work in accordance with the plans and specifications for a period of two (2) years after acceptance by the City of Aubrey. This bond shall provide for repair and/or replacement of all. defects due to faulty material and workmanship that appear within a period of two (2) years from the date of completion and acceptance of the improvements by the City of Aubrey.

ITEM 105.3 SHOP DRAWINGS, PRODUCT DATA AND SAMPLES

Review of Shop Drawings by the Engineer shall be of the sole purpose of determining the sufficiency of the said drawings or schedules to result in finished improvements in conformance with the plans and specifications, and shall not relieve the Contractor of his duty as an independent contractor. It being understood and agreed that the Engineer does not assume any duty to pass upon the propriety or adequacy of such drawings or schedules or any means or methods reflected thereby in relation to the safety of either person or property during the Contractor's performance hereunder.

ITEM 105.4 CONSTRUCTION STAKES

Delete this section in its entirety. The Contractor shall be responsible for setting any field construction staking.

ITEM 105.9. INSPECTION

Item 105.9.2 Final Inspection

Within ten (10) days after the Contractor has given the Engineer written notice that the work has been completed, or substantially completed, the Engineer and the Owner shall inspect the work and within said time, if the work be found to be completed or substantially completed in accordance with the Contract Documents, the Engineer shall issue to the Owner and the Contractor his Certificate of Completion, and there upon it shall be the duty of the Owner within ten (10) days to insure a Certificate of acceptance of the work to the Contractor or to advise the Contractor in writing of the reason for non-acceptance.

ITEM 105.10 ACCEPTANCE

Within ten (10) days after the Contractor has given the Engineer written notice that the work has been completed, or substantially completed, the Engineer and the Owner shall inspect the work and within said time, if the work be found to be completed or substantially completed in accordance with the Contract Documents, the Engineer shall issue to the Owner and the Contractor his Certificate of Completion, and there upon it shall be the duty of the Owner within

ten (10) days to insure a Certificate of acceptance of the work to the Contractor or to advise the Contractor in writing of the reason for non-acceptance.

Definition of Substantially Complete: The date of substantial completion of a project or specified area of a project is the date when the construction is sufficiently completed, in accordance with the contract documents, as modified by any change order agreed to by the parties, so that the Owner can occupy or utilize the project or specified area of the project for the use for which it was intended.

ITEM 107.2. INDEMNIFICATION

Delete Item 1.22.2 in its entirety and substitute therefore the following:

The Contractor and his sureties shall indemnify, defend and save harmless the OWNER and all of its officers, agents and employees, ENGINEER and all of its officers and employees from all suits, actions or claims of any character, name and description brought for or on account of any injuries, including death or damages received or sustained by any person, persons or property on account of the operations of the Contractor, his agents, employees or subcontractors; or on account of any negligent act or fault of the Contractor, his agents, employees or subcontractors in the execution of said contract; or on account of the failure of the Contractor to provide the necessary barricades, warning lights or signs; and shall be required to pay any judgment, with cost, which may be obtained against the Owner or Engineer growing out of such injury, including death or damage.

ITEM 107.9. PERFORMANCE OF THE WORK

Add the following to the end of the first paragraph: "regardless of the expected completion date set forth in the Contract Documents."

At such time as actual construction has been started, the work will not be stopped or delayed without written permission of the Owner, excluding delays caused by adverse weather conditions. The Contractor shall maintain at all times sufficient equipment and personnel on the project to produce satisfactory progress during the construction period.

ITEM 107.13. EQUAL EMPLOYMENT OPPORTUNITY

Delete the last paragraph in this item in its entirety (107.13.5. – Reports).

ITEM 107.14. STATE AND LOCAL SALES AND USE TAXES

The OWNER qualifies for exemption from the state and local sales and use taxes, pursuant to the provisions of Section 151.309 of the Texas Limited Sales, Excise and Use Tax Act. Therefore, the Contractor shall not pay such taxes which would otherwise be payable in connection with the performance of this contract.

The Contractor shall issue an exemption certificate in lieu of the tax on the purchase, rental or lease of:

a) all materials, supplies, equipment and other tangible personal property incorporated into the real property being improved; and

b) all materials, supplies, equipment and other tangible personal property used or consumed by the Contractor in performing the contract with the Owner.

Materials and supplies "used in the performance of a contract" include only those materials actually incorporated into the property being improved and those supplies directly used to incorporate such materials into the property being improved. Overhead supplies and supplies

used indirectly or only incidental to the performance of the contract with the Owner are not included in the exemption.

Under "reasons said purchaser is claiming this exemption: in the exemption certificate, the Contractor must name the Owner and the project for which the equipment, materials and supplies are being purchased, leased or rented.

ITEM 107.19. PROTECTION OF WORK AND OF PERSONS AND PROPERTY

Item 107.19.2. Protection of Persons and Property

The Contractor shall at all times exercise reasonable precautions for the safety of employees and others on or near the work and shall comply with all applicable provisions of Federal, State, and Municipal safety laws and building and construction codes. All machinery and equipment and other physical hazards shall be guarded in accordance with the "Manual of Accident Prevention in Construction" of the Associated General Contractors of America except where incompatible with Federal, State, and Municipal laws or regulations. The Contractor shall provide such machinery, guards, safe walkways, ladders, bridges, gangplanks, and other safety devices. The safety precautions actually taken and their adequacy shall be the sole responsibility, of the Contractor, acting at his discretion as an independent contractor.

MATERIALS AND CONSTRUCTION METHODS

STANDARDS:
All work included as a part of this contract shall be performed in accordance with the Standard Specifications for Public Works Construction - North Central Texas, 4"' Edition, dated 2004, except where noted otherwise in the City of Aubrey's supplemental "Special Provisions", the Special Conditions, and the Special Specifications included in these Specifications and Contract Documents.

NOTE: The * symbol specifies that this item is also covered in the City of City of Aubrey's "Special Provisions" to the "Standard Specifications for Public Works Construction, North Central Texas". These Special Provisions are additional and modify the "Standard Specifications".

Item # Subject

DIVISION 200 – SITE PROTECTION & PREPARATION

201. Temporary Erosion, Sedimentation & Water Pollution Prevention & Control
201.1. Description
201.2. Items of Work and Materials
201.3. Pre-construction Submittals
201.4. Construction Requirements
201.5. Silt Fence
201.6. Interceptor Swale
201.7. Diversion Dike
201.8. Triangular Sediment Filter Dike
201.9. Check Dam (Rock)
201.10. Check Dam (Sandbag)
201.11. Stabilized Construction Entrance
201.12. Stone Outlet Sediment Trap
201.13. Pipe Slope Drain
201.14. Inlet Protection
201.15. Erosion Control Blankets
201.16.*Mulching
201.17. Measurement and Payment

202. Landscaping
202.1. Removal, Protection & Replacement of Trees, Shrubbery, Plants, Sod, and Other Vegetation
202.2. Topsoil
202.3. Soil Amendments
202.4. Fertilizer
202.5. Sodding
202.6.* Seeding Turf-grass
202.7. Rejection

203. Site Preparation
203.1. Determining Location & Protection of Existing Structures and Utilities
203.2. Maintenance of Streets During Construction
203.3. General Site Preparation
203.4. Unclassified Street Excavation

Item # Subject
203.5. Unclassified Channel Excavation
203.6. Borrow
203.7.* Embankment
203.8 Dust Control

DIVISION 300 — ROADWAY CONSTRUCTION

301. Subgrade, Subbase & Base Preparation
301.1. General
301.2.* Lime Treatment
301.3.* Portland Cement Treatment
301.4. Asphalt Emulsion Treatment
301.5. Flexible Sub-base or Base (Crushed Stone / Concrete)
301.6. Geo-textiles Used in Paving Applications

302. Asphalt Pavement
302.1. Description
302.2. Aggregates for Hot-Mix Asphalt pavement
302.3. Bituminous Materials
302.4. Fibrous Reinforcement for Asphalt
302.5. Storage, Heating & Application Temperature of Bituminous Materials
302.6. Emulsified Asphalt Treatment
302.7. Prime Coat
302.8. Asphalt Base Course
302.9. Hot-Mix Asphalt Pavement
302.10. Measurement and Payment

303. Portland Cement Concrete Pavement
303.1. Description
303.2.* Portland Cement Concrete Pavement Materials
303.3. Mix Design and Mixing Concrete
303.4. Equipment
303.5. Construction Methods
303.6. Alley Paving
303.7. Pavement Leave-outs
303.8.* Pavement Testing and Evaluation
303.9. Measurement and Payment

Item #Subject
304. PAVING UNITS
304.1. Solid Concrete Interlocking Paving Units
305. Miscellaneous Roadway Construction
305.1.* Concrete Curb and Gutter
305.2. Concrete Sidewalks, Driveway Approaches, and Barrier Free Ramps
305.3. Concrete Medians
305.4. Reinforced Concrete Headers
DIVISION 400 – ROADWAY MAINTENANCE & REHABILITATION
401. Crack Sealing
401.1. General
401.2. Materials
401.3. Methods
402. Pavement Cut, Excavation and Repair
402.1. General Requirements
402.2. Minimum Size of Repair
402.3. Sawing
402.4. Replacing Paved Surfaces
403. Asphaltic Pavement Repair
403.1. Description
403.2. Materials and Mixing
403.3. Methods
403.4. Measurement and Payment
404. Surface Treatment
404.1. Description
404.2. General
404.3. Slurry Seals and Micro-(Re)Surfacing
404.4. Bituminous Surface Treatment (Chip Seal)
405 Ultra-Thin Concrete Paving (White Topping)
405.1. Description
405.2. Materials
405.3. Construction Methods
405.4. Measurement
405.5. Payment
DIVISION 500 – UNDERGROUND CONSTRUCTION & APPURTENANCES
501.* Underground Conduit Materials
501.1. General
501.2. Clay Wastewater Pipe
501.3. Vitrified Clay Pipe for Micro-tunneling, slip-lining, Pipe Bursting, and Tunnels
501.4.* Concrete Pressure Pipe and Fittings
501.5.* Reinforced Concrete Wastewater Pipe with Rubber Gasket Joints
501.6. Reinforced Concrete Culvert, Storm Drain, Pipe and Box Section

Item #Subject
501.7.* Ductile-Iron Pressure Pipe and Fittings
501.8. Ductile-Iron Pipe for Pipe Rehabilitation
501.9.* Steel Pipe and Fittings
501.10. Seamless Copper Tubing
501.11. Corrugated Metal Pipe or Arch Shapes
501.12. Structural Plate Structures
501.13. Tunnel Liner Plates
501.14. Polyvinyl Chloride (PVC) Water Pipe
501.15. Polyvinyl Chloride (PVC) Pressure-Rated Pipe (SDR Series)
501.16. Molecularly Oriented Polyvinyl Chloride (PVCO) Water Pipe
501.17. Polyvinyl Chloride (PVC) Wastewater Pipe & Fittings with Dimension Control
501.18. Polyvinyl Chloride (PVC) Profile Gravity Wastewater Pipe and fittings – for Direct Bury and Slip-lining Applications
501.19. PVC Composite Pipe for Wastewater Conduits
501.20. Polyvinyl Chloride (PVC) Corrugated Storm Water Pipe with Smooth Interior and Fittings
501.21. Solid Wall Polyethylene Plastic Pipe for Water, Wastewater, and Pipe Rehabilitation
501.22. Polyethylene (PE) Large Diameter Wastewater Pipe with Modified Wall Profiles & Performance Standards
501.23. Polyethylene (PE) Corrugated Drainage Tubing and Corrugated Smooth Lined Storm Water Pipe and Fittings
501.24. Fiberglass (Glass-Fiber-Reinforced Thermosetting-Resin) Wastewater Pipe
502. Appurtenances
502.1. Manholes
502.2. Wastewater Main Cleanouts
502.4. Thrust Restraint
502.5. Fittings
502.6* Valves
502.7. Performed Flexible Conduit Joint Sealant
502.8. Polyethylene Wrap for Metal Pipe Fittings
502.9. Corrosion-Resistant Coatings and Liners for Wastewater Conduit and Appurtenances
502.10. Connections to Conduit for Service
502.11. Miscellaneous Conduit Connections
502.12 Structures
503. Trenchless Installation
503.1. Conduit Materials
503.2. Tunnel/Chasing Pipe Spacers
503.3. Methods of Jacking, Boring or Tunneling

Item # Subject
503.4. Measurement and Payment
504 Open Cut - Backfill
504.1. General
504.2. Materials
504.3.* Excavation and Foundation
504.4.* Backfill-General Requirements
504.5. Embedment
504.6. Final Backfill
504.7. Measurement and Payment
505. Open Cut – General Conduit Installation
505.1. General
505.2. General Installation Requirements for Pipe Types
506.* Open Cut – Water Conduit Installation
506.1. General
506.2. General Installation Requirements for Pipe Types
506.3. Laying Water Conduit
506.4. Pipe Joints
506.5. Hydrostatic Test
506.6. Connections to Existing Water Conduits
506.7. Purging and Disinfection of Water Conduits
506.8. Plugs
506.9. Measurements and Payment
507. Open Cut – Wastewater Conduit Installation
507.1. Description
507.2. Materials
507.3. Laying Wastewater Conduit
507.4. Wastewater Conduit Joints
507.5. Test and Inspection
507.6. Measurement and Payment for Wastewater Conduit Installation
508. Open Cut – Storm Water Conduit Installation
508.1. Description
508.2. General
508.3. Reinforced Concrete pipe for Storm Water
508.4. Corrugated Metal Pipe
508.5. Structural Plate Conduit
508.6. Measurement and Payment for Storm Water Conduit Installation
509. Crossings
509.1. General
509.2. State Highway Crossings

Item # Subject
509.3. Street and Alley Crossings
509.4. Railroad Crossings
509.5. Creek and River Crossings
509.6. Measurement and Payment of Crossings
DIVISION 800 – MISCELLANEOUS CONSTRUCTION & MATERIALS
801. Barriers, Warning & Detour Signs & Fences
801.1. Barriers and Warning and/or Detour Signs
801.2. Metal Beam Guard Fence
801.4. Chain Link Fence
801.5* Wire Fence
802. Steps and Retaining Walls
802.1. Concrete Steps
802.2. Concrete Retaining Walls
802.3. Segmental Retaining Wall Systems
802.4. Cofferdams
803. Slope and Channel Protection
803.1. Articulating Concrete Block
803.3. Riprap
803.4. Geotextiles Used in Drainage and Stabilization Applications
804. Painting and Other Protective Treatments; Pavement Marking
804.1. Description
804.2. Painting and Marking
804.3. Galvanizing
804.4. Measurement and Payment
805.* Electrical Components and Conduit
805.1. Description
805.2. General Requirements for Electrical Components
805.3* Materials
805.4. Conduit Construction Methods
805.5. Measurement and Payment
806 Metals Materials
806.1. General
806.2. Structural Steel
806.3. Forgings
806.4. Castings
806.5. Copper
806.6. Bolts, Nuts, and Washers

CITY OF AUBREY, TEXAS

GENERAL PROVISIONS TO THE NORTH CENTRAL TEXAS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION

MATERIALS AND CONSTRUCTION METHODS

The North Central Texas Standard Specifications shall be modified and clarified by the addition of the following requirements to the various items. Except when specifically stated, none of the requirements shall be deleted.

DIVISION 200 – SITE PROTECTION AND PREPARATION

ITEM 201.16 MULCHING

Slope and drainage channel seeding shall be in conformance with Item 201.16. Hydromulch Seeding mixture and rate shall be as required under Item 202.6:

ITEM 202.2 TOPSOIL

202.2.3. Construction Methods

Add the following:

A minimum of four (4) inches of topsoil shall be provided on all major thoroughfare medians and rights-of-way and on all earthen channel slopes. This will be material imported from off site. The City will approve material prior to placement.

ITEM 202.6 SEEDING TURF-GRASS

Delete the mixture, rate, and planting dates and substitute:

Type I Unhulled Perennial Bermuda: Reserve and Spangle Top Grass Seeds (September – March)

Type II: Perennial Bermuda Grass – Unhulled: (April – August)

A mix of seed shall be used in overlapping seasons.

202.6.4 Construction Methods

Add as follows:

All seeding operations shall be performed by either "Drilling" or "Cultipacker" process or approved equivalent. Seed shall be covered by + ¼" Topsoil.

202.6.4.1 Description

Add the following:

The Contractor shall maintain the seeded areas including watering until a "Stand of Grass" is obtained. A "Stand of Grass" shall consist of **75% to 80%** coverage, a minimum of one (1) inch in height. Re-seeding will be required in washed areas.

ITEM 203.3 GENERAL SITE PREPARATION

203.3.2 Construction Methods

Add the following: Unless otherwise approved in writing by the City of Aubrey, where excavation to grade established in the field by the Owner terminates in loose or solid rock, the Contractor shall excavate 6-inches below the required subgrade elevations for the entire roadbed width and shall backfill with suitable selected materials as indicated on the plans. Suitable selected material shall include lime treated subgrade or a base material having a plasticity, index not greater than 12. Payment for such work will be made under the items of unclassified street excavation, lime treated subgrade and hydrated lime. The 6-inch lime treated subgrade or base shall be compacted to 95% density.

ITEM 203.7 EMBANKMENT

203.7.2 Construction Methods

Add the following paragraph: Excavated material from the channel which is used as embankment to complete the established alignment, grade and cross-section of the channel shall be compacted to 95% density.

203.7.3 Density

Add: Embankment in the City of Aubrey shall be compacted to not less than 95% of the maximum density.

DIVISION 300 – ROADWAY CONSTRUCTION

ITEM 301 SUBGRADE, SUB-BASE & BASE PREPARATION

301.1 General

Construction Methods

Add the following: Prior to final compaction of subgrade, samples of the subgrade material shall be collected by a testing laboratory approved by the City, and laboratory tests made to determine the amount of lime required.

The application rate for hydrated lime shall be selected to obtain at least the optimum lime percentage indicated by test method ASTM C977-83a, Appendix Xl; however, not less than 27 lbs. per S.Y. shall be applied. A Geotechnical Engineer's report reflecting the recommended application rate and including supporting test data shall be submitted in writing to the City, for approval prior to beginning any lime treatment. Laboratory test may be waived provided a minimum of 36 lbs. per S.Y. is applied.

ITEM 301.2 LIME TREATMENT (Add the following)

The lime treated subgrade shall be moist cured until covered by other base or pavement up to fourteen (14) days after final compaction. After 14 days without covering an application of 0.10 to 0.20 gallons per square yard emulsified asphalt shall be applied at the Contractor's expense. Reapplication of emulsified asphalt may be required if lime treated subgrade is not covered shortly after first application. Lime treated subgrade may be covered by other base or Pavement when density of 95% of maximum at optimum moisture content is obtained.

301.2.1.2 Quicklime (dry) shall not be used in the construction of roadway work in the City.

ITEM 301.3 PORTLAND CEMENT TREATMENT

Add the following: Portland cement modification of subgrade soils is not approved in Aubrey. Subgrade soils means natural ground or embankment encountered in the construction.

ITEM 301.5 FLEXIBLE SUB-BASE OR BASE (CRUSHED STONE / CONCRETE)

General: Add the sentence: No local limestone material shall be used as flexible base (crushed limestone) on Aubrey paving projects, unless. otherwise shown on the plans.

ITEM 302 ASPHALT PAVEMENT

ITEM 302.2 AGGREGATE FOR HOT-MIX ASPHALT PAVEMENT

Central Mixing Plant

Add the following: When a fly ash admixture is used with Type I cement in the production of Portland cement concrete, separate silos shall be provided for fly ash and cement and provisions shall be made for individual measurements.

Finishing

Add the following: The finished concrete pavement construction under these specifications is expected to meet certain quality standards for surface of the concrete including the durability, texture, riding surface and appearance. The surface must be durable, firm, dense and well bonded to the aggregate to maintain an appearance and texture which is satisfactory to the Owner. Concrete pavement having a poor surface which has spalled (exposed aggregate) due to poor quality paste, high water-cement ratio, over-vibration, improper curing, extreme weather or any other reason, or does not have a satisfactory riding surface shall be removed and replaced at the Contractor's expense. It is extremely important that the Pavement have a good rideable surface, free from undulations and rough joints. The City Engineer shall determine the acceptability of the Pavement.

- Machine Finishing

  Machine finishing of pavement shall include the use of power-driven spreaders, reciprocating type power-driven vibrators, power-driven transverse strike-off, and screed.

  The concrete pavement shall be consolidated by a reciprocating type mechanical vibrator. As soon as the concrete has been spread between the forms, the mechanical vibrator shall be operated to consolidate the concrete and remove all voids. Hand manipulated vibrators shall be used for areas not covered by the mechanical vibratory unit.

  The transverse finishing machine shall first be operated to compact and finish the pavement to the required section and grade, without surface voids. The machine shall be operated over each area as many times and at such intervals as directed. At least two trips will be required and the last trip over a given area shall be a continuous run of not less than 40 feet. After completion of finishing with the transverse finishing machine a transverse drag float may be used.

  After the floating has been completed and the excess water removed, but while the concrete is still plastic, the surface of the concrete shall be tested for trueness with an approved 10-foot steel straightedge furnished by the Contractor. The straightedge shall be operated from the side of the pavement, placed parallel to the pavement centerline and passed across the slab to reveal any high sports or depressions. The straightedge shall be advanced along the pavement in successive stages of not more than one-half its length. Practically perfect contact of the straightedge with surface will be required, and the pavement shall be leveled to this condition, in order to insure conformity with the surface test required below after the pavement has fully hardened and to insure a smooth rideable surface. Any correction of the surface required shall be accomplished by adding concrete if required and by operating the longitudinal float over the area. The surface test with the straightedge shall then be repeated.

  After completion of the straightedge testing and surface correction the surface of the pavement shall be finished by an approved method. Methods available for pavement surface finish

including a burlap drag finish, a broom finish or a belt finish. Unless otherwise shown on the plans, the pavement surface shall be finished with the burlap drag.

a. Burlap Drag Finish

If the surface texture is to be a drag finish, a drag shall be used; it shall consist of a seamless strip of damp burlap or cotton fabric, and it shall produce a uniform surface of gritty texture after dragging it longitudinally along the full width of pavement. For pavement 16 feet or more in width, the drag shall be mounted on a bridge which travels on the forms. The diameter of the drag shall be such that a strip of burlap or fabric at least 3 feet wide is in contact with the full width of pavement surface while the drag is used. The drag shall consist of not less than two layers of burlap with the bottom layer approximately 6 inches wider than the upper layer. The drag shall be maintained in such a condition that the resultant surface is of uniform appearance and reasonably free from gravels over 1/16-inch in depth. Drags shall be maintained clean and free from encrusted mortar. Drags that cannot be cleaned shall be discarded and new drags substituted.

b. Broom Finish

If the surface texture is to be broom finished, it shall be applied when the water sheen has practically disappeared. The broom shall be drawn from the. center to the edge of the pavement with adjacent strokes slightly overlapping. The broom operation shall be so executed that the corrugation. produced in the surface shall be uniform in appearance and not more than 1/16-inch in depth. Brooming shall be completed before the concrete is in such condition that the surface will be torn or unduly roughened by the operation. The surface thus finished shall be free from rough and porous areas, irregularities, and depressions resulting from improper handling of the broom. Brooms shall be of the quality, size, and construction and shall be operated to produce a surface finish meeting the approval of the Owner. Subject to the approval of the Owner, the Contractor may be permitted to substitute mechanical brooming in lieu of the manual brooming as herein described.

c. Belt Finish

If the surface texture is to be belt finish, when straightedging is completed and after sheen has practically disappeared and just before the concrete becomes non-plastic, the surface shall be belted with a 2-ply canvas belt not less than 8 inches wide and at least 3 feet longer than the pavement width. Hand belts shall have suitable handles to permit controlled, uniform manipulation. The belt shall be operated with short strokes transverse to the centerline and with a rapid advance parallel to the centerline.

- Hand Finishing

Hand finishing of concrete pavement will be' permitted in areas where it is not practical or possible to construct with finishing machines. These areas include, but are not limited to, intersections, left turn, lanes, crossovers, transition areas and where the pavement width is not uniform. In all hand finished areas, one-half (½) extra sack of cement per cubic yard of concrete shall be used in the mix. In hand finished areas, the concrete shall be struck off with an approved strike-off screed to such elevation that when consolidated and finished the surface of the pavement shall conform to the required section and grade. The strike template shall be moved forward with a combined transverse and longitudinal motion in the direction the work is progressing, maintaining a slight excess of material in front of the cutting edge. The concrete shall then be tamped with an approved tamping template to compact the concrete thoroughly and eliminate surface voids and the surface screeded to required section. After completion of a strike-off, consolidation and transverse screeding, a hand-operated longitudinal float shall be operated to test and level the surface to the required grade.

Workmen shall operate the float from approved bridges riding on the forms and spanning the pavement. The longitudinal float shall be held in contact with the surface and parallel to the centerline and operated with short longitudinal strokes while being passed from one side of the pavement to the other. If contact with the pavement is not made at all points, additional concrete shall be placed, if required, and screeded, and the float shall be used to produce a satisfactory surface. Care shall be exercised to keep the ends of the float from digging into the surface of the pavement. After a section has been smoothed so that the float maintains contact with the surface at all points in being passed from one side to the other, the bridges may be moved forward half the length of the float and the operation repeated. Other operations and surfaces tests shall be as required for machine finishing.

- Edging at Forms and Joints

After the final finish, but before the concrete has taken its initial set, the edges of the pavement along each side of each slab, and on each side of transverse expansion joints, formed joints, transverse construction joints, and emergency construction joints shall be worked with an approved tool and rounded to the radius required by the plans. A well-defined and continuous radius shall be produced and a smooth, dense mortar finish obtained. The surface of the slab shall not be unduly disturbed by tilting of the tool during use.

At all joints, any tool marks appearing on the slap adjacent to the joints shall be eliminated by brooming the surface. In doing this, the rounding of the edge shall not be disturbed. All concrete on top of the joint filler shall be completely removed.

All joint shall be tested with a straightedge before the concrete has set, and correction shall be made if one side of the joint is higher than the other or if they are higher or lower than the adjacent slabs.

ITEM 303 PORTLAND CEMENT CONCRETE PAVEMENT

ITEM 303.8 PAVEMENT TESTING AND EVALUATION

303.8.2 Pavement Thickness Test

Delete in its entirety and substitute therefore the following:

Upon completion of the work and before final acceptance and final payment shall be made, pavement thickness tests shall be made by the Contractor. Tests shall be made at 400-foot spacings along the length of the pavement. In the event a deficiency in the thickness of pavement is revealed, two (2) subsequent sets necessary to isolate the deficiency shall be made - one at a jointed section prior to the deficient station and one at a jointed section following the deficient station. Additional tests shall be obtained as necessary, at jointed section intervals to isolate the deficient area. Removal and replacement of concrete shall extend to joint boundaries, the full width of pavement section. If the average thickness of pavement in a particular section is less than called for on the plans, the pavement section shall be removed and replaced with the correct thickness, extending to joint boundaries, the full width of the pavement section, at the Contractor's entire expense. No additional payment over the contract unit price shall be made for any pavement of a thickness exceeding that required on the plans.

303.8.3 Pavement Strength Test

Revise the first paragraph to read: During the progress of the work, the Inspector or a commercial laboratory shall cast test cylinders or beams to maintain a check on the strengths of the concrete being placed. Add the following sentence and table: A table titled "PAVEMENT STRENGTH REQUIREMENTS", is provided showing the required pavement thickness, 7-day strength, 28-day strength, minimum cement factor and

maximum slump for each street type to be constructed in Aubrey. Requirements for high strength pavement and less thickness is also shown if required by the City.

Add to the 5th paragraph: Test cores shall be obtained within five (5) working days after the 28-day test results have been provided by the commercial laboratory. All test cores shall be obtained by a commercial laboratory, at the Contractors expense. One (1) core shall be obtained in the immediate area of the deficiency and two (2) additional cores shall be obtained - one at a jointed section prior to the deficient station and one at a jointed section following the deficient station. Additional cores shall be obtained as necessary, at jointed section intervals to isolate the deficient area. Removal and replacement of concrete shall extend to joint boundaries, the full width of pavement section.

Amend the 2nd paragraph on Page 217 to read "Pavement not meeting the minimum specified 28-day strength after cores have been tested shall be removed and replaced at the Contractor's expense." Delete the table and the paragraph below it.

PAVEMENT STRENGTH REQUIREMENTS

Item No.	Street Type	Street Width (F-F)	Thick-ness	Compr. 7-Day	Strength 28-Day	Mm. Cement	Max. Slump
1.	Principal Arterial, Minor Arterial	2-33' & 2-24'	8"	2940	4,000	6.5	3"
2.	Collector (including office and comm. Street)	44' to 36'	8"	2500	4,000	6.0 ,	3"
3.	Residential •	28'	6"	2500	4,000	6.0	3"

ITEM 305 MISCELLANEOUS ROADWAY CONSTRUCTION

ITEM 305.1 CONCRETE CURB AND GUTTER

305.1.3.2 Reinforcing Steel

All bars at splices shall be lapped a minimum of 30 diameters of the bar or 12-inches, whichever is greater.

ITEM 305.2 CONCRETE SIDEWALKS, DRIVEWAY APPROACHES, & BARRIER FREE RAMPS

305.2.2.2 Reinforcement

Revise the first sentence to read:

Driveway approaches and walk reinforcing shall be No. 3 bars on 24-inch centers.

305.2.3 Construction Methods

General: Add to end of first paragraph:

The drive approach shall have a minimum thickness equal to the thickness of the adjacent street or 8 inches, whichever is greater.

305.2.3.7 Joints

Revise second sentence to read:

Expansion joints shall be placed in the sidewalk at 20-foot intervals or as otherwise specified by the Owner.

DIVISION 500 – UNDERGROUND CONSTRUCTION & APPURTENANCES

ITEM 501 UNDERGROUND CONDUIT MATERIALS

ITEM 501.4 CONCRETE PRESSURE PIPE AND FITTINGS

C302 Reinforced Concrete Pressure Pipe, Non Cylinder Type, for Water and Other Liquids, and C300 Reinforced Concrete Pressure Pipe, Steel Cylinder Type, for Water and Other Liquids are not approved for use in the City, unless otherwise shown in the plans or approved in writing. Reinforced concrete cylinder pipe in sizes 16 inches through 21 inches shall be Pretensioned Pipe Type C303. For pipe 42 inches in diameter and above the pipe shall be Prestressed Pipe Type C301. Between 24 inches and 36 inches the pipe furnished may be either type. All pipe shall be designed to withstand the working pressure and external load as shown in the plans.

ITEM 501.5 REINFORCED CONCRETE WASTEWATER PIPE WITH RUBBER GASKET JOINTS

ASTM Designation C76 and shall be of the Thick Wall Pipe design with aggregates consisting of limestone aggregate in the proportion of at least 75 percent by weight of the total aggregates, unless otherwise provided in the Special Conditions to the Specifications.

ITEM 501.7 DUCTILE-IRON PRESSURE PIPE AND FITTINGS (Add the Following)

Minimum design thickness for all Ductile-Iron Pipe installed shall be Class 50 on sizes 12 inches and smaller, and Class 51 on sizes 14 inches and larger.

ITEM 501.9 STEEL PIPE AND FITTINGS

501.9.2 Applicable Standard Specifications (Add the following)

Contractor shall, submit a written certification that the pipe has been manufactured and tested in accordance with the applicable standards.

The pipe shall be manufactured, fabricated, coated and lined by a single manufacture being a certified member in good standing of the Steel Plate Fabricators Association (SPFA).

501.9.3 Pipe and Fitting Requirements

Substitute the following for the sentence following (2) Wall Thickness: All steel pipe to be furnished for this project shall be designed in accordance with AWWA Ml 1 for the most critical application of internal pressures and external loads. The following design conditions shall apply:

Internal Pressure (Design to account for working and surge together)

1) Working Pressure of 200 psi
2) Surge allowance of 250 psi

External Loading for Buried Pipe

1) External loads shall be comprised of the weight of the backfill together with live and' impact loads. Earth loads shall be calculated based on ditch and positive projecting conduit. The earth load for the pipe design shall be the greater of the above two conditions.
2) External live loads shall be at least equivalent to AASHTO HS-20 loading.
3) Modulus of soil reaction (E') < 1000 psi
4) Unit weight of fill (w)> 120 pcf
5) Deflection lag factor (Dl) (1.0)

6) Bedding constant (K) = 0.100

7) hw = h = depth of cover above top of pipe

8) Maximum deflection in percent of pipe diameter 'shall be ad determined by AWWA Ml 1, latest edition, as calculated using moment of inertia of steel cross section of pipe wall. Moment of inertia of cement mortar shall not be included in calculation of maximum deflection.

Available Deflections

Mortar-lined and coated = 2 percent of pipe diameter

Maximum Working Stress

The maximum combined stress based on working pressure shall be no greater than 50 percent of the minimum yield strength or 18,000 psi, whichever is less.

The maximum combined stress based on test pressure shall be no greater than 75 percent of the minimum yield strength or 24,000 psi, whichever is less.

501.9.4 Joints: Add the following:

In general, pipe joints shall be as follows, as indicated on the Drawings or as specified.

1) Flanged joints shall be provided as a minimum at all flanged valves, meters and other equipment.

   a. Flanges: Unless otherwise noted, flanges shall conform to the requirements of AWWA C207, Table D, E or F as required.

   b. Flange Bolts and Nuts: Shall be furnished in size and numbers stipulated in AWWA C207. Unless otherwise indicated, bolts shall be carbon steel to meet the requirements of ASTM Designation A307, Grade B for regular joints.

2) Restrained Lap-Welded slip joints (expanded bell) with a single fillet weld.

3) Carnegie-Shape Rubber Gasket Joint: Bell and spigot rubber gasket joint will be furnished with the bell end of the pipe mechanically expanded to the required internal diameter and the spigot end furnished as a sized Carnegie shape welded to the opposite end of the pipe. The expanded bell and Carnegie spigot shall be designed such that when the pipe is laid and jointed, it will be self-centered, and the 0-ring rubber gasket will be enclosed tightly on all four sides and confined under compression adequate to ensure watertightness. Gaskets to be full-face for use with flat face flanges and ring type for use with raised face flanges. Gasket material for water service pipe shall be cloth inserted rubber sheet, 1/8-inch thick or red rubber, ASTM D1330, Grade 1. Gasket material for air piping shall be as above, but of EPDM.

4) Mechanical Couplings: Mechanical couplings designed to provide a stress relieving flexible joint shall consist of a cylindrical sleeve, two gaskets, two follower rings and a set of bolts and nuts.

   a. Sleeves: Manufactured of ASTM A53 steel, for sizes 10-inches and smaller. ASTM A36 steel for sizes 12-inches and larger. Minimum sleeve length shall be five inches for pipe 12-inches and smaller, 7-inches for pipe 14-inches through 24-inches, and 10-inches for pipe larger than 24-inches.

   b. Follower Rings: Ductile Iron ASTM A536 or AISI Cl 020 Steel.

c. Bolts and Nuts: High strength low alloy steel with heavy semi-finished hexagon nuts.

d. Gaskets: Shall be of synthetic rubber suitable for operating conditions.

e. Shop Finish: Manufacturer's standard unless otherwise noted.

f. Manufacturer: 'Baker 200, Dresser Style 39, Rockwell Series 411 or approved equal.

ITEM 502.6 VALVES

502.6.2 Resilient-Seated Gate Valves for Ordinary Water Works Service

Unless otherwise approved in writing, all Gate Valves for direct buried service in the City's distribution system, 6 inches through 12 inches in diameter, shall be Resilient Seated Gate Valves that conform strictly with the latest specification C-509 or C-515 of the American Water Works Association Standards and must comply with the following supplementary details, changes or additions.

(a) Body: Gate valves shall be iron body designed for a working pressure of 250 psi. All valves shall be hydrostatically tested at 200 psi and shell tested at 500 psi. Any leakage during testing shall be cause for rejection. For ease of repair the body, bonnet and stuffing box shall be flanged together with ASTM Grade B bolts and nuts. Each valve shall have the maker's initials, pressure rating, and year in which manufactured cast in the body.

(b) Stems: Stems shall be machined from manganese bronze rod with an integral forged thrust collar machined to size. The stems shall be non-rising and equipped for nut operation, which shall be opened by turning to the left.

(c) Stem Seals: The seals shall consist of two "0" rings above and one "0" ring below the thrust collar. An anti-friction washer shall be located above and below the thrust collar for operating torque.

(d) Stem Nut: The stem nut shall be ASTM'B-62 bronze.

(e) Resilient Wedge: The wedge shall be cast iron, fully encapsulated in molded rubber complying with ASTM D2000. Wedge must have molded wedge guides preventing the disc from tilting downstream during operation. Protective guide cap bearings made of polymer bearing material to provide a bearing interface between the wedge guide and valve interior.

(f) Paint and Protective Coatings: All valves furnished under these specifications shall be painted on the exterior as specified in AWWA C509 with asphalt varnish.

All ferrous metal surfaces in the internal part of the valve shall be protected with a fusion epoxy coating 'to a nominal thickness of 10 mils for corrosion protection and shall be of a color that is easily identified as an epoxy coating.

The proguard fusion epoxy coating shall fully comply with AWWA C550 .and certified NSF 61. The coating shall be 'non-toxic and shall not impart taste to water. The coating must be formulated from materials deemed acceptable per the Food & Drug Administration Document Title 21 of the Federal Regulations of Food Additives, Section 121.2514 entitled Resins and Polymeric Coatings. The coating shall 'have a satin finish and shall be suitable for field overcoating and

touchup with the same coating' material without sanding or special surface preparation, or application of heat in excess of room temperature.

(g) Experience and Certification: Valves, furnished under these specifications, shall be manufactured by a firm that has been producing valves of this general type continuously for. the past 'five (5) years. Each company or. manufacturer supplying valves under these specifications shall have on file, with the City of Aubrey, approved records of experience and detailed drawings of the proposed valves. Drawings shall cover the specific valve to be furnished for installation and shall show all dimensions including metal thickness, construction details and materials used in all parts of the valve together with ASTM Designation and Structural properties of these materials.

The manufacturer shall furnish to the City of Aubrey, a Certification that the valve complies with the specifications without any exceptions. This certification shall apply to specific valves being installed within the City water distribution system. The certification shall state (1) the number of valves covered by the certifications, (2) the Addition where valves are being installed or the Project Name, and (3) name of Contractor installing valves.

The City may require the Manufacturer, Supplier or Contractor to dismantle valves at any time to determine compliance with these specifications. Location of any valve within the City system, installed after adoption of these specifications, that does not meet the specifications completely shall be cause for prohibiting the future use of any valves from the same manufacturer.

(h) Tapping Sleeves: The materials for tapping sleeve bodies shall be cast-iron or ductile-iron in accordance with AWWA Standard Cl 10 (ANSI 21.10), in two sections, or halves to be bolted together with high-strength, corrosion resistant, low alloy steel bolts conforming to AWWA Standard C111 (ANSI 21.11).

Cast iron and ductile-iron sleeve shall be mechanical joint, or as specified, or dimensions to secure, proper fit on the type and class of pipe on which they are to be used. Each sleeve shall be furnished with a 3/8-inch test opening so that tests can' be made prior to tapping. Opening shall be provided with a 3/8-inch bronze plug.

ITEM 504 OPEN CUT - BACKFILL

ITEM 504.2 MATERIALS

504.2.2.1 Add the following sentence:

All stone used for pipe embedment shall be standard crushed rock-aggregate, Grade 4, unless otherwise approved in writing.

ITEM 504.3 EXCAVATION AND FOUNDATION

Prior to start of excavation the Contractor shall remove and stockpile the Topsoil and protect the Topsoil from contamination during construction.

After the trench has been refilled, topsoil shall be replaced to the extent that rock, excavated from the trench, will be completely covered and the area is returned to its original condition, except that in cultivated areas a minimum of 12 inches of top soil shall be replaced.

ITEM 504.4 BACKFILL – GENERAL REQUIREMENTS

The material used in the backfill shall be pulverized to the extent necessary to produce, a free flowing material free of clay balls larger than 6-inch diameter.

ITEM 504.5 EMBEDMENT (Add the Following)

Rock Cuttings or Sand will not be permitted in the pipe bedding for sanitary sewer or water lines in the City of Aubrey.

504.5.2.15 Class "H" Embedment:

The embedment consists of a completely encased pipe with Standard Crushed Stone, Grade 4. Class "H" Embedment shall be used on the P.V.C. Sanitary Sewer Pipe installed within the City of Aubrey.

After the trench has been cut to a depth below the barrel of the pipe a distance of 1/8 Bc (3 inches minimum and 6 inches maximum), the bedding layer shall be brought to a point slightly above grade with compacted crushed stone. Bell holes shall be formed and the pipe laid and joined as specified. The stone shall be brought up in uniform layers of six inches to a point six inches over the top of the pipe when compacted. On PVC Pipe 18 inches through 27 inches in diameter the crushed stone shall be brought up in uniform layers to a point nine inches over the top of the pipe when compacted.

ITEM 506 OPEN CUT – WATER CONDUIT INSTALLATION

506.3 Laying Water Conduit

Valves for installation in the City's distribution system shall be installed by direct burial as shown on the standard detail sheets and shall be provided with valve boxes for operation of the valve.

506.5 Hydrostatic Test:

All hydrostatic tests shall be maintained over a period of not less than four hours.

"Before being accepted, all ductile iron, C-900 PVC or concrete cylinder water mains shall be tested with a hydraulic test pressure of not less than four hours. Concrete pressure pipe shall be tested with a hydraulic test pressure of 120 percent of the design pressure. Steel pressure pipe shall be tested with a hydraulic test pressure not to exceed 150 percent and not less than 120 percent of the designed working pressure. The rate of leakage of all pipe tested shall not exceed the amounts shown in the tables titled "Hydrostatic Test-C-900 PVC, Steel or Ductile Iron Water Mains" or "Hydrostatic Test-Concrete Cylinder Water Mains". Water lines of material in combination shall be tested for the type of pipe (material) with the least stringent hydraulic test pressure and maintained over a period of not less than four hours."

HYDROSTATIC TEST

C-900 OR 905 PVC, STEEL OR DUCTILE-IRON WATER MAINS

GALLONS ALLOWED									
L.F. Pipe	Pipe Diameter								
	4"	6"	8"	10"	12"	14"	16"	18"	20"
5	0.016	0.024	0.032	0.039	0.047	0.055	0.063	0.071	0.079
10	0.032	0.047	0.063	0.079	0.095	0.110	0.126	0.142	0.158
20	0.063	0.095	0.126	0.158	0.189	0.221	0.253	0.284	0.316
30	0.095	0.142	0.189	0.237	0.284	0.331	0.379	0.426	0.473
40	0.126	0.189	0.253	0.316	0.379	0.442	0.505	0.568	0.631
50	0.158	0.239	0.316	0.395	0.473	0.552	0.631	0.710	0.789
60	0.189	0.284	0.379	0.473	0.568	0.663	0.758	0.852	0.947
70	0.221	0.331	0.442	0.552	0.663	0.773	0.884	0.994	1.105
80	0.253	0.379	0.505	0.631	0.756	0.884	1.010	1.136	1.263
90	0.284	0.426	0.568	0.710	0.852	0.994	1.136	1.278	1.420
100	0.316	0.473	0.631	0.789	0.947	1.105	1.263	1.420	1.578
200	0.631	0.947	1.263	1.578	1.894	2.210	2.525	2.841	3.157
300	0.947	1.420	1.894	2.367	2.841	3.314	3.788	4.261	4.735
400	1.263	1.894	2.525	3.157	3.788	4.419	5.051	5.682	6.313
500	1.578	2.367	3.157	3.946	4.735	5.524	6.313	7.102	7.891
600	1.894	2.841	3.788	4.735	5.682	6.629	7.576	8.523	9.470
700	2.210	3.314	4.419	5.524	6.629	7.734	8.838	9.943	11.048
800	2.525	3.788	5.051	6.313	7.576	8.838	10.101	11.364	12.626
900	2.841	4.261	5.682	7.102	8.523	9.943	11.364	12.784	14.205
1000	3.157	4.735	6.313	7.891	9.470	11.048	12.626	14.205	15.783

Maximum allowable water loss in 4 hours at 180 pounds per square inch of pressure for a rate of 25 gallons per inch diameter of pipe per mile over a 24-hour period

EQUATION THE ABOVE CHART IS BASED ON:

$$\text{Maximum Loss (Gal.)} = 25 \times \text{Diameter of Pipe in Inches} \times \frac{\text{L.F. of Pipe}}{5280} \times \frac{4}{24}$$

ITEM 506.7 Purging and Disinfection of Water Conduits (Add the following)

On all waterlines installed in the City of Aubrey the Contractor shall be responsible for Purging, Testing and Sterilization of the completed lines.

DIVISION 800 – MISCELLANEOUS CONSTRUCTION & MATERIALS

ITEM 801.5 WIRE FENCING

801.5.2.1 Wire Fencing Fabric: All chain link fencing shall be No. 9 gage copper bearing open-hearth steel wire.

801.5.2.2 Posts

801.5.2.2.1 Metal: All posts shall be heavily galvanized by the hot-dip process after fabrication and shall be fitted with watertight malleable iron caps. All posts shall be of the following size and shape:

Line Posts: "H" Section hot rolled weighing not less than 4.10 pounds per linear foot or 3-1/2-inch O.D. pipe weighing not less than 3.65 pounds per linear foot.

Terminal Posts: Three inch (3") steel pipe weighing not less than 5.79 pounds per linear foot.

Gate Posts: Four inch (4") O.D. steel pipe weighing not less than 9.11 pounds per linear foot.

801.5.2.3 Rails. Gates. Braces and Fittings: Shall be 1-5/8 inch steel pipe weighing not less than 2.27 pounds per linear foot.

ITEM 805 ELECTRICAL COMPONENTS AND CONDUIT

ITEM 805.3 MATERIAL (Add the following)

Pull Box. All pull boxes shall be Quazite precast polymer concrete, or approved equal. Boxes shall be approximately 17" x 30" x 30" and shall be furnished with a concrete cover.

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CITY OF AUBREY, TEXAS
PHASE 2A – W5 12-INCH WATER LINE
(DANE ST. GROUNDWATER WELL TO UNION PACIFIC RAILROAD)
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CITY OF AUBREY, TEXAS
PHASE 2A – W5 12-INCH & 16-INCH WATER LINES
(DANE ST. GROUNDWATER WELL TO UNION PACIFIC RAILROAD)

SPECIAL CONDITIONS

SC.01 GENERAL

The provisions of this section of the specifications shall govern in the event of any conflict between them and the "General Conditions of Agreement."

SC.02 ENGINEER OF RECORD

The word "Engineer of Record" in these specifications shall be understood as referring to Birkhoff, Hendricks & Carter, L.L.P., Professional Engineers, 11910 Greenville Ave., Suite 600, Dallas, Texas, 75243, Engineer of the Owner, or such other representatives as may be authorized by said Owner to act in any particular position.

SC.03 LOCATION OF PROJECT

This project is located in the City of Aubrey, Denton County, Texas. A map showing the work areas is included in the plans.

SC.04 SCOPE OF WORK

The work to be performed under the base bid of this this contract consists of furnishing all materials, labor, supervision, tools, equipment and all incidentals required for the Phase 2A – W5 12-Inch & 16 Inch Water Line (Dane St. Groundwater Well to Union Pacific Railroad) project. The project consists of, but not limited to, approximately 3,580 linear feet of 16-inch C900, DR-18 PVC water line by open cut with embedment, approximately 185 linear feet of 16-inch C900, DR-18 PVC water line by dry bore with 30-inch steel encasement pipe (1/2-inch wall), approximately 2,000 linear feet of 12-inch C900, DR-18 PVC water line by open cut with embedment, approximately 60 linear feet of 12-inch C900, DR-18 PVC water line by open cut with 24-inch steel encasement pipe (1/4-inch wall), along with necessary appurtenances to make the water line functional, operational and placed into service, as shown in the plans and called for in these specifications.

SC.05 FORMS, PLANS & SPECIFICATIONS

Forms of Proposal, Contract and Bonds, and Plans and Specifications may be downloaded from Civcastusa.com.

SC.06 TIME AND ORDER OF COMPLETION

All items of work include under this contract shall be completed **One Hundred Eighty (180) consecutive calendar days** within after the date of the written notice to commence work for the respective sections, subject to such extensions of time as are provided by the General and Special Conditions. The work order shall consist of a written request by the Engineer from the Contractor to proceed with the construction of the project.

SC.07 QUALIFICATION OF BIDDER AND AWARD OF CONTRACT

It is the intention of the Owner to award a contract for the work included in this project on the basis of the lowest acceptable bid submitted by a qualified bidder, as determined by the Owner.

Prior to award of the contract, the bidder shall submit such evidence as the Owner may require to establish the bidder's qualifications to satisfactorily perform the work included in this project. Information that may be required shall include (1) the bidder's current financial statement including amount of funds readily available to commence and carry out the work, (2) a list of equipment available for this project, (3) a list of projects that have been satisfactorily completed by the bidder that are of the same general type as included in this contract, together with the names, addresses and phone numbers of persons familiar with this work, and (4) other information that may be pertinent to the bidder's qualifications.

Should the bidder fail to produce evidence satisfactory to the Owner on any of the foregoing points he may be disqualified and the work awarded to the next bidder so qualifying.

SC.08 ADDENDA

Bidders desiring further information or interpretation of the plans and specifications must make request for such information to the Engineer prior to forty-eight (48) hours before the bid opening. Answers to all such requests will be given in writing to all bidders in addendum form and all addenda will be bound with and made a part of the contract documents. No other

explanation or interpretation will be considered official or binding. Should a bidder find discrepancies in, or omissions from the plans, specifications, or contract documents, or should he be in doubt as to their meaning, he is requested to notify the Engineer in order that a written addendum may be sent to all bidders. Any addenda issued prior to forty-eight (48) hours before the opening of bids will be mailed or delivered to each Contractor contemplating the submission of a proposal on this work. The proposal as submitted by the Contractor will be so constructed as to include any addenda if such are issued by the Engineer prior to twenty-four (24) hours before the opening of bids.

SC.09 LIQUIDATED DAMAGES FOR DELAY BY CONTRACTOR

The Contractor understands and agrees that time is of the essence of this contract and that for each day of delay beyond the date agreed upon for the completion of all items of work herein specified and contracted for (after due allowance of such extension of time as is provided for in the General Conditions of Agreement), the Owner may withhold permanently from the Contractor's total compensation the sum of One Thousand Dollars ($1,000.00) per day late for substantial and final completion as stipulated damages for such delay, or as provided in NCTCOG Schedule 108.8.1(a) for a specified contract amount.

SC.10 COPIES OF PLANS AND SPECIFICATIONS FURNISHED

Five (5) sets of plans (half size) and 8.5”x11” specifications shall be furnished to the Contractor, at no charge, for construction purposes. Additional copies may be obtained at the cost of reproduction upon request.

SC.11 STATE AND CITY SALES TAXES

The OWNER qualifies for exemption from the state and local sales and use taxes, pursuant to the provisions of Section 151.309 of the Texas Limited Sales, Excise and Use Tax Act. Therefore, the Contractor shall not pay such taxes which would otherwise be payable in connection with the performance of this contract.

The Contractor shall issue an exemption certificate in lieu of the tax on the purchase, rental or lease of:

a) all materials, supplies, equipment and other tangible personal property incorporated into the real property being improved; and

b) all materials, supplies, equipment and other tangible personal property used or consumed by the Contractor in performing the contract with the Owner.

Materials and supplies “used in the performance of a contract” include only those materials actually incorporated into the property being improved and those supplies directly used to incorporate such materials into the property being improved. Overhead supplies and supplies used indirectly or only incidental to the performance of the contract with the Owner are not included in the exemption.

Under “reasons said purchaser is claiming this exemption: in the exemption certificate, the Contractor must name the Owner and the project for which the equipment, materials and supplies are being purchased, leased or rented.

SC.12 REFERENCED SPECIFICATIONS

Where reference is made in these specifications to specifications compiled by others, such reference is made for expediency and standardization from the material supplier's point of view, and such specifications referred to are hereby made a part of these specifications.

SC.13 TRADE NAMES AND MATERIALS

No material which has been used by the Contractor for any temporary purposes whatsoever is to be incorporated in the permanent structure without written consent of the Engineer.

Where materials or equipment are specified by a trade or brand name, it is not the intention of the Owner to discriminate against an equal product of another manufacturer, but rather to set a definite standard of quality or performance, and to establish an equal basis for the evaluation of bids. Where the words "equivalent", "proper", or "equal to" are used, they shall be understood to mean that the thing referred to shall be proper, the equivalent of, or equal to some other thing, in the opinion of judgment of the Engineer. Unless otherwise specified all materials shall be of the best of their respective kinds, shall be in all cases fully equal to approved samples and shall never have been used for any temporary purpose whatsoever. Notwithstanding that the words "or equal to" or other such expressions may be used in the specifications in connection with a material, manufactured article or process, the material, article or process specifically designated shall be used, unless a substitute shall be approved in writing by the Engineer, and the Engineer shall have the right to

require the use of such specifically designated material, article or process.

SC.14 PERMITS AND RIGHT-OF-WAY

The Owner will provide rights-of-way for the purpose of construction without cost to the Contractor by securing permits in areas of public dedication or by obtaining easements across privately owned property. It shall be the responsibility of the Contractor, prior to the initiation of construction through private property, to inform the property owner of his intent to begin construction. Before beginning construction in areas of public dedication, the Contractor shall inform the agency having jurisdiction in the area forty-eight (48) hours prior to initiation of work, unless otherwise specified herein.

SC.15 PROPERTY LINES & MONUMENTS

The Contractor shall protect all property and right-of-way corner markers, and when any such markers or monuments are in danger of being disturbed they shall be properly referenced and if disturbed shall be reset at the expense of the Contractor.

SC.16 EXISTING STRUCTURES

The plans show the location of all known surface and subsurface structures and service lines. However, the Owner assumes no responsibility for failure to show any or all of these structures on the plans, or to show them in their exact location. It is mutually agreed that such failure shall not be considered sufficient basis for claims for additional compensation for extra work or for increasing the pay quantities in any manner whatsoever, unless the obstruction encountered is such as to necessitate changes in the lines or grades, or require the building of such work, provisions for which are not made in the plans and proposal, in which case the provisions in these specification for extra work shall apply.

SC.17 EXISTING UTILITIES AND SERVICE LINES

The Contractor shall be responsible for the protection of all existing utilities or service lines crossed or exposed by his construction operations. Where existing utilities or service lines are cut, broken or damaged, the Contractor shall replace the utilities or service lines with the same type of original construction, or better, at his own cost and expense. The Contractor shall contact the utility company prior to construction near their services.

SC.18 PUBLIC UTILITIES AND OTHER PROPERTY TO BE CHANGED

In case it is necessary to change or move the property of any owner or of a public utility, such property shall not be moved or interfered with until authorized by the utility company and approved by the Engineer. The right is reserved to the owner of public utilities to enter upon the limits of the project for the purpose of making such changes or repairs to their property that may be made necessary by the performance of this contract.

SC.19 FENCES, DRAINAGE CHANNELS AND CROP DAMAGE

Boundary fences or other improvements removed to permit this construction shall be replaced in the same location and left in a condition as good as or better than that in which they were found. No separate pay item has been established for fence removal and replacement. All work and materials required to remove and replace existing fences shall be considered subsidiary to the appropriate bid items.

Where surface drainage channels are disturbed or blocked during construction, they shall be restored to their original condition of grade and cross section after the work of construction is completed.

In locations where the work site is in or adjacent to fields containing crops, the Contractor shall reimburse the Owner of said crops for all damages thereto as a result of activities of the Contractor, except crops which lie within the permanent or construction easement.

SC.20 PROJECT MAINTENANCE

The Contractor shall maintain, and keep in good repair, the improvements covered by these plans and specifications during the life of his contract.

SC.21 CLEANUP

The Contractor shall at all times keep the job site as free from all material, debris and rubbish as is practicable and shall remove same from any portion of the job site as construction of that portion is completed. No item of work will be considered complete for payment purposes until required cleanup has been performed.

Upon completion of the work, the Contractor shall remove from the site all plant, materials, tools and equipment belonging to him and leave the site with an acceptable appearance. The Contractor shall thoroughly clean all equipment and materials installed

by him and shall deliver over such materials and equipment in a bright, clean, polished and new-appearing condition.

SC.22 GUARANTY AGAINST DEFECTIVE WORK

The Contractor shall indemnify the Owner against any repairs which may become necessary to any part of the work performed under the contract, arising from defective workmanship or materials used therein, for a period of two (2) years from the date of final acceptance of the work.

SC.23 TESTING AND QUALITY CONTROL

A. Testing Materials

Observation of the Contractor's work to determine compliance with the plans and specifications will include testing of material installed on the project. Testing of work performed and materials furnished shall be done by a commercial laboratory employed by the Owner. The Contractor shall use only materials in the work which meet the requirements of the specifications. The City will employ the services of an Engineering Testing Laboratory to make inspections and to sample and test the materials to be used in the work. The Contractor shall furnish, at his own expense, all necessary specimens for testing of the materials and when requested, shall furnish a complete written statement of the origin, composition, and/or manufacturer of any or all materials that are to be used in the work. All materials not conforming to the requirements of the specifications will be rejected.

B. Quality Control

During the construction, the Owner will retain the Engineering Testing Laboratory to perform services related to checking the quality of the work being performed by the Contractor to determine if the improvements are being constructed in accordance with the plans and specifications. THIS QUALITY CONTROL SERVICE DOES NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY WITH REGARD TO CONSTRUCTING THE WORK IN ACCORDANCE WITH THE CONTRACT. If the Contractor fails to meet specified conditions, by the second test, further tests to demonstrate compliance with the contract shall be at the expense of the Contractor.

THE CONTRACTOR SHALL GIVE THE ON-SITE REPRESENTATIVE OF THE OWNER SUFFICIENT NOTICE OF HIS INTENTION TO CONSTRUCT PORTLAND CEMENT CONCRETE PAVEMENT, STRUCTURAL CONCRETE, OR HOT MIX ASPHALTIC CONCRETE TO ASSURE THE ADEQUATE QUALITY CONTROL OF CONSTRUCTION MATERIALS AND WORKMANSHIP.

C. Testing and Quality Control Services

Testing and Quality Control Services shall include but are not limited to the following:

1) Reinforced Concrete Pavement
   a) Analysis of Aggregates
   b) Decantation Tests
   c) Inspect Aggregate Stockpiles
   d) Prepare or Check Concrete Batch Design
   e) Slump and Air Content Tests
   f) Flexural or Compressive Strength Tests

2) Embankment
   a) Moisture - Density Curves
   b) Field Compaction Tests

3) Flexible Base
   a) Sieve Analysis
   b) Liquid and Plastic Limits of Binder Material
   c) Moisture - Density Curves
   d) Field Density Tests

4) Structural Concrete
   a) Mix Design
   b) Batch Plant Weight and Moisture Checks
   c) Slump and Air Tests
   d) Compressive Strength Tests

5) Coating and Painting

SC.24 COORDINATION WITH OTHERS

In the event other contractors are doing work in the same area simultaneously with this project, the Contractor shall coordinate his proposed construction with that of the other contractors.

SC.25 USE OF EXPLOSIVES

Use of explosives will not be allowed on this project.

SC.26 BARRICADES, LIGHTS & WATCHMEN

Where the work is carried on in or adjacent to any street, alley or public place the Contractor shall, at his own cost and expense, furnish and erect such barricades, fences, lights, and danger signals, shall provide such watchmen or flagmen, and shall provide such other precautionary measures for the protection of persons or property and of the work as are necessary. Barricades shall be painted in a reflective color that will be visible at night. From sunset to sunrise, the Contractor shall furnish and maintain at least one light at each barricade and sufficient numbers of barricades shall be erected to keep vehicles from being driven on or into any work under construction. The Contractor shall furnish watchmen and./or flagmen in sufficient numbers to protect the work.

The Contractor will be held responsible for all damage to the work due to failure of barricades, signs, lights and watchmen to protect it and whenever evidence is found of such damage the Contractor shall immediately remove the damage portion and replace it at his cost and expense. The Contractor's responsibility for the maintenance of barricades, signs, and lights, and for providing watchmen shall not cease until the project shall have been accepted by the Owner.

One (1) lane of traffic shall remain open at all times. The Contractor shall provide any and all traffic control devices, watchmen and/or flagmen necessary to maintain two-way traffic at all times. Both lanes of traffic shall be open to traffic after working hours, on weekeds, holidays and at night.

SC.27 SANITARY FACILITIES

Contractor shall furnish temporary sanitary facilities at the site, as provided herein, for the needs of all construction workers and other performing work or furnishing services on the project.

Sanitary facilities shall be of reasonable capacity, properly maintained throughout the construction period, and obscured from public view to the greatest practical extent. If toilets of the chemically treated type are used, at least one toilet will be furnished for each 20 men. Contractor shall enforce the use of such sanitary facilities by all personnel at the site.

SC.28 DISPOSAL OF WASTE & SURPLUS EXCAVATION

All trees, stumps, slashings, brush, other debris or deleterious material generated as a part of this work, shall be burned or removed from the property. Any required disposal permits shall be the sole responsibility of the Contractor.

All excavated earth in excess of that required for backfilling shall be removed from the job site and disposed of in a satisfactory manner except in locations where, in the judgment of the Owner, it can be neatly spread over the adjacent area.

SC.29 WATER FOR CONSTRUCTION

The Contractor shall make the necessary arrangements for securing and transporting water for construction, including water for testing, mixing of concrete, sprinkling, flushing, flooding or jetting.

The City of Aubrey will provide water as required at its expense.

Any party requesting use of a temporary water meter, to be attached to a City of Aubrey fire hydrant for the purpose of receiving water for construction, shall use the meter in a proper manner and maintain the meter in working condition.

The Contractor shall apply to the City Water Billing Department to receive a temporary water meter. A deposit of $1,800.00 will be required for use of the meter. If the meter is returned in working condition at the completion of the project, the full deposit of $1,800.00 will be returned. Department regulations govern the extent of refund if the meter is returned in a less than acceptable condition.

Such meter shall be attached to fire hydrants only when water is being discharged from the hydrant. It is unlawful for any party to leave a temporary fire hydrant water meter connected to a fire hydrant at any time when water is not being discharged from said hydrant.

Temporary fire hydrant water meters will be read on a monthly basis by a representative of the Aubrey Utility Meter Department. Water volume used will be reported to, and monitored by, the City Inspector."

SC.30 INSPECTION

The word "Inspection", or other forms of the word, as used in the contract documents for this project shall be understood as meaning the Owner's agent will observe the construction on behalf of the Owner. The

Owner's agent will observe and check the construction in sufficient detail to satisfy himself that the work is proceeding in general accordance with the contract documents, but he will not be a guarantor of the Contractor's performance.

SC.31 LIGHTS AND POWER

The Contractor shall provide, at his own expense, temporary lighting and power facilities required for the proper prosecution of the work from utility power.

SC.32 INSURANCE REQUIREMENTS

Before the Contractor commences work in connection with this contract, or before he allows any subcontractor to commence any work, he shall purchase Comprehensive General Liability insurance in the amount of $1,000,000 with Bodily Injury limits of not less than $300,000 each occurrence and $500,000 in the aggregate, and property damage limits of not less than $100,000 each occurrence and $100,000 in the aggregate.

The Contractor shall purchase and furnish to the Owner, an Owner's and Contractor's Protective Liability policy in the amounts designated above, with the City of Aubrey as insured and the Engineer, their agents and employees as additional insureds.

The Contractor shall furnish a Certificate of Insurance for the above coverage with a provision that the Owner will be notified by the insurance company ten (10) days prior to cancellation of the policy during the term of this contract, and if canceled a new policy must be furnished prior to cancellation. All required insurance shall remain in force through the duration of this contract.

All Subcontractors shall comply with the aforementioned conditions.

Should any person sustain bodily injury or property damage within the limits of this project, the Contractor or his Insurance Agent shall investigate immediately and report his findings in writing to the Owner. If the Contractor fails or refuses to investigate and report such occurrence upon notification of the injuried or damaged party or the Owner, then the Owner shall file for coverage under the Owners' and Contractors' Protective Liabilty policy.

SC.33 LINES AND GRADES

Refer to Item 105.4 of the General Provisions of this contract.

SC.34 SUPERINTENDENCE BY CONTRACTOR

The Contractor shall have on the project at all times, as his agent, a competent Superintendent capable of reading and thoroughly understanding the plans and specifications and thoroughly experienced in the type of work being performed. The Superintendent shall have full authority to execute orders or directions and to promptly supply such materials, equipment, tools, labor and incidentals as may be required. Such superintendence shall be furnished irrespective of the amount of the Work subcontracted.

SC.35 CONNECTIONS TO EXISTING FACILITIES

Connections to existing facilities which are in service shall be thoroughly planned in advance, and all required equipment, materials, and labor shall be on hand at the time of undertaking the connections. Work shall proceed continuously (around the clock if necessary) to complete connections in the minimum time. Operations of valves or other appurtenances on existing utilities, when required, shall be by or under the direct supervision of the Owner.

SC.36 CONSTRUCTION SCHEDULE AND PROJECTION OF PAYMENTS

Prior to starting work, the Contractor shall submit a proposed schedule for the work included herein and shall submit any major revisions to this schedule as the project progresses. This schedule shall provide for completion of the project within the time provided in the specifications.

SC.37 EXAMINATION OF SITE OF PROJECT

Prospective bidders shall make a careful examination of the site of the project, soil and water conditions to be encountered, improvements to be protected, disposal sites for surplus materials not designated to be salvaged materials, and as to method of providing ingress and egress to private properties, and methods of handling traffic during construction of the entire project.

SC.38 PARTIAL PAYMENTS

Section 109.5.2-Retainage, of the General Provisions of Agreement (NCTCOG) shall be revised with the addition to the following:

On projects where the contract price, at the time of execution, is greater than $400,000, the Owner shall retain 5% of the amount due the Contractor until final payment.

SC.39 CONSTRUCTION IN PUBLIC ROADS AND PRIVATE DRIVES

No public road shall be entirely closed overnight. It shall be the responsibility of the Contractor to build and maintain all weather bypasses and detours, if necessary, and to properly light, barricade and mark all bypasses and detours that might be required on and across the roads involved in the work included in this contract.

The Contractor shall make every effort to complete construction and allow immediate access to adjacent property at driveway entrances located along the roads. Owners or tenants of improvements where access and/or entrance drives are located shall be notified at least twenty-four (24) hours prior to the time the construction will be started at their driveins or entrances and informed as to the length of time driveways will be closed, which period shall not exceed six (6) hours.

The Contractor shall be responsible for all road and entrance reconstruction and repairs and maintenance of same for a period of one year from the date of such reconstruction. In the event the repairs and maintenance are not made immediately to the satisfaction of the Owner, and it becomes necessary for the Owner to make such repairs, the Contractor shall reimburse the Owner for the cost of such repairs.

The Contractor shall, at all times, keep a sufficient width of the roadway clear of dirt and other material to allow the free flow of traffic. The Contractor shall assume any and all responsibility for damage, personal or otherwise, that may be caused by the construction along roads and private drives.

SC.40 PROTECTION OF TREES

The Contractor shall make every reasonable effort to protect all trees along the project right-of-way. When crossing private property no tree outside of the permanent right-of-way of the project, six inches (6") in diameter or larger shall be removed or have limbs trimmed without the approval of the Owner. Clipping or sawing of branches shall be done neatly by an approved method to prevent splitting or tearing of the wood. Pruning paint shall be applied to the newly cut branches. Minor adjustments in alignment will be allowed to protect trees.

SC.41 TPDES GENERAL PERMIT APPROVED FOR CONSTRUCTION STORM WATER

TPDES Construction General Permit, Permit No. TXR150000, was approved, signed and became effective on March 5, 2003. It was revised and effective March 5, 2018.

The Texas Pollutant Discharge Elimination System (TPDES) program implements the federal National Pollutant Discharge Elimination System (NPDES) program in the state of Texas. The EPA Region 6 (located in Dallas) has administered the Phase I storm water general permit for construction activities disturbing 5 or more acres within the state of Texas until the TPDES permit has been issued. On March 5, 2003 the TCEQ became the permitting authority for these discharges. This general permit also covers storm water discharges from Phase II construction activities that disturb at least 1 acre and less than 5 acres. Further information may be obtained from the Executive Director's Response to Comments and the TXR150000 Fact Sheet. Contact the TCEQ for the latest forms to be used in this project.

A. ***Work Begun On or After 3/5/2003*** - For construction projects that started after the issuance of the TPDES general permit and that will disturb 5 or more acres:

1) Obtain a copy of the TCEQ CGP (TPDES Permit No. TXR150000).

2) Develop and implement a storm water pollution prevention plan (SWP3).

3) Complete and submit an NOI to the TCEQ (using the TCEQ form) to the address listed on the form prior to the commencement of the construction.

4) Submit an Notice of Termination (NOT) once the site has reached final stabilization.

5) The NOI and NOT Forms and Instructions are attached.

B. **1 to Less Than 5 Acres Disturbed**

For construction projects that will disturb 1 or more acres, but less than 5 acres, including the larger common plan of development:

1) Obtain a copy of the TCEQ CGP (TPDES Permit No. TXR150000).

2) Develop and implement a storm water pollution prevention plan (SWP3).

3) Complete and post a site notice.

4) Before construction begins,

- If the site qualifies, complete and submit a Low Rainfall Erosivity Waiver Form.

- Or complete and post a site notice. (Template at the end of TPDES Permit No. TXR150000)

For construction projects that will disturb 1 or more acres, but less than 5 acres, and are part of a larger common plan of development or sale that will disturb 5 or more acres, refer to 5 or More Acres Disturbed.

C. **Smaller Sites**

For construction projects that will disturb less than one acre and are not part of a larger common plan of development, coverage under this permit is not required.

If the construction activity develops into a larger project, then permit coverage may be required at that time based on the total number of acres that will be disturbed: 5 or More Acres or 1 to Less Than 5 Acres.

All forms should be obtained from the Texas Commission on Environmental Quality at this web address:

https://www.tceq.texas.gov/agency/water_main.html

For Permits and Registrations see the following:

https://www.tceq.texas.gov/permitting/business_permitting.html

SC.42 TRENCH SAFETY SYSTEM

The Contractor may utilize all area within the permanent easements and right-of-way to facilitate trench safety systems. No work shall extend outside of the easements and right-of-way. The Contractor shall provide the Owner an acceptableTrench Safety Plan signed and sealed by a Professional Engineer registered in the State of Texas.

SC.43 COMPLIANCE WITH AIR AND WATER ACTS

In compliance with the Clean Air Act, as amended, 41 U.S.C. Sec. 7401 et. seq., and the regulations of the Environmental Protection Agency with respect thereto the Contractor agrees that.

A. Any facility to be utilized in the performance of this contract or any subcontract shall not be a facility listed on the EPA List of Violating Facilities pursuant to 40 CFR 15.20.

B. He will comply with all requirements of Section 114 of the Clean Air Act, as amended.

SC.44 VIDEO OF PROJECT SITE

The Contractor shall provide a video in MP4 format on a USB drive of the entire project site prior to commencement of construction activities. One copy shall be transmitted to the Engineer and one copy retained by the Contractor.

SC.45 PERMANENT EASEMENTS AND TEMPORARY CONSTRUCTION ACCESS

Letters of agreement between the City and the Owners adjacent to the permanent utility easement are being secured by the City of Aubrey. The Contractor agrees to honor the conditions of these agreements and to restore the area, utilized for temporary construction access, to at least the condition the area was found in prior to activity on the site.

SC.46 WAGE RATES

All employees of the Contractor on the work to be performed under this contract shall be paid the prevailing wage scale in this locality for work of a similar character, and in no event less than the rates shown in Appendix A.

SC.47 ANTITRUST

The Contractor hereby assigns to the Owner any and all claims for overcharges associated with this contract, which arise under the antitrust laws of the United States 15 U.S.C.A. Sec. 1, et seq. (1973).

SC.48 CONSTRUCTION DATA

The Contractor shall keep one record copy of all Specifications, Drawings, Addenda, Modifications, and Shop Drawings at the site in good order and annotated to show all changes made during the construction process. These shall be available to Engineer and shall be delivered to him for Owner upon completion of the work.

SC.49 PRE-CONSTRUCTION CONFERENCE

Prior to the commencement of work at the site, a pre-construction conference will be held at a mutually agreed time and place. The conference shall be attended by:

- Contractor and his superintendent
- Principal Subcontractors together with Principal suppliers and manufacturers' representatives
- Engineer
- Representatives of Owner
- Materials Testing Laboratory
- Others as requested by Contractor, Owner or Consulting Engineer

Unless previously submitted to Owner, Contractor shall bring to the conference a tentative schedule for each of the following:

- Progress Schedule
- Cash Flow
- Shop Drawings and other submittals

The purpose of the conference is to designate responsible personnel and establish a working relationship. Matters requiring coordination will be discussed and procedures for handling such matters established.

The agenda will include:

- Contractor's tentative schedules
- Transmittal, review and distribution of Contractor's submittals
- Processing applications for payment
- Maintaining record documents

- Critical work sequencing
- Field decisions and Change Orders
- Use of premises, office and storage areas, security, housekeeping, and Owner's needs
- Major equipment deliveries and priorities

Owner will preside at the conference and will arrange for keeping the minutes and distributing the minutes to all persons in attendance.

SC.50 SHOP DRAWINGS & ENGINEERING DATA

Shop drawings and engineering data (submittals) covering all equipment and fabricated materials to be furnished under this contract that will become a permanent part of the Work shall be submitted to Engineer for review. This data shall include drawings and descriptive information in sufficient detail to show the kind, size, arrangement, and operation of component materials and devices; the external connections, anchorages, and supports required; performance characteristics; and dimensions needed for installation and correlation with other materials and equipment.

All submittals regardless of origin, shall be stamped with the approval of Contractor and identified with the name and number of this contract, Contractor's name, and references to applicable specification paragraphs and Contract Drawings. Each submittal shall indicate the intended use of the item in the work and shall verify compliance with the Contract Documents. When catalog pages are submitted, applicable items shall be clearly identified. The current revision, issue number, and date shall be indicated on all drawings and other descriptive data.

The Contractor shall be solely responsible for the completeness of each submittal and shall include a Contractor's stamp of approval as a representation to Owner and Engineer that Contractor accepts full responsibility for determining and verifying all quantities, dimensions, field construction criteria, materials, catalog numbers, and similar data, and that he has reviewed or coordinated each submittal with the requirements of the work and the Contract Documents.

Where indicated in the equipment schedule section, each submittal shall include a statement prepared by the originator of the drawings and data, certifying compliance with the Contract Documents except for deviations which are specifically identified.

All deviations from the Contract Documents shall be identified on each submittal and shall be tabulated in Contractor's letter of transmittal. Such submittals shall, as pertinent to the deviation, indicate essential details of all changes proposed by Contractor (including modifications to other facilities that may be required as a result of the deviation) and all required piping and wiring diagrams.

Contractor shall accept full responsibility for the completeness of each submission, and, in the case of a resubmission, shall verify that all exceptions previously noted by Engineer are accounted for.

Electronic (PDF) copies of each original Drawing and necessary data shall be submitted to Engineer at jivy@bhcllp.com. Engineer will not accept submittals from anyone but the Contractor. Submittals shall be consecutively numbered in direct sequence of the submittal without division by subcontracts or trades. Resubmittals shall bear the number of the first submittal followed by a letter (A, B, etc.) to indicate the sequence of the resubmittal.

Electronic (PDF) copies of the reviewed submittals will be returned to the Contractor.

When the drawings and data are returned marked REJECTED or REVISE AND RESUBMIT, the corrections shall be made as noted thereon and as instructed by Engineer and electronic (PDF) copies resubmitted. When the drawings and data are returned marked MAKE CORRECTIONS NOTED or NO EXCEPTIONS TAKEN, no additional copies need be furnished.

Contractor shall verify all corrected data and additional information requested by the Engineer are provided on any resubmittal. Contractor shall direct specific attention to all revisions and shall list separately any revisions made other than those called for by Engineer on previous submissions, in writing.

It will be Contractor’s responsibility to schedule the submission of submittals so as not to impede the scheduled construction activities or affect the completion date.

Any need for more than one resubmission, or any other delay in obtaining Engineer's review of submittals, will not entitle Contractor to extension of the Contract Time unless delay of the work is directly caused by a change in the work authorized by a Change Order or by failure of Engineer to return submittals within 21-days after receipt in Engineer's office. If more than one resubmittal is

required due to the Contractor's failure to provide all previously requested corrected data or additional information, Contractor shall reimburse the Owner for the Engineer's charges for review of the additional resubmittals. This does not include initial submittal data such as shop tests and field tests that are submitted after the initial submittal.

The Engineer's review of drawings and data submitted by Contractor will cover general conformity to the Drawings and Specifications, external connections and dimensions, which affect the layout. Engineer's review does not indicate a thorough review of all dimensions, quantities, and details of the material, equipment, device, or items shown. Engineer's review of submittals shall not relieve Contractor from responsibility for errors, omissions, or deviations, nor responsibility for compliance with the Contract Documents.

SC.51 OPERATION AND MAINTENANCE MANUALS

Contractor is required to provide Operation and Maintenance (O&M) Manuals, as part of this contract, to the City.

Manuals are to provide concise descriptions, technical details, operating and maintenance instructions, schedules, records, log books, catalogues, principles of operation, methods of operation and other information that will enable the on-going operation and maintenance of the lift station, material, services and equipment.

O&M Manuals shall be submitted to the Owner with cover letter transmitting the documents. All O&M documents shall be submitted at the same time.

The comprehensive descriptions are to be accompanied by appropriate diagrams and other necessary illustrations so as to facilitate knowledge and understanding about the operation of the lift station and equipment.

Operation and maintenance manuals and associated drawings shall be delivered to the City for equipment furnished and installed at the lift station, at least seven (7) days before the substantial startup of the lift station and in the following format:

- Two (2) hard copies with manufacture's printed data, including associated diagrams, or typed text, in clear, concise English. The three copies shall be bound in 3-ring loose-lead notebooks. Dividers shall be included to separate equipment. All copies shall be originals or copies from originals, and shall be legible.

- Two (2) electronic copies in compact discs (CD or USB Drives or portable hard drive) containing all specified electronic files of the operation and maintenance manuals in PDF format.

SC.52 TRAINING

The contractor shall provide training to the City and shall include, but not limited to, the following:

Item	Duration
Electrical Equipment	4 Hours
Standby Generator	4 Hours
Odor Control	4 Hours
SCADA	4 Hours
Pumps	4 Hours
Valves	2 Hours
Flow Meter	2 Hours

SC.53 OVERTIME WORK

No work shall be scheduled between 7:00 p.m. and 7:00 a.m. or on Saturdays, Sundays, or legal City holidays without permission of Owner. Should Contractor desire to work on these days, they shall contact the Owner, in writing, for approval at least 48 hours in advance. However, emergency work may be done without prior permission. Tie-ins and connections to existing facilities will be made at time authorized by the Owner.

SC.54 DUST CONTROL

Contractor shall take responsible measures to prevent unnecessary dust. Earth surfaces subject to creating dust shall be kept moist with water or by application of a chemical dust suppressant. Dusty materials in piles or in transit shall be covered when practical to prevent blowing. Machinery, motors, instrument panels, or similar equipment, shall be protected by suitable dust screens with proper ventilation included.

SC.55 POLLUTION CONTROL

Contractor shall prevent the release of sanitary wastes, sediment, debris and other substances resulting from construction activities. No sanitary wastes will be permitted to enter any drain or watercourse other than sanitary sewers. No sediment, debris or other substance will be permitted to enter sanitary sewers and reasonable measures

will be taken to prevent such materials from entering any drain or watercourse.

SC.56 PROJECT ACCESS

Access to the project is limited to public right-of-way and permanent and temporary construction easements. If additional access is required or desired it shall be acquired by the Contractor, with written approval from the affected property owners being provided to the Owner. Such approval shall be received by the Owner prior to use of additional access areas. Contractor shall be responsible for all street repairs necessary for use of unapproved streets.

SC.57 CORE SOIL BORINGS

Any core borings and soil data furnished by the OWNER are for the convenience of the CONTRACTOR. The CONTRACTOR shall be responsible for any additional soil or geotechnical information required. The CONTRACTOR shall be responsible for properly designed excavation safety systems to be utilized for any type of subsurface condition found on this Project. The furnishing of soil information by the OWNER in no way relieves the CONTRACTOR of this obligation.

If no core borings or soil data are furnished by the OWNER, it shall be the CONTRACTOR's responsibility to obtain whatever geotechnical information required for preparation of the excavation safety systems.

SC.58 NEXT DAY LOOK AHEAD

The Contractor shall email City Inspector, testing laboratory and Birkhoff, Hendricks & Carter, L.L.P. each week the description of work for the preceding week in the format below:

Next Week (Day) Look Ahead

Owner:_____ Today's Date:_____

Project:_____ By:_____

Bid Item Description	Location	Description of Work Limits of Work

SC.59 PAYMENT FOR MATERIALS ON HAND

The City will only consider major items of equipment for payment as materials on hand prior to installation. Major items of equipment will include the following:

- Valves 12-Inches or larger
- P.V.C. & steel pipe 12-inches or larger

Materials to be considered for payment must include the original invoice, serial numbers clearly highlighted and instruction sheet from manufacturer on the proper method for storage. Those materials must be stored on the Lift Station Site following the manufacturer's instructions for storage, or in a secure storage container on site. The City may at its option allow storage off site at an approved location. Retainage will be held for materials on hand in the monthly pay request. As the materials are installed the contractor shall notify the inspector that the work is now incorporated into the project and can be removed from the material on hand list.

SC.60 MOBILIZATION

The City has established a bid item for Mobilization. Mobilization includes the City required Bonds, Insurance, and Shop Drawings along with Mobilization. The bid item cannot exceed 5% of the total amount bid.

Payment for the Bond and Insurance will be paid at execution of the contract and upon the contractor providing the City a copy of the PAID Bond and Insurance premium or a letter from the Bond and Insurance Company stating that the Bond and Insurance is in place for the project.

Payment for the mobilization will be paid at 60% of the bid price when construction begins and will include the cost of shop drawing preparation and for the actual mobilization that will occur after the Notice to Proceed is issued. First payment will be the end of the first full month after award of the contract. The remaining 40% will be paid when the project is substantially complete. Substantial completion shall be when the utilities are installed, passed inspections, disinfected and in service.

APPENDIX A

WAGES RATES

PREVAILING WAGE RATES FOR MUNICIPAL CONSTRUCTION IN AUBREY, TEXAS

General Decision: TX20250018 01/03/2025
Superseded General Decision Number: TX20240018
State: Texas
Construction Types: Heavy

County: Denton County in Texas.

WATER AND SEWER LINES/UTILITIES (INCLUDING RELATED TUNNELLING WHERE THE TUNNEL IS 48” OR LESS IN DIAMETER).

For other wage rates or for updated rates, please the Texas General Decision County Index located at beta.sam.gov.

"General Decision Number: TX20250018 01/03/2025

Superseded General Decision Number: TX20240018

State: Texas

Construction Type: Heavy

Counties: Collin, Dallas, Denton, Ellis, Kaufman and Rockwall Counties in Texas.

Water and Sewer Lines/Utilities (Including Related Tunneling Where the Tunnel is 48"" or Less in Diameter)

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(1).

If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022:	. Executive Order 14026 generally applies to the contract. . The contractor must pay all covered workers at least $17.75 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2025.
If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022:	. Executive Order 13658 generally applies to the contract. . The contractor must pay all covered workers at least $13.30 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2025.

The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at http://www.dol.gov/whd/govcontracts.

Modification Number	Publication Date
0	01/03/2025

PLUM0100-002 11/01/2024

	Rates	Fringes
Plumbers and Pipefitters	$ 39.76	14.04

SUTX1991-004 09/23/1991

	Rates	Fringes
Laborers:		
Common	$ 7.25 **	
Utility	$ 7.467 **	
Pipelayer	$ 7.828 **	
Power equipment operators:		
Backhoe	$ 10.804 **	
Crane	$ 10.942 **	
Front End Loader	$ 9.163 **	
Tunneling Machine (48"" or less)	$ 9.163 **	
TRUCK DRIVER	$ 8.528 **	

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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** Workers in this classification may be entitled to a higher minimum wage under Executive Order 14026 ($17.75) or 13658 ($13.30). Please see the Note at the top of the wage

determination for more information. Please also note that the minimum wage requirements of Executive Order 14026 are not currently being enforced as to any contract or subcontract to which the states of Texas, Louisiana, or Mississippi, including their agencies, are a party.

Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at https://www.dol.gov/agencies/whd/government-contracts.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

The body of each wage determination lists the classifications and wage rates that have been found to be prevailing for the type(s) of construction and geographic area covered by the wage determination. The classifications are listed in alphabetical order under rate identifiers indicating whether the particular rate is a union rate (current union negotiated rate), a survey rate, a weighted union average rate, a state adopted rate, or a supplemental classification rate.

Union Rate Identifiers

A four-letter identifier beginning with characters other than ""SU"", ""UAVG"", ?SA?, or ?SC? denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers.

0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE: UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

Survey Rate Identifiers

The ""SU"" identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

?SU? wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

State Adopted Rate Identifiers

The ""SA"" identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the ?SA? identifier took effect under state law in the state from which the rates were adopted.

WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

a) a survey underlying a wage determination
b) an existing published wage determination
c) an initial WHD letter setting forth a position on a wage determination matter
d) an initial conformance (additional classification and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to davisbaconinfo@dol.gov or by mail to:

Branch of Wage Surveys
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

Regarding any other wage determination matter such as conformance decisions, requests for initial decisions should be directed to the WHD Branch of Construction Wage Determinations. Requests can be submitted via email to BCWD-Office@dol.gov or by mail to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.

Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to dba.reconsideration@dol.gov or by mail to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210.

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END OF GENERAL DECISION"

APPENDIX B

TECHNICAL SPECIFICATIONS

TECHNICAL SPECIFICATIONS

INDEX

WATER LINES

TS-1 - Pressure Pipe & Fittings

TS-2 - Valves

TS-3 - Boring, Jacking & Tunneling

TS-4 - Seeding

ASPHALT PAVEMENT

S210 – Rolling

S216 – Proof Rolling

S247 – Flexible Base

E251 – Reworking Base Material

S300 – Asphalt

S310 – Prime Coat

SS3002 – Asphalt Reinforcement

TECHNICAL SPECIFICATIONS

SECTION TS-1 -PRESSURE PIPE

TS-1.01 PRESSURE PIPE MATERIALS

This specification shall govern the materials of construction and installation of pressure pipe for potable water distribution. All pipe joints inside encasement pipe shall be fully restrained.

A. 8-Inch Through 24-Inch Water Mains:

All water mains 8-inches in diameter and larger shall be polyvinyl chloride (P.V.C.) pressure pipe meeting AWWA specification C900 with a minimum DR rating of 18, blue in color.

Where 8-inch and larger ductile iron pipe is specified or used, all ductile iron pressure pipe shall conform to AWWA C151 standards, Class 200, and have push-on joints conforming to AWWA C111 standards. Where a pipe joint requires a mechanical joint connection or flanged joint connection, a snap ring or harness clamp joint shall be furnished conforming to AWWA C111 or AWWA C110 standards. All pipe joints inside steel encasement pipe shall be fully restrained with a fast-grip gasket system as manufactured by American Ductile Iron Pipe or approved equal. Ductile iron pipe shall be zinc coated per ISO 8179-1, cement mortar lined conforming to AWWA C104 and shall be encased with 8mil cross-linked virgin polyethylene.

Where 8-inch and larger reinforced concrete cylinder pipe (RCCP) is specified or used, all RCCP pressure pipe shall conform to AWWA C303 (NCTCOG Item 501.4.6) with bell and spigot, self-centering joint rings and a prefabricated rubber gasket. In areas of the alignment where the pipe will be subject to unbalanced hydraulic thrust (bends, tees, valves, etc.), the pipe joints shall be restrained by field welding joints or by mechanically restraints. Two acceptable types of restrained joints are harness clamps and Snap Ring types. Both joint types shall be capable of transmitting the thrust forces and must be encased in grout before the line is pressurized using special grout bands supplied by the pipe manufacturer. All pipe joints inside steel encasement pipe shall be fully restrained with a snap ring. RCCP pipe shall be designed with a working pressure of not less than 200 psi and the hydrostatic field test pressure shall be 240 psi.

B. 6-Inch Water Lines (Fire Leads):

Unless otherwise noted on the plans or in the Contract Documents, all pressure pipe 6-inches or less in diameter shall conform to AWWA C900 with a minimum DR rating of 14.

TS-1.02 FITTINGS

All fittings shall be ductile iron and utilize mechanical joint restraints. All horizontal and vertical bends shall be mechanically restrained and include concrete thrust blocking. Thrust blocking shall be in addition to mechanical joint restraints for all pipe diameters. Ductile iron fittings shall conform to AWWA C110 for fittings 18-inches and larger, and AWWA C153 for fittings smaller than 18-inches. Ductile iron fittings shall utilize 316 or 304 stainless steel hardware.

Fittings and bends shall be cement mortar lined on the interior, epoxy coated on the exterior, and be wrapped in a minimum 8 mils of polyethylene wrap. Fittings and bends shall be subsidiary to the pipe installation (no separate pay item).

TS-1.03 INSTALLATION

Pipe and fittings shall be installed at the locations and in the quantities indicated on the plans and bid schedule. Pipes lacking a profile shall be installed to the minimum depths required by the current City of Aubrey standards. Pipe shall be installed in accordance with NCTCOG Item 505 – General Conduit Installation and Item 506 – Water Conduit Installation. Trenchless installation shall be installed in accordance with NCTCOG Item 503 – Trenchless Installation and include fully restrained joints inside the steel encasement pipe.

TS-1.04 TESTING & DISINFECTION

All potable water pressure pipe shall be hydrostatically tested in accordance with NCTCOG Item 506.5 – Hydrostatic Test and NCTCOG Table 506.5(a). Hydrostatic field test pressure for PVC and ductile iron pipe shall be equal to the pipe pressure rating. RCCP hydrostatic field test pressure shall be as specified in Section TS-1.01 above.

The pipes shall be purged and disinfected in accordance with NCTCOG Item 506.7 – Purging and Disinfection of Water Conduits and AWWA C651.

TS-1.05 MEASUREMENT & PAYMENT

Measurement and payment shall be made on the unit price basis per linear foot (L.F.) and shall include all the materials, fittings, equipment, labor and appurtenances necessary to complete the work.

TECHNICAL SPECIFICATIONS

SECTION TS-2 -VALVES

TS-2.01 GATE VALVES

All valves on pipes 16-inches and smaller shall be Resilient Seated Gate Valves.

All gate valves shall conform strictly the to the latest specification C-515 of the American Water Works Association Standards and must comply with the following supplementary details, changes or additions.

A. Body: Gate valves shall be iron body designed for a working pressure of 200 psi. All valves shall be hydrostatically tested at 200 psi and shell tested at 400 psi. Any leakage during testing shall be cause for rejection. For ease of repair the body, bonnet and stuffing box shall be flanged together with ASTM Grade B bolts and nuts. Each valve shall have the maker's initials, pressure rating and year in which manufactured cast in the body.

B. Stems: Stems shall be machined from manganese bronze rod with an integral forged thrust collar machined to size. The stems shall be non-rising and equipped for nut operation, which shall be opened by turning to the left.

C. Stem Seals: Stems shall be O-ring sealed either above or below thrust collar. An antifriction washer shall be located above the thrust collar for operating torque.

D. Stem Nut: Stem nut can be either integral cast with valve disc or separately installed into disc. Nut shall be waterworks bronze. Manufacturer shall submit an exact formula used to determine number of turns required to affect complete closure of each size resilient seated valve supplied under these specifications.

E. Paint and Protective Coatings: All gate valves furnished under these specifications for direct burial shall be coated from the factory with a corrosion resistant fusion-bonded epoxy and encased with a minimum 8mil polyethylene wrap. For valve installation inside a manhole or vault, the exterior shall be coated with an epoxy equivalent to the interior valve coating.

   All ferrous metal surfaces in the internal part of the valve shall be protected with a two-part thermostat epoxy coating to a nominal thickness of 4 mils for corrosion protection and shall be of a color that is easily identified as an epoxy coating.

   The thermostat epoxy coating shall be a two-part epoxy and shall function as a physical, chemical, and electrical barrier between the base metal to which it is applied and the surroundings.

   The coating shall be non-toxic and shall not impart taste to water. The coating must be formulated from materials deemed acceptable per the Food & Drug Administration Document Title 21 of the Federal Regulations of Food Additives, Section 121.2514 entitled Resins and Polymeric Coatings. The coating shall have a satin finish and shall be suitable for field overcoating and touchup with the same coating material without sanding or special surface preparation, or application of heat in excess of room temperature.

F. Experience: Valves, furnished under these specifications, shall be manufactured by a firm that has been producing valves of this general type continuously for the past five (5) years. Gate valves shall be manufactured by M & H, American Flow Control, Mueller or Clow.

G. Valve Actuators shall include all gearing, scrapers, etc., for horizontal operation of the valves as shown in the plans. All actuators shall be for direct bury service. Exterior valves may be set in vertical position.

H. All gate valves shall have mechanical joint by mechanical joint ends.

TS-2.02 COMBINATION AIR RELEASE\VACUUM VALVE

Combination Air Valves shall be float operated valves designed to release accumulated air or gas from a piping system while the system is in operation and under pressure. In addition, the valves shall discharge large quantities of air during pipe filling operations and intake large quantities of air during pipe draining and water column separation.

Valves shall conform to the latest revision of NCTCOG Item 502.6.3 – Air Valves. The valve body shall be conical in shape to maintain maximum air gap between the water and the sealing mechanism. Water shall not come in contact with the sealing mechanism at any time during normal operation at the valve's working pressure. The valve shall have a double float design with the upper float enclosed in the upper section of the valve. The lower float shall be located in the main body of the valve. The valve shall be designed to ensure a drip tight sealing at back pressure as low as 3 psi.

The valve shall have a funnel shaped lower body to automatically drain the valve. The working pressure shall range from 3 to 250 psi and the valve shall be tested to 360 psi. Air valves which are not rated for minimum sealing pressure of 3 psi and maximum working pressure of 250 psi shall not be considered equal or acceptable. The maximum working temperature shall be 140 degrees F with maximum intermittent temperatures of up to 194 degrees F.

The body, cover flange and lower flange shall be constructed of 316 stainless steel. The rolling resilient seal shall provide smooth positive opening, closing, and leak free sealing over the range of pressures 3 psi and higher, that the system will experience including static system pressure. All metal hardware shall be 316 stainless steel. All O-rings shall be of BUNA-N with pressure ratings equivalent to the overall working pressure of the valve.

The float shall operate in concert with a rolling seal design that creates the closure of the valve preventing water from escaping the valve at system operation between 3 psi and 250 psi, while being able to automatically adjust its position to allow for controlled intermittent air release. Valves that do not incorporate the rolling seal solution shall not be considered equal or acceptable. Valve designs that do not intentionally allow for intermittent release of air during operation shall not be considered equal or acceptable.

The upper float shall be made of solid polypropylene and have a rolling seal mechanism constructed of nylon, EPDM and stainless-steel components. The lower float shall be constructed of 316 stainless steel or polycarbonate as indicated on the drawings or in this specification and shall have a minimum clearance of 1" from each side wall to prevent blockage of the float.

The valve shall have an optional Non-Slam (NS) or anti surge device which can be connected to the discharge of the air valve to throttle the air discharge to prevent surge or hammer during a vacuum or water column separation event.

A spring cushioned joint between the sealing mechanism and the float/stainless steel rod assembly shall perform without jamming or allowing air escape under vibration or float bouncing related to the turbulence from pump start and stop or flow fluctuations. High velocity air will not shut the valve.
The valve shall have an 11/2 inch male NPT camlock connection at its outlet for connection of a vent pipe or for use in valve flushing or cleaning. The valve shall have a 1 inch ball valve connected to the lower valve body to relieve internal pressure for cleaning and for use in flushing the valve. Valves shall include a threaded NPT connection.

Valves shall be hydraulically tested to a minimum pressure of 360 psi. Valves shall include a 2-year warranty for epoxy coated steel and 5-year warranty for stainless steel.

TECHNICAL SPECIFICATIONS

SECTION TS-3 - BORING, JACKING & TUNNELING

TS-3.01 DESCRIPTION OF WORK

This section of the specifications shall govern for the furnishing and installation of pipe by the methods of boring as shown on the plans and in conformity with the specifications.

The Contractor may, at his option and expense, and with the specific approval of the Owner, utilize boring where the plans otherwise indicate very deep open cuts.

TS-3.02 MATERIALS

Unless specified on plans, encasement pipe for boring shall be smooth new steel pipe or steel casing pipe. Smooth steel pipe shall have a minimum yield strength of 35,000 psi and shall conform to AASHTO Designation M218-74. The steel casing pipe shall meet the requirements of AASHTO M167-72 and shall meet the requirements of Test Method Tex-708-1. The pipe used shall be installed with an even bearing throughout its length, and all voids between the earth and encasement pipe shall be filled with grout.

Steel encasement pipe shall be painted inside and outside with two coats of TNEMEC, HB Tnemecol, Series 46-465 Coal Tar, prior to delivery to the job site. Minimum coating inside and outside shall be 12-mils DFT per each coat. Encasement pipe shall be field welded in accordance with AWWA C-206. Welded joints shall be wire brushed and painted with one coat of TNEMEC, Omnithane Series 530, 2.5-mils DFT.

Where encasement pipe is not indicated on the plans, the Contractor may, at his option, utilize encasement pipe in his boring operation. However, no extra payments will be made for such encasement pipe.

TS-3.03 BORING

Suitable pits or trenches shall be excavated for the purpose of conducting the boring operations and for placing end joints of the pipe. All pits shall be sheeted securely and braced to prevent earth caving. Design of sheeting shall be included in the Trench Safety Plan.

Boring shall proceed from a pit provided for the boring equipment and workman. The locations of such pits shall meet the approval of the Owner and/or Engineer. The holes are to be bored mechanically, and the boring shall be done using a pilot hole. By this method an approximately 2-inch pilot hole shall be bored the entire length of the crossing and shall be checked for line and grade on the opposite end of the bore from the work pit. This pilot hole shall serve as the centerline of the larger diameter hole to be bored. The use of water or other fluids in connection with the boring operation will be permitted to the extent to lubricate cuttings. Jetting will not be permitted. Overcutting in excess of one inch and all voids between the undisturbed earth and encasement pipe shall be remedied by pressure grouting all areas with overcut or with voids at no additional cost to the Owner.

TS-3.04 COMPLIANCE WITH SPECIFICATIONS

The final in-place pipe shall be laid true to the grades shown on the plans and within 1"/10' for horizontal alignment, and shall meet the exfiltration or pressure test criteria noted in other sections of these specifications. All annular space between the carrier pipe and the encasement pipe shall be pressure grouted where indicated on the plans, adequate measures shall be taken to prevent carrier pipe from floating due to pressure grouting. No separate payment will be allowed for such pressure grouting.

The Contractor shall present the completed bored section to the City for approval before backfilling the pits.

TS-3.05 MEASUREMENT FOR PAYMENT

Measurement for payment for boring will be made at the unit price per linear foot as shown on the plans and as itemized in the Proposal and Bid Schedule as "By Other than Open Cut". Measurement shall not be made through any pit or trench.

Payment to the Contractor at the various unit bid prices shall constitute full compensation for furnishing and installing all materials, bore pit trench safety, pipe and liner materials required for boring operations, for all preparation, hauling, and installation of same and for all labor, tools, equipment, and incidentals necessary to complete the work, including but not limited to excavation, backfill and disposal of surplus material. Payment shall also include all costs for complete restoration of any areas between the limits of the bored installation disturbed by construction activities.

If the Contractor elects boring to install any portion of the work designated on the plans for open cut installation, and obtains specific written approval from the Owner, the Contractor shall be paid for this work as if the work has been done by open cut.

TECHNICAL SPECIFICATIONS

SECTION TS-4 - SEEDING

TS-4.01 GENERAL

The work to be performed under this section of the specifications shall consist of furnishing, placing, fertilizing and maintaining seeding, including all materials, equipment, labor, tools and other incidentals necessary to complete the work as shown on the plans and as specified herein. All areas disturbed by the construction activities shall be seeded and maintained until a "healthy stand of grass has been obtained".

TS-4.02 SEEDING

All planting shall be done between the dates specified for each type except when specifically authorized in writing. The seeds planted shall be of a type specified with the mixture, rate and planting dates as follows:

Type I - Bermuda Grass - Hulled
50 lbs/acre (April - June)

Type II - Annual Rye Grass and Bermuda Grass – Unhulled*
60 lbs/acre (September - December)

Type III - Bermuda Grass - Unhulled (January - March/July - August)
50 lbs/acre

* At least 50% of the seed shall be perennial seed when a seed mixture is applied.

Fertilizer shall be a commercial product, uniform in composition, free flowing and suitable for application with approved equipment. Fertilizer shall be delivered to the site in fully labeled original containers. Fertilizer that has been exposed to high humidity and moisture, has become caked or otherwise damaged, making it unsuitable for use, shall be rejected.

Fertilizer for the initial planting application shall be of an organic base containing by weight the following (or other approved) percentages of nutrients: 15-10-5 (N-P-K); also containing 10-15 percent sulfate and traces of iron and zinc as required and approved by the Owner. The manufacturer's recommendation as to rate of application of fertilizer for type of grass and season shall be followed.

After the designated areas have been completed to the lines, grades and cross sections shown on the plans and as provided for in other items of this contract, seeding of the type specified shall be performed in accordance with the requirements hereinafter described.

Contractor shall broadcast seed and fertilize in the quantity specified uniformly distribute over the areas shown on the plans and where directed. If the sowing of seed is by hand, rather than by mechanical methods, the seed shall be sown to two directions at right angles to each other. Seed and fertilizer may be distributed at the same time, provided the specified uniform rate of application for both is obtained.

After planting, the seed shall be raked or harrowed into the soil to a depth of approximately 1/4-inch. The planted area shall then be rolled with a smooth roller, developing 15 to 25 psi contact pressure upon the planted surface area and giving a smooth surface without ruts or tracks. After compacting is completed, the planted area shall be watered sufficiently to assure uniform moisture from the surface to a minimum of six inches in depth. Seeded areas shall be subsequently watered as needed so as to

prevent washing of the slopes or dislodgment of the seed. Contractor is responsible for obtaining, purchasing and applying water as necessary to obtain a "healthy stand of grass" prior to final project completion. A "healthy stand of grass" consists of at least 75% coverage per square foot, a minimum of 1-inch in height.

TS-4.03 MEASUREMENT AND PAYMENT

Payment for seeding, fertilizing and maintenance shall be paid for separately per acre (Ac.) in the appropriate pay item in the proposal and bid schedule. The cost included shall be the total compensation for furnishing and placing all seed, fertilizer, disposal of surplus material, for providing all water and for all materials, labor, equipment, tools and other incidentals necessary to complete the work in accordance with the plans and these specifications.

Item 210
Rolling

1. DESCRIPTION

Compact embankment, subgrade, base, surface treatments, broken concrete pavement, or asphalt pavement using rollers. Break up asphalt mats, pit run material, or base materials.

2. EQUIPMENT

Use any type of roller to meet the production rates and quality requirements of the Contract unless otherwise shown on the plans or directed. Use equipment that meets the requirements of this Item when specific types of equipment are required. The Engineer may allow the use of rollers that operate in one direction only when turning does not affect the quality of work or encroach on traffic.

Table 1
Roller Requirements[1]

Roller Type	Materials to be Compacted	Load (tons)	Contact Pressure	Roller Speed (mph)
Steel wheel	Embankment, subgrade, base, asphalt concrete	≥ 10	≥ 325 lb. per inch of wheel width	2–3
Tamping	Embankment, subgrade	–	125–550 psi per tamping foot	2–3
Heavy tamping	Embankment, subgrade	–	≥ 550 psi per tamping foot	2–3
Vibratory	Embankment, subgrade, base, asphalt concrete	Type A < 6 Type B > 6 Type C as shown on the plans	Per equipment specification and as approved	As approved
Light pneumatic	Embankment, subgrade, surface treatment	4.5–9.0	≥ 45 psi	2–6
	Asphalt Concrete			4–12
Medium pneumatic	Embankment, subgrade, base, surface treatment	12–25	≥ 80 psi, as directed	2–6
	Asphalt Concrete			4–12
Heavy pneumatic	Embankment, subgrade, base, previously broken concrete pavement, other pavements	≥ 25	≤ 150 psi	2–6
Grid	Embankment, breaking up existing asphalt mats or base	5–13	–	2–3

1. Unless otherwise specified in the Contract.

2.1. **Static Steel Wheel Rollers**. Furnish single, double, or triple steel wheel, self-propelled power rollers weighing at least 10 tons capable of operating in a forward and backward motion. Ensure all wheels are flat. The Contractor may use vibratory rollers in the static mode when static steel wheel rollers are required.

For single steel wheel rollers, pneumatic rear wheels are allowed for embankment, subgrade, and base. Provide rear wheels for triple steel wheel rollers with a minimum diameter of 48 in., a minimum width of 20 in., and a minimum compression of 325 lb. per inch of wheel width.

2.2. **Tamping Rollers**. Furnish self-propelled rollers with at least one self-cleaning metal tamping drum capable of operating in a forward or backward motion with a minimum effective rolling width of 5 ft. Mount drums in a frame so that each drum moves independently of the other for rollers with more than one drum. Operate rollers in static or vibratory mode.

2.2.1. **Tamping Roller (Minimum Requirement)**. Provide tamping feet that exert a static load of 125 to 550 psi and project at least 3 in. from the surface of the drum for all tamping rollers except for heavy tamping rollers.

2.2.2. **Heavy Tamping Roller**. Provide tamping rollers that have:

- 2 metal tamping drums, rolls, or shells, each with a 60-in. minimum diameter and a 5-ft. minimum width, or
- 1 rear and 2 forward drums, each with a 60-in. minimum diameter. Arrange drums so that the rear drum compacts the space between the 2 forward drums and the minimum overall rolling width is 10 ft.

Equip drums with tamping feet that:

- project at least 7 in. from the drum surface,
- have an area of 7 to 21 sq. in.,
- are self-cleaning,
- exert a static load of at least 550 psi, and
- are spaced at 1 tamping foot per 0.65 to 0.70 square feet of drum area.

2.3. **Vibratory Rollers**. Furnish self-propelled rollers with at least one drum equipped to vibrate. Select and maintain amplitude and frequency settings per manufacturer's specifications to deliver maximum compaction without material displacement or shoving, as approved. Furnish the equipment manufacturer's specifications concerning settings and controls for amplitude and frequency. Operate rollers at speeds that will produce at least 10 blows per foot unless otherwise shown on the plans or approved. Pneumatic rear wheels are allowed for embankment, subgrade, and base. Equip each vibrating drum with:

- separate frequency and amplitude controls,
- controls to manually start and stop vibration, and
- a mechanism to continuously clean the face of the drum.

For asphalt-stabilized base and asphalt concrete pavement, furnish a roller that also has the ability to:

- automatically reverse the direction of the rotating eccentric weight,
- stop vibration before the motion of the roller stops, and
- thoroughly moisten the drum with water or approved asphalt release agent.

2.3.1. **Drum (Type A)**. Furnish a roller with a static weight less than 6 tons and a vibratory drum.

2.3.2. **Drum (Type B)**. Furnish a roller with a minimum static weight of 6 tons and a vibratory drum.

2.3.3. **Drum (Type C)**. Furnish a roller as shown on the plans.

2.4. **Pneumatic Tire Rollers**. Pneumatic tire rollers consist of rubber tire wheels on axles mounted in a frame with either a loading platform or body suitable for ballast loading. Arrange the rear tires to cover the gaps between adjacent tires of the forward group. Furnish rollers capable of forward and backward motion. Compact asphalt pavements and surface treatments with a roller equipped with smooth-tread tires. Compact

without damaging the surface. Moisten the wheels with water or an approved asphalt release agent when necessary.

Select and maintain the operating load and tire air pressure within the range of the manufacturer's charts or tabulations to attain maximum compaction throughout the lift, as approved. Furnish the manufacturer's chart or tabulations showing the contact areas and contact pressures for the full range of tire inflation pressures and for the full range of loadings for the particular tires furnished. Maintain individual tire inflation pressures within 5 psi of each other. Provide uniform compression under all tires.

2.4.1. **Light Pneumatic Tire**. Furnish a unit:

- with at least 9 pneumatic tires,
- with an effective rolling width of approximately 5 ft.,
- capable of providing a total uniform load of 4.5 to 9 tons, and
- with tires capable of maintaining a minimum ground contact pressure of 45 psi.

2.4.2. **Medium Pneumatic Tire**. Furnish a unit:

- with at least 7 pneumatic tires,
- with an effective rolling width of approximately 7 ft.,
- capable of providing a total uniform load of 12 to 25 tons, and
- with tires capable of maintaining a minimum ground contact pressure of 80 psi or 90 psi as directed.

2.4.3. **Heavy Pneumatic Tire**. Furnish a unit:

- with at least 4 pneumatic-tired wheels mounted on axles carrying no more than 2 wheels,
- with wheels arranged to carry approximately equal loads on uneven surfaces,
- with a width between 8 and 10 ft. that can turn 180° in the crown width,
- capable of providing a total uniform load of at least 25 tons,
- with tires capable of maintaining a maximum ground contact pressure of 150 psi, and
- with liquid-filled tires inflated to such a level that liquid will flow from the valve stem when the stem is in the uppermost position.

2.5. **Grid Rollers**. Furnish rollers that have 2 cylindrical cages with a minimum diameter of 66 in. and a minimum width of 32 in. Mount cages in a rigid frame with weight boxes. Use a cage surface of cast or welded steel fabric grid with bars 1-1/2 in. wide, spaced on 5-in. centers in each direction, that undulate approximately 1 in. between the high and low points.

Furnish rollers capable of providing a total load of 5 to 13 tons and capable of being operated in a forward or backward motion.

2.6. **Alternate Equipment**. The Contractor may use alternate compaction equipment that produces results equivalent to the specified equipment as approved. Discontinue the use of the alternate equipment and furnish the specified equipment if the desired results are not achieved.

3. CONSTRUCTION

Perform this work in accordance with the applicable Items using equipment and roller speeds specified in Table 1. Use only rubber-tired equipment to push or pull compaction equipment on base courses. Use equipment that does not damage material being rolled.

4. MEASUREMENT AND PAYMENT

The work performed, materials furnished, equipment, labor, tools, and incidentals will not be measured or paid for directly but will be subsidiary to pertinent Items.

Item 216
Proof Rolling

1. DESCRIPTION

Proof-roll earthwork, base, or both to locate unstable areas.

2. EQUIPMENT

2.1. **Specified Equipment**. Furnish rollers that weigh at least 25 tons when loaded. The maximum acceptable load is 50 tons. Provide rollers that meet the requirements of Section 210.2.4., "Pneumatic Tire Rollers."

2.2. **Alternative Equipment**. The Contractor may use alternate compaction equipment that produces results equivalent to the specified equipment in the same period of time as approved. Discontinue the use of the alternative equipment and furnish the specified equipment if the desired results are not achieved.

3. CONSTRUCTION

Perform proof rolling as directed. Adjust the load and tire inflation pressures within the range of the manufacturer's charts or tabulations, as directed. Make at least 2 coverages with the proof roller. Offset each trip of the roller by at most one tire width. Operate rollers at a speed between 2 and 6 mph, as directed. Correct unstable or nonuniform areas, if found, in accordance with the applicable Item.

4. MEASUREMENT

Rolling will be measured by the hour operated on surfaces being tested.

5. PAYMENT

The work performed and equipment furnished in accordance with this Item and measured as provided under "Measurement" will be paid for at the unit price bid for "Proof Rolling." This price is full compensation for furnishing and operating equipment and for labor, materials, tools, and incidentals.

Item 247
Flexible Base

1. DESCRIPTION

Construct a foundation course composed of flexible base.

2. MATERIALS

Furnish uncontaminated materials of uniform quality that meet the requirements of the plans and specifications. Notify the Engineer of the proposed material sources and of changes to material sources. The Engineer may sample and test project materials at any time before compaction throughout the duration of the project to assure specification compliance. Use Tex-100-E material definitions.

2.1. **Aggregate**. Furnish aggregate of the type and grade shown on the plans and meeting the requirements of Table 1. Each source must meet Table 1 requirements for liquid limit, plasticity index, and wet ball mill for the grade specified. Do not use additives, such as but not limited to lime, cement, or fly ash to modify aggregates to meet the requirements of Table 1 unless shown on the plans.

Table 1
Material Requirements

Property	Test Method	Grade 1–2	Grade 3	Grade 4[2]	Grade 5
Sampling	Tex-400-A				
Master gradation sieve size (cumulative % retained)	Tex-110-E				
2-1/2"		0	0	As shown on the plans	0
1-3/4"		0–10	0–10		0–5
7/8"		10–35	–		10–35
3/8"		30–65	–		35–65
#4		45–75	45–75		45–75
#40		65–90	50–85		70–90
Liquid Limit, % Max	Tex-104-E	40	40	As shown on the plans	35
Plasticity Index, Max[1]	Tex-106-E	10	12	As shown on the plans	10
Plasticity index, Min[1]		As shown on the plans	As shown on the plans	As shown on the plans	As shown on the plans
Wet ball mill, % Max	Tex-116-E	40	–	As shown on the plans	40
Wet ball mill, % Max increase passing the #40 sieve		20	–	As shown on the plans	20
Min compressive strength, psi	Tex-117-E			As shown on the plans	
lateral pressure 0 psi		35	–		–
lateral pressure 3 psi		–	–		90
lateral pressure 15 psi		175	–		175

1. Determine plastic index in accordance with Tex-107-E (linear shrinkage) when liquid limit is unattainable as defined in Tex-104-E.
2. Grade 4 may be further designated as Grade 4A, Grade 4B, etc.

2.1.1. **Material Tolerances**. The Engineer may accept material if no more than 1 of the 5 most recent gradation tests has an individual sieve outside the specified limits of the gradation.

When target grading is required by the plans, no single failing test may exceed the master grading by more than 5 percentage points on sieves No. 4 and larger or 3 percentage points on sieves smaller than No. 4.

The Engineer may accept material if no more than 1 of the 5 most recent plasticity index tests is outside the specified limit. No single failing test may exceed the allowable limit by more than 2 points.

2.1.2. **Material Types**. Do not use fillers or binders unless approved. Furnish the type specified on the plans in accordance with the following:

2.1.2.1. **Type A**. Crushed stone produced and graded from oversize quarried aggregate that originates from a single, naturally occurring source. Do not use gravel or multiple sources.

2.1.2.2. **Type B**. Crushed or uncrushed gravel. Blending of 2 or more sources is allowed.

2.1.2.3. **Type C**. Crushed gravel with a minimum of 60% of the particles retained on a No. 4 sieve with 2 or more crushed faces as determined by Tex-460-A, Part I. Blending of 2 or more sources is allowed.

2.1.2.4. **Type D**. Type A material or crushed concrete. Crushed concrete containing gravel will be considered Type D material. Crushed concrete must meet the requirements in Section 247.2.1.3.2., "Recycled Material (Including Crushed Concrete) Requirements," and be managed in a way to provide for uniform quality. The Engineer may require separate dedicated stockpiles in order to verify compliance.

2.1.2.5. **Type E**. Caliche, iron ore or as otherwise shown on the plans.

2.1.3. **Recycled Material**. Reclaimed asphalt pavement (RAP) and other recycled materials may be used when shown on the plans. Request approval to blend 2 or more sources of recycled materials.

2.1.3.1. **Limits on Percentage**. Do not exceed 20% RAP by weight, when RAP is allowed, unless otherwise shown on the plans. The percentage limitations for other recycled materials will be as shown on the plans.

2.1.3.2. **Recycled Material (Including Crushed Concrete) Requirements**.

2.1.3.2.1. **Contractor-Furnished Recycled Materials**. Provide recycled materials, other than RAP, that have a maximum sulfate content of 3,000 ppm when tested in accordance with Tex-145-E. When the Contractor furnishes the recycled materials, including crushed concrete, the final product will be subject to the requirements of Table 1 for the grade specified. Certify compliance with DMS-11000, "Evaluating and Using Nonhazardous Recyclable Materials Guidelines," for Contractor furnished recycled materials. In addition, recycled materials must be free from reinforcing steel and other objectionable material and have at most 1.5% deleterious material when tested in accordance with Tex-413-A. For RAP, do not exceed a maximum percent loss from decantation of 5.0% when tested in accordance with Tex-406-A. Test RAP without removing the asphalt.

2.1.3.2.2. **Department-Furnished Required Recycled Materials**. When the Department furnishes and requires the use of recycled materials, unless otherwise shown on the plans:

- Department-required recycled material will not be subject to the requirements in Table 1,
- Contractor-furnished materials are subject to the requirements in Table 1 and this Item,
- the final product, blended, will be subject to the requirements in Table 1, and
- for final product, unblended (100% Department-furnished required recycled material), the liquid limit, plasticity index, wet ball mill, and compressive strength is waived.

Crush Department-furnished RAP so that 100% passes the 2 in. sieve. The Contractor is responsible for uniformly blending to meet the percentage required.

2.1.3.2.3. **Department-Furnished and Allowed Recycled Materials**. When the Department furnishes and allows the use of recycled materials or allows the Contractor to furnish recycled materials, the final blended product is subject to the requirements of Table 1 and the plans.

2.1.3.3. **Recycled Material Sources**. Department-owned recycled material is available to the Contractor only when shown on the plans. Return unused Department-owned recycled materials to the Department stockpile location designated by the Engineer unless otherwise shown on the plans.

The use of Contractor-owned recycled materials is allowed when shown on the plans. Contractor-owned surplus recycled materials remain the property of the Contractor. Remove Contractor-owned recycled materials from the project and dispose of them in accordance with federal, state, and local regulations before project acceptance. Do not intermingle Contractor-owned recycled material with Department-owned recycled material unless approved.

2.2. **Water**. Furnish water free of industrial wastes and other objectionable matter.

2.3. **Material Sources**. Expose the vertical faces of all strata of material proposed for use when non-commercial sources are used. Secure and process the material by successive vertical cuts extending through all exposed strata, when directed.

3. EQUIPMENT

Provide machinery, tools, and equipment necessary for proper execution of the work.

3.1. Provide rollers in accordance with Item 210, “Rolling.” Provide proof rollers in accordance with Item 216, “Proof Rolling,” when required.

3.2. When ride quality measurement is required, provide a high speed or lightweight inertial profiler certified at the Texas A&M Transportation Institute. Provide equipment certification documentation. Display a current decal on the equipment indicating the certification expiration date.

4. CONSTRUCTION

Construct each layer uniformly, free of loose or segregated areas, and with the required density and moisture content. Provide a smooth surface that conforms to the typical sections, lines, and grades shown on the plans or as directed.

Stockpile base material temporarily at an approved location before delivery to the roadway. Build stockpiles in layers no greater than 2 ft. thick. Stockpiles must have a total height between 10 and 16 ft. unless otherwise approved. After construction and acceptance of the stockpile, loading from the stockpile for delivery is allowed. Load by making successive vertical cuts through the entire depth of the stockpile.

Do not add or remove material from temporary stockpiles that require sampling and testing before delivery unless otherwise approved. Charges for additional sampling and testing required as a result of adding or removing material will be deducted from the Contractor’s estimates.

Haul approved flexible base in clean trucks. Deliver the required quantity to each 100-ft. station or designated stockpile site as shown on the plans. Prepare stockpile sites as directed. When delivery is to the 100-ft. station, manipulate in accordance with the applicable Items.

4.1. **Preparation of Subgrade or Existing Base**. Remove or scarify existing asphalt concrete pavement in accordance with Item 105, “Removing Treated and Untreated Base and Asphalt Pavement,” when shown on

the plans or as directed. Shape the subgrade or existing base to conform to the typical sections shown on the plans or as directed.

When new base is required to be mixed with existing base, deliver, place, and spread the new flexible base in the required amount per station. Manipulate and thoroughly mix the new base with existing material to provide a uniform mixture to the specified depth before shaping.

Proof roll the roadbed in accordance with Item 216, "Proof Rolling," before pulverizing or scarifying when shown on the plans or directed. Correct soft spots as directed.

4.2. **Placing**. Spread and shape flexible base into a uniform layer with an approved spreader the same day as delivered unless otherwise approved. Construct layers to the thickness shown on the plans. Maintain the shape of the course. Control dust by sprinkling, as directed. Correct or replace segregated areas as directed, at no additional expense to the Department.

Place successive base courses and finish courses using the same construction methods required for the first course.

4.3. **Compaction**. Compact using density control unless otherwise shown on the plans. Multiple lifts are permitted when shown on the plans or approved. Bring each layer to the moisture content directed. When necessary, sprinkle the material in accordance with Item 204, "Sprinkling."

Begin rolling longitudinally at the sides and proceed towards the center, overlapping on successive trips by at least 1/2 the width of the roller unit. Begin rolling at the low side and progress toward the high side on superelevated curves. Offset alternate trips of the roller. Operate rollers at a speed between 2 and 6 mph as directed.

Rework, recompact, and refinish material that fails to meet or that loses required moisture, density, stability, or finish requirements before the next course is placed or the project is accepted. Continue work until specification requirements are met. Perform the work at no additional expense to the Department.

Before final acceptance, the Engineer will select the locations of tests and measure the flexible base depth in accordance with Tex-140-E. Correct areas deficient by more than 1/2 in. in thickness by scarifying, adding material as required, reshaping, recompacting, and refinishing at the Contractor's expense.

4.3.1. **Ordinary Compaction**. Roll with approved compaction equipment as directed. Correct irregularities, depressions, and weak spots immediately by scarifying the areas affected, adding or removing approved material as required, reshaping, and recompacting.

4.3.2. **Density Control**. Compact to at least 100% of the maximum dry density determined by Tex-113-E, unless otherwise shown on the plans. Maintain moisture during compaction within ±2 percentage points of the optimum moisture content as determined by Tex-113-E. Measure the moisture content of the material in accordance with Tex-115-E or Tex-103-E during compaction daily and report the results the same day to the Engineer, unless otherwise shown on the plans or directed. Do not achieve density by drying the material after compaction.

The Engineer will determine roadway density and moisture content of completed sections in accordance with Tex-115-E. The Engineer may accept the section if no more than 1 of the 5 most recent density tests is below the specified density and the failing test is no more than 3 pcf below the specified density.

4.4. **Finishing**. After completing compaction, clip, skin, or tight-blade the surface with a maintainer or subgrade trimmer to a depth of approximately 1/4 in. Remove loosened material and dispose of it at an approved location. Seal the clipped surface immediately by rolling with a pneumatic tire roller until a smooth surface is

attained. Add small increments of water as needed during rolling. Shape and maintain the course and surface in conformity with the typical sections, lines, and grades as shown on the plans or as directed.

Correct grade deviations greater than 1/4 in. in 16 feet measured longitudinally or greater than 1/4 in. over the entire width of the cross-section in areas where surfacing is to be placed. Correct by loosening and adding, or removing material. Reshape and re-compact in accordance with Section 247.4.3., "Compaction."

4.5. **Curing**. Cure the finished section until the moisture content is at least 2 percentage points below optimum or as directed before applying the next successive course or prime coat.

4.6. **Ride Quality**. This section applies to the final travel lanes that receive a 1 or 2 course surface treatment for the final surface, unless otherwise shown on the plans. Measure ride quality of the base course after placement of the prime coat and before placement of the surface treatment, unless otherwise approved. Use a certified profiler operator from the Department's MPL. When requested, furnish the Engineer documentation for the person certified to operate the profiler.

Provide all profile measurements to the Engineer in electronic data files within 3 days after placement of the prime coat using the format specified in Tex-1001-S. The Engineer will use Department software to evaluate longitudinal profiles to determine areas requiring corrective action. Correct 0.1-mi.sections having an average international roughness index (IRI) value greater than 100.0 in. per mile to an IRI value of 100.0 in. per mile or less for each wheel path, unless otherwise shown on the plans.

Re-profile and correct sections that fail to maintain ride quality until placement of the next course, as directed. Correct re-profiled sections until specification requirements are met, as approved. Perform this work at no additional expense to the Department.

5. MEASUREMENT

Flexible base will be measured as follows:

- **Flexible Base (Complete In Place)**. The ton, square yard, or any cubic yard method.
- **Flexible Base (Roadway Delivery)**. The ton or any cubic yard method.
- **Flexible Base (Stockpile Delivery)**. The ton, cubic yard in vehicle, or cubic yard in stockpile.

Measurement by the cubic yard in final position and square yard is a plans quantity measurement. The quantity to be paid for is the quantity shown in the proposal unless modified by Article 9.2., "Plans Quantity Measurement." Additional measurements or calculations will be made if adjustments of quantities are required.

Measurement is further defined for payment as follows.

5.1. **Cubic Yard in Vehicle**. By the cubic yard in vehicles of uniform capacity at the point of delivery.

5.2. **Cubic Yard in Stockpile**. By the cubic yard in the final stockpile position by the method of average end areas.

5.3. **Cubic Yard in Final Position**. By the cubic yard in the completed and accepted final position. The volume of base course is computed in place by the method of average end areas between the original subgrade or existing base surfaces and the lines, grades, and slopes of the accepted base course as shown on the plans.

5.4. **Square Yard**. By the square yard of surface area in the completed and accepted final position. The surface area of the base course is based on the width of flexible base as shown on the plans.

5.5. **Ton**. By the ton of dry weight in vehicles as delivered. The dry weight is determined by deducting the weight of the moisture in the material at the time of weighing from the gross weight of the material. The Engineer will determine the moisture content in the material in accordance with Tex-103-E from samples taken at the time of weighing.

When material is measured in trucks, the weight of the material will be determined on certified scales, or the Contractor must provide a set of standard platform truck scales at a location approved by the Engineer. Scales must conform to the requirements of Item 520, "Weighing and Measuring Equipment."

6. PAYMENT

The work performed and materials furnished in accordance with this Item and measured as provided under "Measurement" will be paid for at the unit price bid for the types of work shown below. No additional payment will be made for thickness or width exceeding that shown on the typical section or provided on the plans for cubic yard in the final position or square yard measurement.

Sprinkling and rolling, except proof rolling, will not be paid for directly but will be subsidiary to this Item unless otherwise shown on the plans. When proof rolling is shown on the plans or directed, it will be paid for in accordance with Item 216, "Proof Rolling."

Where subgrade is constructed under this Contract, correction of soft spots in the subgrade will be at the Contractor's expense. Where subgrade is not constructed under this Contract, correction of soft spots in the subgrade will be paid in accordance with pertinent Items or Article 4.4., "Changes in the Work."

6.1. **Flexible Base (Complete In Place)**. Payment will be made for the type and grade specified. For cubic yard measurement, "In Vehicle," "In Stockpile," or "In Final Position" will be specified. For square yard measurement, a depth will be specified. This price is full compensation for furnishing materials, temporary stockpiling, assistance provided in stockpile sampling and operations to level stockpiles for measurement, loading, hauling, delivery of materials, spreading, blading, mixing, shaping, placing, compacting, reworking, finishing, correcting locations where thickness is deficient, curing, furnishing scales and labor for weighing and measuring, and equipment, labor, tools, and incidentals.

6.2. **Flexible Base (Roadway Delivery)**. Payment will be made for the type and grade specified. For cubic yard measurement, "In Vehicle," "In Stockpile," or "In Final Position" will be specified. The unit price bid will not include processing at the roadway. This price is full compensation for furnishing materials, temporary stockpiling, assistance provided in stockpile sampling and operations to level stockpiles for measurement, loading, hauling, delivery of materials, furnishing scales and labor for weighing and measuring, and equipment, labor, tools, and incidentals.

6.3. **Flexible Base (Stockpile Delivery)**. Payment will be made for the type and grade specified. For cubic yard measurement, "In Vehicle" or "In Stockpile" will be specified. The unit price bid will not include processing at the roadway. This price is full compensation for furnishing and disposing of materials, preparing the stockpile area, temporary or permanent stockpiling, assistance provided in stockpile sampling and operations to level stockpiles for measurement, loading, hauling, delivery of materials to the stockpile, furnishing scales and labor for weighing and measuring, and equipment, labor, tools, and incidentals.

ITEM 251

REWORKING BASE MATERIAL

251.1. Description. This Item shall govern for reworking existing base material (with or without an asphaltic concrete pavement) in accor- dance with the requirements as herein specified and as shown on the plans. This Item shall also govern for incorporation of new base material when shown on the plans.

251.2. Types of Work. Reworking base material shall consist of one (1) of the following types of work.

Type A. Scarifying only.

Type B. Scarifying, Salvaging and Replacing.

Type C. Scarifying, Salvaging and Stockpiling.

Type D. Scarifying and Reshaping.

Scarifying shall consist of loosening and breaking the existing base material.

Salvaging shall consist of removing, saving and temporarily stockpiling, if necessary, the existing base material.

Stockpiling shall consist of final storage of the salvaged base material at the location shown on the plans or as directed by the Engineer.

Replacing shall consist of returning and reworking the salvaged base material, with or without additional new base material, on the prepared roadbed.

Reshaping shall consist of reworking the in-place base material with or without additional new base material.

251.3. Materials.

(1) Flexible Base. New base material shall meet the material requirements of Article 247.2 for the type and grade as shown on the plans.

(2) Water. Water shall meet the material requirements of Item 204, "Sprinkling".

251.4. Construction Methods.

(1) General. The work shall be performed to the width and depth shown on the typical sections and as specified below for the type of work shown on the plans:

(2) Removal of Asphaltic Concrete Pavement. When shown on the plans, any asphaltic concrete pavement, including any accompanying surface treatment, plant-mix seal and micro-surfacing, shall be removed prior to scarifying the existing base material. The Contractor shall make any necessary provision to prevent contamination of the asphaltic material during and after removal of the asphaltic material. Removal of the asphaltic material shall be in accordance with the applicable bid items. When the existing pavement consists only of a surface treatment, it will not be removed before scarifying.

(3) Type of Work.

(a) Type A (Scarifying only). The existing base, with or without existing asphaltic concrete pavement, shall be scarified for its full width and depth, unless otherwise shown on the plans. All material

shall be broken into particles of a maximum size as approved by the Engineer, or as shown on the plans.

(b) Type B (Scarifying, Salvaging and Replacing).

(i) Scarifying. The existing base, with or without existing asphaltic concrete pavement, shall be cleaned of all objectionable materials by blading, brooming or other approved methods, prior to scarifying. After cleaning, the existing material shall be scarified for its full width and depth, unless otherwise shown on the plans. However, in no case shall the underlying subgrade be disturbed. Unless otherwise shown on the plans, the material shall be broken into particles of not more than two and one half (2-1/2) inches in size.

(ii) Salvaging. All salvaging operations, including temporary stockpiling or windrowing, shall be conducted in such a manner as not to interfere with traffic, proper drainage or the general requirements of the work. All material shown on the plans to be salvaged shall be kept reasonably free of soil from the subgrade or roadbed during the salvaging operation. The scarified material shall be removed from the roadbed using equipment approved by the Engineer. The salvaged material may be placed in temporary stockpiles or windrows until sufficient subgrade has been prepared to receive the material.

(iii) Replacing.

(*) Preparation of Subgrade. Prior to replacing the salvaged material, the subgrade shall be constructed and shaped to conform to the typical sections as shown on the plans or as established by the Engineer. This work shall be done in accordance with the provisions of applicable bid items.

Prior to replacing the salvaged material, when shown on the plans and when directed by the Engineer, the Contractor shall proof roll the roadbed in accordance with Item 216, "Rolling (Proof)". Soft spots shall be corrected as directed by the Engineer.

(*) Replacement of Salvaged Material. The salvaged material shall be deposited on the prepared subgrade, sprinkled if directed, bladed, and shaped to conform to the typical sections shown on the plans or as directed by the Engineer.

New base material, when shown on the plans to be mixed with the salvaged base material, shall be placed and uniformly incorporated with the salvaged material.

All areas and nests of segregated material shall be corrected or removed and replaced with satisfactory and/or new material as directed by the Engineer. All salvaged material shall be kept reasonably free of objectionable materials during the replacing operations.

The replaced material shall conform to the compaction requirements of Article 251.5 and the grade tolerances of Article 251.6.

(4) Type C (Scarifying, Salvaging and Stockpiling).

(a) Scarifying. The existing base, with or without existing asphaltic concrete pavement, shall be cleaned of all objectionable materials by blading, brooming or other approved methods, prior to scarifying. After cleaning, the existing material shall be scarified for its full width and depth, unless otherwise shown on the plans. However, in no case shall the underlying subgrade be disturbed. Unless otherwise shown on the plans, the material shall be broken into particles of not more than two and one half (2-1/2) inches in size.

(b) Salvaging. All salvaging operations, including temporary stockpiling or windrowing, shall be conducted in such a manner as not to interfere with traffic, proper drainage or the general requirements of the work. All material shown on the plans to be salvaged shall be kept reasonably free of soil from the subgrade or roadbed during the salvaging operation. The scarified material shall be removed from the roadbed using equipment approved by the Engineer. Scarified material may be placed in
temporary stockpiles or windrows prior to loading into approved equipment for hauling to the final stockpile site.

(c) Stockpiling. Trash, wood, brush, stumps and other objectionable materials at the final storage (stockpile) site shall be removed and disposed of as shown on the plans or as approved by the Engineer prior to the stockpiling of salvaged base material. The Contractor shall prepare the stockpile site and shall deliver the salvaged material to the prepared final stockpile area. The material shall be worked into a neat stockpile as shown on the plans or as approved by the Engineer.

(5) Type D (Scarifying and Reshaping).

(a) Preparation of Subgrade. Prior to scarifying the existing base, if required, any new subgrade shall be constructed and shaped to conform to the typical sections as shown on the plans or as established by the Engineer. This work shall be done in accordance with the provisions of applicable bid items.

(b) Scarifying. The existing base, with or without existing asphaltic concrete pavement, shall be cleaned of all objectionable materials by blading, brooming or other approved methods, prior to scarifying. After cleaning, the existing material shall be scarified for its full width and depth, unless otherwise shown on the plans. However, in no case shall the underlying subgrade be disturbed. Unless otherwise shown on the plans, the material shall be broken into particles of not more than two and one half (2-1/2) inches in size.

(c) Reshaping. After completion of scarifying, the existing base shall be mixed and shaped to conform to the typical sections shown on the plans. However, in no case, shall the underlying subgrade be disturbed.

New base material, when shown on the plans to be mixed with the scarified material, shall be placed on the existing scarified material, and uniformly incorporated.

The reshaped material shall conform to the compaction requirements of Article 251.5 and the grade tolerances of Article 251.6.

251.5. Compaction Methods.

(1) General. The base material shall be compacted either by "Ordinary Compaction" or "Density Control" as shown on the plans.

(2) Ordinary Compaction. When "Ordinary Compaction" is shown on the plans, the following provisions shall apply:

The material shall be sprinkled and rolled as directed by the Engineer. Compaction equipment shall be approved by the Engineer. All irregularities, depressions or weak spots which develop shall be corrected immediately by scarifying the areas and recompacting by sprinkling and rolling.

Should the material lose the required stability, compaction or finish before the next course is placed, or the project is accepted, it shall be reworked in accordance with Subarticle 251.5.(4). However, compaction shall be in accordance with "Ordinary Compaction".

(3) Density Control. When "Density Control" is shown on the plans the following provisions shall apply:

Unless otherwise shown on the plans, each course shall be sprinkled as required and compacted to the extent necessary to provide not less than 98 percent of the optimum density as determined by Test Method Tex-113-E. Roadway density testing will be as outlined in Test Method Tex-115-E.

When the material fails to meet the density requirements, or should the material lose the required stability, density or finish before the next course is placed, or the project is accepted, it shall be reworked in accordance with Subarticle 251.5.(4).

(4) Reworking a Section. Should the reworked base material, due to any reason or cause, lose the required stability, density or finish before the next course is placed or the project is accepted, it shall be

recompacted and refinished at the Contractor's .

251.6. Tolerances. Tolerances shall conform to the following:

(1) Density Tolerances. The Engineer may accept the work providing not more than one (1) out of the most recent five (5) density tests performed is below the specified density provided the failing test is no more than three (3.0) pounds per cubic foot below the specified density.

(2) Grade Tolerances. In areas on which pavement is to be placed, any deviation in excess of 1/4 inch in cross section or 1/4 inch in a length of 16 feet measured longitudinally shall be corrected by loosening, adding or removing material, reshaping and recompacting by sprinkling and rolling.

251.7. Measurement. This Item will be measured by one (1) of the following methods:

Class 1. Measurement will be by the 100-foot station measured along the centerline of each roadbed as defined in Item 1, "Definition of Terms".

Class 2. Measurement will be by the square yard of the existing base or pavement in its original position. When Class 2 measurement is used, the limits of measurement will be as shown on the plans.

This class is a plans quantity measurement and the quantity to be paid for will be that quantity shown in the proposal and on the "Estimate and Quantity" sheet of the contract plans, except as may be modified by Article 9.8. If no adjustment of quantities is required, additional measurements or calculations will not be required. No payment will be made for thickness or width exceeding that shown on the typical sections or provided on the plans.

Class 3. Measurement will be by the cubic yard of salvaged material in vehicles as delivered at the stockpile.

Class 4. Measurement will be by the cubic yard of salvaged material measured by the average-end-area method in the stockpile.

Class 5. Measurement will be by the cubic yard in its original position measured by the average-end-area method.

This class is a plans quantity measurement and the quantity to be paid for will be that quantity shown in the proposal and on the "Estimate and Quantity" sheet of the contract plans, except as may be modified by Article 9.8. If no adjustment of quantities is required, additional measurements or calculations will not be required. No payment will be made for thickness or width exceeding that shown on the typical sections or provided on the plans.

Class 6. Measurement will be by the ton of 2,000 pounds dry weight as delivered at the stockpile. When the plans indicate that measurement of the material is to be by the ton, a set of standard platform truck scales conforming to the requirements of Item 520, "Weighing and Measuring Equipment", shall be furnished by the Contractor and placed at a location approved by the Engineer. The dry weight will be determined by deducting the weight of the moisture from the gross weight. The moisture content in the material will be determined by Test Method Tex-103-E, from samples taken at the time of truck weighing, at least once each day and more often if conditions warrant.

251.8. Payment. The work performed and materials furnished in accordance with this Item and measured as provided under "Measurement" will be paid for at the unit price bid for "Reworking Base Material" of the type, class, scarified depth, and compaction method shown on the plans, together with the following conditions.

Measurement and payment for "Reworking Base Material (Type A)" will be restricted to Class 1, 2.

Measurement and payment for "Reworking Base Material (Type B)" will be restricted to Class 1, 2, or 5.

Measurement and payment for "Reworking Base Material (Type C)" will not be restricted to any Class.

Measurement and payment for "Reworking Base Material (Type D)" will be restricted to Class 1, 2, or 5.

The unit price bid shall be full compensation for furnishing all labor, tools, equipment, materials, supplies, and incidentals necessary to complete the work, except as follows:

When new base material is mixed with the existing base material, furnishing and delivery of the new base will be paid for as "Flexible Base (Roadway Delivery)" for the type, grade, and class shown on the plans, in accordance with Article 247.5. All manipulation including mixing, spreading, blading, shaping and finishing of the new and existing base material will not be paid for directly, but will be considered subsidiary to this Item.

When "Ordinary Compaction" is shown on the plans, all sprinkling and rolling, except proof rolling, will not be paid for directly but will be considered subsidiary to this Item, unless otherwise shown on the plans.

When "Density Control" is shown on the plans, all sprinkling and rolling, except proof rolling, will not be paid for directly but will be considered subsidiary to this Item.

When proof rolling is shown on the plans and when directed by the Engineer, it will be paid for in accordance with Item 216, "Rolling (Proof)".

When subgrade is constructed under this project, correction of soft spots will be at the Contractor's expense. When subgrade is not constructed under this project, correction of soft spots will be in accordance with Article 9.3.

Removal of any asphaltic material will be paid for in accordance with the applicable bid items.

Item 300
Asphalts, Oils, and Emulsions

1. DESCRIPTION

Provide asphalt cements, cutback and emulsified asphalts, performance-graded asphalt binders, and other miscellaneous asphalt materials as specified on the plans.

2. MATERIALS

Provide asphalt materials that meet the stated requirements when tested in accordance with the referenced Department, AASHTO, and ASTM test methods. Use asphalt containing recycled materials only if the recycled components meet the requirements of Article 6.9, "Recycled Materials." Provide asphalt materials that have been preapproved for use by the Construction Division in accordance with Tex-545-C.

Acronyms used in this Item are defined in Table 1.

Table 1
Acronyms

Acronym	Definition
Test Procedure Designations	
Tex	Department
T or R	AASHTO
D	ASTM
Polymer Modifier Designations	
P	polymer-modified
SBR or L	styrene-butadiene rubber (latex)
SBS	styrene-butadiene-styrene block co-polymer
TR	tire rubber (from ambient temperature grinding of truck and passenger tires)
AC	asphalt cement
AE	asphalt emulsion
AE-P	asphalt emulsion prime
A-R	asphalt-rubber
C	cationic
EAP&T	emulsified asphalt prime and tack
H-suffix	harder residue (lower penetration)
HF	high float
MC	medium-curing
MS	medium-setting
PCE	prime, cure, and erosion control
PG	performance grade
RC	rapid-curing
RS	rapid-setting
S-suffix	stockpile usage
SCM	special cutback material
SS	slow-setting

2.1. **Asphalt Cement**. Provide asphalt cement that is homogeneous, water-free, and nonfoaming when heated to 347°F, and meets the requirements in Table 2.

Table 2
Asphalt Cement

Property	Test Procedure	Viscosity Grade									
		AC-0.6		AC-1.5		AC-3		AC-5		AC-10	
		Min	Max	Min	Max	Min	Max	Min	Max	Min	Max
Viscosity	T 202										
140°F, poise		40	80	100	200	250	350	400	600	800	1,200
275°F, poise		0.4	–	0.7	–	1.1	–	1.4	–	1.9	–
Penetration, 77°F, 100g, 5 sec.	T 49	350	–	250	–	210	–	135	–	85	–
Flash point, C.O.C., °F	T 48	425	–	425	–	425	–	425	–	450	–
Solubility in trichloroethylene, %	T 44	99.0	–	99.0	–	99.0	–	99.0	–	99.0	–
Spot test	Tex-509-C	Neg.		Neg.		Neg.		Neg.		Neg.	
Tests on residue from Thin-Film Oven Test:	T 179										
Viscosity, 140°F, poise	T 202	–	180	–	450	–	900	–	1,500	–	3,000
Ductility,[1] 77°F 5 cm/min., cm	T 51	100	–	100	–	100	–	100	–	100	–

1. If AC-0.6 or AC-1.5 ductility at 77°F is less than 100 cm, material is acceptable if ductility at 60°F is more than 100 cm.

2.2. **Polymer-Modified Asphalt Cement**. Provide polymer-modified asphalt cement that is smooth, homogeneous, and meets the requirements of Table 3. Supply samples of the base asphalt cement and polymer additives if requested.

Table 3
Polymer-Modified Asphalt Cement

Property	Test Procedure	Polymer-Modified Viscosity Grade											
		AC-5 w/2% SBR		AC-10 w/2% SBR		AC-15P		AC-20XP		AC-10-2TR		AC-20-5TR	
		Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max
Polymer		SBR		SBR		SBS		SBS		TR		TR	
Polymer content, % (solids basis)	Tex-533-C	2.0	–	2.0	–	3.0	–	–	–	2.0	–	5.0	–
Dynamic shear, G*/sin δ, 64°C, 10 rad/s, kPa	T 315	–	–	–	–	–	–	1.0	–	–	–	1.0	–
Dynamic shear, G*/sin δ, 58°C, 10 rad/s, kPa	T 315	–	–	–	–	–	–	–	–	1.0	–	–	–
Viscosity													
140°F, poise	T 202	700	–	1,300	–	1,500	–	2,000	–	1,000	–	2,000	–
275°F, poise	T 202	–	7.0	–	8.0	–	8.0	–	–	–	8.0	–	10.0
Penetration, 77°F, 100 g, 5 sec.	T 49	120	–	80	–	100	150	75	115	95	130	75	115
Ductility, 5cm/min., 39.2°F, cm	T 51	70	–	60	–	–	–	–	–	–	–	–	–
Elastic recovery, 50°F, %	Tex-539-C	–	–	–	–	55	–	55	–	30	–	55	–
Softening point, °F	T 53	–	–	–	–	–	–	120	–	110	–	120	–
Polymer separation, 48 hr.	Tex-540-C	None		None		None		None		None		None	
Flash point, C.O.C., °F	T 48	425	–	425	–	425	–	425	–	425	–	425	–
Tests on residue from RTFOT aging and pressure aging:	Tex-541-C and R 28												
Creep stiffness	T 313												
S, -18°C, MPa		–	–	–	–	–	300	–	300	–	300	–	300
m-value, -18°C		–	–	–	–	0.300	–	0.300	–	0.300	–	0.300	–

2.3. **Cutback Asphalt**. Provide cutback asphalt that meets the requirements of Tables 4, 5, and 6 for the specified type and grade. Supply samples of the base asphalt cement and polymer additives if requested.

Table 4
Rapid-Curing Cutback Asphalt

Property	Test Procedure	Type–Grade					
		RC-250		RC-800		RC-3000	
		Min	Max	Min	Max	Min	Max
Kinematic viscosity, 140°F, cSt	T 201	250	400	800	1,600	3,000	6,000
Water, %	D95	–	0.2	–	0.2	–	0.2
Flash point, T.O.C., °F	T 79	80	–	80	–	80	–
Distillation test:	T 78						
Distillate, percentage by volume of total distillate to 680°F							
to 437°F		40	75	35	70	20	55
to 500°F		65	90	55	85	45	75
to 600°F		85	–	80	–	70	–
Residue from distillation, volume %		70	–	75	–	82	–
Tests on distillation residue:							
Viscosity, 140°F, poise	T 202	600	2400	600	2400	600	2400
Ductility, 5 cm/min., 77°F, cm	T 51	100	–	100	–	100	–
Solubility in trichloroethylene, %	T 44	99.0	–	99.0	–	99.0	–
Spot test	Tex-509-C	Neg.		Neg.		Neg.	

Table 5
Medium-Curing Cutback Asphalt

Property	Test Procedure	Type–Grade							
		MC-30		MC-250		MC-800		MC-3000	
		Min	Max	Min	Max	Min	Max	Min	Max
Kinematic viscosity, 140°F, cSt	T 201	30	60	250	500	800	1,600	3,000	6,000
Water, %	D95	–	0.2	–	0.2	–	0.2	–	0.2
Flash point, T.O.C., °F	T 79	95	–	122	–	140	–	149	–
Distillation test:	T 78								
Distillate, percentage by volume of total distillate to 680°F									
to 437°F		–	35	–	20	–	–	–	–
to 500°F		30	75	5	55	–	40	–	15
to 600°F		75	95	60	90	45	85	15	75
Residue from distillation, volume %		50	–	67	–	75	–	80	–
Tests on distillation residue:									
Viscosity, 140°F, poise	T 202	300	1200	300	1200	300	1200	300	1200
Ductility, 5 cm/min., 77°F, cm	T 51	100	–	100	–	100	–	100	–
Solubility in trichloroethylene, %	T 44	99.0	–	99.0	–	99.0	–	99.0	–
Spot test	Tex-509-C	Neg.		Neg.		Neg.		Neg.	

Table 6
Special-Use Cutback Asphalt

Property	Test Procedure	Type–Grade					
		MC-2400L		SCM I		SCM II	
		Min	Max	Min	Max	Min	Max
Kinematic viscosity, 140°F, cSt	T 201	2,400	4,800	500	1,000	1,000	2,000
Water, %	D95	–	0.2	–	0.2	–	0.2
Flash point, T.O.C., °F	T 79	150	–	175	–	175	–
Distillation test:	T 78						
Distillate, percentage by volume of total distillate to 680°F							
to 437°F		–	–	–	–	–	–
to 500°F		–	35	–	0.5	–	0.5
to 600°F		35	80	20	60	15	50
Residue from distillation, volume %		78	–	76	–	82	–
Tests on distillation residue:							
Polymer		SBR		–		–	
Polymer content, % (solids basis)	Tex-533-C	2.0	–	–	–	–	–
Penetration, 100 g, 5 sec., 77°F	T 49	150	300	180	–	180	–
Ductility, 5 cm/min., 39.2°F, cm	T 51	50	–	–	–	–	–
Solubility in trichloroethylene, %	T 44	99.0	–	99.0	–	99.0	–

2.4. **Emulsified Asphalt**. Provide emulsified asphalt that is homogeneous, does not separate after thorough mixing, and meets the requirements for the specified type and grade in Tables 7, 8, 9, and 10.

Table 7
Emulsified Asphalt

Property	Test Procedure	Type–Grade									
		Rapid-Setting		Medium-Setting				Slow-Setting			
		HFRS-2		MS-2		AES-300		SS-1		SS-1H	
		Min	Max	Min	Max	Min	Max	Min	Max	Min	Max
Viscosity, Saybolt Furol	T 72										
77°F, sec.		–	–	–	–	75	400	20	100	20	100
122°F, sec.		150	400	100	300	–	–	–	–	–	–
Sieve test, %	T 59	–	0.1	–	0.1	–	0.1	–	0.1	–	0.1
Miscibility	T 59	–		–		–		Pass		Pass	
Cement mixing, %	T 59	–	–	–	–	–	–	–	2.0	–	2.0
Coating ability and water resistance:	T 59										
Dry aggregate/after spray		–		–		Good/Fair		–		–	
Wet aggregate/after spray		–		–		Fair/Fair		–		–	
Demulsibility, 35 mL of 0.02 N $CaCl_2$, %	T 59	50	–	–	30	–	–	–	–	–	–
Storage stability, 1 day, %	T 59	–	1	–	1	–	1	–	1	–	1
Freezing test, 3 cycles[1]	T 59	–		Pass		–		Pass		Pass	
Distillation test:	T 59										
Residue by distillation, % by wt.		65	–	65	–	65	–	60	–	60	–
Oil distillate, % by volume of emulsion		–	0.5	–	0.5	–	5	–	0.5	–	0.5
Tests on residue from distillation:											
Penetration, 77°F, 100 g, 5 sec.	T 49	100	140	120	160	300	–	120	160	70	100
Solubility in trichloroethylene, %	T 44	97.5	–	97.5		97.5	–	97.5	–	97.5	–
Ductility, 77°F, 5 cm/min., cm	T 51	100	–	100		–	–	100	–	80	–
Float test, 140°F, sec.	T 50	1,200	–	–		1,200	–	–	–	–	–

1. Applies only when the Engineer designates material for winter use.

Table 8
Cationic Emulsified Asphalt

Property	Test Procedure	Type–Grade											
		Rapid-Setting				Medium-Setting				Slow-Setting			
		CRS-2		CRS-2H		CMS-2		CMS-2S		CSS-1		CSS-1H	
		Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max
Viscosity, Saybolt Furol													
77°F, sec.	T 72	–	–	–	–	–	–	–	–	20	100	20	100
122°F, sec.		150	400	150	400	100	300	100	300	–	–	–	–
Sieve test, %	T 59	–	0.1	–	0.1	–	0.1	–	0.1	–	0.1	–	0.1
Cement mixing, %	T 59	–	–	–	–	–	–	–	–	–	2.0	–	2.0
Coating ability and water resistance:													
Dry aggregate/after spray	T 59	–		–		Good/Fair		Good/Fair		–		–	
Wet aggregate/after spray		–		–		Fair/Fair		Fair/Fair		–		–	
Demulsibility, 35 mL of 0.8% Sodium dioctyl sulfosuccinate, %	T 59	70	–	70	–	–	–	–	–	–	–	–	–
Storage stability, 1 day, %	T 59	–	1	–	1	–	1	–	1	–	1	–	1
Particle charge	T 59	Positive		Positive		Positive		Positive		Positive		Positive	
Distillation test:													
Residue by distillation, % by wt.	T 59	65	–	65	–	65	–	65	–	60	–	60	–
Oil distillate, % by volume of emulsion		–	0.5	–	0.5	–	7	–	5	–	0.5	–	0.5
Tests on residue from distillation:													
Penetration, 77°F, 100 g, 5 sec.	T 49	120	160	70	110	120	200	300	–	120	160	70	110
Solubility in trichloroethylene, %	T 44	97.5	–	97.5	–	97.5	–	97.5	–	97.5	–	97.5	–
Ductility, 77°F, 5 cm/min., cm	T 51	100	–	80	–	100	–	–	–	100	–	80	–

Table 9
Polymer-Modified Emulsified Asphalt

Property	Test Procedure	Type–Grade											
		Rapid-Setting				Medium-Setting				Slow-Setting			
		RS-1P		HFRS-2P		AES-150P		AES-300P		AES-300S		SS-1P	
		Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max
Viscosity, Saybolt Furol	T 72												
77°F, sec.		–	–	–	–	75	400	75	400	75	400	30	100
122°F, sec.		50	200	150	400	–	–	–	–	–	–	–	–
Sieve test, %	T 59	–	0.1	–	0.1	–	0.1	–	0.1	–	0.1	–	0.1
Miscibility	T 59	–		–		–		–		–		Pass	
Coating ability and water resistance:	T 59												
Dry aggregate/after spray		–		–		Good/Fair		Good/Fair		Good/Fair		–	
Wet aggregate/after spray		–		–		Fair/Fair		Fair/Fair		Fair/Fair		–	
Demulsibility, 35 mL of 0.02 N $CaCl_2$, %	T 59	60	–	50	–	–	–	–	–	–	–	–	–
Storage stability, 1 day, %	T 59	–	1	–	1	–	1	–	1	–	1	–	1
Breaking index, g	Tex-542-C	–	80	–	–	–	–	–	–	–	–	–	–
Distillation test:[1]	T 59												
Residue by distillation, % by wt.		65	–	65	–	65	–	65	–	65	–	60	–
Oil distillate, % by volume of emulsion		–	3	–	0.5	–	3	–	5	–	7	–	0.5
Tests on residue from distillation:													
Polymer content, wt. % (solids basis)	Tex-533-C	–	–	3.0	–	–	–	–	–	–	–	3.0	–
Penetration, 77°F, 100 g, 5 sec.	T 49	225	300	90	140	150	300	300	–	300	–	100	140
Solubility in trichloroethylene, %	T 44	97.0	–	97.0	–	97.0	–	97.0	–	97.0	–	97.0	–
Viscosity, 140°F, poise	T 202	–	–	1,500	–	–	–	–	–	–	–	1,300	–
Float test, 140°F, sec.	T 50	–	–	1,200	–	1,200	–	1,200	–	1,200	–	–	–
Ductility,[2] 39.2°F, 5 cm/min., cm	T 51	–	–	50	–	–	–	–	–	–	–	50	–
Elastic recovery,[2] 50°F, %	Tex-539-C	55	–	55	–	–	–	–	–	–	–	–	–
Tests on RTFO curing of distillation residue	Tex-541-C												
Elastic recovery, 50°F, %	Tex-539-C	–	–	–	–	50	–	50	–	30	–	–	–

Property	Test	Type–Grade

1. Exception to T 59: Bring the temperature on the lower thermometer slowly to 350°F ±10°F. Maintain at this temperature for 20 min. Complete total distillation in 60 min. (±5 min.) from the first application of heat.
2. HFRS-2P must meet one of either the ductility or elastic recovery requirements.

Table 10
Polymer-Modified Cationic Emulsified Asphalt

Property	Test Procedure	Type-Grade											
		Rapid-Setting						Medium-Setting				Slow-Setting	
		CRS-1P		CRS-2P		CHFRS-2P		CMS-1P[3]		CMS-2P[3]		CSS-1P	
		Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max
Viscosity, Saybolt Furol	T 72												
77°F, sec.		–	–	–	–	–	–	20	100	–	–	20	100
122°F, sec.		50	150	150	400	100	400	–	–	50	400	–	–
Sieve test, %	T 59	–	0.1	–	0.1	–	0.1	–	0.1	–	0.1	–	0.1
Demulsibility, 35 mL of 0.8% Sodium dioctyl sulfosuccinate, %	T 59	60	–	70	–	60	–	–	–	–	–	–	–
Storage stability, 1 day, %	T 59	–	1	–	1	–	1	–	–	–	–	–	1
Breaking index, g	Tex-542-C	–	80	–	–	–	–	–	–	–	–	–	–
Particle charge	T 59	Positive		Positive		Positive		Positive		Positive		Positive	
Distillation test:[1]	T 59												
Residue by distillation, % by weight		65	–	65	–	65	–	65	–	65	–	62	–
Oil distillate, % by volume of emulsion		–	3	–	0.5	–	0.5	–	0.5	–	0.5	–	0.5
Tests on residue from distillation:													
Polymer content, wt. % (solids basis)	Tex-533-C	–	–	3.0	–	3.0	–	–	–	–	–	3.0	–
Penetration, 77°F, 100 g, 5 sec.	T 49	225	300	90	150	80	130	40	–	40	–	55	90
Viscosity, 140°F, poise	T 202	–	–	1,300	–	1,300	–	–	5,000	–	5,000	–	–
Solubility in trichloroethylene, %	T 44	97.0	–	97.0	–	95.0	–	–	–	–	–	97.0	–
Softening point, °F	T 53	–	–	–	–	130	–	–	–	–	–	135	–
Ductility, 77°F, 5 cm/min., cm	T 51	–	–	–	–	–	–	–	–	–	–	70	–
Float test, 140°F, sec.	T 50	–	–	–	–	1,800	–	–	–	–	–		
Ductility,[2] 39.2°F, 5 cm/min., cm	T 51	–	–	50	–	–	–	–	–	–	–	–	–
Elastic recovery,[2] 50°F, %	Tex-539-C	45	–	55	–	55	–	45	–	45	–	–	–
Tests on rejuvenating agent:													
Viscosity, 140°F, cSt	T 201	–	–	–	–	–	–	50	175	50	175	–	–
Flash point, C.O.C., °F	T 48	–	–	–	–	–	–	380	–	380	–	–	–
Saturates, % by weight	D2007	–	–	–	–	–	–	–	30	–	30	–	–
Solubility in n-pentane, % by weight	D2007	–	–	–	–	–	–	99	–	99	–	–	–
Tests on rejuvenating agent after TFO or RTFO:	T 240 or T 179												
Weight Change, %		–	–	–	–	–	–	–	6.5	–	6.5	–	–
Viscosity Ratio		–	–	–	–	–	–	–	3.0	–	3.0	–	–
Tests on latex:[4]													
Tensile strength, die C dumbbell, psi	D412[5]	–	–	–	–	–	–	500	–	500	–	–	–
Change in mass after immersion in rejuvenating agent, %	D471	–	–	–	–	–	–	–	40[6]	–	40[6]	–	–

1. Exception to T 59: Bring the temperature on the lower thermometer slowly to 350°F (±0°F). Maintain at this temperature for 20 min. Complete total distillation in 60 min. (±5 min.) from the first application of heat.
2. CRS-2P must meet one of either the ductility or elastic recovery requirements.
3. With all precertification samples of CMS-1P or CMS-2P, submit certified test reports showing that the rejuvenating agent and latex meet the stated requirements. Submit samples of these raw materials if requested by the Engineer.
4. Preparation of latex films: Use any substrate which produces a film of uniform cross-section. Apply latex using a drawdown tool that will deliver enough material to achieve desired residual thickness. Cure films for 14 days at 75°F and 50% relative humidity.
5. Cut samples for tensile strength determination using a crosshead speed of 20 in./min.
6. Specimen must remain intact after exposure and removal of excess rejuvenating agent.

2.5. **Specialty Emulsions**. Provide specialty emulsion that is either asphalt-based or resin-based and meets the requirements of Table 11.

Table 11
Specialty Emulsions

Property	Test Procedure	Type–Grade					
		Medium-Setting				Slow-Setting	
		AE–P		EAP&T		PCE[1]	
		Min	Max	Min	Max	Min	Max
Viscosity, Saybolt Furol	T 72						
77°F, sec.		–	–	–	–	10	100
122°F, sec.		15	150	–	–	–	–
Sieve test, %	T 59	–	0.1	–	0.1	–	0.1
Miscibility[2]	T 59	–		Pass		Pass	
Demulsibility, 35 mL of 0.10 N $CaCl_2$, %	T 59	–	70	–	–	–	–
Storage stability, 1 day, %	T 59	–	1	–	1	–	–
Particle size,[5] % by volume < 2.5 μm	Tex-238-F[3]	–	–	90	–	90	–
Asphalt emulsion distillation to 500°F followed by Cutback asphalt distillation of residue to 680°F:	T 59 & T 78						
Residue after both distillations, % by wt.		40	–	–	–	–	–
Total oil distillate from both distillations, % by volume of emulsion		25	40	–	–	–	–
Residue by distillation, % by wt.	T 59	–	–	60	–	–	–
Residue by evaporation,[4] % by wt.	T 59	–	–	–	–	60	–
Tests on residue after all distillation(s):							
Viscosity, 140°F, poise	T 202	–	–	800	–	–	–
Kinematic viscosity,[5] 140°F, cSt	T 201	–	–	–	–	100	350
Flash point C.O.C., °F	T 48	–	–	–	–	400	–
Solubility in trichloroethylene, %	T 44	97.5	–	–	–	–	–
Float test, 122°F, sec.	T 50	50	200	–	–	–	–

Supply with each shipment of PCE:

- a copy of a lab report from an approved analytical lab, signed by a lab official, indicating the PCE formulation does not meet any characteristics of a Resource Conservation Recovery Act (RCRA) hazardous waste;
- a certification from the producer that the formulation supplied does not differ from the one tested and that no listed RCRA hazardous wastes or Polychlorinated Biphenyls (PCBs) have been mixed with the product; and
- a Safety Data Sheet.

Exception to T 59: In dilution, use 350 mL of distilled or deionized water and a 1,000-mL beaker.
Use Tex-238-F, beginning at "Particle Size Analysis by Laser Diffraction," with distilled or deionized water as a medium and no dispersant, or use another approved method.
Exception to T 59: Leave sample in the oven until foaming ceases, then cool and weigh.
PCE must meet either the kinematic viscosity requirement or the particle size requirement.

2.6. **Recycling Agent**. Recycling agent and emulsified recycling agent must meet the requirements in Table 12. Additionally, recycling agent and residue from emulsified recycling agent, when added in the specified proportions to the recycled asphalt, must meet the properties specified on the plans.

Table 12
Recycling Agent and Emulsified Recycling Agent

Property	Test Procedure	Recycling Agent		Emulsified Recycling Agent	
		Min	Max	Min	Max
Viscosity, Saybolt Furol, 77°F, sec.	T 72	–	–	15	100
Sieve test, %	T 59	–	–	–	0.1
Miscibility[1]	T 59	–		No coagulation	
Residue by evaporation,[2] % by wt.	T 59	–	–	60	–
Tests on recycling agent or residue from evaporation:					
Flash point, C.O.C., °F	T 48	400	–	400	–
Kinematic viscosity,	T 201				
140°F, cSt		75	200	75	200
275°F, cSt		–	10.0	–	10.0

2. Exception to T 59: Use 0.02 N CaCl2 solution in place of water.
3. Exception to T 59: Maintain sample at 300°F until foaming ceases, then cool and weigh.

2.7. **Crumb Rubber Modifier**. Crumb rubber modifier (CRM) consists of automobile and truck tires processed by ambient temperature grinding.

CRM must be:

- free from contaminants including fabric, metal, and mineral and other nonrubber substances;
- free-flowing; and
- nonfoaming when added to hot asphalt binder.

Ensure rubber gradation meets the requirements of the grades in Table 13 when tested in accordance with Tex-200-F, Part I, using a 50-g sample.

Table 13
CRM Gradations

Sieve Size (% Passing)	Grade A		Grade B		Grade C		Grade D	Grade E
	Min	Max	Min	Max	Min	Max		
#8	100	–	–	–	–	–	As shown on the plans	As approved
#10	95	100	100	–	–	–		
#16	–	–	70	100	100	–		
#30	–	–	25	60	90	100		
#40	–	–	–	–	45	100		
#50	0	10	–	–	–	–		
#200	–	–	0	5	–	–		

2.8. **Crack Sealer**. Provide polymer-modified asphalt-emulsion crack sealer meeting the requirements of Table 14. Provide rubber-asphalt crack sealer meeting the requirements of Table 15.

Table 14
Polymer-Modified Asphalt-Emulsion Crack Sealer

Property	Test Procedure	Min	Max
Rotational viscosity, 77°F, cP	D 2196, Method A	10,000	25,000
Sieve test, %	T 59	–	0.1
Storage stability, 1 day, %	T 59	–	1
Evaporation	Tex-543-C		
Residue by evaporation, % by wt.		65	–
Tests on residue from evaporation:			
Penetration, 77°F, 100 g, 5 sec.	T 49	35	75
Softening point, °F	T 53	140	–
Ductility, 39.2°F, 5 cm/min., cm	T 51	100	–

Table 15
Rubber-Asphalt Crack Sealer

Property	Test Procedure	Class A		Class B	
		Min	Max	Min	Max
CRM content, Grade A or B, % by wt.	Tex-544-C	22	26	–	–
CRM content, Grade B, % by wt.	Tex-544-C	–	–	13	17
Virgin rubber content,[1] % by wt.		–	–	2	–
Flash point,[2] C.O.C., °F	T 48	400	–	400	–
Penetration,[3] 77°F, 150 g, 5 sec.	T 49	30	50	30	50
Penetration,[3] 32°F, 200 g, 60 sec.	T 49	12	–	12	–
Softening point, °F	T 53	–	–	170	–
Bond Test, non-immersed, 0.5 in specimen, 50% extension, 20°F[4]	D5329	–		Pass	

1. Provide certification that the Min % virgin rubber was added.
2. Agitate the sealing compound with a 3/8- to 1/2-in. (9.5- to 12.7-mm) wide, square-end metal spatula to bring the material on the bottom of the cup to the surface (i.e., turn the material over) before passing the test flame over the cup. Start at one side of the thermometer, move around to the other, and then return to the starting point using 8 to 10 rapid circular strokes. Accomplish agitation in 3 to 4 sec. Pass the test flame over the cup immediately after stirring is completed.
3. Exception to T 49: Substitute the cone specified in D 217 for the penetration needle.
4. Allow no crack in the crack sealing materials or break in the bond between the sealer and the mortar blocks over 1/4 in. deep for any specimen after completion of the test.

2.9. **Asphalt-Rubber Binders**. Provide asphalt-rubber (A-R) binders that are mixtures of asphalt binder and CRM, which have been reacted at elevated temperatures. Provide A-R binders meeting D6114 and containing a minimum of 15% CRM by weight. Provide Types I or II, containing CRM Grade C, for use in hot-mixed aggregate mixtures. Provide Types II or III, containing CRM Grade B, for use in surface treatment binder. Ensure binder properties meet the requirements of Table 16.

Table 16
A-R Binders

Property	Test Procedure	Binder Type					
		Type I		Type II		Type III	
		Min	Max	Min	Max	Min	Max
Apparent viscosity, 347°F, cP	D2196, Method A	1,500	5,000	1,500	5,000	1,500	5,000
Penetration, 77°F, 100 g, 5 sec.	T 49	25	75	25	75	50	100
Penetration, 39.2°F, 200 g, 60 sec.	T 49	10	–	15	–	25	–
Softening point, °F	T 53	135	–	130	–	125	–
Resilience, 77°F, %	D5329	25	–	20	–	10	–
Flash point, C.O.C., °F	T 48	450	–	450	–	450	–
Tests on residue from Thin-Film Oven Test: Retained penetration ratio, 39.2°F, 200 g, 60 sec., % of original	T 179 T 49	75	–	75	–	75	–

2.10. **Performance-Graded Binders**. Provide PG binders that are smooth and homogeneous, show no separation when tested in accordance with Tex-540-C, and meet the requirements of Table 17.

Separation testing is not required if:

- a modifier is introduced separately at the mix plant either by injection in the asphalt line or mixer,
- the binder is blended on site in continuously agitated tanks, or
- binder acceptance is based on field samples taken from an in-line sampling port at the hot-mix plant after the addition of modifiers.

Table 17
Performance-Graded Binders

Property and Test Method	Performance Grade																		
	PG 58			PG 64				PG 70				PG 76				PG 82		
	-22	-28	-34	-16	-22	-28	-34	-16	-22	-28	-34	-16	-22	-28	-34	-16	-22	-28
Average 7-day max pavement design temperature, °C[1]	< 58			< 64				< 70				< 76				< 82		
Min pavement design temperature, °C[1]	>-22	>-28	>-34	>-16	>-22	>-28	>-34	>-16	>-22	>-28	>-34	>-16	>-22	>-28	>-34	>-16	>-22	>-28
Original Binder																		
Flash point, T 48, Min, °C	230																	
Viscosity, T 316:[2,3] Max, 3.0 Pa·s, test temperature, °C	135																	
Dynamic shear, T 315:[4] G*/sin(δ), Min, 1.00 kPa, Max, 2.00 kPa,[7] Test temperature @ 10 rad/sec., °C	58			64				70				76				82		
Elastic recovery, D 6084, 50°F, % Min	–	–	30	–	–	30	50	–	30	50	60	30	50	60	70	50	60	70
Rolling Thin-Film Oven (Tex-541-C)																		
Mass loss, Tex-541-C, Max, %	1.0																	
Dynamic shear, T 315: G*/sin(δ), Min, 2.20 kPa, Max, 5.00 kPa,[7] Test temperature @ 10 rad/sec., °C	58			64				70				76				82		
Pressure Aging Vessel (PAV) Residue (R 28)																		
PAV aging temperature, °C	100																	
Dynamic shear, T 315: G*sin(δ), Max, 5,000 kPa Test temperature @ 10 rad/sec., °C	25	22	19	28	25	22	19	28	25	22	19	28	25	22	19	28	25	22
Creep stiffness, T 313:[5,6] *S*, max, 300 MPa, *m*-value, Min, 0.300 Test temperature @ 60 sec., °C	-12	-18	-24	-6	-12	-18	-24	-6	-12	-18	-24	-6	-12	-18	-24	-6	-12	-18
Direct tension, T 314:[6] Failure strain, Min, 1.0% Test temperature @ 1.0 mm/min., °C	-12	-18	-24	-6	-12	-18	-24	-6	-12	-18	-24	-6	-12	-18	-24	-6	-12	-18

1. Pavement temperatures are estimated from air temperatures using an algorithm contained in a Department-supplied computer program, may be provided by the Department, or by following the procedures outlined in AASHTO MP 2 and PP 28.
2. This requirement may be waived at the Department's discretion if the supplier warrants that the asphalt binder can be adequately pumped, mixed, and compacted at temperatures that meet all applicable safety, environmental, and constructability requirements. At test temperatures where the binder is a Newtonian fluid, any suitable standard means of viscosity measurement may be used, including capillary (T 201 or T 202) or rotational viscometry (T 316).
3. Viscosity at 135°C is an indicator of mixing and compaction temperatures that can be expected in the lab and field. High values may indicate high mixing and compaction temperatures. Additionally, significant variation can occur from batch to batch. Contractors should be aware that variation could significantly impact their mixing and compaction operations. Contractors are therefore responsible for addressing any constructability issues that may arise.
4. For quality control of unmodified asphalt binder production, measurement of the viscosity of the original asphalt binder may be substituted for dynamic shear measurements of G*/sin(δ) at test temperatures where the asphalt is a Newtonian fluid. Any suitable standard means of viscosity measurement may be used, including capillary (T 201 or T 202) or rotational viscometry (T 316).
5. Silicone beam molds, as described in AASHTO TP 1-93, are acceptable for use.
6. If creep stiffness is below 300 MPa, direct tension test is not required. If creep stiffness is between 300 and 600 MPa, the direct tension failure strain requirement can be used instead of the creep stiffness requirement. The m-value requirement must be satisfied in both cases.
7. Maximum values for unaged and RTFO aged dynamic shear apply only to materials used as substitute binders, as described in specification Items 340, "Dense-Graded Hot-Mix Asphalt (Small Quantity)," 341, "Dense-Graded Hot-Mix Asphalt," and 344, "Superpave Mixtures."

3. EQUIPMENT

Provide all equipment necessary to transport, store, sample, heat, apply, and incorporate asphalts, oils, and emulsions.

4. CONSTRUCTION

Typical Material Use. Use materials shown in Table 18, unless otherwise determined by the Engineer.

Table 18
Typical Material Use

Material Application	Typically Used Materials
Hot-mixed, hot-laid asphalt mixtures	PG binders, A-R binders Types I and II
Surface treatment	AC-5, AC-10, AC-5 w/2% SBR, AC-10 w/2% SBR, AC-15P, AC-20XP, AC-10-2TR, AC-20-5TR, HFRS-2, MS-2, CRS-2, CRS-2H, HFRS-2P,CRS-2P, CHFRS-2P, A-R binders Types II and III
Surface treatment (cool weather)	RS-1P, CRS-1P, RC-250, RC-800, RC-3000, MC-250, MC-800, MC-3000, MC-2400L
Precoating	AC-5, AC-10, PG 64-22, SS-1, SS-1H, CSS-1, CSS-1H
Tack coat	PG Binders, SS-1H, CSS-1H, EAP&T
Fog seal	SS-1, SS-1H, CSS-1, CSS-1H
Hot-mixed, cold-laid asphalt mixtures	AC-0.6, AC-1.5, AC-3, AES-300, AES-300P, CMS-2, CMS-2S
Patching mix	MC-800, SCM I, SCM II, AES-300S
Recycling	AC-0.6, AC-1.5, AC-3, AES-150P, AES-300P, recycling agent, emulsified recycling agent
Crack sealing	SS-1P, polymer mod AE crack sealant, rubber asphalt crack sealers (Class A, Class B)
Microsurfacing	CSS-1P
Prime	MC-30, AE-P, EAP&T, PCE
Curing membrane	SS-1, SS-1H, CSS-1, CSS-1H, PCE
Erosion control	SS-1, SS-1H, CSS-1, CSS-1H, PCE

4.1. **Storage and Application Temperatures**. Use storage and application temperatures in accordance with Table 19. Store and apply materials at the lowest temperature yielding satisfactory results. Follow the manufacturer's instructions for any agitation requirements in storage. Manufacturer's instructions regarding recommended application and storage temperatures supersede those of Table 19.

Table 19
Storage and Application Temperatures

Type–Grade	Application		Storage
	Recommended Range (°F)	Maximum Allowable (°F)	Maximum (°F)
AC-0.6, AC-1.5, AC-3	200–300	350	350
AC-5, AC-10	275–350	350	350
AC-5 w/2% SBR, AC-10 w/2% SBR, AC-15P, AC-20-5TR	300–375	375	360
RC-250	125–180	200	200
RC-800	170–230	260	260
RC-3000	215–275	285	285
MC-30, AE-P	70–150	175	175
MC-250	125–210	240	240
MC-800, SCM I, SCM II	175–260	275	275
MC-3000, MC-2400L	225–275	290	290
HFRS-2, MS-2, CRS-2, CRS-2H, HFRS-2P, CRS-2P, CMS-2, CMS-2S, AES-300, AES-300S, AES-150P, AES-300P	120–160	180	180
SS-1, SS-1H, CSS-1, CSS-1H, PCE, EAP&T, SS-1P, RS-1P, CRS-1P, CSS-1P, recycling agent, emulsified recycling agent, polymer mod AE crack sealant	50–130	140	140
PG binders	275–350	350	350
Rubber asphalt crack sealers (Class A, Class B)	350–375	400	–
A-R binders Types I, II, and III	325–425	425	425

5. MEASUREMENT AND PAYMENT

The work performed, materials furnished, equipment, labor, tools, and incidentals will not be measured or paid for directly but is subsidiary or is included in payment for other pertinent Items.

Item 310
Prime Coat

1. DESCRIPTION

Prepare and treat existing or newly constructed surface with an asphalt binder or other specialty prime coat binder material. Apply blotter material as required.

2. MATERIALS

2.1. **Binder**. Use material of the type and grade shown on the plans in accordance with Item 300, "Asphalts, Oils, and Emulsions," or as listed in the Department's MPL for prime coat binders.

2.2. **Blotter**. Use either base course sweepings obtained from cleaning the base or native sand as blotter materials unless otherwise shown on the plans or approved.

3. EQUIPMENT

Provide applicable equipment in accordance with Article 316.3., "Equipment."

4. CONSTRUCTION

4.1. **General**. Apply the mixture when the air temperature is at or above 60°F, or above 50°F and rising. Measure the air temperature in the shade away from artificial heat. The Engineer will determine when weather conditions are suitable for application.

Do not permit traffic, hauling, or placement of subsequent courses over freshly constructed prime coats. Maintain the primed surface until placement of subsequent courses or acceptance of the work.

4.2. **Surface Preparation**. Prepare the surface by sweeping or other approved methods. Lightly sprinkle the surface with water before applying bituminous material, when directed, to control dust and ensure absorption.

4.3. **Application**.

4.3.1. **Binder**. The Engineer will select the application temperature within the limits recommended in Item 300, "Asphalts, Oils, and Emulsions," or by the material manufacturer. Apply material within 15°F of the selected temperature but do not exceed the maximum allowable temperature.

Distribute the material smoothly and evenly at the rate selected by the Engineer. Roll the freshly applied prime coat with a pneumatic-tire roller to ensure penetration when directed.

4.3.2. **Blotter**. Spread blotter material before allowing traffic to use a primed surface. Apply blotter material to primed surface at the specified rate when "Prime Coat and Blotter" is shown on the plans as a bid item or as directed. Apply blotter to spot locations when "Prime Coat" is shown on the plans as a bid item or as directed to accommodate traffic movement through the work area. Remove blotter material before placing the surface. Dispose of blotter material according to applicable state and federal requirements.

5. MEASUREMENT

This Item will be measured by the gallon of binder placed and accepted.

6. PAYMENT

The work performed and materials furnished in accordance with this Item and measured as provided under "Measurement" will be paid for at the unit price bid for "Prime Coat" or "Prime Coat and Blotter" of the type and grade of binder specified. This price is full compensation for cleaning and sprinkling the area to be primed; materials, including blotter material; and rolling, equipment, labor, tools, and incidentals.

Special Specification 3002
Reinforced Paving Mat for Asphalt Pavement Overlays

1. DESCRIPTION

Furnish and place a high-strength (HS) paving mat within the pavement structure as a moisture barrier and stress-relieving interlayer. The HS paving mat must have an elastomeric polymer coating; bitumen coatings are not eligible for consideration.

1.1. **Quality Control**. Before installing the paving mat, arrange a meeting onsite with the manufacturer's representative and, when applicable, the paving mat installer. Notify the Engineer at least 3 days in advance of the time of the meeting.

A manufacturer's representative must be present, at minimum, for the first day of installation of the engineered paving mat and available thereafter upon request by the Engineer.

2. MATERIALS

2.1. **Paving Mat**. Provide paving mat in accordance with Table 1. Provide a copy of the manufacturer's specifications to the Engineer at the preconstruction meeting or no later than 5 working days before installation. Material must be certified as manufactured in the United States.

Table 1
Paving Mat Properties

Property	Test Method	Min	Max
Asphalt Retention, L/m^2	D6140	0.46	–
Fabric Weight, g/m^2	D5261	237	–
Tensile Strength, MD & CMD, ken/m	D5035	50	–
Strain at Maximum Load, %	D5035	–	5
Puncture Strength, N	D6241	1,780	–
Melting Point, °C	D276	232	–
Permeability, cm/sec.	D5084	–	3.2 × 10–11
Recyclability Without Screening, %	AASHTO T 283-07	>95% of control	–
Reinforcement Fiberglass Strand Spacing, in.	–	–	<0.25
60 min. Coating Solubility Test[1]	–	Pass	

1. Submerge a 2-in. × 2-in. sample in D-Limonene or other approved solvent for 60 min. The result is passing if the solvent remains clear.

2.1.1. **Storage and Handling**. Store the paving mat in accordance with the manufacturer's recommendations in a dry covered condition free of dust, dirt, and moisture.

2.2. **Tack Coat**. Furnish a PG 76-22 or PG76-28 binder tack coat as shown on the plans that meets Item 300, "Asphalts, Oils, and Emulsions." The Engineer will obtain at least one sample of the tack coat binder per project in accordance with Tex-500-C, Part III, and test it to verify compliance with the Specification. The Engineer will obtain the sample from the asphalt distributor immediately before use. The rate must be shown on the plans and paid for separately.

3. CONSTRUCTION

3.1. **Surface Preparation**. Prepare the surface by removing raised pavement markers and objectionable material such as moisture, dirt, sand, leaves, and other loose impediments from the surface before placing any

material. Remove vegetation from pavement edges. Mill rutted and low spots in the pavement or place a leveling course as shown on the plans.

Do not place asphalt binder or the paving mat when weather conditions, in the judgment of the Engineer, are not suitable. Air and pavement temperatures must allow the tack coat to hold the paving mat in place. The air temperature must be 50°F and rising for placement of the asphalt tack coat.

3.2. **Tack Coat**. Apply a uniform tack coat at the specified rate unless otherwise directed. Apply the tack coat in a uniform manner to avoid streaks and other irregular patterns. Apply a thin, uniform tack coat to all contact surfaces of curbs, structures, and all joints. Prevent splattering of tack coat when placed adjacent to curb, gutter, and structures. Roll the tack coat using a pneumatic tire roller to remove streaks and other irregular patterns when directed. Apply tack coat to an area 4 in. wider than the paving mat, and wide enough to cover any overlaps. Do not allow traffic on the tack coat.

3.3. **Paving Mat Placement**. Place the paving mat promptly onto the tack coat with minimum folds or wrinkles. As directed, wrinkles or folds greater than 1 in. must be slit and laid flat or pulled out and replaced. Apply additional tack coat as needed to repaired areas, or to any other areas as directed, to achieve adequate bond to the substrate. Remove and replace damaged paving mat with cuts, tears, or any other apparent damage in conformance with the manufacturer's recommendations. Replacement paving mat must be of the same type of material and must be paid for by the Contractor.

Pneumatic tire rolling must be used to remove air bubbles and to maximize paving mat contact with the pavement surface, in conformance with the manufacturer's specifications and to the satisfaction of the Engineer. Longitudinal overlaps require 1 in.–2 in. minimum. Transverse overlaps require 2 in.–4 in. minimum.

Broadcast clean sand or loose asphalt concrete mix to cover any excess tack coat that bleeds through the paving mat under normal construction traffic. Remove any excess sand from the interlayer before placing the hot-mix asphalt (HMA) overlay.

Do not allow traffic, except necessary construction traffic or emergency vehicles, on the paving mat, unless approved. If traffic on the interlayer is approved, lightly broadcast clean sand over the paving mat interlayer. Remove any loose sand before paving.

Closely follow placement of the paving mat with the first lift of the HMA overlay. Place overlays on the same day, unless otherwise approved. If rain falls on the paving mat before the placement of the first lift of HMA overlay, allow the paving mat to dry before the HMA is placed. Do not place mix at temperatures higher than the melting point of the paving mat.

4. MEASUREMENT

4.1. **Tack Coat**. Tack coat material will be measured in gallons at the applied temperature by strapping the distributor tank before and after road application.

4.2. **Paving Mat**. The paving mat will be measured by the square yard of roadway on which it is placed.

5. PAYMENT

The work performed and materials furnished in accordance with this Item and measured as provided under "Measurement" will be paid for at the unit price bid for "Paving Mat" and "Tack Coat" of the type and grade specified. This price is full compensation for cleaning the existing pavement; furnishing, preparing, hauling, and placing all materials; all manipulation, including rolling; and all labor, tools, equipment, and incidentals necessary to complete the work.

APPENDIX C

GEOTECHNICAL REPORT

TO BE PROVIDED
BY ADDENDUM

APPENDIX D

UNION PACIFIC RAILROAD & TxDOT PERMITS

TO BE PROVIDED BY CITY DURING CONSTRUCTION

CITY OF AUBREY, TEXAS

PHASE 2A – W5 12-INCH & 16-INCH WATER LINES
DANE ST. GROUNDWATER WELL TO UNION PACIFIC RAILROAD

ADDENDUM NO. 1
4/25/2025

Plans and specifications for the PHASE 2A – W5 12-INCH & 16-INCH WATE LINES FROM DANE STREET GROUNDWATER WELL TO UNION PACIFIC RAILROAD project, for the City of Aubrey, Texas, on which bids are to be received until **2:00 PM Monday, May 5, 2025,** are hereby modified as follows:

General Clarifications

1. Due to multiple additive alternate bids on this project, an engineer's opinion of probable construction cost will not be published.
2. Refer to the Specifications & Contract Documents, Proposal to City of Aubrey, page PBS-1: Project contract time is set at one hundred eighty (180) calendar days.

Specifications & Contract Documents

3. Refer to the **Specifications & Contract Documents**, Proposal & Bid Schedule, pages PBS-2 through PBS-7:

   The City is seeking an additive alternate bid to upsize proposed water line 'A' from station 1+97.66 to station 18+83.07 from a 12-inch PVC water line to a 16-inch PVC water line, including all fittings, excavation, embedment and appurtenances**.** Additive Alternate Bid Schedule #1 shall be used to increase or decrease the associated unit costs for upsizing water lines from 12-inch to 16-inch between these stations.

   The City is seeking an additive alternate bid for Blackjack Road asphalt pavement rehabilitation. The base bid shall be based on the Asphalt Street or Driveway Repair Detail shown on Sheet No. 17. Additive Alternate Bid Schedule #2 shall include a deduction for Base Bid Item 121 "For Full Depth Asphalt Pavement Repair Per Details" and shall be used to increase or decrease the associated unit costs for rehabilitating Blackjack Road in accordance with the typical section on Sheet No. 9 as included with this Addendum No. 1.

   - **Delete** pages PBS-2 through PBS-7 in their entirety. **Replace** with attached Base Bid Schedule pages PBS-2 through PBS-8. The revised base bid schedule replaces bid item 121 with a full depth asphalt repair bid item and removes bid items 122 through 126 from the base bid.
   - **Insert** attached Additive Alternate Bid Schedule #1 after Base Bid Schedule page PBS-8. This additive alternate bid schedule shall be used to increase or decrease costs to upsize the proposed 12-inch water line 'A' between station 1+97.66 and station 18+83.07 to 16-inch water line.
   - **Insert** attached Additive Alternate Bid Schedule #2 after Additive Alternate Bid Schedule #1 page PBS-9. This additive alternate bid schedule shall be used to increase or decrease costs for rehabilitating Blackjack Road and deducting base bid item 121.
   - **Insert** attached Summary of Bid after Additive Alternate Bid Schedule #2, page PBS-10 and **renumber** the Proposal & Bid Schedule accordingly.
   - **Insert** attached geotechnical report in Appendix C.

Construction Plans

4. Refer to the **Construction Plans**:

   - The attached markups/exhibits are intended only to show the intent of changes to the bid schedule(s). **As required, the successful bidder will be provided conformed construction plans to reflect the City's award of one or both of the additive alternate bids.**

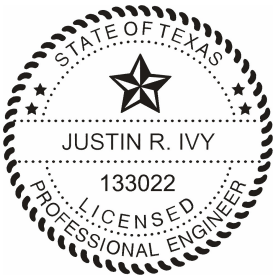
5. Bidders shall acknowledge receipt of Addendum No. 1 in the space provided in the Proposal, on the outer envelope of their bid, and by **email to tgant@bhcllp.com**.

Justin R. Ivy

Digitally signed by Justin R. Ivy
DN: C=US, E=jivy@bhcllp.com, O="Birkhoff, Hendricks & Carter, L.L.P.", OU=Partner, CN=Justin R. Ivy
Reason: I am approving this document
Date: 2025.04.25 10:42:00-05'00'

Signature

Date: April 25, 2025



BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
11910 GREENVILLE AVE., SUITE 600
DALLAS, TEXAS 75243

TBPELS ENG. FIRM 526
TBPELS SURV. FIRM 100318-00

This Addendum is hereby made a part of the bid documents to the same extent as if it were originally included therein, and shall become a part of, and attached to, the bid documents.

This addendum is issued to answer questions received from prospective bidders and to make clarifications.

END OF ADDENDUM NO.1

CITY OF AUBREY, TEXAS
Phase 2A - W5 12-Inch & 16-Inch Water Lines
Dane St. Groundwater Well to Union Pacific Railroad
BASE BID SCHEDULE

Item No.	Estimated Quantity	Unit	Description and Price in Words	Price in Figures	Extended Amount
100	1	L.S.	For Mobilization, Demobilization, Bonds, Insurance, & Project Signs (5% Maximum G.A.B.) complete in place, the sum of _____ _____ Dollars and _____ Cents per Lump Sum		
101	56	Sta.	Prepare Right-of-Way Including Clearing, Grubbing, & Root Ball Removal complete in place, the sum of _____ _____ Dollars and _____ Cents per Station		
102	183	L.F.	Furnish & Install 16-Inch PVC Water Line (AWWA C900, DR-18) By Other Than Open Cut With 30-Inch Steel Encasement Pipe (1/2-Inch Wall) complete in place, the sum of _____ _____ Dollars and _____ Cents per Linear Foot		
103	3,582	L.F.	Furnish & Install 16-Inch PVC Water Line (AWWA C900, DR-18) By Open Cut With Class B+ Embedment complete in place, the sum of _____ _____ Dollars and _____ Cents per Linear Foot		

Item No.	Estimated Quantity	Unit	Description and Price in Words	Price in Figures	Extended Amount
104	1,999	L.F.	Furnish & Install 12-Inch PVC Water Line (AWWA C900, DR-18) By Open Cut With Class B+ Embedment complete in place, the sum of _____ _____ Dollars and _____ Cents per Linear Foot		
105	60	L.F.	Furnish & Install 12-Inch PVC Water Line (AWWA C900, DR-18) By Open Cut With 24-Inch Steel Encasement Pipe (1/4-Inch Wall) complete in place, the sum of _____ _____ Dollars and _____ Cents per Linear Foot		
106	176	L.F.	Furnish & Install 8-Inch PVC Water Line (AWWA C900, DR-18) By Open Cut With Class B+ Embedment complete in place, the sum of _____ _____ Dollars and _____ Cents per Linear Foot		
107	15	Ea.	Furnish & Install 16-Inch Resilient Seated Gate Valve, Including Valve Stem Extension, Valve Box, & Valve Pad complete in place, the sum of _____ _____ Dollars and _____ Cents per Each		

Item No.	Estimated Quantity	Unit	Description and Price in Words	Price in Figures	Extended Amount
108	16	Ea.	Furnish & Install 12-Inch Resilient Seated Gate Valve, Including Valve Stem Extension, Valve Box, & Valve Pad complete in place, the sum of _____ _____ Dollars and _____ Cents per Each		
109	7	Ea.	Furnish & Install 8-Inch Resilient Seated Gate Valve, Including Valve Stem Extension, Valve Box, & Valve Pad complete in place, the sum of _____ _____ Dollars and _____ Cents per Each		
110	10	Ea.	Furnish & Install Fire Hydrant Assembly Including Splash Pad, 6-Inch R.S. Gate Valve, DR-14 PVC, & Fittings complete in place, the sum of _____ _____ Dollars and _____ Cents per Each		
111	1	Ea.	Furnish & Install 2-Inch Combination Air Release/Vacuum Valve complete in place, the sum of _____ _____ Dollars and _____ Cents per Each		
112	2	Ea.	Furnish & Install 6-Inch Blow Off Valve complete in place, the sum of _____ _____ Dollars and _____ Cents per Each		

Item No.	Estimated Quantity	Unit	Description and Price in Words	Price in Figures	Extended Amount
113	1	Ea.	Furnish & Install 2-Inch Automatic Flush Valve Assembly complete in place, the sum of _____ _____ Dollars and _____ Cents per Each		
114	2	Ea.	Remove, Salvage & Deliver Existing Fire Hydrant to City Yard complete in place, the sum of _____ _____ Dollars and _____ Cents per Each		
115	10	S.Y.	Remove & Replace Existing Asphalt Pavement (Union Street Crossing) complete in place, the sum of _____ _____ Dollars and _____ Cents per Square Yard		
116	6	Ea.	Cut, Plug, & Abandon Existing Water Line complete in place, the sum of _____ _____ Dollars and _____ Cents per Each		
117	11	Ea.	Connect to Existing Water Line complete in place, the sum of _____ _____ Dollars and _____ Cents per Each		

Item No.	Estimated Quantity	Unit	Description and Price in Words	Price in Figures	Extended Amount
118	9	Ea.	Transfer Existing Water Service to New Water Main Between Meter Box & Proposed Water Line (1-Inch Service, AWWA C901 HDPE Polytube TDR-9) Including All Fittings & Meter Box complete in place, the sum of _____ _____ Dollars and _____ Cents per Each		
119	3	Ea.	Furnish & Install New 1-Inch Water Service to Vacant Lot (AWWA C901 HDPE Polytube TDR-9) Including All Fittings, Corp Stop, Plug & Meter Box complete in place, the sum of _____ _____ Dollars and _____ Cents per Each		
120	9	Ea.	Transfer Existing Water Service Between Meter Box & Residents (1-Inch Service, AWWA C901 HDPE Polytube TDR-9) By Licensed Plumber, Including All Fittings & Connection to Home Plumbing complete in place, the sum of _____ _____ Dollars and _____ Cents per Each		
121	3,314	S.Y.	For Full Depth Asphalt Street or Driveway Repair Per Details complete in place, the sum of _____ _____ Dollars and _____ Cents per Square Yard		

Item No.	Estimated Quantity	Unit	Description and Price in Words	Price in Figures	Extended Amount
122	23	L.F.	Remove & Dispose of Existing 24-Inch CMP Culvert Pipe complete in place, the sum of _____ _____ Dollars and _____ Cents per Linear Foot		
123	25	L.F.	Furnish & Install 24-Inch RCP Culvert Pipe (Class IV) complete in place, the sum of _____ _____ Dollars and _____ Cents per Linear Foot		
124	2	Ea.	Construct TxDOT CH-PW-0 Headwall on 24-Inch RCP Culvert complete in place, the sum of _____ _____ Dollars and _____ Cents per Each		
125	75	C.Y.	Unclassified Channel Excavation for 24-Inch RCP Culvert & Headwalls complete in place, the sum of _____ _____ Dollars and _____ Cents per Cubic Yard		
126	2	Ac.	Furnish, Install, Water, & Establish Hydromulch Seeding complete in place, the sum of _____ _____ Dollars and _____ Cents per Acre		

Item No.	Estimated Quantity	Unit	Description and Price in Words	Price in Figures	Extended Amount
127	1	L.S.	Furnish Erosion Control Plan complete in place, the sum of _____ _____ Dollars and _____ Cents per Lump Sum		
128	6	Mo.	Furnish, Install, Maintain, & Remove Erosion Control Measures complete in place, the sum of _____ _____ Dollars and _____ Cents per Month		
129	1	L.S.	Furnish Trench Safety Plan complete in place, the sum of _____ _____ Dollars and _____ Cents per Lump Sum		
130	5,817	L.F.	Implement Trench Safety Plan complete in place, the sum of _____ _____ Dollars and _____ Cents per Linear Foot		
131	1	L.S.	Furnish Traffic Control Plan complete in place, the sum of _____ _____ Dollars and _____ Cents per Lump Sum		
132	6	Mo.	Furnish, Install, Maintain, & Remove Traffic complete in place, the sum of _____ _____ Dollars and _____ Cents per Month		
TOTAL AMOUNT BID (Items 100 Through 132)					

CITY OF AUBREY, TEXAS
Phase 2A - W5 12-Inch & 16-Inch Water Lines
Dane St. Groundwater Well to Union Pacific Railroad
ADDITIVE ALTERNATE BID SCHEDULE #1

Item No.	Estimated Quantity	Unit	Description and Price in Words	Price in Figures	Extended Amount
104A	1,685	L.F.	Additional Cost to Upsize Proposed 12-Inch PVC Water Line 'A' to 16-Inch PVC Water Line Between Station 1+97.66 to Station 18+83.07, Including All Fittings, Excavation, Embedment, & Appurtenances complete in place, the sum of _____ _____ Dollars and _____ Cents per Linear Foot		
108A	8	Ea.	Additonal Cost to Upsize 12-Inch Resilient Seated Gate Valves Along Proposed Water Line 'A' From Station 1+97.66 to Station 18+83.07 to 16-Inch Resilient Seated Gate Valves complete in place, the sum of _____ _____ Dollars and _____ Cents per Each		
TOTAL ADDITVE ALTERNATE #1 BID (Items 104A & 108A)					

CITY OF AUBREY, TEXAS
Phase 2A - W5 12-Inch & 16-Inch Water Lines
Dane St. Groundwater Well to Union Pacific Railroad
ADDITIVE ALTERNATE BID SCHEDULE #2

Item No.	Estimated Quantity	Unit	Description and Price in Words	Price in Figures	Extended Amount
121A	(3,314)	S.Y.	Deduct Bid For Base Bid Item 121 "For Full Depth Asphalt Street or Driveway Repair Per Details" complete in place, the sum of _____ _____ Dollars and _____ Cents per Square Yard		
133	8,465	S.Y.	Scarify, Remix, & Reshape Asphalt Pavement Surface & Base Material (TxDOT 251) complete in place, the sum of _____ _____ Dollars and _____ Cents per Square Yard		
134	9,327	S.Y.	Furnish & Install 6-Inch Flexible Base Type 'A', Grade 1 (TxDOT 247) complete in place, the sum of _____ _____ Dollars and _____ Cents per Square Yard		
135	168	Tons	Furnish CemLime (36 Lbs/S.Y.) complete in place, the sum of _____ _____ Dollars and _____ Cents per Ton		
136	9,327	S.Y.	Construct 6-Inch CemLime Stabilized Subgrade complete in place, the sum of _____ _____ Dollars and _____ Cents per Square Yard		
137	1,397	Tons	Furnish & Install 3-Inches TxDOT Type "D" HMAC Surface Course (TxDOT 340) complete in place, the sum of _____ _____ Dollars and _____ Cents per Ton		
138	8,465	S.Y.	Furnish & Install Glaspave 25 Asphalt Reinforcement System Including Tack Coat complete in place, the sum of _____ _____ Dollars and _____ Cents per Square Yard		
TOTAL ADDITVE ALTERNATE #2 BID (Items 121A Through 138)					

SUMMARY OF BID

CITY OF AUBREY, TEXAS

Phase 2A - W5 12-Inch & 16-Inch Water Lines

Dane St. Groundwater Well to Union Pacific Railroad

TOTAL AMOUNT OF BASE BID	$ -
TOTAL AMOUNT OF ADDITIVE ALTERNATE BID #1	$ -
TOTAL AMOUNT OF ADDITIVE ALTERNATE BID #2	$ -
TOTAL AMOUNT BID (BASE BID + ADDITIVE ALTERNATE BID #1)	$ -
TOTAL AMOUNT BID (BASE BID + ADDITIVE ALTERNATE BID #2)	$ -
TOTAL AMOUNT BID (BASE BID + ADD. ALT. BID # 1 & #2)	$ -

Addendum # 1

HENLEY | JOHNSTON & ASSOCIATES

geotechnical and construction materials consultants

April 24, 2025
Report No. 27201G - Revised

Birkhoff, Hendricks & Carter, LLP
11910 Greenville Avenue, Suite #400
Crandall, Texas 75243
ATTN: Mr. Justin Ivy, P.E.
Phone: 214-361-7900
Email: jivy@bhcllp.com

RE: Geotechnical Investigation
Blackjack Road Water Line and Roadway Development
Blackjack Road
Aubrey, Texas

Mr. Ivy:

Presented herein is the report of a geotechnical investigation conducted by Henley-Johnston & Associates, Inc. for the above referenced project.

We appreciate the opportunity to provide this report to you. If we can be of further service or if you desire any additional information, please do not hesitate to call.

Signed,

HENLEY-JOHNSTON & Associates, Inc.

Hunter J. Hamilton, E.I.T.
Project Manager

James F. Phipps, P.E.
President

STATE OF TEXAS
JAMES F. PHIPPS
84778
LICENSED
PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by James F. Phipps, P.E. 84778 on April 24, 2025.

Firm Registration No.: F-1238

Copies submitted: Birkhoff, Hendrick & Carter, LLP – Mr. Justin Ivy, P.E.

Revisions:
0 April 17, 2025– Initial report.
1 April 24, 2025 – Revised to provide alternative roadway repair option

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INVESTIGATION AND ANALYSIS

INTRODUCTION

This report presents the results of a geotechnical investigation for the proposed reconstruction of a single roadway and the installation of a water line within the City of Aubrey, Texas. The proposed roadway reconstruction is proposed to span 3,000 linear feet along Blackjack Road while the proposed water line is proposed to span approximately 4,300 linear feet along both Blackjack Road and Union Street.

It was understood that this proposed roadway would consist of either concrete or asphaltic concrete pavement sections as well as temporary asphalt repair sections. The purpose of this investigation was to provide recommendations for the design and construction of the new paving sections, provide information on the anticipated types of materials to be encountered during installation of the pipeline, recommendations on trench safety and dewatering techniques as well as earthwork criteria for backfill of the utility trench, and subgrade preparation.

This report is specific to this site. Persons using the conclusions and/or recommendations herein for projects and/or designs not covered by this report do so at their own risk.

FIELD AND LABORATORY INVESTIGATION

Subsurface conditions in the area of the proposed improvements were evaluated with four soil borings. Locations of the borings were dictated by information provided by the client, site accessibility, and visual observations collected onsite. The approximate locations of the borings are presented on Plate 1.

These borings were drilled using a truck-mounted rig equipped with continuous flight augers and extended to a depth of 20 feet below existing (February 2025) grades. Drilling and sampling were done in general accordance with ASTM methods and standards.

The locations of the borings should be considered accurate only to the degree implied by the methods used. The approximate existing ground elevations were measured at each boring location using a handheld GPS device and are presented on the Boring Logs. The GPS device typically operates within a tolerance of +/- 1 foot in the vertical direction. The elevations on the Boring Logs should be used for general reference only and should not be considered exact. Coordinates are provided in the latitude/longitude coordinate system using the WGS 1984 datum and are presented in Table 1.

Table 1
Boring Coordinates and Surface Elevations
Blackjack Road Water Line and Roadway Development
Blackjack Road – Aubrey, Texas

Boring No.	Latitude	Longitude	Elevation (ft.)
1	33.31159962	-96.98133878	685
2	33.31162651	-96.98525850	695
3	33.31167958	-96.98962242	675
4	33.30805084	-96.98880987	699

All samples were transported to the HJA laboratory for visual classification and testing. Soils were visually classified according to the Unified Soil Classification System (USCS). The Boring Logs and a key to terms and symbols used on the logs are attached.

To aid in the classification process, Atterberg Limits (ASTM D-4318), partial gradations (ASTM D-1140), and Moisture Content determinations (ASTM D-2216) were performed on representative samples. Atterberg Limits were determined for portions of selected cohesive samples to estimate the plasticity characteristics of the materials. The Plasticity Index is representative of this characteristic and is bracketed by the Plastic Limit (PL) and the Liquid Limit (LL). The Plastic Limit is the minimum moisture content at which the soil begins to transition from a dry semisolid to a plastic state. The Liquid Limit is the minimum moisture content at which the soil will begin to flow as a heavy viscous fluid. The difference between the LL and the PL is known as the Plasticity Index (PI). All the above test data are summarized on Plates 2 and 3.

The potential for heave was evaluated using the Free-Swell test. This test involves placing a 1-inch-thick sample of soil in a 2.5-inch ID confining ring into a consolidation machine and adding weight equal to the load imposed by the overburden soils at the sample depth. The soil is then inundated with water and allowed to swell freely until movement has stopped. Results of these tests are summarized on Plate 3.

The strength of each cohesive sample was estimated using a hand penetrometer. The results of these estimates are recorded graphically on the "Log of Boring" illustrations. The strength properties of selected soil samples were investigated by the Unconfined Compression test. In the Unconfined Compression test, axial load is applied to a laterally unsupported cylindrical sample until failure occurs within the sample. This test is conducted fairly rapidly (failure within about 10 minutes) and generally conforms to ASTM D2166 for soil samples. Results of the Unconfined Compression tests performed are summarized on Plate 3.

An evaluation of the Lime Content to Plasticity Index relationship was performed on the subgrade materials. This test involves mixing the soil with increasing percentages of lime and evaluating

the resulting Plasticity Indices at the various soil-lime mixtures. Results for this test are summarized on Plate 3.

SURFACE AND SUBSURFACE CONDITIONS

At the time of the field investigation, the proposed roadway reconstruction is proposed to span 3,000 linear feet along Blackjack Road while the proposed water line is proposed to span approximately 4,300 linear feet along both Blackjack Road and Union Street. Boring Nos. 1 through 3 were conducted along Blackjack Road while Boring No. 4 was located along Union Street.

Geologic Setting

Review of geologic maps indicates the majority of the project is within the Upper Cretaceous Woodbine formation.

Subsurface conditions consist of fill materials atop a combination of clayey sands, sands, and sandy clays associated with the Woodbine Formation (Kef). Subsurface materials have been separated into two groups to aid in discussion and to provide clarity. Descriptions of the subsurface conditions are based on review of the project Boring Logs and prior experience in the area.

Fill materials (Qal)

Fill materials were encountered underlying the asphalt paving within the borings conducted. These fill materials were comprised of sands that were fine-grained and brown in appearance. These materials continued to depths of ½ to 1 foot below existing grades.

Woodbine (Kwb)

A combination of sands, clayey sands, and sandy clay soils associated with the Woodbine Formation were encountered underlying the fill materials. The sandy clay soils were moderately plastic (CL), varying shades of brown in appearance, blocky in structure, and possessed varying concentrations of iron staining, iron deposits, and calcareous nodules. The clayey sands and sands ranged from moderately plastic (CL) to nonplastic, fine-grained, medium dense to dense (relative consistency), contained varying concentrations of iron staining and gravel, and were varying shades of brown in appearance. These soils extended through the termination depth of the borings.

Ground Water

Ground water was noted during drilling operations within Boring Nos. 1 through 3 at depths of 14 to 19 feet below existing grades. The presence and depth to ground water will vary depending upon seasonal rainfall amounts.

POTENTIAL VERTICAL MOVEMENT ANALYSIS

Subsurface conditions at the site are comprised of limited quantities of road base fill materials atop sandy clay soils and sands. Soil movements within clay soils are seasonal in nature. After periods of rain, the clays expand resulting in heave of overlying elements. During dry seasons, these soils shrink which results in settlement of ground-supported features.

Potential Vertical Movements (PVM) were evaluated using TxDOT Method 124E[1], results of the free-swell tests, and results of the Standard Penetration tests. Based on this analysis, total soil movements from a dry to saturated state are anticipated to be on the order of 1 to 1-1/2 inches.

This estimate considers ground-supported features at or near existing grades. The amount of cut and fill required to achieve final grades should be expected to potentially impact the estimated amount of PVM provided in this report.

DESIGN AND CONSTRUCTION RECOMMENDATIONS

INTRODUCTION

It was understood that the proposed roadway would consist of either concrete or asphaltic concrete. Estimated traffic loads were not provided by the client. This office recommends that a complete traffic study be carried out before construction to better determine the current and future traffic requirements for the pavement to better evaluate and refine these pavement recommendations.

Paving sections were developed using the American Association of State Highway Officials (AASHTO) *Guide for design of Pavement Structures, 1993 Edition and 1998 Supplement*, in addition to the WinPAS pavement thickness design program developed by the American Concrete Pavement Association.

Recommendations for site paving and earthwork criteria are provided in the following sections.

SITE PAVING RECOMMENDATIONS

It is understood that either concrete or asphaltic concrete pavement will be used for the reconstruction of the roadway.

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[1] "Method for Determining the Potential Vertical Rise, PVR." Texas Department of Transportation Method Tex-124-E, 1978.

Considering that the roadway will mainly carry passenger vehicles and light trucks at a relatively low to moderate volume and that posted speeds will not exceed 40 mph, the following sections are recommended for reconstruction of the roadway considering a 20-year lifespan.

The following concrete sections are recommended:

6" of 3,600 psi Portland Cement Concrete over,

6" of recompacted subgrade.

OR,

7" of 3,000 psi Portland Cement Concrete over,

6" of recompacted subgrade.

The following asphaltic concrete sections are recommended:

2" Type D Asphalt Surface Course, over

3" Type A Coarse Graded Base Course, over

6" Type 1 flexible base, over

6" cement treated subgrade.

OR,

2" Type D Asphalt Surface Course, over

3" Type A Coarse Graded Base Course, over

8" Type 1 flexible base, over

6" of recompacted subgrade.

All pavement should be placed in accordance with Item 302.9 of the NCTCOG *Public Works Construction Standards, Fifth Edition – November 2017*. Compaction tests and air void verification should be conducted to evaluate the in-place density of the asphalt pavement.

All joints within asphalt pavements should be sealed and maintained to limit water infiltration into the subgrade soils.

It should be noted that differential movement of the pavement should be expected over the life of the project. Continued maintenance will be required due to the expansive nature of the subgrade materials. Remedial earthwork may be performed under pavement areas in order to reduce the

severity of potential vertical and differential movements underneath the pavement, potentially reducing the required frequency of maintenance/repairs and extending the service life of the pavement. Recommendations for remedial earthwork may be provided upon request.

Subgrade Stabilization

If cement stabilization will be utilized, placement of cement should be conducted in general accordance with Section 301.3 of the NCTCOG standards. It should be noted that application of cement, watering and compaction of treated materials for a specified section of paving must be completed within a time frame of six hours from start to finish. The cement treated base should be allowed to cure for a period of three days and must be maintained in a moist state during the curing period to permit proper hydration and development of compressive strength.

Pavement Repair Section

It was understood that sections of the existing asphalt roadway would be removed for the installation of the proposed waterline prior to the reconstruction of the roadways and would require temporary repair solutions.

Considering that the roadway will mainly carry passenger vehicles and light trucks at a relatively low to moderate volume and that posted speeds will not exceed 40 mph, the following repair section is recommended for the roadway.

The following asphalt repair section is recommended:

2" Type D Asphalt Surface Course, over

2" Type A Coarse Graded Base Course, over

PavePrep geo composite membrane or equivalent, over

6" Type 1 flexible base.

It is recommended that the asphalt pavement and PavePrep membrane or equivalent extend a minimum of 12 inches beyond the limits of the utility excavation. This is to assist with further reducing differential movements.

It should be noted that even with these measures, this section is temporary in nature and that differential movement of this pavement repair section and the existing pavement should be expected over the life of the project. Continued maintenance will be required due to the nature of the subgrade materials.

All joints within asphalt pavements should be sealed and maintained to limit water infiltration into the subgrade soils.

EXCAVATIONS

Per Federal regulations, any excavation over 20 feet in depth will require an engineered excavation and safety plan prepared by a licensed engineer. Soils encountered within the borings consisted of fill materials atop a combination of clayey sands, sands, and sandy clays. These soils should be classified as Type C soils per OSHA Excavation Standards CFR 29, Part 1926, Sub-Part P, Appendix A.

Clay soils along the water line may be laid back on a temporary maximum slope of 1.5 Horizontal to 1 Vertical (1.5H:1V) up to a maximum slope height of 20 feet.

For retention system design, the overburden soils may be considered to exert an equivalent fluid pressure of 35 pcf considering active conditions against any shielding or temporary shoring. This lateral pressure assumes drained conditions. A vertical surcharge of 250 psf should be applied around the perimeter of the below grade retention system in those areas where vehicular traffic and construction loads will be within a lateral distance equal to one-half the depth of the fill materials. The horizontal component of this loading may be determined using a coefficient of 0.5 and should be applied at a depth from the surface equal to 1/3 the height of the retained soil portion.

Dewatering of the excavation should be expected. It is recommended that excavations be kept dry while utilities are being installed.

Water must not be allowed to pond at the top of any slope or along the top of a trench. Any water collecting within an excavation should be immediately discharged. Construction equipment and materials should not be placed within four feet of the edge of the excavation. All spoils and construction materials should be kept a minimum of four feet from the edge of the trench as well.

CONSTRUCTION CONSIDERATIONS

Positive drainage away from the paving edge should be established during construction and maintained throughout the life of the pavement. Landscaping beds should be designed and maintained to prevent water from ponding next to the pavement. Ponded water will increase subsurface moisture and consequently increase the potential for heave.

Irrigation lines or heads should not be placed directly next to the paving. It is recommended that all irrigation lines be kept a minimum of five feet from the edge of the paving.

If possible, trees should not be planted directly next to the pavement. Over time, vegetation will desiccate the clays, resulting in shrinkage of the subgrade. This shrinkage will be manifested as settlement of ground-supported foundations and pavements. All trees should be planted a minimum of 1-1/2 times the mature height of the tree from the pavement. If trees will be planted next to the pavement, consideration should be given to installing a vertical root barrier between the tree and the pavement to a minimum depth of 6 feet below the bottom of the pavement

structure. As a minimum the barrier should consist of a 6-mil thick plastic sheet draped within the excavation and backfilled using sand or gravel.

Any trees to be cleared from the site should have the root systems removed and the excavations filled with on-site soils placed under controlled conditions. Soils should be placed as presented in the **Earthwork Recommendations** section.

Drainage along the sides of the asphalt pavement should not exceed 3:Horizontal to 1:Vertical for a horizontal distance of 3 feet from the edge of the paving. This is to limit the potential for longitudinal stress cracking to develop in the pavement, parallel to the edge of the asphalt.

EARTHWORK RECOMMENDATIONS

Prior to construction, the site should be stripped of all organic soils. Areas that will underlie fill or pavement should be ripped to depth of 6 inches and compacted to a minimum of 98% of the maximum dry unit weight as determined by ASTM D-698. Moisture contents should be at least +2 percentage points above optimum.

Soils used to backfill around and above below grade utilities should consist of on-site materials. Trench backfill should be placed in eight-inch loose lifts and compacted to a minimum of 95 percent of the maximum dry unit weight as determined by ASTM D-698. Moisture contents should be at least +2 percentage points above optimum.

Flexible base used below pavements should meet the material requirements specified under Item 301.5.1 of the NCTCOG *Public Works Construction Standards – Fifth Edition* for Grade 1 type flexible base material. This material should be placed in maximum 8-inch loose lifts and compacted to a minimum of 100% of the maximum dry unit weight as determined by ASTM D-1557. Moisture contents should be between -3 and +3 percentage points of optimum.

For cement treated soils, a minimum of 8% of Portland Cement (Type 1, 2 or 1L) should be applied. For a 6-inch thick section this equates to 36 pounds per square yard. Cement-treated, subgrade per NCTCOG should be compacted to a minimum of 98% of the maximum dry unit weight as determined by ASTM D-558. Moisture content should be between -2 and +2 percentage points of optimum as determined by ASTM D-558. Cement treated materials should be tested for gradation, thickness and compaction. The subgrade should be kept in a moist condition until the asphalt pavement is placed.

It is recommended that pavements be installed within 72 hours after a particular section of the subgrade has been verified for density and moisture. Prepared subgrades should be re-tested for moisture and compaction just prior to installation if pavement cannot be placed within the 72-hour window.

CONSTRUCTION TESTING AND OBSERVATIONS

It is recommended that a representative of Henley-Johnston & Associates, Inc. be retained to visually monitor and test all earthwork operations to ensure adherence with the recommendations of this report.

Verification tests (in-place moisture and density on soil, asphalt air voids, and depth of cement treatment) should be taken at a rate of one test per lift for every 150 linear feet of roadway, alternating between lanes. Field density testing must be conducted during placement of fill. Samples of the fill material should be submitted to the testing laboratory a minimum of 72 hours prior to commencing earthwork operations to allow for evaluation of the maximum density and optimum moisture of the fill soils.

QUALIFICATIONS

In the event that any changes in the nature, design or location of the new structures are planned, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed, and conclusions of this report modified or verified in writing.

The analyses and recommendations submitted in this report are based upon the data obtained from the borings drilled for this project and data developed from previous investigations. The nature and extent of subsurface variations at the site may not become evident until construction. If variations then appear evident, it will be necessary to reevaluate the recommendations of this report.

It is recommended that the geotechnical engineer be provided the opportunity for general review of final design drawings and specifications in order that earthwork and foundation recommendations may be properly interpreted and implemented in the design drawings and specifications.

HJA should be retained for foundation inspection and earthwork operations to ensure adherence with the recommendations of this report. HJA has primary knowledge of the subsurface conditions of this site and can confirm proper bearing material and ensure continuity across all geotechnical related phases of the project.

LEGEND

SOIL BORING



NOT TO SCALE

HJA HENLEY | JOHNSTON & ASSOCIATES 235 MORGAN AVE. DALLAS. TX 75203 I 214.941.3808 I WWW.HJA-ENG.COM TEXAS FIRM REGISTRATION NO. F-1238	BLACKJACK ROAD WATER LINE AND ROADWAY DEVELOPMENT BLACKJACK ROAD AUBREY, TEXAS BORING LOCATION PLAN	HJA No.: 27201G DATE: FEBRUARY 2025 PLATE 1

GEOTECHNICAL INVESTIGATION
REPORT NO. 27201G
BLACKJACK ROAD WATER LINE AND ROADWAY DEVELOPMENT
BLACKJACK ROAD
AUBREY, TEXAS

SUMMARY OF INDEX PROPERTIES

BORING NUMBER	DEPTH (ft.)	LIQUID LIMIT (%)	PLASTIC INDEX	DUW (pcf)	FINER #200 (%)	MOISTURE CONTENT (%)	UNIFIED SOIL CLASSIFICATION
1	1.0 – 2.0					9.0	
1	2.0 – 3.5				15.2	10.0	NONPLASTIC
1	3.5 – 5.0					15.4	
1	7.0 – 8.0				43.9	18.0	
1	8.0 – 9.0	42	27	108.9		18.7	CL
1	9.0 – 10.0					19.4	
1	14.0 – 15.0					15.9	
1	19.0 – 20.0					23.1	
2	1.0 – 2.5				22.8	10.3	NONPLASTIC
2	3.5 – 5.0					9.9	
2	6.0 – 7.0					16.3	
2	7.0 – 8.0			121.0		14.8	
2	8.0 – 9.0				52.5	16.1	
2	9.0 – 10.0	35	23	109.7		17.9	CL
2	14.0 – 15.0					17.9	
2	19.0 – 20.0					22.0	
3	1.5 – 3.0					8.9	
3	3.5 – 5.0				16.0	8.7	NONPLASTIC
3	6.0 – 7.0					19.1	
3	7.0 – 8.0					16.8	
3	8.0 – 9.0					15.0	
3	9.0 – 10.0			114.7		15.6	
3	14.0 – 15.0	32	19		49.8	23.1	CL
3	19.0 – 20.0					28.5	
4	0.5 – 2.0					7.0	
4	3.5 – 5.0	21	12		24.6	7.2	CL
4	8.5 – 10.0					10.8	
4	13.5 – 15.0				19.5	12.3	

SUMMARY OF INDEX PROPERTIES (CONT.)

BORING NUMBER	DEPTH (ft.)	LIQUID LIMIT (%)	PLASTIC INDEX	DUW (pcf)	FINER #200 (%)	MOISTURE CONTENT (%)	UNIFIED SOIL CLASSIFICATION
4	18.5 – 20.0					19.9	

SUMMARY OF FREE-SWELL TESTS

BORING NUMBER	DEPTH (ft.)	SWELL PRESSURE (psf)	GAIN IN MOISTURE (%)	PERCENT SWELL (%)	MATERIAL DESCRIPTION
1	8.0 – 9.0	1,159.0	2.2	0.4	SANDY CLAY, very stiff to hard, brown to orangish-brown
2	9.0 – 10.0	1,297.0	3.1	0.0	SANDY CLAY, very stiff to hard, brown to orangish-brown

SUMMARY OF UNCONFINED COMPRESSION TESTS

BORING NUMBER	DEPTH (ft.)	PEAK STRESS (psi)	FAILURE STRAIN (%)	MATERIAL DESCRIPTION
2	7.0 – 8.0	36.7	10.0	SANDY CLAY, very stiff to hard, brown to orangish-brown
3	9.0 – 10.0	19.0	8.5	SANDY CLAY, very stiff, reddish-brown

SUMMARY OF LIME SERIES TESTS

BORING NUMBER	DEPTH (ft.)	LIME %	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX
3	1.5 – 3.0	4	34	23	11
		6	31	22	9

HENLEY | JOHNSTON & ASSOCIATES

TEXAS FIRM REGISTRATION NO. F-1238

LEGEND, LITHOLOGY, SOIL CONSISTENCY & RELATIVE ROCK HARDNESS

Blackjack Road Water Line & Roadway Development
Blackjack Road
Aubrey, Texas

PROJECT No.: 27201G

DRILL DATE: 2/27/25

Strata symbols



FILL



CLAYEY SAND OR CLAYEY GRAVELLY SAND (SC)



LOW PLASTICITY CLAYS, SANDY CLAYS, OR GRAVELLY CLAYS (CL)



SAND

Misc. Symbols



Ground Water During Drilling (ft)



Pocket Penetrometer (tsf)



Standard Penetration (BPF)

Soil Samplers



Auger bag sample



Split Spoon



Undisturbed thin wall Shelby tube

FOR SANDS, GRAVELS, & SANDY SILTS

Modified from Peak, Hanson & Thornburn (1974)

Consistency	Standard Penetration Resistance (N)
Very Loose	Less than 4
Loose	4 to 10
Medium Dense	10 to 30
Dense	30 to 50
Very Dense	Greater than 50

FOR CLAYS AND SANDY CLAYS
(COHESIVE SOILS)

Modified from Peak, Hanson & Thornburn (1974)

Consistency	Unconfined Compression (tsf)	Standard Penetration Resistance (N)
Very Soft	Less than 0.25	Less than 2
Soft	0.25 to 0.5	2 to 4
Medium Stiff	0.5 to 1.0	4 to 8
Stiff	1.0 to 2.0	8 to 15
Very Stiff	2.0 to 4.0	15 to 30
Hard	Greater than 4.0	Greater than 30

RELATIVE HARDNESS MODIFIERS (ROCK)
(RELATED TO FRESH SAMPLE)

Modified from SCS EWP, Tech Guide No. 4

Hardness	Rule of Thumb Test
Soft	Permits denting by moderate finger pressure
Firm	Resists denting by fingers but can be penetrated by pencil point to medium to shallow depth (No. 2 pencil)
Mod. Hard	Very shallow penetration of pencil point, can be scratched by knife and in some instances cut with knife
Hard	No pencil penetration, can be scratched with knife, can be broken by light to moderate hammer blows
Very Hard	Cannot be scratched by knife, can be broken by repeated hammer blows

HJA HENLEY JOHNSTON & ASSOCIATES

DRILL DATE: 2/27/25
METHOD: Auger to 20'

LOG OF BORING

Blackjack Road Water Line & Roadway Development
Blackjack Road
Aubrey, Texas

PROJECT No.:	27201G
BORING No.:	B1
RIG:	CME
SHEET:	1 of 1
LOCATION:	See Plate 1
GROUND ELEVATION:	685'

DEPTH (feet)	SYMBOL	SAMPLES	MATERIAL DESCRIPTION	ELEVATION (feet)	CORE RECOVERED (ft.)	CORE RQD (%)
0			ASPHALT atop FILL: SAND, fine-grained, brown	685		
			CLAYEY SAND, fine-grained, with iron staining, medium dense, brown			
5				680		
			SANDY CLAY, with iron staining and iron deposits, very stiff to hard, brown to orangish-brown			
10				675		
15				670		
			CLAYEY SAND, fine-grained, with subrounded gravel, medium dense, brown			
20			TOTAL DEPTH: 20.0'	665		
25				660		
30				655		
35				650		

TxDOT CPT ⊗ (inches per 100 blows) 1 2 3 4 5 6

STANDARD PENETRATION (BPF) + 10 20 30 40 50 60

POCKET PENETROMETER × (tsf) 1 2 3 4 + ++

25

29



Ground Water During Drilling (ft.): 18.0'
Ground Water at Completion (ft.): 18.0'

HENLEY | JOHNSTON & ASSOCIATES

DRILL DATE: 2/27/25
METHOD: Auger to 20'

LOG OF BORING

Blackjack Road Water Line & Roadway Development
Blackjack Road
Aubrey, Texas

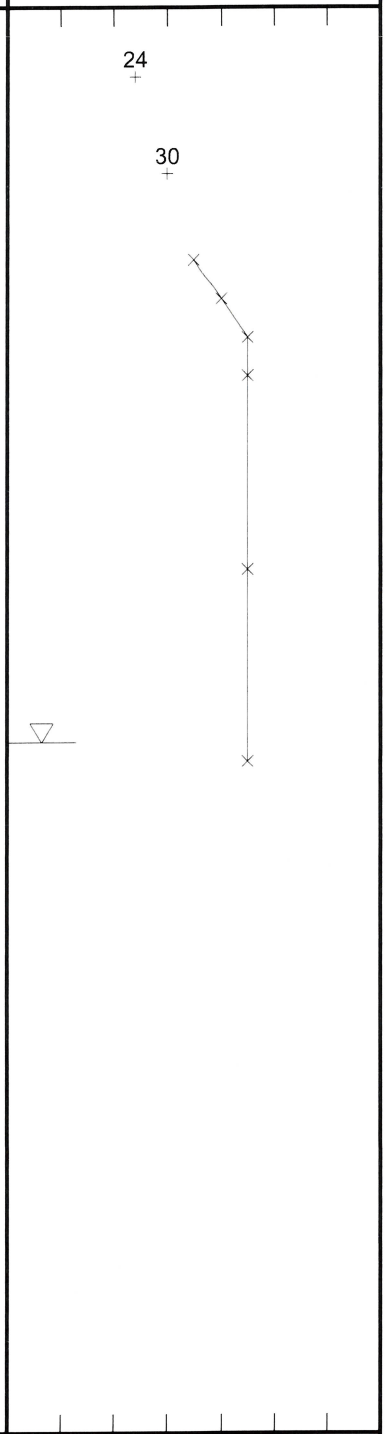
PROJECT No.:	27201G
BORING No.:	B2
RIG:	CME
SHEET:	1 of 1
LOCATION:	See Plate 1
GROUND ELEVATION:	695'

DEPTH (feet)	SYMBOL	SAMPLES	MATERIAL DESCRIPTION	ELEVATION (feet)	CORE RECOVERED (ft.)	CORE RQD (%)
0			ASPHALT atop FILL: SAND, fine-grained, brown	695		
			CLAYEY SAND, fine-grained, with iron staining, medium dense, brown			
5				690		
			SANDY CLAY, with iron staining, very stiff to hard, brown to orangish-brown			
10				685		
15			SANDY CLAY, with iron staining and iron deposits, blocky, very sitff, orangish-brown	680		
20			TOTAL DEPTH: 20.0'	675		
25				670		
30				665		
35				660		

TxDOT CPT ⊗ (inches per 100 blows) 1 2 3 4 5 6

STANDARD PENETRATION (BPF) + 10 20 30 40 50 60

POCKET PENETROMETER × (tsf) 1 2 3 4 + ++



Ground Water During Drilling (ft.): 19.0'
Ground Water at Completion (ft.): 19.0'

HENLEY | JOHNSTON & ASSOCIATES

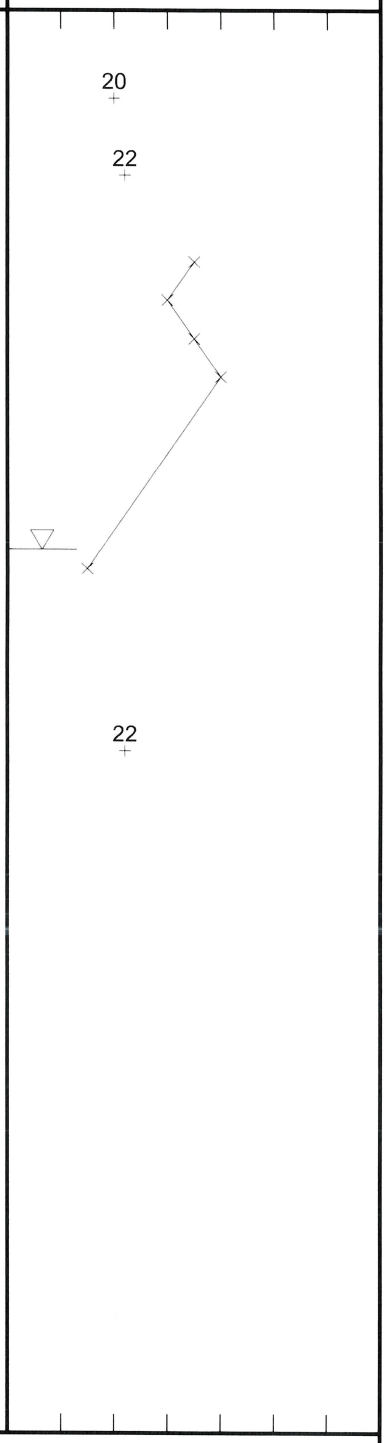
DRILL DATE: 2/27/25
METHOD: Auger to 20'

LOG OF BORING

Blackjack Road Water Line & Roadway Development
Blackjack Road
Aubrey, Texas

PROJECT No.:	27201G
BORING No.:	B3
RIG:	CME
SHEET:	1 of 1
LOCATION:	See Plate 1
GROUND ELEVATION:	675'

DEPTH (feet)	SYMBOL	SAMPLES	MATERIAL DESCRIPTION	ELEVATION (feet)	CORE RECOVERED (ft.)	CORE RQD (%)
0			ASPHALT atop FILL: SAND, fine-grained, brown	675		
			CLAYEY SAND, fine-grained, with iron staining, medium dense, brown			
5				670		
			SANDY CLAY, with iron staining, very stiff, reddish-brown			
10				665		
			CLAYEY SAND, with iron staining, medium dense, brown			
15				660		
20			TOTAL DEPTH: 20.0'	655		
25				650		
30				645		
35				640		



Ground Water During Drilling (ft.): 14.0'
Ground Water at Completion (ft.): 14.0'

HENLEY | JOHNSTON & ASSOCIATES

DRILL DATE: 2/27/25
METHOD: Auger to 20'

LOG OF BORING

Blackjack Road Water Line & Roadway Development
Blackjack Road
Aubrey, Texas

PROJECT No.: 27201G
BORING No.: B4
RIG: CME
SHEET: 1 of 1
LOCATION: See Plate 1
GROUND ELEVATION: 699'

DEPTH (feet)	SYMBOL	SAMPLES	MATERIAL DESCRIPTION	ELEVATION (feet)	CORE RECOVERED (ft.)	CORE RQD (%)
0			ASPHALT atop FILL: SAND, fine-grained, brown			
			CLAYEY SAND, fine-grained, with iron staining, medium dense, reddish-brown			
				695		
5						
			SAND, fine-grained, dense, brown	690		
10						
				685		
15						
				680		
20			TOTAL DEPTH: 20.0'			
				675		
25						
				670		
30						
				665		
35						

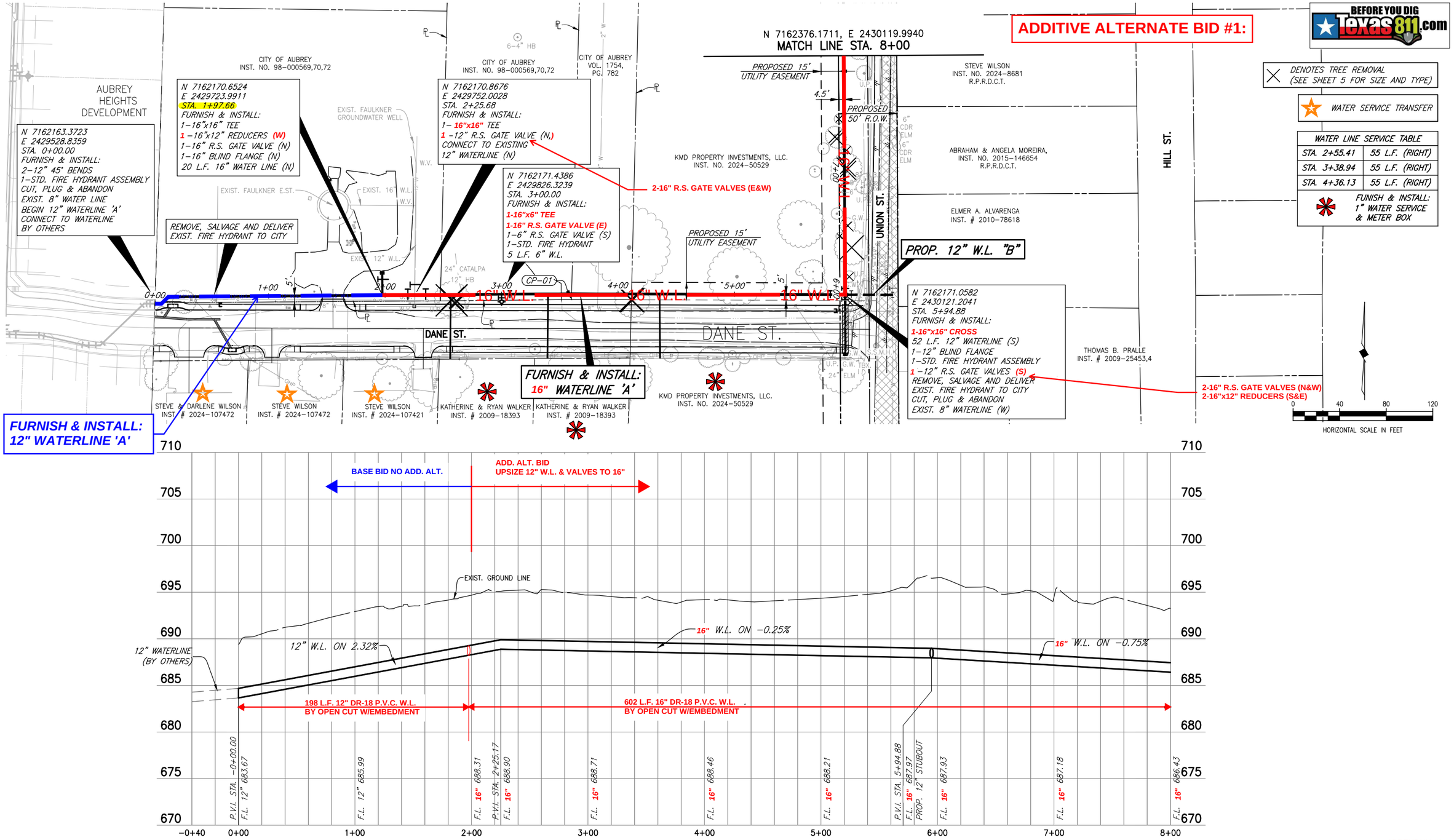
TxDOT CPT ⊗ (inches per 100 blows) 1 2 3 4 5 6

STANDARD PENETRATION (BPF) + 10 20 30 40 50 60

POCKET PENETROMETER × (tsf) 1 2 3 4 + ++

17
22
33
42
33

Ground Water During Drilling (ft.): DRY
Ground Water at Completion (ft.): DRY



ADDENDUM #1

These plans and related specifications were prepared for construction of this specific project only. Reuse of these documents is not permitted without written authorization of Birkhoff, Hendricks & Carter, L.L.P. If this drawing is converted to an electronic file, if any discrepancy occurs between the electronic file and the Birkhoff, Hendricks & Carter, L.L.P. original document, the original document will govern in all cases.

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPE Firm No. 526; TBPLS Firm No. 10031800
11910 Greenville Ave., Suite 600
Dallas, Texas 75243 (214) 361-7900

FOR BIDDING PURPOSES ONLY. REVISED PLANS WILL BE PROVIDED IF ALTERNATE BID IS AWARDED.

CITY OF AUBREY, TEXAS

PHASE 1B - W5 12-INCH & 16-INCH WATERLINE

LINE "A" PLAN-PROFILE STA. 0+00 TO STA. 8+00

BHC PROJECT NO. 2021-147

March 2025

SHEET NO. **10**

REVISED: 4/9/25 – TVASQUEZ H:\Projects\Aubrey\2021147 2A-W5-12inch WL\Sheets\2021147 WL A P&P-01.dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: TROY VASQUEZ ON 4/9/2025

BEFORE YOU DIG Texas811.com

KAMY REAL PROPERTY TRUST
VOL. 2014, PG. 44830

MATCH LINE STA. 8+00
N 7162376.1711, E 2430119.9940

N 7162576.1676
E 2430118.8084
STA. 10+00.00
FURNISH & INSTALL:
1-16"x6" TEE
1-16" R.S. GATE VALVE (N)
1-6" R.S. GATE VALVE (E)
1-STD. FIRE HYDRANT
5 L.F. 6" W.L.

WATER LINE CURVE DATA
Δ = 12°06'25"
R = 470.50'
T = 49.90'
L = 99.42'
C.B. = N 5°42'56" E
C.D. = 99.23'

WATER LINE CURVE DATA
Δ = 12°21'24"
R = 429.50'
T = 46.49'
L = 92.63'
C.B. = N 05°35'26" E
C.D. = 92.45'

FURNISH & INSTALL:
16" WATERLINE 'A'

ADDITIVE ALTERNATE BID #1:

DENOTES TREE REMOVAL (SEE SHEET 5 FOR SIZE AND TYPE)

WATER SERVICE TRANSFER

KMD PROPERTY INVESTMENTS, LLC.
INST. NO. 2024-50529

PROPOSED 15' UTILITY EASEMENT

PROP. 20'x40' BORE PIT

50' R.O.W. PROPOSED

UNION STREET

W. BRUCE ST.

STEVE WILSON
INST. NO. 2024-8682

WILLIAM P. COFFEY
INST. NO. 2009-62044

CHRISTINE THILLEN
INST. NO. 2010-33408

N 7162845.6770
E 2430133.4439
STA. 12+70.66
FURNISH & INSTALL:
2" COMBINATION AIR RELEASE/VACUUM VALVE

STEVE WILSON
INST. NO. 2024-107422

KMD PROPERTY INVESTMENTS, LLC.
INST. NO. 2024-50529

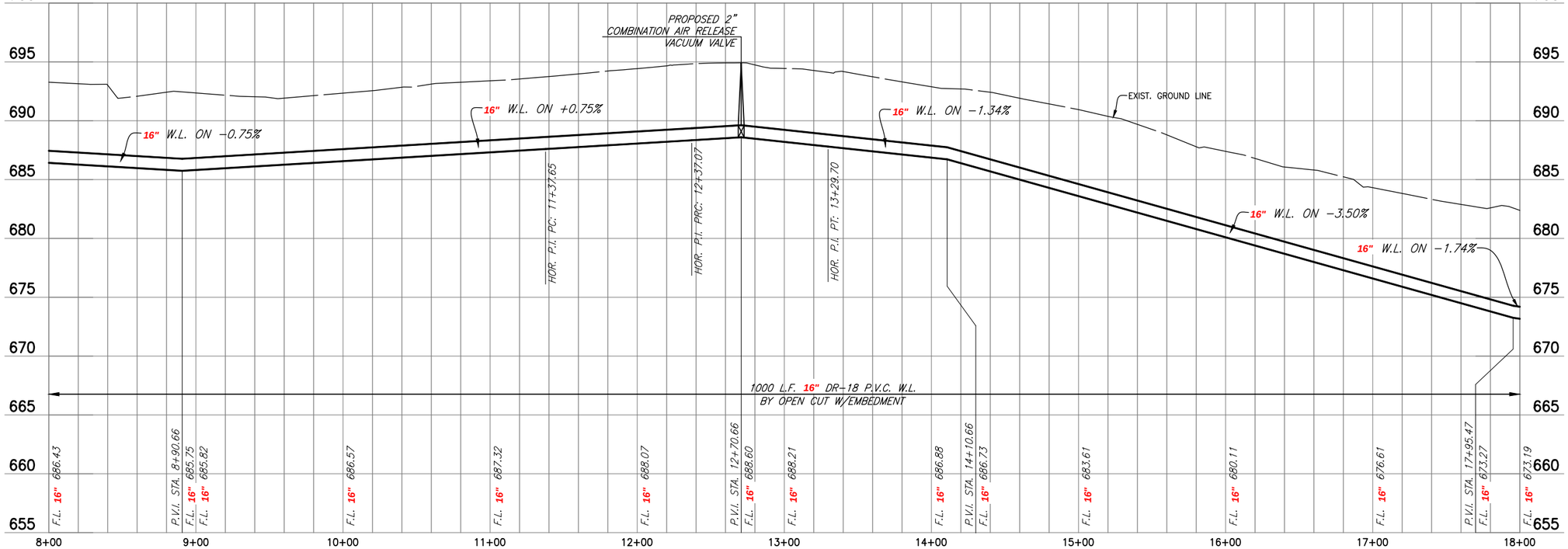
N 7162974.8642
E 2430136.1695
STA. 14+00.00
FURNISH & INSTALL:
1-16"x6" TEE
1-16" R.S. GATE VALVE (N)
1-6" R.S. GATE VALVE
1-STD. FIRE HYDRANT
4 L.F. 6" W.L.

NERISSA R. BEARD
INST. NO. 2021-MARRIAGE

KHOSROW SADEGHIAN TRTS OF KAMY REAL PROPERTY TRUST
INST. NO. 2014-44830

MATCH LINE STA. 18+00
N 7163374.8432, E 2430132.0654

HORIZONTAL SCALE IN FEET
0 40 80 120



ADDENDUM #1

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BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPE Firm No. 526; TBPLS Firm No. 10031800
11910 Greenville Ave., Suite 600
Dallas, Texas 75243 (214) 361-7900

FOR BIDDING PURPOSES ONLY. REVISED PLANS WILL BE PROVIDED IF ALTERNATE BID IS AWARDED.

CITY OF AUBREY, TEXAS

PHASE 1B - W5 12-INCH & 16-INCH WATERLINE

LINE "A" PLAN-PROFILE STA. 8+00 TO STA. 18+00

BHC PROJECT NO. 2021-147

March 2025

SHEET NO. **11**

REVISED: 4/9/25 – TVASQUEZ H:\Projects\Aubrey\2021147 2A-W5-12inch WL\Sheets\2021147 WL A P&P-02.dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: TROY VASQUEZ ON 4/9/2025

N 7163457.9050
E 2430131.2131
P.I. STA. 18+83.07 W.L. "A"
= STA. 8+37.04 W.L. "C"
Δ = 90°13'59" RT.
FURNISH & INSTALL:
1-16"x16" TEE
CONNECT TO PROP. W.L. "C"
~~1-12" GATE VALVES (S)~~
3-16" R.S. GATE VALVES (S, E, & W)
1-STD. F.H. ASSEMBLY

PROP. 16" W.L. "C"

N 7163459.3676
E 2430367.3895
STA. 21+19.25
FURNISH & INSTALL:
1-16"X8" TEE
1-16" R.S. GATE VALVE (W)
1-8" R.S. GATE VALVE (S)
22 L.F. 8" W.L. (S)
CONNECT TO EXIST. 8" WATERLINE

N 7163461.2957
E 2430678.7421
STA. 24+30.61
FURNISH & INSTALL:
1-16"X8" TEE
1-16" R.S. GATE VALVE (W)
1-8" R.S. GATE VALVE (S)
22 L.F. 8" W.L. (S)
1-8"x6" REDUCER
CONNECT TO EXIST. W.L.

WARNING!! OVERHEAD ELECTRIC LINES NOTIFY ELECTRIC COMPANY 72 HOURS PRIOR TO EXCAVATION IN VICINITY

VENABLE ROYALTY, LTD & VENABLE ESTATE, LTD INST. NO. 2005-43578

EXIST. 25' GAS EASEMENT INST. 2007-12873

EXIST. 50' GAS EASEMENT INST. NO. 2005-142077

BLACKJACK RD.

UNION ST.

HILL ST.

N. CHERRY ST.

HARMON RD.

N. MAIN ST.

KMD PROPERTY INVESTMENTS, LLC. INST. NO. 2024-50529

KENNETH AND CAROLYN WILSON LIVING TRUST INST. NO. 2023-5198

HILL STREET HOLDINGS, LLC. INST. NO. 2018-135541

CITY OF AUBREY VOL. 1264, PG. 100

LINDSAY N. BOLGER INST. NO. 2017-145430

DREW ADDINGTON INST. NO. 2022-127084

ADOLF T. BALUBAR INST. NO. 2020-156506

FAITH ASSEMBLY CHURCH INST. NO. 2004-26872

WARNING!! ATMOS GAS LINE NOTIFY ATMOS 72 HOURS PRIOR TO EXCAVATION IN VICINITY OF STA. 16+39

WARNING!! OVERHEAD ELECTRIC LINES NOTIFY ELECTRIC COMPANY 72 HOURS PRIOR TO EXCAVATION IN VICINITY

WARNING!! OVERHEAD ELECTRIC LINES NOTIFY ELECTRIC COMPANY 72 HOURS PRIOR TO EXCAVATION IN VICINITY

EXISTING 8" WATERLINE

EXISTING 6" WATERLINE

EXISTING 6" WATERLINE

MATCH LINE STA. 18+00
N 7163374.8432, E 2430132.0654

MATCH LINE STA. 28+00
N 7163463.5832, E 2431048.1293

FURNISH & INSTALL:
16" WATERLINE 'A'

N 7163463.0962
E 2430969.4761
STA. 27+21.35
FURNISH & INSTALL:
1-16"x16" CROSS
1-16"x12" REDUCER (N)
1-16"x6" REDUCER (S)
1-12" R.S. GATE VALVE (N)
1-6" R.S. GATE VALVE (S)
29 L.F. 6" W.L. (S)
50 L.F. 12" W.L. (N)
1-12" BLIND FLANGE (N)
1-16" R.S. GATE VALVE (W)
CONNECT TO EXIST. 6" W.L.

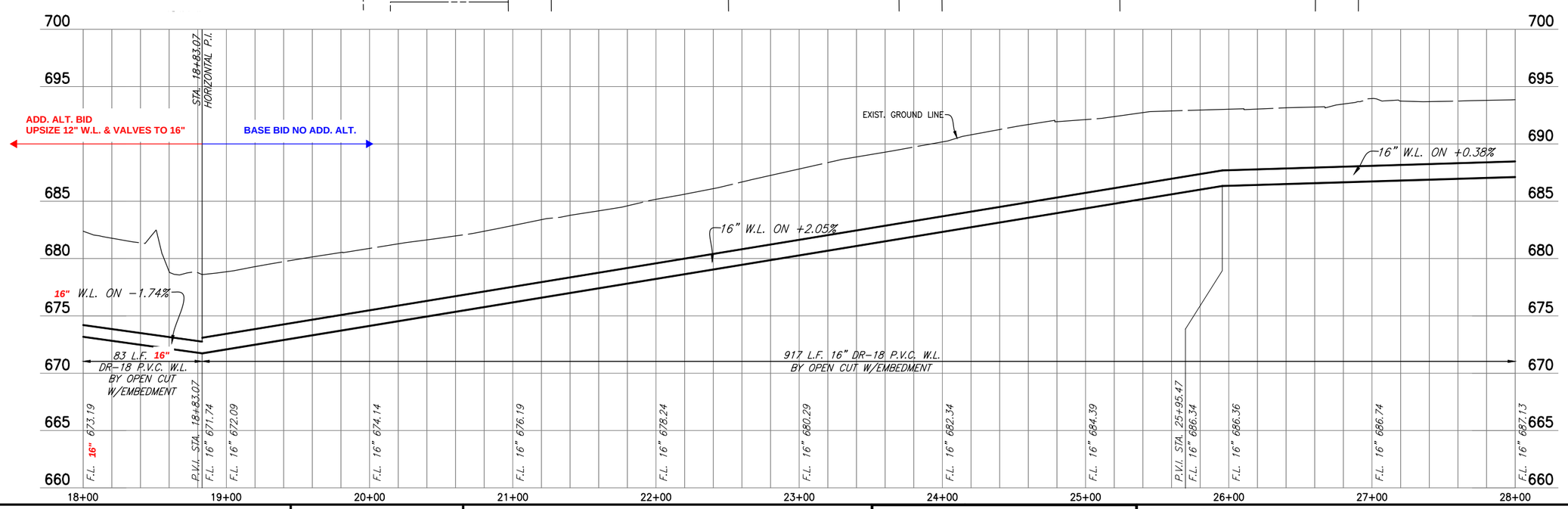
ADDITIVE ALTERNATE BID #1:

BEFORE YOU DIG Texas811.com

DENOTES TREE REMOVAL (SEE SHEET 5 FOR SIZE AND TYPE)

WATER SERVICE TRANSFER

0 40 80 120
HORIZONTAL SCALE IN FEET



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CITY OF AUBREY, TEXAS

PHASE 1B - W5 12-INCH & 16-INCH WATERLINE

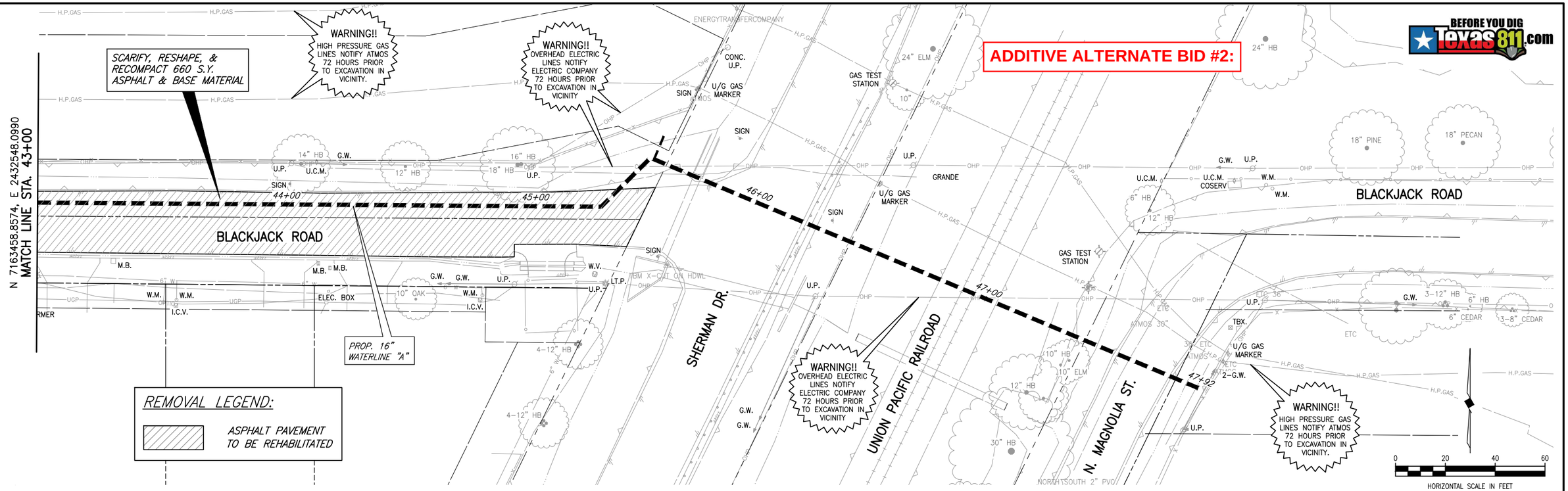
LINE "A" PLAN-PROFILE STA. 18+00 TO STA. 28+00

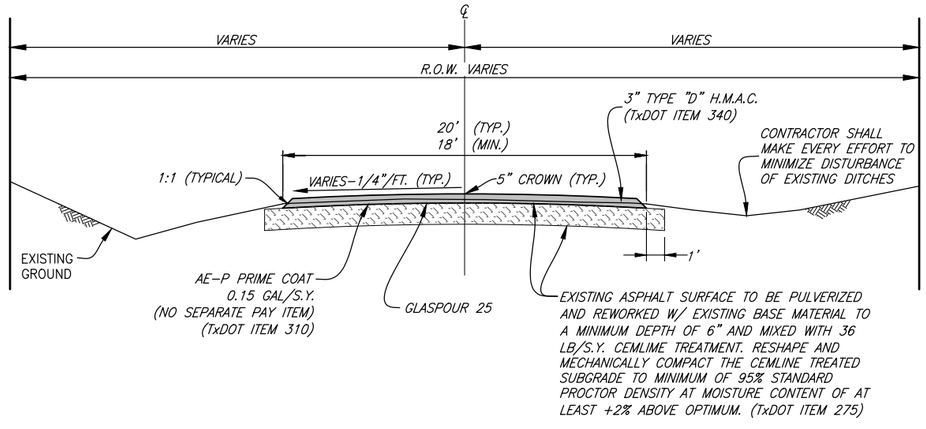
BHC PROJECT NO. 2021-147

March 2025

SHEET NO. **12**

REVISED: 4/9/25 – TVASQUEZ H:\Projects\Aubrey\2021147 2A-W5-12inch WL\Sheets\2021147 WL A P&P-03.dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: TROY VASQUEZ ON 4/9/2025





PAVEMENT REHABILITATION TYPICAL SECTION

(ADDITIVE ALTERNATE BID #2)

TYPICAL SECTION NOTES:

1. CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED DUE TO CONSTRUCTION ACTIVITES UTILIZING NATIVE BACKFILL COMPACTED TO 95% STD. PROCTOR AT OPTIMUM MOISTURE ±2%. THOSE AREAS OUTSIDE THE PAY AREA THAT ARE DISTURBED SHALL BE RESTORED W/ SOLID SOD AT THE CONTRACTORS EXPENSE. FINISHED ROADWAY DITCHES SHALL BE HAND RAKED TO REMOVE ALL ROCKS OVER 2 INCHES IN DIAMETER.
2. THE CONTRACTOR SHALL WATER, FERTILIZE & MAINTAIN ALL AREAS TO BE SOLID SOD UNTIL GRASS HAS BEEN ESTABLISHED IN ACCORDANCE WITH NCTCOG 202.6.4.6. EACH DAY THE CONTRACTOR SHALL WATER THE SOLID SOD AREAS UNTIL THE PROPERTY OWNER ASSUMES RESPONSIBILITY OF THE RE–VEGETATED AREA.
3. COMPACTED EMBANKMENT: SCARIFY GROUND TO A DEPTH OF NOT LESS THAN 4 INCHES AND MECHANICALLY COMPACT IN MAXIMUM 8 INCH LOOSE LIFTS TO 95% STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE TO ±2%.
4. HMAC PAVEMENT SHALL BE CONSTRUCTED WITH 5" CROWN UNLESS OTHERWISE INDICATED.
5. THE CONTRACTOR SHALL PROVIDE THE HMAC MIX DESIGN & ROLLING COMPACTION PATTERN 14 DAYS PRIOR TO PLACING HMAC.
6. PERFORM BASE REPAIR AS REQUIRED W/6" FLEX BASE (TXDOT ITEM 247, TYPE "A", GRADE 1).
7. A MINIMUM 1.5" OF ASPHALT IS REQUIRED ABOVE GLASPAVE 25.

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Dallas, Texas 75243 (214) 361-7900

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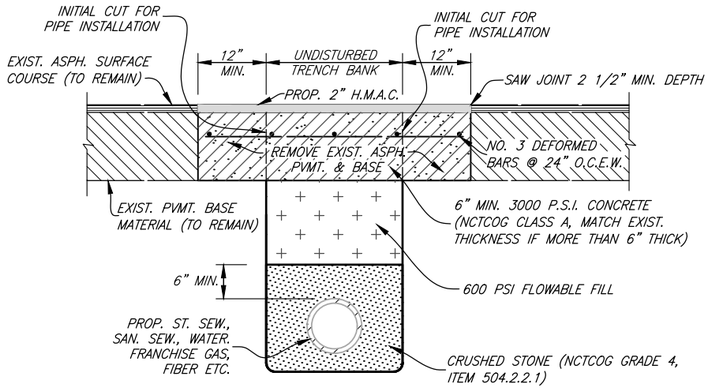
CITY OF AUBREY, TEXAS
PHASE 1B - W5 12-INCH & 16-INCH WATERLINE
BLACKJACK ROAD - REHABILITATION PLAN 03

BHC PROJECT NO. 2021-147
March 2025

SHEET NO. **9**

REVISED: 4/9/25 – TVASQUEZ H:\Projects\Aubrey\2021147 2A–W5–12inch WL\Sheets\2021147 Blackjack Road Removal Plan 04.dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: TROY VASQUEZ ON 4/9/2025

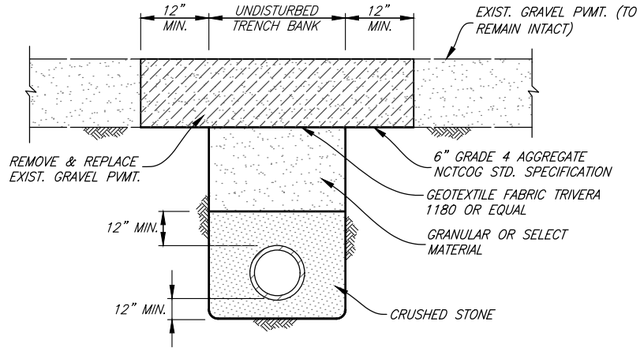


ASPHALT STREET OR DRIVEWAY REPAIR

NOT TO SCALE

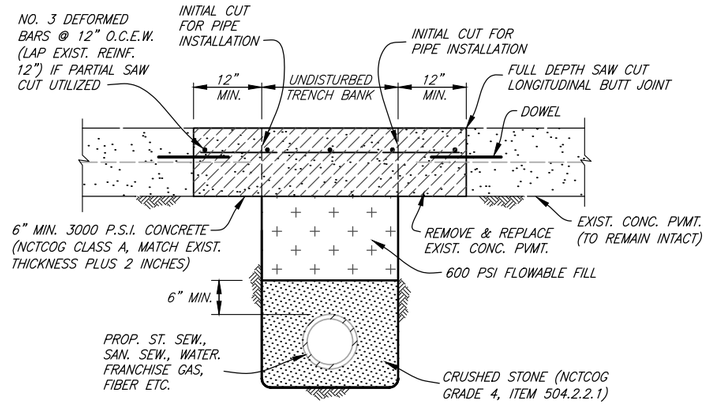
(BASE BID)

DEDUCTED WITH ADDITIVE ALTERNATE BID #2:



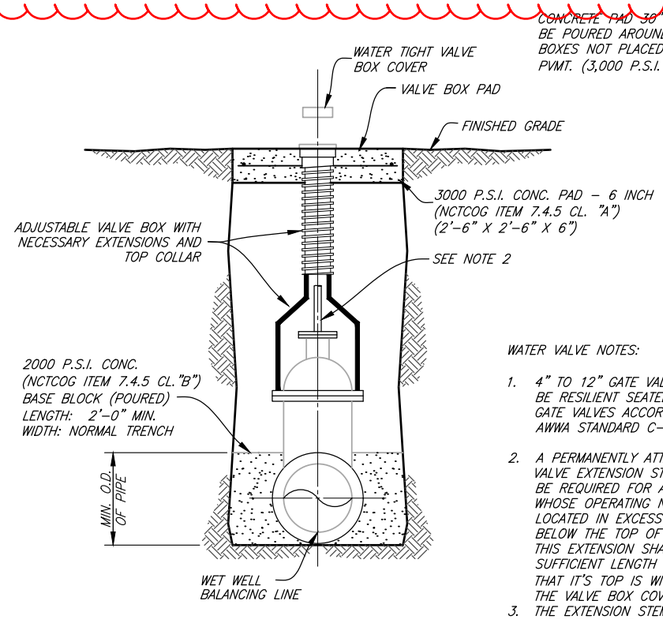
GRAVEL STREET REPAIR

NO SCALE

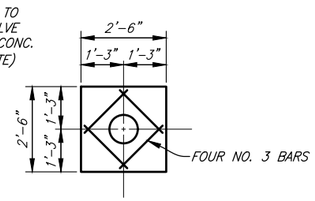


CONCRETE STREET OR DRIVEWAY REPAIR

INFO



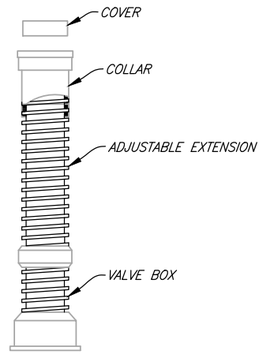
VALVE SETTING & BOX



VALVE BOX PAD PLAN

WATER VALVE NOTES:

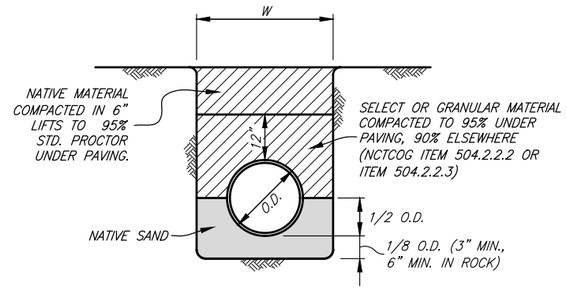
1. 4" TO 12" GATE VALVE SHALL BE RESILIENT SEATED WEDGE GATE VALVES ACCORDANCE WITH AWWA STANDARD C–509.
2. A PERMANENTLY ATTACHED VALVE EXTENSION STEM SHALL BE REQUIRED FOR ANY VALVE WHOSE OPERATING NUT IS LOCATED IN EXCESS OF 4 FEET BELOW THE TOP OF VALVE BOX. THIS EXTENSION SHALL BE OF SUFFICIENT LENGTH TO INSURE THAT IT'S TOP IS WITHIN 4" OF THE VALVE BOX COVER.
3. THE EXTENSION STEM & OPERATING NUT SHALL BE CENTERED IN THE VALVE BOX.



VALVE BOX WITH EXTENSION

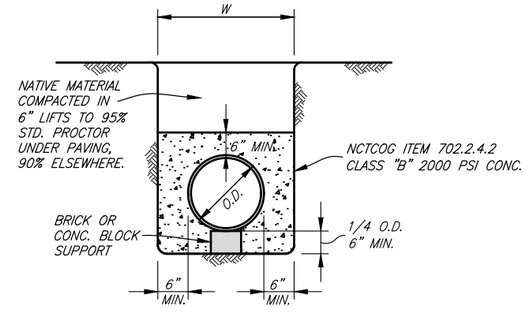
GATE VALVE INSTALLATION

NOT TO SCALE



CLASS B+ EMBEDMENT

STD PVC WATER



CLASS G EMBEDMENT

CONCRETE ENCASEMENT

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PROFESSIONAL ENGINEERS
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Dallas, Texas 75243 (214) 361-7900

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CITY OF AUBREY, TEXAS
PHASE 1B - W5 12-INCH & 16-INCH WATERLINE

MISCELLANEOUS CONSTRUCTION DETAILS-01

BHC PROJECT NO. 2021-147

March 2025

SHEET NO. **17**

REVISED: 4/9/25 – TVASQUEZ H:\Projects\Aubrey\2021147 2A–W5–12inch WL\Sheets\2021147 Details.dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: TROY VASQUEZ ON 4/9/2025

CITY OF AUBREY, TEXAS

PHASE 2A – W5 12-INCH & 16-INCH WATER LINES
DANE ST. GROUNDWATER WELL TO UNION PACIFIC RAILROAD

ADDENDUM NO. 2
05/01/2025

Plans and specifications for the PHASE 2A – W5 12-INCH & 16-INCH WATE LINES FROM DANE STREET GROUNDWATER WELL TO UNION PACIFIC RAILROAD project, for the City of Aubrey, Texas, on which bids are to be received until **2:00 PM Monday, May 5, 2025,** are hereby modified as follows:

General Clarifications

1. The City will obtain 3rd party construction materials testing of their choosing at the City's expense.
2. The City will pay for and provide the permit to bore under the Union Pacific Railroad. The City will pay for and provide the permit to bore under Sherman Drive (TxDOT). The permit application for the Union Pacific Railroad crossing is in review. Contractors shall anticipate the cost to vent and place pipeline markers at each end of the encasement pipe.

Specifications & Contract Documents

3. Refer to the **Specifications & Contract Documents**, Proposal & Bid Schedule, page PBS-8 issued with Addendum Number 1:

   A. **Delete** page PBS-8 in its entirety. **Replace with** attached PBS-8. Bid Item 133 is hereby incorporated into all bids as a bid allowance for all the necessary coordination, flagmen, watchmen, insurance, field survey and all appurtenances to complete the Union Pacific Railroad and Sherman Drive bore. All other bid items remain the same.

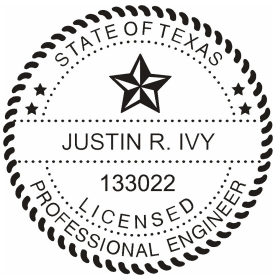
4. Bidders shall acknowledge receipt of Addendum No. 2 in the space provided in the Proposal, on the outer envelope of their bid, and by **email to tgant@bhcllp.com**.

Justin R. Ivy

Digitally signed by Justin R. Ivy
DN: C=US, E=jivy@bhcllp.com, O="Birkhoff, Hendricks & Carter, L.L.P.", OU=Partner, CN=Justin R. Ivy
Reason: I am approving this document
Date: 2025.05.01 08:07:56-05'00'

Signature

Date: May 1, 2025



BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
11910 GREENVILLE AVE., SUITE 600
DALLAS, TEXAS 75243

TBPELS ENG. FIRM 526
TBPELS SURV. FIRM 100318-00

This Addendum is hereby made a part of the bid documents to the same extent as if it were originally included therein, and shall become a part of, and attached to, the bid documents.

This addendum is issued to answer questions received from prospective bidders and to make clarifications.

END OF ADDENDUM NO. 2

Item No.	Estimated Quantity	Unit	Description and Price in Words	Price in Figures	Extended Amount
129	1	L.S.	Furnish Trench Safety Plan complete in place, the sum of _____ _____ Dollars and _____ Cents per Lump Sum		
130	5,817	L.F.	Implement Trench Safety Plan complete in place, the sum of _____ _____ Dollars and _____ Cents per Linear Foot		
131	1	L.S.	Furnish Traffic Control Plan complete in place, the sum of _____ _____ Dollars and _____ Cents per Lump Sum		
132	6	Mo.	Furnish, Install, Maintain, & Remove Traffic Control Measures complete in place, the sum of _____ _____ Dollars and _____ Cents per Month		
133	1	L.S.	Bid Allowance for Union Pacific Railroad and Sherman Drive Bore, Including All Required Insurance, Coordination, Flagmen, Watchmen, Field Surveys & All Associated Appurtenances complete in place, the sum of _____ _____ Dollars and _____ Cents per Lump Sum	$ 15,000.00	$ 15,000.00
TOTAL AMOUNT BID (Items 100 Through 133)					

TABULATION OF BIDS

Date: May 5, 2025

Project: CITY OF AUBREY, TEXAS
Phase 2A - W5 12-Inch & 16-Inch Water Lines

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
Dallas, Texas

	BID OF	**BID OF**	**BID OF**
	Quality Excavation, LLC 104 Redfearn Road Aubrey, Texas 76227	Western Municipal Construction 402 Gulf Avenue Justin, Texas 76247	Pittard Construction Company 955 Park Ridge Drive Allen, Texas 75013

Item No.	Approximate Quantities	Unit	Description	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension
BASE BID									
100	1	L.S.	For Mobilization, Demobilization, Bonds, Insurance, & Project Signs (5% Maximum G.A.B.)	$81,000.00	$ 81,000.00	$109,291.00	$ 109,291.00	$85,000.00	$ 85,000.00
101	56	Sta.	Prepare Right-of-Way Including Clearing, Grubbing, & Root Ball Removal	$843.00	$ 47,208.00	$1,200.00	$ 67,200.00	$375.00	$ 21,000.00
102	183	L.F.	Furnish & Install 16-Inch PVC Water Line (AWWA C900, DR-18) By Other Than Open Cut With 30-Inch Steel Encasement Pipe (1/2-Inch Wall)	$1,175.00	$ 215,025.00	$1,300.00	$ 237,900.00	$525.00	$ 96,075.00
103	3,582	L.F.	Furnish & Install 16-Inch PVC Water Line (AWWA C900, DR-18) By Open Cut With Class B+ Embedment	$104.00	$ 372,528.00	$140.00	$ 501,480.00	$274.25	$ 982,363.50
104	1,999	L.F.	Furnish & Install 12-Inch PVC Water Line (AWWA C900, DR-18) By Open Cut With Class B+ Embedment	$86.00	$ 171,914.00	$100.00	$ 199,900.00	$85.00	$ 169,915.00
105	60	L.F.	Furnish & Install 12-Inch PVC Water Line (AWWA C900, DR-18) By Open Cut With 24-Inch Steel Encasement Pipe (1/4-Inch Wall)	$265.00	$ 15,900.00	$920.00	$ 55,200.00	$375.00	$ 22,500.00
106	176	L.F.	Furnish & Install 8-Inch PVC Water Line (AWWA C900, DR-18) By Open Cut With Class B+ Embedment	$64.00	$ 11,264.00	$100.00	$ 17,600.00	$69.50	$ 12,232.00
107	15	Ea.	Furnish & Install 16-Inch Resilient Seated Gate Valve, Including Valve Stem Extension, Valve Box, & Valve Pad	$13,000.00	$ 195,000.00	$12,300.00	$ 184,500.00	$11,720.00	$ 175,800.00
108	16	Ea.	Furnish & Install 12-Inch Resilient Seated Gate Valve, Including Valve Stem Extension, Valve Box, & Valve Pad	$5,015.00	$ 80,240.00	$5,100.00	$ 81,600.00	$4,750.00	$ 76,000.00
109	7	Ea.	Furnish & Install 8-Inch Resilient Seated Gate Valve, Including Valve Stem Extension, Valve Box, & Valve Pad	$2,978.00	$ 20,846.00	$2,700.00	$ 18,900.00	$2,930.00	$ 20,510.00
110	10	Ea.	Furnish & Install Fire Hydrant Assembly Including Splash Pad, 6-Inch R.S. Gate Valve, DR-14 PVC, & Fittings	$9,750.00	$ 97,500.00	$7,700.00	$ 77,000.00	$9,325.00	$ 93,250.00
111	1	Ea.	Furnish & Install 2-Inch Combination Air Release/Vacuum Valve	$20,000.00	$ 20,000.00	$17,800.00	$ 17,800.00	$9,500.00	$ 9,500.00
112	2	Ea.	Furnish & Install 6-Inch Blow Off Valve	$5,750.00	$ 11,500.00	$6,400.00	$ 12,800.00	$6,535.00	$ 13,070.00
113	1	Ea.	Furnish & Install 2-Inch Automatic Flush Valve Assembly	$11,113.00	$ 11,113.00	$11,300.00	$ 11,300.00	$8,950.00	$ 8,950.00
114	2	Ea.	Remove, Salvage & Deliver Existing Fire Hydrant to City Yard	$836.00	$ 1,672.00	$960.00	$ 1,920.00	$750.00	$ 1,500.00
115	10	S.Y.	Remove & Replace Existing Asphalt Pavement (Union Street Crossing)	$40.25	$ 402.50	$200.00	$ 2,000.00	$75.00	$ 750.00
116	6	Ea.	Cut, Plug, & Abandon Existing Water Line	$1,565.00	$ 9,390.00	$2,100.00	$ 12,600.00	$750.00	$ 4,500.00
117	11	Ea.	Connect to Existing Water Line	$2,527.00	$ 27,797.00	$2,600.00	$ 28,600.00	$4,075.00	$ 44,825.00
118	9	Ea.	Transfer Existing Water Service to New Water Main Between Meter Box & Proposed Water Line (1-Inch Service, AWWA C901 HDPE Polytube TDR-9) Including All Fittings & Meter Box	$3,255.00	$ 29,295.00	$2,200.00	$ 19,800.00	$1,635.00	$ 14,715.00
119	3	Ea.	Furnish & Install New 1-Inch Water Service to Vacant Lot (AWWA C901 HDPE Polytube TDR-9) Including All Fittings, Corp Stop, Plug & Meter Box	$4,459.00	$ 13,377.00	$2,400.00	$ 7,200.00	$1,635.00	$ 4,905.00

TABULATION OF BIDS

Date: May 5, 2025

Project: CITY OF AUBREY, TEXAS
Phase 2A - W5 12-Inch & 16-Inch Water Lines

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
Dallas, Texas

				BID OF Quality Excavation, LLC 104 Redfearn Road Aubrey, Texas 76227		**BID OF** Western Municipal Construction 402 Gulf Avenue Justin, Texas 76247		**BID OF** Pittard Construction Company 955 Park Ridge Drive Allen, Texas 75013	
Item No.	**Approximate Quantities**	**Unit**	**Description**	**Unit Bid Price**	**Extension**	**Unit Bid Price**	**Extension**	**Unit Bid Price**	**Extension**
120	9	Ea.	Transfer Existing Water Service Between Meter Box & Residents (1-Inch Service, AWWA C901 HDPE Polytube TDR-9) By Licensed Plumber, Including All Fittings & Connection to Home	$2,133.00	$ 19,197.00	$1,500.00	$ 13,500.00	$1,750.00	$ 15,750.00
121	3,314	S.Y.	For Full Depth Asphalt Street or Driveway Repair Per Details	$65.25	$ 216,238.50	$110.00	$ 364,540.00	$102.30	$ 339,022.20
122	23	L.F.	Remove & Dispose of Existing 24-Inch CMP Culvert Pipe	$54.00	$ 1,242.00	$70.00	$ 1,610.00	$50.00	$ 1,150.00
123	25	L.F.	Furnish & Install 24-Inch RCP Culvert Pipe (Class IV)	$215.00	$ 5,375.00	$170.00	$ 4,250.00	$125.00	$ 3,125.00
124	2	Ea.	Construct TxDOT CH-PW-0 Headwall on 24-Inch RCP Culvert	$7,569.00	$ 15,138.00	$5,000.00	$ 10,000.00	$2,310.00	$ 4,620.00
125	75	C.Y.	Unclassified Channel Excavation for 24-Inch RCP Culvert & Headwalls	$45.00	$ 3,375.00	$78.00	$ 5,850.00	$10.00	$ 750.00
126	2	Ac.	Furnish, Install, Water, & Establish Hydromulch Seeding	$7,397.00	$ 14,794.00	$11,000.00	$ 22,000.00	$5,325.00	$ 10,650.00
127	1	L.S.	Furnish Erosion Control Plan	$2,000.00	$ 2,000.00		$ -		$ -
128	6	Mo.	Furnish, Install, Maintain, & Remove Erosion Control Measures	$4,225.00	$ 25,350.00		$ -		$ -
129	1	L.S.	Furnish Trench Safety Plan	$610.00	$ 610.00	$1,700.00	$ 1,700.00	$1,000.00	$ 1,000.00
130	5,817	L.F.	Implement Trench Safety Plan	$1.25	$ 7,271.25	$2.50	$ 14,542.50	$1.00	$ 5,817.00
131	1	L.S.	Furnish Traffic Control Plan	$3,250.00	$ 3,250.00	$1,400.00	$ 1,400.00	$1,250.00	$ 1,250.00
132	6	Mo.	Furnish, Install, Maintain, & Remove Traffic Control Measures	$3,390.00	$ 20,340.00	$6,800.00	$ 40,800.00	$1,800.00	$ 10,800.00
133	1	L.S.	Bid Allowance for Union Pacific Railroad and Sherman Drive Bore, Including All Required Insurance, Coordination, Flagmen, Watchmen, Field Surveys & All Associated Appurtenances	$15,000.00	$ 15,000.00	$15,000.00	$ 15,000.00	$15,000.00	$ 15,000.00
			TOTAL AMOUNT OF BASE BID:		**$ 1,782,152.25**		**$ 2,159,783.50**		**$ 2,266,294.70**

TABULATION OF BIDS

Date: May 5, 2025

Project: CITY OF AUBREY, TEXAS
Phase 2A - W5 12-Inch & 16-Inch Water Lines

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
Dallas, Texas

				BID OF Quality Excavation, LLC 104 Redfearn Road Aubrey, Texas 76227		**BID OF** Western Municipal Construction 402 Gulf Avenue Justin, Texas 76247		**BID OF** Pittard Construction Company 955 Park Ridge Drive Allen, Texas 75013	
Item No.	**Approximate Quantities**	**Unit**	**Description**	**Unit Bid Price**	**Extension**	**Unit Bid Price**	**Extension**	**Unit Bid Price**	**Extension**
ADDITIVE ALTERNATE BID #1									
104A	1,685	L.F.	Additional Cost to Upsize Proposed 12-Inch PVC Water Line 'A' to 16-Inch PVC Water Line Between Station 1+97.66 to Station 18+83.07, Including All Fittings, Excavation, Embedment, & Appurtenances	$104.00	$ 175,240.00	$140.00	$ 235,900.00	$62.00	$ 104,470.00
108A	8	Ea.	Additional Cost to Upsize 12-Inch Resilient Seated Gate Valves Along Proposed Water Line 'A' From Station 1+97.66 to Station 18+83.07 to 16-Inch Resilient Seated Gate Valves	$13,000.00	$ 104,000.00	$12,300.00	$ 98,400.00	$6,970.00	$ 55,760.00
			TOTAL AMOUNT BID ADDITIVE ALTERNATE BID #1:		**$ 279,240.00**		**$ 334,300.00**		**$ 160,230.00**
ADDITIVE ALTERNATE BID #2									
121A	(3,314)	S.Y.	Deduct Bid For Base Bid Item 121 "For Full Depth Asphalt Street or Driveway Repair Per Details"	$2.23	$ (7,390.22)	$110.00	$ (364,540.00)	$102.30	$ (339,022.20)
133	8,465	S.Y.	Scarify, Remix, & Reshape Asphalt Pavement Surface & Base Material (TxDOT 251)	$2.30	$ 19,469.50	$6.00	$ 50,790.00	$2.20	$ 18,623.00
134	9,327	S.Y.	Furnish & Install 6-Inch Flexible Base Type 'A', Grade 1 (TxDOT 247)	$14.00	$ 130,578.00	$29.00	$ 270,483.00	$21.70	$ 202,395.90
135	168	Tons	Furnish CemLime (36 Lbs/S.Y.)	$380.00	$ 63,840.00	$480.00	$ 80,640.00	$395.00	$ 66,360.00
136	9,327	S.Y.	Construct 6-Inch CemLime Stabilized Subgrade	$3.50	$ 32,644.50	$9.00	$ 83,943.00	$7.85	$ 73,216.95
137	1,397	Tons	Furnish & Install 3-Inches TxDOT Type "D" HMAC Surface Course (TxDOT 340)	$180.00	$ 251,460.00	$190.00	$ 265,430.00	$156.00	$ 217,932.00
138	8,465	S.Y.	Furnish & Install Glaspave 25 Asphalt Reinforcement System Including Tack Coat	$6.55	$ 55,445.75	$8.00	$ 67,720.00	$7.80	$ 66,027.00
			TOTAL AMOUNT BID ADDITIVE ALTERNATE BID #2:		**$ 546,047.53**		**$ 454,466.00**		**$ 305,532.65**
			TOTAL AMOUNT BID (BASE BID + ADDITIVE ALTERNATE BID #1):		**$ 2,061,392.25**		**$ 2,494,083.50**		**$ 2,426,524.70**
			TOTAL AMOUNT BID (BASE BID + ADDITIVE ALTERNATE BID #2):		**$ 2,328,199.78**		**$ 2,614,249.50**		**$ 2,571,827.35**
			TOTAL AMOUNT BID (BASE BID + ADD. ALT. BID #1 + ADD. ALT. BID #2)):		**$ 2,607,439.78**		**$ 2,948,549.50**		**$ 2,732,057.35**

Missing Unit Cost
Does not match total in bid packet
Low Bidder

TABULATION OF BIDS

Date: May 5, 2025

Project: CITY OF AUBREY, TEXAS
Phase 2A - W5 12-Inch & 16-Inch Water Lines

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
Dallas, Texas

				BID OF Acadia Services LLC, 351 W. Southlake Boulevard, Southlake, Texas 76092		**BID OF** J&L Construction LLC, 2220 San Jacinto Boulevard, Denton, Texas 76205		**BID OF** Canary Construction, Inc., 802 N. Kealy Avenue, Suite 101, Lewisville, Texas 75057		**BID OF** Standard Site Utilities, LLC, 3121 Benton Sreet, Garland, Texas 75042	
Item No.	**Approximate Quantities**	**Unit**	**Description**	**Unit Bid Price**	**Extension**	**Unit Bid Price**	**Extension**	**Unit Bid Price**	**Extension**	**Unit Bid Price**	**Extension**
BASE BID											
100	1	L.S.	For Mobilization, Demobilization, Bonds, Insurance, & Project Signs (5% Maximum G.A.B.)	$115,000.00	$ 115,000.00	$46,077.00	$ 46,077.00	$110,000.00	$ 110,000.00	$120,000.00	$ 120,000.00
101	56	Sta.	Prepare Right-of-Way Including Clearing, Grubbing, & Root Ball Removal	$500.00	$ 28,000.00	$874.00	$ 48,944.00	$620.00	$ 34,720.00	$1,600.00	$ 89,600.00
102	183	L.F.	Furnish & Install 16-Inch PVC Water Line (AWWA C900, DR-18) By Other Than Open Cut With 30-Inch Steel Encasement Pipe (1/2-Inch Wall)	$1,100.00	$ 201,300.00	$681.48	$ 124,710.84	$1,600.00	$ 292,800.00	$1,000.00	$ 183,000.00
103	3,582	L.F.	Furnish & Install 16-Inch PVC Water Line (AWWA C900, DR-18) By Open Cut With Class B+ Embedment	$129.00	$ 462,078.00	$265.23	$ 950,053.86	$170.00	$ 608,940.00	$320.00	$ 1,146,240.00
104	1,999	L.F.	Furnish & Install 12-Inch PVC Water Line (AWWA C900, DR-18) By Open Cut With Class B+ Embedment	$80.00	$ 159,920.00	$130.62	$ 261,109.38	$150.00	$ 299,850.00	$78.00	$ 155,922.00
105	60	L.F.	Furnish & Install 12-Inch PVC Water Line (AWWA C900, DR-18) By Open Cut With 24-Inch Steel Encasement Pipe (1/4-Inch Wall)	$300.00	$ 18,000.00	$393.38	$ 23,602.80	$1,400.00	$ 84,000.00	$370.00	$ 22,200.00
106	176	L.F.	Furnish & Install 8-Inch PVC Water Line (AWWA C900, DR-18) By Open Cut With Class B+ Embedment	$52.00	$ 9,152.00	$139.20	$ 24,499.20	$140.00	$ 24,640.00	$70.00	$ 12,320.00
107	15	Ea.	Furnish & Install 16-Inch Resilient Seated Gate Valve, Including Valve Stem Extension, Valve Box, & Valve Pad	$15,000.00	$ 225,000.00	$13,614.60	$ 204,219.00	$15,000.00	$ 225,000.00	$14,000.00	$ 210,000.00
108	16	Ea.	Furnish & Install 12-Inch Resilient Seated Gate Valve, Including Valve Stem Extension, Valve Box, & Valve Pad	$5,100.00	$ 81,600.00	$5,872.75	$ 93,964.00	$4,200.00	$ 67,200.00	$4,000.00	$ 64,000.00
109	7	Ea.	Furnish & Install 8-Inch Resilient Seated Gate Valve, Including Valve Stem Extension, Valve Box, & Valve Pad	$3,000.00	$ 21,000.00	$4,116.00	$ 28,812.00	$3,000.00	$ 21,000.00	$2,000.00	$ 14,000.00
110	10	Ea.	Furnish & Install Fire Hydrant Assembly Including Splash Pad, 6-Inch R.S. Gate Valve, DR-14 PVC, & Fittings	$9,000.00	$ 90,000.00	$11,060.00	$ 110,600.00	$11,000.00	$ 110,000.00	$8,600.00	$ 86,000.00
111	1	Ea.	Furnish & Install 2-Inch Combination Air Release/Vacuum Valve	$15,000.00	$ 15,000.00	$28,612.00	$ 28,612.00	$16,000.00	$ 16,000.00	$16,000.00	$ 16,000.00
112	2	Ea.	Furnish & Install 6-Inch Blow Off Valve	$7,000.00	$ 14,000.00	$8,634.50	$ 17,269.00	$8,500.00	$ 17,000.00	$12,000.00	$ 24,000.00
113	1	Ea.	Furnish & Install 2-Inch Automatic Flush Valve Assembly	$5,000.00	$ 5,000.00	$16,916.00	$ 16,916.00	$15,000.00	$ 15,000.00	$11,000.00	$ 11,000.00
114	2	Ea.	Remove, Salvage & Deliver Existing Fire Hydrant to City Yard	$650.00	$ 1,300.00	$3,291.50	$ 6,583.00	$950.00	$ 1,900.00	$800.00	$ 1,600.00
115	10	S.Y.	Remove & Replace Existing Asphalt Pavement (Union Street Crossing)	$2,000.00	$ 20,000.00	$1,058.00	$ 10,580.00	$250.00	$ 2,500.00	$150.00	$ 1,500.00
116	6	Ea.	Cut, Plug, & Abandon Existing Water Line	$7,000.00	$ 42,000.00	$2,501.50	$ 15,009.00	$2,000.00	$ 12,000.00	$1,200.00	$ 7,200.00
117	11	Ea.	Connect to Existing Water Line	$4,500.00	$ 49,500.00	$2,827.91	$ 31,107.01	$3,000.00	$ 33,000.00	$1,200.00	$ 13,200.00
118	9	Ea.	Transfer Existing Water Service to New Water Main Between Meter Box & Proposed Water Line (1-Inch Service, AWWA C901 HDPE Polytube TDR-9) Including All Fittings & Meter Box	$2,500.00	$ 22,500.00	$3,357.33	$ 30,215.97	$3,000.00	$ 27,000.00	$1,800.00	$ 16,200.00
119	3	Ea.	Furnish & Install New 1-Inch Water Service to Vacant Lot (AWWA C901 HDPE Polytube TDR-9) Including All Fittings, Corp Stop, Plug & Meter Box	$2,000.00	$ 6,000.00	$4,186.67	$ 12,560.01	$4,200.00	$ 12,600.00	$3,000.00	$ 9,000.00

TABULATION OF BIDS

Date: May 5, 2025

Project: CITY OF AUBREY, TEXAS
Phase 2A - W5 12-Inch & 16-Inch Water Lines

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
Dallas, Texas

Item No.	Approximate Quantities	Unit	Description	BID OF: Acadia Services LLC, 351 W. Southlake Boulevard, Southlake, Texas 76092		BID OF: J&L Construction LLC, 2220 San Jacinto Boulevard, Denton, Texas 76205		BID OF: Canary Construction, Inc., 802 N. Kealy Avenue, Suite 101, Lewisville, Texas 75057		BID OF: Standard Site Utilities, LLC, 3121 Benton Sreet, Garland, Texas 75042	
				Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension
120	9	Ea.	Transfer Existing Water Service Between Meter Box & Residents (1-Inch Service, AWWA C901 HDPE Polytube TDR-9) By Licensed Plumber, Including All Fittings & Connection to Home	$100.00	$ 900.00	$1,650.00	$ 14,850.00	$5,000.00	$ 45,000.00	$2,000.00	$ 18,000.00
121	3,314	S.Y.	For Full Depth Asphalt Street or Driveway Repair Per Details	$175.00	$ 579,950.00	$68.02	$ 225,418.28	$180.00	$ 596,520.00	$145.00	$ 480,530.00
122	23	L.F.	Remove & Dispose of Existing 24-Inch CMP Culvert Pipe	$35.00	$ 805.00	$205.35	$ 4,723.05	$75.00	$ 1,725.00	$150.00	$ 3,450.00
123	25	L.F.	Furnish & Install 24-Inch RCP Culvert Pipe (Class IV)	$80.00	$ 2,000.00	$317.36	$ 7,934.00	$300.00	$ 7,500.00	$150.00	$ 3,750.00
124	2	Ea.	Construct TxDOT CH-PW-0 Headwall on 24-Inch RCP Culvert	$2,700.00	$ 5,400.00	$7,879.00	$ 15,758.00	$5,000.00	$ 10,000.00	$8,500.00	$ 17,000.00
125	75	C.Y.	Unclassified Channel Excavation for 24-Inch RCP Culvert & Headwalls	$20.00	$ 1,500.00	$71.69	$ 5,376.75	$75.00	$ 5,625.00	$80.00	$ 6,000.00
126	2	Ac.	Furnish, Install, Water, & Establish Hydromulch Seeding	$10,000.00	$ 20,000.00	$11,748.00	$ 23,496.00	$10,000.00	$ 20,000.00	$44,000.00	$ 88,000.00
127	1	L.S.	Furnish Erosion Control Plan		$ -	$6,925.00	$ 6,925.00		$ -		$ -
128	6	Mo.	Furnish, Install, Maintain, & Remove Erosion Control Measures		$ -	$1,125.50	$ 6,753.00		$ -		$ -
129	1	L.S.	Furnish Trench Safety Plan	$30,000.00	$ 30,000.00	$4,894.00	$ 4,894.00	$1,500.00	$ 1,500.00	$3,000.00	$ 3,000.00
130	5,817	L.F.	Implement Trench Safety Plan	$4.00	$ 23,268.00	$3.65	$ 21,232.05	$2.00	$ 11,634.00	$1.00	$ 5,817.00
131	1	L.S.	Furnish Traffic Control Plan	$550.00	$ 550.00	$2,547.00	$ 2,547.00	$1,500.00	$ 1,500.00	$6,000.00	$ 6,000.00
132	6	Mo.	Furnish, Install, Maintain, & Remove Traffic Control Measures	$4,600.00	$ 27,600.00	$2,162.17	$ 12,973.02	$2,500.00	$ 15,000.00	$6,000.00	$ 36,000.00
133	1	L.S.	Bid Allowance for Union Pacific Railroad and Sherman Drive Bore, Including All Required Insurance, Coordination, Flagmen, Watchmen, Field Surveys & All Associated Appurtenances	$15,000.00	$ 15,000.00	$15,000.00	$ 15,000.00	$15,000.00	$ 15,000.00	$15,000.00	$ 15,000.00
			TOTAL AMOUNT OF BASE BID:		**$ 2,293,323.00**		**$ 2,453,324.22**		**$ 2,746,154.00**		**$ 2,885,529.00**

TABULATION OF BIDS

Date: May 5, 2025

Project: CITY OF AUBREY, TEXAS
Phase 2A - W5 12-Inch & 16-Inch Water Lines

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
Dallas, Texas

Item No.	Approximate Quantities	Unit	Description	BID OF: Acadia Services LLC, 351 W. Southlake Boulevard, Southlake, Texas 76092 — Unit Bid Price	Extension	BID OF: J&L Construction LLC, 2220 San Jacinto Boulevard, Denton, Texas 76205 — Unit Bid Price	Extension	BID OF: Canary Construction, Inc., 802 N. Kealy Avenue, Suite 101, Lewisville, Texas 75057 — Unit Bid Price	Extension	BID OF: Standard Site Utilities, LLC, 3121 Benton Sreet, Garland, Texas 75042 — Unit Bid Price	Extension
ADDITIVE ALTERNATE BID #1											
104A	1,685	L.F.	Additional Cost to Upsize Proposed 12-Inch PVC Water Line 'A' to 16-Inch PVC Water Line Between Station 1+97.66 to Station 18+83.07, Including All Fittings, Excavation, Embedment, & Appurtenances	$18.00	$ 30,330.00	$155.68	$ 262,320.80	$20.00	$ 33,700.00	$105.00	$ 176,925.00
108A	8	Ea.	Additional Cost to Upsize 12-Inch Resilient Seated Gate Valves Along Proposed Water Line 'A' From Station 1+97.66 to Station 18+83.07 to 16-Inch Resilient Seated Gate Valves	$8,978.00	$ 71,824.00	$13,640.00	$ 109,120.00	$4,800.00	$ 38,400.00	$15,000.00	$ 120,000.00
			TOTAL AMOUNT BID ADDITIVE ALTERNATE BID #1:		**$ 102,154.00**		**$ 371,440.80**		**$ 72,100.00**		**$ 296,925.00**
ADDITIVE ALTERNATE BID #2											
121A	(3,314)	S.Y.	Deduct Bid For Base Bid Item 121 "For Full Depth Asphalt Street or Driveway Repair Per Details"	$175.00	$ (579,950.00)	$25.00	$ 82,850.00	$150.00	$ (497,100.00)	$145.00	$ (480,530.00)
133	8,465	S.Y.	Scarify, Remix, & Reshape Asphalt Pavement Surface & Base Material (TxDOT 251)	$3.00	$ 25,395.00	$5.00	$ 42,325.00	$30.00	$ 253,950.00	$15.00	$ 126,975.00
134	9,327	S.Y.	Furnish & Install 6-Inch Flexible Base Type 'A', Grade 1 (TxDOT 247)	$26.00	$ 242,502.00	$25.00	$ 233,175.00	$38.00	$ 354,426.00	$48.00	$ 447,696.00
135	168	Tons	Furnish CemLime (36 Lbs/S.Y.)	$370.00	$ 62,160.00	$415.00	$ 69,720.00	$510.00	$ 85,680.00	$500.00	$ 84,000.00
136	9,327	S.Y.	Construct 6-Inch CemLime Stabilized Subgrade	$7.00	$ 65,289.00	$7.50	$ 69,952.50	$25.00	$ 233,175.00	$20.00	$ 186,540.00
137	1,397	Tons	Furnish & Install 3-Inches TxDOT Type "D" HMAC Surface Course (TxDOT 340)	$134.00	$ 187,198.00	$160.00	$ 223,520.00	$210.00	$ 293,370.00	$190.00	$ 265,430.00
138	8,465	S.Y.	Furnish & Install Glaspave 25 Asphalt Reinforcement System Including Tack Coat	$8.00	$ 67,720.00	$6.50	$ 55,022.50	$15.00	$ 126,975.00	$11.00	$ 93,115.00
			TOTAL AMOUNT BID ADDITIVE ALTERNATE BID #2:		**$ 70,314.00**		**$ 776,565.00**		**$ 850,476.00**		**$ 723,226.00**
			TOTAL AMOUNT BID (BASE BID + ADDITIVE ALTERNATE BID #1):		**$ 2,395,477.00**		**$ 2,824,765.02**		**$ 2,818,254.00**		**$ 3,182,454.00**
			TOTAL AMOUNT BID (BASE BID + ADDITIVE ALTERNATE BID #2):		**$ 2,363,637.00**		**$ 3,229,889.22**		**$ 3,596,630.00**		**$ 3,608,755.00**
			TOTAL AMOUNT BID (BASE BID + ADD. ALT. BID #1 + ADD. ALT. BID #2)):		**$ 2,465,791.00**		**$ 3,601,330.02**		**$ 3,668,730.00**		**$ 3,905,680.00**

Missing Unit Cost
Does not match total in bid packet
Low Bidder

City Council Meeting
Staff Report
May 22, 2025

Agenda Item
Approve Interlocal Cooperation Agreements with Denton County for Ad Valorem Tax Collection for the City of Aubrey and the Public Improvement Districts.

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

Summary
The new agreements are required as the Denton County Tax Assessor/Collector has changed from Michelle French to Dawn Waye.

Financial Summary

Staff Recommended Action
Approve

Staff Recommended Motion
I move to approve the ILA's for tax collection.

Office of Dawn Waye
Denton County Tax Assessor – Collector

May 2, 2025

Subject: Updated Contract and Parcel Fee Adjustments

Dear CITY OF AUBREY

I hope this message finds you well. Enclosed is the updated contract for services provided by the Denton County Tax Assessor-Collector's Office. We value our partnership and appreciate the opportunity to continue serving your entity.

Following our annual review, we revisited the cost basis and breakeven analysis and will be implementing a modest per-parcel fee of $1.41, effective October 1, 2025. This breakeven adjustment helps offset increased expenses related to staffing, technology, postage, and materials broken down below.

The last adjustment to the parcel fee was implemented in 2018. In 2021, our printing-mailing partner notified us that uncontrollable costs had escalated by 51% since the original contract had been signed. Although the Commissioners Court authorized an 18% increase at that time, the parcel fee charged to taxing entities remained unchanged.

By statute, parcel fees must achieve a zero net result, meaning the Tax Office is not allowed to profit from these charges but allowed to break even. However, over the past seven to eight years, we have consistently operated at a deficit, unable to recover the actual cost of providing services.

Key cost increases since 2018 include:

- **Paper costs**: Increased by 51%
- **Postage rates**: Increased by 46%, with seven individual rate hikes during this period
- **Cost of living (based on the PCE Index)**: Increased by 22.88% from 2018 to 2025
- **Cost of living (based on CPI)** Increased 27.29% over the same period

1505 E. McKinney Street
Denton, TX 75209
940-340-3506

Office of Dawn Waye
Denton County Tax Assessor – Collector

Given these significant cost escalations, the current parcel fee is no longer sufficient to meet statutory requirements for cost recovery.

For entities that do not meet the established parcel benchmark, a minimum annual fee of $200 will apply to cover the baseline costs of service. Entities that exceed the benchmark and generate fees above this threshold will not be subject to the minimum.

Key updates include:

• A new per-parcel fee of $1.41
• A $200 minimum annual fee for entities below the parcel benchmark

Please review the attached contract and return the signed copy by July 1, 2025 to ensure timely continuation of services. We remain committed to sustainability, transparency, efficiency, and maintaining the high standard of service you expect.

If you have questions or need further clarification, feel free to contact me directly.

Thank you for your continued partnership.

Sincerely,

Dawn M. Waye
Denton County Tax Assessor-Collector
940-949-3506 Direct
214-223-6090 Cell

THE STATE OF TEXAS §

COUNTY OF DENTON §

INTERLOCAL COOPERATION AGREEMENT FOR PROPERTY TAX ASSESSMENT AND COLLECTION BETWEEN DENTON COUNTY, TEXAS AND CITY/TOWN OF CITY OF AUBREY, TEXAS

INTERLOCAL COOPERATION AGREEMENT –TAX COLLECTION

THIS AGREEMENT is made and entered into by and between **DENTON COUNTY**, a political subdivision of the State of Texas, hereinafter referred to as "**COUNTY**," and CITY OF AUBREY, Denton County, Texas**,** also a political subdivision of the State of Texas, hereinafter referred to as "**MUNICIPALITY."**

WHEREAS, COUNTY and **MUNICIPALITY** mutually desire to be subject to the provisions of Texas Government Code, Chapter 791 (the Interlocal Cooperation Act), and Section 6.24 of the Texas Tax Code; and;

WHEREAS, MUNICIPALITY has the authority to contract with the **COUNTY** for the **COUNTY** to act as tax assessor and collector for **MUNICIPALITY** and **COUNTY** has the authority to so act.

NOW THEREFORE, COUNTY and **MUNICIPALITY,** for and in consideration of the mutual promises, covenants, and agreements herein contained, do agree as follows:

Throughout this Agreement, the term "Property Tax Code" means Title 1 of the Texas Tax Code. Throughout this Agreement, the term "tax year" means the calendar year in which the applicable tax lien attaches to the taxable property. The term "collection year" refers to the period commencing on October 1st of the applicable tax year and continuing through the end of the applicable term (September 30th of the following year), in which collection and billing services are to be performed under this Agreement.

I.

The effective date of this Agreement shall be October 1, 2025. The initial term of this Agreement shall be for a period of one year beginning on the effective date and ending on, September 30, 2026. The initial term of the Agreement is for tax year 2025 property tax rate calculation, billing and collection services. Following the initial term, this Agreement shall automatically renew for subsequent one-year terms, unless written notice of termination is provided by **COUNTY** or **MUNICIPALITY** no later than one hundred-eighty (180) days prior to the expiration date of the then- current term of the Agreement. If said notice is provided, this Agreement shall terminate at the end of the then-current term. Each renewal term shall be for property tax rate calculation, billing and collection services for the applicable tax year (the first renewal term will be for tax year 2026, the second renewal terms for tax year 2027, etc.).

II.

For the purposes and consideration herein stated and contemplated, **COUNTY** shall provide the following necessary and appropriate services for **MUNICIPALITY** to

the maximum extent authorized by this Agreement, without regard to race, sex, religion, color, age, disability, or national origin:

1. **COUNTY**, by and through its duly qualified tax assessor/collector, shall serve as tax assessor/collector for **MUNICIPALITY** for ad valorem tax collection for the tax year. **COUNTY** agrees to perform all necessary ad valorem assessing and collecting duties for **MUNICIPALITY** and **MUNICIPALITY** does hereby expressly authorize **COUNTY** to do and perform all acts necessary and proper to assess and collect taxes for **MUNICIPALITY. COUNTY** agrees to collect base taxes, penalties, interest, and attorney's fees.

2. **COUNTY** agrees to prepare and mail all current and delinquent tax statements required by statute, supplemental changes for applicable property accounts, as well as prepare and mail any other mailing as deemed necessary and appropriate by **COUNTY;** provide daily, monthly and annual collection reports to **MUNICIPALITY;** prepare tax certificates; develop and maintain both current and delinquent tax rolls, disburse tax monies to **MUNICIPALITY** daily (business day) based on prior day tax postings, approve and refund overpayment or erroneous payment of taxes for **MUNICIPALITY** pursuant to Property Tax Code Chapter 31 from available current tax collections of **MUNICIPALITY;** and to meet the requirements of Section 26.04 and Chapter 42, Subchapter C and develop and maintain such other records and forms as are necessary or required by State law, rules, or regulations. If daily disbursal is to be delayed, **COUNTY** will notify **MUNICIPALITY** in the secured web entity folder the reason for the delay.

3. **COUNTY** further agrees that it will make for **MUNICIPALITY** the property tax rate calculations required by Property Code Section 26.04 (currently identified in the Section by the terms "no new revenue tax rate" and "voter-approval tax rate"), and will do so in accordance with all requirements therein. All such rate calculations will be performed using only the Texas State Comptroller's "Truth In Taxation" formulas, and at no additional cost to **MUNICIPALITY**. The information concerning the rate calculations described in this Article II.3 and publications will be provided to **MUNICIPALITY** in the form prescribed by the Comptroller of Public Accounts of the State of Texas, and as required by Property Tax Code Chapter 26. **MUNICIPALITY** shall be responsible for all publications as required by Chapter 26. In the event **MUNICIPALITY** requires early calculation based on certified estimate values, **COUNTY** will perform the tax rate calculations described in this Article II.3. and provide the required publications to **MUNICIPALITY** in the same manner as performing the tax rate calculations pursuant to the annual appraisal district reports required to be Certified on July 25 of each tax year.

4. **COUNTY** agrees, upon request, to offer guidance and the necessary forms for posting notices as required by Chapter 26 of the Property Tax Code if **MUNICIPALITY** requests such no less than 7 days in advance of the intended publication date. **MUNICIPALITY** must approve all calculations and notices, in the format required by **COUNTY** and Property Tax Code Chapter 26**.** The accuracy and timeliness of all required notices are the responsibility of **MUNICIPALITY. COUNTY** will update tax transparency databases, as required in Property Tax Code Sections 26.17(b),(5A,B),(7),(12),(13) and 26.17(e)(2) with applicable Truth In Taxation

worksheets and Notices**.** **MUNICIPALITY** is responsible for any other required information posted on a tax transparency database. This Agreement is subject to and the parties herein shall comply with all applicable provisions of the Property Tax Code and all other applicable Texas statutes. **COUNTY** will submit to **MUNICIPALITY** approval forms of the tax rate calculation and required notices. **MUNICIPALITY** must return executed approval forms to tax assessor/collector as required by law and this agreement.

5. Should **MUNICIPALITY** vote to increase its tax rate above the statutory voter approval limit (also known as the "rollback" or the "voter approval" rate), the required publication of notices shall be the responsibility of the **MUNICIPALITY**. Should **MUNICIPALITY** roll back the tax rate as a result of Tax Rate Election, the required publication of notices shall be the responsibility of **MUNICIPALITY.**

6. **COUNTY** agrees to develop and maintain written policies and procedures of its operation. **COUNTY** further agrees to make available full information about the operation of the County Tax Office to **MUNICIPALITY**, and to promptly furnish written reports to keep **MUNICIPALITY** informed of all financial information affecting it.

7. **MUNICIPALITY** agrees to promptly deliver to **COUNTY** all records that it has accumulated and developed in the assessment and collection of taxes, and to cooperate in furnishing or locating any other information and records needed by **COUNTY** to perform its duties under the terms and conditions of this Agreement.

8. **COUNTY** agrees to allow an audit of the tax records of **MUNICIPALITY** in **COUNTY'S** possession during normal working hours with at least 72 hours advance, written notice to **COUNTY**. The expense of any and all such audits shall be paid by **MUNICIPALITY**. A copy of any and all such audits shall be furnished to **COUNTY.**

9. If required by **MUNICIPALITY, COUNTY** agrees to obtain a surety bond for the County Tax Assessor/Collector. Such bond will be conditioned upon the faithful performance of the tax assessor/collector's lawful duties, will be made payable to **MUNICIPALITY** and in an amount determined by the governing body of **MUNICIPALITY**. The premium for any such bond shall be borne solely by **MUNICIPALITY.**

10. **COUNTY** agrees that it will post a notice on its website, as a reminder that delinquent tax penalties will apply to all assessed taxes that are not paid by January 31st of the collection year.

11. **COUNTY** agrees that it will post to a secure website collection reports for **MUNICIPALITY** listing current taxes, delinquent taxes, penalties and interest on a daily basis through September 30th of the collection year. CO**UNTY** will provide monthly Maintenance and Operation (hereinafter referred to as "MO"), and Interest and Sinking (hereinafter referred to as "IS") collection reports; provide monthly recap reports; and provide monthly attorney fee collection reports.

12. **MUNICIPALITY** retains its right to select its own delinquent tax collection attorney and **COUNTY** agrees to reasonably cooperate with the attorney selected by **MUNICIPALITY** in the collection of delinquent taxes and related activities.

13. **MUNICIPALITY** will provide **COUNTY** with notice of any change in collection attorney at least 7 days before the effective date of the new collection attorney contract.

III.

COUNTY hereby designates the Denton County Tax Assessor/ Collector to act on behalf of the County Tax Office and to serve as Liaison for **COUNTY** with **MUNICIPALITY.** The County Tax Assessor/Collector, and/or his/her designated substitute, shall ensure the performance of all duties and obligations of **COUNTY**; shall devote sufficient time and attention to the execution of said duties on behalf of **COUNTY** in full compliance with the terms and conditions of this Agreement; and shall provide immediate and direct supervision of the County Tax Office employees, agents, contractors, subcontractors, and/or laborers, if any, in the furtherance of the purposes, terms and conditions of this Agreement for the mutual benefit of **COUNTY** and **MUNICIPALITY.**

IV.

COUNTY accepts responsibility for the acts, negligence, and/or omissions related to property tax service of all **COUNTY** employees and agents, sub-contractors and/or contract laborers, and for those actions of other persons doing work under a contract or agreement with **COUNTY** to the extent allowed by law.

V.

MUNICIPALITY accepts responsibility for the acts, negligence, and/or omissions of all **MUNICIPALITY** employees and agents, sub-contractors and/or contract laborers, and for those of all other persons doing work under a contract or agreement with **MUNICIPALITY** to the extent allowed by law**.**

VI.

MUNICIPALITY understands and agrees that **MUNICIPALITY,** its employees, servants, agents, and representatives shall at no time represent themselves to be employees, servants, agents, and/or representatives of **COUNTY. COUNTY** understands and agrees that **COUNTY**, its employees, servants, agents, and representatives shall at no time represent themselves to be employees, servants, agents, and/or representatives of **MUNICIPALITY.**

VII.

In this Article VII, the term "Prior TY Parcel Count" means the total number of parcels listed on **MUNICIPALITY's** preceding tax year Tax Roll on September 30th of the tax year. For the services rendered during the tax year, **MUNICIPALITY** agrees to pay **COUNTY** for the receipting, bookkeeping, issuing, and mailing of tax statements as follows:

1. The County Budget Office establishes collection rates annually based on a survey of actual annual costs incurred by the County in performing tax collection services. The collection rate for each tax year, referred to in this Article VII as the "Per Parcel Rate," is approved by County Commissioners' Court, and all entities are assessed the same Per Parcel Rate, except that, if that Per Parcel Rate multiplied by the entity's Prior TY Parcel Count equals less than $200, the entity will be assessed a flat fee of $200. Following approval of the Per Parcel Rate for each tax year, **COUNTY** will, at least sixty (60) days prior to the expiration date of the then-current term of this Agreement, provide **MUNICIPALITY** with written notice of that rate.

2. The current tax statements will be mailed by October 10th of the tax year or as soon thereafter as practical. The **MUNICIPALITY** must adopt its tax year tax rate on

or before September 30th of the applicable tax year, if that rate does not exceed the voter-approval tax rate. **MUNICIPALITY** must adopt a tax rate that exceeds the voter-approval tax rate not later than the deadline set forth in Property Tax Code Section 26.05(a) and Election Code 3.005 and 41.001. In order to expedite mailing of tax statements, **MUNICIPALITY** shall adopt and then deliver its adopted tax rate to **COUNTY** no later than the applicable adoption deadline described herein. Failure by **MUNICIPALITY** to adopt and then deliver the adopted tax rate to **COUNTY** by said applicable adoption deadline may result in delay of processing and mailing **MUNICIPALITY** tax statements. **MUNICIPALITY** agrees to assume the costs for additional delayed tax statements, processing and mailing as determined by **COUNTY**. An additional notice will be sent during the month of March following the initial mailing provided that **MUNICIPALITY** has requested such a notice on or before February 28th of the collection year.

3. At least 30 days, but no more than 60 days prior to April 1st of the collection year and following the initial mailing, a delinquent tax statement meeting the requirements of Section 33.11 of the Property Tax Code will be mailed to the owner of each parcel having delinquent taxes.

4. At least 30 days, but no more than 60 days prior to July 1st of the collection year and following the initial mailing, a delinquent tax statement meeting the requirements of Section 33.07 of the Property Tax Code will be mailed to the owner of each parcel having delinquent taxes.

5. For accounts that become delinquent on or after June 1st of the collection year, **COUNTY** shall mail a delinquent tax statement meeting the requirements of Section 33.08 of the Property Tax Code to the owner of each parcel having delinquent taxes.

6. For accounts that become delinquent on February 1st of the tax year,

COUNTY, in its sole discretion, may mail a reminder notice to the owner of each parcel having delinquent taxes not including February 33.11 notices.

7. In event of a tax rate change resulting from a rollback or tax approval election that takes place after tax bills for **MUNICIPALITY** have been mailed, **MUNICIPALITY** agrees to pay **COUNTY** a programming charge of $5,000.00. **COUNTY**, pursuant to Property Tax Code Section 26.07(f) or 26.075(j) will mail corrected statements to the owner of each property. The fee for this service will be the same Per Parcel Rate described in paragraphs 1, 9 and 10 of this Article VII. When a refund is required per Property Tax Code Section 26.07(g) or 26.075(k) **COUNTY** will charge a $1.00 processing fee per check, in addition to the corrected statement mailing costs. Issuance of refunds, in the event of a successful rollback election, will be the responsibility of the **COUNTY. MUNICIPALITY** will be billed for the refunds, postage and processing fees.

8. **MUNICIPALITY** understands and agrees that **COUNTY** will, no later than January 31st of the tax year, deduct from current collections of **MUNICIPALITY** the "Total Cost" of providing all services described in paragraphs 2-6 of this Article VII. This "Total Cost" includes any such services that have not yet been performed at the time of deduction.

9. During the initial term of this Agreement, the "Total Cost" of providing all services described in paragraphs 2-6 of this Article VII shall be the total of: **$1.41** (the "TY 2025 Per Parcel Rate") multiplied by **MUNICIPALITY's** Prior TY Parcel Count, provided that, if the TY 2025 Per Parcel Rate of $1.41 multiplied by the Prior TY Parcel Count equals less than $200.00 (if the total number of parcels listed on **MUNICIPALITY's** preceding tax year Tax Roll on September 30th of the tax year is 141 or less), then the "Total Cost" of

providing all services described in paragraphs 2-6 shall be a flat amount of $200.00.

10. During the first and second renewal terms of this agreement, and provided that **COUNTY** has provided **MUNICIPALITY** with notice of the Per Parcel Rate as described in paragraph 1 of this Article VII, the "Total Cost" of providing all services described in paragraphs 2-6 of this Article VII shall be the total of: The Per Parcel Rate approved by Commissioners Court for the applicable tax year (the TY 2026 Per Parcel Rate and the TY 2027 Per Parcel Collection Rate, respectively) multiplied by the **MUNICIPALITY's** then Prior TY Parcel Count, provided that, if the applicable Per Parcel Rate multiplied by the applicable Prior TY Parcel Count equals less than $200.00, then the Total Cost of providing all services described in paragraphs 2-6 shall be a flat fee of $200. In the event **COUNTY** does not provide **MUNICIPALITY** with notice of the per parcel rate as described in paragraph 1 of this Article VII, the per parcel rate charged during the preceding term will apply.

11. In the event that a rollback or tax rate approval election as described in paragraph 7 of this Article VII takes place, **COUNTY** shall bill **MUNICIPALITY** for the applicable programming charge, check processing fees, refunds paid, and refund postage costs. **MUNICIPALITY** shall pay **COUNTY** all billed amounts within 30 days of its receipt of said bill. In the event costs for additional delayed tax statements, processing and mailing are incurred as described in paragraph 2 of this Article VII, **COUNTY** shall bill **MUNICIPALITY** for such amounts. **MUNICIPALITY** shall pay **COUNTY** all such billed amounts within 30 days of its receipt of said bill.

VIII.

COUNTY agrees to remit all taxes, penalties, and interest collected on **MUNICIPALITY's** behalf and to deposit such funds into the **MUNICIPALITY's** depositories, as designated:

1. For deposits of tax, penalties, and interest, payment shall be by wire transfer or ACH to **MUNICIPALITY's** depository accounts only, and segregated into the appropriate MO and IS accounts, as applicable, specified on the Direct Deposit Authorization executed between the **MUNICIPALITY** and **COUNTY**. Only in the event of failure of electronic transfer protocol will a check for deposits of tax, penalty and interest be sent by mail to **MUNICIPALITY**.

2. In anticipation of renewal of this Agreement, **COUNTY** further agrees that deposits will be made daily through September 30th of the collection year. It is expressly understood, however, that this obligation of **COUNTY** shall not survive termination of this Agreement, whether by termination by either party or by failure of the parties to renew this Agreement.

3. In event that **COUNTY** experiences shortage in collections as a result of an outstanding tax debt of **MUNICIPALITY**, the **MUNICIPALITY** agrees a payment in the amount of shortage shall be made by check or ACH to **COUNTY** within 15 days after notification of such shortage. Failure to remit payment of shortage restricts release of collected taxes until such time as payment is remitted.

IX.

In the event of termination, the terminating party shall be obligated to make such payments as are required by this Agreement through the balance of the tax year in which notice is given. **COUNTY** shall be obligated to provide services pursuant to this

Agreement during such period.

X.

This Agreement represents the entire agreement between **MUNICIPALITY** and **COUNTY** and supersedes all prior negotiations, representations, and/or agreements, either written or oral. This Agreement may be amended only by written instrument signed by the governing bodies of both **MUNICIPALITY** and **COUNTY** or those authorized to sign on behalf of those governing bodies.

XI.

Any and all written notices required to be given under this Agreement shall be delivered or mailed to the listed addresses:

COUNTY:

County Judge of Denton County
1 Courthouse Dr Ste 3100
Denton, Texas 76209
Telephone: 940-349-2820

MUNICIPALITY:

Aubrey City Secretary
107 S. Main St.
Aubrey, TX 76227 Telephone: 940-440-9343

XII.

MUNICIPALITY hereby designates Michael English, Finance Director to act on behalf of **MUNICIPALITY**, and to serve as Liaison for **MUNICIPALITY** to ensure the performance of all duties and obligations of **MUNICIPALITY** as stated in this Agreement. **MUNICIPALITY**'s designee shall devote sufficient time and attention to the execution of said duties on behalf of **MUNICIPALITY** in full compliance with the terms and conditions of this Agreement; shall provide immediate and direct supervision of the **MUNICIPALITY** employees, agents, contractors, subcontractors, and/or laborers, if any, in the furtherance of the purposes, terms and conditions of this Agreement for the mutual benefit of **MUNICIPALITY** and **COUNTY.**

XIII.

In the event that any portion of this Agreement shall be found to be contrary to law, it is the intent of the parties that the remaining portions shall remain valid and in full force and effect to the extent possible.

XIV.

The undersigned officers and/or agents of the parties are the properly authorized officials and have the necessary authority to execute this agreement on behalf of the parties. Each party hereby certifies to the other that any resolutions necessary for this Agreement have been duly passed and are now in full force and effect.

Executed in triplicate originals this, _____ day of _____ 20_____.

COUNTY

Denton County Texas
1 Courthouse Dr Ste 3100
Denton, Texas 76208

BY:_____
Honorable Andy Eads
County Judge

ATTEST:

BY:_____
Juli Luke
Denton County Clerk

APPROVED FORM AND CONTENT:

_____
Dawn Waye
Denton County
Tax Assessor/Collector

MUNICIPALITY

City/Town: CITY OF AUBREY
Streetaddress: 107 S. Main St.
City, state,zip: Aubrey, TX 76227
Email: citysecretary@aubreytx.gov
Phone: 940-440-9343

BY:_____
Name: Chris Rich
Title: Mayor

ATTEST:

BY:_____
Name Jenny Hicks
Title City Secretary

THE STATE OF TEXAS §

COUNTY OF DENTON §

INTERLOCAL COOPERATION AGREEMENT FOR PROPERTY ASSESSMENTS ASSESSMENT AND COLLECTION BETWEEN DENTON COUNTY, TEXAS AND

CITY/TOWN OF AUBREY **PUBLIC IMPROVEMENT DISTRICT**

INTERLOCAL COOPERATION AGREEMENT –ASSESSMENTS COLLECTION

THIS AGREEMENT is made and entered into by and between **DENTON COUNTY**, a political subdivision of the State of Texas, hereinafter referred to as "**COUNTY**," and AUBREY **,** Denton County, Texas**,** also a political subdivision of the State of Texas, hereinafter referred to as "**CITY/TOWN."**

WHEREAS, COUNTY and **CITY/TOWN** mutually desire to be subject to the provisions of Texas Government Code, Chapter 791, the Interlocal Cooperation Act, and;

WHEREAS, pursuant to Chapter 372 of the Texas Local Government Code, Subchapter A, **CITY/TOWN** has created the PID 24-JACKSON RIDGE PID **PUBLIC IMPROVEMENT DISTRICT**, hereinafter referred to as **DISTRICT**, and has levied special assessments on properties within the boundaries of the **CITY/TOWN**, and

WHEREAS, pursuant to §372.0175 of the Texas Local Government Code**,** **CITY/TOWN** has the authority to contract with the **COUNTY** to perform the duties of **CITY/TOWN** relating to collection of special assessments levied by **DISTRICT** under Chapter 372, Subchapter A, and,

NOW THEREFORE, COUNTY and **CITY/TOWN,** for and in consideration of the mutual promises, covenants, and agreements herein contained, do agree as follows:

Throughout this Agreement, the term "Property Tax Code" means Title 1 of the Texas Tax Code. Throughout this Agreement, the term "tax year" means the calendar year in which the applicable tax lien attaches to the taxable property. The term "collection year" refers to the period commencing on October 1st of the applicable tax year and continuing through the end of the applicable term (September 30th of the following year), in which collection and billing services are to be performed under this Agreement.

I.

The effective date of this Agreement shall be October 1, 2025. The initial term of this Agreement shall be for a period of one year beginning of the effective date and ending September 30, 2026. The initial term of this Agreement is for tax year 2025 property tax rate calculation, billing and collection services. Following the initial term, this Agreement shall automatically renew for subsequent one-year terms, unless written notice of termination is provided by **COUNTY** or **CITY/TOWN** no later than one hundred-eighty (180) days prior to the expiration date of the then-current term of the Agreement. If said notice is provided, this Agreement shall terminate at the end of the then- current term. Each renewal term shall be for property tax rate calculation, billing and collection services for the applicable tax year (the first

renewal term will be for tax year 2026, the second renewal terms for tax year 2027, etc.).

II.

For the purposes and consideration herein stated and contemplated, **COUNTY** shall provide the following necessary and appropriate services for **CITY/TOWN** to the maximum extent authorized by this Agreement, without regard to race, sex, religion, color, age, disability, or national origin:

1. **COUNTY**, by and through its duly qualified Tax Assessor-Collector, shall collect **DISTRICT** assessments for current tax year. **CITY/TOWN** does hereby expressly authorize **COUNTY** and **COUNTY** agrees to do and perform for **CITY/TOWN** all acts necessary and proper to collect said **DISTRICT** assessments**. COUNTY** agrees to collect base assessments, penalties, interest, and attorney's fees.

2. **COUNTY** agrees to prepare and mail all assessment statements (included on the tax statement for each parcel, provide daily, monthly and annual collection reports to **CITY/TOWN,** maintain both current and delinquent assessment rolls, disburse assessment monies to **CITY/TOWN** daily (business day) based on prior day assessment postings, and to develop and maintain such other records and forms as are necessary or required by State law, rules or regulations to **CITY/TOWN**. If daily disbursal is to be delayed, **COUNTY** will notify **CITY/TOWN** in the secured web entity folder the reason for the delay.

3. If **COUNTY** determines, based on **DISTRICT** assessment roll, that a person erred in paying a **DISTRICT** assessment by making a duplicate or erroneous payment **COUNTY** agrees to refund the payment to the person who erred in making it from current **DISTRICT** assessment collections. **COUNTY** agrees that such refund will be made as soon as practicable after **COUNTY** discovers the erroneous payment. The refund shall be accompanied by a description of the property subject to the assessment sufficient to identify

the property. If the property is assigned an account number, **COUNTY** shall include that number.

4. If **COUNTY** determines, based on **DISTRICT** assessment roll, that there has been an overpayment of a **DISTRICT** assessment, **COUNTY** shall send the owner a refund application. Upon owner's return of the accurate and fully completed refund application, **COUNTY** will issue, from current **DISTRICT** assessment collections, a refund of the overpayment.

5. **COUNTY** agrees to develop and maintain written policies and procedures of its operation. **COUNTY** further agrees to make available full information about the operation of the County Tax Office to **CITY/TOWN**, and to promptly furnish written reports to keep **CITY/TOWN** informed of all financial information affecting it.

6. **CITY/TOWN** agrees to promptly deliver to **COUNTY** all records that it has accumulated and developed in the assessment and collection of assessments, and to cooperate in furnishing or locating any other information and records needed by **COUNTY** to perform its duties under the terms and conditions of this Agreement.

7. **COUNTY** agrees to allow an audit of the assessment collection records of **CITY/TOWN** in **COUNTY'S** possession during normal working hours with at least 72 hours advance, written notice to **COUNTY**. The expense of any and all such audits shall be paid by **CITY/TOWN**. A copy of any and all such audits shall be furnished to **COUNTY.**

8. **COUNTY** agrees that it will post a notice on its website, as a reminder that delinquent assessment penalties will apply to all assessments that are not paid by January 31st of the collection year**.**

9. **COUNTY** agrees that it will post to a secure website collection reports for **CITY/TOWN** listing current assessments, delinquent assessments, and penalties and interest on a daily basis through September 30th of the collection year. **COUNTY** will provide monthly collection reports; provide monthly recap reports; and provide monthly attorney fee collection reports.

10. **CITY/TOWN** retains its right to select its own delinquent collection attorney and **COUNTY** agrees to reasonably cooperate with the attorney selected by **CITY/TOWN** in the collection of delinquent assessments and related activities.

11. **CITY/TOWN** will provide **COUNTY** with notice of any change in collection attorney at least 7 days before the effective date of the new collection attorney contract.

12. For assessments that become delinquent on February 1st of the tax year**,** **COUNTY**, in its sole discretion, may mail a reminder notice to the owner of each parcel having delinquent assessments.

III.

COUNTY hereby designates the Denton County Tax Assessor/ Collector to act on behalf of the County Tax Office and to serve as Liaison for **COUNTY** with **CITY/TOWN.** The County Tax Assessor/Collector, and/or his/her designated substitute, shall ensure the performance of all duties and obligations of **COUNTY**; shall devote sufficient time and attention to the execution of said duties on behalf of **COUNTY** in full compliance with the terms and conditions of this Agreement; and shall provide immediate and direct supervision of the County Tax Office employees, agents, contractors, subcontractors, and/or laborers, if any, in the furtherance of the purposes, terms and conditions of this

Agreement for the mutual benefit of **COUNTY** and **CITY/TOWN.** This Agreement is subject to and the parties herein shall comply with all applicable provisions of the Texas Property Tax Code and all other applicable Texas statutes.

IV.

COUNTY accepts responsibility for the acts, negligence, and/or omissions related to property assessments service of all **COUNTY** employees and agents, sub-contractors and/or contract laborers, and for those actions of other persons doing work under a contract or agreement with **COUNTY** to the extent allowed by law.

It is understood and agreed between **COUNTY** and **CITY/TOWN** that the **CITY/TOWN**, in performing its obligations hereunder, is acting independently, and the **COUNTY** assumes no responsibility or liabilities in connection therewith to third parties. It is further understood and agreed between **COUNTY** and **CITY/TOWN** that the **COUNTY**, in performing its obligations hereunder, is acting independently, and the **CITY/TOWN** assumes no responsibilities in connection therewith to third parties. Nothing in this **AGREEMENT** is intended to benefit any third party beneficiary.

CITY/TOWN agrees that it will protect, defend, indemnify, and hold harmless **COUNTY** and all of its officers, agents, and employees from and against all claims, demands, causes of action, damages, judgments, losses and expenses, including attorney's fees, of whatsoever nature, character, or description that any person or entity has or may have arising from or on account of any injuries or damages received or sustained by person, persons, or property, on account of or arising out of, or in connection with the performance of the services, including without limiting the generality of the foregoing, any negligent act or omission of the **CITY/TOWN** or any employee, officer, agent, subcontractor, servant, invitee, or assignee of

the **CITY/TOWN** in the execution or performance of this **AGREEMENT**. This provision shall survive the termination of this **AGREEMENT**.

V.

CITY/TOWN accepts responsibility for the acts, negligence, and/or omissions of all **CITY/TOWN** employees and agents, sub-contractors and/or contract laborers, and for those of all other persons doing work under a contract or agreement with **CITY/TOWN** to the extent allowed by law**.**

VI.

CITY/TOWN understands and agrees that **CITY/TOWN,** its employees, servants, agents, and representatives shall at no time represent themselves to be employees, servants, agents, and/or representatives of **COUNTY. COUNTY** understands and agrees that **COUNTY**, its employees, servants, agents, and representatives shall at no time represent themselves to be employees, servants, agents, and/or representatives of **CITY/TOWN.**

VII.

In this Article VII, the term "Prior TY Parcel Count" means the total number of parcels listed on **CITY's/TOWN**'s preceding tax year PID Assessment Roll on September 30th of the tax year. For the services rendered during the assessment year, **CITY/TOWN** agrees to pay **COUNTY** for the receipting, bookkeeping, issuing, and mailing of assessment statements as follows:

1. The County Budget Office establishes collection rates annually based on a survey of actual annual costs incurred by the County in performing assessments collection services. The collection rate for each tax year, referred to in this Article VII as the "Per Parcel Rate," is approved by County Commissioners' Court, and all entities are assessed the same per parcel collection rate, except that, if that Per Parcel Rate multiplied by the

entity's Prior TY Parcel Count equals less than $200, the entity will be assessed a flat fee of $200. Following approval of the Per Parcel Rate for each assessments year, **COUNTY** will, at least sixty (60) days prior to the expiration date of the then-current term of this Agreement, provide **CITY/TOWN** with written notice of that rate.

2. The current assessment statements will be mailed by October 10th of the assessments year or as soon thereafter as practical. If **CITY/TOWN** does not provide **COUNTY** with the fixed lien assessment levied and the assessment roll by **CITY/TOWN's** governing body under Local Government Code Section 372.017 on or before September 10th, **COUNTY** may, in addition to the costs set forth in paragraph 10 (initial term costs) or paragraph 11 (renewal term costs) of this Article VII, whichever is applicable, charge **CITY/TOWN** a $5,000 late processing fee. The assessment roll is to be accompanied by the resolution passed by the governing body for the current assessment year. All assessments

become due on receipt of the assessment/tax statement each year. The **DISTRICT** assessment shall be entered in to the **COUNTY** records as a fixed lien and applied to the properties assessed by the **DISTRICT** as reflected on the **APPRAISAL DISTRICT** records submitted to **COUNTY**. An additional notice will be sent during the month of March following the initial mailing provided that **CITY/TOWN** has requested such a notice on or before February 28th of the collection year.

3. All unpaid assessments become delinquent on February 1st of the year following the assessment year. Penalty and interest fees accrue at the same rate and time schedule as the same year's ad valorem property tax. (Property Tax Code, Section 31.02(a) and 33.01(a))**.**

4. Delinquent assessment collection attorneys become involved at the same

times as do the delinquent ad valorem property tax attorneys. (Property Tax Code, Sections 6.30, 33.07, 33.08, 33.11, and 33.48).

5. At least 30 days, but no more than 60 days prior to April 1st of the collection year and following the initial mailing, a delinquent assessments statement meeting the requirements of Section 33.11 of the Property Tax Code will be mailed to the owner of each parcel having delinquent assessments.

6. At least 30 days, but no more than 60 days prior to July 1st of the collection year and following the initial mailing, a delinquent assessments statement meeting the requirements of Section 33.07 of the Property Tax Code will be mailed to the owner of each parcel having delinquent assessments.

7. For accounts that become delinquent on or after June 1st of the collection year, **COUNTY** shall mail a delinquent assessments statement meeting the requirements of Section 33.08 of the Property Tax Code to the owner of each parcel having delinquent assessments.

8. In the event **DISTRICT** levies a supplemental corrected assessment by order of its governing body after the assessment statements have already been mailed, **CITY/ TOWN** shall provide **COUNTY** with an updated assessment roll identifying the corrected assessments levied by **DISTRICT'S** governing body under Local Government Code Section 372.017, as corrected by any supplemental assessments levied by its governing body under Section 372.019. **CITY/TOWN** agrees to pay **COUNTY** a programming charge of $5,000.00. **COUNTY** will mail corrected statements to the owner of each affected parcel. The **DISTRICT** assessment shall be entered into the **COUNTY** records as a fixed lien and applied to the properties assessed by the **DISTRICT** as reflected on the Appraisal District records submitted to **COUNTY. The corrected assessment is to be accompanied by the resolution passed by the governing**

body for the assessment year. The fee for the services performed by **COUNTY** under this paragraph 8 will be the Per Parcel Rate approved by Commissioners Court for the applicable tax year multiplied by the **CITY's/TOWN's** then Prior TY Parcel Count, provided that, if the applicable Per Parcel Rate multiplied by the applicable Prior TY Parcel Count equals less than $200.00, then the Total Cost of providing all services described in paragraphs 2-6 shall be a flat fee of $200. When a refund is required per Property Tax Code Section 26.07(g), **COUNTY** will charge a $1.00 processing fee per check, in addition to the corrected statement mailing costs. Issuance of refunds, in the event of a corrected assessment roll, will be the responsibility of **COUNTY**. **CITY/TOWN** will be billed for the refunds, postage and processing fees.

9. **CITY/TOWN** understands and agrees that **COUNTY** will, no later than January 31st of the assessment year, deduct from current collections of **CITY/TOWN** the "Total Cost" of providing all services described in Sections 1-5 above. This "Total Cost" includes any such services that have not yet been performed at the time of deduction.

10. During the initial term of this Agreement, the "Total Cost" of providing all services described in paragraphs 2-6 of this Article VII shall be the total of: **$1.41** (the "TY 2025 Per Parcel Rate") multiplied by **CITY/TOWN's** Prior TY Parcel Count, provided that, if the TY 2025 Per Parcel Rate of $1.41 multiplied by the Prior TY Parcel Count equals less than $200.00 , then the "Total Cost" of providing all services described in paragraphs 2-6 shall be a flat amount of $200.00.

11. During the first and second renewal terms of this agreement, and provided that **COUNTY** has provided **CITY/TOWN** with notice of the Per Parcel Rate as described in paragraph 1 of this Article VII, the "Total Cost" of providing all services described in paragraphs 2-6 of this Article VII shall be the total of: The Per Parcel Rate

approved by Commissioners Court for the applicable tax year (the TY 2026 Per Parcel Rate and the TY 2027 Per Parcel Collection Rate, respectively) multiplied by the **CITY's/TOWN's** then Prior TY Parcel Count, provided that, if the applicable Per Parcel Rate multiplied by the applicable Prior TY Parcel Count equals less than $200.00, then the Total Cost of providing all services described in paragraphs 2-6 shall be a flat fee of $200. In the event **COUNTY** does not provide **CITY/TOWN** with notice of the per parcel rate as described in paragraph 1 of this Article VII, the per parcel rate charged during the preceding term will apply.

12. In the event costs for additional delayed assessments statements, processing and mailing are incurred as described in Section 1, **COUNTY** shall bill **CITY/TOWN** for such amounts. **CITY/TOWN** shall pay **COUNTY** all such billed amounts within 30 days of its receipt of said bill.

VIII.

COUNTY agrees to remit all assessments, penalties, and interest collected on **CITY/TOWN's** behalf and to deposit such funds into the **CITY/TOWN's** depositories, as designated:

1. For deposits of assessments, penalties, and interest, payment shall be by wire transfer or ACH to **CITY/TOWN's** depository accounts only as applicable, specific on the Direct Deposit Authorization executed between the **CITY/TOWN** and **COUNTY.** Only in the event of failure of electronic transfer protocol will a check for deposits of assessments, penalty and interest be sent by mail to **CITY/TOWN**.

2. In anticipation of renewal of this Agreement, **COUNTY** further agrees that deposits will be made daily through September 30th of the collection year. It is expressly understood, however, that this obligation of **COUNTY** shall not survive termination of this

Agreement, whether by termination by either party or by failure of the parties to renew this Agreement.

3. In event that **COUNTY** experiences shortage in collections as a result of an outstanding assessment debt of **CITY/TOWN**, the **CITY/TOWN** agrees a payment in the amount of shortage shall be made by check or ACH to **COUNTY** within 15 days after notification of such shortage. Failure to remit payment of shortage restricts release of collected assessments until such time as payment is remitted.

IX.

In the event of termination, the terminating party shall be obligated to make such payments as are required by this Agreement through the balance of the assessments year in which notice is given. **COUNTY** shall be obligated to provide services pursuant to this Agreement during such period.

X.

This Agreement represents the entire agreement between **CITY/TOWN** and **COUNTY** and supersedes all prior negotiations, representations, and/or agreements, either written or oral. This Agreement may be amended only by written instrument signed by the governing bodies of both **CITY/TOWN** and **COUNTY** or those authorized to sign on behalf of those governing bodies.

XI.

Any and all written notices required to be given under this Agreement shall be delivered

or mailed to the listed addresses:

COUNTY:

County Judge of Denton County
1 Courthouse Dr Ste 3100
Denton, Texas 76208
Telephone: 940-349-2820

CITY/TOWN:

AUBREY
City Secretary
107 S. Main St.
Aubrey, TX 76227

II.

CITY/TOWN hereby designates Michael English, Finance Dir to act on behalf of **CITY/TOWN**, and to serve as Liaison for **CITY/TOWN** to ensure the performance of all duties and obligations of **CITY/TOWN** as stated in this Agreement. **CITY/TOWN**'s designee shall devote sufficient time and attention to the execution of said duties on behalf of **CITY/TOWN** in full compliance with the terms and conditions of this Agreement; shall provide immediate and direct supervision of the **CITY/TOWN** employees, agents, contractors, subcontractors, and/or laborers, if any, in the furtherance of the purposes, terms and conditions of this Agreement for the mutual benefit of **CITY/TOWN** and **COUNTY.**

XIII.

In the event that any portion of this Agreement shall be found to be contrary to law, it is the intent of the parties that the remaining portions shall remain valid and in full force and effect to the extent possible.

XIV.

The undersigned officers and/or agents of the parties are the properly authorized officials and have the necessary authority to execute this agreement on behalf of the parties. Each party hereby certifies to the other that any resolutions necessary for this Agreement have been duly passed and are now in full force and effect.

Executed in triplicate originals this, _____ day of _____ 20____.

COUNTY

Denton County Texas
1 Courthouse Dr Ste 3100
Denton, Texas 76208

BY:_____
Honorable Andy Eads
County Judge

ATTEST:

BY:_____
Juli Luke
Denton County Clerk

CITY/TOWN

AUBREY

107 S. Main St.

Aubrey, TX 76227

BY:_____
Name: Chris Rich
Title: Mayor

ATTEST:

BY:_____
Name Jenny Hicks
Title City Secretary

APPROVED FORM AND CONTENT:

_____
Dawn Waye
Denton County
Tax Assessor/Collector

THE STATE OF TEXAS §

COUNTY OF DENTON §

INTERLOCAL COOPERATION AGREEMENT FOR PROPERTY ASSESSMENTS ASSESSMENT AND COLLECTION BETWEEN DENTON COUNTY, TEXAS AND

CITY/TOWN OF AUBREY **PUBLIC IMPROVEMENT DISTRICT**

INTERLOCAL COOPERATION AGREEMENT –ASSESSMENTS COLLECTION

THIS AGREEMENT is made and entered into by and between **DENTON COUNTY**, a political subdivision of the State of Texas, hereinafter referred to as "**COUNTY**," and AUBREY **,** Denton County, Texas**,** also a political subdivision of the State of Texas, hereinafter referred to as "**CITY/TOWN.**"

WHEREAS, COUNTY and **CITY/TOWN** mutually desire to be subject to the provisions of Texas Government Code, Chapter 791, the Interlocal Cooperation Act, and;

WHEREAS, pursuant to Chapter 372 of the Texas Local Government Code, Subchapter A, **CITY/TOWN** has created the PID33-WINN RIDGE SOUTH PID **PUBLIC IMPROVEMENT DISTRICT**, hereinafter referred to as **DISTRICT**, and has levied special assessments on properties within the boundaries of the **CITY/TOWN**, and

WHEREAS, pursuant to §372.0175 of the Texas Local Government Code**,** **CITY/TOWN** has the authority to contract with the **COUNTY** to perform the duties of **CITY/TOWN** relating to collection of special assessments levied by **DISTRICT** under Chapter 372, Subchapter A, and,

NOW THEREFORE, COUNTY and **CITY/TOWN,** for and in consideration of the mutual promises, covenants, and agreements herein contained, do agree as follows:

Throughout this Agreement, the term "Property Tax Code" means Title 1 of the Texas Tax Code. Throughout this Agreement, the term "tax year" means the calendar year in which the applicable tax lien attaches to the taxable property. The term "collection year" refers to the period commencing on October 1st of the applicable tax year and continuing through the end of the applicable term (September 30th of the following year), in which collection and billing services are to be performed under this Agreement.

I.

The effective date of this Agreement shall be October 1, 2025. The initial term of this Agreement shall be for a period of one year beginning of the effective date and ending September 30, 2026. The initial term of this Agreement is for tax year 2025 property tax rate calculation, billing and collection services. Following the initial term, this Agreement shall automatically renew for subsequent one-year terms, unless written notice of termination is provided by **COUNTY** or **CITY/TOWN** no later than one hundred-eighty (180) days prior to the expiration date of the then-current term of the Agreement. If said notice is provided, this Agreement shall terminate at the end of the then- current term. Each renewal term shall be for property tax rate calculation, billing and collection services for the applicable tax year (the first

renewal term will be for tax year 2026, the second renewal terms for tax year 2027, etc.).

II.

For the purposes and consideration herein stated and contemplated, **COUNTY** shall provide the following necessary and appropriate services for **CITY/TOWN** to the maximum extent authorized by this Agreement, without regard to race, sex, religion, color, age, disability, or national origin:

1. **COUNTY**, by and through its duly qualified Tax Assessor-Collector, shall collect **DISTRICT** assessments for current tax year. **CITY/TOWN** does hereby expressly authorize **COUNTY** and **COUNTY** agrees to do and perform for **CITY/TOWN** all acts necessary and proper to collect said **DISTRICT** assessments**. COUNTY** agrees to collect base assessments, penalties, interest, and attorney's fees.

2. **COUNTY** agrees to prepare and mail all assessment statements (included on the tax statement for each parcel, provide daily, monthly and annual collection reports to **CITY/TOWN,** maintain both current and delinquent assessment rolls, disburse assessment monies to **CITY/TOWN** daily (business day) based on prior day assessment postings, and to develop and maintain such other records and forms as are necessary or required by State law, rules or regulations to **CITY/TOWN**. If daily disbursal is to be delayed, **COUNTY** will notify **CITY/TOWN** in the secured web entity folder the reason for the delay.

3. If **COUNTY** determines, based on **DISTRICT** assessment roll, that a person erred in paying a **DISTRICT** assessment by making a duplicate or erroneous payment **COUNTY** agrees to refund the payment to the person who erred in making it from current **DISTRICT** assessment collections. **COUNTY** agrees that such refund will be made as soon as practicable after **COUNTY** discovers the erroneous payment. The refund shall be accompanied by a description of the property subject to the assessment sufficient to identify

the property. If the property is assigned an account number, **COUNTY** shall include that number.

4. If **COUNTY** determines, based on **DISTRICT** assessment roll, that there has been an overpayment of a **DISTRICT** assessment, **COUNTY** shall send the owner a refund application. Upon owner's return of the accurate and fully completed refund application, **COUNTY** will issue, from current **DISTRICT** assessment collections, a refund of the overpayment.

5. **COUNTY** agrees to develop and maintain written policies and procedures of its operation. **COUNTY** further agrees to make available full information about the operation of the County Tax Office to **CITY/TOWN**, and to promptly furnish written reports to keep **CITY/TOWN** informed of all financial information affecting it.

6. **CITY/TOWN** agrees to promptly deliver to **COUNTY** all records that it has accumulated and developed in the assessment and collection of assessments, and to cooperate in furnishing or locating any other information and records needed by **COUNTY** to perform its duties under the terms and conditions of this Agreement.

7. **COUNTY** agrees to allow an audit of the assessment collection records of **CITY/TOWN** in **COUNTY'S** possession during normal working hours with at least 72 hours advance, written notice to **COUNTY**. The expense of any and all such audits shall be paid by **CITY/TOWN**. A copy of any and all such audits shall be furnished to **COUNTY.**

8. **COUNTY** agrees that it will post a notice on its website, as a reminder that delinquent assessment penalties will apply to all assessments that are not paid by January 31st of the collection year**.**

9. **COUNTY** agrees that it will post to a secure website collection reports for **CITY/TOWN** listing current assessments, delinquent assessments, and penalties and interest on a daily basis through September 30th of the collection year. **COUNTY** will provide monthly collection reports; provide monthly recap reports; and provide monthly attorney fee collection reports.

10. **CITY/TOWN** retains its right to select its own delinquent collection attorney and **COUNTY** agrees to reasonably cooperate with the attorney selected by **CITY/TOWN** in the collection of delinquent assessments and related activities.

11. **CITY/TOWN** will provide **COUNTY** with notice of any change in collection attorney at least 7 days before the effective date of the new collection attorney contract.

12. For assessments that become delinquent on February 1st of the tax year**,** **COUNTY**, in its sole discretion, may mail a reminder notice to the owner of each parcel having delinquent assessments.

III.

COUNTY hereby designates the Denton County Tax Assessor/ Collector to act on behalf of the County Tax Office and to serve as Liaison for **COUNTY** with **CITY/TOWN.** The County Tax Assessor/Collector, and/or his/her designated substitute, shall ensure the performance of all duties and obligations of **COUNTY**; shall devote sufficient time and attention to the execution of said duties on behalf of **COUNTY** in full compliance with the terms and conditions of this Agreement; and shall provide immediate and direct supervision of the County Tax Office employees, agents, contractors, subcontractors, and/or laborers, if any, in the furtherance of the purposes, terms and conditions of this

Agreement for the mutual benefit of **COUNTY** and **CITY/TOWN.** This Agreement is subject to and the parties herein shall comply with all applicable provisions of the Texas Property Tax Code and all other applicable Texas statutes.

IV.

COUNTY accepts responsibility for the acts, negligence, and/or omissions related to property assessments service of all **COUNTY** employees and agents, sub-contractors and/or contract laborers, and for those actions of other persons doing work under a contract or agreement with **COUNTY** to the extent allowed by law.

It is understood and agreed between **COUNTY** and **CITY/TOWN** that the **CITY/TOWN**, in performing its obligations hereunder, is acting independently, and the **COUNTY** assumes no responsibility or liabilities in connection therewith to third parties. It is further understood and agreed between **COUNTY** and **CITY/TOWN** that the **COUNTY**, in performing its obligations hereunder, is acting independently, and the **CITY/TOWN** assumes no responsibilities in connection therewith to third parties. Nothing in this **AGREEMENT** is intended to benefit any third party beneficiary.

CITY/TOWN agrees that it will protect, defend, indemnify, and hold harmless **COUNTY** and all of its officers, agents, and employees from and against all claims, demands, causes of action, damages, judgments, losses and expenses, including attorney's fees, of whatsoever nature, character, or description that any person or entity has or may have arising from or on account of any injuries or damages received or sustained by person, persons, or property, on account of or arising out of, or in connection with the performance of the services, including without limiting the generality of the foregoing, any negligent act or omission of the **CITY/TOWN** or any employee, officer, agent, subcontractor, servant, invitee, or assignee of

the **CITY/TOWN** in the execution or performance of this **AGREEMENT**. This provision shall survive the termination of this **AGREEMENT**.

V.

CITY/TOWN accepts responsibility for the acts, negligence, and/or omissions of all **CITY/TOWN** employees and agents, sub-contractors and/or contract laborers, and for those of all other persons doing work under a contract or agreement with **CITY/TOWN** to the extent allowed by law**.**

VI.

CITY/TOWN understands and agrees that **CITY/TOWN,** its employees, servants, agents, and representatives shall at no time represent themselves to be employees, servants, agents, and/or representatives of **COUNTY. COUNTY** understands and agrees that **COUNTY**, its employees, servants, agents, and representatives shall at no time represent themselves to be employees, servants, agents, and/or representatives of **CITY/TOWN.**

VII.

In this Article VII, the term "Prior TY Parcel Count" means the total number of parcels listed on **CITY's/TOWN**'s preceding tax year PID Assessment Roll on September 30th of the tax year. For the services rendered during the assessment year, **CITY/TOWN** agrees to pay **COUNTY** for the receipting, bookkeeping, issuing, and mailing of assessment statements as follows:

1. The County Budget Office establishes collection rates annually based on a survey of actual annual costs incurred by the County in performing assessments collection services. The collection rate for each tax year, referred to in this Article VII as the "Per Parcel Rate," is approved by County Commissioners' Court, and all entities are assessed the same per parcel collection rate, except that, if that Per Parcel Rate multiplied by the

entity's Prior TY Parcel Count equals less than $200, the entity will be assessed a flat fee of $200. Following approval of the Per Parcel Rate for each assessments year, **COUNTY** will, at least sixty (60) days prior to the expiration date of the then-current term of this Agreement, provide **CITY/TOWN** with written notice of that rate.

2. The current assessment statements will be mailed by October 10th of the assessments year or as soon thereafter as practical. If **CITY/TOWN** does not provide **COUNTY** with the fixed lien assessment levied and the assessment roll by **CITY/TOWN's** governing body under Local Government Code Section 372.017 on or before September 10th, **COUNTY** may, in addition to the costs set forth in paragraph 10 (initial term costs) or paragraph 11 (renewal term costs) of this Article VII, whichever is applicable, charge **CITY/TOWN** a $5,000 late processing fee. The assessment roll is to be accompanied by the resolution passed by the governing body for the current assessment year. All assessments

become due on receipt of the assessment/tax statement each year. The **DISTRICT** assessment shall be entered in to the **COUNTY** records as a fixed lien and applied to the properties assessed by the **DISTRICT** as reflected on the **APPRAISAL DISTRICT** records submitted to **COUNTY**. An additional notice will be sent during the month of March following the initial mailing provided that **CITY/TOWN** has requested such a notice on or before February 28th of the collection year.

3. All unpaid assessments become delinquent on February 1st of the year following the assessment year. Penalty and interest fees accrue at the same rate and time schedule as the same year's ad valorem property tax. (Property Tax Code, Section 31.02(a) and 33.01(a))**.**

4. Delinquent assessment collection attorneys become involved at the same

times as do the delinquent ad valorem property tax attorneys. (Property Tax Code, Sections 6.30, 33.07, 33.08, 33.11, and 33.48).

5. At least 30 days, but no more than 60 days prior to April 1st of the collection year and following the initial mailing, a delinquent assessments statement meeting the requirements of Section 33.11 of the Property Tax Code will be mailed to the owner of each parcel having delinquent assessments.

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7. For accounts that become delinquent on or after June 1st of the collection year, **COUNTY** shall mail a delinquent assessments statement meeting the requirements of Section 33.08 of the Property Tax Code to the owner of each parcel having delinquent assessments.

8. In the event **DISTRICT** levies a supplemental corrected assessment by order of its governing body after the assessment statements have already been mailed, **CITY/ TOWN** shall provide **COUNTY** with an updated assessment roll identifying the corrected assessments levied by **DISTRICT'S** governing body under Local Government Code Section 372.017, as corrected by any supplemental assessments levied by its governing body under Section 372.019. **CITY/TOWN** agrees to pay **COUNTY** a programming charge of $5,000.00. **COUNTY** will mail corrected statements to the owner of each affected parcel. The **DISTRICT** assessment shall be entered into the **COUNTY** records as a fixed lien and applied to the properties assessed by the **DISTRICT** as reflected on the Appraisal District records submitted to **COUNTY. The corrected assessment is to be accompanied by the resolution passed by the governing**

body for the assessment year. The fee for the services performed by **COUNTY** under this paragraph 8 will be the Per Parcel Rate approved by Commissioners Court for the applicable tax year multiplied by the **CITY's/TOWN's** then Prior TY Parcel Count, provided that, if the applicable Per Parcel Rate multiplied by the applicable Prior TY Parcel Count equals less than $200.00, then the Total Cost of providing all services described in paragraphs 2-6 shall be a flat fee of $200. When a refund is required per Property Tax Code Section 26.07(g), **COUNTY** will charge a $1.00 processing fee per check, in addition to the corrected statement mailing costs. Issuance of refunds, in the event of a corrected assessment roll, will be the responsibility of **COUNTY**. **CITY/TOWN** will be billed for the refunds, postage and processing fees.

9. **CITY/TOWN** understands and agrees that **COUNTY** will, no later than January 31st of the assessment year, deduct from current collections of **CITY/TOWN** the "Total Cost" of providing all services described in Sections 1-5 above. This "Total Cost" includes any such services that have not yet been performed at the time of deduction.

10. During the initial term of this Agreement, the "Total Cost" of providing all services described in paragraphs 2-6 of this Article VII shall be the total of: **$1.41** (the "TY 2025 Per Parcel Rate") multiplied by **CITY/TOWN's** Prior TY Parcel Count, provided that, if the TY 2025 Per Parcel Rate of $1.41 multiplied by the Prior TY Parcel Count equals less than $200.00 , then the "Total Cost" of providing all services described in paragraphs 2-6 shall be a flat amount of $200.00.

11. During the first and second renewal terms of this agreement, and provided that **COUNTY** has provided **CITY/TOWN** with notice of the Per Parcel Rate as described in paragraph 1 of this Article VII, the "Total Cost" of providing all services described in paragraphs 2-6 of this Article VII shall be the total of: The Per Parcel Rate

approved by Commissioners Court for the applicable tax year (the TY 2026 Per Parcel Rate and the TY 2027 Per Parcel Collection Rate, respectively) multiplied by the **CITY's/TOWN's** then Prior TY Parcel Count, provided that, if the applicable Per Parcel Rate multiplied by the applicable Prior TY Parcel Count equals less than $200.00, then the Total Cost of providing all services described in paragraphs 2-6 shall be a flat fee of $200. In the event **COUNTY** does not provide **CITY/TOWN** with notice of the per parcel rate as described in paragraph 1 of this Article VII, the per parcel rate charged during the preceding term will apply.

12. In the event costs for additional delayed assessments statements, processing and mailing are incurred as described in Section 1, **COUNTY** shall bill **CITY/TOWN** for such amounts. **CITY/TOWN** shall pay **COUNTY** all such billed amounts within 30 days of its receipt of said bill.

VIII.

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1. For deposits of assessments, penalties, and interest, payment shall be by wire transfer or ACH to **CITY/TOWN's** depository accounts only as applicable, specific on the Direct Deposit Authorization executed between the **CITY/TOWN** and **COUNTY.** Only in the event of failure of electronic transfer protocol will a check for deposits of assessments, penalty and interest be sent by mail to **CITY/TOWN**.

2. In anticipation of renewal of this Agreement, **COUNTY** further agrees that deposits will be made daily through September 30th of the collection year. It is expressly understood, however, that this obligation of **COUNTY** shall not survive termination of this

Agreement, whether by termination by either party or by failure of the parties to renew this Agreement.

3. In event that **COUNTY** experiences shortage in collections as a result of an outstanding assessment debt of **CITY/TOWN**, the **CITY/TOWN** agrees a payment in the amount of shortage shall be made by check or ACH to **COUNTY** within 15 days after notification of such shortage. Failure to remit payment of shortage restricts release of collected assessments until such time as payment is remitted.

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X.

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or mailed to the listed addresses:

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County Judge of Denton County
1 Courthouse Dr Ste 3100
Denton, Texas 76208
Telephone: 940-349-2820

CITY/TOWN:

AUBREY
107 S. Main St.
Aubrey, TX 76227
Telephone: 940-440-9343

II.

CITY/TOWN hereby designates Michael English, Finance Dir to act on behalf of **CITY/TOWN**, and to serve as Liaison for **CITY/TOWN** to ensure the performance of all duties and obligations of **CITY/TOWN** as stated in this Agreement. **CITY/TOWN**'s designee shall devote sufficient time and attention to the execution of said duties on behalf of **CITY/TOWN** in full compliance with the terms and conditions of this Agreement; shall provide immediate and direct supervision of the **CITY/TOWN** employees, agents, contractors, subcontractors, and/or laborers, if any, in the furtherance of the purposes, terms and conditions of this Agreement for the mutual benefit of **CITY/TOWN** and **COUNTY.**

XIII.

In the event that any portion of this Agreement shall be found to be contrary to law, it is the intent of the parties that the remaining portions shall remain valid and in full force and effect to the extent possible.

XIV.

The undersigned officers and/or agents of the parties are the properly authorized officials and have the necessary authority to execute this agreement on behalf of the parties. Each party hereby certifies to the other that any resolutions necessary for this Agreement have been duly passed and are now in full force and effect.

Executed in triplicate originals this, _____ day of _____ 20____.

COUNTY

Denton County Texas
1 Courthouse Dr Ste 3100
Denton, Texas 76208

BY:_____
Honorable Andy Eads
County Judge

ATTEST:

BY:_____
Juli Luke
Denton County Clerk

CITY/TOWN

AUBREY

107 S. Main St.

Aubrey, TX 76227

BY:_____
Name: Chris Rich
Title: Mayor

ATTEST:

BY:_____
Name Jenny Hicks
Title City Secretary

APPROVED FORM AND CONTENT:

_____
Dawn Waye
Denton County
Tax Assessor/Collector

THE STATE OF TEXAS §

COUNTY OF DENTON §

INTERLOCAL COOPERATION AGREEMENT FOR PROPERTY ASSESSMENTS ASSESSMENT AND COLLECTION BETWEEN DENTON COUNTY, TEXAS AND

CITY/TOWN OF AUBREY **PUBLIC IMPROVEMENT DISTRICT**

INTERLOCAL COOPERATION AGREEMENT –ASSESSMENTS COLLECTION

THIS AGREEMENT is made and entered into by and between **DENTON COUNTY**, a political subdivision of the State of Texas, hereinafter referred to as "**COUNTY**," and AUBREY**,** Denton County, Texas**,** also a political subdivision of the State of Texas, hereinafter referred to as "**CITY/TOWN.**"

WHEREAS, COUNTY and **CITY/TOWN** mutually desire to be subject to the provisions of Texas Government Code, Chapter 791, the Interlocal Cooperation Act, and;

WHEREAS, pursuant to Chapter 372 of the Texas Local Government Code, Subchapter A, **CITY/TOWN** has created the PID72-AUBREY PID 1 **PUBLIC IMPROVEMENT DISTRICT**, hereinafter referred to as **DISTRICT**, and has levied special assessments on properties within the boundaries of the **CITY/TOWN**, and

WHEREAS, pursuant to §372.0175 of the Texas Local Government Code**,** **CITY/TOWN** has the authority to contract with the **COUNTY** to perform the duties of **CITY/TOWN** relating to collection of special assessments levied by **DISTRICT** under Chapter 372, Subchapter A, and,

NOW THEREFORE, COUNTY and **CITY/TOWN,** for and in consideration of the mutual promises, covenants, and agreements herein contained, do agree as follows:

Throughout this Agreement, the term "Property Tax Code" means Title 1 of the Texas Tax Code. Throughout this Agreement, the term "tax year" means the calendar year in which the applicable tax lien attaches to the taxable property. The term "collection year" refers to the period commencing on October 1st of the applicable tax year and continuing through the end of the applicable term (September 30th of the following year), in which collection and billing services are to be performed under this Agreement.

I.

The effective date of this Agreement shall be October 1, 2025. The initial term of this Agreement shall be for a period of one year beginning of the effective date and ending September 30, 2026. The initial term of this Agreement is for tax year 2025 property tax rate calculation, billing and collection services. Following the initial term, this Agreement shall automatically renew for subsequent one-year terms, unless written notice of termination is provided by **COUNTY** or **CITY/TOWN** no later than one hundred-eighty (180) days prior to the expiration date of the then-current term of the Agreement. If said notice is provided, this Agreement shall terminate at the end of the then- current term. Each renewal term shall be for property tax rate calculation, billing and collection services for the applicable tax year (the first

renewal term will be for tax year 2026, the second renewal terms for tax year 2027, etc.).

II.

For the purposes and consideration herein stated and contemplated, **COUNTY** shall provide the following necessary and appropriate services for **CITY/TOWN** to the maximum extent authorized by this Agreement, without regard to race, sex, religion, color, age, disability, or national origin:

1. **COUNTY**, by and through its duly qualified Tax Assessor-Collector, shall collect **DISTRICT** assessments for current tax year. **CITY/TOWN** does hereby expressly authorize **COUNTY** and **COUNTY** agrees to do and perform for **CITY/TOWN** all acts necessary and proper to collect said **DISTRICT** assessments**. COUNTY** agrees to collect base assessments, penalties, interest, and attorney's fees.

2. **COUNTY** agrees to prepare and mail all assessment statements (included on the tax statement for each parcel, provide daily, monthly and annual collection reports to **CITY/TOWN,** maintain both current and delinquent assessment rolls, disburse assessment monies to **CITY/TOWN** daily (business day) based on prior day assessment postings, and to develop and maintain such other records and forms as are necessary or required by State law, rules or regulations to **CITY/TOWN**. If daily disbursal is to be delayed, **COUNTY** will notify **CITY/TOWN** in the secured web entity folder the reason for the delay.

3. If **COUNTY** determines, based on **DISTRICT** assessment roll, that a person erred in paying a **DISTRICT** assessment by making a duplicate or erroneous payment **COUNTY** agrees to refund the payment to the person who erred in making it from current **DISTRICT** assessment collections. **COUNTY** agrees that such refund will be made as soon as practicable after **COUNTY** discovers the erroneous payment. The refund shall be accompanied by a description of the property subject to the assessment sufficient to identify

the property. If the property is assigned an account number, **COUNTY** shall include that number.

4. If **COUNTY** determines, based on **DISTRICT** assessment roll, that there has been an overpayment of a **DISTRICT** assessment, **COUNTY** shall send the owner a refund application. Upon owner's return of the accurate and fully completed refund application, **COUNTY** will issue, from current **DISTRICT** assessment collections, a refund of the overpayment.

5. **COUNTY** agrees to develop and maintain written policies and procedures of its operation. **COUNTY** further agrees to make available full information about the operation of the County Tax Office to **CITY/TOWN**, and to promptly furnish written reports to keep **CITY/TOWN** informed of all financial information affecting it.

6. **CITY/TOWN** agrees to promptly deliver to **COUNTY** all records that it has accumulated and developed in the assessment and collection of assessments, and to cooperate in furnishing or locating any other information and records needed by **COUNTY** to perform its duties under the terms and conditions of this Agreement.

7. **COUNTY** agrees to allow an audit of the assessment collection records of **CITY/TOWN** in **COUNTY'S** possession during normal working hours with at least 72 hours advance, written notice to **COUNTY**. The expense of any and all such audits shall be paid by **CITY/TOWN**. A copy of any and all such audits shall be furnished to **COUNTY.**

8. **COUNTY** agrees that it will post a notice on its website, as a reminder that delinquent assessment penalties will apply to all assessments that are not paid by January 31st of the collection year**.**

9. **COUNTY** agrees that it will post to a secure website collection reports for **CITY/TOWN** listing current assessments, delinquent assessments, and penalties and interest on a daily basis through September 30th of the collection year. **COUNTY** will provide monthly collection reports; provide monthly recap reports; and provide monthly attorney fee collection reports.

10. **CITY/TOWN** retains its right to select its own delinquent collection attorney and **COUNTY** agrees to reasonably cooperate with the attorney selected by **CITY/TOWN** in the collection of delinquent assessments and related activities.

11. **CITY/TOWN** will provide **COUNTY** with notice of any change in collection attorney at least 7 days before the effective date of the new collection attorney contract.

12. For assessments that become delinquent on February 1st of the tax year**,** **COUNTY**, in its sole discretion, may mail a reminder notice to the owner of each parcel having delinquent assessments.

III.

COUNTY hereby designates the Denton County Tax Assessor/ Collector to act on behalf of the County Tax Office and to serve as Liaison for **COUNTY** with **CITY/TOWN.** The County Tax Assessor/Collector, and/or his/her designated substitute, shall ensure the performance of all duties and obligations of **COUNTY**; shall devote sufficient time and attention to the execution of said duties on behalf of **COUNTY** in full compliance with the terms and conditions of this Agreement; and shall provide immediate and direct supervision of the County Tax Office employees, agents, contractors, subcontractors, and/or laborers, if any, in the furtherance of the purposes, terms and conditions of this

Agreement for the mutual benefit of **COUNTY** and **CITY/TOWN.** This Agreement is subject to and the parties herein shall comply with all applicable provisions of the Texas Property Tax Code and all other applicable Texas statutes.

IV.

COUNTY accepts responsibility for the acts, negligence, and/or omissions related to property assessments service of all **COUNTY** employees and agents, sub-contractors and/or contract laborers, and for those actions of other persons doing work under a contract or agreement with **COUNTY** to the extent allowed by law.

It is understood and agreed between **COUNTY** and **CITY/TOWN** that the **CITY/TOWN**, in performing its obligations hereunder, is acting independently, and the **COUNTY** assumes no responsibility or liabilities in connection therewith to third parties. It is further understood and agreed between **COUNTY** and **CITY/TOWN** that the **COUNTY**, in performing its obligations hereunder, is acting independently, and the **CITY/TOWN** assumes no responsibilities in connection therewith to third parties. Nothing in this **AGREEMENT** is intended to benefit any third party beneficiary.

CITY/TOWN agrees that it will protect, defend, indemnify, and hold harmless **COUNTY** and all of its officers, agents, and employees from and against all claims, demands, causes of action, damages, judgments, losses and expenses, including attorney's fees, of whatsoever nature, character, or description that any person or entity has or may have arising from or on account of any injuries or damages received or sustained by person, persons, or property, on account of or arising out of, or in connection with the performance of the services, including without limiting the generality of the foregoing, any negligent act or omission of the **CITY/TOWN** or any employee, officer, agent, subcontractor, servant, invitee, or assignee of

the **CITY/TOWN** in the execution or performance of this **AGREEMENT**. This provision shall survive the termination of this **AGREEMENT**.

V.

CITY/TOWN accepts responsibility for the acts, negligence, and/or omissions of all **CITY/TOWN** employees and agents, sub-contractors and/or contract laborers, and for those of all other persons doing work under a contract or agreement with **CITY/TOWN** to the extent allowed by law**.**

VI.

CITY/TOWN understands and agrees that **CITY/TOWN,** its employees, servants, agents, and representatives shall at no time represent themselves to be employees, servants, agents, and/or representatives of **COUNTY. COUNTY** understands and agrees that **COUNTY**, its employees, servants, agents, and representatives shall at no time represent themselves to be employees, servants, agents, and/or representatives of **CITY/TOWN.**

VII.

In this Article VII, the term "Prior TY Parcel Count" means the total number of parcels listed on **CITY's/TOWN**'s preceding tax year PID Assessment Roll on September 30th of the tax year. For the services rendered during the assessment year, **CITY/TOWN** agrees to pay **COUNTY** for the receipting, bookkeeping, issuing, and mailing of assessment statements as follows:

1. The County Budget Office establishes collection rates annually based on a survey of actual annual costs incurred by the County in performing assessments collection services. The collection rate for each tax year, referred to in this Article VII as the "Per Parcel Rate," is approved by County Commissioners' Court, and all entities are assessed the same per parcel collection rate, except that, if that Per Parcel Rate multiplied by the

entity's Prior TY Parcel Count equals less than $200, the entity will be assessed a flat fee of $200. Following approval of the Per Parcel Rate for each assessments year, **COUNTY** will, at least sixty (60) days prior to the expiration date of the then-current term of this Agreement, provide **CITY/TOWN** with written notice of that rate.

2. The current assessment statements will be mailed by October 10th of the assessments year or as soon thereafter as practical. If **CITY/TOWN** does not provide **COUNTY** with the fixed lien assessment levied and the assessment roll by **CITY/TOWN's** governing body under Local Government Code Section 372.017 on or before September 10th, **COUNTY** may, in addition to the costs set forth in paragraph 10 (initial term costs) or paragraph 11 (renewal term costs) of this Article VII, whichever is applicable, charge **CITY/TOWN** a $5,000 late processing fee. The assessment roll is to be accompanied by the resolution passed by the governing body for the current assessment year. All assessments

become due on receipt of the assessment/tax statement each year. The **DISTRICT** assessment shall be entered in to the **COUNTY** records as a fixed lien and applied to the properties assessed by the **DISTRICT** as reflected on the **APPRAISAL DISTRICT** records submitted to **COUNTY**. An additional notice will be sent during the month of March following the initial mailing provided that **CITY/TOWN** has requested such a notice on or before February 28th of the collection year.

3. All unpaid assessments become delinquent on February 1st of the year following the assessment year. Penalty and interest fees accrue at the same rate and time schedule as the same year's ad valorem property tax. (Property Tax Code, Section 31.02(a) and 33.01(a))**.**

4. Delinquent assessment collection attorneys become involved at the same

times as do the delinquent ad valorem property tax attorneys. (Property Tax Code, Sections 6.30, 33.07, 33.08, 33.11, and 33.48).

5. At least 30 days, but no more than 60 days prior to April 1st of the collection year and following the initial mailing, a delinquent assessments statement meeting the requirements of Section 33.11 of the Property Tax Code will be mailed to the owner of each parcel having delinquent assessments.

6. At least 30 days, but no more than 60 days prior to July 1st of the collection year and following the initial mailing, a delinquent assessments statement meeting the requirements of Section 33.07 of the Property Tax Code will be mailed to the owner of each parcel having delinquent assessments.

7. For accounts that become delinquent on or after June 1st of the collection year, **COUNTY** shall mail a delinquent assessments statement meeting the requirements of Section 33.08 of the Property Tax Code to the owner of each parcel having delinquent assessments.

8. In the event **DISTRICT** levies a supplemental corrected assessment by order of its governing body after the assessment statements have already been mailed, **CITY/ TOWN** shall provide **COUNTY** with an updated assessment roll identifying the corrected assessments levied by **DISTRICT'S** governing body under Local Government Code Section 372.017, as corrected by any supplemental assessments levied by its governing body under Section 372.019. **CITY/TOWN** agrees to pay **COUNTY** a programming charge of $5,000.00. **COUNTY** will mail corrected statements to the owner of each affected parcel. The **DISTRICT** assessment shall be entered into the **COUNTY** records as a fixed lien and applied to the properties assessed by the **DISTRICT** as reflected on the Appraisal District records submitted to **COUNTY. The corrected assessment is to be accompanied by the resolution passed by the governing**

body for the assessment year. The fee for the services performed by **COUNTY** under this paragraph 8 will be the Per Parcel Rate approved by Commissioners Court for the applicable tax year multiplied by the **CITY's/TOWN's** then Prior TY Parcel Count, provided that, if the applicable Per Parcel Rate multiplied by the applicable Prior TY Parcel Count equals less than $200.00, then the Total Cost of providing all services described in paragraphs 2-6 shall be a flat fee of $200. When a refund is required per Property Tax Code Section 26.07(g), **COUNTY** will charge a $1.00 processing fee per check, in addition to the corrected statement mailing costs. Issuance of refunds, in the event of a corrected assessment roll, will be the responsibility of **COUNTY**. **CITY/TOWN** will be billed for the refunds, postage and processing fees.

9. **CITY/TOWN** understands and agrees that **COUNTY** will, no later than January 31st of the assessment year, deduct from current collections of **CITY/TOWN** the "Total Cost" of providing all services described in Sections 1-5 above. This "Total Cost" includes any such services that have not yet been performed at the time of deduction.

10. During the initial term of this Agreement, the "Total Cost" of providing all services described in paragraphs 2-6 of this Article VII shall be the total of: **$1.41** (the "TY 2025 Per Parcel Rate") multiplied by **CITY/TOWN's** Prior TY Parcel Count, provided that, if the TY 2025 Per Parcel Rate of $1.41 multiplied by the Prior TY Parcel Count equals less than $200.00 , then the "Total Cost" of providing all services described in paragraphs 2-6 shall be a flat amount of $200.00.

11. During the first and second renewal terms of this agreement, and provided that **COUNTY** has provided **CITY/TOWN** with notice of the Per Parcel Rate as described in paragraph 1 of this Article VII, the "Total Cost" of providing all services described in paragraphs 2-6 of this Article VII shall be the total of: The Per Parcel Rate

approved by Commissioners Court for the applicable tax year (the TY 2026 Per Parcel Rate and the TY 2027 Per Parcel Collection Rate, respectively) multiplied by the **CITY's/TOWN's** then Prior TY Parcel Count, provided that, if the applicable Per Parcel Rate multiplied by the applicable Prior TY Parcel Count equals less than $200.00, then the Total Cost of providing all services described in paragraphs 2-6 shall be a flat fee of $200. In the event **COUNTY** does not provide **CITY/TOWN** with notice of the per parcel rate as described in paragraph 1 of this Article VII, the per parcel rate charged during the preceding term will apply.

12. In the event costs for additional delayed assessments statements, processing and mailing are incurred as described in Section 1, **COUNTY** shall bill **CITY/TOWN** for such amounts. **CITY/TOWN** shall pay **COUNTY** all such billed amounts within 30 days of its receipt of said bill.

VIII.

COUNTY agrees to remit all assessments, penalties, and interest collected on **CITY/TOWN's** behalf and to deposit such funds into the **CITY/TOWN's** depositories, as designated:

1. For deposits of assessments, penalties, and interest, payment shall be by wire transfer or ACH to **CITY/TOWN's** depository accounts only as applicable, specific on the Direct Deposit Authorization executed between the **CITY/TOWN** and **COUNTY.** Only in the event of failure of electronic transfer protocol will a check for deposits of assessments, penalty and interest be sent by mail to **CITY/TOWN**.

2. In anticipation of renewal of this Agreement, **COUNTY** further agrees that deposits will be made daily through September 30th of the collection year. It is expressly understood, however, that this obligation of **COUNTY** shall not survive termination of this

Agreement, whether by termination by either party or by failure of the parties to renew this Agreement.

3. In event that **COUNTY** experiences shortage in collections as a result of an outstanding assessment debt of **CITY/TOWN**, the **CITY/TOWN** agrees a payment in the amount of shortage shall be made by check or ACH to **COUNTY** within 15 days after notification of such shortage. Failure to remit payment of shortage restricts release of collected assessments until such time as payment is remitted.

IX.

In the event of termination, the terminating party shall be obligated to make such payments as are required by this Agreement through the balance of the assessments year in which notice is given. **COUNTY** shall be obligated to provide services pursuant to this Agreement during such period.

X.

This Agreement represents the entire agreement between **CITY/TOWN** and **COUNTY** and supersedes all prior negotiations, representations, and/or agreements, either written or oral. This Agreement may be amended only by written instrument signed by the governing bodies of both **CITY/TOWN** and **COUNTY** or those authorized to sign on behalf of those governing bodies.

XI.

Any and all written notices required to be given under this Agreement shall be delivered

or mailed to the listed addresses:

COUNTY:

County Judge of Denton County
1 Courthouse Dr Ste 3100
Denton, Texas 76208
Telephone: 940-349-2820

CITY/TOWN:

AUBREY
107 S. Main St.
Aubrey, TX 76227
Telephone: 940-440-9343

II.

CITY/TOWN hereby designates Michael English, Finance Dir to act on behalf of **CITY/TOWN**, and to serve as Liaison for **CITY/TOWN** to ensure the performance of all duties and obligations of **CITY/TOWN** as stated in this Agreement. **CITY/TOWN**'s designee shall devote sufficient time and attention to the execution of said duties on behalf of **CITY/TOWN** in full compliance with the terms and conditions of this Agreement; shall provide immediate and direct supervision of the **CITY/TOWN** employees, agents, contractors, subcontractors, and/or laborers, if any, in the furtherance of the purposes, terms and conditions of this Agreement for the mutual benefit of **CITY/TOWN** and **COUNTY.**

XIII.

In the event that any portion of this Agreement shall be found to be contrary to law, it is the intent of the parties that the remaining portions shall remain valid and in full force and effect to the extent possible.

XIV.

The undersigned officers and/or agents of the parties are the properly authorized officials and have the necessary authority to execute this agreement on behalf of the parties. Each party hereby certifies to the other that any resolutions necessary for this Agreement have been duly passed and are now in full force and effect.

Executed in triplicate originals this, _____ day of _____ 20____.

COUNTY

Denton County Texas
1 Courthouse Dr Ste 3100
Denton, Texas 76208

BY:_____
Honorable Andy Eads
County Judge

ATTEST:

BY:_____
Juli Luke
Denton County Clerk

CITY/TOWN

AUBREY

107 S. Main St.

Aubrey, TX 76227

BY:_____
Name: Chris Rich
Title: Mayor

ATTEST:

BY:_____
Name Jenny Hicks
Title City Secretary

APPROVED FORM AND CONTENT:

_____
Dawn Waye
Denton County
Tax Assessor/Collector

THE STATE OF TEXAS §

COUNTY OF DENTON §

INTERLOCAL COOPERATION AGREEMENT FOR PROPERTY ASSESSMENTS ASSESSMENT AND COLLECTION BETWEEN DENTON COUNTY, TEXAS AND

CITY/TOWN OF AUBREY **PUBLIC IMPROVEMENT DISTRICT**

INTERLOCAL COOPERATION AGREEMENT –ASSESSMENTS COLLECTION

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WHEREAS, pursuant to Chapter 372 of the Texas Local Government Code, Subchapter A, **CITY/TOWN** has created the PID87-DUCK POINT PID **PUBLIC IMPROVEMENT DISTRICT**, hereinafter referred to as **DISTRICT**, and has levied special assessments on properties within the boundaries of the **CITY/TOWN**, and

WHEREAS, pursuant to §372.0175 of the Texas Local Government Code**,** **CITY/TOWN** has the authority to contract with the **COUNTY** to perform the duties of **CITY/TOWN** relating to collection of special assessments levied by **DISTRICT** under Chapter 372, Subchapter A, and,

NOW THEREFORE, COUNTY and **CITY/TOWN,** for and in consideration of the mutual promises, covenants, and agreements herein contained, do agree as follows:

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I.

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renewal term will be for tax year 2026, the second renewal terms for tax year 2027, etc.).

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1. **COUNTY**, by and through its duly qualified Tax Assessor-Collector, shall collect **DISTRICT** assessments for current tax year. **CITY/TOWN** does hereby expressly authorize **COUNTY** and **COUNTY** agrees to do and perform for **CITY/TOWN** all acts necessary and proper to collect said **DISTRICT** assessments**. COUNTY** agrees to collect base assessments, penalties, interest, and attorney's fees.

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the property. If the property is assigned an account number, **COUNTY** shall include that number.

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8. **COUNTY** agrees that it will post a notice on its website, as a reminder that delinquent assessment penalties will apply to all assessments that are not paid by January 31st of the collection year**.**

9. **COUNTY** agrees that it will post to a secure website collection reports for **CITY/TOWN** listing current assessments, delinquent assessments, and penalties and interest on a daily basis through September 30th of the collection year. **COUNTY** will provide monthly collection reports; provide monthly recap reports; and provide monthly attorney fee collection reports.

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Agreement for the mutual benefit of **COUNTY** and **CITY/TOWN.** This Agreement is subject to and the parties herein shall comply with all applicable provisions of the Texas Property Tax Code and all other applicable Texas statutes.

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It is understood and agreed between **COUNTY** and **CITY/TOWN** that the **CITY/TOWN**, in performing its obligations hereunder, is acting independently, and the **COUNTY** assumes no responsibility or liabilities in connection therewith to third parties. It is further understood and agreed between **COUNTY** and **CITY/TOWN** that the **COUNTY**, in performing its obligations hereunder, is acting independently, and the **CITY/TOWN** assumes no responsibilities in connection therewith to third parties. Nothing in this **AGREEMENT** is intended to benefit any third party beneficiary.

CITY/TOWN agrees that it will protect, defend, indemnify, and hold harmless **COUNTY** and all of its officers, agents, and employees from and against all claims, demands, causes of action, damages, judgments, losses and expenses, including attorney's fees, of whatsoever nature, character, or description that any person or entity has or may have arising from or on account of any injuries or damages received or sustained by person, persons, or property, on account of or arising out of, or in connection with the performance of the services, including without limiting the generality of the foregoing, any negligent act or omission of the **CITY/TOWN** or any employee, officer, agent, subcontractor, servant, invitee, or assignee of

the **CITY/TOWN** in the execution or performance of this **AGREEMENT**. This provision shall survive the termination of this **AGREEMENT**.

V.

CITY/TOWN accepts responsibility for the acts, negligence, and/or omissions of all **CITY/TOWN** employees and agents, sub-contractors and/or contract laborers, and for those of all other persons doing work under a contract or agreement with **CITY/TOWN** to the extent allowed by law**.**

VI.

CITY/TOWN understands and agrees that **CITY/TOWN,** its employees, servants, agents, and representatives shall at no time represent themselves to be employees, servants, agents, and/or representatives of **COUNTY. COUNTY** understands and agrees that **COUNTY**, its employees, servants, agents, and representatives shall at no time represent themselves to be employees, servants, agents, and/or representatives of **CITY/TOWN.**

VII.

In this Article VII, the term "Prior TY Parcel Count" means the total number of parcels listed on **CITY's/TOWN**'s preceding tax year PID Assessment Roll on September 30th of the tax year. For the services rendered during the assessment year, **CITY/TOWN** agrees to pay **COUNTY** for the receipting, bookkeeping, issuing, and mailing of assessment statements as follows:

1. The County Budget Office establishes collection rates annually based on a survey of actual annual costs incurred by the County in performing assessments collection services. The collection rate for each tax year, referred to in this Article VII as the "Per Parcel Rate," is approved by County Commissioners' Court, and all entities are assessed the same per parcel collection rate, except that, if that Per Parcel Rate multiplied by the

entity's Prior TY Parcel Count equals less than $200, the entity will be assessed a flat fee of $200. Following approval of the Per Parcel Rate for each assessments year, **COUNTY** will, at least sixty (60) days prior to the expiration date of the then-current term of this Agreement, provide **CITY/TOWN** with written notice of that rate.

2. The current assessment statements will be mailed by October 10th of the assessments year or as soon thereafter as practical. If **CITY/TOWN** does not provide **COUNTY** with the fixed lien assessment levied and the assessment roll by **CITY/TOWN's** governing body under Local Government Code Section 372.017 on or before September 10th, **COUNTY** may, in addition to the costs set forth in paragraph 10 (initial term costs) or paragraph 11 (renewal term costs) of this Article VII, whichever is applicable, charge **CITY/TOWN** a $5,000 late processing fee. The assessment roll is to be accompanied by the resolution passed by the governing body for the current assessment year. All assessments

become due on receipt of the assessment/tax statement each year. The **DISTRICT** assessment shall be entered in to the **COUNTY** records as a fixed lien and applied to the properties assessed by the **DISTRICT** as reflected on the **APPRAISAL DISTRICT** records submitted to **COUNTY**. An additional notice will be sent during the month of March following the initial mailing provided that **CITY/TOWN** has requested such a notice on or before February 28th of the collection year.

3. All unpaid assessments become delinquent on February 1st of the year following the assessment year. Penalty and interest fees accrue at the same rate and time schedule as the same year's ad valorem property tax. (Property Tax Code, Section 31.02(a) and 33.01(a))**.**

4. Delinquent assessment collection attorneys become involved at the same

times as do the delinquent ad valorem property tax attorneys. (Property Tax Code, Sections 6.30, 33.07, 33.08, 33.11, and 33.48).

5. At least 30 days, but no more than 60 days prior to April 1st of the collection year and following the initial mailing, a delinquent assessments statement meeting the requirements of Section 33.11 of the Property Tax Code will be mailed to the owner of each parcel having delinquent assessments.

6. At least 30 days, but no more than 60 days prior to July 1st of the collection year and following the initial mailing, a delinquent assessments statement meeting the requirements of Section 33.07 of the Property Tax Code will be mailed to the owner of each parcel having delinquent assessments.

7. For accounts that become delinquent on or after June 1st of the collection year, **COUNTY** shall mail a delinquent assessments statement meeting the requirements of Section 33.08 of the Property Tax Code to the owner of each parcel having delinquent assessments.

8. In the event **DISTRICT** levies a supplemental corrected assessment by order of its governing body after the assessment statements have already been mailed, **CITY/ TOWN** shall provide **COUNTY** with an updated assessment roll identifying the corrected assessments levied by **DISTRICT'S** governing body under Local Government Code Section 372.017, as corrected by any supplemental assessments levied by its governing body under Section 372.019. **CITY/TOWN** agrees to pay **COUNTY** a programming charge of $5,000.00. **COUNTY** will mail corrected statements to the owner of each affected parcel. The **DISTRICT** assessment shall be entered into the **COUNTY** records as a fixed lien and applied to the properties assessed by the **DISTRICT** as reflected on the Appraisal District records submitted to **COUNTY. The corrected assessment is to be accompanied by the resolution passed by the governing**

body for the assessment year. The fee for the services performed by **COUNTY** under this paragraph 8 will be the Per Parcel Rate approved by Commissioners Court for the applicable tax year multiplied by the **CITY's/TOWN's** then Prior TY Parcel Count, provided that, if the applicable Per Parcel Rate multiplied by the applicable Prior TY Parcel Count equals less than $200.00, then the Total Cost of providing all services described in paragraphs 2-6 shall be a flat fee of $200. When a refund is required per Property Tax Code Section 26.07(g), **COUNTY** will charge a $1.00 processing fee per check, in addition to the corrected statement mailing costs. Issuance of refunds, in the event of a corrected assessment roll, will be the responsibility of **COUNTY**. **CITY/TOWN** will be billed for the refunds, postage and processing fees.

9. **CITY/TOWN** understands and agrees that **COUNTY** will, no later than January 31st of the assessment year, deduct from current collections of **CITY/TOWN** the "Total Cost" of providing all services described in Sections 1-5 above. This "Total Cost" includes any such services that have not yet been performed at the time of deduction.

10. During the initial term of this Agreement, the "Total Cost" of providing all services described in paragraphs 2-6 of this Article VII shall be the total of: **$1.41** (the "TY 2025 Per Parcel Rate") multiplied by **CITY/TOWN's** Prior TY Parcel Count, provided that, if the TY 2025 Per Parcel Rate of $1.41 multiplied by the Prior TY Parcel Count equals less than $200.00 , then the "Total Cost" of providing all services described in paragraphs 2-6 shall be a flat amount of $200.00.

11. During the first and second renewal terms of this agreement, and provided that **COUNTY** has provided **CITY/TOWN** with notice of the Per Parcel Rate as described in paragraph 1 of this Article VII, the "Total Cost" of providing all services described in paragraphs 2-6 of this Article VII shall be the total of: The Per Parcel Rate

approved by Commissioners Court for the applicable tax year (the TY 2026 Per Parcel Rate and the TY 2027 Per Parcel Collection Rate, respectively) multiplied by the **CITY's/TOWN's** then Prior TY Parcel Count, provided that, if the applicable Per Parcel Rate multiplied by the applicable Prior TY Parcel Count equals less than $200.00, then the Total Cost of providing all services described in paragraphs 2-6 shall be a flat fee of $200. In the event **COUNTY** does not provide **CITY/TOWN** with notice of the per parcel rate as described in paragraph 1 of this Article VII, the per parcel rate charged during the preceding term will apply.

12. In the event costs for additional delayed assessments statements, processing and mailing are incurred as described in Section 1, **COUNTY** shall bill **CITY/TOWN** for such amounts. **CITY/TOWN** shall pay **COUNTY** all such billed amounts within 30 days of its receipt of said bill.

VIII.

COUNTY agrees to remit all assessments, penalties, and interest collected on **CITY/TOWN's** behalf and to deposit such funds into the **CITY/TOWN's** depositories, as designated:

1. For deposits of assessments, penalties, and interest, payment shall be by wire transfer or ACH to **CITY/TOWN's** depository accounts only as applicable, specific on the Direct Deposit Authorization executed between the **CITY/TOWN** and **COUNTY.** Only in the event of failure of electronic transfer protocol will a check for deposits of assessments, penalty and interest be sent by mail to **CITY/TOWN**.

2. In anticipation of renewal of this Agreement, **COUNTY** further agrees that deposits will be made daily through September 30th of the collection year. It is expressly understood, however, that this obligation of **COUNTY** shall not survive termination of this

Agreement, whether by termination by either party or by failure of the parties to renew this Agreement.

3. In event that **COUNTY** experiences shortage in collections as a result of an outstanding assessment debt of **CITY/TOWN**, the **CITY/TOWN** agrees a payment in the amount of shortage shall be made by check or ACH to **COUNTY** within 15 days after notification of such shortage. Failure to remit payment of shortage restricts release of collected assessments until such time as payment is remitted.

IX.

In the event of termination, the terminating party shall be obligated to make such payments as are required by this Agreement through the balance of the assessments year in which notice is given. **COUNTY** shall be obligated to provide services pursuant to this Agreement during such period.

X.

This Agreement represents the entire agreement between **CITY/TOWN** and **COUNTY** and supersedes all prior negotiations, representations, and/or agreements, either written or oral. This Agreement may be amended only by written instrument signed by the governing bodies of both **CITY/TOWN** and **COUNTY** or those authorized to sign on behalf of those governing bodies.

XI.

Any and all written notices required to be given under this Agreement shall be delivered

or mailed to the listed addresses:

COUNTY:

County Judge of Denton County
1 Courthouse Dr Ste 3100
Denton, Texas 76208
Telephone: 940-349-2820

CITY/TOWN:

AUBREY
107 S. Main St.
Aubrey, TX 76227
Telephone: 940-440-9343

II.

CITY/TOWN hereby designates Michael English, Finance Dir to act on behalf of **CITY/TOWN**, and to serve as Liaison for **CITY/TOWN** to ensure the performance of all duties and obligations of **CITY/TOWN** as stated in this Agreement. **CITY/TOWN**'s designee shall devote sufficient time and attention to the execution of said duties on behalf of **CITY/TOWN** in full compliance with the terms and conditions of this Agreement; shall provide immediate and direct supervision of the **CITY/TOWN** employees, agents, contractors, subcontractors, and/or laborers, if any, in the furtherance of the purposes, terms and conditions of this Agreement for the mutual benefit of **CITY/TOWN** and **COUNTY.**

XIII.

In the event that any portion of this Agreement shall be found to be contrary to law, it is the intent of the parties that the remaining portions shall remain valid and in full force and effect to the extent possible.

XIV.

The undersigned officers and/or agents of the parties are the properly authorized officials and have the necessary authority to execute this agreement on behalf of the parties. Each party hereby certifies to the other that any resolutions necessary for this Agreement have been duly passed and are now in full force and effect.

Executed in triplicate originals this, _____ day of _____ 20____.

COUNTY

Denton County Texas
1 Courthouse Dr Ste 3100
Denton, Texas 76208

BY:_____
Honorable Andy Eads
County Judge

ATTEST:

BY:_____
Juli Luke
Denton County Clerk

CITY/TOWN

AUBREY

107 S. Main St.

Aubrey, TX 76227

BY:_____
Name: Chris Rich
Title: Mayor

ATTEST:

BY:_____
Name Jenny Hicks
Title City Secretary

APPROVED FORM AND CONTENT:

_____
Dawn Waye
Denton County
Tax Assessor/Collector

City Council Meeting
Staff Report
May 22, 2025

Agenda Item
Approve a Resolution closing South Main Street on October 4, 2025 for the Annual Peanut Festival.

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

Summary
The closing of Main Street for the Annual Peanut Festival is needed for citizens' safety during the event. This resolution is required for the closure application submittal to TxDOT.

Financial Summary
NA

Staff Recommended Action
Approve

Staff Recommended Motion
I move to approve the Resolution closing Main Street.

City of Aubrey

Resolution Number 1002-25

Closing of Main Street for Peanut Festival

A RESOLUTION TEMPORARILY CLOSING MAIN STREET FOR ONE DAY ON OCTOBER 4, 2025 FOR THE ANNUAL PEANUT FESTIVAL.

WHEREAS, a request was received from the City of Aubrey Parks and Recreation Department to temporarily close Main Street on October 4, 2025 from 5:30 AM until 6:00 PM for the Annual Peanut Festival.

WHEREAS, the City Council voted to officially close Main Street from 5:30 AM until 6:00 PM on October 4, 2025 for the Annual Peanut Festival.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS: Main Street be temporarily closed from 5:30 AM until 6:00 PM on October 4, 2025, for the Annual Peanut Festival. The City of Aubrey Parks Department will coordinate with the Aubrey Police Chief, Fire Chief, and the Director of Public Works to provide adequate signage and instruction for closing the street.

This resolution shall be in full force and effect from and after its adoption.

PASSED AND APPROVED by the City Council of the City of Aubrey this 22nd day of May, 2025.

APPROVED:

_____
Chris Rich, Mayor

ATTEST:

_____
Jenny Hicks, City Secretary

City Council Meeting
Staff Report
May 22, 2025

Agenda Item
Approve a Resolution closing South Main Street on December 3, 2025 for the annual Holiday Tree Lighting.

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

Summary
During the Annual Holiday Tree Lighting it may be necessary to close Main Street for citizens' safety. This Resolution is required for the application to TxDOT when closing their roadway.

Financial Summary
NA

Staff Recommended Action
Approve

Staff Recommended Motion
I move to approve the Resolution closing Main Street for the Holiday Tree Lighting.

City of Aubrey

Resolution Number 1003-25

Closing of Main Street for Holiday Tree Lighting & Parade

A RESOLUTION TEMPORARILY CLOSING MAIN STREET FOR ONE HALF DAY ON DECEMBER 3, 2025 FOR THE HOLIDAY TREE LIGHTING.

WHEREAS, a request was received from the City of Aubrey Parks and Recreation Department to temporarily close Main Street on December 3, 2025 from 5:00 PM until 9:30 PM for the Holiday Tree Lighting; and

WHEREAS, the City Council voted to officially close Main Street from 5:00 PM until 9:30 PM on December 3, 2025 for the Holiday Tree Lighting and Parade.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS: Main Street will be temporarily closed from 5:00 PM until 9:30 PM on December 3, 2025, for the Holiday Tree Lighting and Parade. The City of Aubrey Parks Department will coordinate with the Aubrey Police Chief, Fire Chief, and the Director of Public Works to provide adequate signage and instruction for closing of the street.

This resolution shall be in full force and effect from and after its adoption.

PASSED AND APPROVED by the City Council of the City of Aubrey this 22nd day of May, 2025.

APPROVED:

_____
Chris Rich, Mayor

ATTEST:

_____
Jenny Hicks, City Secretary

City Council Meeting
Staff Report
May 22, 2025

Agenda Item
Approve Resolutions closing South Main Street on June 20, 2025 and July 19, 2025 for the annual Summer Music Series.

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

Summary
For citizens' safety, it may be necessary to close Main Street during the Summer Music Series Events. These Resolutions are required for the application to TxDOT when closing their roadway.

Financial Summary
NA

Staff Recommended Action
Approve

Staff Recommended Motion
I move to approve the Resolutions closing Main Street for the Summer Music Series.

City of Aubrey

Resolution Number 1004-25

Closing of Main Street for Summer Music Series

A RESOLUTION TEMPORARILY CLOSING MAIN STREET FOR ONE HALF DAY ON JUNE 20, 2025 FOR THE SUMMER MUSIC SERIES.

WHEREAS, a request was received from the City of Aubrey Parks and Recreation Department to temporarily close Main Street on June 20, 2025 from 5:00 PM until 9:30 PM for the Summer Music Series; and

WHEREAS, the City Council voted to officially close Main Street on June 20, 2025 from 5:00 PM until 9:30 PM for the Summer Music Series.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS: Main Street will be temporarily closed on June 20, 2025 from 5:00 PM until 9:30 PM for the Summer Music Series. The City of Aubrey Parks Department will coordinate with the Aubrey Police Chief, Fire Chief, and the Director of Public Works to provide adequate signage and instruction for closing of the street.

This resolution shall be in full force and effect from and after its adoption.

PASSED AND APPROVED by the City Council of the City of Aubrey this 22nd day of May, 2025.

APPROVED:

_____
Chris Rich, Mayor

ATTEST:

_____
Jenny Hicks, City Secretary

City of Aubrey

Resolution Number 1005-25

Closing of Main Street for Summer Music Series

A RESOLUTION TEMPORARILY CLOSING MAIN STREET FOR ONE HALF DAY ON JULY 19, 2025 FOR THE SUMMER MUSIC SERIES.

WHEREAS, a request was received from the City of Aubrey Parks and Recreation Department to temporarily close Main Street on July 19, 2025 from 5:00 PM until 9:30 PM for the Summer Music Series; and

WHEREAS, the City Council voted to officially close Main Street on July 19, 2025 from 5:00 PM until 9:30 PM for the Summer Music Series.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS: Main Street will be temporarily closed on July 19, 2025 from 5:00 PM until 9:30 PM for the Summer Music Series. The City of Aubrey Parks Department will coordinate with the Aubrey Police Chief, Fire Chief, and the Director of Public Works to provide adequate signage and instruction for closing of the street.

This resolution shall be in full force and effect from and after its adoption.

PASSED AND APPROVED by the City Council of the City of Aubrey this 22nd day of May, 2025.

APPROVED:

_____
Chris Rich, Mayor

ATTEST:

_____
Jenny Hicks, City Secretary

City Council Meeting
Staff Report
May 22, 2025

Agenda Item
Hold a public hearing, consider and act on an Ordinance approving a Specific Use Permit to allow alcoholic beverage sales for a Wine and Beer Retailer's Off-Premise Permit (BQ) for the property described as approximately 1.865 acres of land in the Francisco Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County, Texas, and located within the boundaries of Planned Development District - Shopping Center District (PD-SC) and approving a variance to the distance requirements for the location of the use. The property is generally located at the northeast corner of US Hwy. 377 and Spring Hill Road/ FM 428 known as Chaparral Center. (Vaquero Ventures/7 Eleven)

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

Summary
The applicant, Vaquero Ventures, has submitted a Specific Use Permit (SUP) application for a Wine and Beer Retailer's Off-Premise Permit (BQ) for the property at the northeast corner of US Hwy. 377 and Spring Hill Road/ FM 428 known as Chaparral Center for 7-Eleven as the licensee/operator.

The property is currently zoned PD-SC Planned Development District (Ordinance No. 808-23) for Shopping Center uses and regulations. The Specific Use Permit (SUP) process is required for alcohol sales in this District. The TABC applicant will apply for a Wine and Beer Retailer's Off-Premise Permit (BQ) if the SUP is approved.

The Criteria for Approval, Denial, and Additional Conditions for approving an SUP are included as an attachment to this agenda item. The Criteria requires the Police Chief to review the application related adequate number of qualified employees for security purposes. The Police Chief has reviewed the application and does not have any concerns.

The Texas Alcoholic Beverage Code (Section 109.33) grants authority to counties and cities to adopt local ordinances for alcoholic beverage sales within 300 feet of a church, school, daycare, and public hospitals. The City's alcohol sales regulations do not generally allow alcoholic beverage sales within 300 feet of a public school, private school, or public hospital, measured from property line to property line. Aubrey High School is across the street from the proposed Vaquero/7-Eleven site.

However, the Zoning Ordinance allows for an Exception to the Distance Requirements "…if the City Council determines that enforcement of the distance requirements in a particular instance is not in the best interest of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the City Council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines that a variance is in the best interest of the community." Aubrey Independent School District has submitted a letter of no objection to the sale of beer and wine at the proposed location and it is included as an Attachment to this report.

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, one letter of no objection and one letter in opposition to the SUP application had been received.

RECOMMENDATION:
Staff recommends approval of the SUP if City Council grants the variance for distance requirements.

PLANNING & ZONING COMMISSION RECOMMENDATION:
The Planning & Zoning Commission recommended (5-1) the SUP item for City Council approval at their May 8, 2025 meeting.

ACTION OPTIONS:
The City Council may:

1. Approve the SUP for alcoholic beverage sales for a Wine and Beer Retailer's Off-Premise Permit (BQ) with the variance to the distance requirement;
2. Approve the SUP for alcoholic beverage sales for a Wine and Beer Retailer's Off-Premise Permit (BQ) with the variance to distance requirement with conditions; or
3. Deny the SUP for alcoholic beverage sales.

Attachments:

1. Location/Notification Map
2. Site Plan
3. City of Aubrey Criteria for Alcoholic Beverage Sale SUP Requirements
4. Letters in Opposition/No Objection to the SUP application for alcoholic beverage sales
5. SUP Ordinance

Financial Summary

Staff Recommended Action
Approve with Conditions

Staff Recommended Motion
Motion to approve the SUP ordinance with the variance for the distance requirement.

7-ELEVEN SUP NOTIFICATION MAP

AUBREY, TX

N

0 25 50 100 Feet

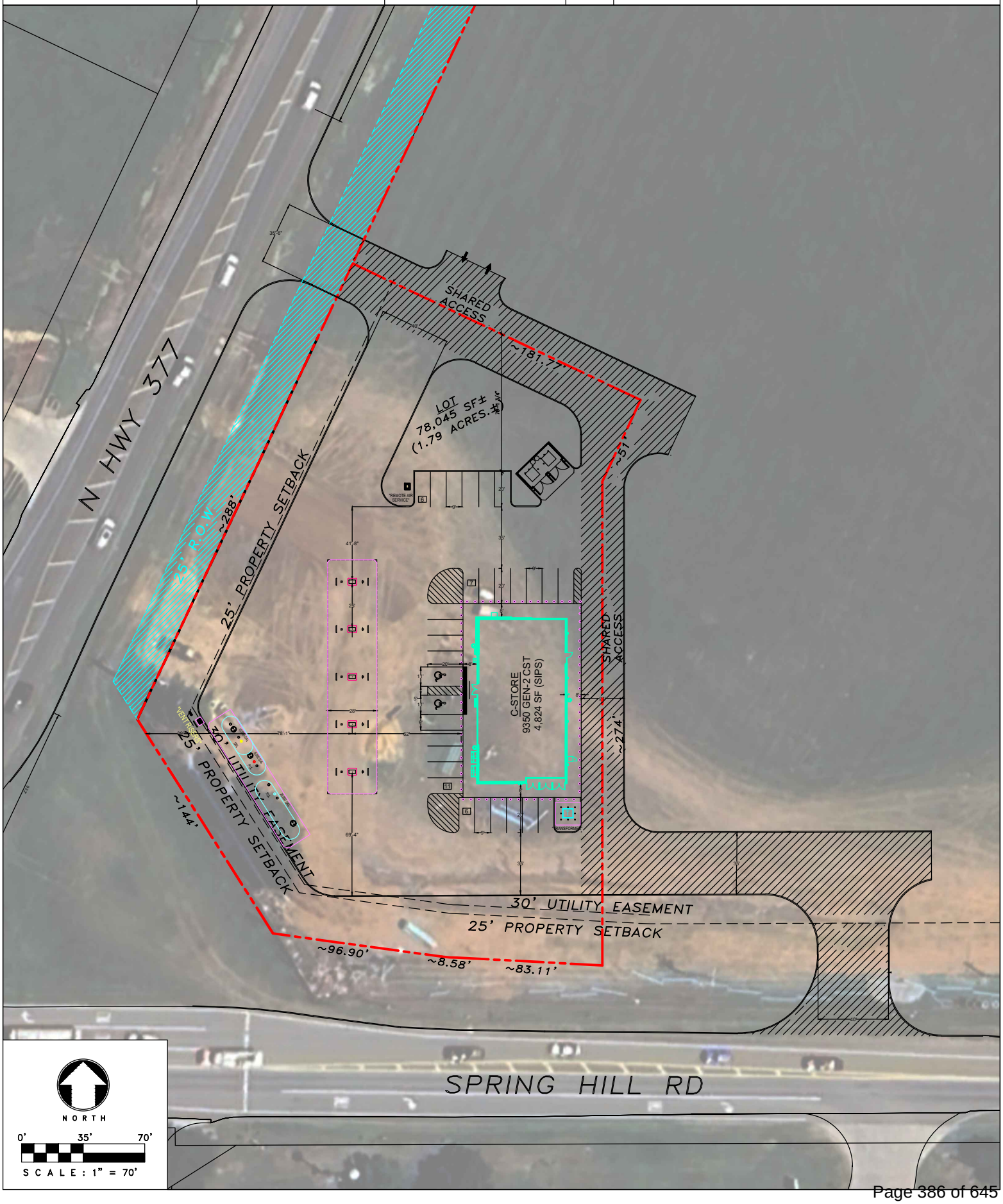


PRELIMINARY SITE PLAN

US 377 & SPRINGHILL RD.
AUBREY, TX - 76277

PROTOTYPE:	C-STORE	DEVELOPER		DESIGNER		DATE
BLDG/SALES SF:	4,853 SF	COMPANY:	VAQUERO VENTURES	COMPANY:	VAQUERO VENTURES	02/25/25
ACREAGE:	(+/-) 1.79 ACRES	NAME:	W.A. LANDRETH	NAME:	DOUGLAS D. OBI	
PARKING PROVIDED:	30 SPACES	PHONE #:	N/A	PHONE #:	N/A	

NOTES:
1. THIS PRELIMINARY SITE PLAN IS FOR PLANNING PURPOSES ONLY.
2. THIS PRELIMINARY SITE PLAN MUST BE REVIEWED BY ALL GOVERNING JURISDICTIONS FOR COMPLIANCE.
3. ALL EXISTING CONDITIONS MUST BE VERIFIED.
4. ALL MEASUREMENTS ARE ESTIMATED.



CITY OF AUBREY

Criteria for Alcoholic Beverage Sales SUP

The SUP for alcoholic beverage sales Criteria for Approval requires the following list of requirements:

- Traffic/Congestion: The proposed location is an existing retail shopping center.
- TABC Compliance: Applicant has submitted the TABC application.
- Type of Establishment: A restaurant with over fifty-five percent (55%) of sales from food.
- Security: The owner/operator shall provide adequate number of employees for security and consult with Police Chief/Director for determination of number of qualified employees to meet obligation.
- Parking: The proposed location is an existing retail shopping center with adequate parking.
- Environmental Requirements: The owner/operator shall comply with nuisance ordinances.
- Expiration: Unless specified as a condition of approval by the City Council for an SUP, a Specific Use Permit issued for any alcoholic beverage sales under this section shall automatically expire upon a change in use of the property, change of ownership to the property and/or business, change in tenant of the lease space, upon the revocation, termination, or expiration of the certificate of occupancy, and/or ceases to be operated at the permitted location for a minimum period of six (6) continuous months, or as otherwise provided for the revocation of SUPs, as outlined in the Zoning Ordinance, as amended.
- Compliance with Subdivision Ordinance: The site is a developed/platted property.
- Restaurant Proximity: The proposed location is not within 300 feet (measured in a direct line from property boundaries) of a public school, private school, church, day-care center, child-care facility, or public hospital.

The SUP for alcoholic beverage sales Criteria for Denial are as follows:

- The City Council may deny an SUP if it affirmatively determines that the issuance of such SUP:
- Is incompatible with the surrounding uses or property; or
- Is detrimental or offensive to the neighborhood or contrary to the health, safety, and general welfare of the city and its inhabitants; or
- Is found to be in noncompliance with any city ordinances, including without limitation failure to comply with any one or more of the provisions of this Section.

Additional Conditions:

The City Council may attach additional development conditions, or grant specific waivers to applicable code requirements, to the Specific Use Permit application that the Council, in its discretion, determines are appropriate for buffering, safety, security, and compatibility for and to adjacent properties.

Aubrey Independent School District
415 Tisdell Lane
Aubrey, TX 76227
940-668-0060

January 24, 2025

Brad White, Acquisitions and Development Manager
Vaquero Ventures
2627 Tillar St., Ste. 111
Fort Worth, Texas 76107

Dear Mr. White,

I am writing to confirm that Aubrey Independent School District has no objection to the sale of beer and wine at the corner of Tim Baker's overall development at 377 & Spring Hill Road near Aubrey High School, provided all necessary regulations and guidelines set by the city and state are adhered to. The school board recently approved me taking necessary action to approve the sale of alcohol near school property.

You will need to apply for a Special Use Permit (SUP) and seek a variance from the city council due to the proximity to Aubrey High School. Our district understands that these requests will be reviewed and approved at the city's discretion. We trust that all relevant factors will be considered to ensure compliance and community safety.

This approval is consistent with our previous considerations and reflects our confidence in the city council's ability to manage these matters appropriately.

If you have any further questions or require additional information, please do not hesitate to contact me directly at 940-668-0060 or ssaylor@aubreyisd.net.

Sincerely,

Dr. Shannon Saylor, Superintendent
Aubrey Independent School District

AUBREY
TEXAS

Notice of Public Hearings

Notice is hereby provided that the Planning & Zoning Commission will hold a public hearing on **Thursday, May 8, 2025**, at 6:00 pm, at the Aubrey City Council Chambers located at 226 Countryside Drive, Aubrey, TX, to consider and make a recommendation to the Aubrey City Council on the item listed below, and on **Thursday, May 22, 2025**, at 6:00 pm, at the Aubrey City Council will hold a public hearing at Aubrey City Council Chambers, 226 Countryside Dr, Aubrey TX 76227, to consider and possibly act on an Ordinance regarding the item listed below.

A proposed amendment to Exhibit 14A, "Zoning Ordinance," in Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas, and the official Zoning Map of the City as requested in an application for a change in zoning on property zoned as Planned Development District (PD), Ordinance No. 808-23, to provide for the addition of a Specific Use Permit (SUP) to allow for alcoholic beverage sales for a Wine and Beer Retailer's Off-Premise Permit (BQ) for the property described as approximately 1.865 acres of land in the Francisco Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County, Texas. (Valero/7 Eleven)

You are receiving this notice because you are a property owner within 200 feet of the boundary of the proposed request. As with all such requests, the PLANNING & ZONING COMMISSION AND CITY COUNCIL are seeking public comment regarding this matter. All interested persons are invited to attend and make comments. If you are unable to attend the public hearing, you may submit written comments prior to the close of the Public Hearing. Property owners whose names do not appear on the County Appraisal District's records may require a notarized statement affirming ownership. For more information, call 940-440-9343.

You may return this form with your remarks to the **Planning Department, 107 S. Main Street, Aubrey, Texas 76227** or via email: citysecretary@aubreytx.gov. Please indicate support or opposition to the proposal and any additional remarks, as well as your name and address for the record.

Your Name: Cindy Slay

Your Address: 400 S. Hwy 377 Aubrey, tx 76227

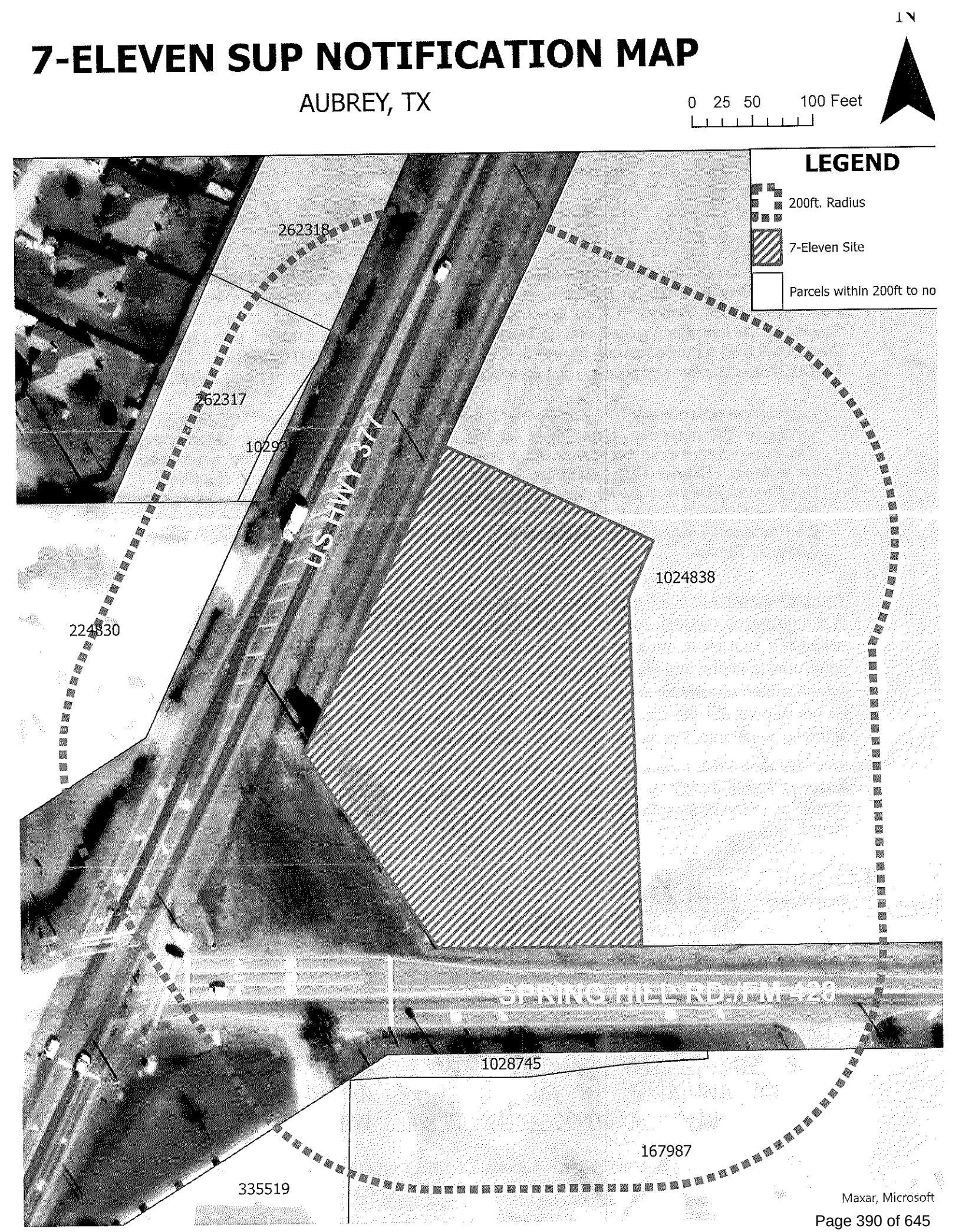
☐ I SUPPORT THE ZONING CHANGE

☒ I OPPOSE THE ZONING CHANGE

Remarks:
There is a high school directly across the street. For beer and wine sales to be available for sale, is there a plan in place when a clerk sells to a minor ?!?

7-ELEVEN SUP NOTIFICATION MAP

AUBREY, TX



CITY OF AUBREY

ORDINANCE NO. 903-25

SUP 2025-05-PD-SC

AN ORDINANCE OF THE CITY OF AUBREY, TEXAS, AMENDING EXHIBIT 14A, "ZONING ORDINANCE," IN CHAPTER 14, "ZONING" OF THE CODE OF ORDINANCES OF THE CITY OF AUBREY, TEXAS, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY TO CHANGE THE ZONING ON AN APPROXIMATE 1.865 ACRES OF LAND IN THE FRANCISO TREVINO SURVEY, ABSTRACT 1243, CITY OF AUBREY, DENTON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AND DEPICTED IN EXHIBIT "A", BEING A PORTION OF PLANNED DEVELOPMENT – SHOPPING CENTER DISTRICT ("PD-SC") FROM PD-SC TO SPECIFIC USE PERMIT-2025-05-PLANNED DEVELOPMENT-SHOPPING CENTER DISTRICT ("S-2025-05-PD-SC") AS THE ZONING CLASSIFICATION TO ALLOW FOR WINE AND BEER RETAILER'S OFF-PREMISE PERMIT (BQ) IN CONJUNCTION WITH A CONVENIENCE STORE USE FOR AN APPROXIMATE 4,824 SQUARE FOOT SPACE AND APPROVING A VARIANCE TO ALLOW THE SELLING OF ALCOHOLIC BEVERAGES WITHIN THREE HUNDRED FEET (300') OF A PUBLIC SCHOOL, THE PROPERTY IS GENERALLY LOCATED AT THE NORTHEAST CORNER OF U.S. HIGHWAY 377 AND SPRING HILL ROAD (FM 428), MORE PARTICULARLY DESCRIBED AND DEPICTED IN EXHIBIT "A"; WITH SITE PLAN PROVIDED FOR IN EXHIBIT "B"; WITH DEVELOPMENT REGULATIONS PROVIDED IN EXHIBIT "C"; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENT; PROVIDING FOR AMENDING OFFICIAL ZONING MAP; PROVIDING FOR A MAXIMUM PENALTY OF TWO THOUSAND DOLLARS ($2,000.00), FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY OR PART OF A DAY DURING ON OR WHICH A VIOLATION OCCURS OR CONTINUES; PROVIDING A CUMULATIVE REPEALER/SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City of Aubrey, Texas (hereinafter referred to as "City") is a Home Rule Municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the City Council of the City (the "City Council"), is authorized and empowered by law, in accordance with Chapter 211 of the Texas Local Government Code, to adopt zoning regulations governing the use of land within the City; and

WHEREAS, the City Council adopted Exhibit 14A in Chapter 14 of its Code of Ordinances, the same being the Comprehensive Zoning Ordinance of the City, which governs the use and development of land in the City (the "Zoning Ordinance"); and

WHEREAS, the applicant has proposed a convenience store on approximately 1.865 acres, located at the northeast corner of U.S. Highway 377 and Spring Hill Road (FM 428) in the Francisco Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County, Texas known as Vaquero Ventures/7-Eleven Convenience Store; the site location is depicted in **Exhibit A**, attached hereto and incorporated herein (the "Property"); and

WHEREAS, the Property is located within Planned Development – Shopping Center District ("PD - SC") approved by Ordinance No. 808-23; and

WHEREAS, the City received a request from the applicant to change the zoning of the Property to add a Specific Use Permit to allow a wine and beer retailer's off-premise permit (BQ) in conjunction with a 4,824 square foot convenience store use to be located on the Property, and the site plan for the use is depicted in **Exhibit B**, attached hereto and incorporated herein (the "Site Plan"); and

WHEREAS, additionally the applicant has requested a variance to allow the selling of alcoholic beverages for off-premise consumption less than the three hundred (300) feet distance requirement between a retailer's convenience store and the Aubrey Public High School, and having received a letter from Aubrey Independent School District that the AISD does not object to the location of convenience store sale at the proposed location within the existing Planned Development –Shopping Center Zoning District; and

WHEREAS, after public notices were given in compliance with Texas law and public hearings were conducted, and after considering the information submitted at those public hearings and all other relevant information and materials, the Planning and Zoning Commission of the City (the "Planning and Zoning Commission") at its meeting on the 8th day of May, 2025 has recommended to the City Council to approve establishing the zoning classification on the Property and to amend the official zoning map of the City (the "Zoning Map") to reflect the addition of a Specific Use Permit ("SUP") to the PD-SC Zoning applicable to this property; and

WHEREAS, after complying with all legal notices, requirements, and conditions, a public hearing was held before the City Council at which it considered the recommendation of the Planning and Zoning Commission and, among other things, the character of the land and its suitability for particular uses, and compatibility with surrounding uses, with a view of encouraging the most appropriate use of land in the City, and the City Council does hereby find that the requested zoning accomplishes such objectives and the SUP should be approved; and

WHEREAS, the City Council, after consideration of the request for a variance from the enforcement of the distance requirements and the health, safety and welfare of the public and equities of the situation, has determined that the enforcement of distance requirements in this instance is not in the best interests of the public and would constitute inefficient use of land and would not serve the intended purpose of the distance requirements regulations; therefore, the Council has determined that a variance is in the best interest of the community and should be granted;

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

SECTION 1. INCORPORATION OF PREMISES. It is hereby officially determined that the findings and recitations contained above in the preamble of this Ordinance are true and correct and are incorporated herein by reference.

SECTION 2. ZONING AMENDMENT. That Exhibit 14A, "Zoning Ordinance" of Chapter 14, "Zoning" of the Code of Ordinances of the City is hereby amended to change the zoning of the Property, described and depicted in **Exhibit A** (the "Property"), a copy of which is attached hereto and incorporated herein, being a portion of Planned

Development – Shopping Center District ("PD-SC") from PD-SC as approved by Ordinance 808-23 to Specific Use Permit, Planned Development – Shopping Center ("SUP-2025-05-PD-SC") to allow for the sale of wine and beer off-site consumption in the Vaquero Ventures/7-Eleven Convenience Store upon the Property as described in Exhibit A for an approximate 4,824 square foot site upon the Property, subject to all applicable City ordinances and regulations governing such use.

Pursuant to the zoning designation of SUP-2025-05-PD-SC, the Property shall only be used (i) as allowed by the Planned Development – Shopping Center ("PD-SC") Zoning District (Ordinance No. 803-23) of the City, as amended by and subject to the conditions set forth herein for SUP-2025-05-PD-SC; (ii) in accordance with the Site Plan, as hereby approved, a copy of which is attached hereto and incorporated herein as **Exhibit B**; and (iii) in accordance with the Development Regulations as hereby approved and set forth in **Exhibit C,** a copy of which is attached hereto and incorporated herein.

SECTION 3. VARIANCE. In accordance with Section 6 (C) "Specific Use Permits Required for Alcoholic Beverage Sales" and Section 6(C)(10) (d), et seq., "Exceptions to Distance Requirements", of Exhibit 14A, "Zoning Ordinance" of Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, a variance to the requirement for three hundred (300) feet of separation between the retail establishment selling alcoholic beverages for off-premise consumption on the Property and the Aubrey Public High School is hereby granted subject to compliance with the conditions set forth in **Exhibit C**.

SECTION 4. ZONING MAP. The official zoning map of the City shall be amended and annotated to reflect the change in zoning of the Property, a portion as to Planned Development – Shopping Center, from PD-SC to SUP-2025-05-PD-SC as described herein, and the updated map shall be on file with the Office of the City Secretary.

SECTION 5. COMPLIANCE REQUIRED. The Property shall be used only in the manner and for the purposes provided for in the City's Code of Ordinances, this Ordinance, and the Zoning Ordinance of the City, as amended.

SECTION 6. PENALTY. Any person who violates of any provision this Ordinance, upon conviction, shall be deemed guilty of a misdemeanor and shall be fined a sum not to exceed two thousand dollars ($2,000.00) for each offense, and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

SECTION 7. CUMULATIVE REPEALER/SAVINGS. This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and those that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim, or lawsuit, which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 8. SEVERABILITY. If any section, subsection, clause, phrase or provision of this Ordinance, or any application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or any application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION 9. PUBLICATION AND EFFECTIVE DATE. This Ordinance shall become effective upon its passage and publication as required by law and City Charter.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS ON THIS 22ND DAY OF MAY, 2025.

APPROVED:

_____
Chris Rich, Mayor

ATTEST:

_____
Jenny Hicks, City Secretary

APPROVED AS TO FORM:

_____
Patricia A. Adams, City Attorney

Exhibit "A"
Legal Description
Vaquero Ventures/7-Eleven Convenience Store
AN APPROXIMATE 1.865 ACRES
NORTHEAST CORNER OF U.S. HIGHWAY 377 AND SPRING HILL ROAD (FM 428) IN THE FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243, CITY OF AUBREY, DENTON COUNTY, TEXAS
Denton Central Appraisal District Parcel ID 1024838

BEING 1.865 acres (81,255 square feet) of land in the Francisco Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County, Texas; said 1.865 acres (81,255 square feet) of land being a portion of that certain tract of land described in a Special Warranty Deed to Aubrey Land JV, LLC (hereinafter referred to as Aubrey Land JV tract), as recorded in Instrument number 2024-116209, Official Public Records, Denton County, Texas (O.P.R.D.C.T.); said 1.865 acres (81,255 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a Texas Department of Transportation Right-of-Way monument found for the Southeasterly corner of that certain tract of land described as Parcel P00024481-1 to Texas Department of Transporation (based on right-of-way located at Texas Department of Transportation Dallas District Office), same being the Northerly Southwest corner of the remainder of said Aubrey Land JV tract, same also being the proposed Easterly right-of-way line of U.S. Highway 377 (variable width right-of-way);

THENCE North 25 degrees 20 minutes 18 seconds East with the common line between the remainder of said Aubrey Land JV tract and the proposed Easterly right-of-way line of said U.S. Highway 377, a distance of 286.37 feet to a five-eighths inch iron rod with plastic cap stamp "BANNISTER ENGINEERING FIRM-10193823" set for corner;

THENCE South 64 degrees 41 minutes 08 seconds East, departing the proposed Easterly right-of-way line of said U.S. Highway 377, a distance of 181.77 feet to a five-eighths inch iron rod with plastic cap stamp "BANNISTER ENGINEERING FIRM-10193823" set for corner;

THENCE South 25 degrees 18 minutes 52 seconds West, a distance of 51.09 feet to a five-eighths inch iron rod with plastic cap stamp "BANNISTER ENGINEERING FIRM-10193823" set for corner;

THENCE South 00 degrees 00 minutes 00 seconds East, a distance of 291.65 feet to a five-eighths inch iron rod with plastic cap stamp "BANNISTER ENGINEERING FIRM-10193823" set for corner in the Northerly line of that certain tract of land described as Parcel P00024481-2 to Texas Department of Transportation (based on right-of-way located at Texas Department of Transportation Dallas District Office);

THENCE North 86 degrees 47 minutes 36 seconds West with the common line between the remainder of said Aubrey Land JV tract and the proposed right-of-way line of said Spring Hill Road, a distance of 86.43 feet to a Texas Department of Transportation Right-of-Way monument found for corner, same being the beginning of a non-tangent curve to the right, whose long chord bears North 86 degrees 00 minutes 32 seconds West, a distance of 10.83 feet;

THENCE Westerly, continue with the common line between the remainder of said Aubrey Land JV tract and the proposed right-of-way line of said Spring Hill Road, with said curve to the right having a radius of 78.00 feet, through a central angle of 07 degrees 57 minutes 43 seconds, for an arc distance of 10.84 feet to a Texas Department of Transportation Right-of-Way monument found for corner;

THENCE North 82 degrees 01 minute 42 seconds West, continue with the common line between the remainder of said Aubrey Land JV tract and the proposed right-of-way line of said Spring Hill Road, a distance of 80.02 feet to a Texas Department of Transportation Right-of-Way monument found for corner in the proposed Easterly right-of-way line of said U.S. Highway 377;

THENCE North 32 degrees 20 minutes 34 seconds West with the common line between said Aubrey Land JV tract and the proposed Easterly right-of-way line of said U.S. Highway 377, a distance of 165.77 feet to the **PLACE OF BEGINNING**, and containing a total calculated area of 1.865 acres (81,255 square feet) of land, having a net area of 1.793 acres (78,133 square feet), after future right-of-way dedication.

BANNISTER
ENGINEERING
PROJECT:
Being 1.865 acres or (81,255 square feet) out of the
Francisco Trevino Survey, Abstract No. 1243
City of Aubrey, Denton County, Texas
ALTA/NSPS
LAND
TITLE
SURVEY
PROJECT NO.
222-05-003
SCALE: 1" = 30'
DRAWN BY: ms
CHD BY: ms
SHEET NUMBER
1 OF 1
PRELIMINARY
March 6, 2025
VICINITY MAP
AUBREY, TEXAS
GRAPHIC SCALE
LEGAL LAND DESCRIPTION:
SURVEYOR'S NOTES:
SURVEYOR'S CERTIFICATE:
SURVEYOR'S CERTIFICATION:
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)
811

Exhibit "B"
Site Plan
Vaquero Ventures/7-Eleven Convenience Store

AN APPROXIMATE 1.865 ACRES
NORTHEAST CORNER OF U.S. HIGHWAY 377 AND SPRING HILL ROAD (FM 428) IN THE FRANCISCO TREVINO SURVEY, ABSTRACT 1243, CITY OF AUBREY, DENTON COUNTY, TEXAS
Denton Central Appraisal District Parcel ID 1024838

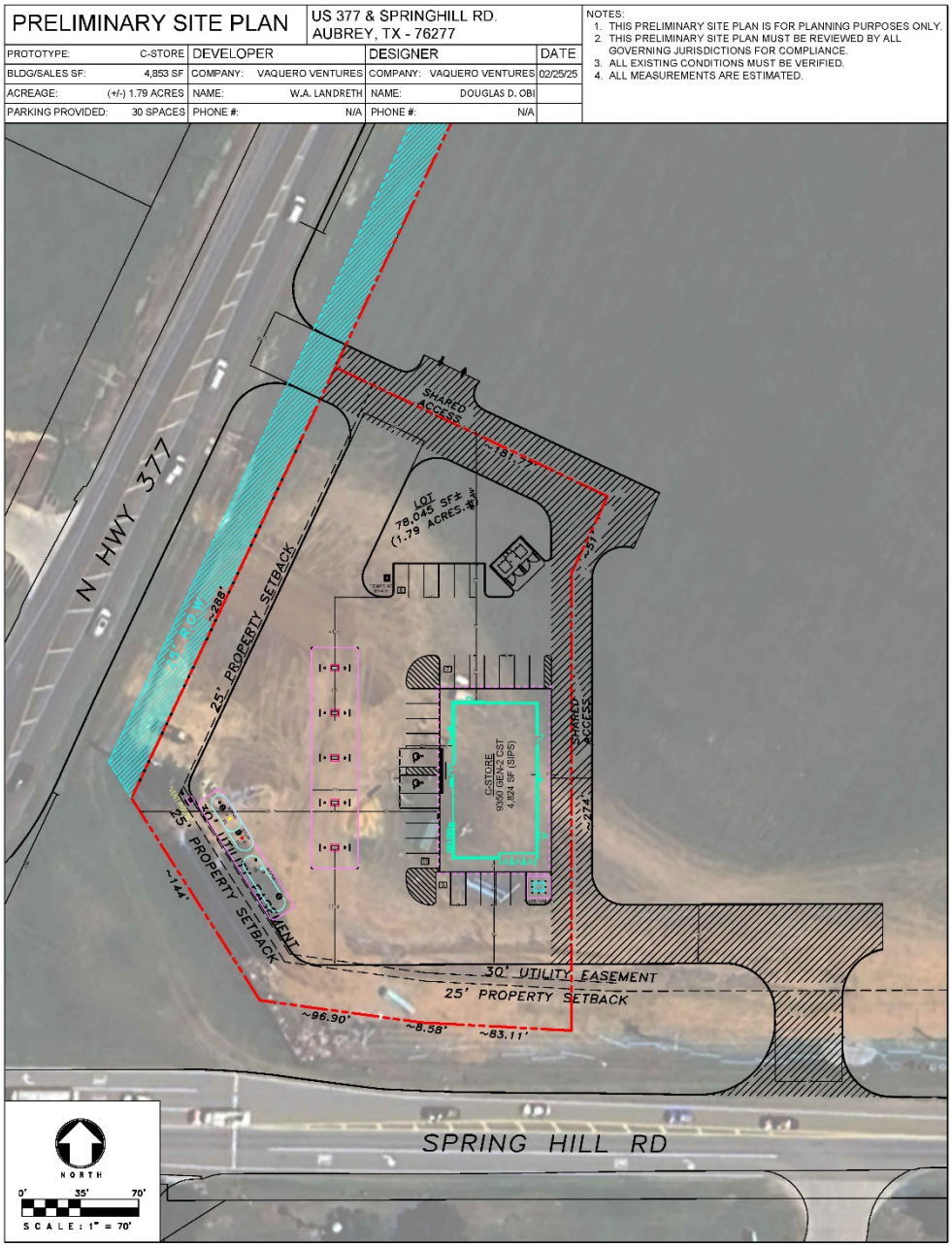


Exhibit "C"
Development Regulations
Vaquero Ventures/7-Eleven Convenience Store
AN APPROXIMATE 1.865 ACRES
NORTHEAST CORNER OF U.S. HIGHWAY 377 AND SPRING HILL ROAD (FM 428) IN THE FRANSICO TREVINO SURVEY, ABSTRACT 1243, CITY OF AUBREY, DENTON COUNTY, TEXAS
Denton Central Appraisal District Parcel ID 1024838

TABC Compliance: Applicant has submitted the TABC application

Type of Establishment: A retailer's convenience store with the off-premise consumption of wine and beer, with a limitation that of less that seventy-five percent (75%) of the total sales shall be from wine or beer.

Security: The owner/operator shall provide an adequate number of employees for security and consult with Police Chief/Director for determination of number of qualified employees to meet obligation.

Parking: The location is a proposed retail convenience store with parking.

Environmental Requirements: The owner/operator shall comply with nuisance ordinances and applicable state laws.

Expiration of SUP: Unless specified as a condition of approval by the City Council for an SUP, a Specific Use Permit issued for any alcoholic beverage sales under this section shall automatically expire upon a change in use of the Property, change of ownership to the Property and/or business, change in tenant of the lease space, upon the revocation, termination, or expiration of the certificate of occupancy, and/or ceases to be operated at the permitted location for a minimum period of six (6) continuous months, or as otherwise provided for the revocation of SUPs, as outlined in the Zoning Ordinance, as amended.

Compliance with Subdivision Ordinance: The site is proposed to be developed in accordance with the Subdivision Ordinance.

Proximity Regulations/Variance: The proposed location is within 300 feet (measured in a direct line from property boundaries) of a public school, (Aubrey High School), City Council approved a variance to the distance requirement. Prior to issuance of a certificate of occupancy for the use, the applicant shall submit documentation of approval for the BQ Permit the TABC.

City Council Meeting
Staff Report
May 22, 2025

Agenda Item
Consideration and action on a Final Plat for Lots 1-15, Block A, Chaparral Center (Preliminary Plat title: Highpointe Commercial), being approximately 35.174 acres out of the Francisco Trevino Survey, Abstract 1243 generally located north of FM 428 (Spring Hill Road) and east of U.S. Highway 377, City of Aubrey, Denton County, Texas. (Applicant Aubrey Land JV)

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

Summary
Chaparral Center is part of the Highpointe Ranch master planned community located at the northeast corner of US Highway 377 and FM 428 (Spring Hill Road). The property was zoned as a Planned Development District (PD) in September of 2023 and this portion of the overall development is zoned for Shopping Center (SC) uses and development regulations.

The applicant has submitted a Preliminary Plat illustrating 14 commercial lots and a right-of-way reservation lot. The plat provides for right-of-way dedications and easements to serve the lots. Floodplain exists on the property (Lots 1-7 and Lot 14) and building permits will not be released until a Letter of Map Revision (LOMR) has been approved by FEMA. Individual Site Plan approvals will be required for each lot prior to building permits being issued.
The site will be served by access points to Pretium Drive, FM 428/Spring Hill Road, and US 377. Ingress/egress points have been coordinated with TXDOT.

The anticipated development includes restaurant and service type pad users along US 377 and FM 428 (Spring Hill Road), a convenience store at the immediate corner, and an anchor store.

Water and sewer services are being provided by the City of Aubrey.

STAFF RECOMMENDATION:
The City Engineer (review as attachment to report) and City Planner have reviewed the Final Plat and recommend it for approval subject to the following conditions:

1. Label the area along FM 428/Spring Hill Drive;
2. Label easements as Aubrey easements, where applicable;
3. Verify and correct the sanitary sewer velocities on sheet C-22 C-403 of the Civil Plans;
4. Provide a parallel sewer along sanitary sewer mains exceeding 10’ in depth, in accordance with Section 6.3(A) of the City’s TCSS;
5. Revise manhole spacing to meet City’s maximum spacing requirement of 500’, in accordance with Section 6.3(C) of the City’s TCSS;
6. Shift the 12” water line along US 377 to provide adequate space for construction of future City of Aubrey force main, as shown on sheet C-400 of the Civil Plans;
7. Show full width of F.M. 428 roadway improvements on sheet C-100 of the Civil Plans;
8. Coordinate location and spacing of right-turn deceleration lanes with the high school’s left-turn lanes;

9. The Final Plat shall not be filed until the Sanitary Sewer Easement recording information is added to the Final Plat; and
10. Provide the executed Sanitary Sewer Easement, as required per the Development Agreement.

PLANNING & ZONING COMMISSION RECOMMENDATION:
The Planning & Zoning Commission unanimously recommended (6-0) the Final Plat for City Council approval with the outlined conditions at their May 8, 2025 meeting.

ACTION OPTIONS:
The City Council may:

1. Approve the Final Plat as presented (with conditions outlined above);
2. Approve the Final Plat with additional conditions; or
3. Deny the Final Plat.

Attachments:

1. Location Map
2. PD Concept Plan
3. Final Plat for Chaparral Center 05.07.2025
4. BHC Civil Plan Review

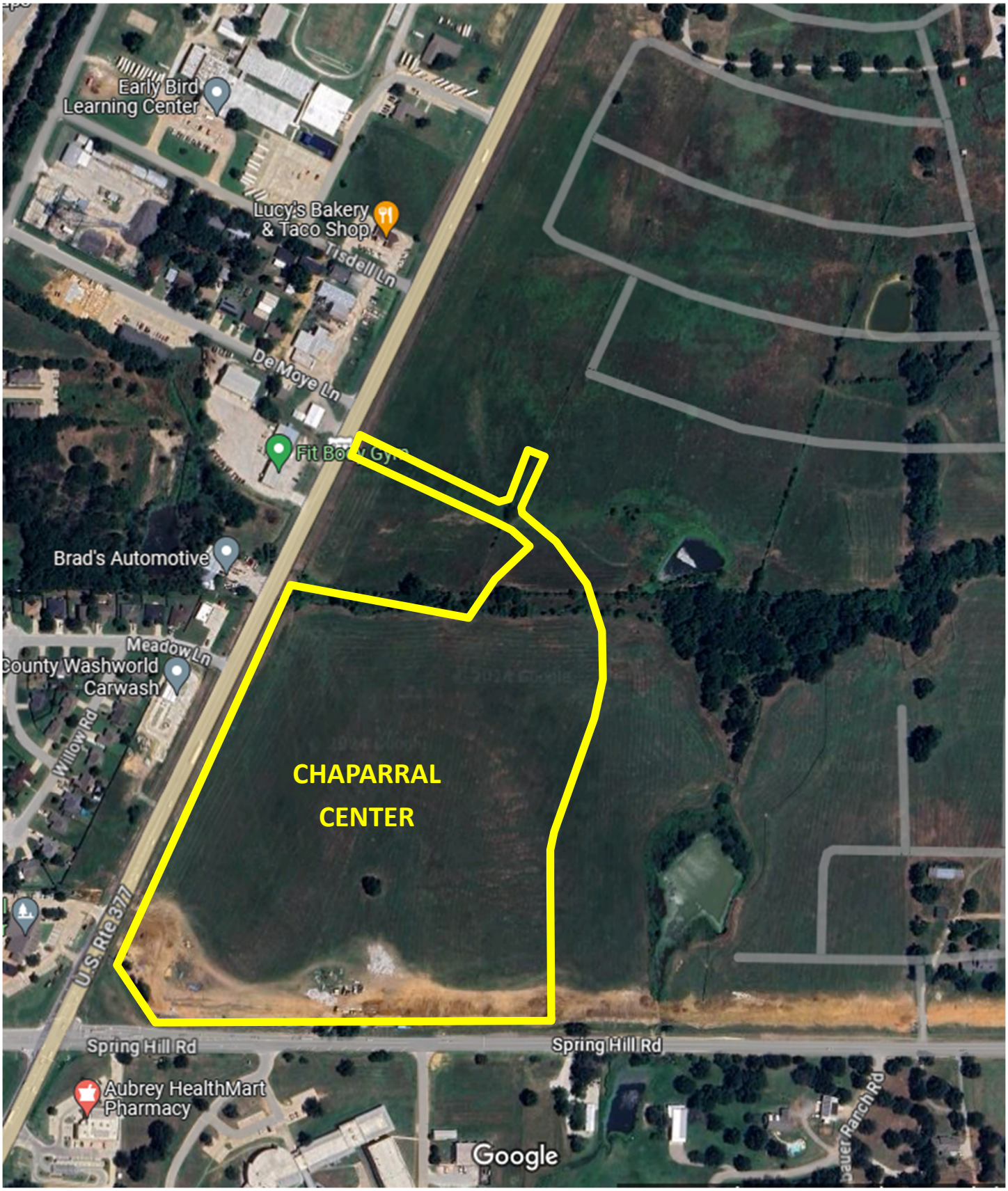
Financial Summary

Staff Recommended Action
Approve with Conditions

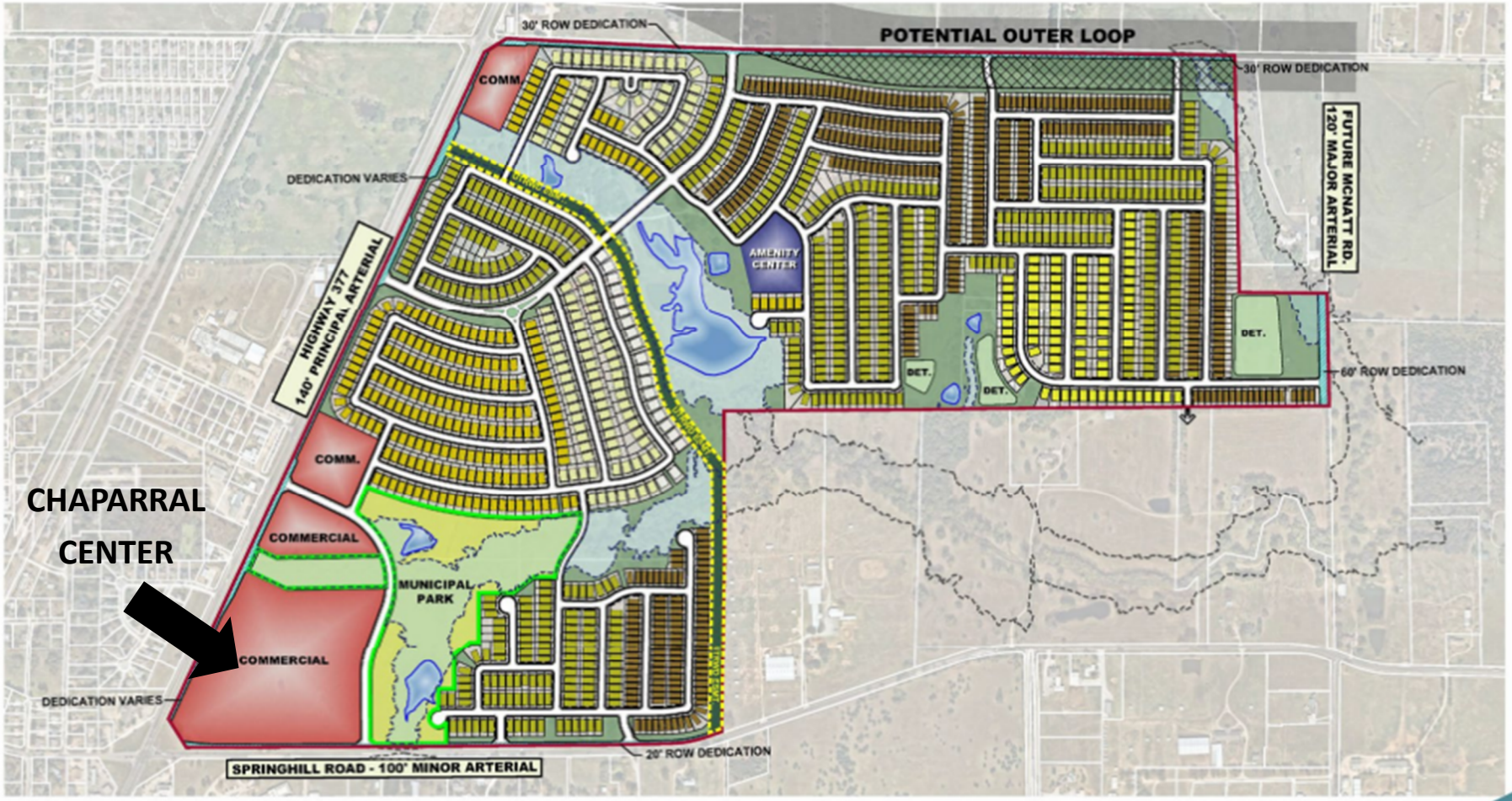
Staff Recommended Motion
Motion to approve the Chaparral Center Final Plat, dependent upon compliance with conditions as presented.

LOCATION MAP

CHAPARRAL CENTER



CONCEPT PLAN



Highpointe Ranch

Aubrey Texas
August 2023

Land Use Acreage Summary

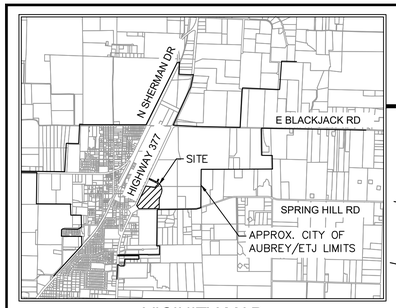
Residential Lots / Residential Rights of Way	297.2	62.3%
Commercial	39.5	8.3%
Right-of-Way Dedication	9.3	2.0%
Open Space / Floodplain / Detention	82.7	17.3%
Municipal Park	29.9	6.3%
Amenity Center	3.2	0.7%
ETMUD Easement	15.9	3.3%
Total	477.7	100.0%

Potential Outer Loop (Dedicated)

Lot Type Summary

40'	444	30.6%
50'	567	39.1%
70'	214	14.7%
80'	92	6.3%
100'	111	7.7%
70'	23	1.6%
Total	1,451	100.0%

Kimley»Horn



VICINITY MAP

SCALE: 1" = 4,000'

NORTH

GRAPHIC SCALE IN FEET

60 0 30 60 120

1" = 60' @ 24X36

Notes :

1. All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
2. Selling a portion of this addition by metes and bounds is a violation of City Ordinance and state law and is subject to fines and withholding of utilities and building permits.
3. All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of the drainage facility. Paving is permitted in drainage easements if approved through civil permitting process.
4. Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
5. The City of Aubrey will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding conditions.
6. The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual property owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across the lots.
7. Construction of public infrastructure not completed within two years of approval subject to current City of Aubrey Subdivision Rules and Regulations.
8. No construction, without written approval from the City of Aubrey shall be allowed within an identified "FIRM" floodplain area, and then only after a detailed floodplain development permit including engineering plans and studies show that no rise in the Base Flood Elevation (BFE) will result, that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finish floor elevations shall be a minimum of two foot above the 100-year flood elevation.
9. The City of Aubrey will be responsible for the maintenance of all public infrastructure that is constructed in right-of-way or easements that are dedicated to the public or the City of Aubrey.
10. FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0265G, for Denton County, Texas and incorporated areas, dated 04/18/2011, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" and Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
11. Water service to be provided by the City of Aubrey.
12. Sanitary Sewer to be provided by the City of Aubrey.
13. The City of Aubrey shall not be responsible for the maintenance of any private facilities, including but not limited to, HOA or High Pointe Ranch Municipal Utility District No. 1 open space lots, private parks, amenity center(s), development signage and entry features. Maintenance of these facilities shall be the responsibility of either the HOA or High Pointe Ranch Municipal Utility District No. 1, and the HOA and High Pointe Ranch Municipal Utility District No. 1 hold harmless the City of Aubrey, from all claims, damages and loses arising out of or resulting from performance of the obligations said HOA or High Pointe Ranch Municipal Utility District No. 1.
14. All utilities and drainage structures are located in the right-of-way except as shown.
15. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999855348.
16. Line and Curve table located on Sheet 3.
17. Lots within proposed reclaimed flood zone are indicated on the plat with a ✱. No building permits will be issued on Lots 1-7, and 14, Block A until a Letter of Map Revision (LOMR) has been approved by FEMA.
18. All easements labeled in bold and without recording information are dedicated by this plat.

LEGEND

P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
IRFC	CAPPED IRON ROD FOUND
IRSC	5/8" IRON ROD WITH "KHA" CAP SET
HOA	HOMEOWNER'S ASSOCIATION
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.E.	WATER EASEMENT
M.F.F.E.	MINIMUM FINISHED FLOOR ELEVATION

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	PHASE LINE
	BUILDING LINE

FINAL PLAT
CHAPARRAL CENTER
35.174 ACRES

LOTS 1 - 16, BLOCK A

14 COMMERCIAL LOTS
2 RIGHT OF WAY RESERVATIONS

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

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822 Fax No. (972) 335-3779

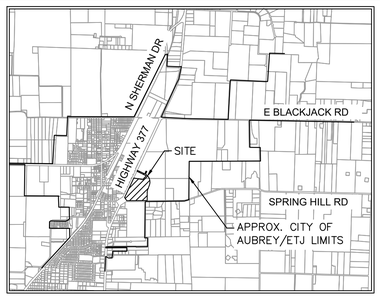
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SG	KHA	05/07/2025	063451861	1 OF 3

OWNER:
Aubrey Land JV, LLC
8235 Douglas Ave., Suite 720
Dallas, Texas 75225
Phone: 214-399-0445
Contact: Tim Baker

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

APPLICANT:
Kimley-Horn and Associates, Inc.
203 W. Nash Street, Suite 100
Terrell, Texas 75160
Phone: 972-770-1300
Contact : Matthew A. Lucas, P.E.

DWG NAME: K:\FRI_SURVEY\063452380S-AUBREY PAD DEVELOPMENT\DWG\063452380S-FINAL PLAT.DWG PLOTTED BY GUNAWAN, SYLVIANA 5/7/2025 2:22 PM LAST SAVED 5/7/2025 2:18 PM Copyright © 2025 Kimley-Horn and Associates, Inc. All rights reserved



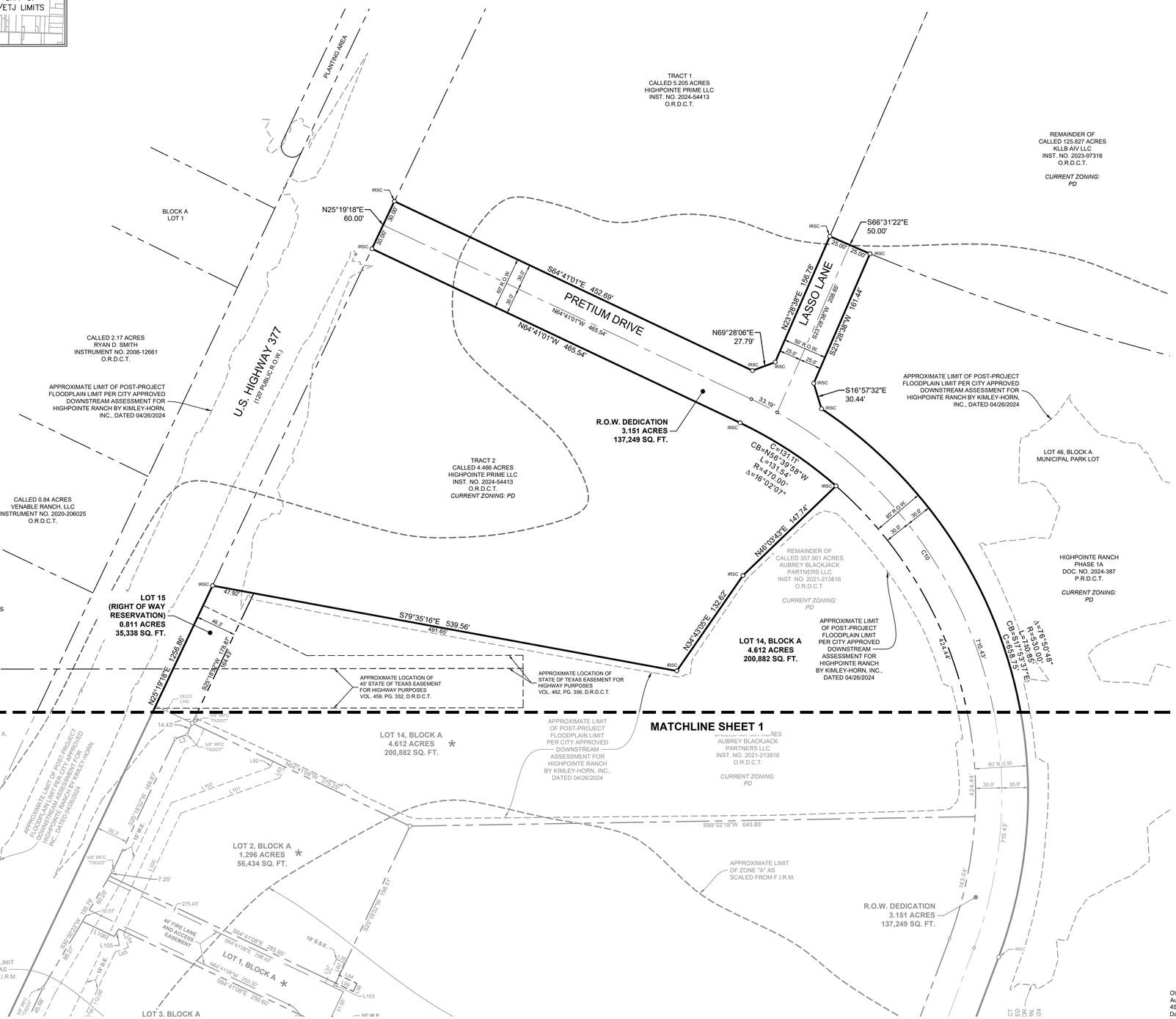
VICINITY MAP
SCALE: 1" = 4,000'

NORTH

GRAPHIC SCALE IN FEET
60 0 30 60 120
1" = 60' @ 24X36

Notes :

1. All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
2. Selling a portion of this addition by metes and bounds is a violation of City Ordinance and state law and is subject to fines and withholding of utilities and building permits.
3. All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of the drainage facility. Paving is permitted in drainage easements if approved through civil permitting process.
4. Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
5. The City of Aubrey will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding conditions.
6. The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual property owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across the lots.
7. Construction of public infrastructure not completed within two years of approval subject to current City of Aubrey Subdivision Rules and Regulations.
8. No construction, without written approval from the City of Aubrey shall be allowed within an identified "FIRM" floodplain area, and then only after a detailed floodplain development permit including engineering plans and studies show that no rise in the Base Flood Elevation (BFE) will result, that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finish floor elevations shall be a minimum of two foot above the 100-year flood elevation.
9. The City of Aubrey will be responsible for the maintenance of all public infrastructure that is constructed in right-of-way or easements that are dedicated to the public or the City of Aubrey.
10. FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0265G, for Denton County, Texas and incorporated areas, dated 04/18/2011, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" and Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
11. Water service to be provided by the City of Aubrey.
12. Sanitary Sewer to be provided by the City of Aubrey.
13. The City of Aubrey shall not be responsible for the maintenance of any private facilities, including but not limited to, HOA or High Pointe Ranch Municipal Utility District No. 1 open space lots, private parks, amenity center(s), development signage and entry features. Maintenance of these facilities shall be the responsibility of either the HOA or High Pointe Ranch Municipal Utility District No. 1, and the HOA and High Pointe Ranch Municipal Utility District No. 1 hold harmless the City of Aubrey, from all claims, damages and loses arising out of or resulting from performance of the obligations said HOA or High Pointe Ranch Municipal Utility District No. 1.
14. All utilities and drainage structures are located in the right-of-way except as shown.
15. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999855348.
16. Line and Curve table located on Sheet 3.
17. Lots within proposed reclaimed flood zone are indicated on the plat with a ✱. No building permits will be issued on Lots 1-7, and 14, Block A until a Letter of Map Revision (LOMR) has been approved by FEMA.
18. All easements labeled in bold and without recording information are dedicated by this plat.



LEGEND

P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
IRFC	CAPPED IRON ROD FOUND
IRSC	5/8" IRON ROD WITH "KHA" CAP SET
HOA	HOMEOWNER'S ASSOCIATION
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.E.	WATER EASEMENT
M.F.F.E.	MINIMUM FINISHED FLOOR ELEVATION

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	PHASE LINE
	BUILDING LINE

FINAL PLAT
CHAPARRAL CENTER
35.174 ACRES

LOTS 1 - 16, BLOCK A

14 COMMERCIAL LOTS
2 RIGHT OF WAY RESERVATIONS

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

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SG	KHA	05/07/2025	063451861	2 OF 3

OWNER:
Aubrey Land JV, LLC
8235 Douglas Ave., Suite 720
Dallas, Texas 75225
Phone: 214-399-0445
Contact: Tim Baker

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

APPLICANT:
Kimley-Horn and Associates, Inc.
203 W. Nash Street, Suite 100
Terrell, Texas 75160
Phone: 972-770-1300
Contact : Matthew A. Lucas, P.E.

OWNER:
Aubrey Blackjack Partners LLC
4514 Cole Avenue, Suite 1650
Dallas, Texas 75205
Phone: 214-674-9570
Contact : Chad Vose

DWG NAME: K:\FRI_SURVEY\064523805-AUBREY PAD DEVELOPMENT\DWG\064523805-FINAL PLAT.DWG PLOTTED BY GUNAWAN, SYLVIANA 5/7/2025 2:23 PM LAST SAVED: 5/7/2025 2:18 PM Copyright © 2025 Kimley-Horn and Associates, Inc., All rights reserved

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS AUBREY LAND JV, LLC AND AUBREY BLACKJACK PARTNERS, LLC, are the owners of a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas, and being all of a called 27.243 acre tract of land described in Special Warranty Deed to Aubrey Land JV, LLC, recorded in Instrument No. 2024-116209 of the Official Records of Denton County, Texas, and a portion of a called 357.561 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Aubrey Blackjack Partners, LLC, recorded in Instrument No. 2021-213816 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southerly southwest corner of said 27.243 acre tract, common to the south end of a corner clip at the intersection of the northerly right-of-way line of Springhill Road (F.M. Highway No. 428), an 80 foot wide right-of-way, with the easterly right-of-way line of U.S. Highway 377, a 120 foot wide right-of-way;

THENCE North 32°23'53" West, departing the northerly right-of-way line of said Springhill Road, along a southwesterly line of said 27.243 acre tract and said corner clip, a distance of 217.06 feet to a wooden highway monument found for the northerly southwest corner of said 27.243 acre tract, common to the north end of said corner clip, being on the easterly right-of-way line of said U.S. Highway 377;

THENCE North 25°19'18" East, along the westerly line of said 27.243 acre tract, the westerly line of said 357.561 acre tract, the westerly line of said Tract 2 and the easterly right-of-way line said U.S. Highway 377, a distance of 1,256.86 feet to a 5/8 iron rod with plastic cap stamped "KHA" set for the southwest corner of a called 4.466 acre tract of land described as Tract 2 in a Special Warranty Deed with Vendor's Lien to Highpointe Prime, LLC, recorded in Instrument No. 2024-54413 of the Official Records of Denton County, Texas;

THENCE South 79°35'16" East, departing the westerly line of said 357.561 acre tract and the easterly right-of-way line of said U.S. Highway 377, and along the southerly line of said Tract 2, a distance of 539.56 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said Tract 2;

THENCE North 34°43'05" East, along the easterly line of said Tract 2, a distance of 132.62 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 46°03'43" East, continuing along the easterly line of said Tract 2, a distance of 147.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Tract, same being at the beginning of a non-tangent curve to the left with a radius of 470.00 feet, a central angle of 16°02'07", and a chord bearing and distance of North 56°39'58" West, 131.11 feet;

THENCE in a northwesterly direction, along the northerly line of said Tract 2, with said non-tangent curve to the left, an arc distance of 131.54 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 64°41'01" West, continuing along the northerly line of said Tract 2, a distance of 465.54 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Tract 2, being on the westerly line of said 357.561 acre tract, same also being on the easterly right-of-way line of said U.S. Highway 377;

THENCE North 25°19'18" East, along the westerly line of said 357.561 acre tract and the easterly right-of-way line of said U.S. Highway 377, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of a called 5.205 acre tract of land described as Tract 1 in a Special Warranty Deed with Vendor's Lien to Highpointe Prime LLC, recorded in Instrument No. 2024-54413 of the Official Records of Denton County, Texas;

THENCE South 64°41'01" East, departing the easterly right-of-way line of said U.S. Highway 377 and along the southerly line of said Tract 1, a distance of 452.69 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for southernmost southeast corner of said Tract 1;

THENCE North 69°28'06" East, continuing along the southerly line of said Tract 1, a distance of 27.79 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the easternmost southeast corner of said Tract 1;

THENCE North 23°28'38" East, along the easterly line of said Tract 1, a distance of 156.78 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a westerly corner of a called 125.827 acre tract of land described in a Special Warranty Deed to KLLB AIV, LLC, recorded in Instrument No. 2023-97316 of the Official Records of Denton County, Texas,

THENCE South 66°31'22" East, departing the easterly line of said Tract 1 and along the westerly line of said 125.827 acre tract, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of Highpointe Ranch Phase 1A, according to the plat thereof recorded in Document No. 2024-387 of the Plat Records of Denton County, Texas;

THENCE along the westerly line of said Highpointe Ranch Phase 1A, the following courses and distances:

South 23°28'38" West, a distance of 161.44 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 16°57'32" East, a distance of 30.44 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 530.00 feet, a central angle of 76°50'48", and a chord bearing and distance of South 17°53'37" East, 658.75 feet;

In a southeasterly direction, with said non-tangent curve to the right, an arc distance of 710.85 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 20°31'47" West, a distance of 278.24 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 470.00 feet, a central angle of 20°43'21", and a chord bearing and distance of South 10°10'07" West, 169.06 feet;

In a southwesterly direction, with said tangent curve to the left, an arc distance of 169.99 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°11'34" East, a distance of 463.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Highpointe Ranch Phase 1A, being on the northerly right-of-way line of said Springhill Road and the southerly line of aforesaid 357.561 acre tract;

THENCE South 89°48'26" West, along the northerly right-of-way line of said Springhill Road, the southerly line of said 357.561 acre tract, and the southerly line of said 27.243 acre tract, a distance of 1,193.82 feet to the **POINT OF BEGINNING** and containing 35.174 acres (1,532,158 square feet) of land, more or less.

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			CURVE TABLE						LOT TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	LOT NO.	ACRES	SQ. FT.
L1	S44°48'26"W	42.43'	L31	N44°48'26"E	24.88'	L61	S00°11'34"E	19.00'	L91	N00°11'34"W	24.00'	C1	8°28'18"	58.00'	8.58'	S86°25'13"E	8.57'	LOT 1, BLOCK A	13.002	566,385
L2	S70°18'52"W	14.14'	L32	S45°11'34"E	15.00'	L62	N89°48'26"E	10.00'	L92	S44°48'26"W	9.77'	C2	105°21'28"	25.00'	45.97'	N62°38'03"E	39.76'	LOT 2, BLOCK A	1.296	56,434
L3	N44°48'26"E	24.85'	L33	N44°51'02"W	10.00'	L63	S25°18'52"W	13.75'	L93	S19°41'08"E	8.69'	C3	90°00'00"	30.00'	47.12'	S44°48'26"W	42.43'	LOT 3, BLOCK A	0.969	42,230
L4	N08°34'56"E	77.50'	L34	S64°41'08"E	19.00'	L64	S19°41'08"E	16.19'	L94	S70°18'52"W	15.00'	C4	20°43'21"	562.50'	203.44'	S10°10'07"W	202.33'	LOT 4, BLOCK A	0.678	29,522
L5	S44°28'03"E	15.00'	L35	N25°18'52"E	10.00'	L65	S70°18'52"W	16.19'	L95	N19°41'08"W	23.69'	C5	20°43'21"	577.50'	208.87'	S10°10'07"W	207.73'	LOT 5, BLOCK A	1.179	51,360
L6	N25°18'52"E	15.23'	L36	S64°41'08"E	19.00'	L66	S64°41'08"E	19.00'	L96	S25°18'52"W	51.09'	C6	14°43'28"	54.00'	13.88'	S17°57'08"W	13.84'	LOT 6, BLOCK A	1.197	52,130
L7	S25°18'52"W	15.23'	L37	N25°18'52"E	30.00'	L67	S19°41'08"E	16.19'	L97	S45°18'33"E	15.00'	C7	90°00'00"	30.00'	47.12'	N45°11'34"W	42.43'	LOT 7, BLOCK A	1.795	78,189
L8	N25°18'52"E	17.60'	L38	S64°41'08"E	10.00'	L68	S70°18'52"W	16.19'	L98	N25°18'52"E	10.00'	C8	90°00'00"	30.00'	47.12'	S44°48'26"W	42.43'	LOT 8, BLOCK A	1.001	43,622
L9	N64°41'08"W	10.00'	L39	S64°41'08"E	0.97'	L69	S19°41'08"E	16.19'	L99	S64°41'08"E	23.00'	C9	20°43'21"	500.00'	180.84'	S10°10'07"W	179.85'	LOT 9, BLOCK A	1.013	44,109
L10	S64°41'22"E	10.98'	L40	S45°08'58"W	8.44'	L70	S70°18'52"W	16.19'	L100	S25°18'52"W	152.56'	C10	85°12'48"	500.00'	743.63'	N22°04'37"W	676.96'	LOT 10, BLOCK A	0.881	38,367
L11	N25°13'37"E	10.00'	L41	S00°11'34"E	10.16'	L71	S19°41'08"E	16.07'	L101	N70°18'52"E	120.16'	C11	64°29'34"	25.00'	28.14'	N32°26'21"W	26.68'	LOT 11, BLOCK A	0.881	38,367
L12	S64°41'22"E	11.00'	L42	N89°48'26"E	10.00'	L72	S69°35'22"W	16.28'	L102	N70°18'52"E	120.16'	C12	25°30'26"	54.00'	24.04'	S77°26'21"E	23.84'	LOT 12, BLOCK A	1.073	46,719
L13	S64°41'08"E	18.94'	L43	N00°11'34"W	10.16'	L73	S45°07'19"E	9.78'	L103	N25°18'52"E	5.00'	C13	115°30'26"	60.00'	120.96'	S32°26'21"E	101.49'	LOT 13, BLOCK A	1.066	46,447
L14	N25°18'52"E	10.00'	L44	S00°11'34"E	19.00'	L74	S44°48'26"W	15.00'	L104	S70°18'52"W	36.51'	C14	25°30'26"	30.00'	13.36'	S77°26'21"E	13.25'	LOT 14, BLOCK A	4.612	200,882
L15	S64°41'08"E	18.94'	L45	N89°48'26"E	10.00'	L75	N45°07'19"W	24.76'	L105	S30°50'23"W	10.05'	C15	90°00'00"	25.00'	39.27'	N19°41'08"W	35.36'	LOT 15, BLOCK A	0.811	35,338
L16	S44°48'26"W	9.66'	L46	N00°11'34"W	19.00'	L76	S29°14'35"E	11.35'	L106	N64°41'08"W	40.19'	C16	25°09'02"	20.00'	8.78'	N77°37'02"W	8.71'	LOT 16, BLOCK A	0.570	24,808
L17	N00°11'34"W	19.00'	L47	N00°16'59"W	10.26'	L77	S60°45'25"W	15.00'				C17	25°09'02"	20.00'	8.78'	N77°13'55"E	8.71'			
L18	S00°11'34"E	19.00'	L48	N89°48'26"E	10.00'	L78	N29°14'35"W	19.69'												
L19	S25°18'52"W	17.60'	L49	N00°11'34"W	10.26'	L79	N19°41'08"W	11.36'												
L20	S64°40'16"E	18.99'	L50	S44°48'26"W	9.88'	L80	N25°18'52"E	15.00'												
L21	N25°18'52"E	10.00'	L51	S00°11'34"E	19.00'	L81	N64°41'08"W	15.00'												
L22	S64°40'16"E	18.99'	L52	N89°48'26"E	10.00'	L82	N25°18'52"E	7.54'												
L23	S64°41'08"E	10.50'	L53	S00°11'34"E	19.00'	L83	N00°11'34"W	19.00'												
L24	N25°33'09"E	10.00'	L54	N00°10'48"W	10.26'	L84	N64°41'08"W	23.00'												
L25	S64°37'52"E	10.46'	L55	N89°48'26"E	10.00'	L85	N44°48'26"E	24.74'												
L26	N45°08'58"E	12.23'	L56	N00°11'34"W	10.26'	L86	S69°28'13"E	32.50'												
L27	S64°41'08"E	19.00'	L57	N64°41'08"W	19.00'	L87	S44°48'26"W	28.45'												
L28	N25°18'52"E	10.00'	L58	N25°18'52"E	10.00'	L88	N69°28'13"W	47.50'												
L29	S64°41'08"E	19.00'	L59	N89°48'26"E	10.00'	L89	N00°11'34"W	19.00'												
L30	N89°48'26"E	10.00'	L60	N00°11'34"W	19.00'	L90	S00°11'34"E	24.00'												

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **AUBREY LAND JV, LLC AND AUBREY BLACKJACK PARTNERS, LLC,** acting herein by and through their duly authorized officers, do hereby adopt this plat designating the hereinabove described property as **CHAPPARAL CENTER**, an addition to the City of Aubrey, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Aubrey's use thereof. The City of Aubrey and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Aubrey and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public vehicular and pedestrian use and access, and for Fire Department and emergency use, in, along, upon, and across said premises, with the right and privilege at all times of the City of Aubrey, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.

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

Witness this _____ day of _____, _____.

BY: **AUBREY LAND JV, LLC**, a Delaware limited liability company

BY: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

On this _____ day of _____, 2025, before me personally appeared _____ (name of signer), whom I know personally, and acknowledged that he/she executed the same.

_____
Notary Public, State of Texas

_____
Notary Public, State of Texas

Witness this _____ day of _____, _____.

BY: **AUBREY BLACKJACK PARTNERS LLC**, a Texas limited liability company

BY: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

On this _____ day of _____, 2025, before me personally appeared _____ (name of signer), whom I know personally, and acknowledged that he/she executed the same.

_____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Sylviana Gunawan, do hereby certify that a survey was made on the ground of the property described hereon under my personal supervision and the iron rods were placed in accordance with the subdivision rules and regulations of the City of Aubrey, Texas.

_____
Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone 972-335-3580

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

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sylviana Gunawan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

_____
Notary Public, State of Texas

CERTIFICATE OF FINAL PLAT APPROVAL

This Final Plat was reviewed and approved by the City Council of the City of Aubrey, Texas the _____ day of _____, 20____.

_____
CHRIS RICH, MAYOR
CITY OF AUBREY, TEXAS

OWNER:
Aubrey Blackjack Partners LLC
4514 Cole Avenue, Suite 1650
Dallas, Texas 75205
Phone: 214-674-9570
Contact : Chad Vose

FINAL PLAT
CHAPARRAL CENTER
35.174 ACRES

LOTS 1 - 16, BLOCK A

14 COMMERCIAL LOTS
2 RIGHT OF WAY RESERVATIONS

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

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SG	KHA	05/07/2025	063451861	3 OF 3

OWNER:
Aubrey Land JV, LLC
8235 Douglas Ave., Suite 720
Dallas, Texas 75225
Phone: 214-399-0445
Contact: Tim Baker

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

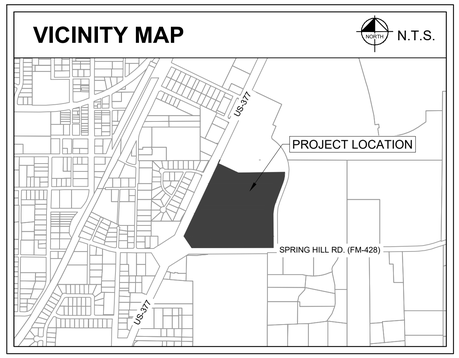
APPLICANT:
Kimley-Horn and Associates, Inc.
203 W. Nash Street, Suite 100
Terrell, Texas 75160
Phone: 972-770-1300
Contact : Matthew A. Lucas, P.E.

DWG NAME: K:\FRI_SURVEY\063452805-AUBREY PAD DEVELOPMENT\DWG\063452805-FINAL PLAT.DWG PLOTTED BY GUNAWAN, SYLVIANA 5/7/2025 2:23 PM LAST SAVED 5/7/2025 2:18 PM Copyright © 2025 Kimley-Horn and Associates, Inc. All rights reserved

VOLUME 1 - CIVIL CONSTRUCTION DOCUMENTS
PAVING, GRADING, DRAINAGE AND UTILITY IMPROVEMENTS
FOR
CHAPARRAL CENTER
BY
DRT DEVELOPMENT
NORTHEAST CORNER OF US-377 AND SPRING HILL ROAD
AUBREY, DENTON COUNTY, TEXAS

PLANS SUBMITTAL/REVIEW LOG

FIRST CITY SUBMITTAL -NOT FOR CONSTRUCTION	01/09/2025
SECOND CITY SUBMITTAL -NOT FOR CONSTRUCTION	03/11/2025



CIVIL SHEET INDEX	
Sheet Number	Sheet Title
C-001	COVER SHEET
C-002	GENERAL NOTES
C-003	CITY OF AUBREY GENERAL NOTES
C-004	PRELIMINARY PLAT
C-100	DIMENSION CONTROL, PAVING, AND STRIPING PLAN
C-101	PAVING DETAILS
C-200	GRADING PLAN
C-201	GRADING PLAN
C-202	GRADING PLAN
C-203	GRADING PLAN
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C-303	STORM PLAN
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C-305	CHANNEL PLAN AND PROFILE
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C-307	STORM PROFILES
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C-400	WATER PLAN
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C-404	UTILITY DETAILS (1 OF 3)
C-405	UTILITY DETAILS (2 OF 3)
C-406	UTILITY DETAILS (3 OF 3)
C-500	EROSION CONTROL PLAN
C-501	EROSION CONTROL DETAILS (1 OF 2)
C-502	EROSION CONTROL DETAILS (2 OF 2)

PLAT IS MISSING. PROVIDE PLAT IN RESUBMITTAL.

BHC Second Review
03-27-2025

Second review of the Chaparral Center Civil Plan submittal. Our review is for general compliance with the City of Aubrey development requirements. It is based on the City's Code of Ordinances and Good Engineering Practice, and does not relieve the design engineer of their responsibilities as the Engineer of Record under the Texas Engineering Practice Act.

Resubmittal shall include previous review comments and the Engineer's responses to each comment, either on the marked up sheets or as a separate response letter.

Andrew Mata Jr., P.E.
James Jacobs, E.I.T

OWNER

DRT DEVELOPMENT GROUP, LLC
8235 DOUGLAS AVENUE, SUITE 720
DALLAS, TX 75225
PHONE: 214 399 0445
CONTACT: TIM BAKER

ENGINEER

Kimley»Horn

203 W NASH ST. SUITE 100
TERRELL, TEXAS 75160
PHONE: 469-485-2998
CONTACT: MATTHEW A. LUCAS, P.E.
TEXAS REGISTERED ENGINEERING FIRM NO. F-928

MARCH 2025

STOP!
CALL BEFORE YOU DIG
DIG TESS
1-800-DIG-TESS
(@ least 72 hours prior to digging)

CAUTION
EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO ANY TRENCHING OR EXCAVATION.

811 Know what's **below.** **Call** before you dig.

BENCH MARK LIST

CITY OF AUBREY CONTROL POINT LIBRARY
BM SET FLUSH WITH NATURAL GROUND, 3' EAST OF CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH.

ELEV: 676.28' (NAVD88)

BM #40 BOX CUT SET ON CONCRETE HEAD WALL, WEST SIDE OF DRIVEWAY TO 558 SPRINGHILL ROAD, SOUTH SIDE OF ROAD.

ELEV: 667.73' (NAVD88)

No.	REVISIONS	DATE	BY

Kimley»Horn
203 W NASH ST.
SUITE 100 TERRELL, TX 75160
PHONE: 469-485-2998
WWW.KIMLEY-HORN.COM TX F-928

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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED
PROFESSIONAL ENGINEER
3-11-25

KHA PROJECT	064523805
DATE	02/12/2025
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	MJF
CHECKED BY	MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

COVER SHEET

SHEET NUMBER
C-001

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

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KHA GENERAL CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR THE CITY OF AUBREY STANDARDS (LATEST ADDITION), AND ANY SPECIAL PROVISIONS ADOPTED BY THE CITY OF AUBREY, THE SUBDIVISION RULES AND REGULATIONS OF THE CITY OF AUBREY (LATEST EDITION), THE PROJECT SPECIFICATION BOOK, AND THESE CONSTRUCTION PLANS. THE CITY OF AUBREY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE OWNER AND ENGINEER SHALL BE CONTACTED PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS.
3. ALL EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWINGS WERE PREPARED AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CITY. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ACCURATE. THE LOCATIONS SHOWN ARE FOR BIDDING PURPOSES ONLY. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTORS RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 72 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND BONDS PRIOR TO CONSTRUCTION.
6. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CITY, ARCHITECT AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE CITY AND NOTIFICATION TO THE ARCHITECT AND THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE CITY, ENGINEER, AND OWNER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
7. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
8. CONTRACTOR SHALL VERIFY BENCHMARKS AND DATUMS PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS.
9. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER/ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
10. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ADJUSTMENTS, RELOCATIONS AND INSTALLATIONS OF FRANCHISE UTILITIES AS NECESSARY FOR ON-SITE AND OFF-SITE CONSTRUCTION.
11. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION FIELD STAKING, TESTING, AND CERTIFICATION UNLESS SPECIFIED OTHERWISE BY THE OWNER.
12. UNLESS NOTED OTHERWISE, CONTRACTOR SHALL REPLACE ANY FENCING, CURBING, ETC. THAT IS DESTROYED DUE TO THE CONSTRUCTION ACTIVITIES.
13. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT A TRENCH SAFETY PLAN (SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS) TO THE CITY OF AUBREY PUBLIC WORKS DEPARTMENT FOR REVIEW PRIOR TO THE START OF ANY UTILITY CONSTRUCTION.
14. ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA. NO ENCROACHMENTS OUTSIDE OF THE WORK AREA WILL BE ALLOWED. ANY DAMAGE RESULTING THEREFROM SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO REPAIR.
15. LIGHT POLES AND SIGNS SHALL NOT BE PLACED IN ADA ACCESSIBLE ROUTES OR ACCESSIBLE ACCESS ROUTES.
16. ALL AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY SITE CONSTRUCTION NOT INCLUDED WITH THIS SCOPE OF WORK SHALL BE REGRADED AND LANDSCAPED OR PAVED (TO WHATEVER CONDITION EXISTED BEFORE DISTURBANCE). ALL DISTURBED AREAS SHALL BE REPAIRED TO THE SAME OR BETTER CONDITION THAN BEFORE AREA WAS DISTURBED.
17. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, AND EROSION CONTROL PLANS AND INSPECTION REPORTS (SWPPP).
18. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONTOURS SHOWN ON THE PLANS AND ALL FIELD CONDITIONS THAT MAY AFFECT CONSTRUCTION. SHOULD DISCREPANCIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO OBTAIN THE ENGINEER'S CLARIFICATION BEFORE COMMENCING WITH THE CONSTRUCTION.
19. CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER LINES.
20. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE SILT FENCES (OR OTHER METHODS APPROVED BY THE ENGINEER AND CITY) AS REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION. CONTRACTOR IS RESPONSIBLE FOR FILING N.O.I. AND N.O.T. WITH THE TNRCC. CONTRACTOR SOLELY RESPONSIBLE FOR ALL MANDATED SWPPP RECORD KEEPING AND REPORTING. CONTRACTOR MUST SUBMIT COPIES OF N.O.I. AND N.O.T. TO CITY OF AUBREY.
21. CONTRACTOR TO DISPOSE OF ALL EXCESS EXCAVATION MATERIALS AS DIRECTED BY THE OWNER.
22. ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE TAKEN OFF SITE BY THE GRADING CONTRACTOR AT HIS EXPENSE.
23. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
24. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
25. ALL REINFORCING STEEL SHALL CONFORM TO THE GEOTECHNICAL REPORT AND ASTM A-615, GRADE 60, AND SHALL BE SUPPORTED BY BAR CHAIRS.
26. WATER LINES CROSSING STORM SEWER LINES AND SANITARY SEWER LINES SHALL BE IN CONFORMANCE WITH ALL TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) SPECIFICATIONS.
27. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE UTILITIES. ALL PUBLIC PIPE STRUCTURES AND FITTINGS SHALL BE INSPECTED BY THE CITY INSPECTOR PRIOR TO BEING COVERED. THE INSPECTOR MUST ALSO BE PRESENT DURING DISINFECTION AND PRESSURE TESTING OF ALL MAINS. THE CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES. AS AN ALTERNATE, THE OWNER RESERVES THE RIGHT TO PAY THE INSPECTION FEES DIRECTLY TO THE CITY.
28. ALL FIRE HYDRANTS, FITTINGS, VALVES, AND PIPE ENDS SHALL BE BLOCKED WITH CONCRETE PER CITY STANDARDS.
29. TOP RIM ELEVATIONS OF ALL SANITARY SEWER MANHOLES SHALL BE COORDINATED WITH TOP OF PAVEMENT OR FINISHED GRADE.
30. CONTRACTOR SHALL CONSTRUCT PROPOSED PAVEMENT TO MATCH EXISTING PAVEMENT WITH A SMOOTH, FLUSH, CONNECTION.
31. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS CONSTRUCTION ACTIVITIES AT NO COST TO THE OWNER.
32. CONTRACTOR TO ADJUST ALL GATE VALVE COVERS TO MATCH PROPOSED PAVING GRADES.
33. THE OPERATING NUT OF ALL GATE VALVES SHALL BE 2 FEET BELOW FINISH GRADE (MINIMUM).
34. THESE PLANS, PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE ENGINEER'S SEAL HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEM THAT MAY NOW OR HEREAFTER BE INCORPORATED IN THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL REQUIRED SAFETY PROCEDURES AND PROGRAMS.
35. REFER TO SWPPP REPORT AND EROSION CONTROL PLANS FOR APPLICABLE NOTES.
36. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
37. CONTRACTOR SHALL CONTACT THE CITY BUILDING OFFICIAL TO LEARN OF ANY UNUSUAL CONSTRUCTION SEQUENCING REQUIREMENTS THE CITY MAY REQUIRE.
38. ALL APPURTENANCES INSTALLED IN PAVEMENT AREAS SHALL BE ADJUSTED AS REQUIRED TO BE FLUSH WITH FINISHED PAVEMENT.
39. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR COMPLETING AND IMPLEMENTING TRAFFIC CONTROL PLAN.
40. SIGNAGE RELATED TO SITE OPERATION OR SAFETY ARE NOT PART OF KIMLEY-HORN'S SCOPE AND ARE NOT INCLUDED IN THESE PLANS.
41. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING "RECORD" PLANS TO THE ENGINEER SHOWING THE LOCATION OF WATER AND SEWER SERVICES AND ANY DEVIATIONS FROM THESE PLANS MADE DURING CONSTRUCTION.

STORM DRAINAGE

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS, CITY OF AUBREY STANDARD SPECIFICATIONS AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS.
2. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
3. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER.
4. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER.
5. THE INSPECTOR SHALL INSPECT ALL "PUBLIC" CONSTRUCTION. THE CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES.
6. ALL PVC TO RCP CONNECTIONS AND ALL STORM PIPE CONNECTIONS ENTERING STRUCTURES OR OTHER STORM PIPES SHALL HAVE A CONCRETE COLLAR AND BE GROUTED TO ASSURE THE CONNECTION IS WATER TIGHT.
7. ALL OFFSITE STORM SEWER LINES SHALL BE MINIMUM CLASS III RCP. ONSITE STORM SEWER LINES 18" AND GREATER MAY BE CLASS III RCP. ALL PRIVATE STORM SHALL BE NOTED AS ON PLANS. CONTRACTOR TO CONTACT ENGINEER WITH QUESTIONS ABOUT PIPE MATERIAL PRIOR TO ORDERING. IF USING HDPE, CONTRACTOR SHALL SUBMIT TECHNICAL DATA TO PROJECT ENGINEER AND CITY ENGINEER FOR APPROVAL PRIOR TO ORDERING MATERIAL.
8. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, LATEST EDITION, AND ANY SPECIAL PROVISION AS APPROVED BY THE CITY OF AUBREY.
9. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION STAKING FOR ALL STORM SEWER LINES AND OTHER UTILITIES.
10. EMBEDMENT FOR ALL ONSITE SEWER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY OF AUBREY STANDARD DETAILS.
11. REFER TO TNRCC/TCEQ DESIGN GUIDELINES (CHAPTER 290) FOR ALL UTILITY CROSSINGS.
12. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
13. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION.
14. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES BETWEEN PLANS AND CONDITIONS ENCOUNTERED IN THE FIELD.
15. CONTRACTOR SHALL VERIFY ALL EXISTING INVERTS AND RIM ELEVATIONS PRIOR TO CONSTRUCTION.
16. ALL PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN THE EVENT OF ANY DISCREPANCIES.
17. TRENCH EXCAVATION FOR TRENCHES 5 FEET OR MORE IN DEPTH SHALL BE IN ACCORDANCE WITH ALL PROVISIONS OF PART 1926, SUBPART P - "EXCAVATIONS, TRENCHING AND SHORING OF THE OCCUPATIONAL SAFETY AND HEALTH'S STANDARDS AND INTERPRETATIONS". IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFORM TO THE ABOVE PROVISIONS.
18. ALL WYE CONNECTIONS AND PIPE BENDS LESS THAN 36" IN DIAMETER PS ARE TO BE PREFABRICATED AND INSTALLED PER MANUFACTURERS SPECIFICATIONS.
19. USE 4 FOOT JOINTS WITH BEVELED ENDS IF RADIUS OF STORM SEWER IS LESS THAN 100 FEET.
20. ALL STORM SEWER LINES SHALL BE MINIMUM CLASS III RCP UNLESS OTHERWISE NOTED. CONTRACTOR TO CONTACT ENGINEER WITH QUESTIONS ABOUT PIPE MATERIAL PRIOR TO ORDERING.
21. DURING THE CONSTRUCTION OF THESE IMPROVEMENTS, ANY INTERPRETATION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTIONS FOR NORTH CENTRAL TEXAS, AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER, MUST BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND TRANSPORTATION OR HIS DESIGNEE BEFORE ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE WHICH ARE MADE DURING THE BIDDING PHASE WILL HAVE NO BEARING ON THE DECISION.
22. FOR ADJUSTMENT OF AUBREY WATER UTILITIES APPURTENANCES OR TO VERIFY LOCATIONS OF EXISTING WATER AND WASTEWATER MAINS IN AREA, CALL (214) 670-1770 AT LEAST (3) THREE WORKING DAYS PRIOR TO CONSTRUCTION.

GRADING

1. ALL CONSTRUCTION SHALL BE IN GENERAL ACCORDANCE WITH THESE PLANS, CITY OF AUBREY STANDARD SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDUMS, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS.
2. UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN PAVED AREAS REFLECT TOP OF PAVEMENT SURFACE. ADD .50' TO PAVING GRADE FOR TOP OF CURB GRADE.
3. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
4. SEE STRUCTURAL SPECIFICATIONS FOR BUILDING PAD DETAILS. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING WATER, OR BY OTHER MEANS APPROVED BY THE CITY, AT NO ADDITIONAL COST TO THE OWNER.
5. ALL EXCAVATING IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF SITE BY THE GRADING CONTRACTOR AT HIS EXPENSE.
6. BEFORE ANY EARTHWORK IS PERFORMED, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF PAVEMENT AND OTHER ITEMS ESTABLISHED BY THE PLANS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
7. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. THAT ARE TO REMAIN OR BE RELOCATED DURING ALL CONSTRUCTION PHASES.
8. EXISTING OFFSITE CONTOURS AS SHOWN ON THIS PLAN WERE TAKEN FROM AN AERIAL TOPOGRAPHIC SURVEY PREPARED BY OTHERS. BASED ON THE BENCHMARK SHOWN, CONTRACTOR SHALL REFERENCE SAME BENCHMARK.
9. REFERENCE STRUCTURAL DRAWINGS AND SPECIFICATIONS AND GEOTECHNICAL REPORT FOR BUILDING PAD AND PAVING SUBGRADE INFORMATION.
10. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
11. GRADING CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS.
12. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN APPROVED AGENCY FOR TESTING MATERIALS. THE NOMINATION OF THE TESTING LABORATORY AND THE PAYMENTS FOR SUCH TESTING SERVICES SHALL BE MADE BY THE CONTRACTOR. THE OWNER SHALL APPROVE THE LABORATORY NOMINATED TO DO THE TESTING OF MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SHOW BY STANDARD TESTING PROCEDURES THAT THE WORK CONSTRUCTED DOES MEET THE REQUIREMENTS OF THE CITY'S SPECIFICATIONS AND THESE PLANS.
13. CONTRACTOR SHALL CALL 1-800-DIG-TESS AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION FOR FIELD LOCATIONS OF UTILITIES IN THE VICINITY OF THE SITE.
14. PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN CASE OF DISCREPANCY.
15. NO TREE SHALL BE REMOVED OR DAMAGED WITHOUT PRIOR AUTHORIZATION OF THE OWNER OR OWNER'S REPRESENTATIVE. EXISTING TREES SHALL BE PRESERVED WHENEVER POSSIBLE.
16. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROL PRIOR TO COMMENCING CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE CONSTRUCTION COMMENCES.
17. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.

PAVING

1. ALL CONSTRUCTION SHALL BE IN GENERAL ACCORDANCE WITH THESE PLANS, CITY OF AUBREY STANDARD SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS.
2. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
3. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE SILT FENCES (OR OTHER METHODS APPROVED BY THE ENGINEER AND CITY) AS REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, OR LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION.
4. BEFORE ANY EARTHWORK IS DONE, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF PAVEMENT AND OTHER ITEMS ESTABLISHED BY THE PLANS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
5. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. THAT ARE TO REMAIN OR BE RELOCATED DURING ALL CONSTRUCTION PHASES.
6. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS (REFER TO ALPHA TESTING, INC REPORT, DATED DECEMBER 16, 2014). THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
7. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN APPROVED AGENCY FOR TESTING MATERIALS. THE NOMINATION OF THE TESTING LABORATORY AND THE PAVEMENT OF SUCH TESTING SERVICES SHALL BE MADE BY THE CONTRACTOR. THE OWNER SHALL APPROVE THE LABORATORY NOMINATED TO DO THE TESTING OF MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SHOW BY STANDARD TESTING PROCEDURES THAT THE WORK CONSTRUCTED DOES MEET THE REQUIREMENTS OF THE CITY'S SPECIFICATIONS AND THESE PLANS.
8. BARRIER FREE RAMPS SHALL BE CONSTRUCTED AT ALL DRIVEWAY APPROACHES PER CITY STANDARDS.
9. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
10. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDING AS SHOWN ON THE PLANS. ALL PAINT AND PAVEMENT MARKINGS SHALL ADHERE TO THE CITY OF AUBREY STANDARD SPECIFICATIONS.
11. REFER TO GEOTECHNICAL REPORT FOR PAVING JOINT LAYOUT PLAN REQUIREMENTS. REFER TO GEOTECHNICAL REPORT AND CITY STANDARDS FOR REINFORCEMENT STEEL REQUIREMENTS AND USE MOST STRINGENT OF THE TWO. PAVEMENT MIX DESIGNS SHALL BE SUBMITTED TO GEOTECHNICAL ENGINEER FOR APPROVAL. REFER TO GEOTECHNICAL REPORT FOR SOIL COMPACTION SPECIFICATION.
12. FIRE LANES SHALL BE DESIGNATED BY CONTINUOUS PAINTED LINES FOUR (4) INCHES IN WIDTH ON EACH SIDE OF THE FIRE LANE STARTING AT THE ENTRANCE FROM THE STREET AND TO BE CONTINUED TO THE EXIT. SUCH LINES SHALL BE BRIGHT RED IN COLOR AND LABELED PER CITY STANDARDS.
13. FIRE LANES ADJACENT TO CURBS SHALL BE OUTLINED BY A FOUR (4) INCH WIDE STRIP PAINTED BRIGHT RED IN COLOR ALONG THE CURB'S GUTTER LINE.
14. THE WORDS "FIRE LANE" AND "NO PARKING" SHALL BE STENCILED IN FOUR (4) INCH HIGH WHITE LETTERS ALTERNATELY EVERY FIFTEEN (15) FEET ALONG THE RED FIRE LANE STRIPES PER CITY DETAIL.
15. ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT OF 1990 AND TAS STANDARDS, LATEST EDITION.
16. REFERENCE CITY OF AUBREY STANDARD CONSTRUCTION DETAILS FOR HANDICAP RAMP AND OTHER PAVING DETAILS.
17. REFERENCE LANDSCAPE AND/OR PAVING PLANS FOR LOCATION AND TYPE OF HANDICAP RAMPS TO BE PROVIDED AND FOR FLATWORK.
18. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF AUBREY STANDARD SPECIFICATIONS.
19. CONTRACTOR RESPONSIBLE FOR PREPARATION, SUBMITTAL, AND APPROVAL BY CITY OF AUBREY OF TRAFFIC CONTROL PLAN PRIOR TO START OF CONSTRUCTION.
20. SIDEWALKS ADJACENT TO CURB SHALL BE CONNECTED TO BACK OF CURB USING LONGITUDINAL BUTT JOINT.
21. UNLESS THE PLANS SPECIFICALLY DICTATE TO THE CONTRARY, ON-SITE AND OTHER DIRECTIONAL SIGNS SHALL BE LOCATED OUT OF THE PEDESTRIAN AND AUTOMOBILE ROUTES AND SHALL BE LOCATED BETWEEN THREE TO FIVE FEET BEHIND THE NEAREST BACK OF CURB. SIGN HEIGHT, LOCATION, AND STRUCTURE SHALL BE SUCH THAT THE SIGNS POSE NO THREAT TO PUBLIC SAFETY.
22. UNLESS THE PLANS SPECIFICALLY DICTATE TO THE CONTRARY, ON-SITE AND OTHER DIRECTIONAL SIGNS SHALL BE ORIENTED SO THEY ARE READILY VISIBLE TO THE ONCOMING TRAFFIC FOR WHICH THEY ARE INTENDED, FIELD ADJUSTMENTS OF LOCATION AND ORIENTATION OF THE SIGNS ARE TO BE MADE TO ACCOMPLISH THIS.
23. CONTRACTOR RESPONSIBLE FOR INSTALLING NECESSARY CONDUIT FOR LIGHTING, IRRIGATION, ETC. PRIOR TO PLACEMENT OF PAVEMENT. ALL CONSTRUCTION DOCUMENTS (CIVIL, MEP, LANDSCAPE, AND ARCHITECT) SHALL BE CONSULTED.
24. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE HANDICAPPED ROUTES (PER A.D.A. & T.A.S) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS AND ACCESSIBLE ROUTES. IN NO CASE SHALL HANDICAP RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5.0 PERCENT. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A. AND T.A.S. COMPLIANCE ISSUES.
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GENERAL NOTES

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

PAVING NOTES

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

LINED CHANNELS

1. CONSTRUCTION JOINT SHOWN IN DETAILS FOR CONVENIENCE ONLY, MONOLITHIC CONSTRUCTION MAY BE USED.
2. ALL VISIBLE SURFACES SHALL BE A TROWEL FINISH.
3. ALL REINFORCING STEEL SHALL BE 3/8" DIAMETER AND SPACED 12" CENTER TO CENTER BOTH WAYS UNLESS OTHERWISE SPECIFIED.
4. IF WOOD FORMS ARE USED WITH CONSTRUCTION JOINT, THEY SHALL BE TWO, 2"x4", AND SHALL NOT BE REMOVED UNTIL CONCRETE ON SLOPES IS READY TO BE PLACE.
5. ALL CONCRETE IN LINED CHANNEL SHALL BE NCTCOG CLASS "A" (MINIMUM 3.000 P.S.I.) CONCRETE.
6. FLAT BOTTOM TO BE CONSTRUCTED WHEN CHANNEL WIDTH IS LESS THAN 12 FOOT.
7. 3/4" CHAMFER ON ALL CONCRETE CORNERS.

STORM SEWER

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

SANITARY SEWER

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

WATER

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

SCREENING WALLS

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

	AUBREY 1867 TEXAS				**CITY OF AUBREY, TEXAS** STANDARD CONSTRUCTION DETAILS GENERAL NOTES	AUGUST, 2024	SHEET NO. 00

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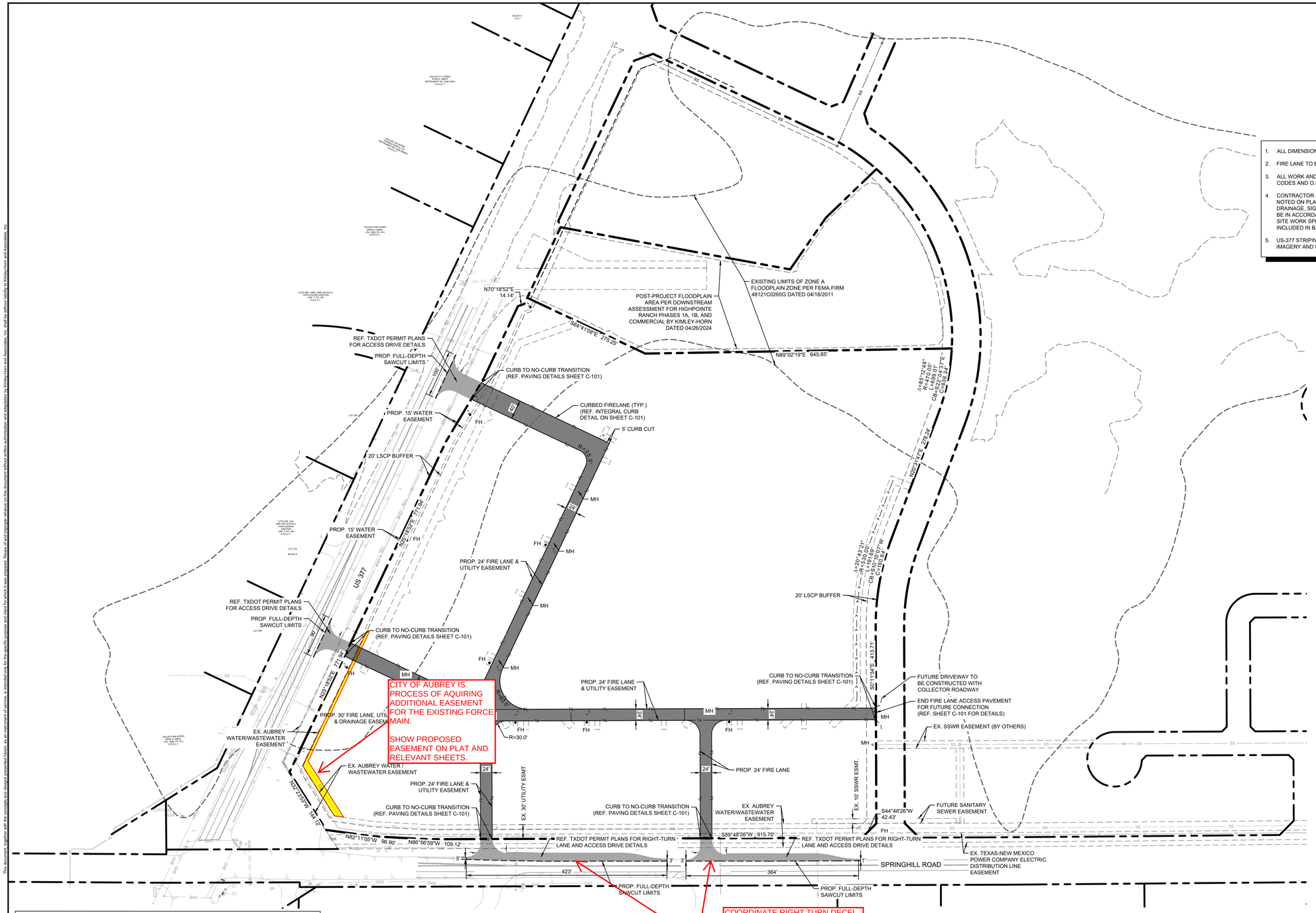
STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED
PROFESSIONAL ENGINEER
3-11-25

KHA PROJECT 064523805
DATE 02/12/2025
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY MJF
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

CITY OF AUBREY
GENERAL NOTES

SHEET NUMBER
C-003



6" REINFORCED PORTLAND CEMENT CONCRETE MIN. COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS WITH 4.5±1.5% ENTRAINED AIR.

REINFORCE WITH #3 BARS @ 18" O.C.E.W.

6"

6"

6" SCARIFIED SUBGRADE COMPACTED TO MIN. 95% STANDARD PROCTOR DENSITY (ASTM D-698) WITHIN THE RANGE OF 0% TO +4% OF OPTIMUM MOISTURE CONTENT WITH A MIN 7% HYDRATED LIME PER UES GEOTECHNICAL REPORT NO. G241435-1

NOTE:
PAVEMENT SECTIONS SHOWN FOR REFERENCE ONLY. SEE GEOTECH FOR DETAILS.

IN LIEU OF LIME TREATMENT OF THE PAVEMENT SUBGRADE, PAVEMENT SECTION THICKNESS CAN BE INCREASE BY 1 INCH. SUBGRADE SHOULD BE SCARIFIED TO A DEPTH OF AT LEAST 6" AND COMPACTED TO AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) WITHIN THE RANGE OF -1 TO +3 PERCENTAGE POINTS OF THE MATERIAL'S OPTIMUM MOISTURE CONTENT.

ACCESS DRIVE PAVEMENT SECTION

N.T.S.

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. FIRE LANE TO BE CONSTRUCTED PER CITY OF AUBREY STREET STANDARDS.
3. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, TREES, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
5. US-377 STRIPING IS SHOWN FOR REFERENCE ONLY DRAWN IN BASED ON AERIAL IMAGERY AND IS APPROXIMATE AND SHOWN FOR REFERENCE ONLY

LEGEND

	PROPERTY LINE
FL	PROPOSED FIRE LANE
FH	PROPOSED FIRE HYDRANT
CI	PROPOSED CURB INLET
WM	PROPOSED WATER METER
MH	PROPOSED SANITARY SEWER MANHOLE
STMH	PROPOSED STORM MANHOLE
	PROPOSED TYPE-Y INLET

PAVEMENT LEGEND

	6" ACCESS DRIVE PAVEMENT
	TXDOT DRIVEWAY (REF. TXDOT PLANS FOR DETAILS)

STOP!
CALL BEFORE YOU DIG
DIG TESS
1-800-DIG-TESS
(@ least 72 hours prior to digging)

811 Know what's **below.** **Call** before you dig.

CAUTION
EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO ANY TRENCHING OR EXCAVATION.

BENCH MARK LIST

CITY OF AUBREY CONTROL POINT LIBRARY
BM SET FLUSH WITH NATURAL GROUND, 3' EAST OF CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH.

ELEV: 676.28' (NAVD88)

BM #40 BOX CUT SET ON CONCRETE HEAD WALL, WEST SIDE OF DRIVEWAY TO 558 SPRINGHILL ROAD, SOUTH SIDE OF ROAD.

ELEV: 667.73' (NAVD88)

No.	REVISIONS	DATE	BY

Kimley»Horn
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SUITE 100 TERRELL, TX 75160
PHONE: 469-485-2998
WWW.KIMLEY-HORN.COM TX F-928
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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED
PROFESSIONAL ENGINEER
3-11-25

KHA PROJECT	064523805
DATE	02/12/2025
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	MJF
CHECKED BY	MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

DIMENSION CONTROL, PAVING, AND STRIPING PLAN

SHEET NUMBER
C-100

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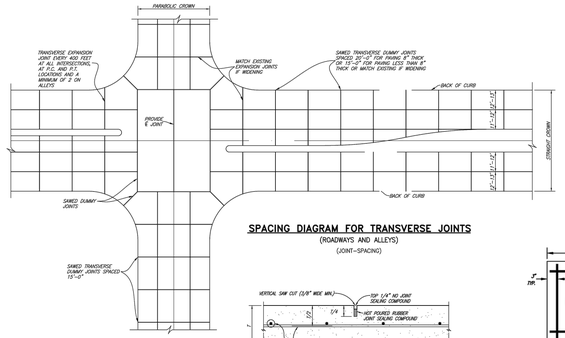
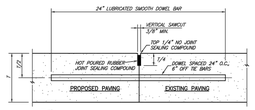
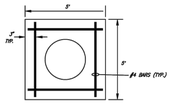


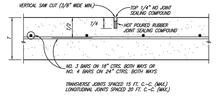
SPACING DIAGRAM FOR TRANSVERSE JOINTS
(ROADWAYS AND ALLEYS)
(JOINT-SPACING)



LONGITUDINAL BUTT JOINT
(BUTTJNT)

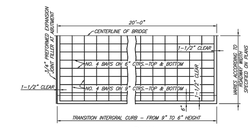


MANHOLE PAD PLAN

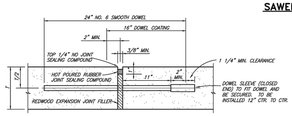


TRANSVERSE JOINTS SPACED 15 FT. C.-C. (MAX.)
LONGITUDINAL JOINTS SPACED 20 FT. C.-C. (MAX.)

SAWED DUMMY JOINT
(DUMMYJNT)

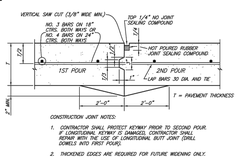


PLAN



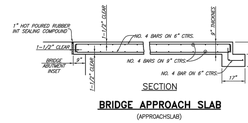
TRANSVERSE EXPANSION JOINT NOTES:
1. DOWELS AND REINFORCING BARS SHALL BE SUPPORTED BY AN APPROVED DEVICE.
2. TRANSVERSE EXPANSION JOINTS SHALL BE SPACED AT 400 FT. MAXIMUM AND AT ALL INTERSECTIONS.

TRANSVERSE EXPANSION JOINT
(EXPJNT)



CONSTRUCTION JOINT NOTES:
1. CONTRACTOR SHALL PROTECT KEYWAY PRIOR TO SECOND POUR. IF LONGITUDINAL KEYWAY IS DAMAGED, CONTRACTOR SHALL REPAIR WITH THE USE OF LONGITUDINAL BUTT JOINT DRILL DOWELS INTO FIRST POUR).
2. THICKENED EDGES ARE REQUIRED FOR FUTURE WIDENING ONLY.

CONSTRUCTION JOINT
(CONSTJNT)

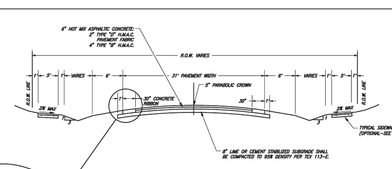


SECTION

BRIDGE APPROACH SLAB
(APPROACHSLAB)

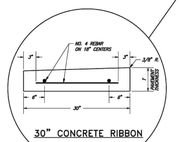
CITY OF AUBREY, TEXAS	AUGUST, 2024	SHEET NO. 05
STANDARD CONSTRUCTION DETAILS PAVING / JOINTS		

REVISED: 2/2/24 - NPonday | H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-05.dwg | PLOT SCALE: 1:2 | PLOT STYLE: 11x17.ctb | PLOTTED BY: Nobin Ponday ON 8/19/2024

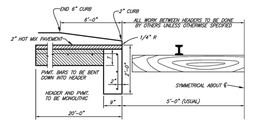


31' HMAC PAVEMENT SECTION ESTATE LOT TYPICAL CROSS SECTION

NOTES:
1. DAY DITCH SIDE SLOPE VARIES DEPENDING UPON DESIGN, NO GREATER THAN 3:1 WITHOUT ARMORING.
2. CUL DE SAC SHALL HAVE A 7 INCH PARABOLIC CROWN.
3. PAVING AND SUBGRADE ARE MINIMUMS AND SHALL BE VERIFIED BY GEOTECHNICAL RECOMMENDATION.
4. HMAC SECTIONS SHALL ONLY BE USED FOR REPAIR OF EXISTING HMAC STREET. NO PROPOSED STREETS MAY BE HMAC.



30" CONCRETE RIBBON



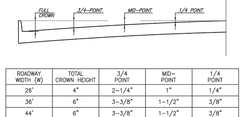
RAIL HEADER
(RR-HEADER)

31' HMAC PAVEMENT SECTION LOCAL STREET TYPICAL CROSS SECTION

NOTES:
1. FOR 30" GUTTER DETAIL, SEE "SEPARATE CURB & GUTTER" DETAIL.
2. CUL DE SAC SHALL HAVE A 7 INCH PARABOLIC CROWN.
3. PAVING AND SUBGRADE ARE MINIMUMS AND SHALL BE VERIFIED BY GEOTECHNICAL RECOMMENDATION.
4. HMAC SECTIONS SHALL ONLY BE USED FOR REPAIR OF EXISTING HMAC STREET. NO PROPOSED STREETS MAY BE HMAC.

NOTE:
LIME OR CEMENT SUBGRADE DESIGN TO BE RECOMMENDED BY GEOTECHNICAL ENGINEER AND MUST BE APPROVED BY THE PUBLIC WORKS DIRECTOR.





MOUNTABLE CURB SECTION

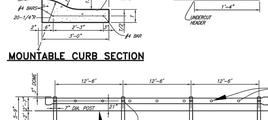
ROADWAY WIDTH (W)	TOTAL CROWN HEIGHT	3/4 POINT	MID-POINT	1/4 POINT
26'	4"	2-1/4"	1"	1/4"
36'	6"	3-3/8"	1-1/2"	3/8"
44'	6"	3-3/8"	1-1/2"	3/8"

TABLE OF CROWN HEIGHTS AND ORDINATES FOR VARIOUS PARABOLIC SECTIONS

SLIP-FORM PAVEMENT MUST MEET CROWN GRADES AT GUTTERS, AT MID-POINTS & ℄

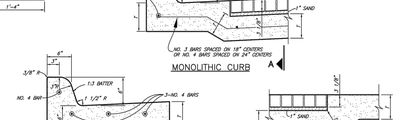
PARABOLIC ROADS ONLY TO BE CONSTRUCTED WITH SLIP FORM PAVERS

(PARA-TABLE)

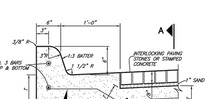


NON CONSTRUCTION BARRICADES (PERMANENT BARRICADES) SHALL CONSIST OF TxDOT CITED-87 METAL BEAM GUARD RAIL WITH TxDOT CITED-12 METAL POSTS. ALL METAL FOR PERMANENT BARRICADES SHALL BE MANUFACTURED AND CONSTRUCTED IN ACCORDANCE WITH TxDOT DETAILS. BARRICADE SHALL EXTEND FROM OUTSIDE CURB TO OUTSIDE CURB.

TYPICAL PERMANENT BARRICADE DETAIL
(PERM-BARRICADE)



SEPARATE CURB AND GUTTER



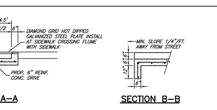
MONOLITHIC CURB

SECTION A–A

CURB AND CURB AND GUTTER
(CURB-GUT)

CITY OF AUBREY, TEXAS	AUGUST, 2024	SHEET NO. 04
STANDARD CONSTRUCTION DETAILS PAVING / SECTIONS / DETAILS		

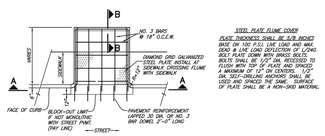
REVISED: 2/2/24 - NPonday | H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-04.dwg | PLOT SCALE: 1:2 | PLOT STYLE: 11x17.ctb | PLOTTED BY: Nobin Ponday ON 8/19/2024



SECTION A–A



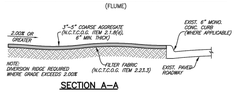
SECTION B–B



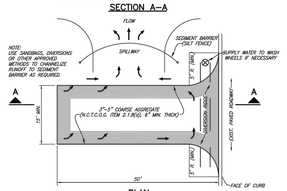
PLAN

STEEL PLATE FLUME COVER PLATE THICKNESS SHALL BE 5/8 INCHES BASE ON 150 P.S.I. LIVE LOAD AND MAX. SEND & LIVE LOAD DEFLECTION OF L/240. BOLT PLATE DOWN WITH (8NOS) BOLTS. DRILL 1" DIA. HOLES IN PLATE AS REQUIRED TO FLUSH WITH TOP OF PLATE AND SPACED A MAXIMUM OF 12" ON CENTERS. 1/2" DIA. BOLTS WITH 1" DIA. WASHERS SHALL BE USED. BAR SPACING SHALL BE SAME. ROUGHNESS OF PLATE SHALL BE A NON-SKID MATERIAL.

REINFORCED CONCRETE FLUME WITH CURBS
(FLUME)



SECTION A–A

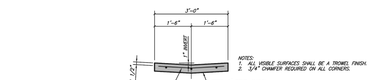


PLAN

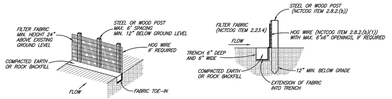
CONSTRUCTION ENTRANCE ROAD FOR EROSION CONTROL

NO SCALE

(ENTRANCE)



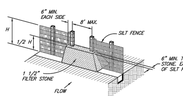
REINFORCED CONCRETE FLUME WITHOUT CURBS
(FLUMESEC)



ISOMETRIC VIEW

SECTION VIEW

SILT FENCE DETAIL



STONE OVERFLOW STRUCTURE

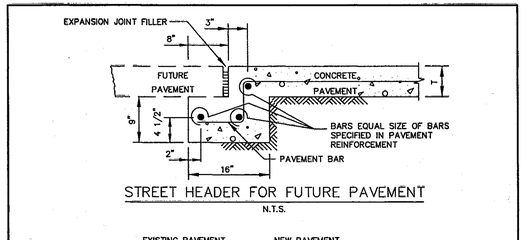
LOCATION AS CALLED FOR IN PLANS

NOTES:
1) THE CONTRACTOR SHALL INSPECT SILT FENCE WEEKLY AND AFTER MAJOR RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY AND MAINTAIN IN ACCORDANCE WITH NOTICE ITEM 3.12.
2) THE CONTRACTOR SHALL REMOVE SEDIMENT FROM BEHIND FENCE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-THIRD THE HEIGHT OF THE FENCE ABOVE GRADE.
3) THE CONTRACTOR SHALL INSPECT THE BASE OF THE FENCE TO ENSURE THAT NO GAPS HAVE DEVELOPED AND RE-TRENCH AS NECESSARY.
4) THE CONTRACTOR SHALL INSPECT FENCE POSTS TO ENSURE THAT THEY ARE PROPERLY SUPPORTING THE FENCE. IF NECESSARY, THE CONTRACTOR SHALL RESET AND ADD POSTS.
5) IF FILTER FABRIC IS RIPPED, DAMAGED OR DETERIORATED, THE CONTRACTOR SHALL REPLACE IT IN ACCORDANCE WITH THE ORIGINAL SPECIFICATIONS AND DETAILS. (MAINTENANCE OF THE SILT FENCE SHALL BE AT THE CONTRACTORS OWN EXPENSE)

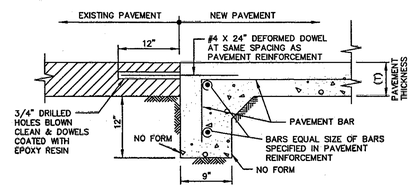
EROSION CONTROL
(SILT-DTL)

CITY OF AUBREY, TEXAS	AUGUST, 2024	SHEET NO. 10
STANDARD CONSTRUCTION DETAILS CONCRETE FLUME / EROSION CONTROL		

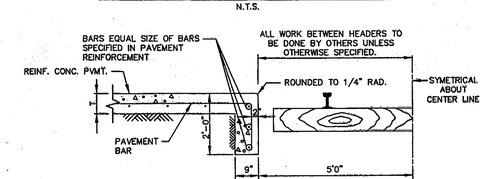
REVISED: 4/28/24 - NPonday | H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-10.dwg | PLOT SCALE: 1:2 | PLOT STYLE: 11x17.ctb | PLOTTED BY: Nobin Ponday ON 8/19/2024



STREET HEADER FOR FUTURE PAVEMENT
N.T.S.



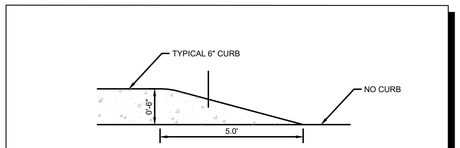
STREET HEADER AT EXISTING PAVEMENT
N.T.S.



NOTES:
1. PAVEMENT BARS TO BE BENT DOWN INTO HEADER.
2. HEADER AND PAVEMENT TO BE MONOLITHIC.

STREET HEADER AT RAILROAD
N.T.S.

REINFORCED CONCRETE PAVEMENT STREET HEADERS	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 305.4 DATE OCT. '04 / STANDARD DRAWING NO. 2070



CURB TO NO-CURB TRANSITION
N.T.S.

No.	REVISIONS	DATE	BY

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SUITE 100 TERRELL, TX 75160
PHONE: 469-485-2998
WWW.KIMLEY-HORN.COM TX F-928
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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED PROFESSIONAL ENGINEER
3-11-25

KHA PROJECT 064523805
DATE 02/12/2025
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY MJF
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

PAVING DETAILS (1 OF 2)

SHEET NUMBER
C-101

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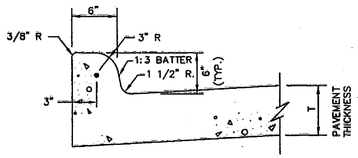
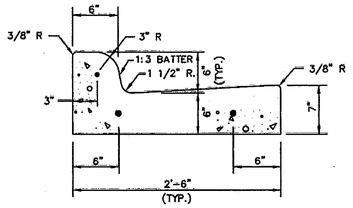
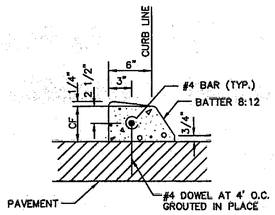


INTEGRAL CURB & GUTTER
N.T.S.



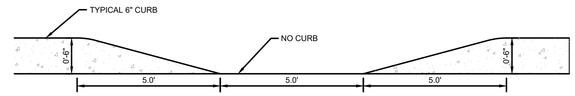
SEPARATE CURB & GUTTER
N.T.S.



DOWELED CURB
N.T.S.

NOTES:
1. REINFORCEMENT SHALL BE NO. 4 BARS, UNLESS OTHERWISE SPECIFIED.
2. CONCRETE SHALL BE CLASS "C" OR "PC".
3. "CF" IS 6" UNLESS OTHERWISE SPECIFIED.
4. ALL CURBS ARE CONSTRUCTED OF PORTLAND CEMENT CONCRETE UNLESS OTHERWISE SHOWN.
5. GRADE SHALL BE MEASURED AT BACK OF CURB.

CONCRETE CURB & GUTTER	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 305.1	
INTEGRAL, SEPARATE, & DOWELED		DATE OCT. '04	STANDARD DRAWING NO. 2120



5' CURB CUT
N.T.S.



FIRE LANE MARKING
N.T.S.

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SUITE 100 TERRELL, TX 75160
PHONE: 469-485-2998
WWW.KIMLEY-HORN.COM TX F-928
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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED PROFESSIONAL ENGINEER
3-11-25

KHA PROJECT 064523805
DATE 02/12/2025
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY MJF
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

PAVING DETAILS
(2 OF 2)

SHEET NUMBER
C-102

MATCHLINE, FOR CONTINUATION SEE SHEET C-203

MATCHLINE, FOR CONTINUATION SEE SHEET C-201

CAUTION
EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO ANY TRENCHING OR EXCAVATION.

CAUTION
VERIFY DEPTH PRIOR TO CONSTRUCTION AND COORDINATE LOWERING OR PROTECTION AS REQUIRED BY UTILITY OWNER

LOT 30R

CALLED 0.466 ACRES
BRAD S. HINES
VOL. 2892, PG. 913
D.R.D.C.T.

EXISTING LIMITS OF ZONE A
FLOODPLAIN ZONE PER FEMA FIRM
48121C0265G DATED 04/18/20114

EXISTING LIMITS OF ZONE A
FLOODPLAIN ZONE PER FEMA FIRM
48121C0265G DATED 04/18/2011

EX. AUBREY
WATER/WASTEWATER
EASEMENT

20' LSCP BUFFER

PROP. ON-SITE DRAINAGE SWALE (MIN. SLOPE ≥ 1%)

LOT 5
1.19 ACRES

LOT 6
1.20 ACRES

LOT 7
1.79 ACRES

LOT 8
1.01 ACRES

LOT 9
1.01 ACRES

LOT 10
0.88 ACRES

FPE 672.00

FPE 679.00

FPE 681.00

FPE 682.00

FPE 680.50

PROP. 24' FIRE LANE
AND ACCESS EASEMENT

EX. TEXAS-NEW MEXICO
POWER COMPANY ELECTRIC
DISTRIBUTION LINE
EASEMENT

EX. AUBREY
WATER/WASTEWATER
EASEMENT

20' LSCP
BUFFER

REFER TO TxDOT
PERMIT PLANS FOR
GRADING OF TURN LANE

SPRINGHILL ROAD

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

	PROPERTY LINE
555	PROPOSED CONTOURS
555	EXISTING CONTOURS
TOP 506.50	TOP OF PAVEMENT ELEVATION
THROAT 506.50	Y INLET ELEVATION
FPE 506.50	FINISHED PAD ELEVATION
HP 506.50	HIGH POINT ELEVATION
ME 506.50	MATCH EXISTING ELEVATION
596.00TW 596.00BW	TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION
	DRAINAGE ARROW
	SWALE
	HIGH POINT

GRADING GENERAL NOTES

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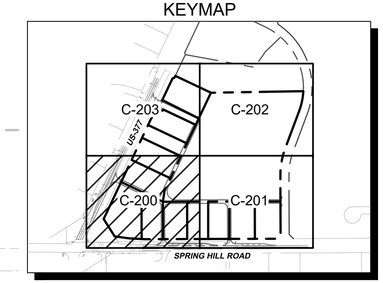
KEYMAP



BENCH MARK LIST

CITY OF AUBREY CONTROL POINT LIBRARY
BM SET FLUSH WITH NATURAL GROUND, 3' EAST OF CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH.

ELEV: 676.28' (NAVD88)

BM #40 BOX CUT SET ON CONCRETE HEAD WALL, WEST SIDE OF DRIVEWAY TO 558 SPRINGHILL ROAD, SOUTH SIDE OF ROAD.

ELEV: 667.73' (NAVD88)

No.	REVISIONS	DATE	BY

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STATE OF TEXAS
MATTHEW A. LUCAS
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LICENSED
PROFESSIONAL ENGINEER
3-11-25

KHA PROJECT
064523805

DATE
02/12/2025

SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY MJF
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

GRADING PLAN

SHEET NUMBER
C-200

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MATCHLINE, FOR CONTINUATION SEE SHEET C-202

MATCHLINE, FOR CONTINUATION SEE SHEET C-200

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

- PROPERTY LINE
- 555 — PROPOSED CONTOURS
- 555 — EXISTING CONTOURS
- TP 506.50 — TOP OF PAVEMENT ELEVATION
- THROAT 506.50 — Y INLET ELEVATION
- FPE 506.50 — FINISHED PAD ELEVATION
- HP 506.50 — HIGH POINT ELEVATION
- ME 506.50 — MATCH EXISTING ELEVATION
- 596.00TW / 596.00BW — TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION
- DRAINAGE ARROW
- SWALE
- HIGH POINT

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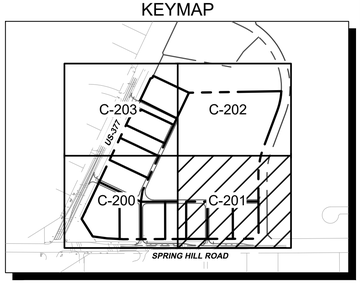
KEYMAP



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ELEV: 676.28' (NAVD88)

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ELEV: 667.73' (NAVD88)

No.	REVISIONS	DATE	BY

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PHONE: 469-485-2998
WWW.KIMLEY-HORN.COM TX F-928

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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED
PROFESSIONAL ENGINEER
3-11-25

KHA PROJECT 064523805
DATE 02/7/2025
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY MJF
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

GRADING PLAN

SHEET NUMBER
C-201

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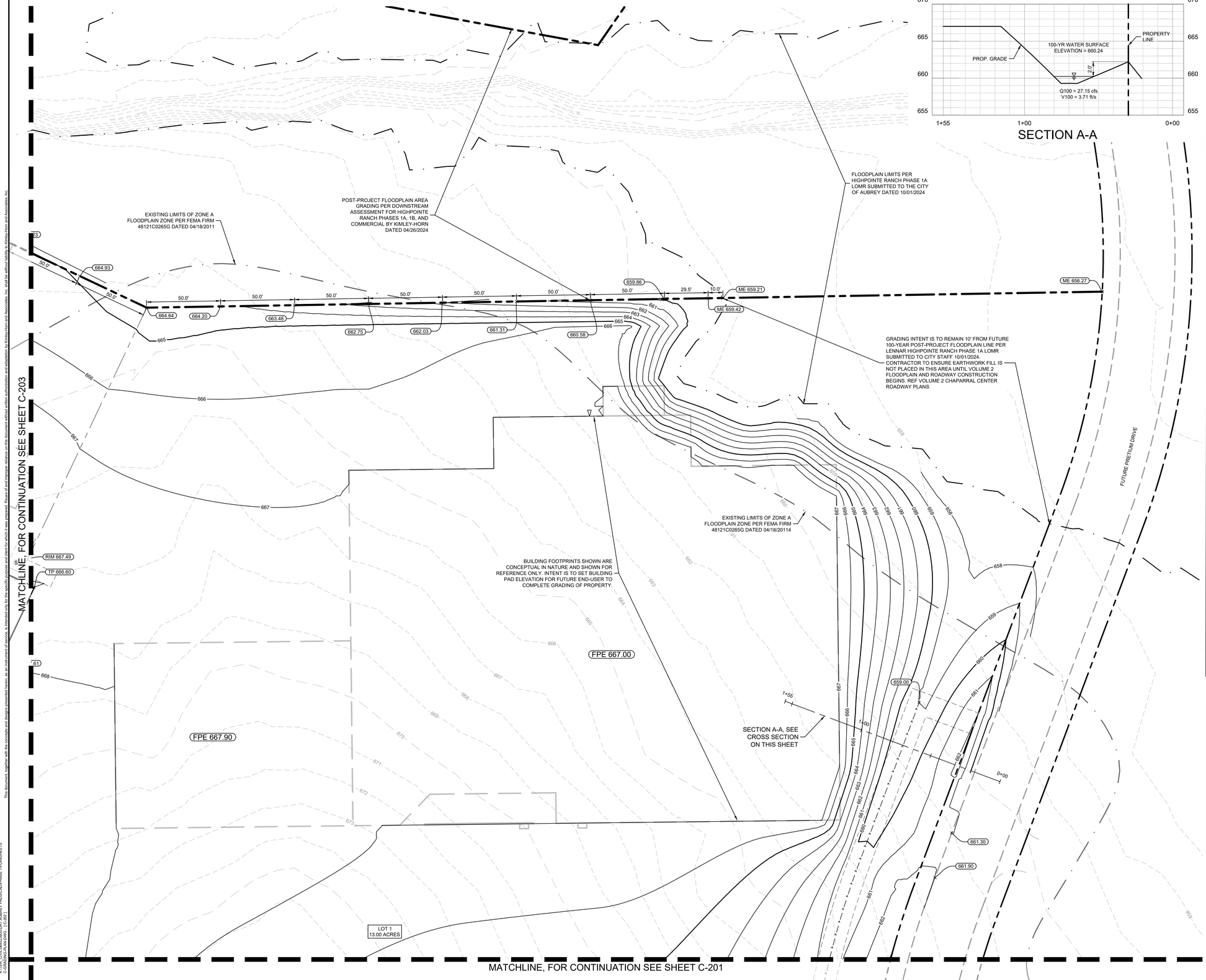

SECTION A-A

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

	PROPERTY LINE
555	PROPOSED CONTOURS
555	EXISTING CONTOURS
TP 506.50	TOP OF PAVEMENT ELEVATION
THROAT 506.50	Y INLET ELEVATION
FPE 506.50	FINISHED PAD ELEVATION
HP 506.50	HIGH POINT ELEVATION
ME 506.50	MATCH EXISTING ELEVATION
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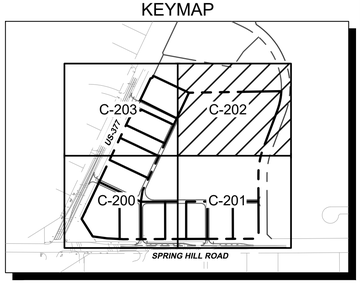

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ELEV: 667.73' (NAVD88)

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3-11-25

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CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

GRADING PLAN

SHEET NUMBER
C-202

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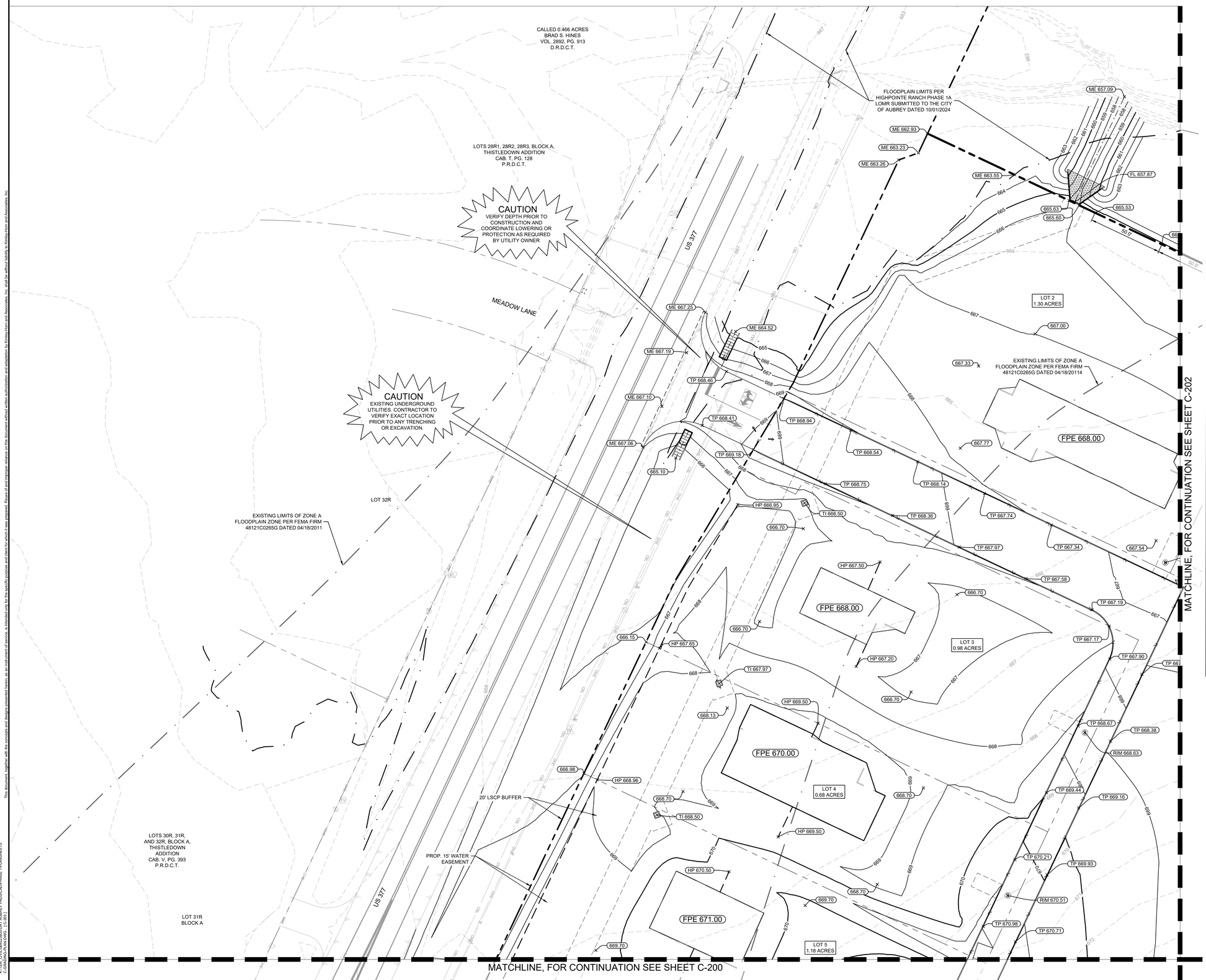

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

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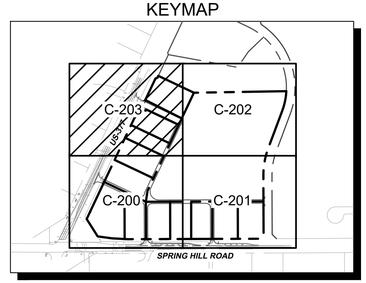
KEYMAP



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KHA PROJECT	064523805
DATE	02/12/2026
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DRAWN BY	MJF
CHECKED BY	MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

GRADING PLAN

SHEET NUMBER
C-203

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DRAINAGE GENERAL NOTES

EXISTING DRAINAGE MAP SHOWN PER DOWNSTREAM ASSESSMENT FOR HIGHPOINTE RANCH PHASES 1A, 1B, AND COMMERCIAL BY KIMLEY-HORN DATED 4/26/2024.

LEGEND

- X-1 / 9.9 ac / 5.5 cfs — AREA DESIGNATOR, AREA IN ACRES, Q100 FLOW IN CFS
- PROPERTY LINE
- EXISTING STORM PIPE
- EXISTING DRAINAGE DIVIDE
- EXISTING FLOW DIRECTION
- 555 — EXISTING CONTOUR

DRAINAGE AREA TABLE

DRAINAGE AREA NO.	AREA (ac)	ANTECEDENT FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)
DA-377.1	1.37	1.00	0.90	10	9.80	12.1
DA-377.2	3.15	1.00	0.90	10	9.80	27.8
DA-377.3	6.77	1.00	0.90	10	9.80	59.7
DA-SH	0.42	1.00	0.90	10	9.80	3.7
EX-A	15.85	1.00	0.35	33	7.91	43.9

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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED
PROFESSIONAL ENGINEER
3-11-25

KHA PROJECT 064523805
DATE 02/12/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY MJF
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

EXISTING DRAINAGE AREA MAP

SHEET NUMBER
C-300

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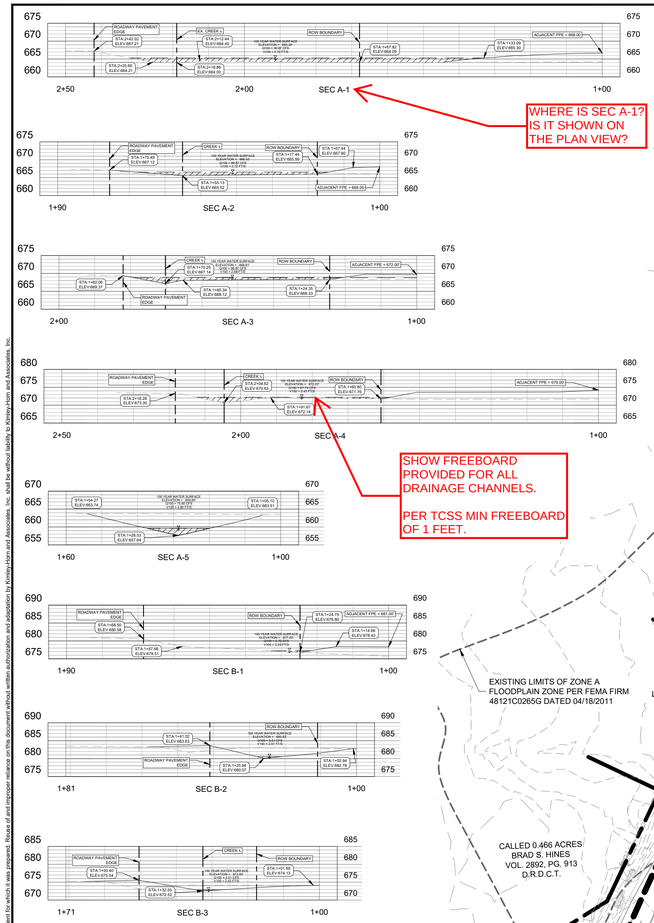

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

DRAINAGE GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. SEE STORM DRAIN PLAN & PROFILE SHEETS FOR DETAILED INFORMATION ON STORM DRAIN LINES.
3. ALL STORM DRAIN LINES SHALL BE RCP, CLASS III UNLESS OTHERWISE NOTED.
4. DOWNSTREAM CREEK ANALYZED IN DOWNSTREAM ASSESSMENT BY HIGHPOINTE RANCHE SINGLE-FAMILY DEVELOPMENT COMPLETED BY OTHERS DATED 04/26/2024. THIS DOWNSTREAM ASSESSMENT CONSIDERED THE SITE TO BE FULLY-DEVELOPED WITH NO ON-SITE DETENTION REQUIRED.

LEGEND

- X-1 / 9.9 ac / 5.5 cfs — AREA DESIGNATOR; AREA IN ACRES; Q100 FLOW IN CFS
- PROPERTY LINE
- PROPOSED STORM PIPE
- PROPOSED DRAINAGE DIVIDE
- PROPOSED FLOW DIRECTION
- 555 — PROPOSED CONTOUR
- 555 — EXISTING CONTOUR

DRAINAGE AREA TABLE

DRAINAGE AREA NO.	AREA (ac)	ANTECEDENT FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)
DA-377.1	1.37	1.00	0.90	10	9.80	12.12
DA-377.2	3.05	1.00	0.90	10	9.80	26.86
DA-377.3	6.77	1.00	0.90	10	9.80	59.74
DA-377.4	0.13	1.00	0.90	10	9.80	1.15
DA-A.1	1.31	1.00	0.90	10	9.80	11.56
DA-A.2	0.95	1.00	0.90	10	9.80	8.38
DA-A.3	0.65	1.00	0.90	10	9.80	5.73
DA-A.4	1.13	1.00	0.90	10	9.80	9.96
DA-A.5	1.02	1.00	0.90	10	9.80	9.04
DA-A.6	0.50	1.00	0.90	10	9.80	4.44
DA-A.7	1.73	1.00	0.90	10	9.80	15.23
DA-A.8	0.88	1.00	0.90	10	9.80	7.79
DA-A.9	0.89	1.00	0.90	10	9.80	7.83
DA-A.10	0.84	1.00	0.90	10	9.80	7.39
DA-B.1	5.35	1.00	0.90	10	9.80	47.21
DA-B.2	0.62	1.00	0.90	10	9.80	5.43
DA-B.3	6.86	1.00	0.90	10	9.80	60.54
DA-B.4	0.54	1.00	0.90	10	9.80	4.77
DA-B.5	1.01	1.00	0.90	10	9.80	8.94
DA-B.6	0.95	1.00	0.90	10	9.80	8.35
DA-B.7	0.76	1.00	0.90	10	9.80	6.72
DA-SH	0.40	1.00	0.90	10	9.80	3.51
OS-CR	0.03	1.25	0.80	10	8.80	0.28

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DATE 02/12/2025
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY MJF
CHECKED BY MAL

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COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

PROPOSED DRAINAGE AREA MAP

SHEET NUMBER
C-301

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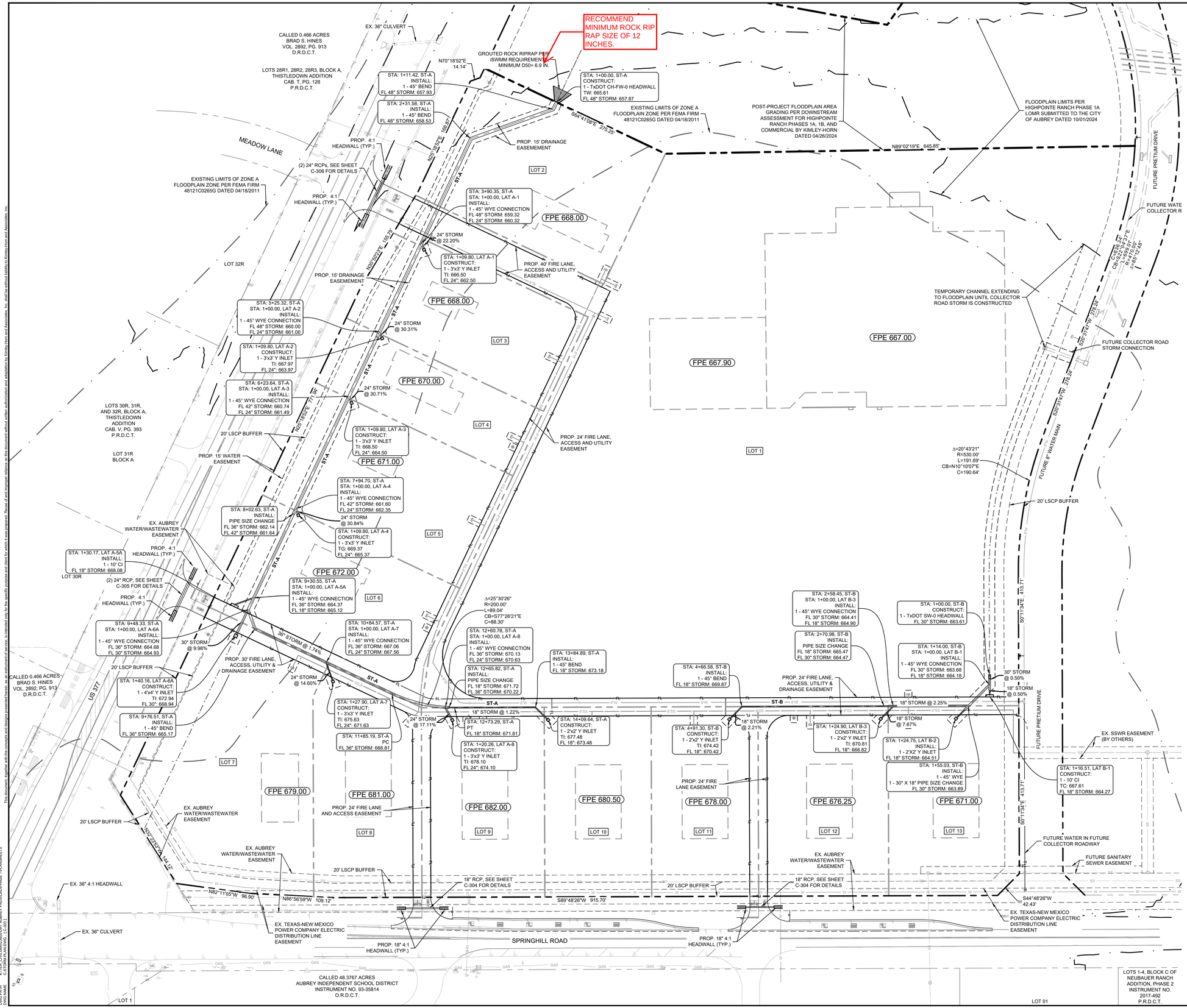

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

LEGEND

- PROPERTY LINE
- 555 — PROPOSED CONTOURS
- 555 — EXISTING CONTOURS
- DRAINAGE ARROW
- SWALE
- HIGH POINT
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED SAFETY END TREATMENT HEADWALL
- PROPOSED Y INLET
- CI — PROPOSED CURB INLET

GRADING GENERAL NOTES

1. ALL ELEVATIONS ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
2. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
3. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
4. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
5. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
7. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
8. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
11. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, STORM MANHOLES ETC. TO MATCH PROPOSED FINISHED GRADES, IF NECESSARY.

BENCH MARK LIST

CITY OF AUBREY CONTROL POINT LIBRARY
BM SET FLUSH WITH NATURAL GROUND, 3' EAST OF CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH.

ELEV: 676.28' (NAVD88)

BM #40 BOX CUT SET ON CONCRETE HEAD WALL, WEST SIDE OF DRIVEWAY TO 558 SPRINGHILL ROAD, SOUTH SIDE OF ROAD.

ELEV: 667.73' (NAVD88)

No.	REVISIONS	DATE	BY

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3-11-25

KHA PROJECT 064523805
DATE 02/12/2025
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY MJF
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

STORM PLAN

SHEET NUMBER
C-303

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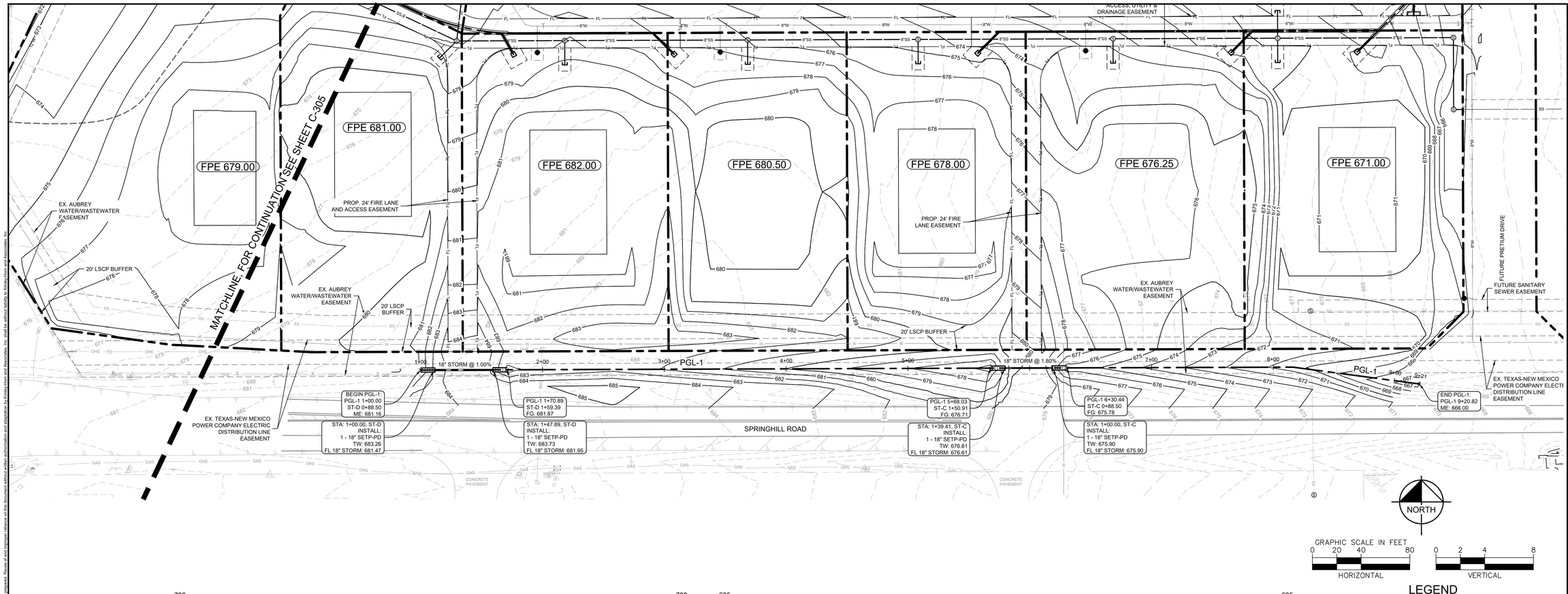

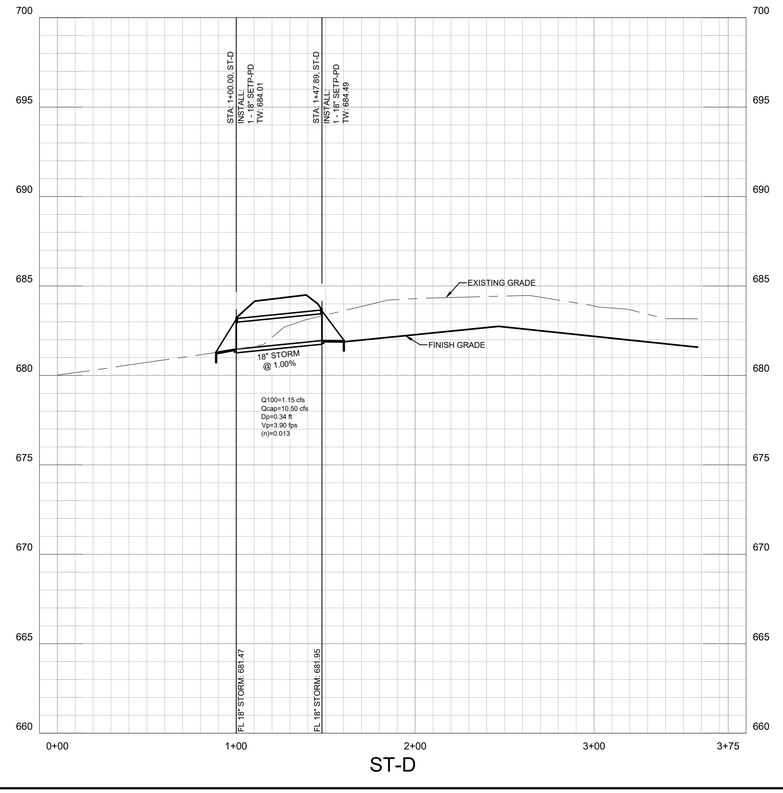

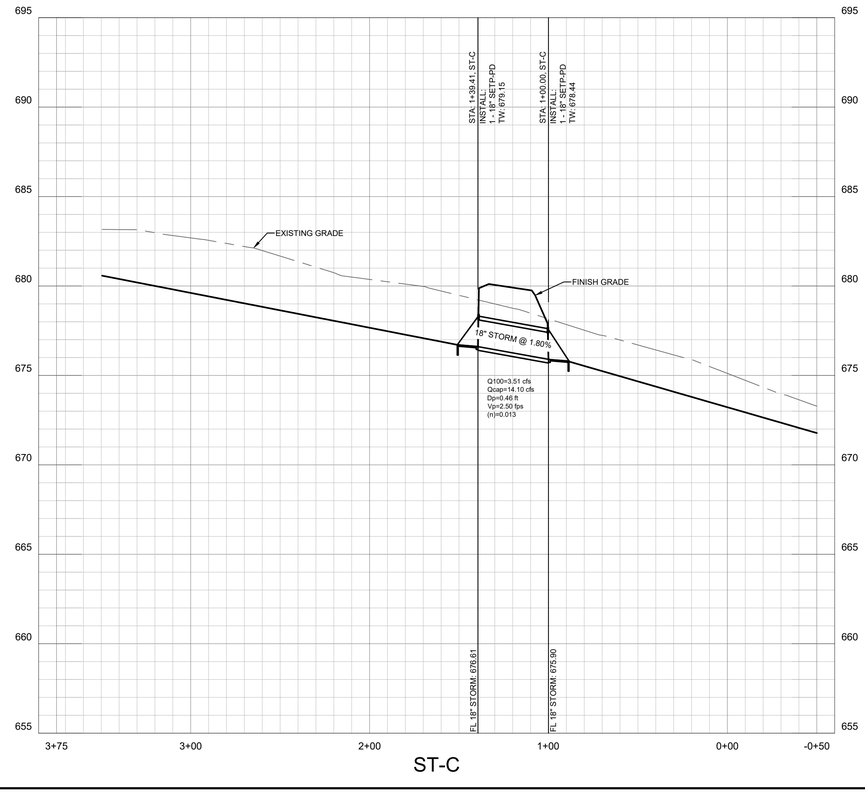

LEGEND

	PROPERTY LINE
555	PROPOSED CONTOURS
555	EXISTING CONTOURS
506.50	TOP OF PAVEMENT ELEVATION
THROAT 506.50	Y INLET ELEVATION
FPE 506.50	FINISHED PAD ELEVATION
ME 506.50	MATCH EXISTING ELEVATION
596.00TW / 596.00BW	TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION
	DRAINAGE ARROW
> >	SWALE
	HIGH POINT
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED SAFETY END TREATMENT HEADWALL
	PROPOSED Y INLET
CI	PROPOSED CURB INLET

No.	REVISIONS	DATE	BY

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3-11-25

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DATE 02/12/2025
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY MJF
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

CHANNEL PLAN AND PROFILE

SHEET NUMBER
C-304

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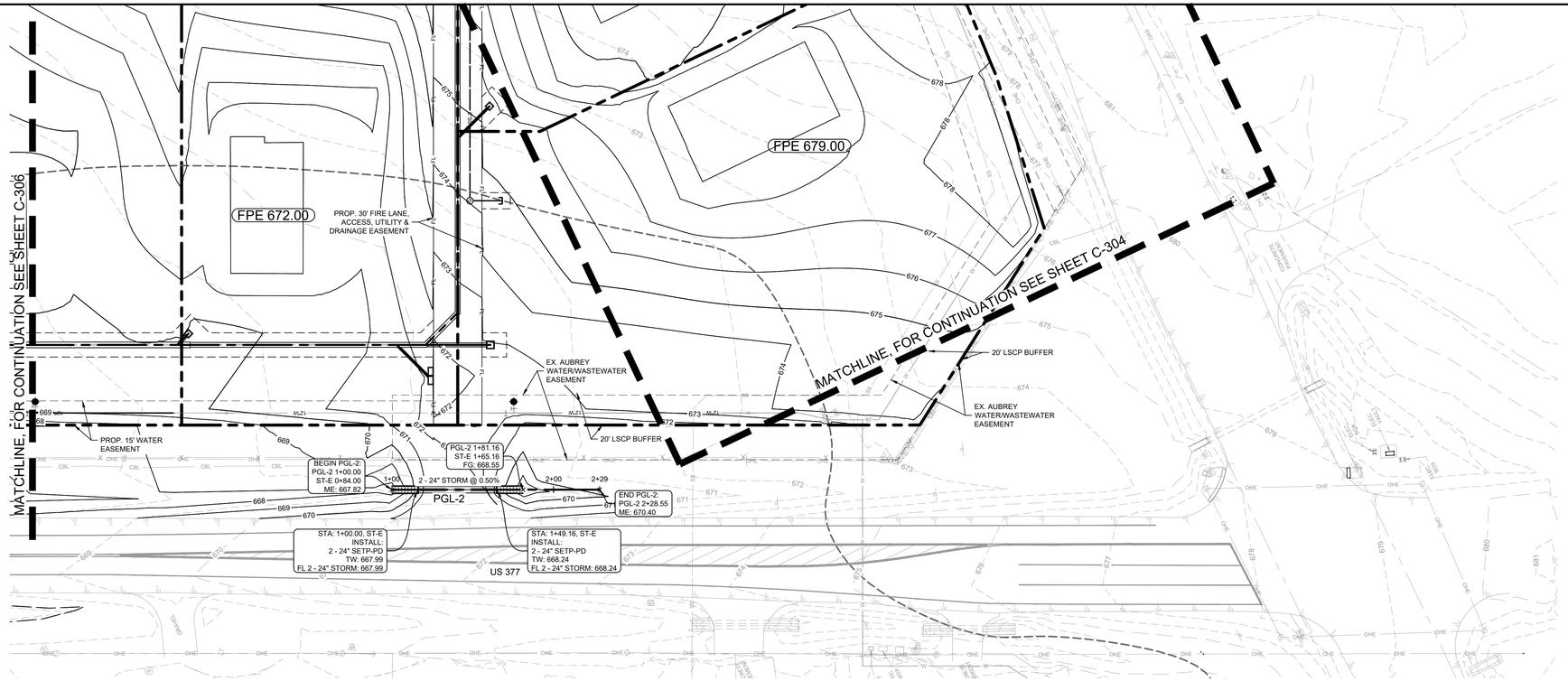

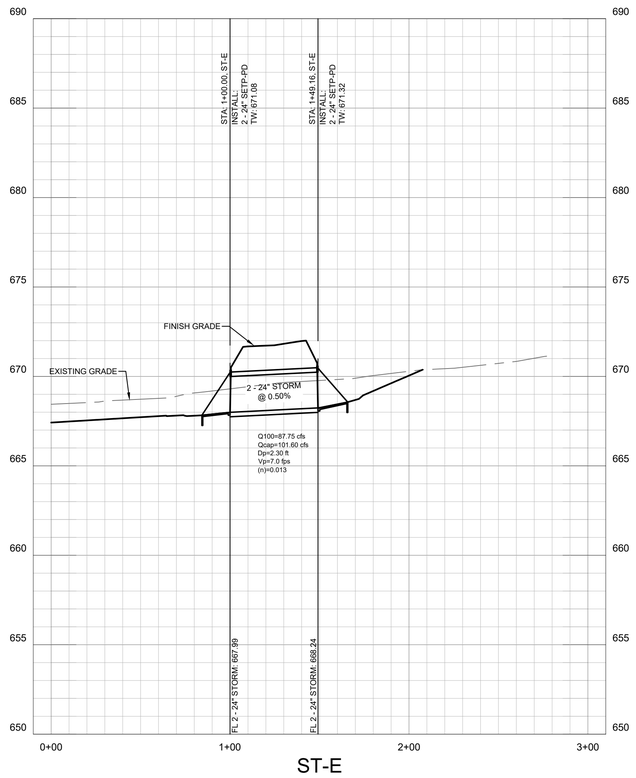



GRAPHIC SCALE IN FEET
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HORIZONTAL
0 2 4 8
VERTICAL

LEGEND

	PROPERTY LINE
555	PROPOSED CONTOURS
555	EXISTING CONTOURS
506.50	TOP OF PAVEMENT ELEVATION
THROAT 506.50	Y INLET ELEVATION
FPE 506.50	FINISHED PAD ELEVATION
ME 506.50	MATCH EXISTING ELEVATION
596.00TW / 596.00BW	TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION
	DRAINAGE ARROW
	SWALE
	HIGH POINT
	PROPOSED STORM LINE
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	PROPOSED SAFETY END TREATMENT HEADWALL
	PROPOSED Y INLET
CI	PROPOSED CURB INLET

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SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	MJF
CHECKED BY	MAL

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CHANNEL PLAN AND PROFILE

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C-305

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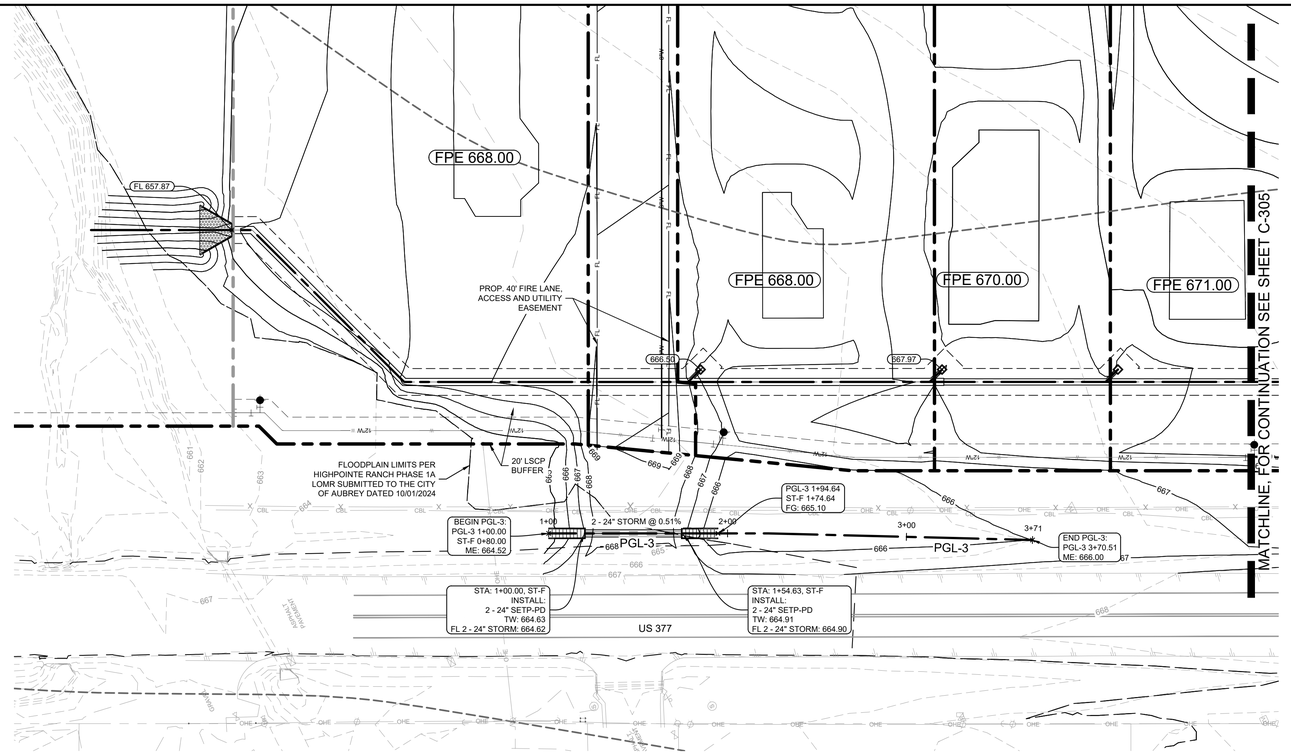

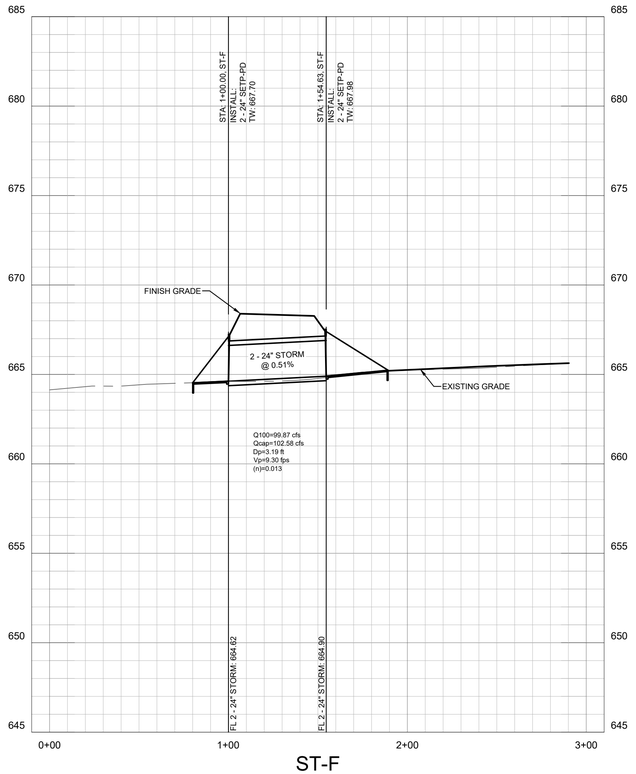

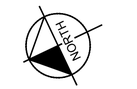

GRAPHIC SCALE IN FEET
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HORIZONTAL
0 2 4 8
VERTICAL

LEGEND

	PROPERTY LINE
555	PROPOSED CONTOURS
555	EXISTING CONTOURS
506.50	TOP OF PAVEMENT ELEVATION
THROAT 506.50	Y INLET ELEVATION
FPE 506.50	FINISHED PAD ELEVATION
ME 506.50	MATCH EXISTING ELEVATION
596.00TW / 596.00BW	TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION
	DRAINAGE ARROW
	SWALE
	HIGH POINT
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED SAFETY END TREATMENT HEADWALL
	PROPOSED Y INLET
CI	PROPOSED CURB INLET

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PROFESSIONAL ENGINEER
3-11-25

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DATE	02/12/2025
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	MJF
CHECKED BY	MAL

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CHANNEL PLAN AND PROFILE

SHEET NUMBER
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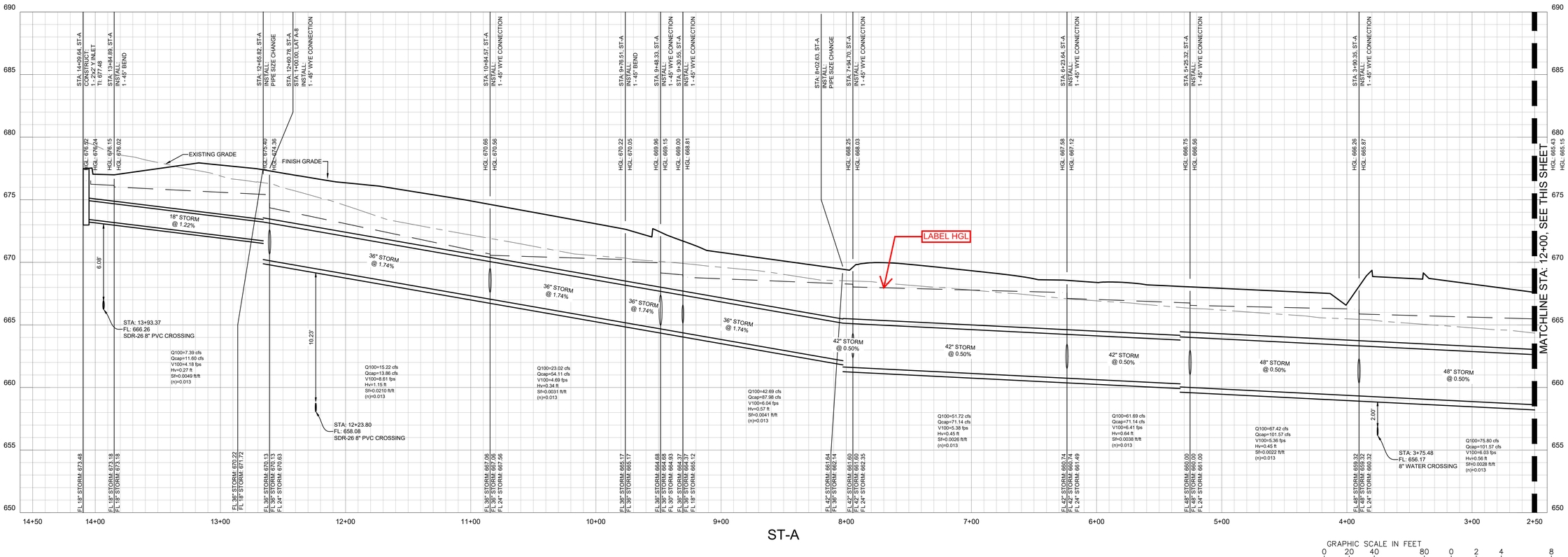

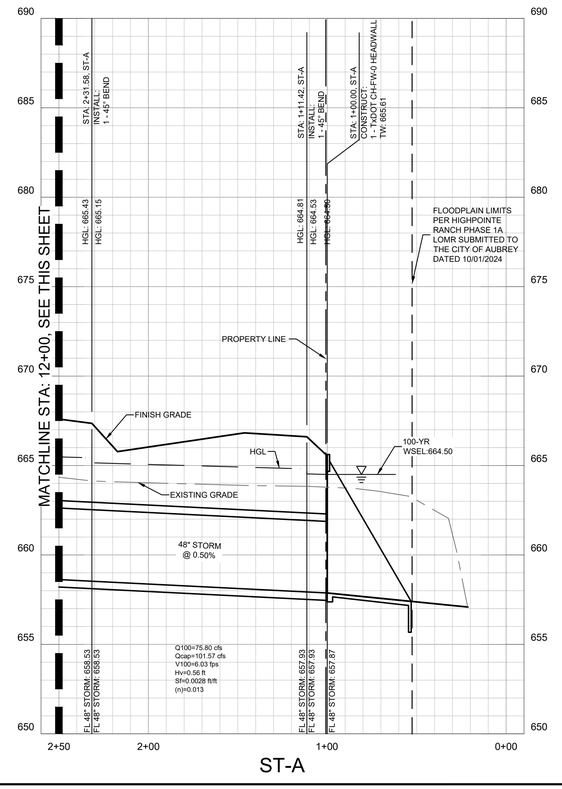

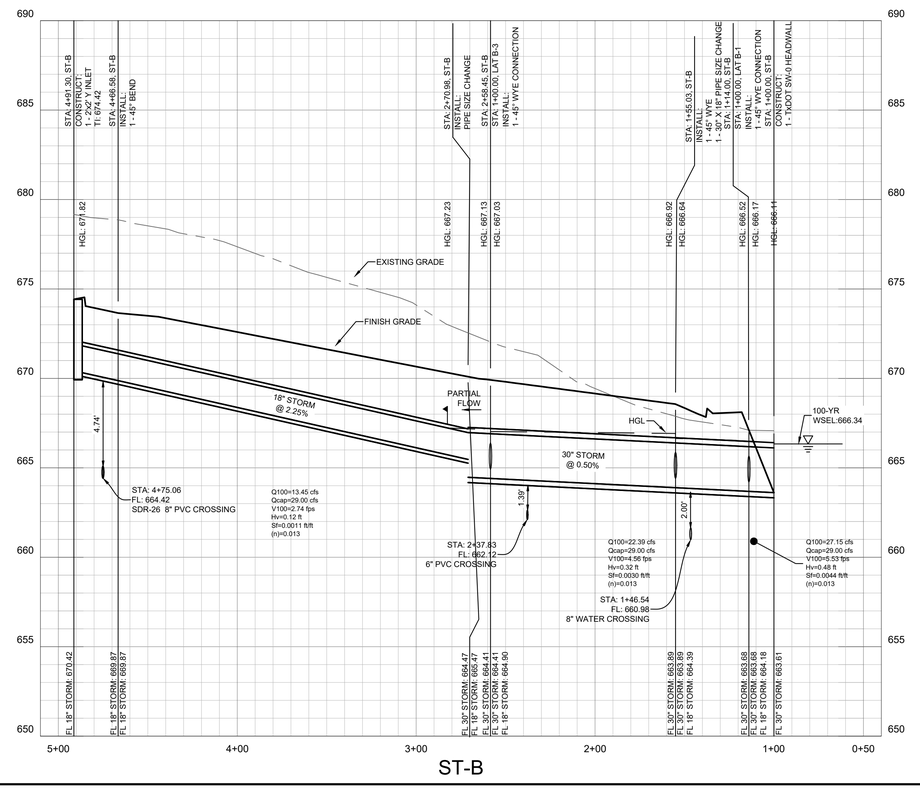

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PLOTTED
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No.	REVISIONS	DATE	BY

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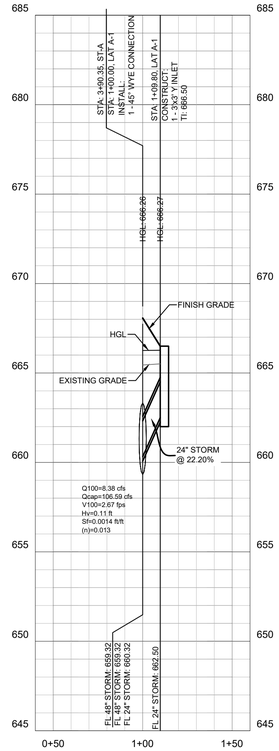
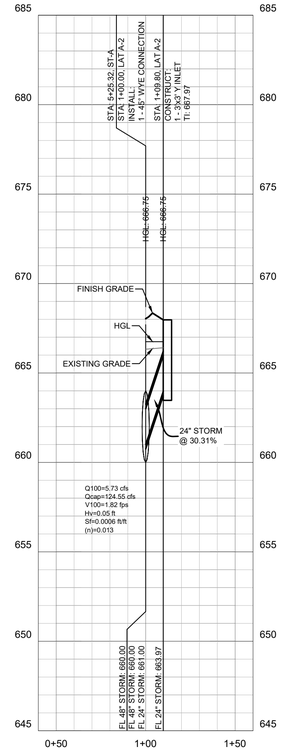
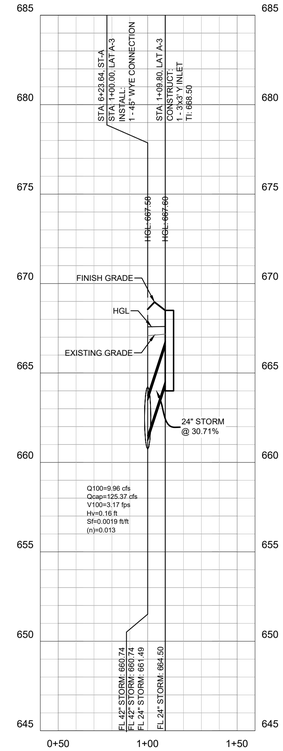
CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

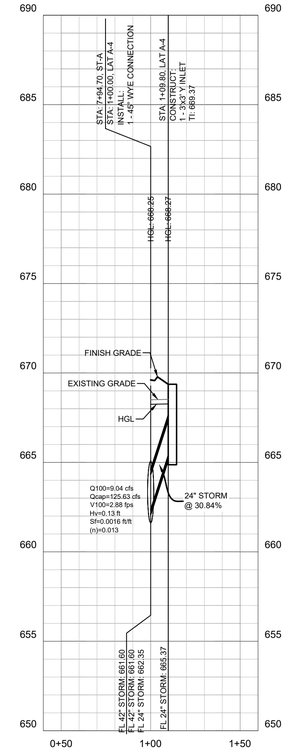
STORM PROFILES

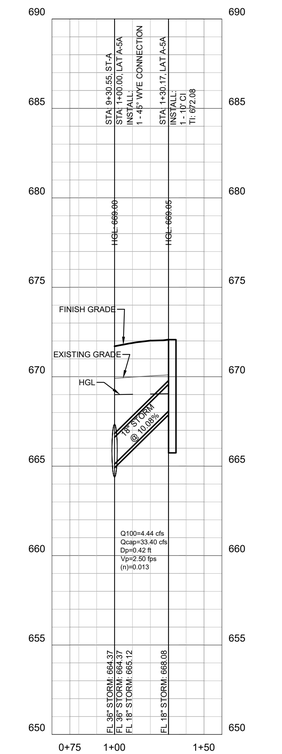
SHEET NUMBER
C-307

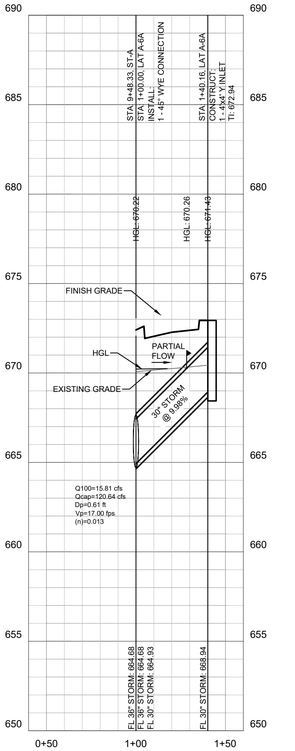


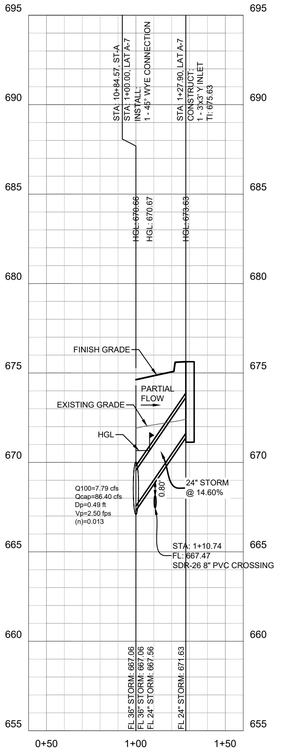


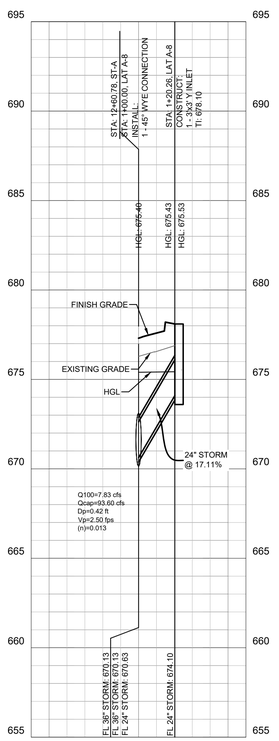


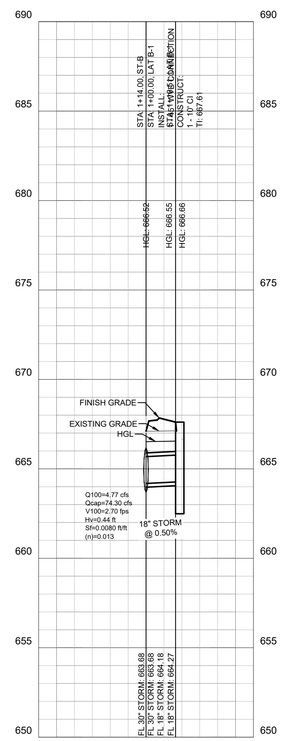


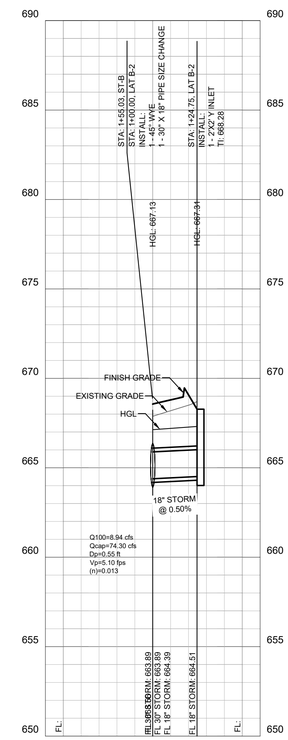


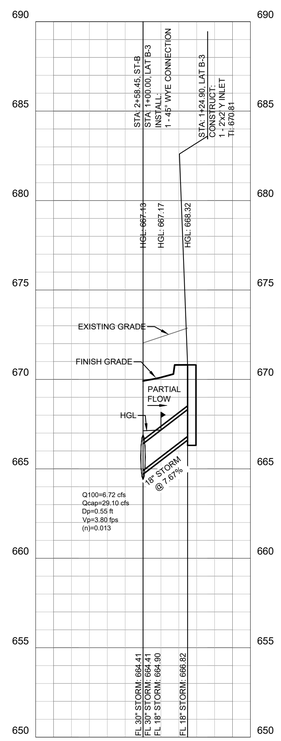












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C-STORM-PROFILES.DWG [C-308]

No.	REVISIONS	DATE	BY

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AUBREY, DENTON COUNTY, TEXAS

STORM PROFILES

SHEET NUMBER
C-308

HYDRAULICS																			HGL COMPUTATIONS								Flow Type
STA. Dwstr.	STA. Upstr.	Connection ID	Upstr. Strc.	Dist.	FL Elev. Dwstr.	TP Elev. Dwstr.	FL Elev. Upstr.	TP Elev. Upstr.	Pipe Slope	Pipe Dia	RCB Width	RCB Height	Flow Area	Mng.'s	Q indiv.	Q design	Vel design	V cap	Q cap	Friction Slope	Friction loss	Velocity Head	Head loss Coeff.	Minor Losses	HGL El Dwstr.	HGL El Upstr.	HGL El Upstr.	Throat El.	
				ft					%	in	ft	ft	sf	(n)	cfs	cfs	fps	cfs	cfs	(s) ft/ft	ft	ft	(k)	ft			(outlet)	(inlet)		
Storm Line:	**ST-A**														**Total Flow in System =**	**75.80**											664.50		
1+00.00	1+11.42		45B	11.42	657.87	661.87	657.93	661.93	0.50%	48.00			12.57	0.013	0.0	75.80	6.0	8.1	101.6	0.0028	0.03	0.56	0.50	0.28	664.50	664.53	664.81	-	FULL FLOW
1+11.42	2+31.58		45B	120.16	657.93	661.93	658.53	662.53	0.50%	48.00			12.57	0.013	0.0	75.80	6.0	8.1	101.6	0.0028	0.33	0.56	0.50	0.28	664.81	665.15	665.43	-	FULL FLOW
2+31.58	3+90.35	LAT A-1	45Y	158.77	658.53	662.53	659.32	663.32	0.50%	48.00			12.57	0.013	8.4	75.80	6.0	8.1	101.6	0.0028	0.44	0.56	0.40	0.39	665.43	665.87	666.26	-	FULL FLOW
3+90.35	5+25.32	LAT A-2	45Y	134.97	659.32	663.32	660.00	664.00	0.50%	48.00			12.57	0.013	5.7	67.42	5.4	8.1	101.6	0.0022	0.30	0.45	0.40	0.19	666.26	666.56	666.75	-	FULL FLOW
5+25.32	6+23.64	LAT A-3	45Y	98.32	660.50	664.00	660.99	664.49	0.50%	42.00			9.62	0.013	10.0	61.69	6.4	7.4	71.1	0.0038	0.37	0.64	0.40	0.46	666.75	667.12	667.58	-	FULL FLOW
6+23.64	7+94.70	LAT A-4	45Y	171.06	660.99	664.49	661.84	665.34	0.50%	42.00			9.62	0.013	9.0	51.72	5.4	7.4	71.1	0.0026	0.45	0.45	0.40	0.22	667.58	668.03	668.25	-	FULL FLOW
7+94.70	9+30.55	LAT A-5	45Y	135.85	662.34	665.34	664.71	667.71	1.74%	36.00			7.07	0.013	4.4	42.69	6.0	12.4	88.0	0.0041	0.56	0.57	0.40	0.19	668.25	668.81	669.00	-	FULL FLOW
9+30.55	9+48.33	LAT A-6	45Y	17.78	665.21	667.71	665.52	668.02	1.74%	30.00			4.91	0.013	15.2	38.25	7.8	11.0	54.1	0.0087	0.15	0.94	0.40	0.81	669.00	669.15	669.96	-	FULL FLOW
9+48.33	9+76.51		45B	28.18	665.52	668.02	666.01	668.51	1.74%	30.00			4.91	0.013	0.0	23.02	4.7	11.0	54.1	0.0031	0.09	0.34	0.50	0.17	669.96	670.05	670.22	-	FULL FLOW
9+76.51	10+84.57	LAT A-7	45Y	108.06	666.01	668.51	667.89	670.39	1.74%	30.00			4.91	0.013	7.8	23.02	4.7	11.0	54.1	0.0031	0.34	0.34	0.40	0.10	670.22	670.56	670.66	-	FULL FLOW
10+84.57	12+60.78	LAT A-8	45Y	176.21	668.89	670.39	671.95	673.45	1.74%	18.00			1.77	0.013	7.8	15.22	8.6	7.8	13.9	0.0210	3.70	1.15	0.40	1.04	670.66	674.36	675.40	-	FULL FLOW
12+60.78	13+84.89		45B	124.11	671.95	673.45	673.47	674.97	1.22%	18.00			1.77	0.013	0.0	7.39	4.2	6.6	11.6	0.0049	0.61	0.27	0.50	0.14	675.40	676.02	676.15	-	FULL FLOW
13+84.89	14+03.64	DA-A.10	INLET	18.75	673.47	674.97	673.70	675.20	1.22%	18.00			1.77	0.013	7.4	7.39	4.2	6.6	11.6	0.0049	0.09	0.27	1.00	0.27	676.15	676.24	676.52	677.48	FULL FLOW
Storm Line:	**ST-B**														**Total Flow in System =**	**27.15**											666.11		
1+00.00	1+14.00	LAT B-1	45Y	14.00	663.61	666.11	663.68	666.18	0.50%	30.00			4.91	0.013	4.8	27.15	5.5	5.9	29.0	0.0044	0.06	0.48	0.40	0.35	666.11	666.17	666.52	-	FULL FLOW
1+14.00	1+55.03	LAT B-2	45Y	41.03	663.68	666.18	663.89	666.39	0.50%	30.00			4.91	0.013	8.9	22.39	4.6	5.9	29.0	0.0030	0.12	0.32	0.40	0.28	666.52	666.64	666.92	-	FULL FLOW
1+55.03	2+58.45	LAT B-3	45Y	103.42	663.89	666.39	664.40	666.90	0.50%	30.00			4.91	0.013	6.7	13.45	2.7	5.9	29.0	0.0011	0.11	0.12	0.40	0.10	666.92	667.03	667.13	-	FULL FLOW
2+58.45	4+66.58		45B	208.13	665.40	666.90	670.09	671.59	2.25%	18.00			1.77	0.013	0.0	6.72	~~3.8~~	8.9	15.8	~~0.0041~~	~~0.85~~	~~0.22~~	0.50	~~0.11~~	667.13	667.98	668.09	-	PARTIAL
4+66.58	4+91.31	DA-B.7	INLET	24.73	670.09	671.59	670.64	672.14	2.25%	18.00			1.77	0.013	6.7	6.72	~~3.8~~	8.9	15.8	~~0.0041~~	~~0.10~~	~~0.22~~	1.00	~~0.22~~	668.09	668.19	668.42	674.49	PARTIAL
Storm Line:	**LAT A-1**														**Total Flow in System =**	**8.38**											666.26		
1+00.00	1+09.80	DA-A.2	INLET	9.80	660.32	662.32	662.50	664.50	22.20%	24.00			3.14	0.013	8.4	8.38	2.7	33.9	106.6	0.0014	0.01	0.11	1.00	0.11	666.26	666.27	666.38	666.50	FULL FLOW
Storm Line:	**LAT A-2**														**Total Flow in System =**	**5.73**											666.75		
1+00.00	1+09.80	DA-A.3	INLET	9.80	661.00	663.00	663.97	665.97	30.31%	24.00			3.14	0.013	5.7	5.73	1.8	39.6	124.5	0.0006	0.01	0.05	1.00	0.10	666.75	666.75	666.85	667.97	FULL FLOW
Storm Line:	**LAT A-3**														**Total Flow in System =**	**9.96**											667.58		
1+00.00	1+09.80	DA-A.4	INLET	9.80	661.49	663.49	664.50	666.50	30.71%	24.00			3.14	0.013	10.0	9.96	3.2	39.9	125.4	0.0019	0.02	0.16	1.00	0.16	667.58	667.60	667.75	668.50	FULL FLOW
Storm Line:	**LAT A-4**														**Total Flow in System =**	**9.04**											668.25		
1+00.00	1+09.80	DA-A.5	INLET	9.80	662.35	664.35	665.37	667.37	30.84%	24.00			3.14	0.013	9.0	9.04	2.9	40.0	125.6	0.0016	0.02	0.13	1.00	0.13	668.25	668.27	668.40	669.37	FULL FLOW
Storm Line:	**LAT A-5**														**Total Flow in System =**	**4.44**											669.00		
1+00.00	1+30.17	DA-A.6	INLET	30.17	665.12	666.62	668.16	669.66	10.08%	18.00			1.77	0.013	4.4	4.44	~~2.5~~	18.9	33.4	~~0.0018~~	~~0.05~~	~~0.10~~	1.00	~~0.10~~	669.00	669.05	669.15	672.08	PARTIAL
Storm Line:	**LAT A-6**														**Total Flow in System =**	**15.23**											670.22		
1+00.00	1+40.16	DA-A.7	INLET	40.16	664.93	667.43	668.94	671.44	9.98%	30.00			4.91	0.013	15.2	15.23	~~3.1~~	26.4	129.6	~~0.0014~~	~~0.06~~	~~0.15~~	1.00	~~0.15~~	670.22	670.27	670.42	672.94	PARTIAL
Storm Line:	**LAT A-7**														**Total Flow in System =**	**7.79**											670.66		
1+00.00	1+27.90	DA-A.8	INLET	27.90	667.81	669.81	671.88	673.88	14.60%	24.00			3.14	0.013	7.8	7.79	~~2.5~~	27.5	86.4	~~0.0012~~	~~0.03~~	~~0.10~~	1.00	~~0.10~~	670.66	670.69	670.79	675.63	PARTIAL
Storm Line:	**LAT A-8**														**Total Flow in System =**	**7.83**											675.40		
1+00.00	1+20.26	DA-A.9	INLET	20.26	670.63	672.63	674.10	676.10	17.11%	24.00			3.14	0.013	7.8	7.83	~~2.5~~	29.8	93.6	~~0.0012~~	~~0.02~~	~~0.10~~	1.00	~~0.10~~	675.40	675.43	675.53	678.10	PARTIAL
Storm Line:	**LAT B-1**														**Total Flow in System =**	**4.77**											666.52		
1+00.00	1+16.51	DA-B.4	INLET	16.51	664.18	665.68	672.44	673.94	50.00%	18.00			1.77	0.013	4.8	4.77	~~2.7~~	42.0	74.3	~~0.0021~~	~~0.03~~	~~0.11~~	1.00	~~0.11~~	666.52	666.55	666.66	667.61	PARTIAL
Storm Line:	**LAT B-2**														**Total Flow in System =**	**8.94**											667.13		
1+00.00	1+24.75	DA-B.5	INLET	24.75	664.39	665.89	676.77	678.27	50.00%	18.00			1.77	0.013	8.9	8.94	~~5.1~~	42.0	74.3	~~0.0072~~	~~0.18~~	~~0.40~~	1.00	~~0.40~~	667.13	667.31	667.70	668.28	PARTIAL
Storm Line:	**LAT B-3**														**Total Flow in System =**	**6.72**											667.13		
1+00.00	1+24.90	DA-B.7	INLET	24.90	664.90	666.40	666.81	668.31	7.67%	18.00			1.77	0.013	6.7	6.72	~~3.8~~	16.5	29.1	~~0.0041~~	~~0.10~~	~~0.22~~	1.00	~~0.22~~	667.13	667.23	667.45	670.81	PARTIAL
Storm Line:	**ST-C**														**Total Flow in System =**	**3.51**											678.44		
1+00.00	1+39.41	DA-SH	INLET	39.41	675.90	677.40	676.61	678.11	1.80%	18.00			1.77	0.013	3.5	3.51	2.0	8.0	14.1	0.0011	0.04	0.06	1.00	0.10	678.44	678.48	678.58	679.15	FULL FLOW
Storm Line:	**ST-D**														**Total Flow in System =**	**1.15**											684.01		
1+00.00	1+47.89	DA-377.4	INLET	47.89	681.47	682.97	681.95	683.45	1.00%	18.00			1.77	0.013	1.2	1.15	0.7	5.9	10.5	0.0001	0.01	0.01	1.00	0.10	684.01	684.02	684.12	684.49	FULL FLOW
Storm Line:	**ST-E**														**Total Flow in System =**	**87.75**											671.32		
1+00.00	1+49.16	COMBO ST-E	INLET	49.16	669.31	673.31	669.56	673.56	0.50%	48.00			12.57	0.013	87.8	87.75	~~7.0~~	8.1	101.6	~~0.0037~~	~~0.18~~	~~0.76~~	1.00	~~0.76~~	671.32	671.50	672.26	671.08	PARTIAL
Storm Line:	**ST-F**														**Total Flow in System =**	**99.87**											667.70		
1+00.00	1+54.63	COMBO ST-F	INLET	54.63	667.70	671.70	667.98	671.98	0.51%	48.00			12.57	0.013	99.9	99.87	~~7.9~~	8.2	102.6	~~0.0048~~	~~0.26~~	~~0.98~~	1.00	~~0.98~~	667.70	667.96	668.94	667.98	PARTIAL

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COLLECTOR ROAD
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AUBREY, DENTON COUNTY, TEXAS

STORM CALCULATIONS

SHEET NUMBER
C-309

TABLE OF VARIABLE DIMENSIONS AND QUANTITIES FOR ONE HEADWALL (5)

Slope	Dia of Pipe (D)	Values for One Pipe W	X	Y	L	Reinf (Lbs)	Conc (CY) (1)	Values to be Added For Each Add'l Pipe X and W	Reinf (Lbs)	Conc (CY) (1)
2:1	12"	4'-7 5/8"	2'-6"	2'-10"	3'-3 5/8"	88	0.6	1'-9"	20	0.2
	15"	5'-5 5/8"	2'-9 1/2"	3'-4"	3'-10 1/8"	103	0.7	2'-2"	24	0.3
	18"	6'-4 1/2"	3'-1"	3'-10"	4'-5"	124	0.9	2'-8"	32	0.3
	21"	7'-3 3/8"	3'-4 1/2"	4'-4"	5'-0"	143	1.1	3'-1"	43	0.4
	24"	8'-2 1/2"	3'-9 1/2"	4'-10"	5'-7"	164	1.3	3'-7"	50	0.5
	27"	9'-1"	4'-1"	5'-4"	6'-2"	179	1.5	3'-11"	56	0.6
	30"	9'-11 1/2"	4'-4 1/2"	5'-10"	6'-8 1/2"	203	1.7	4'-4"	65	0.8
	33"	10'-10"	4'-8"	6'-4"	7'-3 1/2"	224	2.0	4'-8"	71	0.9
	36"	11'-8 1/2"	4'-11 1/2"	6'-10"	7'-10 1/2"	249	2.2	5'-1"	81	1.0
	42"	13'-5 1/2"	5'-6 1/2"	7'-10"	9'-0 1/2"	298	2.8	5'-10"	97	1.3
	48"	15'-9"	6'-1 1/2"	9'-4"	10'-9 1/2"	360	3.8	6'-7"	117	1.7
	54"	17'-5 1/2"	6'-8 1/2"	10'-4"	11'-11 1/2"	427	4.5	7'-6"	151	2.1
	60"	19'-2 1/2"	7'-3 1/2"	11'-4"	13'-1"	481	5.2	8'-3"	174	2.5
	66"	20'-11 1/2"	7'-10 1/2"	12'-4"	14'-2"	544	6.2	8'-9"	194	2.9
	72"	22'-8 1/2"	8'-5 1/2"	13'-4"	15'-4 1/2"	601	7.1	9'-4"	213	3.3
3:1	12"	6'-3"	2'-6"	4'-3"	4'-11"	118	0.8	1'-9"	22	0.2
	15"	7'-5"	2'-9 1/2"	5'-0"	5'-9 1/2"	137	1.1	2'-2"	28	0.3
	18"	8'-6 1/2"	3'-1"	5'-9"	6'-7 1/2"	170	1.3	2'-8"	37	0.5
	21"	9'-8 1/2"	3'-4 1/2"	6'-6"	7'-6"	195	1.6	3'-1"	48	0.6
	24"	11'-0"	3'-9 1/2"	7'-3"	8'-4 1/2"	227	2.0	3'-7"	58	0.7
	27"	12'-2"	4'-1"	8'-0"	9'-2 1/2"	251	2.3	3'-11"	67	0.8
	30"	13'-4"	4'-4 1/2"	8'-9"	10'-1 1/2"	293	2.7	4'-4"	77	1.0
	33"	14'-5 1/2"	4'-8"	9'-6"	10'-11 1/2"	318	3.1	4'-8"	84	1.2
	36"	15'-7 1/2"	4'-11 1/2"	10'-3"	11'-10"	351	3.5	5'-1"	96	1.4
	42"	17'-11 1/2"	5'-6 1/2"	11'-9"	13'-6 1/2"	432	4.5	5'-10"	119	1.7
	48"	21'-1 3/4"	6'-1 1/2"	14'-0"	16'-2"	537	6.1	6'-7"	146	2.3
	54"	23'-3 1/2"	6'-8 1/2"	15'-0"	17'-3 1/2"	630	7.3	7'-6"	186	2.9
	60"	25'-5 3/4"	7'-3 1/2"	17'-0"	19'-7 1/2"	719	8.7	8'-3"	219	3.4
	66"	28'-1"	7'-10 1/2"	18'-6"	21'-4 1/2"	811	10.1	8'-9"	242	3.9
	72"	30'-4 1/2"	8'-5 1/2"	20'-0"	23'-1 1/2"	924	11.7	9'-4"	272	4.4
4:1	12"	7'-10 1/2"	2'-6"	5'-3"	6'-1 1/2"	148	1.1	1'-9"	24	0.3
	15"	9'-4"	2'-9 1/2"	6'-8"	7'-8 1/2"	181	1.5	2'-2"	32	0.4
	18"	10'-9 1/2"	3'-1"	7'-8"	8'-10 1/2"	221	1.9	2'-8"	42	0.5
	21"	12'-2 1/2"	3'-4 1/2"	8'-8"	10'-0"	260	2.3	3'-1"	51	0.7
	24"	13'-9 1/2"	3'-9 1/2"	9'-8"	11'-2"	301	2.8	3'-7"	67	0.9
	27"	15'-3"	4'-1"	10'-8"	12'-3 1/2"	334	3.3	3'-11"	77	1.0
	30"	16'-8 1/2"	4'-4 1/2"	11'-8"	13'-5 1/2"	385	3.8	4'-4"	89	1.3
	33"	18'-1 1/2"	4'-8"	12'-6"	14'-5 1/2"	425	4.5	4'-8"	101	1.4
	36"	19'-7"	4'-11 1/2"	13'-8"	15'-9 1/2"	472	5.1	5'-1"	115	1.7
	42"	22'-5 3/4"	5'-6 1/2"	15'-8"	18'-1"	583	6.5	5'-10"	141	2.1
	48"	26'-6 1/2"	6'-1 1/2"	18'-0"	21'-1 1/2"	730	8.5	6'-7"	175	2.8
	54"	29'-5"	6'-8 1/2"	20'-8"	23'-10 1/2"	875	10.7	7'-6"	226	3.6
	60"	32'-3 3/4"	7'-3 1/2"	22'-8"	26'-2"	996	12.7	8'-3"	264	4.3
	66"	35'-2 1/2"	7'-10 1/2"	24'-8"	28'-5 1/2"	1,140	14.9	8'-9"	300	4.9
	72"	38'-1 1/2"	8'-5 1/2"	26'-7"	30'-9 1/2"	1,297	17.3	9'-4"	334	5.6
6:1	12"	11'-2"	2'-6"	8'-6"	9'-3 1/2"	224	1.9	1'-9"	28	0.4
	15"	13'-2 1/8"	2'-9 1/2"	10'-0"	11'-6 1/2"	268	2.5	2'-2"	37	0.5
	18"	15'-2 1/2"	3'-1"	11'-6"	13'-3 1/2"	330	3.2	2'-8"	50	0.7
	21"	17'-2 3/8"	3'-4 1/2"	13'-0"	15'-0 1/2"	387	3.9	3'-1"	69	0.9
	24"	19'-4 1/2"	3'-9 1/2"	14'-6"	16'-9"	453	4.8	3'-7"	80	1.2
	27"	21'-4 3/8"	4'-1"	16'-0"	18'-5 1/2"	512	5.7	3'-11"	96	1.4
	30"	23'-5 1/2"	4'-4 1/2"	17'-6"	20'-2 1/2"	593	6.7	4'-4"	110	1.7
	33"	25'-5 1/2"	4'-8"	19'-0"	21'-11 1/2"	675	7.8	4'-8"	127	2.0
	36"	27'-5 1/2"	4'-11 1/2"	20'-6"	23'-8"	735	9.0	5'-1"	144	2.3
	42"	31'-6 1/2"	5'-6 1/2"	23'-6"	27'-1 1/2"	922	11.5	5'-10"	179	3.0
	48"	37'-3 1/2"	6'-1 1/2"	28'-0"	32'-4"	1,191	15.9	6'-7"	231	4.0
	54"	41'-1 1/4"	6'-8 1/2"	31'-0"	35'-9 1/2"	1,424	19.2	7'-6"	300	5.0
	60"	45'-4 3/8"	7'-3 1/2"	34'-0"	39'-3"	1,631	22.8	8'-3"	353	6.0

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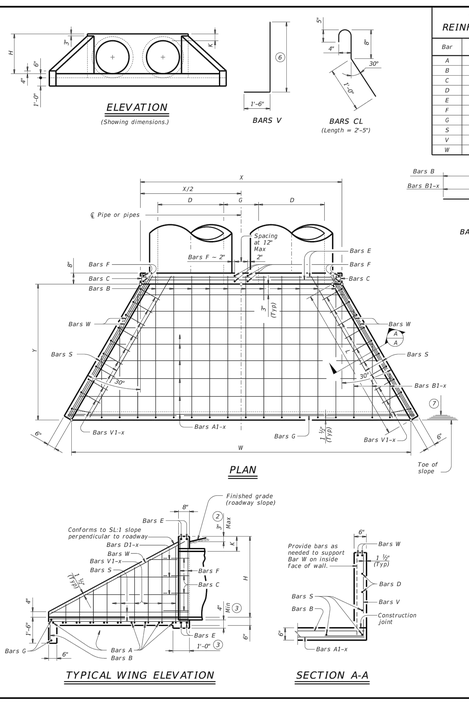

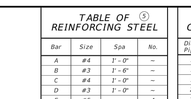

TABLE OF (5) REINFORCING STEEL

Bar	Size	Spa	No.
A	#4	1'-0"	–
B	#3	1'-6"	–
C	#4	1'-0"	–
D	#3	1'-0"	5
E	#5	~	4
F	#5	~	2
G	#3	~	2
S	#4	~	6
V	#4	1'-0"	–
W	#5	~	4

TABLE OF CONSTANT DIMENSIONS

Dia of Pipe (D)	G	K (4)	H
12"	0'-9"	2'-0"	2'-0"
15"	0'-11"	1'-0"	2'-3"
18"	1'-2"	1'-0"	2'-6"
21"	1'-4"	1'-0"	2'-9"
24"	1'-7"	1'-0"	3'-0"
27"	1'-8"	1'-0"	3'-3"
30"	1'-10"	1'-0"	3'-6"
33"	1'-11"	1'-0"	3'-9"
36"	2'-1"	1'-0"	4'-0"
42"	2'-4"	1'-0"	4'-6"
48"	2'-7"	1'-3"	5'-3"
54"	3'-0"	1'-3"	5'-9"
60"	3'-3"	1'-3"	6'-3"
66"	3'-5"	1'-3"	6'-9"
72"	3'-8"	1'-3"	7'-3"

(1) Quantities shown are for concrete pipe and will increase slightly for metal pipe installations.

(2) For vehicle safety, construct curbs no more than 3" above finished grade. Reduce curb heights, if necessary, to meet these requirements. No changes will be made in quantities and no additional compensation will be allowed for this work.

(3) Provide a 1'-0" footing as shown where required to maintain 4" minimum cover for pipes.

(4) Dimensions shown are usual and maximum.

(5) Quantities shown are for one structure and only (one headwall).

(6) Min Length = $6' + 3'' \times \left(\frac{12 \times H - 7}{12 \times L}\right)$

Max Length = $12 \times H - 3'' \times \left(\frac{12 \times H - 7}{12 \times L}\right) - 1'$

(7) Lengths of wings based on SL:1 slope along this line.

MATERIAL NOTES:
Provide Grade 60 reinforcing steel.
Provide Class C concrete (f'c = 3,600 psi).

GENERAL NOTES:
Designed according to AASHTO LRFD Bridge Design Specifications.
Do not mount bridge rails of any type directly to these culvert headwalls.
This standard may not be used for wall heights, H, exceeding the values shown.

Cover dimensions are clear dimensions, unless noted otherwise. Reinforcing dimensions are out-to-out of bars.

Texas Department of Transportation | Bridge Division Standard

CONCRETE HEADWALLS WITH FLARED WINGS FOR 0° SKEW PIPE CULVERTS

CH-FW-0

FILE: CD-CH-FW0-20.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
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REVISIONS	DIST	COUNTY		SHEET NO.

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TABLE OF DIMENSIONS & REINFORCING STEEL (Wings for One Structure End)

Maximum Wingwall Height Hw (9)	W	X	Y	Z	Variable Reinforcing Bars J1 Size	Bars J1 Spa	Bars J2 Size	Bars J2 Spa	Estimated (3) Quantities per ft of wingwall (2-Wings) Reinf (Lb/Ft)	Conc (CY/Ft)
2'-6"	2'-5"	1'-0"	9"	7"	#4	1'-0"	#4	1'-0"	33.73	0.248
3'-0"	2'-5"	1'-0"	9"	7"	#4	1'-0"	#4	1'-0"	37.07	0.284
3'-6"	2'-5"	1'-0"	9"	7"	#4	1'-0"	#4	1'-0"	37.74	0.273
4'-0"	2'-5"	1'-0"	9"	7"	#4	1'-0"	#4	1'-0"	38.41	0.285
4'-6"	3'-0"	2'-1"	1'-0"	7"	#4	1'-0"	#4	1'-0"	41.75	0.330
5'-0"	3'-0"	2'-1"	1'-0"	7"	#4	1'-0"	#4	1'-0"	45.09	0.343
5'-6"	3'-0"	2'-1"	1'-0"	7"	#4	1'-0"	#4	1'-0"	45.75	0.355
6'-0"	3'-0"	2'-1"	1'-0"	7"	#4	1'-0"	#4	1'-0"	46.42	0.367
7'-0"	3'-0"	2'-1"	1'-0"	7"	#4	1'-0"	#4	1'-0"	52.77	0.414
8'-0"	4'-0"	2'-2"	2'-0"	1'-6"	8"	#5	1'-0"	#4	1'-0"	60.19	0.486
9'-0"	4'-0"	2'-2"	3'-0"	1'-9"	8"	#4	6"	#4	6"	81.49	0.535
10'-0"	5'-0"	2'-2"	4'-0"	2'-0"	8"	#5	6"	#4	6"	97.25	0.584
11'-0"	5'-0"	2'-2"	5'-0"	2'-3"	8"	#6	6"	#5	6"	133.65	0.634
12'-0"	6'-0"	2'-2"	5'-0"	2'-6"	9"	#7	6"	#5	6"	162.29	0.721

TABLE OF WINGWALL REINFORCING (2-Wings)

Bar	Size	No.	Spa
D	#5	~	1'-0"
E	#4	~	1'-0"
F	#4	~	1'-0"
G	#6	4	~
M	#4	4	~
P	#4	~	1'-0"
R	#5	6	~
V	#4	~	1'-0"

TABLE OF ESTIMATED CULVERT TOEWALL QUANTITIES

Bar	Size	No.	Spa
L	#4	4	1'-6"
Q	#4	1	~
Reinf (Lb/Ft)			2.45
Conc (CY/Ft)			0.037

TABLE OF ESTIMATED ANCHOR TOEWALL QUANTITIES

Bar	Size	No.	Spa
X	#4	~	1'-0"
N	#5	6	~
OL	#4	1	6"
Reinf (Lb/Ft)			9.82
Conc (CY/Ft)			0.074

(1) Extend Bars P 3'-0" minimum into bottom slab of Box Culvert.

(2) Adjust to fit as necessary to maintain 1 1/4" clear cover and 4" minimum between bars.

(3) Quantities shown are based on an average wing height for two wings (one structure end). To determine total quantities for two wings multiply the tabulated values by Lw.

(4) Recommended values of Slope are: 3:1, 4:1, & 6:1. Slope shall be 3:1 or flatter.

(5) When shown elsewhere on the plans, a 5" deep concrete riprap shall be constructed. Payment for riprap shall be as required by Item 432, "Riprap". Unless otherwise shown on the plans or directed by the Engineer, construction joints or grooved joints, oriented in the direction of flow, and shall extend across the full distance of the riprap, at intervals of approximately 20'. When such riprap is provided, the culvert toewall shown in SECTION B-B will not be required.

(6) At Contractor's option, Culvert Toewall may be ended from that shown as necessary.

(7) 3" min to 5'-0" max. Estimated curb heights are shown elsewhere in the plans. For structures without railing and curbs taller than 1'-0", refer to ECD standard.

(8) For vehicle safety, curbs shall project no more than 3" above finished grade. Curb heights shall be reduced, if necessary, to meet these requirements. No changes will be made in quantities and no additional compensation will be allowed for this work.

(9) See "Table Of Maximum Wing Heights" for various slopes. Height is limited based on a 33'-6" maximum safety pipe runner length.

TABLE OF MAXIMUM (9) WING HEIGHTS (Hw max)

Side Slope	Hw max
3:1	11'- 5"
4:1	8'-10"
6:1	6'- 1"

WING DIMENSION CALCULATIONS:

Formulas: (All values are in Feet)
Hw = H + T + C - 0.250' (9)
Lw = (Hw - 0.333') (SL)

For Cast-In-place culverts:
Ltw = (N) (S) + (N+1) (U)
For Precast culverts:
Ltw = (N) (2U+S) + (N-1) (0.500')

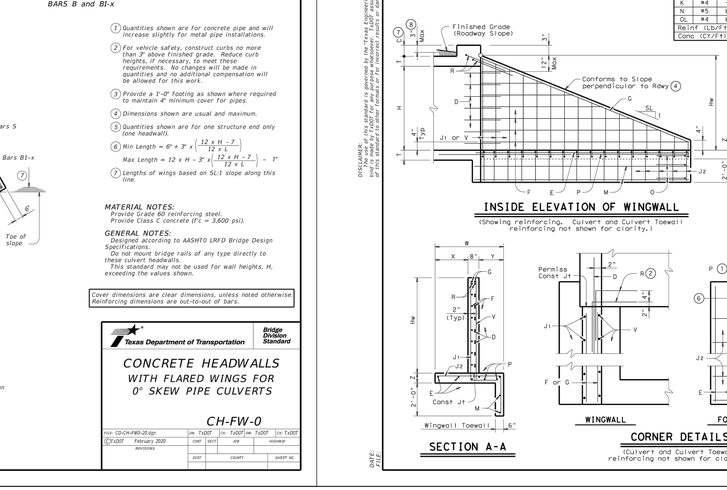
Lc = (Ltw) - (2U)
Atw = Lc
Total Wingwall Area (Two Wingwalls ~ S.F.)
= (Hw + 0.333') (Lw)

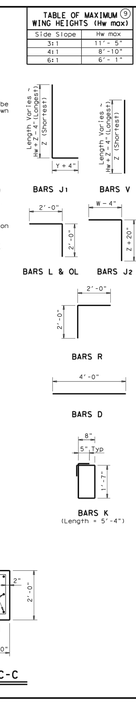
Hw = Height of Wingwall
SL:1 = Side Slope Ratio (Horizontal : 1 Vertical)
Lw = Length of Wingwall
Ltw = Culvert Toewall Length
Lc = Culvert Curb between Wings
Atw = Anchor Toewall Length
N = Number of Culvert Spans

See applicable box culvert standard for H, S, T, and U values. See Table of Maximum Wall Heights for limits on Hw.

GENERAL NOTES:

Designed according to AASHTO LRFD Specifications.
The Safety End Treatments shown herein are intended for use in those installations where out of control vehicles are likely to traverse the openings approximately perpendicular to the flowline.
Pipe Runners are designed for a traversing load of 1,800 pounds at yield as recommended by Research Report 280-1, "Safety Treatment of Roadside Cross-Drainage Structures", Texas Transportation Institute, March 1981.
All reinforcing steel shall be Grade 60.
Synthetic fibers listed on the "Fibers for Concrete" Material Producer List (MPL) may be used in lieu of steel reinforcing in riprap concrete unless noted otherwise.
All concrete shall be Class "C" and shall have a minimum compressive strength of 3600 psi.
All reinforcing bars shall be adjusted to provide a minimum of 1 1/2" clear cover.
When structure is founded on solid rock, depth of toewall on culverts and wingwalls may be reduced or eliminated as directed by the Engineer.
See BCS sheet for additional dimensions and information.
All bolts, nuts, washers, brackets, angles, and pipe runners are considered parts of the Safety End Treatment for payment.
Pipe Runners shall conform to the requirements of ASTM A53 (Type E or S, Grade B), ASTM A500 (Grade B), or API 5L X52.
Bolts and nuts shall conform to ASTM A307. Steel plates shall conform to ASTM A36. All steel components, except reinforcing, shall be galvanized. Galvanizing damaged during transport or construction shall be repaired in accordance with the specifications.
The quantities for concrete and reinforcing steel resulting from the formulas given on this sheet are for Contractor's information only.





SHEET 1 OF 3

Texas Department of Transportation | Bridge Division Standard

SAFETY END TREATMENT WITH STRAIGHT WINGS

FOR 0° SKEW BOX CULVERTS
TYPE I ~ CROSS DRAINAGE

SETB-SW-O

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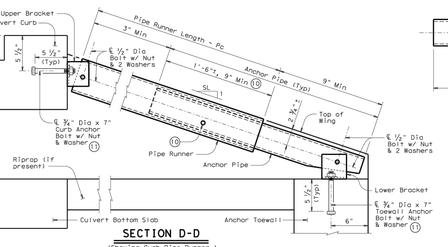
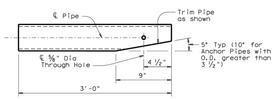
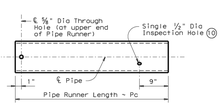
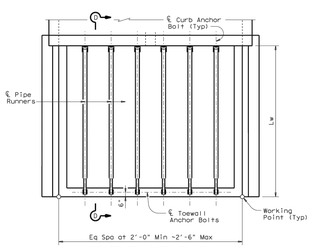
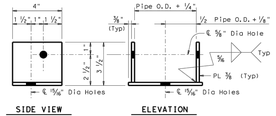
11-20: Add note for slotted liners.











Note: Upper and Lower Brackets shall match the required pipe diameters as shown in the table.

MAXIMUM PIPE RUNNER LENGTHS & REQUIRED PIPE RUNNER AND ANCHOR PIPE SIZES

Maximum Pipe Runner Length (Pc)	Required Pipe Runner Size Pipe Size	Pipe O.D.	Pipe I.D.	Required Anchor Pipe Size Pipe Size	Pipe O.D.	Pipe I.D.
9'-4"	3" STD	3.500"	3.068"	2" STD	2.375"	2.067"
19'-0"	4" STD	4.500"	4.026"	3" STD	3.500"	3.068"
33'-6"	5" STD	5.563"	5.047"	4" STD	4.500"	4.026"

(10) After Installation of Pipe Runner, the 1/2" Inspection hole shall be utilized to ensure that the top of the Anchor Pipe with the Pipe Runner is adequate.

(11) At Contractor's option, an epoxy anchorage system may be used. Anchorage system chosen must be able to achieve an ultimate tensile resistance of 20 kips. Anchor diameter shall be 3/4". The Contractor must provide evidence to the Engineer that this can be achieved. Evidence of adequate tensile resistance can be based on the manufacturer's published values of ultimate tensile strength (anchor spacing and edge distance must be accounted for). Anchor installation, including hole size, drilling, and clean-out, must be in accordance with the manufacturer's recommendations.

PIPE RUNNER DIMENSION CALCULATIONS:

Formulas:
Pc = (Lw) (K) - (1.688)

Pc = Pipe Runner Length
K = Constant Values for use in formulas
Slope SL:1
3:1 ~ 1.054
4:1 ~ 1.031
6:1 ~ 1.014

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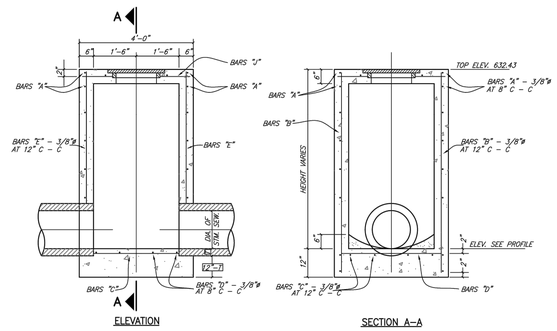
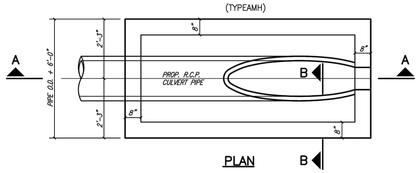
Culvert Station and/or Creek name followed by applicable end (L1, Rt or Both) (12)	Lc (Ft)	L2 No. Spa	L2 Spa at (Ft)	L2 Overall Length (Ft)	Pipe Runner (Pc) No.	Pipe Runner (Pc) Length (Ft)	Pipe Runner (Pc) Size (3",4" or 5")	Pipe Runner (Pc) Total (17) Length (Ft)	3'-0" Anchor Pipe Size (2",3" or 4")	3'-0" Anchor Pipe Total (12) Length (Ft)



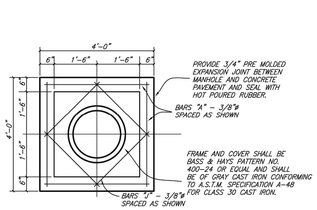
STORM SEWER TYPE A MANHOLE

MAX. PIPE SIZE 30"

(TYPEAMH)

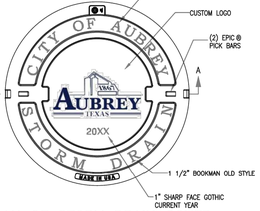


SLOPED CONCRETE HEADWALL

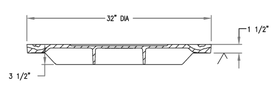


TOP PLAN
TYPE A & TYPE B
STORM SEWER MANHOLE

(MH_TOP)



PLAN OF STORM DRAIN COVER

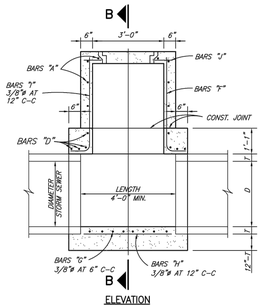


SECTION A-A OF COVER

STORM DRAIN INLET COVER

BASS & HAYS COVER, PART# VRM30-LID9B OR EJ 1408A1 COVER,
BASS & HAYS FRAME, PART# VRM30 RING

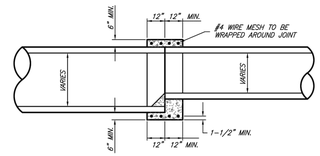
(MH-COV5)



TYPE B STORM SEWER MANHOLE

MAX. PIPE SIZE 78"

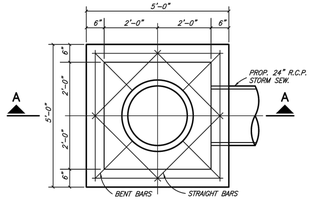
(TYPEBMH)



DETAIL OF CONCRETE COLLAR
FOR R.C.P. OR R.C.A.P. CONNECTIONS

INSIDE JOINT SHALL BE CONCRETE MORTAR

(CONCCOL)



STANDARD DROP INLET

	AUBREY TEXAS 1887				**CITY OF AUBREY, TEXAS** **STANDARD CONSTRUCTION DETAILS** **STORM SEWER / INLET / DETAILS**	AUGUST, 2024	SHEET NO. **15**

REVISED: 8/19/24 – NPandey | H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-15.dwg | PLOT SCALE: 1:2 | PLOT STYLE: 11x17.ctb | PLOTTED BY: Nabin Pandey ON 8/19/2024

No.	REVISIONS	DATE	BY

Kimley»Horn
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SUITE 100 TERRELL, TX 75160
PHONE: 469-485-2998
WWW.KIMLEY-HORN.COM TX F-928

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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED PROFESSIONAL ENGINEER
3-11-25

KHA PROJECT	064523805
DATE	02/12/2025
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	MJF
CHECKED BY	MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

STORM DETAILS (2 OF 2)

SHEET NUMBER
C-311

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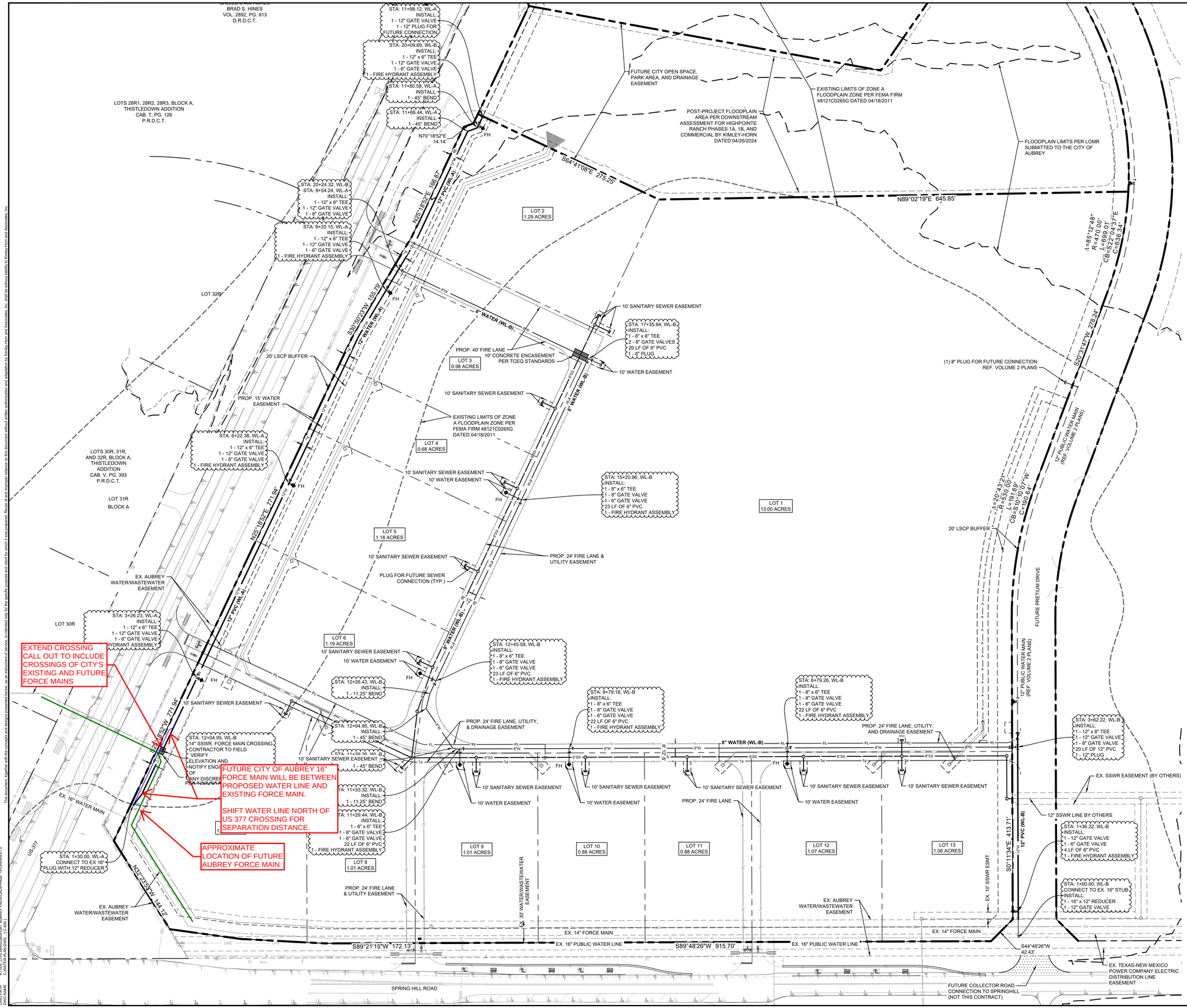

UTILITY LEGEND

- PROPERTY LINE
- 8" W — PROPOSED 8" PUBLIC WATER LINE
- 12" W — PROPOSED 12" PUBLIC WATER LINE
- 8" SS — PROPOSED 8" SANITARY LINE
- PROPOSED PHASE 1 STORM LINE
- PROPOSED PHASE 2 STORM LINE
- OHE — EXISTING POWER LINE
- EXISTING POWER POLE
- W — EXISTING WATER LINE
- SS — EXISTING SANITARY LINE
- EXISTING STORM
- JB — PROPOSED JUNCTION BOX
- CI — PROPOSED CURB INLET
- PROPOSED TYPE-Y INLET
- STMH — PROPOSED STORM MANHOLE
- SSMH — PROPOSED SANITARY SEWER MANHOLE
- FH — PROPOSED FIRE HYDRANT

UTILITY NOTES

GENERAL NOTES
1. REFER TO CITY OF AUBREY DESIGN GUIDELINES AND STANDARD CONSTRUCTION DETAILS FOR ALL WATER AND SANITARY SEWER REQUIREMENTS
2. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES.
3. FUTURE UTILITY AND DRAINAGE DESIGN SHALL BE DETERMINED BY THE END-USER OF EACH LOT.
4. GATE VALVES SHALL BE ASSUMED TO BE INCLUDED AT ALL CONNECTIONS TO EXISTING WATER, FIRE HYDRANT CONNECTIONS, TEE CONNECTIONS, AND STUBS FOR FUTURE CONNECTIONS.

SANITARY
1. CONTRACTOR SHALL NOTIFY ENGINEER IF EXISTING FLOWLINE ELEVATIONS DO NOT MATCH THOSE SHOWN ON THE PLAN.
2. REFER TO CITY OF AUBREY STANDARD CONSTRUCTION DETAILS FOR ALL SANITARY MANHOLES AND CLEANOUTS.
3. THE MINIMUM WASTEWATER PIPELINE SIZE FOR ALL DEVELOPMENTS (OTHER THAN SERVICE LINES) SHALL BE 8".
4. NO SEWER LINE SHALL BE LOCATED NEARER THAN 5' FROM ANY TREE OR STRUCTURE, NOR ANY CLOSER THAN 10' FROM ANY WATER SERVICE OR MAIN.
5. PIPE USED FOR WASTEWATER COLLECTION SYSTEMS SHALL BE PVC PIPE CONFORMING TO THE STANDARDS SPECIFICATIONS FOR CONSTRUCTION. THE WASTEWATER PIPELINE SHALL CONFORM TO ASTM D3034 FOR SEWER PIPES AND FITTINGS FROM 4" TO 15" IN DIAMETER AND SHALL HAVE A EARTH COVER OF 3'. FOR DEPTHS OF 10' OR GREATER, THE WASTEWATER SHALL BE A MINIMUM PIPE STIFNESS OF 115-PSI (SDR 26).

WATER
1. REFER TO CITY OF AUBREY DESIGN GUIDELINES FOR ALL WATER METER AND FIRE HYDRANT DETAILS.
2. ALL FITTING SHALL BE OF DOMESTIC MANUFACTURE AND SHALL BE MECHANICALLY RESTRAINED.
3. ALL GATE VALVES SHALL BE CONFORM TO AWWA C-509 STANDARDS MANUFACTURED BY MUELLER, OR AN APPROVED EQUAL WITH RESILIENT SEAT AND AMERICAN MADE FITTINGS AND VALVE BODIES ONLY AND SHALL CONFORM TO AND SHALL BE INSTALLED ACCORDING TO THE STANDARD SPECIFICATION FOR CONSTRUCTION.
4. ALL WATER SERVICES UNDER PAVEMENT SHALL BE SLEEVED IN A MIN. 2" DIAMETER SDR 21 PVC ENCASEMENT PIPE OR APPROVED EQUIVALENT.
5. FIRE HYDRANT ASSEMBLY INSTALLED PER CITY STANDARDS AND WITH A 6" GATE VALVE.

BENCH MARK LIST

CITY OF AUBREY CONTROL POINT LIBRARY
BM SET FLUSH WITH NATURAL GROUND, 3' EAST OF CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH.

ELEV: 676.28' (NAVD88)

BM #40 BOX CUT SET ON CONCRETE HEAD WALL, WEST SIDE OF DRIVEWAY TO 558 SPRINGHILL ROAD, SOUTH SIDE OF ROAD.

ELEV: 667.73' (NAVD88)

No.	REVISIONS	DATE	BY

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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED PROFESSIONAL ENGINEER
3-11-25

KHA PROJECT 064523805
DATE 02/12/2025
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY MJF
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

WATER PLAN

SHEET NUMBER
C-400

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dbee | dbrady | dcerri | dEdbee | dEXJA | dSrm | dZA08 | dJEdbee | dSte4rPROPZI | dZ8rCollector | dJbl | dCerriSewr | dAubrey Pad Existing Zone A | Highpointe Post Floodplain | rViewPort.064523805 | rPostplan-PostA
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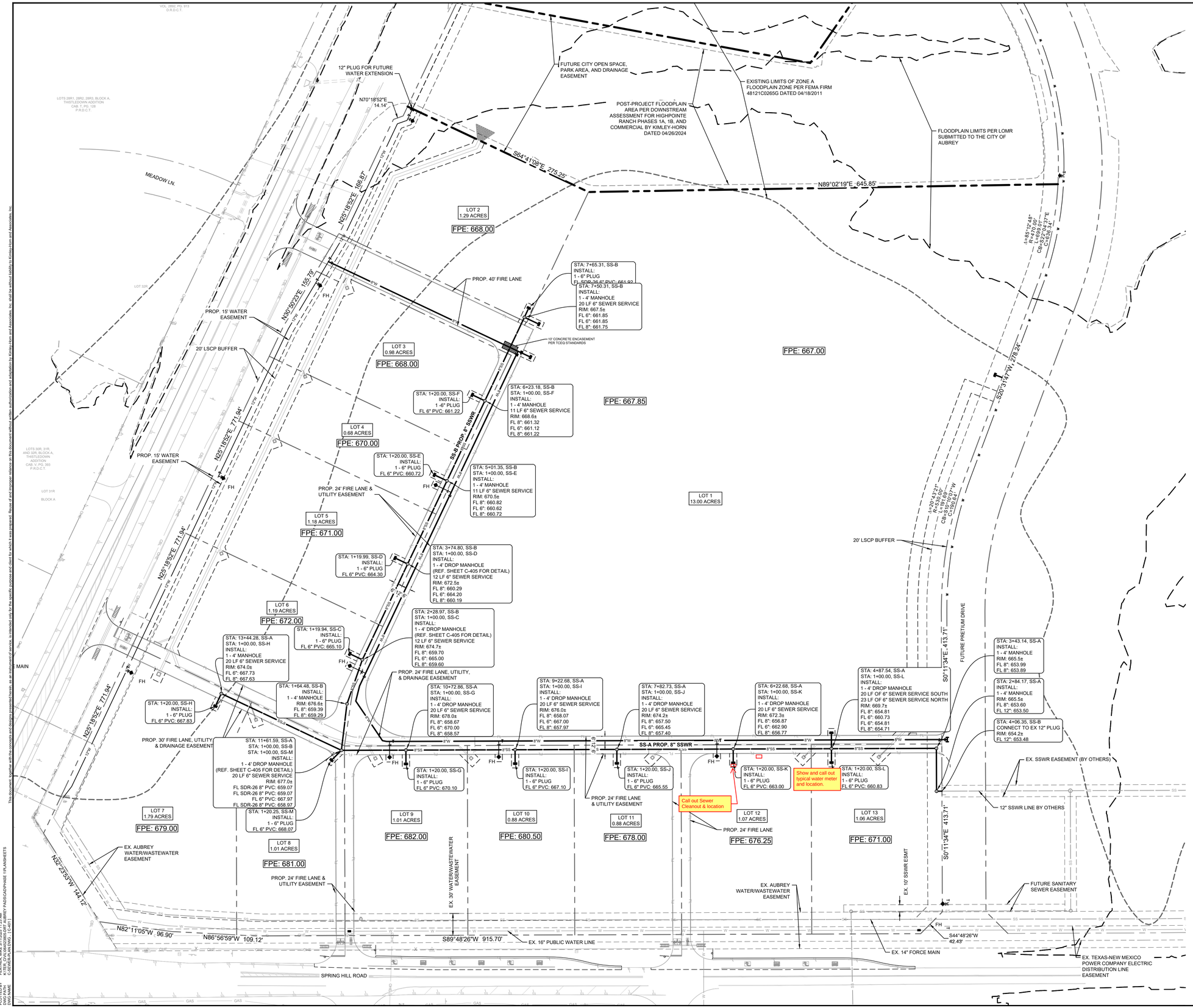

UTILITY NOTES

GENERAL NOTES
1. REFER TO CITY OF AUBREY DESIGN GUIDELINES AND STANDARD CONSTRUCTION DETAILS FOR ALL WATER AND SANITARY SEWER REQUIREMENTS
2. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES.
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SANITARY
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3. THE MINIMUM WASTEWATER PIPELINE SIZE FOR ALL DEVELOPMENTS (OTHER THAN SERVICE LINES) SHALL BE 8".
4. NO SEWER LINE SHALL BE LOCATED NEARER THAN 5' FROM ANY TREE OR STRUCTURE, NOR ANY CLOSER THAN 10' FROM ANY WATER SERVICE OR MAIN.
5. PIPE USED FOR WASTEWATER COLLECTION SYSTEMS SHALL BE PVC PIPE CONFORMING TO THE STANDARDS SPECIFICATIONS FOR CONSTRUCTION. THE WASTEWATER PIPELINE SHALL CONFORM TO ASTM D3034 FOR SEWER PIPES AND FITTINGS FROM 4" TO 15" IN DIAMETER AND SHALL HAVE A EARTH COVER OF 3'. FOR DEPTHS OF 10' OR GREATER, THE WASTEWATER SHALL BE A MINIMUM PIPE STIFNESS OF 115-PSI (SDR 26).

WATER
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2. ALL FITTING SHALL BE OF DOMESTIC MANUFACTURE AND SHALL BE MECHANICALLY RESTRAINED.
3. ALL GATE VALVES SHALL BE CONFORM TO AWWA C-509 STANDARDS MANUFACTURED BY MUELLER, OR AN APPROVED EQUAL WITH RESILIENT SEAT AND AMERICAN MADE FITTINGS AND VALVE BODIES ONLY AND SHALL CONFORM TO AND SHALL BE INSTALLED ACCORDING TO THE STANDARD SPECIFICATION FOR CONSTRUCTION.
4. 4" THROUGH 12" DIAMETER WATER PIPELINES SHALL BE PVC PIPE CONFORMING TO THE STANDARD SPECIFICATIONS FOR CONSTRUCTION. IN GENERAL, THE WATER PIPELINES SHALL BE AWWA STANDARD C-900 (MIN. DR 18 - CLASS 150) WITH CAST-IRON OUTSIDE DIMENSIONS, AND INSTALLED WITH A MIN. OF 4' OF COVER, UNLESS OTHERWISE APPROVED BY THE CITY.
5. 16" THROUGH 24" DIAMETER WATER LINES SHALL BE AWWA C905 (DR 18 - 235 PSI) OR DUCTILE IRON AWWA C151 (CLASS 150) WITH CEMENT MORTAR LINED INTERIOR AND POLYETHYLENE ENCASED EXTERIOR, AND INSTALLED WITH A MIN. OF 6' OF COVER.
6. ALL WATER SERVICES UNDER PAVEMENT SHALL BE SLEEVED IN A MIN. 2" DIAMETER SDR 21 PVC ENCASEMENT PIPE OR APPROVED EQUIVALENT.
7. FIRE HYDRANT ASSEMBLY INSTALLED PER CITY STANDARDS AND WITH A 6" GATE VALVE.
8. ALL WATER PIPE SHALL BE INSTALLED WITH A "TRACER TAPE" BLUE IN COLOR OVER THE TOP OF THE PIPE. THE TAPE SHALL BE TERRA TAPE "D" DETECTABLE AS SUPPLIED BY GRIFFOLYN CO., INC. OF HOUSTON, TEXAS OR APPROVED EQUAL. LOCATOR MARKER PADS SHALL BE INSTALLED AT 250 FEET ALONG WATER LINES.

No.	REVISIONS	DATE	BY

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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED PROFESSIONAL ENGINEER
3-11-25

KHA PROJECT 064523805
DATE 02/12/2025
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY MJF
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

SANITARY SEWER PLAN

SHEET NUMBER
C-401

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PLOTTED BY
PLOT STYLE
DWG NAME

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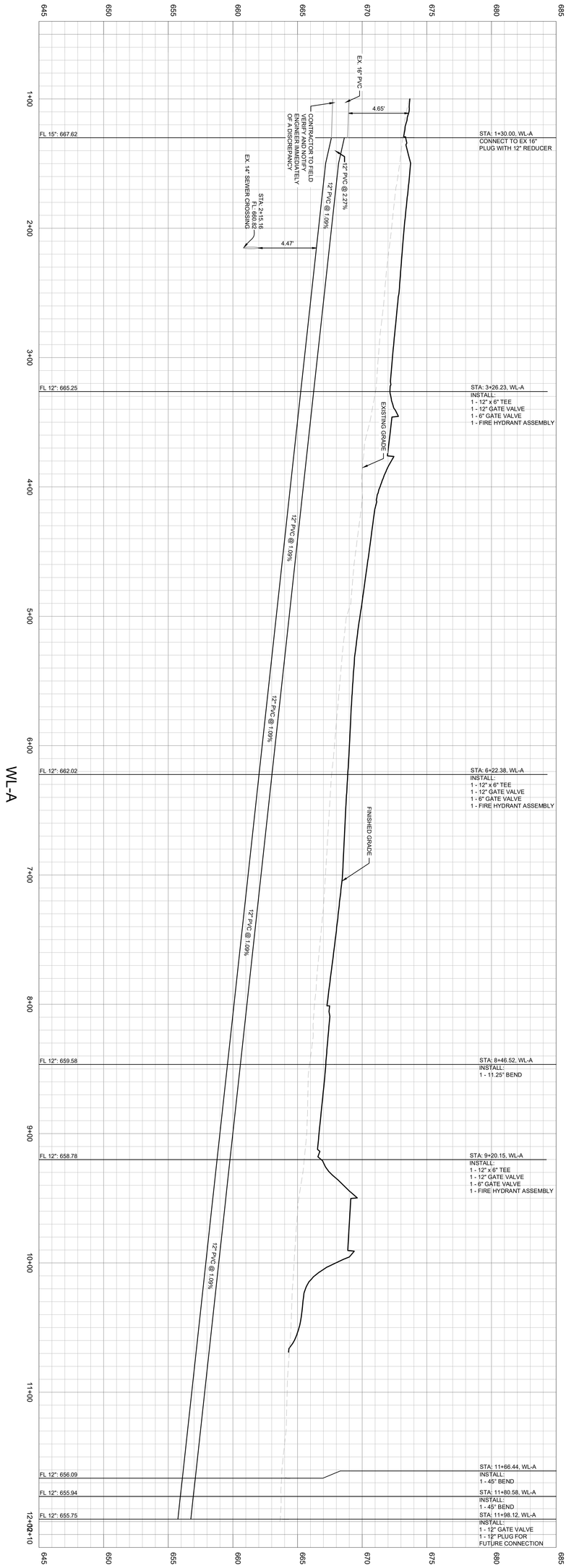

SHEET NUMBER C-402

WATER PROFILES

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

KHA PROJECT 064523805
DATE 02/12/2025
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DESIGNED BY MJF
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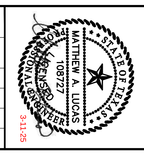

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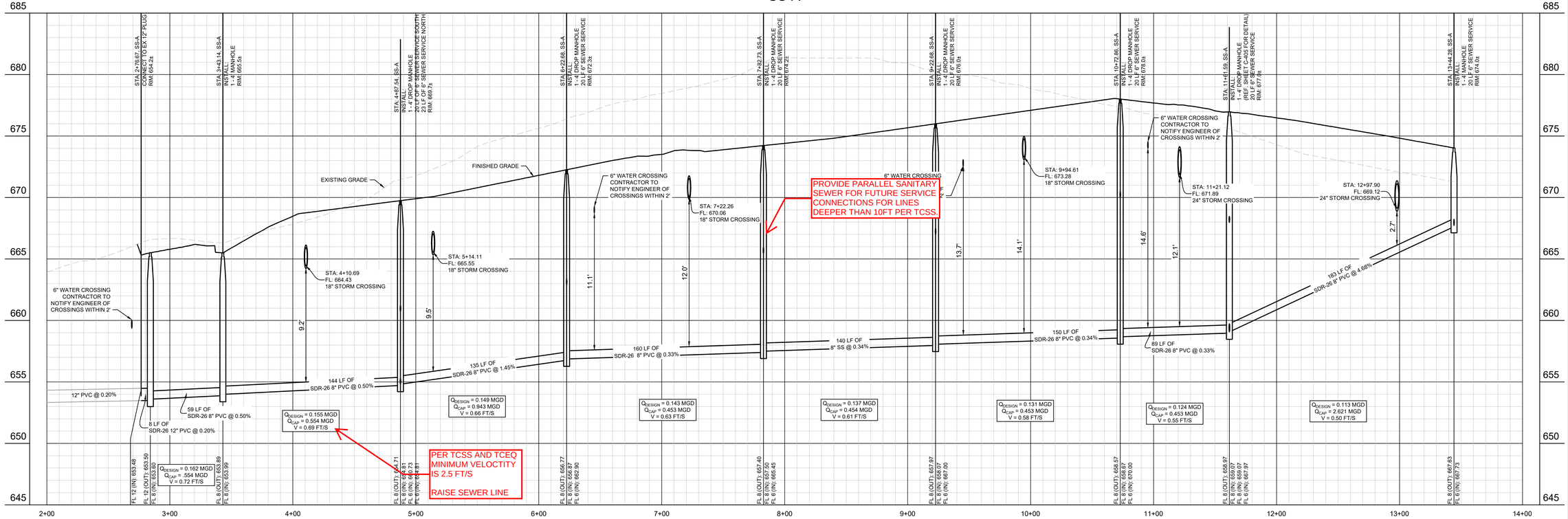
SS-A



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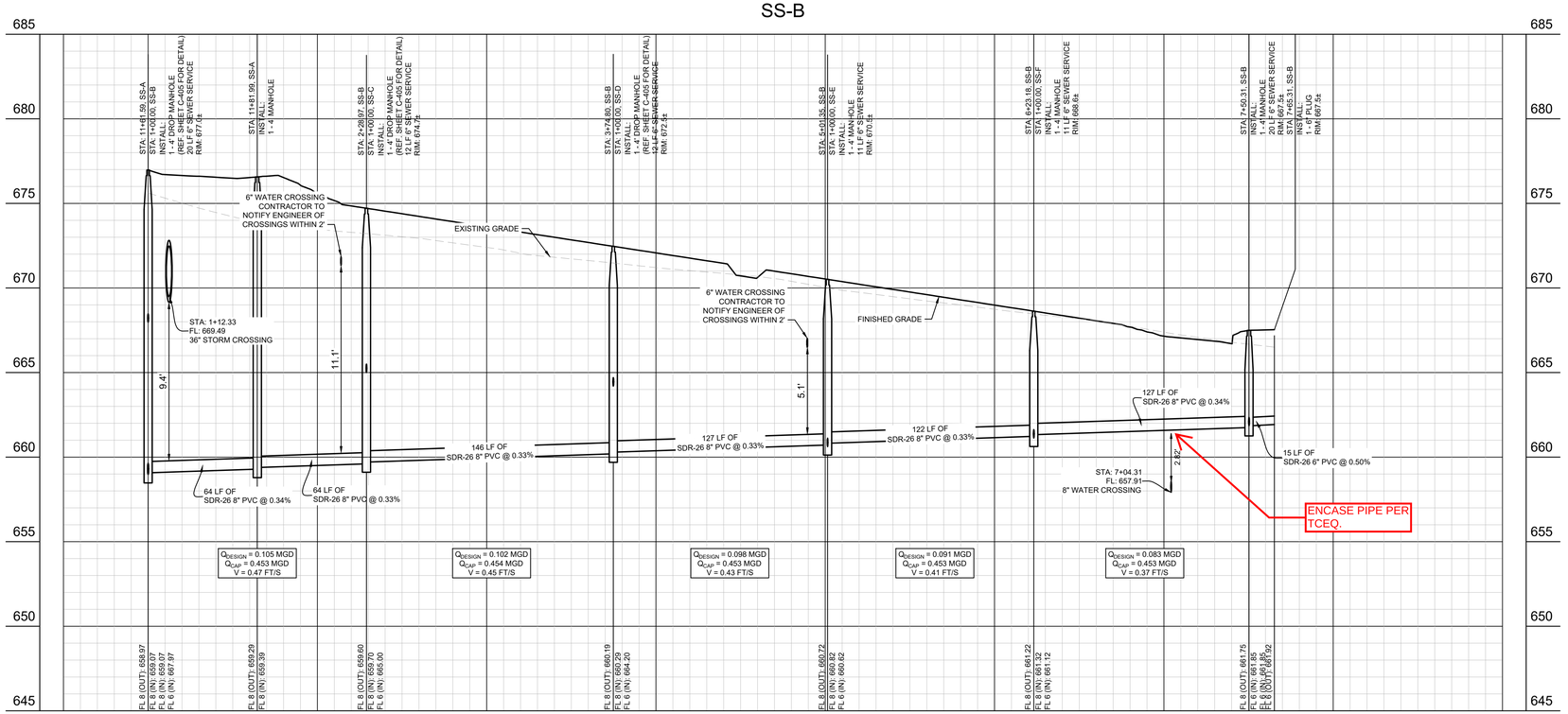

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DATE 02/12/2026
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DESIGNED BY MJF
DRAWN BY MJF
CHECKED BY MAL

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COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

SANITARY SEWER PROFILES

SHEET NUMBER
C-403

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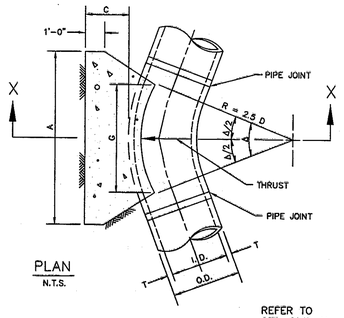
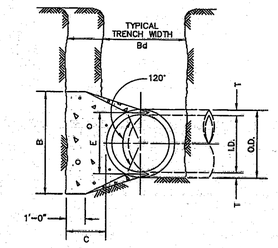


PLAN
N.T.S.

REFER TO
STD. DWG. No. 4040
FOR GENERAL NOTES.



SECTION X–X
N.T.S.

HORIZONTAL THRUST BLOCK
AT PIPE BEND

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE
502.4

DATE: OCT. '04

STANDARD DRAWING NO.: 4010A

I.D. (IN.)	T (IN.)	Δ = 11.25° C (FT.)	Δ = 22.50° C (FT.)	E (FT.)
4,6,8	0.4	1.5	1.5	0.9
10,12	0.5	1.5	1.5	1.2
16,18	0.6	1.5	1.5	1.6
20	0.7	1.5	1.5	1.8
24	0.9	1.5	1.5	2.1
30	2.9	1.5	1.9	2.6
36	4.5	1.5	2.3	3.3
42	5.0	1.8	2.6	3.8
48	5.5	2.0	3.0	4.3
54	6.0	2.3	3.4	4.8
60	6.5	2.5	3.8	5.3
66	6.8	2.8	4.1	5.7
72	7.5	3.0	4.5	6.3
78	7.5	3.3	4.9	6.7
84	8.0	3.5	5.3	7.2
90	8.5	3.8	5.6	7.7
96	9.0	4.0	6.0	8.2

	Δ = 11.25°							Δ = 22.50°							
			EARTH			ROCK				EARTH			ROCK		
I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)	I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)
4,6,8	0.4	1.0	1.0	1.5	0.1	1.0	1.0	0.1	4,6,8	0.8	2.0	1.5	1.5	0.1	1.0	1.0	0.1
10,12	0.6	2.2	1.5	1.5	0.1	1.0	1.5	0.1	10,12	1.1	4.4	2.0	2.5	0.3	1.5	1.5	0.1
16,18	0.8	5.0	2.0	2.5	0.3	1.5	2.0	0.2	16,18	1.6	9.9	3.0	3.5	0.6	2.0	2.5	0.3
20	0.9	6.2	2.0	3.5	0.4	1.5	3.0	0.3	20	1.8	12.3	3.5	3.5	0.7	2.0	3.0	0.4
24	1.1	8.9	3.0	3.5	0.5	1.5	3.0	0.3	24	2.2	17.7	4.0	4.5	1.0	3.0	3.5	0.5
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36	1.7	15.0	3.5	4.5	0.9	2.0	4.0	0.5	36	3.3	29.8	5.5	5.5	2.3	4.0	4.0	1.3
42	1.9	20.4	4.5	5.0	1.5	2.5	5.0	0.8	42	3.8	40.5	7.0	6.0	3.9	4.5	5.0	2.1
48	2.2	26.6	4.5	6.0	2.0	2.5	6.0	1.1	48	4.4	52.9	8.0	7.0	5.7	4.5	6.0	2.8
54	2.5	33.7	6.0	6.0	3.0	3.0	6.0	1.4	54	4.9	67.0	9.0	8.0	8.0	6.0	6.0	4.1
60	2.7	41.6	6.0	7.0	3.8	3.0	7.0	1.8	60	5.5	82.7	9.5	9.0	10.6	6.0	7.0	5.3
66	3.0	50.3	6.5	8.0	5.1	3.5	8.0	2.7	66	6.0	100.1	10.5	10.0	14.1	6.5	8.0	7.2
72	3.3	59.9	7.5	8.0	6.3	4.0	8.0	3.3	72	6.6	119.1	11.0	11.0	17.6	7.5	8.0	9.1
78	3.6	70.2	8.0	9.0	8.1	4.0	9.0	3.9	78	7.1	139.8	12.0	12.0	22.5	8.0	9.0	11.7
84	3.8	81.5	8.5	10.0	10.3	4.5	10.0	5.3	84	7.6	162.1	13.0	12.5	27.2	8.5	10.0	14.8
90	4.1	93.5	9.5	10.0	12.2	5.0	10.0	6.3	90	8.2	186.1	14.0	13.5	33.7	9.5	10.0	17.7
96	4.4	106.4	10.0	11.0	15.0	5.0	11.0	7.4	96	8.7	211.7	15.0	14.5	41.2	10.0	11.0	21.8

TABLES OF DIMENSIONS AND QUANTITIES

HORIZONTAL THRUST BLOCK
AT PIPE BEND

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE
502.4

DATE: OCT. '04

STANDARD DRAWING NO.: 4010B

	Δ = 30°							Δ = 45°						
			EARTH			ROCK				EARTH			ROCK	
I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)	I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)
4,6,8	1.0	2.6	2.0	1.5	0.2	1.0	1.5	0.1	4,6,8	1.5	3.9	2.0	2.0	0.2	1.5	1.5	0.1
10,12	1.5	5.9	2.5	2.5	0.3	2.0	1.5	0.2	10,12	2.2	8.7	3.5	2.5	0.5	2.0	2.5	0.3
16,18	2.2	13.2	3.5	4.0	0.8	2.5	3.0	0.4	16,18	3.2	19.5	4.5	4.5	1.2	3.0	3.5	0.6
20	2.4	16.3	4.5	4.0	1.0	3.0	3.0	0.5	20	3.6	24.1	5.5	4.5	1.5	3.5	3.5	0.7
24	2.9	23.4	6.0	4.0	1.4	3.5	3.5	0.7	24	4.3	34.6	8.0	4.5	2.3	4.5	4.0	1.1
30	3.6	27.5	6.5	5.0	1.9	3.5	4.0	0.9	30	5.4	40.6	8.5	5.0	3.2	5.5	4.0	1.6
36	4.4	39.5	7.0	6.0	3.4	4.5	4.5	1.6	36	6.5	58.5	10.0	6.0	5.3	6.5	4.5	2.6
42	5.1	53.8	8.0	7.0	5.1	5.5	5.0	2.5	42	7.5	79.6	11.5	7.0	8.1	8.0	5.0	4.2
48	5.8	70.3	9.0	8.0	7.4	6.0	6.0	3.7	48	8.6	104.0	13.0	8.0	11.9	9.0	6.0	6.3
54	6.5	89.0	10.0	9.0	10.3	7.0	6.5	5.3	54	9.7	131.5	15.0	9.0	17.1	10.5	6.5	8.9
60	7.3	110.0	11.0	10.0	13.9	7.5	7.5	7.3	60	10.7	162.4	16.5	10.0	23.1	11.0	7.5	12.0
66	8.0	132.9	12.5	11.0	18.9	8.5	8.0	9.6	66	11.8	196.5	18.0	11.0	30.1	12.0	8.5	16.2
72	8.7	158.2	13.5	12.0	24.0	9.0	9.0	12.3	72	12.9	233.9	19.5	12.0	38.6	14.0	8.5	20.7
78	9.4	185.6	14.5	13.0	30.0	10.0	9.5	15.6	78	13.9	274.5	21.5	13.0	49.8	14.5	9.5	25.9
84	10.1	215.3	15.5	14.0	37.1	10.5	10.5	19.5	84	15.0	318.4	23.0	14.0	61.2	15.5	10.5	32.6
90	10.9	247.1	16.5	15.0	45.0	11.5	11.0	23.9	90	16.1	365.5	24.5	15.0	74.5	17.5	10.5	39.6
96	11.6	281.2	18.0	16.0	55.5	12.5	11.5	28.9	96	17.1	415.6	26.0	16.0	89.5	18.5	11.5	48.5

	Δ = 67.50°							Δ = 90°						
			EARTH			ROCK				EARTH			ROCK	
I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)	I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)
4,6,8	2.1	5.6	3.0	2.0	0.3	2.0	1.5	0.2	4,6,8	2.7	7.1	5.0	1.5	0.4	2.0	2.0	0.2
10,12	3.1	12.6	5.5	2.5	0.8	3.5	2.0	0.4	10,12	4.0	16.0	6.5	2.5	1.0	3.5	2.5	0.5
16,18	4.7	28.3	7.5	4.0	1.9	5.5	3.0	0.9	16,18	6.0	36.0	9.0	4.0	2.4	4.5	4.0	1.0
20	5.2	34.9	9.0	4.0	2.3	5.5	3.5	1.2	20	6.6	44.4	10.0	4.5	3.1	6.0	4.0	1.5
24	6.2	50.3	11.5	4.5	3.5	6.5	4.0	1.6	24	7.9	64.0	14.5	4.5	5.0	8.0	4.0	2.1
30	7.8	58.9	12.0	5.0	4.8	7.5	4.0	2.2	30	9.9	75.0	15.0	5.0	6.7	10.0	4.0	3.3
36	9.4	84.9	14.5	6.0	8.2	9.5	4.5	3.8	36	11.9	108.0	18.0	6.0	11.4	12.0	4.5	5.3
42	10.9	115.5	17.0	7.0	12.8	11.0	5.5	6.3	42	13.9	147.0	21.0	7.0	17.8	14.0	5.5	8.7
48	12.5	150.9	19.0	8.0	18.4	13.0	6.0	9.2	48	15.9	192.0	24.0	8.0	26.2	16.0	6.0	12.4
54	14.0	191.0	21.5	9.0	26.0	15.0	6.5	12.9	54	17.9	243.0	27.0	9.0	36.9	18.0	7.0	18.1
60	15.6	235.8	24.0	10.0	35.6	16.0	7.5	17.6	60	19.9	299.8	30.0	10.0	50.3	20.0	7.5	24.0
66	17.1	285.3	26.0	11.0	46.0	18.0	8.0	23.0	66	21.8	362.8	33.0	11.0	66.2	22.0	8.5	32.5
72	18.7	339.5	28.5	12.0	57.8	19.0	9.0	28.4	72	23.8	431.8	36.0	12.0	85.6	24.0	9.0	41.0
78	20.2	398.5	31.0	13.0	75.7	21.0	9.5	37.4	78	25.7	506.7	39.0	13.0	108.2	26.0	10.0	53.2
84	21.8	462.1	33.5	14.0	94.7	22.0	10.5	46.5	84	27.7	587.7	42.0	14.0	134.4	28.0	10.5	64.8
90	23.3	530.5	35.5	15.0	114.4	24.5	11.0	58.2	90	29.0	674.6	45.0	15.0	164.9	30.0	11.5	81.2
96	24.9	603.6	38.0	16.0	138.9	25.5	12.0	70.0	96	31.6	767.5	48.0	16.0	199.0	32.0	12.0	95.1

TABLES OF DIMENSIONS AND QUANTITIES

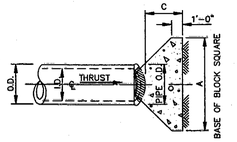
HORIZONTAL THRUST BLOCK
AT PIPE BEND

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE
502.4

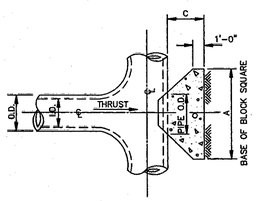
DATE: OCT. '04

STANDARD DRAWING NO.: 4010C



PLAN OF PLUG THRUST BLOCK
N.T.S.

REFER TO
STD. DWG. No. 4040
FOR GENERAL NOTES.



PLAN OF TEE THRUST BLOCK
N.T.S.

I.D. (IN.)	THRUST (TONS)	C (FT.)	EARTH A (FT.)	EARTH VOL. (C.Y.)	ROCK A (FT.)	ROCK VOL. (C.Y.)
4,6,8	5.1	1.5	2.5	0.3	2.0	0.2
10,12	11.3	1.5	3.5	0.6	2.5	0.3
16,18	25.5	2.0	5.5	1.6	4.0	0.9
20	31.5	2.0	6.0	1.9	4.0	0.9
24	45.2	2.5	7.0	3.1	5.0	1.7
30	53.0	3.0	7.5	4.1	5.5	2.4
36	78.3	4.0	9.0	7.3	6.5	4.2
42	104.0	4.5	10.5	11.0	7.5	6.2
48	136.0	5.0	12.0	15.8	8.5	8.7
54	172.0	5.5	13.5	21.4	9.5	11.9
60	212.0	6.0	15.0	28.4	10.5	15.7
66	257.0	6.5	16.5	36.8	11.5	20.5
72	305.0	7.5	17.5	47.2	12.5	27.2
78	358.0	8.0	19.0	58.9	13.5	33.7
84	416.0	8.5	20.5	72.3	14.5	41.2
90	477.0	9.0	22.0	87.7	15.5	49.7
96	543.0	9.5	23.5	104.8	16.5	61.0

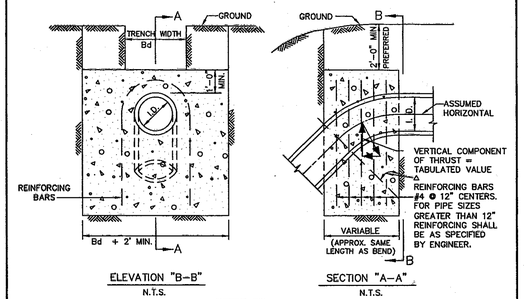
HORIZONTAL THRUST BLOCK
AT TEES AND PLUGS

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE
502.4

DATE: OCT. '04

STANDARD DRAWING NO.: 4020



ELEVATION "B–B"
N.T.S.

SECTION "A–A"
N.T.S.

REFER TO
STD. DWG. No. 4040
FOR GENERAL NOTES.

Δ →	11.25°		22.50°		30°		45°		67.50°		90°		← Δ
I.D. (IN.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	I.D. (IN.)
4,6,8	1.0	0.5	2.0	1.0	2.5	1.3	3.6	1.8	4.6	2.3	5.0	2.5	4,6,8
10,12	2.2	1.1	4.3	2.2	5.7	2.8	8.0	4.0	10.5	5.2	11.3	5.7	10,12
16,18	5.0	2.5	9.7	4.9	12.7	6.4	18.0	9.0	23.5	11.8	25.5	12.7	16,18
20	6.1	3.1	12.0	6.0	15.7	7.9	22.2	11.1	29.2	14.5	31.4	15.7	20
24	8.2	4.4	17.3	8.7	22.6	11.3	32.0	16.0	41.8	20.9	45.2	22.6	24
30	10.5	5.2	20.3	10.1	26.5	13.3	37.5	18.8	49.0	24.5	53.1	26.5	30
36	14.9	7.5	29.2	14.6	38.2	19.1	54.0	27.0	70.5	35.3	76.4	38.2	36
42	20.3	10.1	39.8	19.9	52.0	26.0	73.5	36.7	96.0	48.0	104.0	52.0	42
48	26.5	13.2	51.9	26.0	67.9	33.9	96.0	48.0	126.0	62.7	136.0	67.9	48
54	33.5	16.8	65.7	32.9	85.9	42.9	122.0	60.7	159.0	79.4	172.0	85.9	54
60	41.4	20.7	81.2	40.6	106.0	53.0	150.0	75.0	196.0	98.0	212.0	106.0	60
66	50.1	25.0	98.2	49.1	128.0	64.2	182.0	90.7	237.0	119.0	257.0	128.0	66
72	59.6	29.8	117.0	58.4	153.0	76.3	216.0	108.0	282.0	141.0	305.0	153.0	72
78	69.9	35.0	137.0	68.6	179.0	90.0	254.0	127.0	331.0	166.0	358.0	179.0	78
84	81.1	40.5	159.0	79.5	208.0	104.0	294.0	147.0	384.0	192.0	416.0	208.0	84
90	93.1	46.5	183.0	91.3	239.0	119.0	337.0	169.0	441.0	221.0	477.0	239.0	90
96	106.0	53.0	208.0	104.0	272.0	136.0	384.0	192.0	502.0	251.0	543.0	272.0	96

VERTICAL THRUST BLOCK
AT PIPE BEND

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE
502.4

DATE: OCT. '04

STANDARD DRAWING NO.: 4030

GENERAL NOTES FOR ALL THRUST BLOCKS:

1. CONCRETE FOR BLOCKING SHALL BE CLASS "B".
2. ALL CALCULATIONS ARE BASED ON INTERNAL PRESSURE OF 200 PSI FOR DUCTILE IRON, P.V.C., AND 150 PSI FOR CONCRETE PIPE.
3. VOLUMES OF THRUST BLOCKS ARE NET VOLUMES OF CONCRETE TO BE FURNISHED. THE CORRESPONDING WEIGHT OF THE CONCRETE (CLASS "B") IS EQUAL TO OR GREATER THAN THE VERTICAL COMPONENT OF THE THRUST ON THE VERTICAL BEND.
4. WALL THICKNESS (T) ASSUMED HERE FOR ESTIMATING PURPOSES ONLY.
5. POUR CONCRETE FOR BLOCK AGAINST UNDISTURBED EARTH.
6. DIMENSIONS MAY BE VARIED AS REQUIRED BY FIELD CONDITIONS WHERE AND AS DIRECTED BY THE ENGINEER. THE VOLUME OF CONCRETE BLOCKING SHALL NOT BE LESS THAN SHOWN HERE.
7. THE SOIL BEARING PRESSURES ARE BASED ON 1000 LBS./S.F. IN SOIL AND 2000 LBS./S.F. IN ROCK.
8. USE POLYETHYLENE WRAP OR EQUAL BETWEEN CONCRETE AND BEND, TEE, OR PLUG TO PREVENT THE CONCRETE FROM STICKING TO IT.
9. CONCRETE SHALL NOT EXTEND BEYOND JOINTS.

THRUST BLOCK
GENERAL NOTES

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE
502.4

DATE: OCT. '04

STANDARD DRAWING NO.: 4040

No.	REVISIONS	DATE	BY

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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED
PROFESSIONAL ENGINEER
3-11-25

KHA PROJECT 064523805
DATE 02/12/2025
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY MJF
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

UTILITY DETAILS
(1 OF 3)

SHEET NUMBER
C-404

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IMAGES
XREFS
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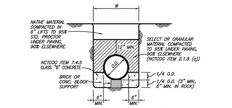
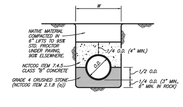
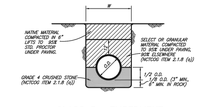


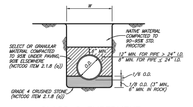
CLASS A EMBEDMENT
CONCRETE CRADLE
(CLASSA)



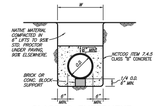
CLASS A–1 EMBEDMENT
CONCRETE CAP
(CLASSA1)



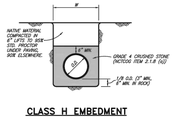
CLASS B+ EMBEDMENT
STD PVC WATER
(CLASSBP)



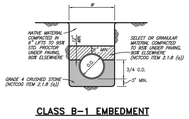
CLASS C EMBEDMENT
STD. DUCTILE IRON WATER OR SEWER
STD. R.C.C.P. WATER
STD. STORM SEWER
(CLASSC)



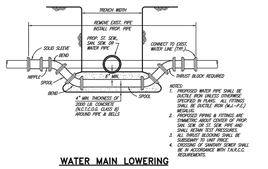
CLASS G EMBEDMENT
CONCRETE ENCASEMENT
(CLASSG)



CLASS H EMBEDMENT
P.V.C. PIPE ONLY
STD. P.V.C. SEWER
(CLASSH)

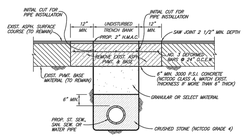


CLASS B–1 EMBEDMENT
P.V.C. PIPE ONLY
STD. P.V.C. WATER
(CLASSB1)

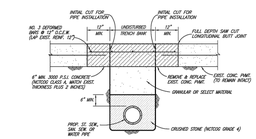


WATER MAIN LOWERING
(WMLOW)

NOTES:
1. PROPOSED WATER PIPE SHALL BE DUCTILE IRON UNLESS OTHERWISE SPECIFIED. PROPOSED SEWER PIPE SHALL BE DUCTILE IRON (ALL-FULL MEWELD).
2. ALL EXPOSED PIPING & FITTINGS ARE TEMPORARY MUST CLOSED OF PROP. SAN. SEW. OR ST. SEW. PIPE AND SHALL REMAIN TEST PRESSURES.
3. ALL THRUST BLOCKING SHALL BE INSTALLED AS SHOWN ON DETAIL.
4. CROSSING OF SANITARY SEWER SHALL BE IN ACCORDANCE WITH TX.A.C.C. REQUIREMENTS.



ASPHALT STREET OR DRIVEWAY REPAIR
(ASPHPVMT)



CONCRETE STREET OR DRIVEWAY REPAIR
(CONCPVMT)

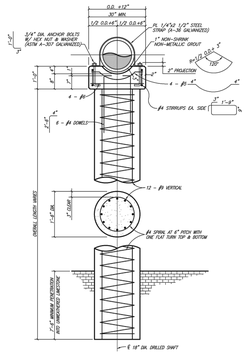
GRADE 4 CRUSHED STONE GRADATION

SIEVE SIZE	% RETAINED
1–1/2 INCH	0
1 INCH	0–5
1/2 INCH	40–75
NO. 4	90–100
NO. 8	95–100

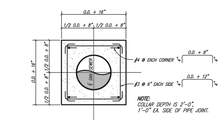
(CRU–STN)

		AUBREY TEXAS				CITY OF AUBREY, TEXAS	AUGUST, 2024	SHEET NO. 26
						STANDARD CONSTRUCTION DETAILS TYPICAL EMBEDMENT		

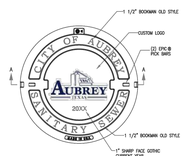
REVISED: 8/19/24 – NFonday | H:\Projects\Aubrey\40007\360–Standard Construction Details\Standard Details 2.0\Aubrey–26.dwg | PLOT SCALE: 1:2 | PLOT STYLE: 11x17.ctb | PLOTTED BY: Nidin Ponday ON: 8/19/2024



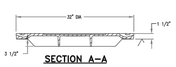
AERIAL CROSSING PIER & PIER CAP
(PIER)



AERIAL CROSSING CONCRETE COLLAR
(COLLAR)

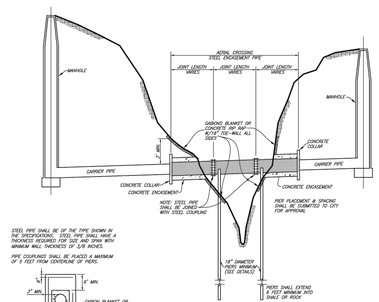


PLAN OF COVER



SECTION A–A

SANITARY SEWER COVER
BASS & HAYS CSMDI, PART# WMA30–LD97 OR EJ 1405A1 COVER
BASS & HAYS FSNMI, PART# WMA30 RING
(MH–COV6)



AERIAL CROSSING
(AERIAL–X)

STEEL PIPE SHALL BE OF THE TYPE SHOWN IN THE SPECIFICATIONS. STEEL PIPE SHALL HAVE A THICKNESS REQUIRED FOR SIZE AND SPAN WITH MINIMUM WALL THICKNESS OF 3/8 INCHES.

PIPE COUPLING SHALL BE PLACED A MAXIMUM OF 5 FEET FROM CENTERLINE OF PIERS.

BANK PROTECTION (TYP.)

NOTE:
ENGINEERING DESIGN SHALL BE SUBMITTED TO CITY FOR APPROVAL FOR USE FOR EACH CROSSING. PIERS SHALL BE PLACED AT MAXIMUM SPAN DISTANCE AS DICTATED BY ENGINEER'S DESIGN.

		AUBREY TEXAS				CITY OF AUBREY, TEXAS	AUGUST, 2024	SHEET NO. 23
						STANDARD CONSTRUCTION DETAILS SANITARY SEWER		

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No.	REVISIONS	DATE	BY

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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED
PROFESSIONAL ENGINEER
3-11-25

KHA PROJECT	064523805
DATE	02/12/2025
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	MJF
CHECKED BY	MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

UTILITY DETAILS
(3 OF 3)

SHEET NUMBER
C-406

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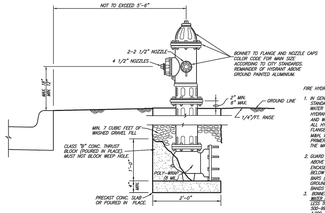


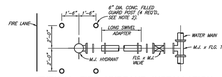
FIRE HYDRANT NOTES:

1. IN GENERAL ALL FIRE HYDRANTS SHALL CONFORM TO AWWA STANDARD C502 LATEST REVISION. FOR TEMPORARY WATER WORKS SERVICE FOR WATER IMPROVEMENTS, FIRE HYDRANTS SHALL HAVE A 3-1/4" MINIMUM VALVE OPENING AND WITH 4 BARRELS APPROXIMATELY 7" INSIDE DIAMETER. ALL HYDRANTS SHALL BE EQUIPPED WITH A BREAKAWAY FLANGE. HYDRANTS SHALL BE AMERICAN-DARLING B-84-B, MAN, MUELLER, OR CLOW WITH ET STEM CONNECTION. PRIMERED BONNET AND CAP. STORZ SHALL BE PROVIDED BY THE MANUFACTURER.
2. GUARD POSTS SHALL BE 6 L.F. OF 6" DIA. STEEL PIPE (3' ABOVE & BELOW GROUND LEVEL). POST SHALL BE ENCASED IN 18" DIA. CONC. PIER TO A DEPTH OF 12". PAINT POST WITH TWO COATS OF RED PAINT AND TWO 6" BAND (12" LONG) SHALL POST WITH PIER, POST ABOVE GROUND LEVEL SHALL BE PAINTED ALUMINUM WITH 2-3 INCH BANDS OF RED AND WHITE REFLECTIVE TAPE.
3. BONNET COLOR:

750 GPM AND SEE S.P.M.	COLOR RED
500-499 G.P.M.	ORANGE
499-250 G.P.M.	YELLOW
1,500 & GREATER G.P.M.	BLUE

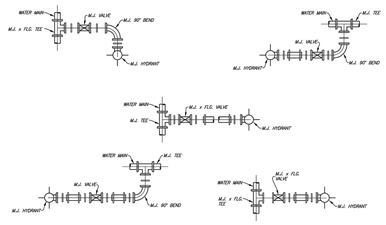
TYPICAL FIRE HYDRANT INSTALLATION

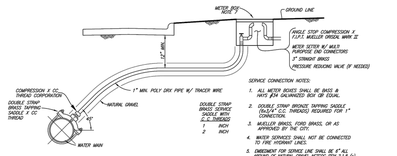
(FIREHYD)



TYPICAL FIRE HYDRANT INSTALLATION PLANS

(FH-PLANS)





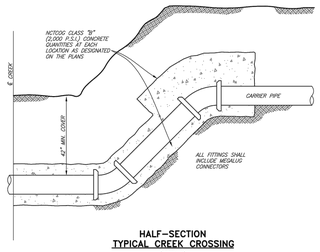
SERVICE CONNECTION NOTES:

1. ALL METER BOXES SHALL BE BASS & HAYS #34 GALVANIZED BOX OR EQUAL.
2. DOUBLE STRAP BRONZE TAPPING SADDLE (DSTS) X C.C. THREADS, REQUIRED FOR 1" CONNECTION.
3. MUELLER BRASS, FORD BRASS, OR AS APPROVED BY THE CITY.
4. METER SERVICES SHALL NOT BE CONNECTED TO FIRE HYDRANT LINES.
5. EMBEDMENT FOR SERVICE LINE SHALL BE 4" ALL AROUND 12" MINIMAL UNDER ROAD, NCSSS ITEM 3.3.8 (a).
6. LONG SIDE SERVICE SHALL BE ENCASED IN 3" MIN. PVC SCH. 40 PIPE
7. METER BOX SHALL BE SPECIFY-14-W"-MKT SMALL AUBREY , OR SPWSS-14-W"-MKT SMALL AUBREY AS REQUIRED BY THE CITY.

1	5/8"
2	1"

TYPICAL SERVICE CONNECTION WITH METER BOX

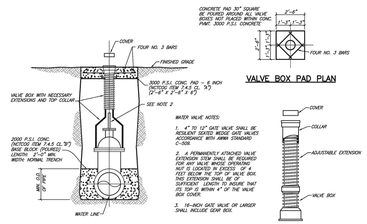
(WATERSVC)



HALF-SECTION
TYPICAL CREEK CROSSING

(CREEK_X)

CITY OF AUBREY, TEXAS
STANDARD CONSTRUCTION DETAILS
WATER
AUGUST, 2024
SHEET NO. 18



VALVE SETTING & BOX

VALVE BOX PAD PLAN

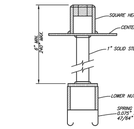
VALVE BOX WITH EXTENSION

WATER VALVE NOTES:

1. 4" TO 12" GATE VALVE SHALL BE RESILIENT SEATED WEDGE GATE VALVES IN ACCORDANCE WITH AWWA STANDARD C-509-94.
2. A PERMANENTLY ATTACHED VALVE EXTENSION STEM SHALL BE REQUIRED FOR ANY VALVE WHOSE OPERATING NUT IS LOCATED IN EXCESS OF 4 FEET BELOW THE TOP OF VALVE BOX. EXTENSION SHALL BE OF SUCH A SIZE SUFFICIENT LENGTH TO INSURE THAT ITS TOP IS WITHIN 4" OF THE VALVE BOX COVER.
3. 16-INCH GATE VALVE OR LARGER SHALL INCLUDE GEAR BOX.

GATE VALVE INSTALLATION

(YARDVLV)

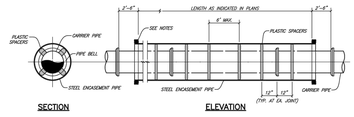


NOTES:

1. EXTENSION SHALL BE PROVIDED FOR VALVE OVER A 3'-FOOT WATERLINE DEPTH

SPRING LOCK VALVE EXTENSION

(LOCK)



SECTION ELEVATION

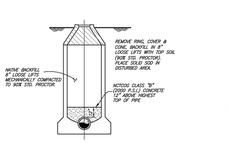
ENCASED ROAD BORE

NO SCALE

NOTES:

1) PREFABRICATED PLASTIC SPACERS MUST BE APPROVED BY THE OWNER.
2) SPACERS SHALL BE USED TO SUPPORT UNDER CARRIER PIPE TO MAKE MIN. 1" CLEARANCE BETWEEN PIPE BELL AND ENCASEMENT PIPE.
3) ENDS OF ENCASEMENT PIPE SHALL BE SEALED WITH CLOSED CELL FOAM OR RUBBER CRUSHING. PLUGS SHALL BE CONSTRUCTED WITH A WEEP HOLE.

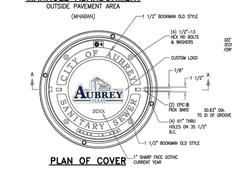
CITY OF AUBREY, TEXAS
STANDARD CONSTRUCTION DETAILS
WATER
AUGUST, 2024
SHEET NO. 19



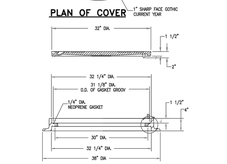
MANHOLE ABANDONMENT

OUTSIDE PAVEMENT AREA

(MHABAN)



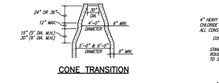
PLAN OF COVER



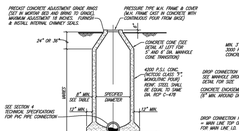
SECTION OF FRAME AND COVER SECTION A–A

MANHOLE RING AND COVER WITH BOLTDOWN

BASS & HAYS COVER WITH FRAME, PART# VRM30MTBF-51 OR EJ 1480ZPT/APT ASSEMBLY (SS_BOLT_MH)



CONE TRANSITION

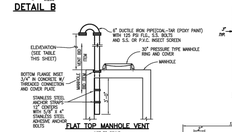


STANDARD MANHOLE ELEVATION

4', 5' & 6' DIAMETER MANHOLES



DETAIL B

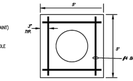


FLAT TOP MANHOLE VENT

NOT TO SCALE

NOTES:

1. ALL VENTED MANHOLES SHALL BE PROVIDED WITH FLAT TOP SLAB.
2. MANHOLE RING AND COVER SHALL BE EAST JORDON IRON WORKS, INC. OR APPROVED EQUAL.
3. CLEAR OPENING OF MANHOLE RINGS AND COVER SHALL BE 30" MIN.



MANHOLE PAD PLAN



JOINT RESTRAINER STRAP FOR PRECAST MANHOLE

SEE SPECIFICATIONS FOR PRECAST MANHOLE REQUIREMENTS

NOT TO SCALE

MANHOLE CONSTRUCTION JOINT

KEYWAY WITH WATERSTOP

MINIMUM WALL THICKNESS FOR CAST-IN-PLACE MANHOLES SHALL BE AS FOLLOWS

DROP MANHOLE ELEVATION

DROP STUB OUT	
MAIN I.D.	DROP I.D.
18"	12"
21"	12"
24"	15
30"	15"
36"	18"

SANITARY SEWER MANHOLE (CAST IN PLACE)

NOT TO SCALE

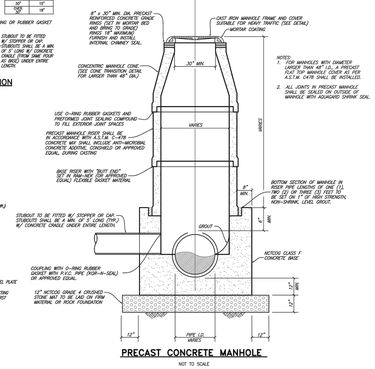
MANHOLE NOTES:

NOTES FOR ALL NEW MANHOLES:

1. 13" OR LARGER MAINS SHALL USE PRECAST MANHOLES. HOBBS CONCRETE, CONCRETE STRUCTURES, CAPPA SOIL CO MANHOLES OR APPROVED EQUIVALENT.
2. 10" OR SMALLER CAN BE CONCRETE (TRENA OR POUR IN PLACE)
3. MANHOLE STRUCTURES SHOULD BE 48" IN DIAMETER FOR MAINS 15" AND SMALLER. DIAMETER SHOULD BE 60" FOR 12" AND LARGER.
4. MANHOLE SHALL BE PLUMB TO WITHIN 1" FOR EVERY 5 FT. OF VERTICAL DEPTH. PRESSURE OR CAST IN PLACE.
5. MANHOLES OVER 12 FT. DEEP SHALL BE 5' IN DIAMETER AND WHERE MAIN I.D. IS 8 MAIN 24" I.C.C.R. AND BY HOT POURED MONOLITHIC COLD JOINTS SHALL HAVE FORMED GROOVE OR REINFORCING DOWELS FOR SHEAR PROTECTION. CONSTRUCTION JOINTS SHALL HAVE HEAVY DUTY P.V.C. WATERSTOP 9-INCHES IN THE DIRECTION OF FLOW AND SHALL BE INSTALLED AS DIRECTED BY ENGINEER OR APPROVED EQUAL.
6. USE PRESSURE TYPE MANHOLE FRAME & COVER.
7. MANHOLES SHALL BE "CONCRETE"

NOTES:

1. FOR MANHOLES WITH DIAMETER LARGER THAN 48" I.D., A PRECAST FLAT TOP MANHOLE COVER AS PER A.S.T.M. C478 SHALL BE INSTALLED.
2. ALL JOINTS IN PRECAST MANHOLE SHALL BE SEALED ON OUTSIDE OF SEWAL MANHOLE WITH AQUAMIX SHRINK SEAL.



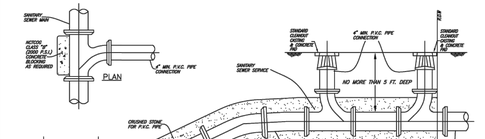
PRECAST CONCRETE MANHOLE

NOT TO SCALE

8. ALL MANHOLES SHOULD HAVE EITHER EXTERNAL DROPS INSTALLED IF THE DISTANCE IS GREATER THAN 18" BETWEEN INCOMING LINE AND THE FLOW LINE OF THE MANHOLE.

NOTES FOR NEW PRECAST MANHOLES:

1. PRECAST MANHOLES SHOULD BE WRAPPED WITH CRETEX WRAP OR CONSEAL CS-212 6" EXTERIOR JOINTS TO FLOWER BLOCK POSSIBLE MH
2. PRECAST MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C-478 AND PROJECT SPECIFICATIONS.
3. SEE SPECIFICATIONS FOR CLASS 'A' TYPE C50 MANHOLE RISERS.
4. FURNISH & INSTALL THREE JOINT RESTRAINER STRAPS FOR THE PRECAST MANHOLE CONSTRUCTION.
5. EACH JOINT SHALL BE PROVIDED WITH AN O-RING DESIGN AND SHALL BE SEALED WITH A PREFORMED JOINT SEALING COMPOUND.



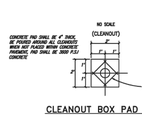
SECTION

REHAB

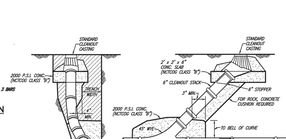
SERVICE CONNECTION

SANITARY SEWER CLEANOUT BOOTS SHALL BE BASS & HAYS # 339 OR APPROVED EQUAL. CLEANOUTS SHALL BE PLACED OUTSIDE OF PAVEMENT. CONCRETE PADS REQUIRED FOR ALL MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL CLEANOUTS.

(HOUSE_SERVICE)



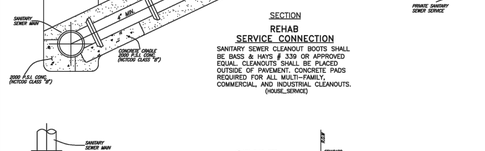
CLEANOUT BOX PAD PLAN



STANDARD CLEANOUT

NO SCALE

(CLEANOUT)



SECTION

NEW

SERVICE CONNECTION

SANITARY SEWER CLEANOUT BOOTS SHALL BE BASS & HAYS # 339 OR APPROVED EQUAL. CLEANOUTS SHALL BE PLACED OUTSIDE OF PAVEMENT. CONCRETE PADS REQUIRED FOR ALL MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL CLEANOUTS.

(HOUSE_SERVICE)

WITH CLEAN OUT

DEEP CUT CLEANOUT

(DEEPCUT–CO)



VERTICAL CLEANOUT CONNECTION

(CONNECTION, WYE, CONCRETE, BENDS, CASTING, ETC. ALL SUBSIDIARY TO CLEANOUT)

CITY OF AUBREY, TEXAS
STANDARD CONSTRUCTION DETAILS
SANITARY SEWER / MANHOLES
AUGUST, 2024
SHEET NO. 24

CITY OF AUBREY, TEXAS
STANDARD CONSTRUCTION DETAILS
SANITARY SEWER
AUGUST, 2024
SHEET NO. 25

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No.	REVISIONS	DATE	BY

STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED
PROFESSIONAL ENGINEER
3-11-25

KHA PROJECT 064523805
DATE 02/12/2025
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY MJF
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

UTILITY DETAILS
(2 OF 3)

SHEET NUMBER
C-405

EROSION CONTROL SCHEDULE AND PHASING

THE PROJECT SHALL GENERALLY CONFORM TO THE FOLLOWING:

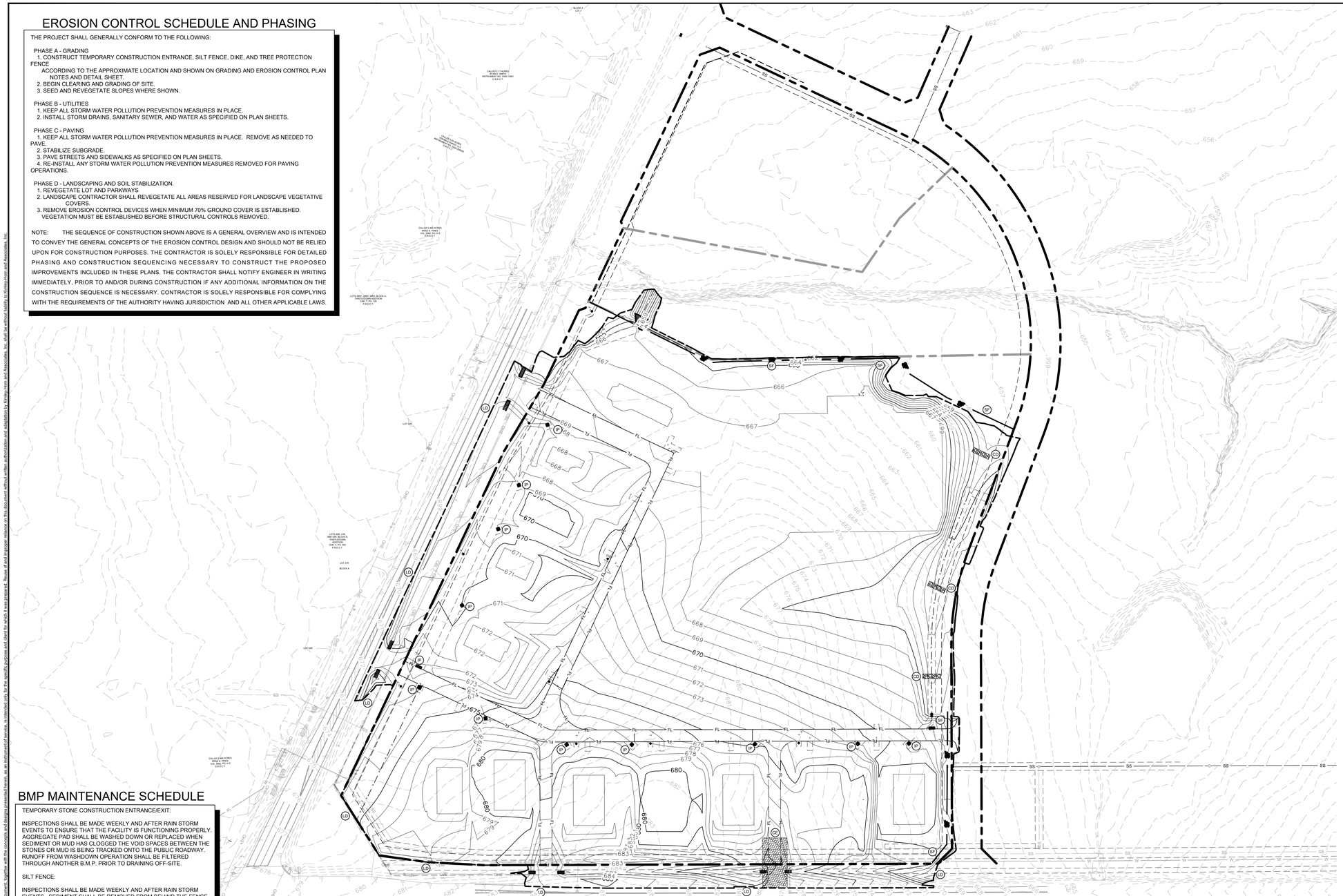
PHASE A - GRADING
1. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE, SILT FENCE, DIKE, AND TREE PROTECTION FENCE.
ACCORDING TO THE APPROXIMATE LOCATION AND SHOWN ON GRADING AND EROSION CONTROL PLAN NOTES AND DETAIL SHEET.
2. BEGIN CLEARING AND GRADING OF SITE.
3. SEED AND REVEGETATE SLOPES WHERE SHOWN.

PHASE B - UTILITIES
1. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.
2. INSTALL STORM DRAINS, SANITARY SEWER, AND WATER AS SPECIFIED ON PLAN SHEETS.

PHASE C - PAVING
1. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE. REMOVE AS NEEDED TO PAVE.
2. STABILIZE SUBGRADE.
3. PAVE STREETS AND SIDEWALKS AS SPECIFIED ON PLAN SHEETS.
4. RE-INSTALL ANY STORM WATER POLLUTION PREVENTION MEASURES REMOVED FOR PAVING OPERATIONS.

PHASE D - LANDSCAPING AND SOIL STABILIZATION.
1. REVEGETATE LOT AND PARKWAYS
2. LANDSCAPE CONTRACTOR SHALL REVEGETATE ALL AREAS RESERVED FOR LANDSCAPE VEGETATIVE COVERS.
3. REMOVE EROSION CONTROL DEVICES WHEN MINIMUM 70% GROUND COVER IS ESTABLISHED. VEGETATION MUST BE ESTABLISHED BEFORE STRUCTURAL CONTROLS REMOVED.

NOTE: THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.



EROSION CONTROL LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- SWALE
- SF — SILT FENCE
- LD — LIMITS OF DISTURBANCE
- CE — CONSTRUCTION ENTRANCE/EXIT
- IP — INLET PROTECTION
- CD — ROCK CHECK DAM

STANDARD EROSION CONTROL GENERAL NOTES

1. EROSION CONTROL DEVICES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES ON THE PROJECT.
2. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THIS PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY ENGINEERING DIVISION.
3. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.
4. INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO INSURE THAT THE DEVICES ARE FUNCTIONING PROPERLY. WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN STONES OR MUD IS BEING TRACKED ONTO A PUBLIC ROADWAY THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASHDOWN OPERATION HALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL OFF SITE SEDIMENTATION. PERIODIC RE-GRADING OR THE ADDITION OF NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFICIENCY OF THE INSTALLATION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTAL OF N.O.I., N.O.T. AND ANY ADDITIONAL INFORMATION REQUIRED BY THE TCEQ CONTRACTOR SHALL COMPLY WITH ALL TCEQ STORMWATER POLLUTION PREVENTION REQUIREMENTS.

SITE MAP GENERAL NOTES

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR SELECTION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS - CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
2. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
3. DRAINAGE PATTERNS ARE SHOWN ON THIS PLAN BY PROPOSED AND EXISTING CONTOURS, FLOW ARROWS AND/OR SLOPES.
4. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
5. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
6. SANITARY SEWER EFFLUENT IS DISPOSED OF VIA AN ONSITE SEWER SYSTEM CONNECTED TO A MUNICIPAL SEWER SYSTEM.

TOTAL DISTURBED AREA

27.41 AC

BENCH MARK LIST

CITY OF AUBREY CONTROL POINT LIBRARY
BM SET FLUSH WITH NATURAL GROUND, 3' EAST OF CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH.

ELEV: 676.28' (NAVD88)

BM #40 BOX CUT SET ON CONCRETE HEAD WALL, WEST SIDE OF DRIVEWAY TO 558 SPRINGHILL ROAD, SOUTH SIDE OF ROAD.

ELEV: 667.73' (NAVD88)

BMP MAINTENANCE SCHEDULE

TEMPORARY STONE CONSTRUCTION ENTRANCE/EXIT:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. AGGREGATE PAD SHALL BE WASHED DOWN OR REPLACED WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN THE STONES OR MUD IS BEING TRACKED ONTO THE PUBLIC ROADWAY. RUNOFF FROM WASHDOWN OPERATION SHALL BE FILTERED THROUGH ANOTHER B.M.P. PRIOR TO DRAINING OFF-SITE.

SILT FENCE:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS. SEDIMENT SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-THIRD THE HEIGHT OF THE FENCE ABOVE GRADE. FENCE SHALL BE INSPECTED FOR GAPS AT BASE. INSPECT SUPPORTING POSTS AND FILTER FABRIC. REPLACE IF REQUIRED.

STONE OVERFLOW STRUCTURE:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. SEDIMENT SHALL BE REMOVED FROM THE STORAGE AREA WHEN SEDIMENT DEPTH HAS BUILT UP TO ONE-HALF THE HEIGHT OF THE STONE OUTLET. REPAIR DISLODGED OR MISSING STONE RIP-RAP AND REPAIR ANY DOWNSTREAM EROSION.

ROCK CHECK DAM:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER ALL RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. REMOVE SEDIMENT FROM THE STORAGE AREA UPSTREAM OF THE DAM WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF OF THE DAM HEIGHT. REPAIR DAMAGE TO THE CHANNEL IN THE VICINITY OF THE CHECK DAMS IMMEDIATELY TO PREVENT ADDITIONAL DAMAGE. REPLACE MISSING OR DISLODGED ROCK AS NEEDED TO MAINTAIN THE DESIGN HEIGHT AND CROSS SECTION OF THE CHECK DAM.

CURB INLET/GRATE INLET/WYE INLET:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER ALL RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. REMOVE SEDIMENT FROM THE STORAGE AREA SURROUNDING THE INLET/GRATE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF OF THE PROTECTION HEIGHT. DEVICE SHALL BE INSPECTED FOR GAPS AT BASE, AND SHALL BE REPLACED AS NEEDED.

VEGETATIVE STABILIZATION REQUIREMENTS

TEMPORARY SEEDING

ALL DISTURBED AREAS WHICH WILL BE LEFT DORMANT FOR GREATER THAN 14 DAYS SHALL BE SEEDED WITH FAST- GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING GRADING OPERATIONS. SELECTION OF THE SEED WILL DEPEND ON THE TIME OF YEAR IT IS APPLIED (SEE DESCRIPTIONS IN TABLE 2). REFERENCE LANDSCAPE PLAN FOR PERMANENT STABILIZATION REQUIREMENTS. ALL TEMPORARY SEEDING MATERIALS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO APPLICATION.

TABLE 2
VEGETATION TABLE*

TEMPORARY SEEDING

SPECIES	PLANTING RATE	PLANTING-DATES
CRIMSON CLOVER	7#/ACRE	8/15 - 11/30
MILLET, FOXTAIL	30#/ACRE	5/1 - 8/31
RYEGRASS, ANNUAL	30#/ACRE	8/15 - 9/30
SPRANGLETOP, GREEN	2.5#/ACRE	2/1 - 5/1
TALL FESCUE	7#-10#/1000 SF	9/1 - 10/15

*USE ONLY USDA CERTIFIED SEED.

SURFACE PREPARATION FOR TEMPORARY SEEDING

1. INSTALL EROSION STRUCTURES SUCH AS DIKES, DIVERSIONS, ETC. PRIOR TO SEEDING.

2. FURROW SLOPES STEEPER THAN 3:1 ON THE CONTOUR LINE BEFORE SEEDING.

3. ENSURE SEED BED IS PULVERIZED, LOOSE, AND UNIFORM.

APPLICATION

1. WHEN HYDROMULCHING IS USED, DO NOT MIX SEED AND FERTILIZER MORE THAN 30 MINUTES PRIOR TO APPLICATION.

2. APPLY SEED EVENLY USING PROPER EQUIPMENT AND WATER TO AID VEGETATION GROWTH.

3. EROSION CONTROL NETTING SHALL BE INSTALLED OVER FILL SLOPES WHICH HAVE BEEN BROUGHT TO FINAL GRADE AND HAVE BEEN SEEDED TO PROTECT AGAINST EROSION. MULCH (STRAW OR FIBER) SHALL BE USED ON RELATIVELY FLAT SLOPES.

No.	REVISIONS	DATE	BY

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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED PROFESSIONAL ENGINEER
3-11-25

KHA PROJECT 064523805
DATE 02/12/2025
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY MJF
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

EROSION CONTROL PLAN

SHEET NUMBER
C-500

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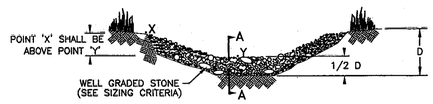
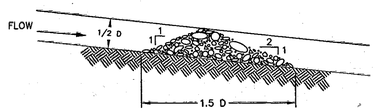
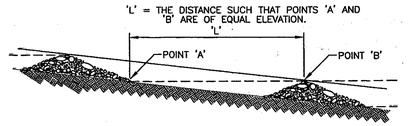


VIEW LOOKING UPSTREAM



SECTION A – A



SPACING BETWEEN CHECK DAMS

ROCK CHECK DAM	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.9	
		DATE OCT. '04	STANDARD DRAWING NO. 1060A

ROCK CHECK DAM GENERAL NOTES:

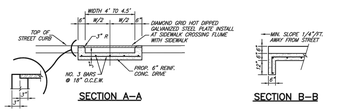
1. STONE SHALL BE WELL GRADED WITH SIZE RANGE FROM 1½ TO 3½ INCHES IN DIAMETER DEPENDING ON EXPECTED FLOWS.

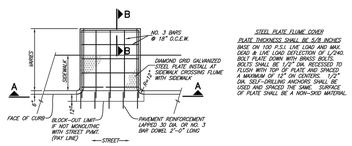
2. THE CHECK DAM SHALL BE INSPECTED AS SPECIFIED IN THE SWPPP AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.

3. WHEN SILT REACHES A DEPTH EQUAL TO ONE–THIRD OF THE HEIGHT OF THE CHECK DAM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.

4. WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED, THE CHECK DAM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

ROCK CHECK DAM	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.9	
		DATE OCT. '04	STANDARD DRAWING NO. 1060B

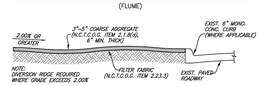




PLAN

STEEL PLATE FLUME COVER PLATE THICKNESS SHALL BE SLOS INDICES BASE ON 100 P.S.I. LIVE LOAD AND MAX. DEAD & LIVE LOAD DEFLECTION OF L/240. BOLT PLATE DOWN WITH BRASS BOLTS, BOLTS SHALL BE 1/2" DIA. RECESSED TO FLUSH WITH TOP OF PLATE AND SPACED AT MAXIMUM OF 24" O.C. OR AS SHOWN. DIA. SELF–DRILLING ANCHORS SHALL BE USED AND SPACED THE SAME. SURFACE OF PLATE SHALL BE A NON–SKID MATERIAL.

REINFORCED CONCRETE FLUME WITH CURBS
(FLUME)



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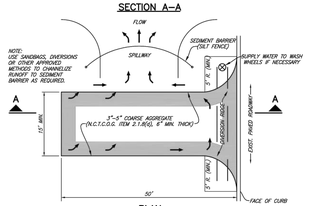
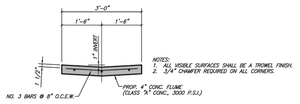


PLAN

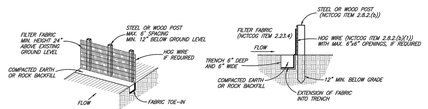
CONSTRUCTION ENTRANCE ROAD FOR EROSION CONTROL

NO SCALE

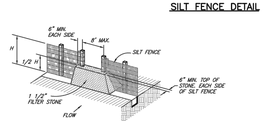
(ENTRANCE)



REINFORCED CONCRETE FLUME WITHOUT CURBS
(FLUMESEC)



SILT FENCE DETAIL



STONE OVERFLOW STRUCTURE

LOCATION AS CALLED FOR IN PLANS

NOTES:
1) THE CONTRACTOR SHALL INSPECT SILT FENCE WEEKLY AND AFTER MAJOR RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY AND MAINTAIN IN ACCORDANCE WITH NCTCOG ITEM 3.12.

2) THE CONTRACTOR SHALL REMOVE SEDIMENT FROM BEHIND FENCE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE–THIRD THE HEIGHT OF THE FENCE ABOVE GRADE.

3) THE CONTRACTOR SHALL INSPECT THE BASE OF THE FENCE TO ENSURE THAT NO GAPS HAVE DEVELOPED AND RE–TRENCH AS NECESSARY.

4) THE CONTRACTOR SHALL INSPECT FENCE POSTS TO ENSURE THAT THEY ARE PROPERLY SUPPORTING THE FENCE. IF NECESSARY, THE CONTRACTOR SHALL RESET AND ADD POSTS.

5) IF FILTER FABRIC IS RIPPED, DAMAGED OR DETERIORATES, THE CONTRACTOR SHALL REPLACE IT IN ACCORDANCE WITH THE ORIGINAL SPECIFICATIONS AND DETAILS. (MAINTENANCE OF THE SILT FENCE SHALL BE AT THE CONTRACTORS OWN EXPENSE)

EROSION CONTROL
(SILT–DTL)

		CITY OF AUBREY, TEXAS	AUGUST, 2024	SHEET NO.
	AUBREY TEXAS	STANDARD CONSTRUCTION DETAILS CONCRETE FLUME / EROSION CONTROL		10

REVISED: 4/26/24 – NPonday | H:\Projects\Aubrey\4000\360–Standard Construction Details\Standard Details 2.0\Aubrey–10.dwg | PLOT SCALE: 1:2 | PLOT STYLE: 11x17.ctb | PLOTTED BY: Nabin Ponday ON 8/19/2024

No.	REVISIONS	DATE	BY

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3-11-25

KHA PROJECT 064523805	DATE 02/12/2026	SCALE AS SHOWN	DESIGNED BY MJF	DRAWN BY MJF	CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

EROSION CONTROL DETAILS (1 OF 2)

SHEET NUMBER
C-501

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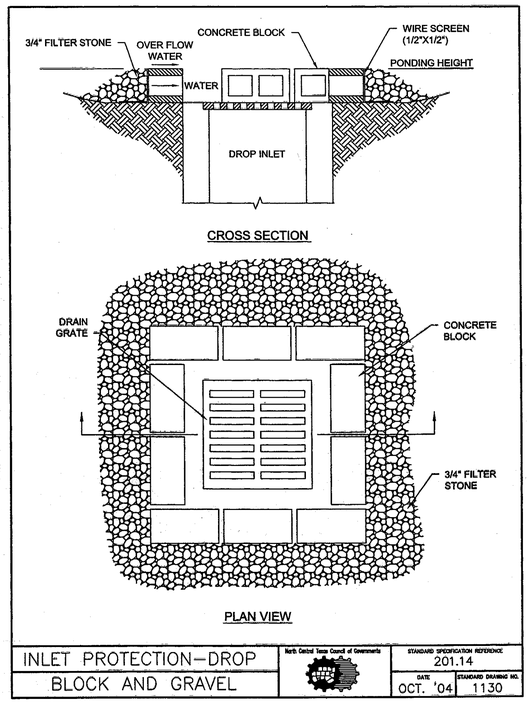
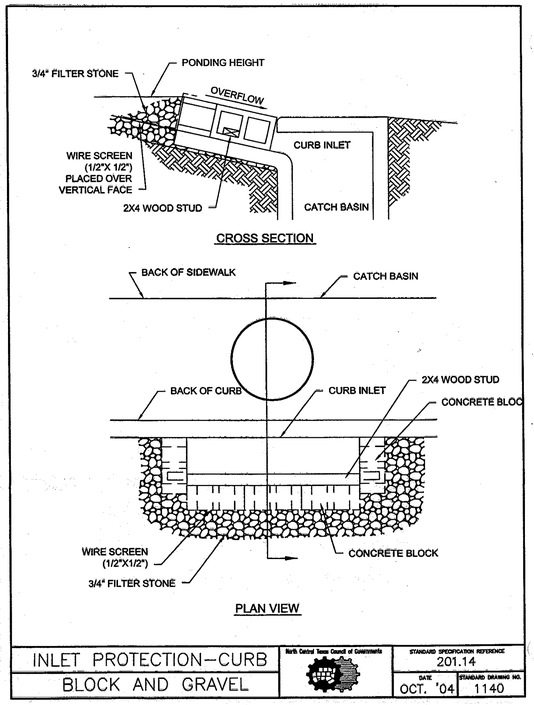


INLET PROTECTION–DROP BLOCK AND GRAVEL	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.14	
		DATE OCT. '04	STANDARD DRAWING NO. 1130



INLET PROTECTION–CURB BLOCK AND GRAVEL	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.14	
		DATE OCT. '04	STANDARD DRAWING NO. 1140

No.	REVISIONS	DATE	BY

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3-11-25

KHA PROJECT 064523805
DATE 02/12/2025
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY MJF
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NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

EROSION CONTROL DETAILS (2 OF 2)

SHEET NUMBER
C-502

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City Council Meeting
Staff Report
May 22, 2025

Agenda Item
Consideration and action on a Preliminary Plat application for Highpointe Ranch East Phase 1, for 192 residential lots and three (3) HOA lots, being approximately 35.254 acres out of the Francisco Trevino Survey, Abstract 1243 generally located south of E Blackjack Road, east of U.S. Highway 377, and north of Springhill Road/FM 428, City of Aubrey, Denton County, Texas. (Andiron TX 5, LLC)

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

Summary
Highpointe Ranch is a master planned community located east of US Hwy. 377, south of E Blackjack Road, and north of Spring Hill Road/FM 428. The property was zoned as a Planned Development District (PD) in September of 2023 and this portion of the overall development is zoned for single-family residential lots. The overall development includes 10 residential phases. A previous Preliminary Plat for the overall Highpointe Ranch development in 2022 has expired.

The applicant has submitted a Preliminary Plat that includes:

- 192 residential lots (typical lot size 50 feet X 120 feet, 6,000 square feet)
- 3 HOA lots

The site will be served by access points to Blackjack Road, the Future Outer Loop, and connections to other phases in Highpointe Ranch.

RECOMMENDATION:
The City Engineer and City Planner have reviewed the Preliminary Plat and recommend it for approval.

PLANNING & ZONING COMMISSION RECOMMENDATION:
The Planning & Zoning Commission unanimously recommended (6-0) the Preliminary Plat for City Council approval at their May 8, 2025 meeting.

ACTION OPTIONS:
The City Council may:
1. Approve the Preliminary Plat as presented;
2. Approve the Preliminary Plat with conditions;
3. Deny the Preliminary Plat.

Attachments:

1. Location Map
2. PD Concept Plan
3. Preliminary Plat for Highpointe Ranch East Phase 1

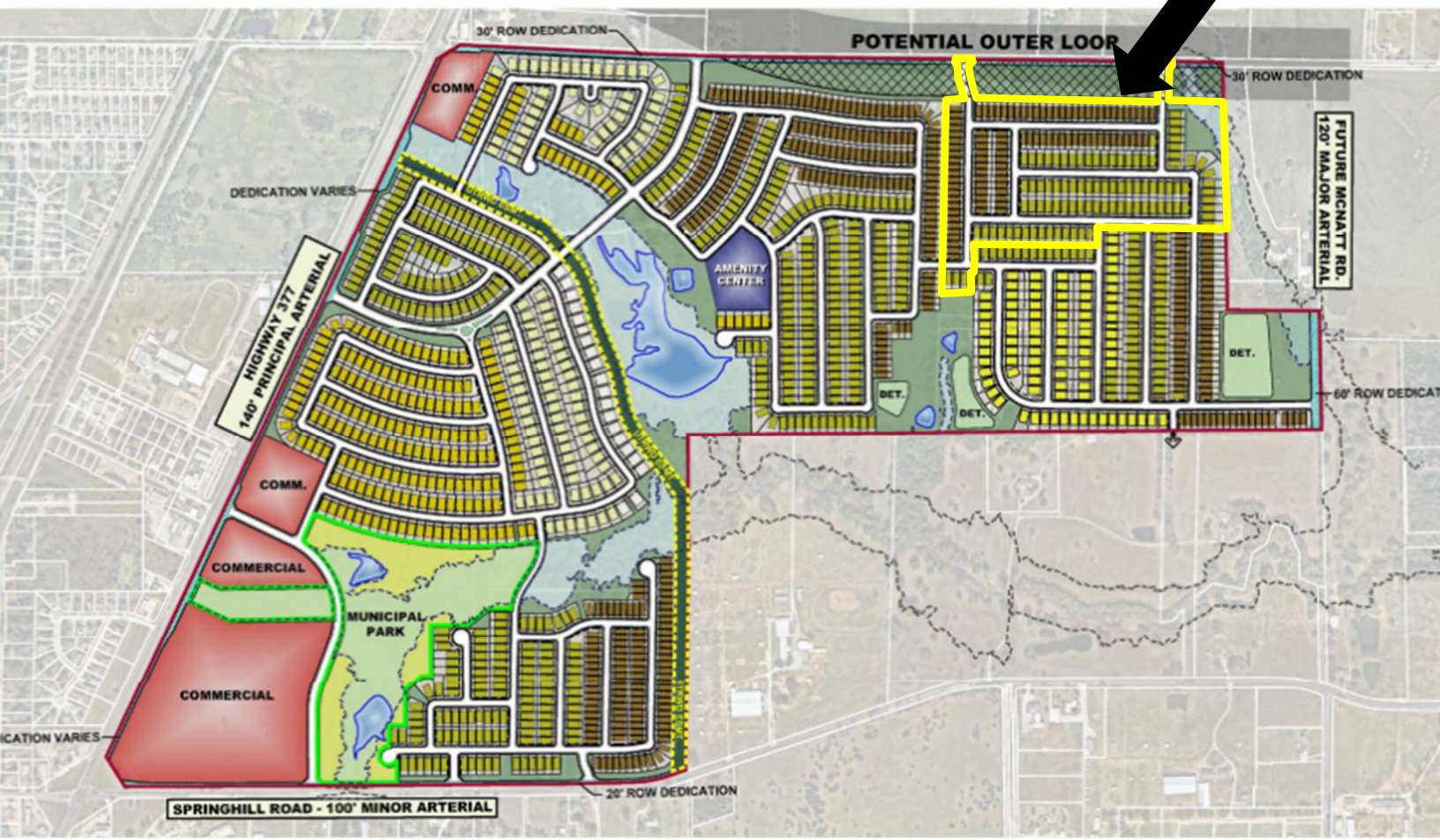
Financial Summary

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to approved the Preliminary Plat for Highpointe Ranch East Phase 1.

CONCEPT PLAN

HIGHPOINTE RANCH EAST PH 1



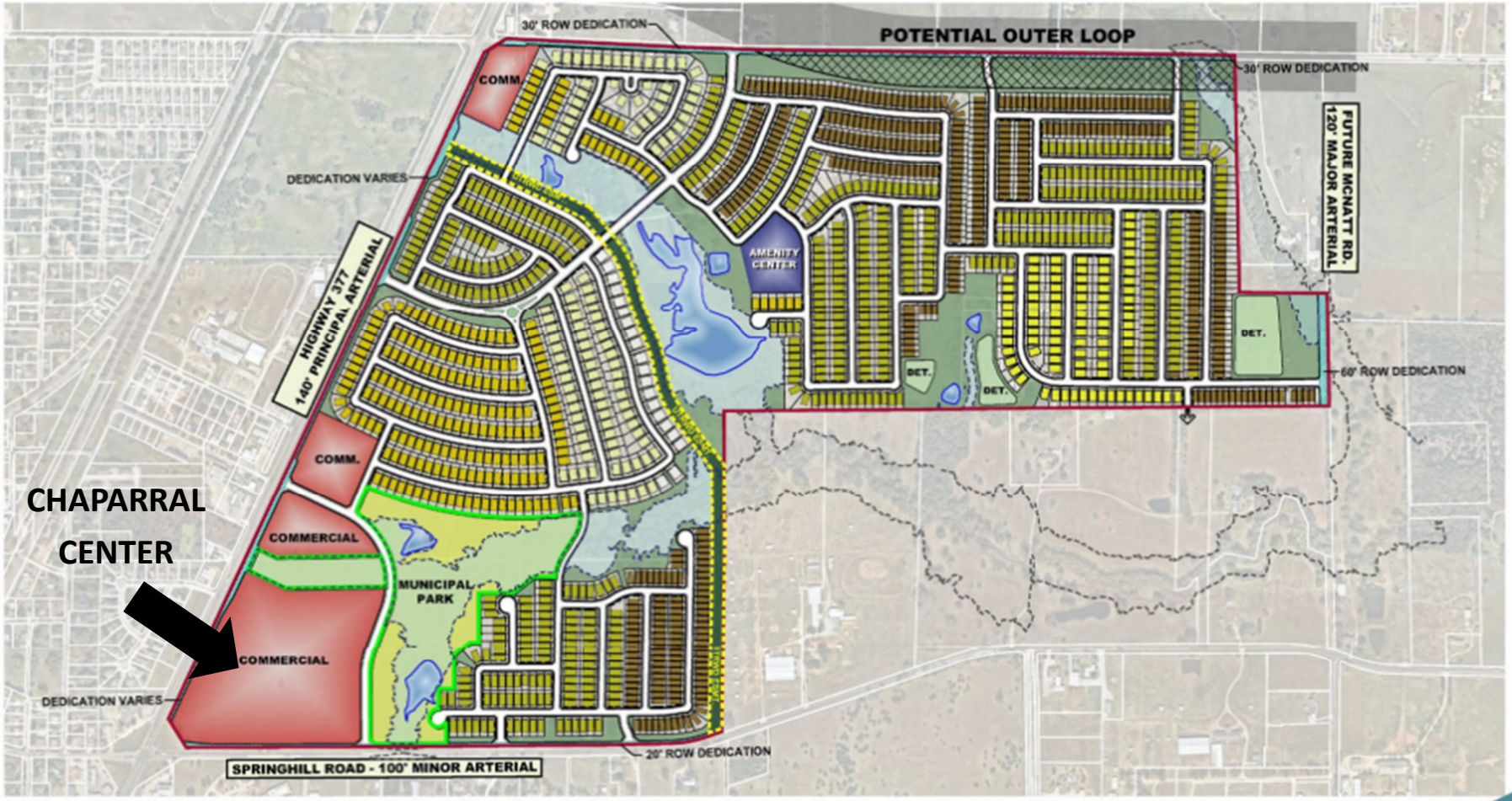
pointe Ranch

Land Use Acreage Summary

Lot Type Summary

Kimley

CONCEPT PLAN



Highpointe Ranch

Aubrey Texas
August 2023

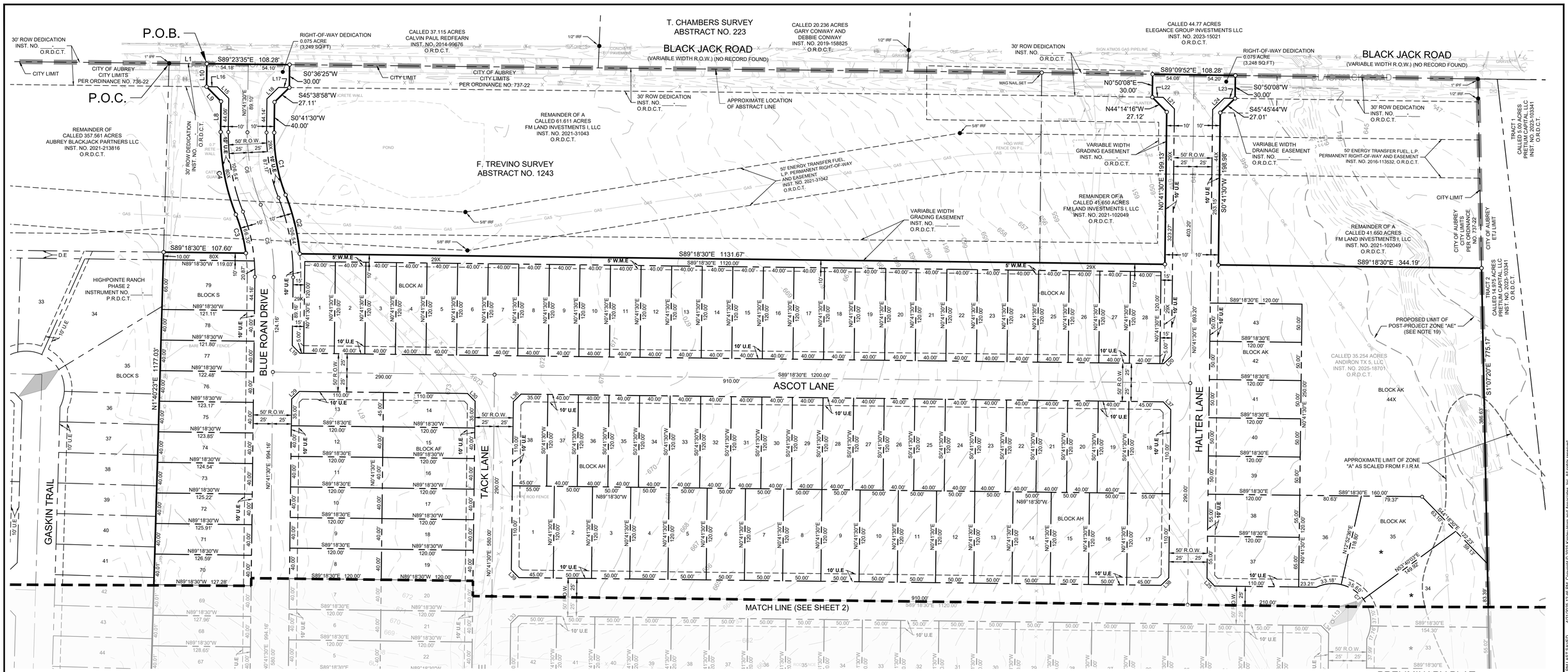
Land Use Acreage Summary

Residential Lots / Residential Rights of Way	297.2	62.3%
Commercial	39.5	8.3%
Right-of-Way Dedication	9.3	2.0%
Open Space / Floodplain / Detention	82.7	17.3%
Municipal Park	29.9	6.3%
Amenity Center	3.2	0.7%
ROW Dedication	16.9	3.5%
Total	478.8	100.0%

Potential Outer Loop (Overlay)

60'	444	30.6%
50'	567	39.1%
70'	214	14.7%
40'	92	6.3%
65'	111	7.7%
75'	23	1.6%
Total	1,451	100.0%

Kimley»Horn


P.O.B.
P.O.C.
T. CHAMBERS SURVEY
ABSTRACT NO. 223
F. TREVINO SURVEY
ABSTRACT NO. 1243
BLACK JACK ROAD
(VARIABLE WIDTH R.O.W.) (NO RECORD FOUND)
BLUE ROAN DRIVE
TACK LANE
ASCOT LANE
HALTER LANE
GASKIN TRAIL
CITY LIMIT
CITY OF AUBREY CITY LIMITS PER ORDINANCE NO. 736-22
CITY OF AUBREY CITY LIMITS PER ORDINANCE NO. 737-22
RIGHT-OF-WAY DEDICATION 0.075 ACRE (3,249 SQ.FT)
CALLED 37.115 ACRES CALVIN PAUL REDFEARN INST. NO. 2014-99676 O.R.D.C.T.
CALLED 20.236 ACRES GARY CONWAY AND DEBBIE CONWAY INST. NO. 2019-158825 O.R.D.C.T.
CALLED 44.77 ACRES ELEGANCE GROUP INVESTMENTS LLC INST. NO. 2023-15021 O.R.D.C.T.
APPROXIMATE LOCATION OF ABSTRACT LINE
REMAINDER OF CALLED 357.561 ACRES AUBREY BLACKJACK PARTNERS LLC INST. NO. 2021-213816 O.R.D.C.T.
REMAINDER OF A CALLED 61.611 ACRES FM LAND INVESTMENTS I, LLC INST. NO. 2021-31043 O.R.D.C.T.
50' ENERGY TRANSFER FUEL L.P. PERMANENT RIGHT-OF-WAY AND EASEMENT INST. NO. 2021-31042 O.R.D.C.T.
VARIABLE WIDTH GRADING EASEMENT INST. NO. -- O.R.D.C.T.
VARIABLE WIDTH DRAINAGE EASEMENT INST. NO. -- O.R.D.C.T.
50' ENERGY TRANSFER FUEL L.P. PERMANENT RIGHT-OF-WAY AND EASEMENT INST. NO. 2016-113532, O.R.D.C.T.
REMAINDER OF A CALLED 41,650 ACRES FM LAND INVESTMENTS I, LLC INST. NO. 2021-102049 O.R.D.C.T.
REMAINDER OF A CALLED 41.650 ACRES FM LAND INVESTMENTS I, LLC INST. NO. 2021-102049 O.R.D.C.T.
TRACT 1 144.185 ACRES CALLUM CAPITAL LLC INST. NO. 2023-103341 O.R.D.C.T.
TRACT 2 CALLED 14.873 ACRES PRETIUM CAPITAL LLC INST. NO. 2023-103341 O.R.D.C.T.
CALLED 35.254 ACRES ANDIRON TX 5, LLC INST. NO. 2025-18701 O.R.D.C.T.
CITY OF AUBREY CITY LIMITS PER ORDINANCE NO. 737-22
CITY OF AUBREY ETJ LIMIT
PROPOSED LIMIT OF POST-PROJECT ZONE "AE" (SEE NOTE 19)
APPROXIMATE LIMIT OF ZONE "A" AS SCALED FROM F.I.R.M.
HIGHPOINTE RANCH PHASE 2 INSTRUMENT NO. -- P.R.D.C.T.
MATCH LINE (SEE SHEET 2)
S89°18'30"E 107.60'
S89°18'30"E 1131.67'
S89°18'30"E 1120.00'
S89°18'30"E 344.19'
S89°09'52"E 108.28'
S89°23'35"E 108.28'
S0°36'25"W 30.00'
S45°38'58"W 27.11'
S0°41'30"W 40.00'
N0°50'08"E 30.00'
N44°14'16"W 27.12'
S0°50'08"W 30.00'
S45°45'44"W 27.01'
N0°41'30"E 199.43'
S0°41'30"W 199.98'
N0°41'30"E 693.20'
S1°07'20"E 775.17'
N1°40'23"E 1177.03'
N0°41'30"E 994.16'
S89°18'30"E 1200.00'
S89°18'30"E 1200.00'
N89°18'30"W 1200.00'
S89°18'30"E 120.00'
N89°18'30"W 120.00'
N89°18'30"W 119.03'
N89°18'30"W 121.11'
N89°18'30"W 121.80'
N89°18'30"W 122.48'
N89°18'30"W 123.17'
N89°18'30"W 123.85'
N89°18'30"W 124.54'
N89°18'30"W 125.22'
N89°18'30"W 125.91'
N89°18'30"W 126.59'
N89°18'30"W 127.28'
N89°18'30"W 127.96'
N89°18'30"W 128.65'
N89°18'30"W 126.94'
N89°18'30"W 126.26'
N89°18'30"W 125.57'
N89°18'30"W 124.89'
N89°18'30"W 124.20'
N89°18'30"W 123.52'
N89°18'30"W 122.83'
N89°18'30"W 122.15'
N89°18'30"W 121.46'
N89°18'30"W 120.78'
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N89°18'30"W 118.72'
N89°18'30"W 118.04'
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N89°18'30"W 114.61'
N89°18'30"W 113.93'
N89°18'30"W 113.24'
N89°18'30"W 112.56'
N89°18'30"W 111.87'
N89°18'30"W 111.19'
N89°18'30"W 110.50'
N89°18'30"W 109.82'
N89°18'30"W 109.13'
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N89°18'30"W 96.12'
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N89°18'30"W 94.75'
N89°18'30"W 94.06'
N89°18'30"W 93.38'
N89°18'30"W 92.69'
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N89°18'30"W 81.05'
N89°18'30"W 80.36'
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N89°18'30"W 78.31'
N89°18'30"W 77.62'
N89°18'30"W 76.94'
N89°18'30"W 76.25'
N89°18'30"W 75.57'
N89°18'30"W 74.88'
N89°18'30"W 74.20'
N89°18'30"W 73.51'
N89°18'30"W 72.83'
N89°18'30"W 72.14'
N89°18'30"W 71.46'
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N89°18'30"W 70.09'
N89°18'30"W 69.40'
N89°18'30"W 68.72'
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N89°18'30"W 64.61'
N89°18'30"W 63.92'
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N89°18'30"W 61.87'
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N89°18'30"W 59.13'
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N89°18'30"W 57.07'
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N89°18'30"W 44.74'
N89°18'30"W 44.06'
N89°18'30"W 43.37'
N89°18'30"W 42.69'
N89°18'30"W 42.00'
N89°18'30"W 41.32'
N89°18'30"W 40.63'
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N89°18'30"W 39.26'
N89°18'30"W 38.58'
N89°18'30"W 37.89'
N89°18'30"W 37.21'
N89°18'30"W 36.52'
N89°18'30"W 35.84'
N89°18'30"W 35.15'
N89°18'30"W 34.47'
N89°18'30"W 33.78'
N89°18'30"W 33.10'
N89°18'30"W 32.41'
N89°18'30"W 31.73'
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N89°18'30"W 30.36'
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N89°18'30"W 25.56'
N89°18'30"W 24.88'
N89°18'30"W 24.19'
N89°18'30"W 23.51'
N89°18'30"W 22.82'
N89°18'30"W 22.14'
N89°18'30"W 21.45'
N89°18'30"W 20.77'
N89°18'30"W 20.08'
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N89°18'30"W 18.71'
N89°18'30"W 18.03'
N89°18'30"W 17.34'
N89°18'30"W 16.66'
N89°18'30"W 15.97'
N89°18'30"W 15.29'
N89°18'30"W 14.60'
N89°18'30"W 13.92'
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N89°18'30"W 12.55'
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N89°18'30"W 7.07'
N89°18'30"W 6.38'
N89°18'30"W 5.70'
N89°18'30"W 5.01'
N89°18'30"W 4.33'
N89°18'30"W 3.64'
N89°18'30"W 2.96'
N89°18'30"W 2.27'
N89°18'30"W 1.59'
N89°18'30"W 0.90'
N89°18'30"W 0.22'
S89°18'30"E 120.00'
S89°18'30"E 160.00'
S89°18'30"E 154.30'
S89°18'30"E 80.63'
S89°18'30"E 79.37'
S12°40'16"E 116.66'
S53°40'16"E 149.42'
S4°49'32"E 63.10'
S12°40'16"E 120.25'
S5°17'51"E 95.15'
S1°07'20"E 63.39'
S1°07'20"E 37.99'
S1°07'20"E 37.17'
S1°07'20"E 23.21'
S1°07'20"E 33.18'
S1°07'20"E 35.60'
S1°07'20"E 210.00'
S1°07'20"E 386.63'
S1°07'20"E 403.20'
S1°07'20"E 323.27'
S1°07'20"E 199.98'
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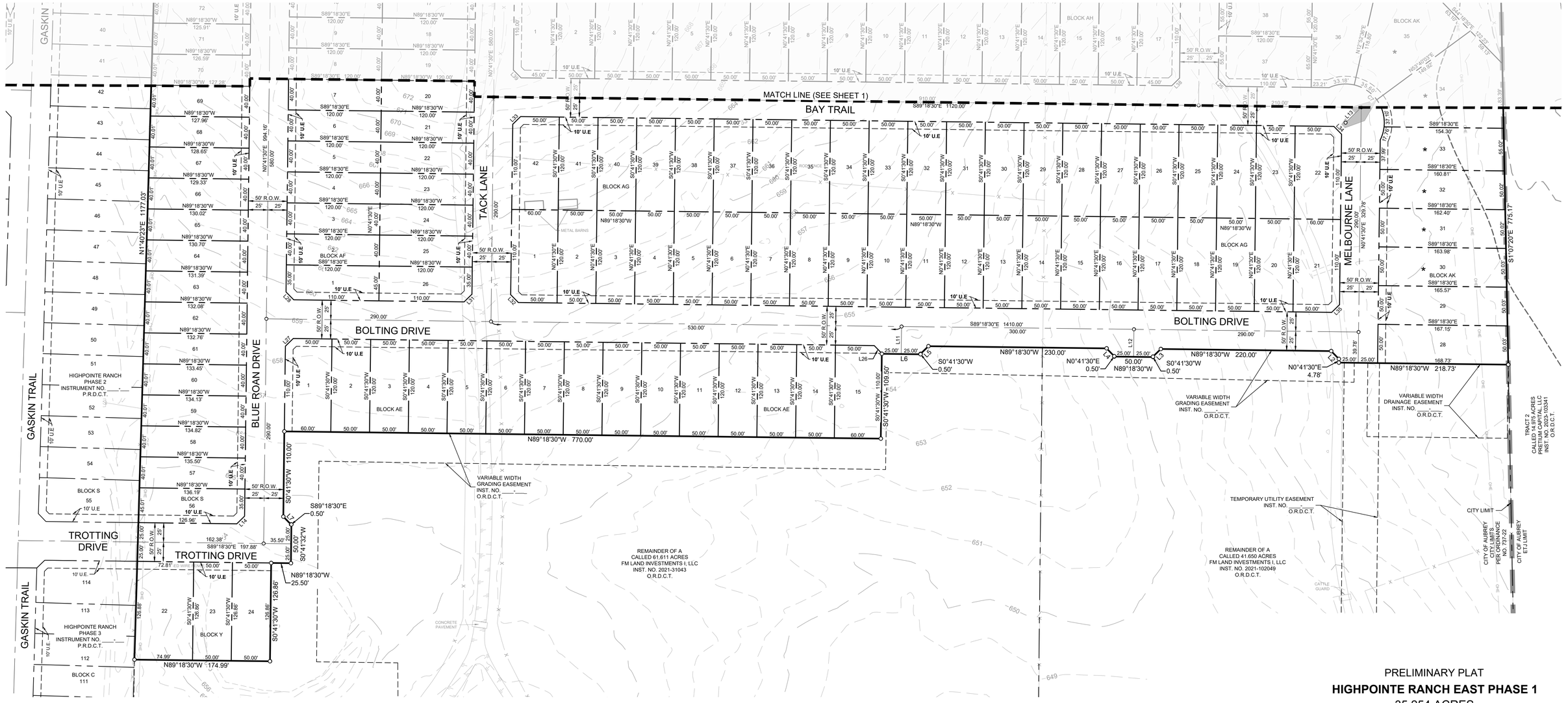
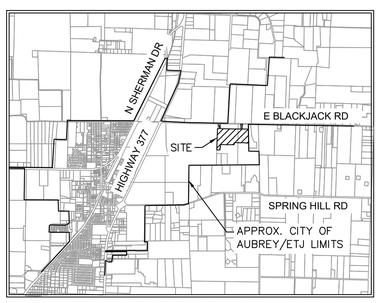
S1°07'20"E 30.00'
S1°07'20"E 30.00





VICINITY MAP
NTS

GRAPHIC SCALE IN FEET
60 0 30 60 120
1" = 60' @ 24X36

Notes :

1. All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
2. Selling a portion of this addition by metes and bounds is a violation of City Ordinance and state law and is subject to fines and withholding of utilities and building permits.
3. All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of the drainage facility.
4. Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
5. The City of Aubrey will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding conditions.
6. The existing creeks or drainage channels traversing along or across the addition will remain as open channels and shall be maintained by the HOA.
7. Construction not completed within two years of approval subject to current City of Aubrey Subdivision Rules and Regulations.
8. No construction, without written approval from the City of Aubrey shall be allowed within an identified "FIRM" floodplain area, and then only after a detailed floodplain development permit including engineering plans and studies show that no rise in the Base Flood Elevation (BFE) will result, that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finish floor elevations shall be a minimum of two foot above the 100-year flood elevation.
9. The City of Aubrey will be responsible for the maintenance of all public infrastructure that is constructed in right-of-way or easements that are dedicated to the public or the City of Aubrey.
10. FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0265G, for Denton County, Texas and incorporated areas, dated 04/18/2011, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" and Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
11. Water service to be provided by the City of Aubrey.
12. Sanitary Sewer to be provided by the City of Aubrey.
13. The City of Aubrey shall not be responsible for the maintenance of any private facilities, including but not limited to, HOA or High Pointe Ranch Municipal Utility District No. 1 open space lots, private parks, amenity center(s), development signage and entry features. Maintenance of these facilities shall be the responsibility of either the HOA or High Pointe Ranch Municipal Utility District No. 1, and the HOA and High Pointe Ranch Municipal Utility District No. 1 hold harmless the City of Aubrey, from all claims, damages and loses arising out of or resulting from performance of the obligations said HOA or High Pointe Ranch Municipal Utility District No. 1.
14. All utilities and drainage structures are located in the right-of-way except as shown.
15. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999855348.
16. Block AI, Lot 29X, Block AK, Lot 44X, and Block S, Lot 80X shall be dedicated to the Home Owners Association and shall be owned and maintained by the HOA.
17. Lots within proposed reclaimed flood zone are indicated on the plat with a ★. No building permits will be issued on Lots 30-35, Block AK until a Letter of Map Revision (LOMR) has been approved by FEMA.
18. Proposed limits of post-project Zone "AE" is based upon Highpointe Ranch East Downstream Assessment and Floodplain Study dated 2/14/2025 by Kimley-Horn and Associates, Inc.

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S89°23'35"E	49.36'	L21	S44°14'16"E	21.23'
L2	N44°18'30"W	14.14'	L22	S89°09'52"E	14.16'
L3	S45°41'30"W	14.14'	L23	S89°09'52"E	14.14'
L4	N44°18'30"W	14.14'	L24	N45°45'44"E	21.17'
L5	S45°41'30"W	14.14'	L25	S44°18'30"E	14.14'
L6	N89°18'30"W	50.00'	L26	N44°18'30"W	14.14'
L7	S44°18'30"E	14.14'	L27	N45°41'30"E	14.14'
L8	N00°41'30"E	39.92'	L28	N44°18'30"W	14.14'
L9	N44°21'02"W	27.04'	L29	N45°41'30"E	14.14'
L10	N00°36'25"E	30.00'	L30	N44°18'30"W	14.14'
L11	N00°41'30"E	35.50'	L31	N45°41'30"E	14.14'
L12	N00°41'30"E	35.50'	L32	S44°18'30"E	14.14'
L13	S45°41'30"W	28.28'	L33	N45°41'30"E	14.14'
L14	N45°41'30"E	14.14'	L34	S44°18'30"E	14.14'
L15	S44°21'02"E	21.20'	L35	N45°41'30"E	14.14'
L16	N89°23'35"W	14.13'	L36	N45°41'30"E	14.14'
L17	N89°23'35"W	14.15'	L37	S44°18'30"E	14.14'
L18	N45°38'58"E	21.23'	L38	N45°41'30"E	14.14'
L19	S44°18'30"E	14.14'	L39	S44°18'30"E	14.14'
L20	N45°41'30"E	14.14'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	22°11'52"	215.00'	83.30'	S10°24'26"E	82.78'
C2	15°59'06"	285.00'	79.51'	S13°30'49"E	79.25'
C3	13°57'00"	215.00'	52.35'	N14°31'52"W	52.22'
C4	22°11'52"	285.00'	110.42'	N10°24'26"W	109.73'
C5	22°11'52"	250.00'	96.86'	N10°24'26"W	96.25'
C6	22°11'52"	250.00'	96.86'	S10°24'26"E	96.25'
C7	141°41'02"	50.00'	123.64'	N44°18'30"W	94.46'

LEGEND

P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
IRFC	CAPPED IRON ROD FOUND
HOA	HOMEOWNER'S ASSOCIATION
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
M.F.F.E.	MINIMUM FINISHED FLOOR ELEVATION

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	PHASE LINE
	BUILDING LINE
	CITY LIMITS
GAS	UNDERGROUND GAS LINE
OHE	OVERHEAD UTILITY LINE
	FENCE
	ASPHALT PAVEMENT

PRELIMINARY PLAT

HIGHPOINTE RANCH EAST PHASE 1

35.254 ACRES

BLOCK AE, LOTS 1-15, BLOCK AF, LOTS 1-26, BLOCK AG, LOTS 1-42, BLOCK AH, LOTS 1-38, BLOCK AI, LOTS 1-28, AND LOT 29X-HOA, BLOCK AK, LOTS 28-43, AND LOT 44X-HOA, BLOCK S, LOTS 56-79, AND LOT 80X-HOA, BLOCK Y, LOTS 22-24

192 RESIDENTIAL LOTS
3 HOA LOTS

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

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

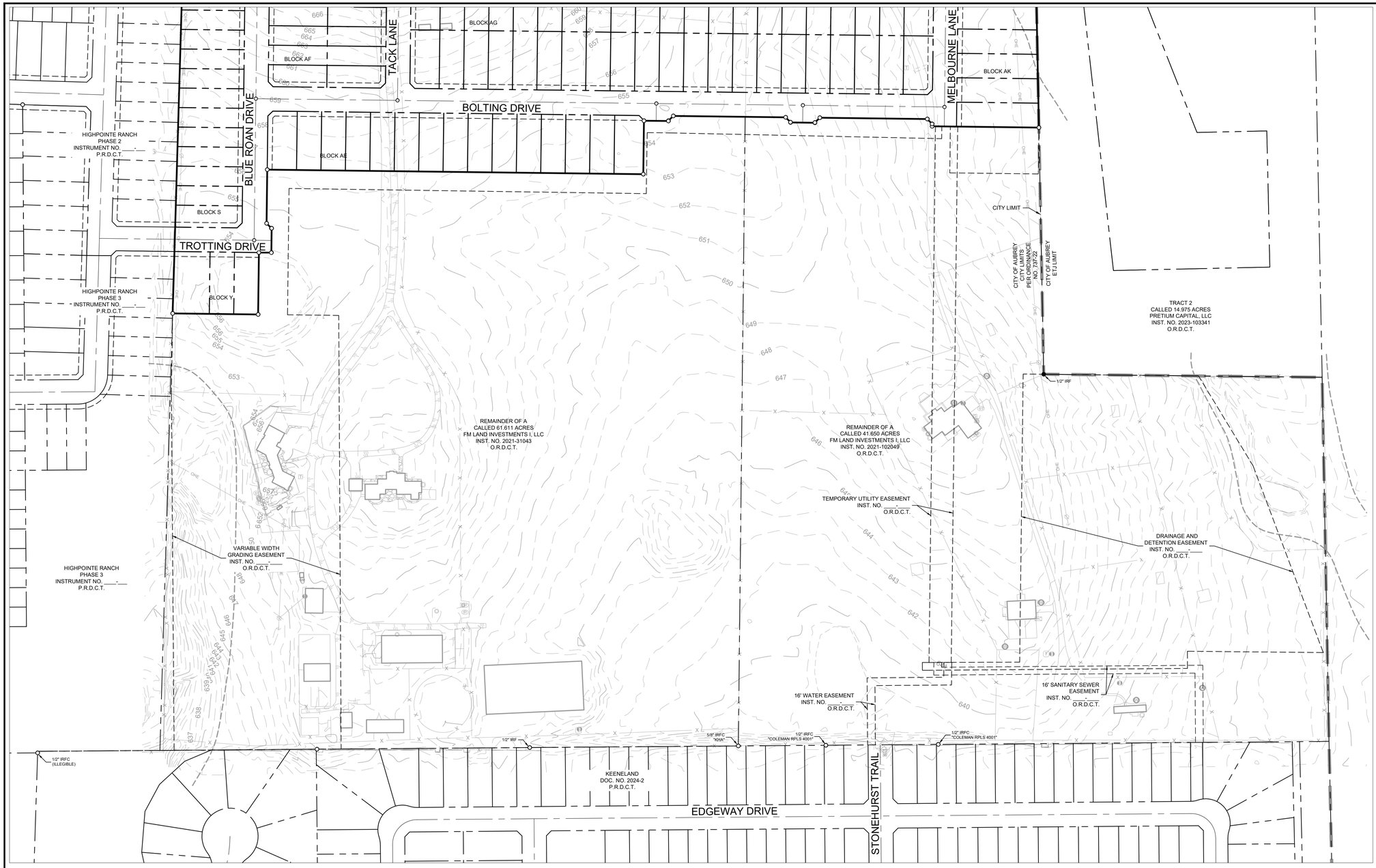
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	04/21/2025	063451861	2 OF 4

OWNER:
Andiron Tx 5, LLC
520 Madison Avenue, 21st Floor
New York, NY 10022
Phone:
Contact: Houdin Honarvar

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

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

DWG NAME: K:\FRI_SURVEY\063930747-HIGH POINT RANCH - AUBREY\DWG\063451861 HP RANCH EAST PHASE 1 PP.DWG PLOTTED BY: GUNAWAN, SYLVIANA 4/21/2025 1:01 PM LAST SAVED: 4/21/2025 12:46 PM Copyright © 2025 Kimley-Horn and Associates, Inc. All rights reserved



OFFSITE EASEMENTS INSET
SCALE: 1" = 100'

NORTH

GRAPHIC SCALE IN FEET
100 0 50 100 200
1" = 100' @ 24X36

SYMBOL LEGEND

ROOF DRAIN	MAIL BOX
CABLE TV BOX	SANITARY SEWER CLEAN OUT
CABLE TV HANDHOLE	SANITARY SEWER MANHOLE
CABLE TV MANHOLE	SANITARY SEWER MARKER FLAG
CABLE TV MARKER FLAG	SANITARY SEWER MARKER SIGN
CABLE TV MARKER SIGN	SANITARY SEWER SEPTIC TANK
CABLE TV VAULT	SANITARY SEWER VAULT
COMMUNICATIONS BOX	STORM SEWER BOX
COMMUNICATIONS HANDHOLE	STORM SEWER DRAIN
COMMUNICATIONS MANHOLE	STORM SEWER MANHOLE
COMMUNICATIONS MARKER FLAG	STORM SEWER VAULT
COMMUNICATIONS MARKER SIGN	TRAFFIC BARRIER
COMMUNICATIONS VAULT	TRAFFIC BOLLARD
ELEVATION BENCHMARK	TRAFFIC BOX
FIBER OPTIC BOX	CROSS WALK SIGNAL
FIBER OPTIC HANDHOLE	TRAFFIC HANDHOLE
FIBER OPTIC MANHOLE	TRAFFIC MANHOLE
FIBER OPTIC MARKER FLAG	TRAFFIC MARKER SIGN
FIBER OPTIC MARKER SIGN	TRAFFIC SIGNAL
FIBER OPTIC VAULT	TRAFFIC VAULT
MONITORING WELL	UNIDENTIFIED BOX
GAS HANDHOLE	UNIDENTIFIED HANDHOLE
GAS METER	UNIDENTIFIED METER
GAS MANHOLE	UNIDENTIFIED MANHOLE
GAS MARKER FLAG	UNIDENTIFIED MARKER FLAG
GAS SIGN	UNIDENTIFIED MARKER SIGN
GAS TANK	UNIDENTIFIED POLE
GAS VAULT	UNIDENTIFIED TANK
GAS VALVE	UNIDENTIFIED VAULT
TELEPHONE BOX	UNIDENTIFIED VALVE
TELEPHONE HANDHOLE	TREE
TELEPHONE MANHOLE	WATER BOX
TELEPHONE MARKER FLAG	FIRE DEPT. CONNECTION
TELEPHONE MARKER SIGN	WATER HAND HOLE
TELEPHONE VAULT	FIRE HYDRANT
PIPELINE MARKER SIGN	WATER METER
ELECTRIC BOX	WATER MANHOLE
FLOOD LIGHT	WATER MARKER FLAG
GUY ANCHOR	WATER MARKER SIGN
GUY ANCHOR POLE	WATER VAULT
ELECTRIC HANDHOLE	WATER VALVE
LIGHT STANDARD	AIR RELEASE VALVE
ELECTRIC METER	WATER WELL
ELECTRIC MANHOLE	
ELECTRIC MARKER FLAG	
ELECTRIC MARKER SIGN	
UTILITY POLE	
ELECTRIC TRANSFORMER	
ELECTRIC VAULT	
HANDICAPPED PARKING SIGN	
MARQUEE/BILLBOARD	
BORE LOCATION	
FLAG POLE	
GREASE TRAP	

LEGEND

P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
IRFC	CAPPED IRON ROD FOUND
HOA	HOMEOWNER'S ASSOCIATION
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
M.F.F.E.	MINIMUM FINISHED FLOOR ELEVATION

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	PHASE LINE
	BUILDING LINE
	CITY LIMITS
GAS	UNDERGROUND GAS LINE
OHE	OVERHEAD UTILITY LINE
	FENCE
	ASPHALT PAVEMENT

PRELIMINARY PLAT

HIGHPOINTE RANCH EAST PHASE 1

35.254 ACRES

BLOCK AE, LOTS 1-15, BLOCK AF, LOTS 1-26,
BLOCK AG, LOTS 1-42, BLOCK AH, LOTS 1-38,
BLOCK AI, LOTS 1-28, AND LOT 29X-HOA,
BLOCK AK, LOTS 28-43, AND LOT 44X-HOA,
BLOCK S, LOTS 56-79, AND LOT 80X-HOA,
BLOCK Y, LOTS 22-24

192 RESIDENTIAL LOTS
3 HOA LOTS

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

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CDS	KHA	04/21/2025	063451861	3 OF 4

OWNER:
Andiron Tx 5, LLC
520 Madison Avenue, 21st Floor
New York, NY 10022
Phone:
Contact: Houdin Honarvar

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

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

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4/21/2025 12:46 PM GUNAWAN, SYLVIANA 4/21/2025 1:02 PM LAST SAVED
DWG NAME: K:\FRI_SURVEY\063800\747-HIGH POINT RANCH - AUBREY\DWG\063451861 HP RANCH EAST PHASE 1 PP.DWG PLOTTED BY

DESCRIPTION OF SURVEYED PROPERTY:

BEING a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas and being all of a called 35.254 acre tract of land described in a deed to Andiron TX 5, LLC, as recorded in Instrument No. 2025-18701 of the Official Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 1 inch iron pipe found for the northwest corner of a called 61.611 acre tract of land described in a deed to FM Land Investments I, LLC, as recorded in Instrument Number 2021-31043 of the Official Records of Denton County, Texas, common to the northeast corner of a called 357.561 acre tract of land as described in a deed to Aubrey Blackjack Partners, LLC, as recorded in Instrument Number 2021-213816 of the Official Records of Denton County, Texas, same being on the southerly line of a called 37.115 acre tract of land described in a deed to Calvin Paul Redfearn, as recorded in Instrument Number 2014-99676 of the Official Records of Denton County, Texas, and being in the centerline of Black Jack Road, a variable width right-of-way, no record found

THENCE South 89°23'35" East, along the northerly line of said 61.611 acre tract, the southerly line of said 37.115 acre tract, and the centerline of said Black Jack Road, a distance of 49.36 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northwesternmost northwest corner of said 35.254 acre tract, and for the **POINT OF BEGINNING** of the herein described tract;

THENCE South 89°23'35" East, continuing along the centerline of said Black Jack Road and along the northerly line of said 35.254 acre tract, a distance of 108.28 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a northeast corner of said 35.254 acre tract;

THENCE departing the southerly line of said 37.115 acre tract and the centerline of said Black Jack Road, and along the easterly, northerly and westerly lines of said 35.254 acre tract, the following:

South 00°36'25" West, a distance of 30.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 45°38'58" West, a distance of 27.11 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 00°41'30" West, a distance of 40.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 215.00 feet, a central angle of 22°11'52", and a chord bearing and distance of South 10°24'26" East, 82.78 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 83.30 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right with a radius of 285.00 feet, a central angle of 15°59'06", and a chord bearing and distance of South 13°30'49" East, 79.25 feet;

In a southerly direction, with said reverse curve to the right, an arc distance of 79.51 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 89°18'30" East, a distance of 1,131.67 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 00°41'30" East, a distance of 199.13 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 44°14'16" West, a distance of 27.12 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 00°50'08" East, a distance of 30.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a northwest corner of said 35.254 acre tract, being on the southerly line of a called 44.77 acre tract of land as described in a deed Elegance Group Investments, LLC, as recorded in Instrument Number 2023-15021 of the Official Records of Denton County, Texas, and being in the centerline of said Black Jack Road;

THENCE South 89°09'52" East, along the northerly line of said 35.254 acre tract, the southerly line of a said 44.77 acre tract of land, and the centerline of said Black Jack Road, a distance of 108.28 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northeastern most northeast corner of said 35.254 acre tract;

THENCE departing the southerly line of a said 44.77 acre tract of land and the centerline of said Black Jack Road, and along the easterly and northerly lines of said 35.254 acre tract, the following:

South 00°50'08" West, a distance of 30.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 45°45'44" West, a distance of 27.01 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 00°41'30" West, a distance of 198.98 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 89°18'30" East, a distance of 344.19 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the easternmost northeast corner of said 35.254 acre tract, being on the westerly line of a called 14.975 acre tract of land described as "Tract 2" in a deed to Pretium Capital, LLC, as recorded in Instrument Number 2023-103341 of the Official Public Records of Denton County, Texas;

THENCE South 01°07'20" East, along the easterly line of said 35.254 acre tract and the westerly line of said 14.975 acre tract, a distance of 775.17 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the southeast corner of said 35.254 acre tract;

THENCE departing the westerly line of said 14.975 acre tract and along the southerly line of said 35.254 acre tract, the following:

North 89°18'30" West, a distance of 218.73 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 00°41'30" East, a distance of 4.78 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 44°18'30" West, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 89°18'30" West, a distance of 220.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 45°41'30" West, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 00°41'30" West, a distance of 0.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 89°18'30" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 00°41'30" East, a distance of 0.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 44°18'30" West, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 89°18'30" West, a distance of 230.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 45°41'30" West, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 00°41'30" West, a distance of 0.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 89°18'30" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 00°41'30" West, a distance of 109.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 89°18'30" West, a distance of 770.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 00°41'30" West, a distance of 110.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 44°18'30" East, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 89°18'30" East, a distance of 0.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 00°41'32" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 89°18'30" West, a distance of 25.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 00°41'30" West, a distance of 126.86 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 89°18'30" West, a distance of 174.99 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the southwest corner of said 35.254 acre tract, being on the easterly line of Highpointe Ranch Phase 3, according to the plat thereof recorded in Instrument No. _____ of the Plat Records of Denton County, Texas;

THENCE North 01°40'23" East, along the westerly line of said 35.254 acre tract, the easterly line of said Highpointe Ranch Phase 3, and the easterly line of Highpointe Ranch Phase 2, according to the plat thereof recorded in Instrument No. _____ of the Plat Records of Denton County, Texas, a distance of 1,177.03 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the westernmost northwest corner of said 35.254 acre tract, common to the northeast corner of said Highpointe Ranch Phase 2;

THENCE along the northerly and westerly lines of said 35.254 acre tract, the following:

South 89°18'30" East, a distance of 107.60 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 215.00 feet, a central angle of 13°57'00", and a chord bearing and distance of North 14°31'52" West, 52.22 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 52.35 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right with a radius of 285.00 feet, a central angle of 22°11'52", and a chord bearing and distance of North 10°24'26" West, 109.73 feet;

In a northerly direction, with said reverse curve to the right, an arc distance of 110.42 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 00°41'30" East, a distance of 39.92 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 44°21'02" West, a distance of 27.04 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 00°36'25" East, a distance of 30.00 feet to the **POINT OF BEGINNING** and containing 35.254 acres (1,535,647 square feet) of land, more or less.

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
BLOCK AE LOT 1	0.164	7,150	BLOCK AF LOT 11	0.110	4,800	BLOCK AG LOT 10	0.138	6,000	BLOCK AG LOT 35	0.138	6,000	BLOCK AH LOT 18	0.150	6,550	BLOCK AI LOT 5	0.110	4,800	BLOCK AK LOT 28	0.193	8,397	BLOCK S LOT 64	0.120	5,242
BLOCK AE LOT 2	0.138	6,000	BLOCK AF LOT 12	0.110	4,800	BLOCK AG LOT 11	0.138	6,000	BLOCK AG LOT 36	0.138	6,000	BLOCK AH LOT 19	0.110	4,800	BLOCK AI LOT 6	0.110	4,800	BLOCK AK LOT 29	0.191	8,318	BLOCK S LOT 65	0.120	5,214
BLOCK AE LOT 3	0.138	6,000	BLOCK AF LOT 13	0.123	5,350	BLOCK AG LOT 12	0.138	6,000	BLOCK AG LOT 37	0.138	6,000	BLOCK AH LOT 20	0.110	4,800	BLOCK AI LOT 7	0.110	4,800	BLOCK AK LOT 30	0.189	8,239	BLOCK S LOT 66	0.119	5,187
BLOCK AE LOT 4	0.138	6,000	BLOCK AF LOT 14	0.123	5,350	BLOCK AG LOT 13	0.138	6,000	BLOCK AG LOT 38	0.138	6,000	BLOCK AH LOT 21	0.110	4,800	BLOCK AI LOT 8	0.110	4,800	BLOCK AK LOT 31	0.187	8,160	BLOCK S LOT 67	0.118	5,160
BLOCK AE LOT 5	0.138	6,000	BLOCK AF LOT 15	0.110	4,800	BLOCK AG LOT 14	0.138	6,000	BLOCK AG LOT 39	0.138	6,000	BLOCK AH LOT 22	0.110	4,800	BLOCK AI LOT 9	0.110	4,800	BLOCK AK LOT 32	0.185	8,080	BLOCK S LOT 68	0.118	5,132
BLOCK AE LOT 6	0.138	6,000	BLOCK AF LOT 16	0.110	4,800	BLOCK AG LOT 15	0.138	6,000	BLOCK AG LOT 40	0.138	6,000	BLOCK AH LOT 23	0.110	4,800	BLOCK AI LOT 10	0.110	4,800	BLOCK AK LOT 33	0.201	8,747	BLOCK S LOT 69	0.117	5,105
BLOCK AE LOT 7	0.138	6,000	BLOCK AF LOT 17	0.110	4,800	BLOCK AG LOT 16	0.138	6,000	BLOCK AG LOT 41	0.138	6,000	BLOCK AH LOT 24	0.110	4,800	BLOCK AI LOT 11	0.110	4,800	BLOCK AK LOT 34	0.317	13,794	BLOCK S LOT 70	0.117	5,077
BLOCK AE LOT 8	0.138	6,000	BLOCK AF LOT 18	0.110	4,800	BLOCK AG LOT 17	0.138	6,000	BLOCK AG LOT 42	0.164	7,150	BLOCK AH LOT 25	0.110	4,800	BLOCK AI LOT 12	0.110	4,800	BLOCK AK LOT 35	0.273	11,904	BLOCK S LOT 71	0.116	5,050
BLOCK AE LOT 9	0.138	6,000	BLOCK AF LOT 19	0.110	4,800	BLOCK AG LOT 18	0.138	6,000	BLOCK AH LOT 1	0.150	6,550	BLOCK AH LOT 26	0.110	4,800	BLOCK AI LOT 13	0.110	4,800	BLOCK AK LOT 36	0.184	8,000	BLOCK S LOT 72	0.115	5,023
BLOCK AE LOT 10	0.138	6,000	BLOCK AF LOT 20	0.110	4,800	BLOCK AG LOT 19	0.138	6,000	BLOCK AH LOT 2	0.138	6,000	BLOCK AH LOT 27	0.110	4,800	BLOCK AI LOT 14	0.110	4,800	BLOCK AK LOT 37	0.178	7,750	BLOCK S LOT 73	0.115	4,995
BLOCK AE LOT 11	0.138	6,000	BLOCK AF LOT 21	0.110	4,800	BLOCK AG LOT 20	0.138	6,000	BLOCK AH LOT 3	0.138	6,000	BLOCK AH LOT 28	0.110	4,800	BLOCK AI LOT 15	0.110	4,800	BLOCK AK LOT 38	0.152	6,600	BLOCK S LOT 74	0.114	4,968
BLOCK AE LOT 12	0.138	6,000	BLOCK AF LOT 22	0.110	4,800	BLOCK AG LOT 21	0.164	7,150	BLOCK AH LOT 4	0.138	6,000	BLOCK AH LOT 29	0.110	4,800	BLOCK AI LOT 16	0.110	4,800	BLOCK AK LOT 39	0.138	6,000	BLOCK S LOT 75	0.113	4,940
BLOCK AE LOT 13	0.138	6,000	BLOCK AF LOT 23	0.110	4,800	BLOCK AG LOT 22	0.164	7,150	BLOCK AH LOT 5	0.138	6,000	BLOCK AH LOT 30	0.110	4,800	BLOCK AI LOT 17	0.110	4,800	BLOCK AK LOT 40	0.138	6,000	BLOCK S LOT 76	0.113	4,913
BLOCK AE LOT 14	0.138	6,000	BLOCK AF LOT 24	0.110	4,800	BLOCK AG LOT 23	0.138	6,000	BLOCK AH LOT 6	0.138	6,000	BLOCK AH LOT 31	0.110	4,800	BLOCK AI LOT 18	0.110	4,800	BLOCK AK LOT 41	0.138	6,000	BLOCK S LOT 77	0.112	4,886
BLOCK AE LOT 15	0.164	7,150	BLOCK AF LOT 25	0.110	4,800	BLOCK AG LOT 24	0.138	6,000	BLOCK AH LOT 7	0.138	6,000	BLOCK AH LOT 32	0.110	4,800	BLOCK AI LOT 19	0.110	4,800	BLOCK AK LOT 42	0.138	6,000	BLOCK S LOT 78	0.112	4,858
BLOCK AF LOT 1	0.123	5,350	BLOCK AF LOT 26	0.123	5,350	BLOCK AG LOT 25	0.138	6,000	BLOCK AH LOT 8	0.138	6,000	BLOCK AH LOT 33	0.110	4,800	BLOCK AI LOT 20	0.110	4,800	BLOCK AK LOT 43	0.138	6,000	BLOCK S LOT 79	0.180	7,829
BLOCK AF LOT 2	0.110	4,800	BLOCK AG LOT 1	0.164	7,150	BLOCK AG LOT 26	0.138	6,000	BLOCK AH LOT 9	0.138	6,000	BLOCK AH LOT 34	0.110	4,800	BLOCK AI LOT 21	0.110	4,800	BLOCK AK LOT 44X	1.918	83,552	BLOCK S LOT 80X	0.080	3,473
BLOCK AF LOT 3	0.110	4,800	BLOCK AG LOT 2	0.138	6,000	BLOCK AG LOT 27	0.138	6,000	BLOCK AH LOT 10	0.138	6,000	BLOCK AH LOT 35	0.110	4,800	BLOCK AI LOT 22	0.110	4,800	BLOCK S LOT 56	0.140	6,096	BLOCK Y LOT 22	0.215	9,375
BLOCK AF LOT 4	0.110	4,800	BLOCK AG LOT 3	0.138	6,000	BLOCK AG LOT 28	0.138	6,000	BLOCK AH LOT 11	0.138	6,000	BLOCK AH LOT 36	0.110	4,800	BLOCK AI LOT 23	0.110	4,800	BLOCK S LOT 57	0.125	5,434	BLOCK Y LOT 23	0.146	6,343
BLOCK AF LOT 5	0.110	4,800	BLOCK AG LOT 4	0.138	6,000	BLOCK AG LOT 29	0.138	6,000	BLOCK AH LOT 12	0.138	6,000	BLOCK AH LOT 37	0.110	4,800	BLOCK AI LOT 24	0.110	4,800	BLOCK S LOT 58	0.124	5,406	BLOCK Y LOT 24	0.146	6,343
BLOCK AF LOT 6	0.110	4,800	BLOCK AG LOT 5	0.138	6,000	BLOCK AG LOT 30	0.138	6,000	BLOCK AH LOT 13	0.138	6,000	BLOCK AH LOT 38	0.123	5,350	BLOCK AI LOT 25	0.110	4,800	BLOCK S LOT 59	0.123	5,379			
BLOCK AF LOT 7	0.110	4,800	BLOCK AG LOT 6	0.138	6,000	BLOCK AG LOT 31	0.138	6,000	BLOCK AH LOT 14	0.138	6,000	BLOCK AI LOT 1	0.110	4,800	BLOCK AI LOT 26	0.110	4,800	BLOCK S LOT 60	0.123	5,352			
BLOCK AF LOT 8	0.110	4,800	BLOCK AG LOT 7	0.138	6,000	BLOCK AG LOT 32	0.138	6,000	BLOCK AH LOT 15	0.138	6,000	BLOCK AI LOT 2	0.110	4,800	BLOCK AI LOT 27	0.110	4,800	BLOCK S LOT 61	0.122	5,324			
BLOCK AF LOT 9	0.110	4,800	BLOCK AG LOT 8	0.138	6,000	BLOCK AG LOT 33	0.138	6,000	BLOCK AH LOT 16	0.138	6,000	BLOCK AI LOT 3	0.110	4,800	BLOCK AI LOT 28	0.110	4,800	BLOCK S LOT 62	0.122	5,297			
BLOCK AF LOT 10	0.110	4,800	BLOCK AG LOT 9	0.138	6,000	BLOCK AG LOT 34	0.138	6,000	BLOCK AH LOT 17	0.150	6,550	BLOCK AI LOT 4	0.110	4,800	BLOCK AI LOT 29X	0.449	19,562	BLOCK S LOT 63	0.121	5,269			

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Sylviana Gunawan, do hereby certify that a survey was made on the ground of the property described hereon under my personal supervision and the iron rods were placed in accordance with the subdivision rules and regulations of the City of Aubrey, Texas.

_____
Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone 972-335-3580

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

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sylviana Gunawan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

_____
Notary Public, State of Texas

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

This Preliminary Plat was reviewed and approved by the City Council of the City of Aubrey, Texas the _____ day of _____, 20___.

_____
CHRIS RICH, MAYOR
CITY OF AUBREY, TEXAS

PRELIMINARY PLAT

HIGHPOINTE RANCH EAST PHASE 1

35.254 ACRES

BLOCK AE, LOTS 1-15, BLOCK AF, LOTS 1-26, BLOCK AG, LOTS 1-42, BLOCK AH, LOTS 1-38, BLOCK AI, LOTS 1-28, AND LOT 29X-HOA, BLOCK AK, LOTS 28-43, AND LOT 44X-HOA, BLOCK S, LOTS 56-79, AND LOT 80X-HOA, BLOCK Y, LOTS 22-24

192 RESIDENTIAL LOTS
3 HOA LOTS

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

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDS	KHA	04/21/2025	063451861	4 OF 4

OWNER:
Andiron Tx 5, LLC
520 Madison Avenue, 21st Floor
New York, NY 10022
Phone:
Contact: Houdin Honarvar

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

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

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4/21/2025 12:46 PM Copyright © 2025 Kimley-Horn GUNAWAN, SYLVIANA 4/21/2025 1:02 PM LAST SAVED
DWG NAME: K:\FRI_SURVEY\063451861-AUBREY\DWG\063451861 HP RANCH EAST PHASE 1 PP.DWG PLOTTED BY

City Council Meeting
Staff Report
May 22, 2025

Agenda Item
Consideration and action on a Final Plat for Highpointe Ranch East Phase 1, for 192 residential lots and three (3) HOA lots, being approximately 35.254 acres out of the Francisco Trevino Survey, Abstract 1243 generally located south of E. Blackjack Road, east of U.S. Highway 377, and north of Springhill Road/FM 428, City of Aubrey, Denton County, Texas. (Andiron TX 5, LLC)

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

Summary
Highpointe Ranch is a master planned community located east of US Hwy. 377, south of E Blackjack Road, and north of Spring Hill Road/FM 428. The property was zoned as a Planned Development District (PD) in September of 2023 and this portion of the overall development is zoned for single-family residential lots. The development is planned to include 10 residential phases.
The applicant has submitted a Final Plat that includes:

- 192 residential lots (typical lot size 50 feet X 120 feet, 6,000 square feet)
- 3 HOA lots

The site will be served by access points to Blackjack Road, the future Outer Loop, and connections to other phases in Highpointe Ranch.

RECOMMENDATION:
The City Engineer and City Planner have reviewed the Final Plat and recommend it for approval subject to the Preliminary Plat being approved.

PLANNING & ZONING COMMISSION RECOMMENDATION:
The Planning & Zoning Commission unanimously recommended (6-0) the Final Plat for City Council approval with conditions at their May 8, 2025 meeting. The civil plan conditions have been satisfied and the Final Plat should be approved if the Preliminary Plat is approved.

MOTION OPTIONS:
The City Council may:

1. Approve the Final Plat as presented;
2. Approve the Final Plat with conditions; or
3. Deny the Final Plat.

Attachments:

1. Location Map
2. PD Concept Plan

3. Final Plat for Highpointe Ranch East Phase 1

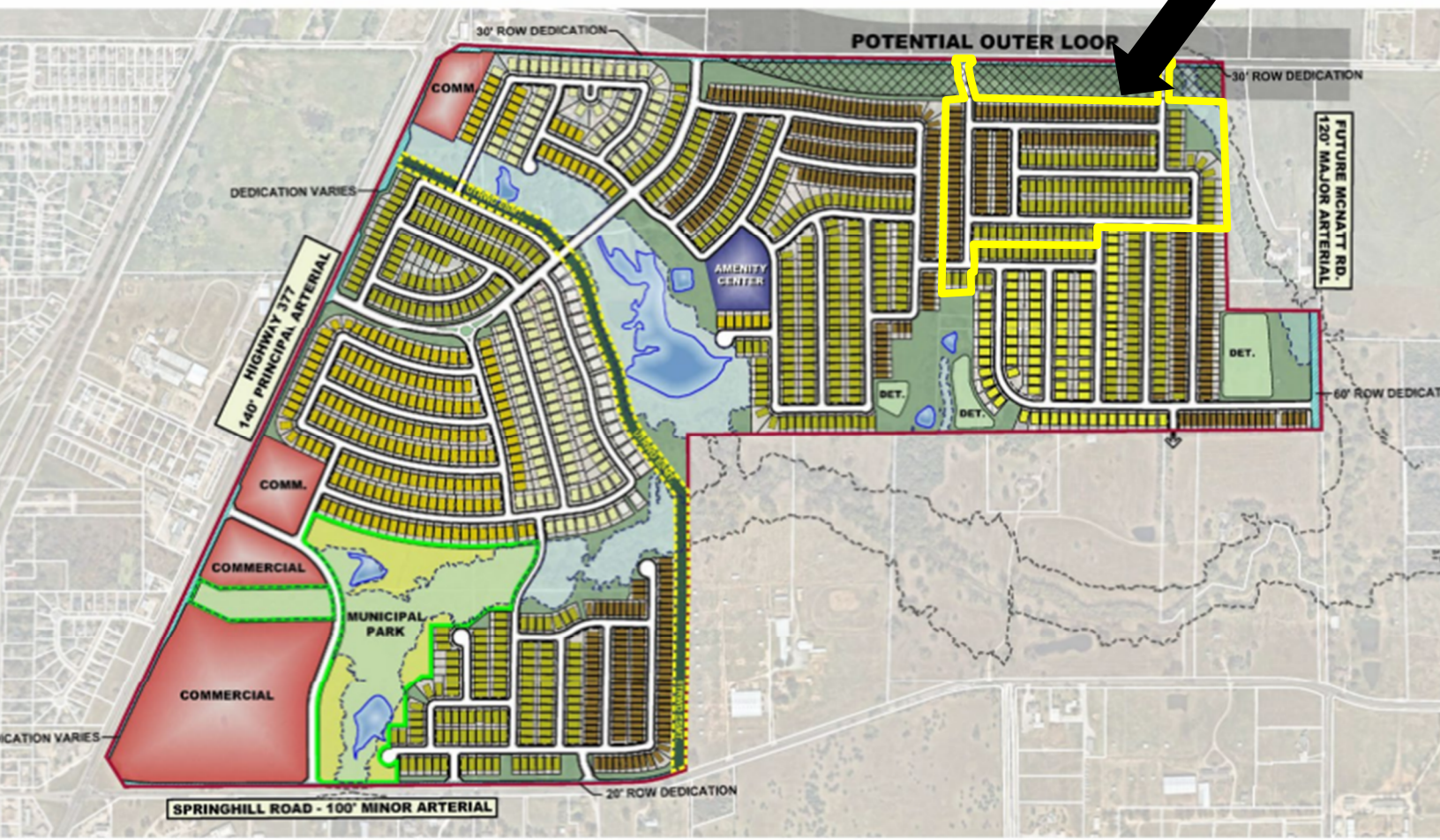
Financial Summary

Staff Recommended Action
Approve with Conditions

Staff Recommended Motion
Motion to recommend approval of the Final Plat for Highpointe Ranch East Phase 1,

CONCEPT PLAN

HIGHPOINTE RANCH EAST PH 1



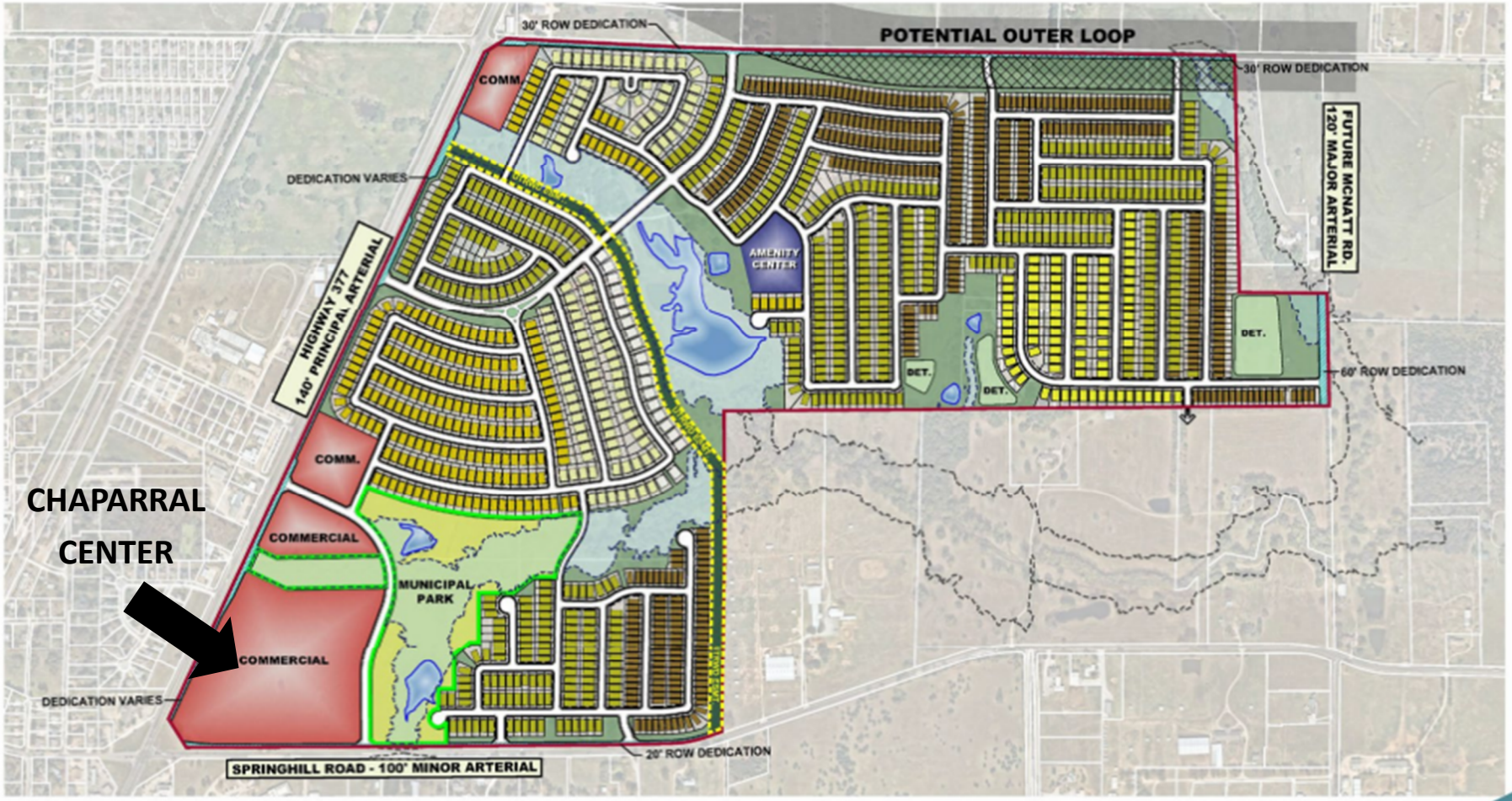
pointe Ranch

Land Use Acreage Summary

Lot Type Summary

Kimley

CONCEPT PLAN



Highpointe Ranch

Aubrey Texas
August 2023

Land Use Acreage Summary

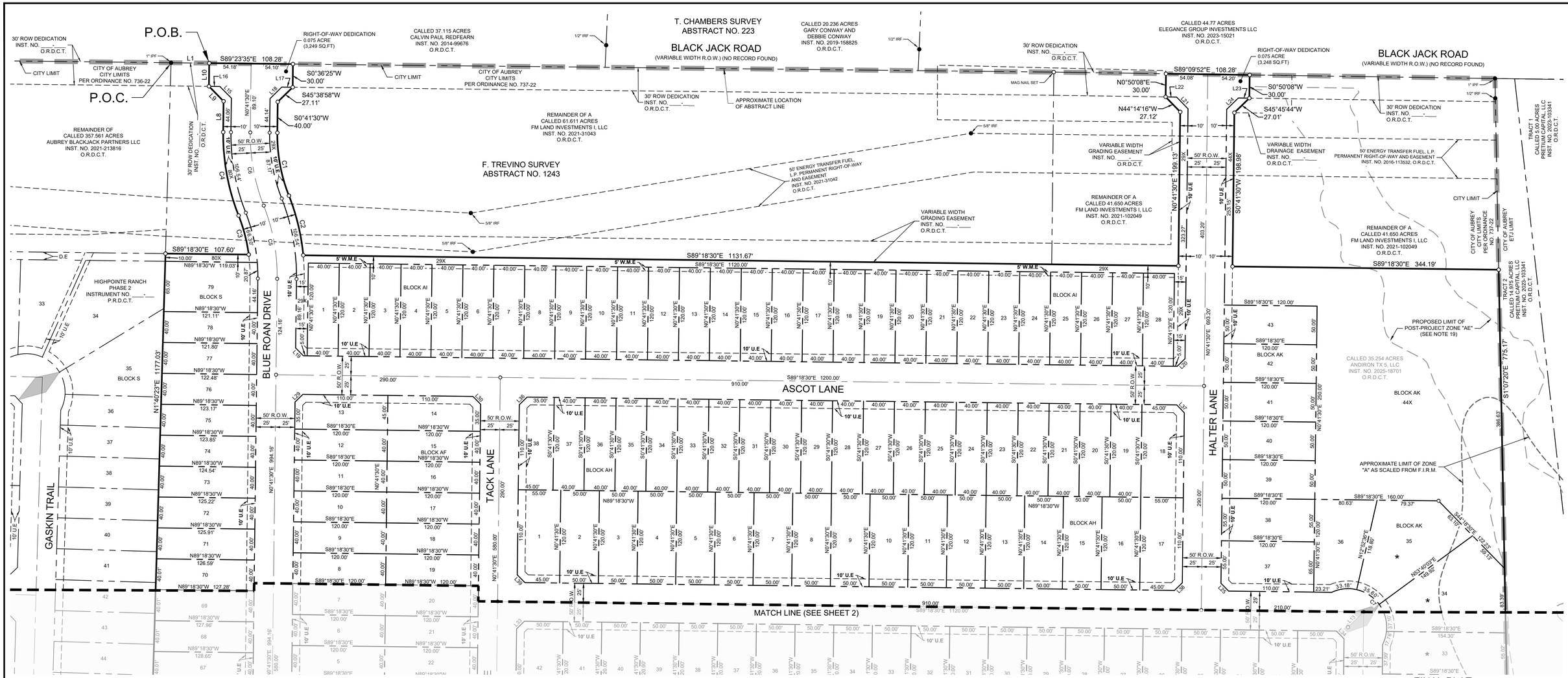
Residential Lots / Residential Rights of Way	297.2	62.3%
Commercial	25.5	5.1%
Right of Way Dedication	9.3	2.0%
Open Space / Floodplain / Detention	82.7	17.9%
Municipal Park	29.8	6.5%
Amenity Center	3.7	0.8%
Primary Easement	4.5	0.8%
Total	458.8	100.0%

Potential Outer Loop (Out-Lot)

Lot Type Summary

50'	444	30.6%
52'	567	39.1%
55'	214	14.5%
62'	92	6.3%
65'	111	7.7%
75'	29	1.4%
Total	1,450	100.0%

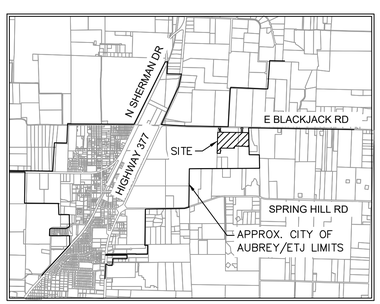
Kimley»Horn



nd Associates, Inc. All rights reserved
4/21/2025 10:53 AM Copyright © 2025 Kimley-Horn and Associates, Inc.
DWG NAME: K:\FRI_SURVEY\063861747-HIGH POINT RANCH - AUBREY\DWG\063451861 HP RANCH EAST PHASE 1.DWG PLOTTED BY GUNAWAN, SYLVIANA 4/21/2025 11:10 AM LAST SAVED

NORTH

GRAPHIC SCALE IN FEET
60 0 30 60 120
1" = 60' @ 24X36



VICINITY MAP
NTS

Notes :

1. All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
2. Selling a portion of this addition by metes and bounds is a violation of City Ordinance and state law and is subject to fines and withholding of utilities and building permits.
3. All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of the drainage facility.
4. Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
5. The City of Aubrey will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding conditions.
6. The existing creeks or drainage channels traversing along or across the addition will remain as open channels and shall be maintained by the HOA.
7. Construction not completed within two years of approval subject to current City of Aubrey Subdivision Rules and Regulations.
8. No construction, without written approval from the City of Aubrey shall be allowed within an identified "FIRM" floodplain area, and then only after a detailed floodplain development permit including engineering plans and studies show that no rise in the Base Flood Elevation (BFE) will result, that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finish floor elevations shall be a minimum of two foot above the 100-year flood elevation.
9. The City of Aubrey will be responsible for the maintenance of all public infrastructure that is constructed in right-of-way or easements that are dedicated to the public or the City of Aubrey.
10. FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0265G, for Denton County, Texas and incorporated areas, dated 04/18/2011, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" and Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
11. Water service to be provided by the City of Aubrey.
12. Sanitary Sewer to be provided by the City of Aubrey.
13. The City of Aubrey shall not be responsible for the maintenance of any private facilities, including but not limited to, HOA or High Pointe Ranch Municipal Utility District No. 1 open space lots, private parks, amenity center(s), development signage and entry features. Maintenance of these facilities shall be the responsibility of either the HOA or High Pointe Ranch Municipal Utility District No. 1, and the HOA and High Pointe Ranch Municipal Utility District No. 1 hold harmless the City of Aubrey, from all claims, damages and loses arising out of or resulting from performance of the obligations said HOA or High Pointe Ranch Municipal Utility District No. 1.
14. All utilities and drainage structures are located in the right-of-way except as shown.
15. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999855348.
16. Line and Curve table located on Sheet 2.
17. Block AI, Lot 29X, Block AK, Lot 44X, and Block S, Lot 80X shall be dedicated to the Home Owners Association and shall be owned and maintained by the HOA.
18. Lots within proposed reclaimed flood zone are indicated on the plat with a ★. No building permits will be issued on Lots 30-35, Block AK until a Letter of Map Revision (LOMR) has been approved by FEMA.
19. Proposed limits of post-project Zone "AE" is based upon Highpointe Ranch East Downstream Assessment and Floodplain Study dated 2/14/2025 by Kimley-Horn and Associates, Inc.

LEGEND

P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
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M.F.F.E.	MINIMUM FINISHED FLOOR ELEVATION

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	PHASE LINE
	BUILDING LINE
	CITY LIMITS

FINAL PLAT
HIGHPOINTE RANCH EAST PHASE 1
35.254 ACRES

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BLOCK Y, LOTS 22-24

192 RESIDENTIAL LOTS
3 HOA LOTS

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

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	04/21/2025	063451861	1 OF 4

OWNER:
Andiron Tx 5, LLC
520 Madison Avenue, 21st Floor
New York, NY 10022
Phone:
Contact: Houdin Honarvar

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

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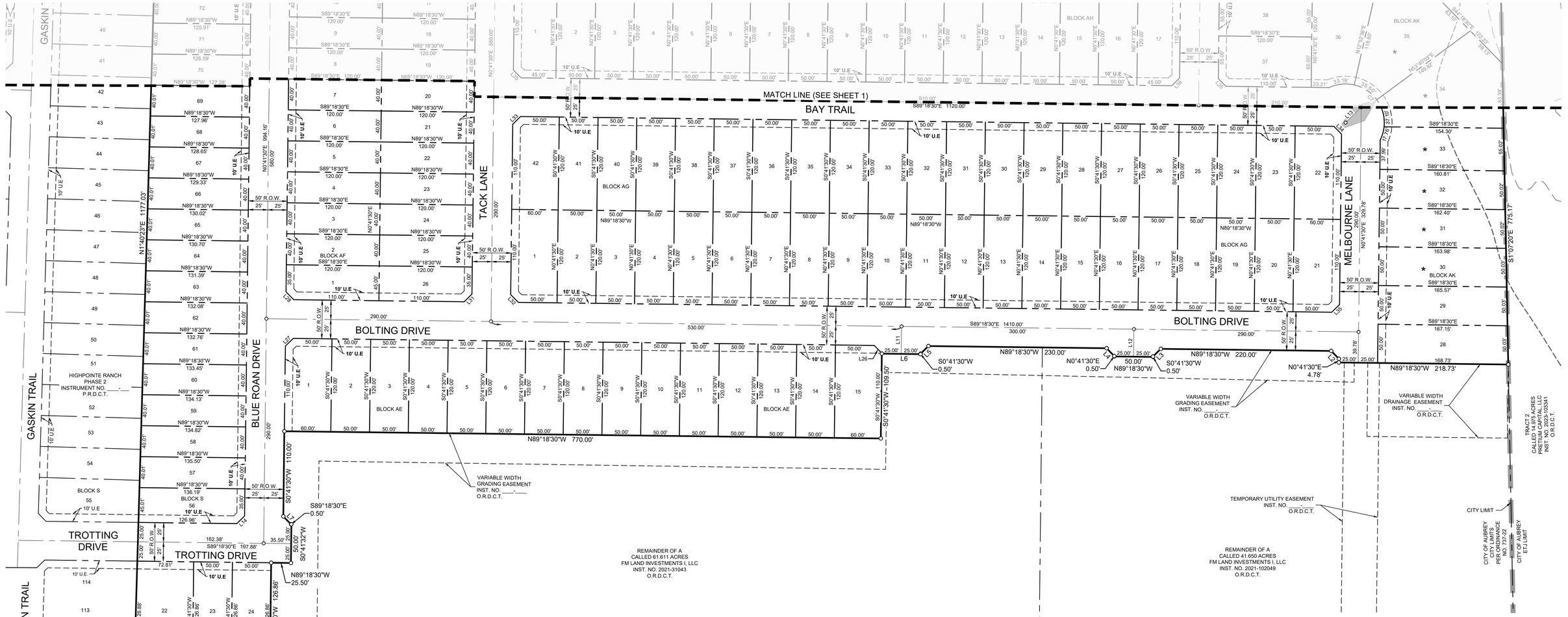

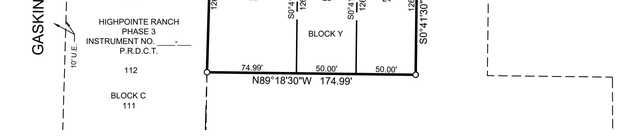

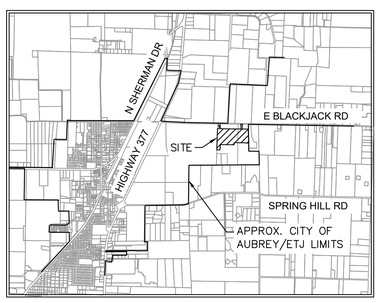

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LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S89°23'35"E	49.36'	L21	S44°14'16"E	21.23'
L2	N44°18'30"W	14.14'	L22	S89°09'52"E	14.16'
L3	S45°41'30"W	14.14'	L23	S89°09'52"E	14.14'
L4	N44°18'30"W	14.14'	L24	N45°45'44"E	21.17'
L5	S45°41'30"W	14.14'	L25	S44°18'30"E	14.14'
L6	N89°18'30"W	50.00'	L26	N44°18'30"W	14.14'
L7	S44°18'30"E	14.14'	L27	N45°41'30"E	14.14'
L8	N00°41'30"E	39.92'	L28	N44°18'30"W	14.14'
L9	N44°21'02"W	27.04'	L29	N45°41'30"E	14.14'
L10	N00°36'25"E	30.00'	L30	N44°18'30"W	14.14'
L11	N00°41'30"E	35.50'	L31	N45°41'30"E	14.14'
L12	N00°41'30"E	35.50'	L32	S44°18'30"E	14.14'
L13	S45°41'30"W	28.28'	L33	N45°41'30"E	14.14'
L14	N45°41'30"E	14.14'	L34	S44°18'30"E	14.14'
L15	S44°21'02"E	21.20'	L35	N45°41'30"E	14.14'
L16	N89°23'35"W	14.13'	L36	N45°41'30"E	14.14'
L17	N89°23'35"W	14.15'	L37	S44°18'30"E	14.14'
L18	N45°38'58"E	21.23'	L38	N45°41'30"E	14.14'
L19	S44°18'30"E	14.14'	L39	S44°18'30"E	14.14'
L20	N45°41'30"E	14.14'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	22°11'52"	215.00'	83.30'	S10°24'26"E	82.78'
C2	15°59'06"	285.00'	79.51'	S13°30'49"E	79.25'
C3	13°57'00"	215.00'	52.35'	N14°31'52"W	52.22'
C4	22°11'52"	285.00'	110.42'	N10°24'26"W	109.73'
C5	22°11'52"	250.00'	96.86'	N10°24'26"W	96.25'
C6	22°11'52"	250.00'	96.86'	S10°24'26"E	96.25'
C7	141°41'02"	50.00'	123.64'	N44°18'30"W	94.46'

LEGEND

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HIGHPOINTE RANCH EAST PHASE 1
35.254 ACRES

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3 HOA LOTS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	04/21/2025	063451861	2 OF 4

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Phone:
Contact: Houdin Honarvar

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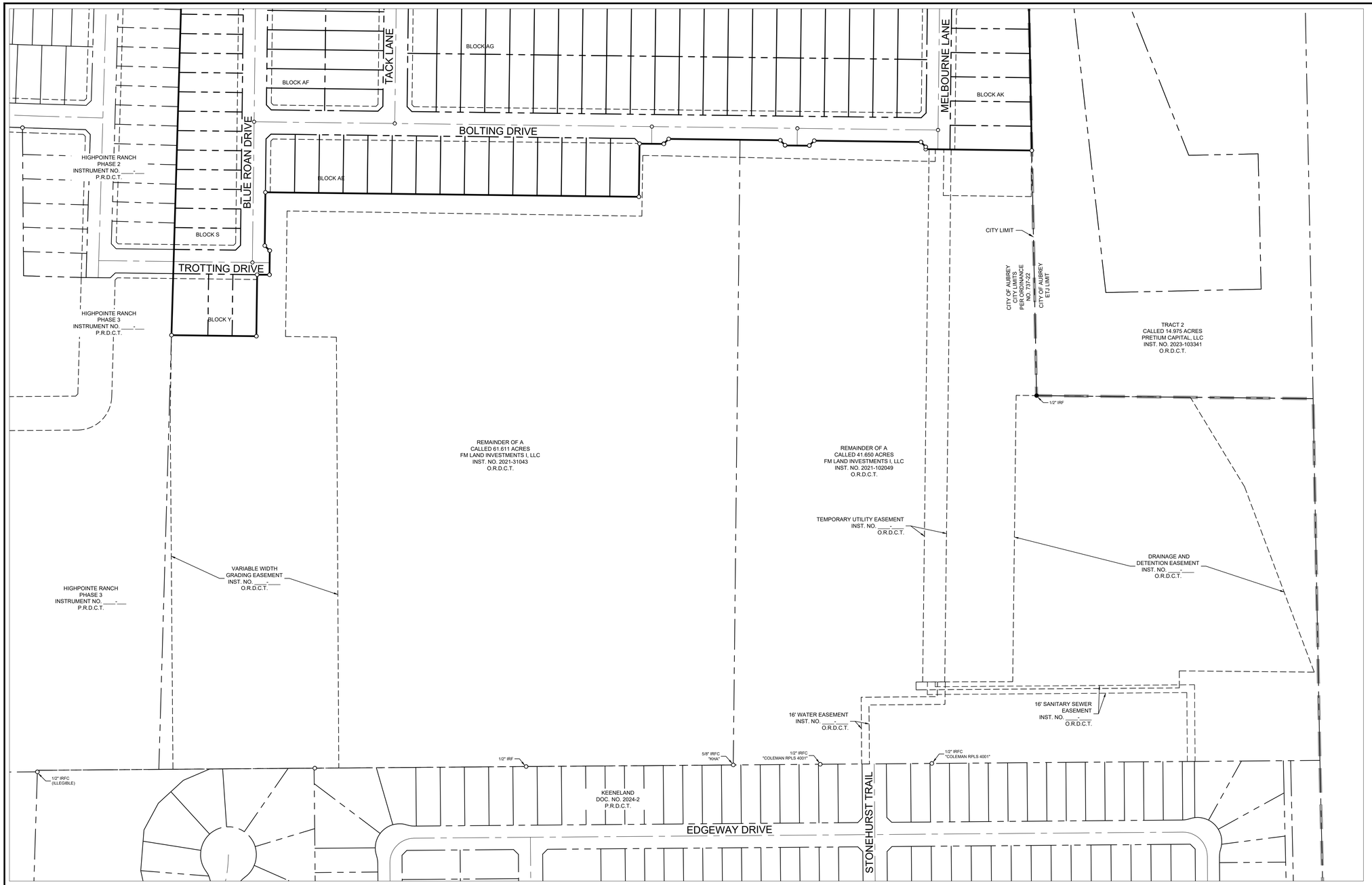
4/21/2025 10:52 AM GUNAWAN, SYLVIANA 4/21/2025 11:10 AM LAST SAVED
DWG NAME: K:\FRI_SURVEY\063930747-HIGH POINT RANCH - AUBREY\DWG\063451861 HP RANCH EAST PHASE 1.DWG PLOTTED BY



OFFSITE EASEMENTS INSET

SCALE: 1" = 100'

NORTH

GRAPHIC SCALE IN FEET

100 0 50 100 200

1" = 100' @ 24X36

LEGEND

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HIGHPOINTE RANCH EAST PHASE 1

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4/21/2025 10:52 AM Copyright © 2025 KHA LAST SAVED GUNAWAN, SYLVIANA 4/21/2025 11:10 AM PLOTTED BY
DWG NAME: K:\FRI_SURVEY\063800747-HIGH POINT RANCH - AUBREY\DWG\063451861 HP RANCH EAST PHASE 1.DWG

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS ANDIRON TX 5, LLC, is the sole owner of a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas and being all of a called 35.254 acre tract of land described in a deed to Andiron TX 5, LLC, as recorded in Instrument No. 2025-18701 of the Official Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 1 inch iron pipe found for the northwest corner of a called 61.611 acre tract of land described in a deed to FM Land Investments I, LLC, as recorded in Instrument Number 2021-31043 of the Official Records of Denton County, Texas, common to the northeast corner of a called 357.561 acre tract of land as described in a deed to Aubrey Blackjack Partners, LLC, as recorded in Instrument Number 2021-213816 of the Official Records of Denton County, Texas, same being on the southerly line of a called 37.115 acre tract of land described in a deed to Calvin Paul Redfearn, as recorded in Instrument Number 2014-99676 of the Official Records of Denton County, Texas, and being in the centerline of Black Jack Road, a variable width right-of-way, no record found

THENCE South 89°23'35" East, along the northerly line of said 61.611 acre tract, the southerly line of said 37.115 acre tract, and the centerline of said Black Jack Road, a distance of 49.36 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northwesternmost northwest corner of said 35.254 acre tract, and for the **POINT OF BEGINNING** of the herein described tract;

THENCE South 89°23'35" East, continuing along the centerline of said Black Jack Road and along the northerly line of said 35.254 acre tract, a distance of 108.28 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a northeast corner of said 35.254 acre tract;

THENCE departing the southerly line of said 37.115 acre tract and the centerline of said Black Jack Road, and along the easterly, northerly and westerly lines of said 35.254 acre tract, the following:

South 00°36'25" West, a distance of 30.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 45°38'58" West, a distance of 27.11 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 00°41'30" West, a distance of 40.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 215.00 feet, a central angle of 22°11'52", and a chord bearing and distance of South 10°24'26" East, 82.78 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 83.30 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right with a radius of 285.00 feet, a central angle of 15°59'06", and a chord bearing and distance of South 13°30'49" East, 79.25 feet;

In a southerly direction, with said reverse curve to the right, an arc distance of 79.51 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 89°18'30" East, a distance of 1,131.67 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 00°41'30" East, a distance of 199.13 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 44°14'16" West, a distance of 27.12 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 00°50'08" East, a distance of 30.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a northwest corner of said 35.254 acre tract, being on the southerly line of a called 44.77 acre tract of land as described in a deed Elegance Group Investments, LLC, as recorded in Instrument Number 2023-15021 of the Official Records of Denton County, Texas, and being in the centerline of said Black Jack Road;

THENCE South 89°09'52" East, along the northerly line of said 35.254 acre tract, the southerly line of a said 44.77 acre tract of land, and the centerline of said Black Jack Road, a distance of 108.28 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northeastern most northeast corner of said 35.254 acre tract;

THENCE departing the southerly line of a said 44.77 acre tract of land and the centerline of said Black Jack Road, and along the easterly and northerly lines of said 35.254 acre tract, the following:

South 00°50'08" West, a distance of 30.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 45°45'44" West, a distance of 27.01 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 00°41'30" West, a distance of 198.98 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 89°18'30" East, a distance of 344.19 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the easternmost northeast corner of said 35.254 acre tract, being on the westerly line of a called 14.975 acre tract of land described as "Tract 2" in a deed to Pretium Capital, LLC, as recorded in Instrument Number 2023-103341 of the Official Public Records of Denton County, Texas;

THENCE South 01°07'20" East, along the easterly line of said 35.254 acre tract and the westerly line of said 14.975 acre tract, a distance of 775.17 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the southeast corner of said 35.254 acre tract;

THENCE departing the westerly line of said 14.975 acre tract and along the southerly line of said 35.254 acre tract, the following:

North 89°18'30" West, a distance of 218.73 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 00°41'30" East, a distance of 4.78 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 44°18'30" West, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 89°18'30" West, a distance of 220.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 45°41'30" West, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 00°41'30" West, a distance of 0.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 89°18'30" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 00°41'30" East, a distance of 0.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 44°18'30" West, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 89°18'30" West, a distance of 230.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 45°41'30" West, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 00°41'30" West, a distance of 0.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 89°18'30" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 00°41'30" West, a distance of 109.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 89°18'30" West, a distance of 770.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 00°41'30" West, a distance of 110.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 44°18'30" East, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 89°18'30" East, a distance of 0.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 00°41'32" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 89°18'30" West, a distance of 25.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 00°41'30" West, a distance of 126.86 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 89°18'30" West, a distance of 174.99 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the southwest corner of said 35.254 acre tract, being on the easterly line of Highpointe Ranch Phase 3, according to the plat thereof recorded in Instrument No. _____ of the Plat Records of Denton County, Texas;

THENCE North 01°40'23" East, along the westerly line of said 35.254 acre tract, the easterly line of said Highpointe Ranch Phase 3, and the easterly line of Highpointe Ranch Phase 2, according to the plat thereof recorded in Instrument No. _____ of the Plat Records of Denton County, Texas, a distance of 1,177.03 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the westernmost northwest corner of said 35.254 acre tract, common to the northeast corner of said Highpointe Ranch Phase 2;

THENCE along the northerly and westerly lines of said 35.254 acre tract, the following:

South 89°18'30" East, a distance of 107.60 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 215.00 feet, a central angle of 13°57'00", and a chord bearing and distance of North 14°31'52" West, 52.22 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 52.35 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right with a radius of 285.00 feet, a central angle of 22°11'52", and a chord bearing and distance of North 10°24'26" West, 109.73 feet;

In a northerly direction, with said reverse curve to the right, an arc distance of 110.42 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 00°41'30" East, a distance of 39.92 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 44°21'02" West, a distance of 27.04 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 00°36'25" East, a distance of 30.00 feet to the **POINT OF BEGINNING** and containing 35.254 acres (1,535,647 square feet) of land, more or less.

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
BLOCK AE LOT 1	0.164	7,150	BLOCK AF LOT 11	0.110	4,800	BLOCK AG LOT 10	0.138	6,000	BLOCK AG LOT 35	0.138	6,000	BLOCK AH LOT 18	0.150	6,550	BLOCK AI LOT 5	0.110	4,800	BLOCK AK LOT 28	0.193	8,397	BLOCK S LOT 64	0.120	5,242			
BLOCK AE LOT 2	0.138	6,000	BLOCK AF LOT 12	0.110	4,800	BLOCK AG LOT 11	0.138	6,000	BLOCK AG LOT 36	0.138	6,000	BLOCK AH LOT 19	0.110	4,800	BLOCK AI LOT 6	0.110	4,800	BLOCK AK LOT 29	0.191	8,318	BLOCK S LOT 65	0.120	5,214			
BLOCK AE LOT 3	0.138	6,000	BLOCK AF LOT 13	0.123	5,350	BLOCK AG LOT 12	0.138	6,000	BLOCK AG LOT 37	0.138	6,000	BLOCK AH LOT 20	0.110	4,800	BLOCK AI LOT 7	0.110	4,800	BLOCK AK LOT 30	0.189	8,239	BLOCK S LOT 66	0.119	5,187			
BLOCK AE LOT 4	0.138	6,000	BLOCK AF LOT 14	0.123	5,350	BLOCK AG LOT 13	0.138	6,000	BLOCK AG LOT 38	0.138	6,000	BLOCK AH LOT 21	0.110	4,800	BLOCK AI LOT 8	0.110	4,800	BLOCK AK LOT 31	0.187	8,160	BLOCK S LOT 67	0.118	5,160			
BLOCK AE LOT 5	0.138	6,000	BLOCK AF LOT 15	0.110	4,800	BLOCK AG LOT 14	0.138	6,000	BLOCK AG LOT 39	0.138	6,000	BLOCK AH LOT 22	0.110	4,800	BLOCK AI LOT 9	0.110	4,800	BLOCK AK LOT 32	0.185	8,080	BLOCK S LOT 68	0.118	5,132			
BLOCK AE LOT 6	0.138	6,000	BLOCK AF LOT 16	0.110	4,800	BLOCK AG LOT 15	0.138	6,000	BLOCK AG LOT 40	0.138	6,000	BLOCK AH LOT 23	0.110	4,800	BLOCK AI LOT 10	0.110	4,800	BLOCK AK LOT 33	0.201	8,747	BLOCK S LOT 69	0.117	5,105			
BLOCK AE LOT 7	0.138	6,000	BLOCK AF LOT 17	0.110	4,800	BLOCK AG LOT 16	0.138	6,000	BLOCK AG LOT 41	0.138	6,000	BLOCK AH LOT 24	0.110	4,800	BLOCK AI LOT 11	0.110	4,800	BLOCK AK LOT 34	0.317	13,794	BLOCK S LOT 70	0.117	5,077			
BLOCK AE LOT 8	0.138	6,000	BLOCK AF LOT 18	0.110	4,800	BLOCK AG LOT 17	0.138	6,000	BLOCK AG LOT 42	0.164	7,150	BLOCK AH LOT 25	0.110	4,800	BLOCK AI LOT 12	0.110	4,800	BLOCK AK LOT 35	0.273	11,904	BLOCK S LOT 71	0.116	5,050			
BLOCK AE LOT 9	0.138	6,000	BLOCK AF LOT 19	0.110	4,800	BLOCK AG LOT 18	0.138	6,000	BLOCK AH LOT 1	0.150	6,550	BLOCK AH LOT 26	0.110	4,800	BLOCK AI LOT 13	0.110	4,800	BLOCK AK LOT 36	0.184	8,000	BLOCK S LOT 72	0.115	5,023			
BLOCK AE LOT 10	0.138	6,000	BLOCK AF LOT 20	0.110	4,800	BLOCK AG LOT 19	0.138	6,000	BLOCK AH LOT 2	0.138	6,000	BLOCK AH LOT 27	0.110	4,800	BLOCK AI LOT 14	0.110	4,800	BLOCK AK LOT 37	0.178	7,750	BLOCK S LOT 73	0.115	4,995			
BLOCK AE LOT 11	0.138	6,000	BLOCK AF LOT 21	0.110	4,800	BLOCK AG LOT 20	0.138	6,000	BLOCK AH LOT 3	0.138	6,000	BLOCK AH LOT 28	0.110	4,800	BLOCK AI LOT 15	0.110	4,800	BLOCK AK LOT 38	0.152	6,600	BLOCK S LOT 74	0.114	4,968			
BLOCK AE LOT 12	0.138	6,000	BLOCK AF LOT 22	0.110	4,800	BLOCK AG LOT 21	0.164	7,150	BLOCK AH LOT 4	0.138	6,000	BLOCK AH LOT 29	0.110	4,800	BLOCK AI LOT 16	0.110	4,800	BLOCK AK LOT 39	0.138	6,000	BLOCK S LOT 75	0.113	4,940			
BLOCK AE LOT 13	0.138	6,000	BLOCK AF LOT 23	0.110	4,800	BLOCK AG LOT 22	0.164	7,150	BLOCK AH LOT 5	0.138	6,000	BLOCK AH LOT 30	0.110	4,800	BLOCK AI LOT 17	0.110	4,800	BLOCK AK LOT 40	0.138	6,000	BLOCK S LOT 76	0.113	4,913			
BLOCK AE LOT 14	0.138	6,000	BLOCK AF LOT 24	0.110	4,800	BLOCK AG LOT 23	0.138	6,000	BLOCK AH LOT 6	0.138	6,000	BLOCK AH LOT 31	0.110	4,800	BLOCK AI LOT 18	0.110	4,800	BLOCK AK LOT 41	0.138	6,000	BLOCK S LOT 77	0.112	4,886			
BLOCK AE LOT 15	0.164	7,150	BLOCK AF LOT 25	0.110	4,800	BLOCK AG LOT 24	0.138	6,000	BLOCK AH LOT 7	0.138	6,000	BLOCK AH LOT 32	0.110	4,800	BLOCK AI LOT 19	0.110	4,800	BLOCK AK LOT 42	0.138	6,000	BLOCK S LOT 78	0.112	4,858			
BLOCK AF LOT 1	0.123	5,350	BLOCK AF LOT 26	0.123	5,350	BLOCK AG LOT 25	0.138	6,000	BLOCK AH LOT 8	0.138	6,000	BLOCK AH LOT 33	0.110	4,800	BLOCK AI LOT 20	0.110	4,800	BLOCK AK LOT 43	0.138	6,000	BLOCK S LOT 79	0.180	7,829			
BLOCK AF LOT 2	0.110	4,800	BLOCK AG LOT 1	0.164	7,150	BLOCK AG LOT 26	0.138	6,000	BLOCK AH LOT 9	0.138	6,000	BLOCK AH LOT 34	0.110	4,800	BLOCK AI LOT 21	0.110	4,800	BLOCK AK LOT 44X	1.918	83,552	BLOCK S LOT 80X	0.080	3,473			
BLOCK AF LOT 3	0.110	4,800	BLOCK AG LOT 2	0.138	6,000	BLOCK AG LOT 27	0.138	6,000	BLOCK AH LOT 10	0.138	6,000	BLOCK AH LOT 35	0.110	4,800	BLOCK AI LOT 22	0.110	4,800	BLOCK S LOT 56	0.140	6,096	BLOCK Y LOT 22	0.215	9,375			
BLOCK AF LOT 4	0.110	4,800	BLOCK AG LOT 3	0.138	6,000	BLOCK AG LOT 28	0.138	6,000	BLOCK AH LOT 11	0.138	6,000	BLOCK AH LOT 36	0.110	4,800	BLOCK AI LOT 23	0.110	4,800	BLOCK S LOT 57	0.125	5,434	BLOCK Y LOT 23	0.146	6,343			
BLOCK AF LOT 5	0.110	4,800	BLOCK AG LOT 4	0.138	6,000	BLOCK AG LOT 29	0.138	6,000	BLOCK AH LOT 12	0.138	6,000	BLOCK AH LOT 37	0.110	4,800	BLOCK AI LOT 24	0.110	4,800	BLOCK S LOT 58	0.124	5,406	BLOCK Y LOT 24	0.146	6,343			
BLOCK AF LOT 6	0.110	4,800	BLOCK AG LOT 5	0.138	6,000	BLOCK AG LOT 30	0.138	6,000	BLOCK AH LOT 13	0.138	6,000	BLOCK AH LOT 38	0.123	5,350	BLOCK AI LOT 25	0.110	4,800	BLOCK S LOT 59	0.123	5,379						
BLOCK AF LOT 7	0.110	4,800	BLOCK AG LOT 6	0.138	6,000	BLOCK AG LOT 31	0.138	6,000	BLOCK AH LOT 14	0.138	6,000	BLOCK AI LOT 1	0.110	4,800	BLOCK AI LOT 26	0.110	4,800	BLOCK S LOT 60	0.123	5,352						
BLOCK AF LOT 8	0.110	4,800	BLOCK AG LOT 7	0.138	6,000	BLOCK AG LOT 32	0.138	6,000	BLOCK AH LOT 15	0.138	6,000	BLOCK AI LOT 2	0.110	4,800	BLOCK AI LOT 27	0.110	4,800	BLOCK S LOT 61	0.122	5,324						
BLOCK AF LOT 9	0.110	4,800	BLOCK AG LOT 8	0.138	6,000	BLOCK AG LOT 33	0.138	6,000	BLOCK AH LOT 16	0.138	6,000	BLOCK AI LOT 3	0.110	4,800	BLOCK AI LOT 28	0.110	4,800	BLOCK S LOT 62	0.122	5,297						
BLOCK AF LOT 10	0.110	4,800	BLOCK AG LOT 9	0.138	6,000	BLOCK AG LOT 34	0.138	6,000	BLOCK AH LOT 17	0.150	6,550	BLOCK AI LOT 4	0.110	4,800	BLOCK AI LOT 29X	0.449	19,562	BLOCK S LOT 63	0.121	5,269						

OWNER'S CERTIFICATIONS

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **ANDIRON TX 5, LLC,** acting herein by and through their duly authorized officers, do hereby adopt this plat designating the hereinabove described property as **HIGHPOINTE RANCH EAST PHASE 1**, an addition to the City of Aubrey, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Aubrey's use thereof. The City of Aubrey and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Aubrey and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

Witness this _____ day of _____, 20___.

BY: **ANDIRON TX 5, LLC**, a Delaware limited liability company

By: DW General Partner, LLC,
a Delaware limited liability company
its Manager

BY: _____

Name: _____

Title: _____

STATE OF _____ §

COUNTY OF _____ §

On this _____ day of _____, 20___, before me personally appeared _____ (name of signer), whom I know personally, and acknowledged that he/she executed the same.

_____
Notary Public, State of _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Sylviana Gunawan, do hereby certify that a survey was made on the ground of the property described hereon under my personal supervision and the iron rods were placed in accordance with the subdivision rules and regulations of the City of Aubrey, Texas.

_____
Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone 972-335-3580

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

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sylviana Gunawan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

_____
Notary Public, State of Texas

CERTIFICATE OF FINAL PLAT APPROVAL

This Final Plat was reviewed and approved by the City Council of the City of Aubrey, Texas the _____ day of _____, 20____.

_____
CHRIS RICH, MAYOR
CITY OF AUBREY, TEXAS

FINAL PLAT

HIGHPOINTE RANCH EAST PHASE 1

35.254 ACRES

BLOCK AE, LOTS 1-15, BLOCK AF, LOTS 1-26,
BLOCK AG, LOTS 1-42, BLOCK AH, LOTS 1-38,
BLOCK AI, LOTS 1-28, AND LOT 29X-HOA,
BLOCK AK, LOTS 28-43, AND LOT 44X-HOA,
BLOCK S, LOTS 56-79, AND LOT 80X-HOA,
BLOCK Y, LOTS 22-24

192 RESIDENTIAL LOTS
3 HOA LOTS

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

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDS	KHA	04/21/2025	063451861	4 OF 4

OWNER:
Andiron Tx 5, LLC
520 Madison Avenue, 21st Floor
New York, NY 10022
Phone:
Contact: Houdin Honarvar

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

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

DWG NAME: K:\FRI_SURVEY\069306747-HIGH POINT RANCH - AUBREY\DWG\063451861 HP RANCH EAST PHASE 1.DWG PLOTTED BY: GUNAWAN, SYLVIANA 4/21/2025 11:19 AM LAST SAVED: 4/21/2025 10:52 AM Copyright © 2025 Kimley-Horn and Associates, Inc. All rights reserved

City Council Meeting
Staff Report
May 22, 2025

Agenda Item
Consideration and action on a Preliminary Plat for the Palomino for 300 Residential Lots, 1 Lift Station lot, 5 HOA Lots, 1 Public Park Lot, 1 General Retail Lot, 1 City Dedicated General Retail Lot, being approximately 46.974 acres of land situated in the J. Bridges Jr. Survey, Abstract No. 36, within the City of Aubrey, Denton County, Texas. The property is generally located west of FM 2931, north of Frontier Parkway, and east of the future Silverado Parkway. (JEN HOLDCO 24 LLC)

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

Summary
The property is generally located west of FM 2931, north of Frontier Parkway, and east of the future Silverado Parkway. The property was initially preliminary platted as Loyd Property in March of 2024 and the property was annexed and zoned (PD) in September of 2024.

The applicant has submitted a Preliminary Plat that includes:

- 300 residential lots (typical lot size 30 feet X 110 feet, 3,300 square feet)
- 5 HOA lots
- 1 Lift station lot (Mustang SUD)
- 1 City Park lot
- 2 PD General Retail lots (Lot 1-CD, Block H will be dedicated to the City of Aubrey)

The site will be served by two (2) access points to FM 2931 and one (1) access point to Silverado Parkway (future roadway).

RECOMMENDATION:

The City Engineer and City Planner have reviewed the Preliminary Plat and recommend it for approval.

PLANNING & ZONING COMMISSION RECOMMENDATION:
The Planning & Zoning Commission unanimously recommended (6-0) the Preliminary Plat for City Council approval at their May 8, 2025 meeting.

ACTION OPTIONS:
The City Council may:
1. Approve the Preliminary Plat as presented;
2. Approve the Preliminary Plat with conditions;
3. Deny the Preliminary Plat.

Attachments:

1. Location Map

2. PD Concept Plan
3. City Park Plans (Informational)
4. Preliminary Plat for Palomino

Financial Summary

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to approve the Palomino Prelminary Plat.

Denton CAD Web Map



3/6/2024, 5:46:02 PM

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Preliminary Plat

Palomino

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Denton County Appraisal District, BIS Consulting - www.bisconsulting.com
Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey

Denton CAD Web Map



3/6/2024, 5:56:55 PM

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

Preliminary Plat

High Country Phase 10

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Denton County Appraisal District, BIS Consulting - www.bisconsulting.com
Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey



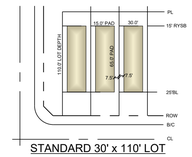
GRAPHIC SCALE IN FEET
0 50 100 200
1"=100' @ 22x34

Land Use Acreage Summary

Single-Family Residential	35.5	75.3%
Commercial	4.2	8.8%
Open Space	3.1	6.6%
City Dedication	2.1	4.4%
Lift Station	0.1	0.3%
Retention	2.2	4.7%
Total	**47.2**	**100.0%**

Lot Type Summary

30'x110'	300	100.0%
Total	**300**	**100%**



STANDARD 30' x 110' LOT

NOTES:
1. THIS PLAN IS CONCEPTUAL IN NATURE AND MAY HAVE BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.
2. FLOOD PLAIN SHOWN IS SUBJECT TO CHANGE BASED ON A MORE DETAILED FULLY DEVELOPED FLOOD STUDY ANALYSIS.
3. AERIAL IMAGE BY NEARMAP, COPYRIGHT 2024.

EXHIBIT C

Loyd Property

Aubrey, Texas

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
P 972-335-3580
State of Texas Registration No. F-928

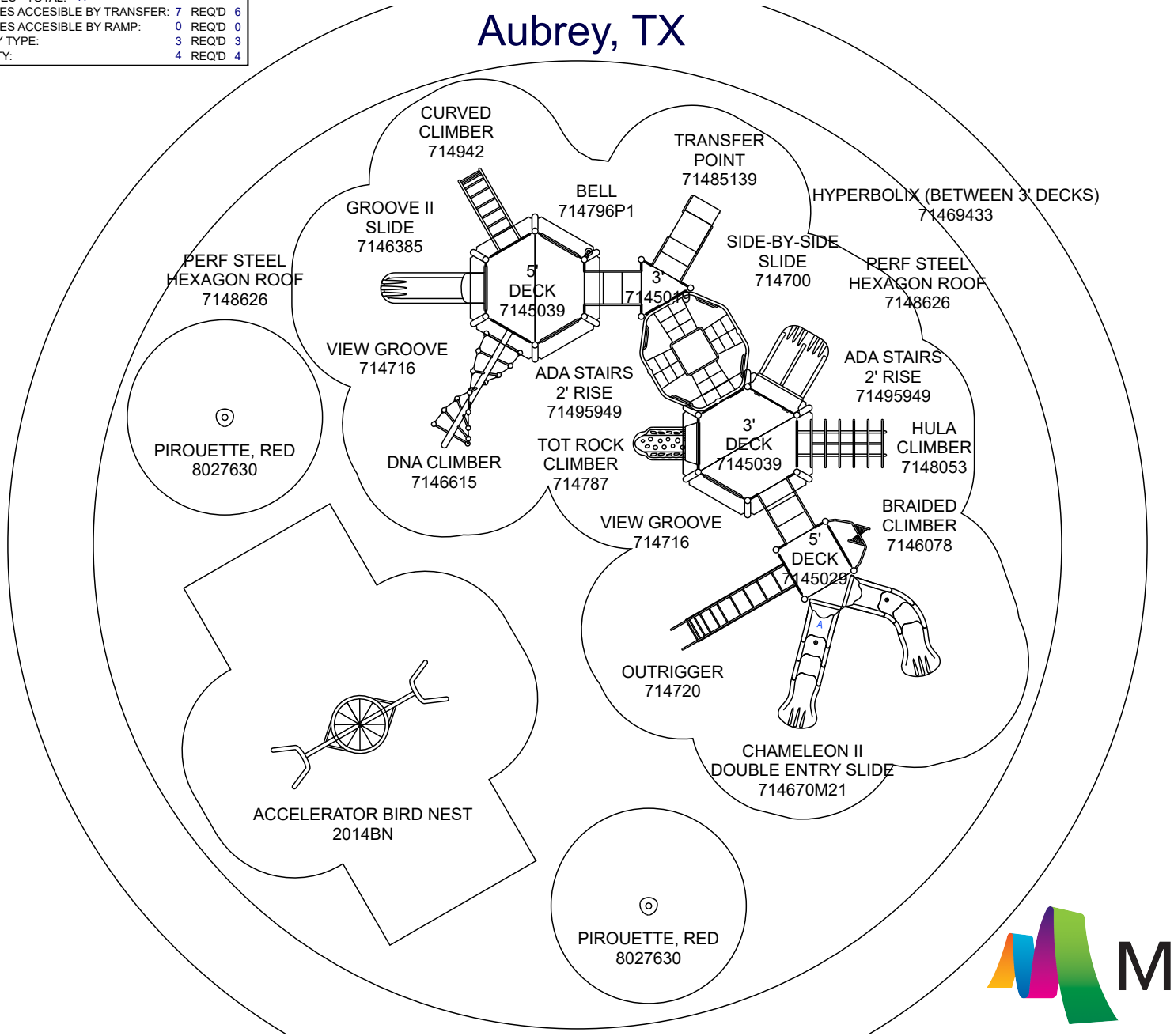
September 2024

DWG NAME K:\FRI_CIVIL\063451312-LOYD TRACT\CAD\EXHIBITS\PLANSHEETS\20240406 - CONCEPT PLAN UPDATES\20240905_CONCEPT PLAN.DWG
LAST SAVED 9/10/2024 4:13 PM, BY: FRANKLIN, AARON

Palomino Public Park
Aubrey, TX

FOR KIDS AGES 2-12 YEARS

AGE GROUP:	2-12		
ELEVATED PLAY ACTIVITIES - TOTAL:	11		
ELEVATED PLAY ACTIVITIES ACCESIBLE BY TRANSFER:	7	REQ'D	6
ELEVATED PLAY ACTIVITIES ACCESIBLE BY RAMP:	0	REQ'D	0
GROUND LEVEL ACTIVITY TYPE:	3	REQ'D	3
GROUND LEVEL QUANTITY:	4	REQ'D	4



INTERNATIONAL PLAY EQUIPMENT MANUFACTURERS ASSOCIATION — PUBLIC PLAY EQUIPMENT — IPEMA CERTIFIED TO ASTM F1487

To verify product certification, visit www.ipema.org

Miracle

webuildfun, Inc
103 W. McDermott, #300
Allen,TX
PHONE NO: (972) 727-0653
FAX NO: (972) 396-4994

GROUND SPACE: 66'-6" x 53'-6"

PROTECTIVE AREA: 63'-6" x 65'-0"

DRAWN BY: Chris Yanko | DATE: 12/16/2024

R0061_45639456639

- ✓ COMPLIES TO ASTM/CPSC
- ✓ COMPLIES TO ADA

To promote safe and proper equipment use by children. Miracle recommends the installation of either a Miracle safety sign or other appropriate safety signage near each playsystem's main entry point(s) to inform parents and supervisors of the age appropriateness of the playsystem and general rules for safe play.

THE PLAY COMPONENTS IDENTIFIED IN THIS PLAN ARE IPEMA CERTIFIED. THE USE AND LAYOUT OF THESE COMPONENTS CONFORM TO THE REQUIREMENTS OF ASTM F1487.

AN ENERGY ABSORBING PROTECTIVE SURFACE IS REQUIRED UNDER & AROUND ALL PLAY SYSTEMS



Decks
Red

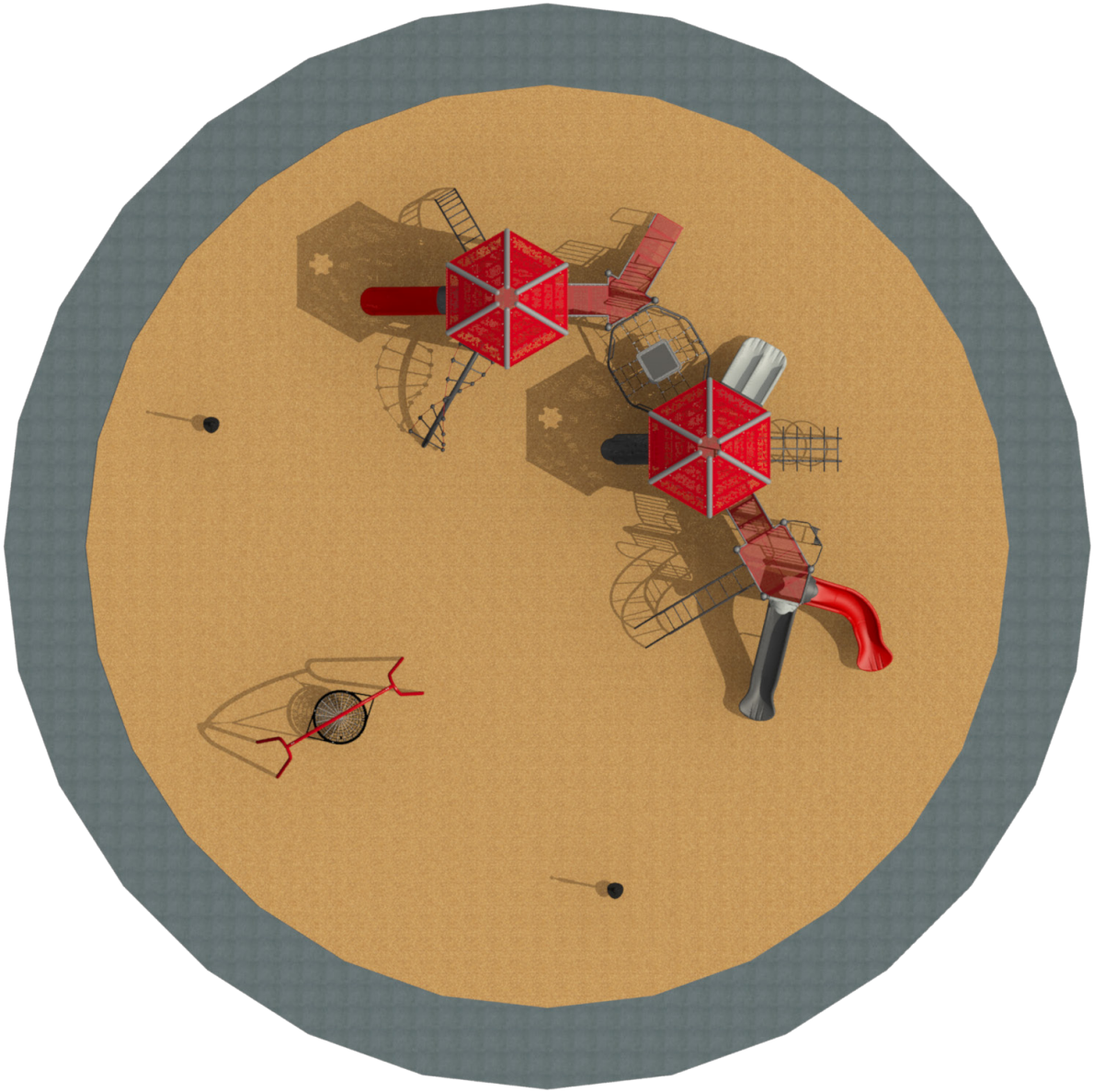
Metals
Red
Light Grey
Metallic Grey

Plastics
Red
Light Grey
Grey

Actual colors may vary. We work hard to ensure are our renderings are as life like as possible.

Palomino Public Park
Aubrey, TX
61_45639456639

webuildfun, inc.
Miracle of Michigan



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Metals
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Light Grey
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Palomino Public Park
Aubrey, TX
61_45639456639

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Miracle of Michigan



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Palomino Public Park
Aubrey, TX
61_45639456639

PRELIMINARY PLAT AND
PRELIMINARY ENGINEERING SUBMITTAL
FOR
PALOMINO
CITY OF AUBREY, DENTON COUNTY, TEXAS

ENGINEER

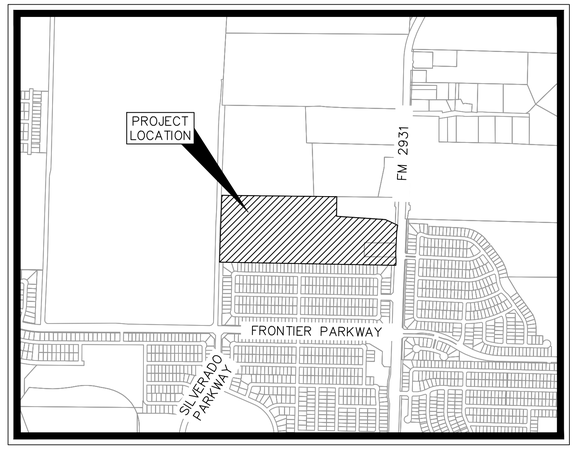
Kimley»Horn

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

STATE OF TEXAS
REGISTRATION NO. F-928

OWNER/DEVELOPER:

LENNAR HOMES
1707 MARKET PLACE BLVD
IRVING, TX 75063
Tel: (469) 587-5200
Contact: ANNIE HEPNER



VICINITY MAP
SCALE: 1" = 1,000'

SHEET INDEX

SHEET NO.	SHEET TITLE
C-1	COVER SHEET
P-1	PREMILINARY PLAT
P-2	PREMILINARY PLAT
P-3	PREMILINARY PLAT
D-1	EXISTING DRAINAGE AREA MAP
D-2	PREMILINARY DRAINAGE PLAN
U-1	PREMILINARY UTILITY PLAN
U-2	PREMILINARY UTILITY PLAN
PV-1	PREMILINARY PAVING PLAN

APRIL 2025

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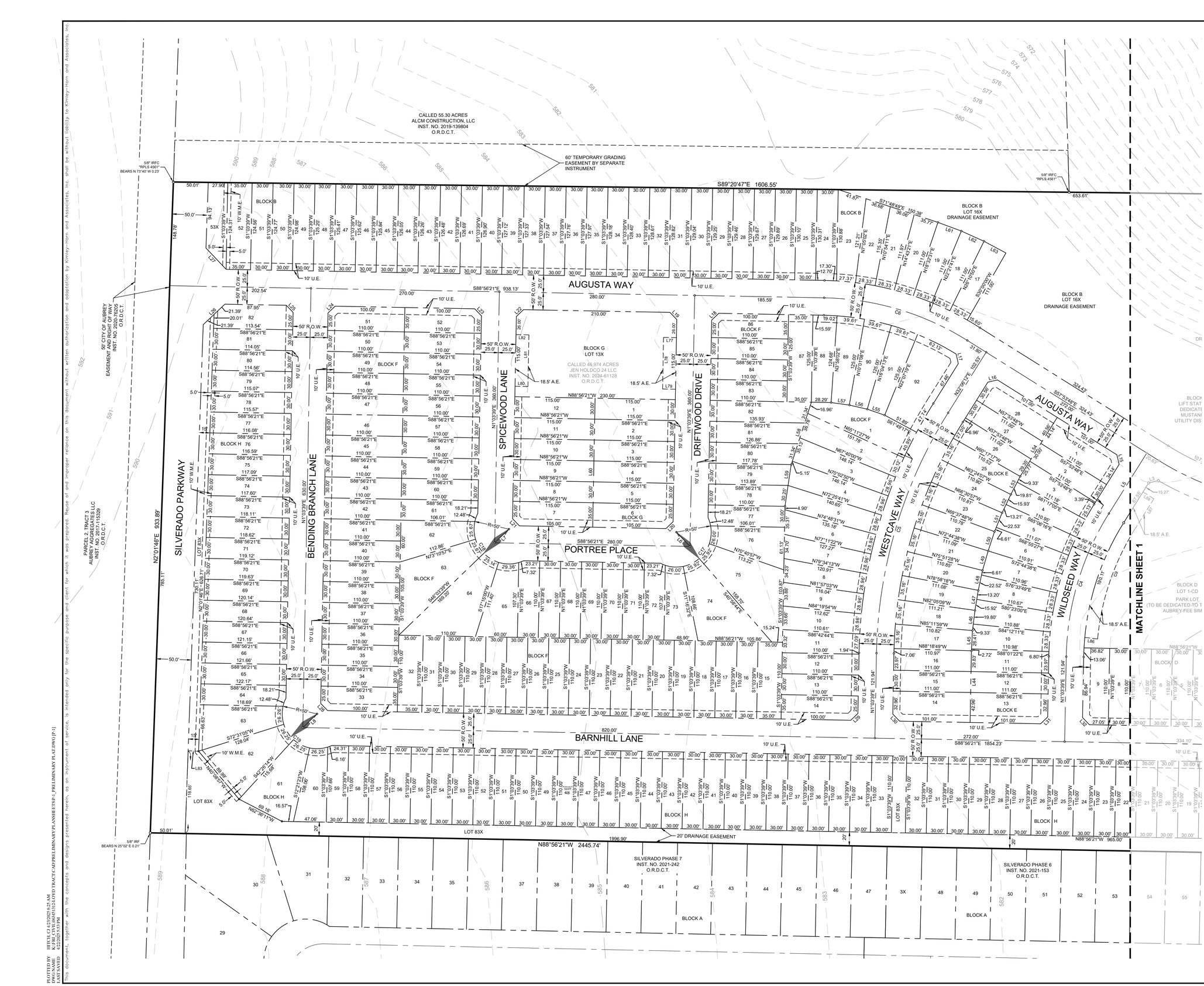
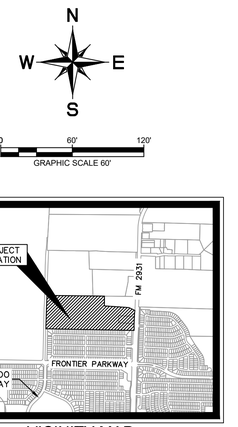




VICINITY MAP
SCALE: 1" = 2,000'

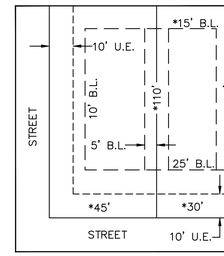
LEGEND

O.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
LOT #X	HOA LOT
LOT #-CD	CITY DEDICATED LOT
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R.O.W.	RIGHT-OF-WAY
M.S.U.D.	MUSTANG SPECIAL UTILITY DISTRICT
	STREET NAME CHANGE

LINE TYPE LEGEND

	MATCH LINE
	EASEMENT LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	100-YEAR FLOODPLAIN

TYPICAL LOT DETAIL



* SEE DEVELOPMENT AGREEMENT FOR LOT WIDTH, LOT DEPTH AND SETBACK MEASUREMENT DETAILS

NOTES:
1) ALL X LOTS ARE OWNED AND MAINTAINED BY THE HOA.
2) ALL ISLANDS WITHIN THE ROW SHALL BE OWNED AND MAINTAINED BY THE HOA.
3) WATER AND SANITARY SEWER TO BE PROVIDED BY MUSTANG SPECIAL UTILITY DISTRICT.
4) FLOOD STATEMENT: ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 48121C0265G, FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS, DATED APRIL 18, 2011 THIS PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
5) ALL BEARINGS SHOWN ARE BASED ON GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. TO OBTAIN A GRID DISTANCE, MULTIPLY THE GROUND DISTANCE BY THE PROJECT COMBINED FACTOR (PCF) OF 0.999843992685979.
6) ALL EASEMENTS LABELED WITHOUT RECORDING INFORMATION ARE DEDICATED BY THIS PLAT.

BLOCK A, LOTS 1-GR & 1-9;
BLOCK B, LOTS 1-15, 16X, 17-52 & 53X;
BLOCK C, LOTS 1-18; BLOCK D, LOTS 1-CD & 1-9;
BLOCK E, LOTS 1-28; BLOCK F, LOTS 1-92;
BLOCK G, LOTS 1-12, 13X;
BLOCK H, LOTS 1-CD, 1-82 & 83X

PRELIMINARY PLAT

FOR

PALOMINO

300 RESIDENTIAL LOTS / 1 LIFT STATION LOT
4 HOMEOWNER'S ASSOCIATION (HOA) LOTS /
1 CITY DEDICATED PARK LOT / 2 COMMERCIAL LOTS
BEING 46.974 ACRES

OUT OF THE
J. BRIDGES JR. SURVEY, ABSTRACT NO. 36
IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

OWNER:	DEVELOPER:	ENGINEER/SURVEYOR:
JEN HOLDCO 24 LLC 1707 Market Place Blvd Irving, TX 75063 Contact: Annie Hepner	Lennar Homes 1707 Market Place Blvd Irving, TX 75063 Tel: (469) 587-5200 Contact: Annie Hepner	Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: CJ Hitch, P.E. Registration F-928

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
AEF	CJH	CJH	AS SHOWN	APIRL 2025	063451312	P-1

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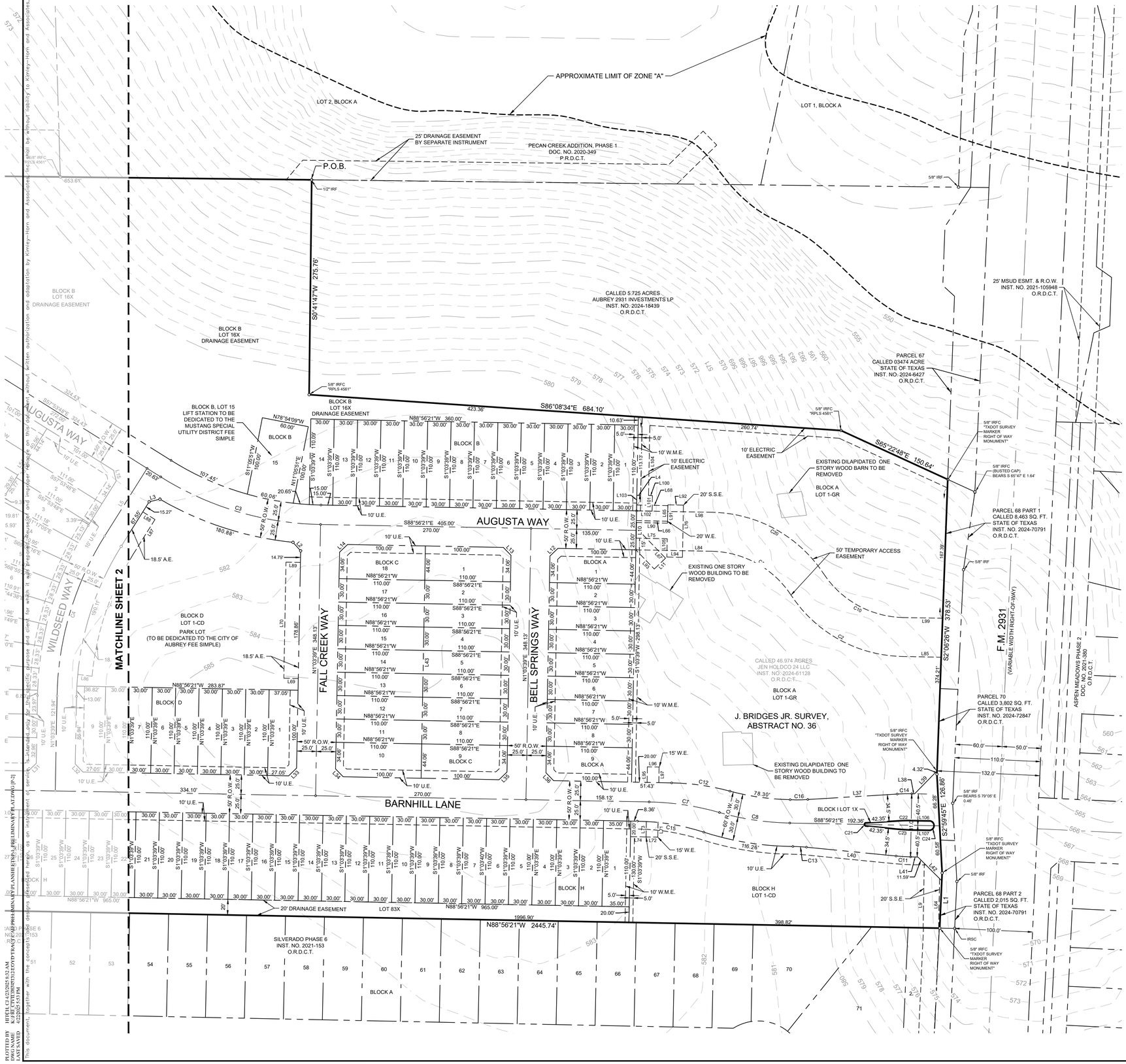

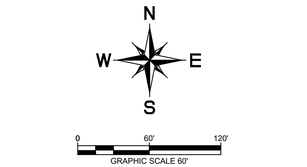

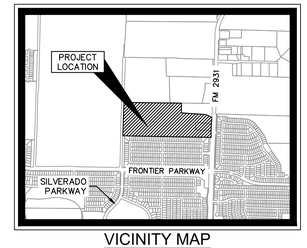

VICINITY MAP
SCALE: 1" = 2,000'

LEGEND

O.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY, TEXAS
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	STREET NAME CHANGE

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	MATCH LINE
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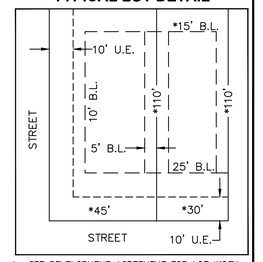
	100-YEAR FLOODPLAIN

TYPICAL LOT DETAIL



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PRELIMINARY PLAT

FOR

PALOMINO

300 RESIDENTIAL LOTS / 1 LIFT STATION LOT
4 HOMEOWNER'S ASSOCIATION (HOA) LOTS /
1 CITY DEDICATED PARK LOT / 2 COMMERCIAL LOTS
BEING 46.974 ACRES
OUT OF THE
J. BRIDGES JR. SURVEY, ABSTRACT NO. 36
IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

OWNER:
JEN HOLDCO 24 LLC
1707 Market Place Blvd
Irving, TX 75063
Contact: Annie Hepner

DEVELOPER:
Lennar Homes
1707 Market Place Blvd
Irving, TX 75063
Tel: (469) 587-5200
Contact: Annie Hepner

ENGINEER/SURVEYOR:
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: CJ Hitch, P.E.
Registration F-928

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
AEF	CJH	CJH	AS SHOWN	APIRL 2025	063451312	P-2

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LAST SAVED: 4/23/2025 8:44 AM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS JEN HOLDCO 24, LLC, is the owner of a tract of land situated in the J. Bridges Jr. Survey, Abstract No. 36, City of Aubrey ETJ, Denton County, Texas, and being a portion of a called 46.974-acre tract of land described in a deed to Jen Holdco 24, LLC, as recorded in Instrument No. 2024-61128 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of a called 5.725 acre tract of land described in a deed to Aubrey 2931 Investments LP, as recorded in Instrument No. 2024-18439 of the Official Records of Denton County, Texas, common to the northerly northeast corner of said 46.974-acre tract, and being on the southerly line of Pecan Creek Addition, Phase 1, according to the plat thereof recorded in Document No. 2020-349 of the Plat Records of Denton County, Texas;

THENCE South 00°41'47" West, departing the southerly line of said Pecan Creek Addition, Phase 1, and along the common line of said 46.974-acre tract and said 5.725-acre tract, a distance of 275.76 feet to a 5/8 inch iron rod with plastic cap stamped "RPLS 4561" found for the southwest corner of said 5.725 acre tract, common to an interior corner of said 46.974-acre tract;

THENCE South 86°08'34" East, continuing along the common line of said 46.974-acre tract and said 5.725-acre tract, a distance of 684.10 feet to a 5/8 inch iron rod with plastic cap stamped "RPLS 4561" found for corner;

THENCE South 65°22'48" East, continuing along the common line of said 46.974-acre tract and said 5.725-acre tract, a distance of 150.64 feet to a 5/8 inch iron rod with plastic cap stamped "TxDOT Survey Marker Right of Way Monument" found for the easternmost northeast corner of said 46.974-acre tract, being on the westerly right of way line of said F.M. 2931, a variable width right-of-way;

THENCE South 02°06'26" West, along the easterly line of said 46.974-acre tract and along the westerly right of way line of said F.M. 2931, a distance of 378.53 feet to a 5/8 inch iron rod with plastic cap stamped "TxDOT Survey Marker Right of Way Monument" found for corner;

THENCE South 02°59'45" East, continuing along the easterly line of said 46.974-acre tract and the westerly right of way line of said F.M. 2931, a distance of 126.86 feet to a 5/8 inch iron rod with plastic cap stamped "TxDOT Survey Marker Right of Way Monument" found for corner;

THENCE South 02°28'31" West, continuing along the easterly line of said 46.974-acre tract and the westerly right of way line of said F.M. 2931, a distance of 70.84 feet to a 5/8 inch iron rod with plastic cap stamped "TxDOT Survey Marker Right of Way Monument" found for the southeast corner of said 46.974-acre tract, on the northerly line of Silverado Phase 6, according to the plat thereof recorded in Instrument No. 2021-153 of the Official Records of Denton County, Texas;

THENCE North 88°56'21" West, departing the proposed westerly right of way line of said F.M. 2931 and along the common lines of said 46.974-acre tract, said Silverado Phase 6 and the northerly line of Silverado Phase 7, according to the plat thereof recorded in Instrument No. 2021-242 of the Official Records of Denton County, Texas, a distance of 2,445.74 feet to the southwest corner of said 46.974-acre tract, common to the northwest corner of said Silverado Phase 7, being on the easterly line of a tract of land described as Parcel 2, Tract 3 in a deed to Aubrey Aggregates LLC, as recorded in Instrument No. 2017-115329 of the Official Records of Denton County, Texas, and on the easterly line of a 50 foot wide City of Aubrey Easement and Right of Way recorded in Instrument No. 2020-76205 of the Official Records of Denton County, Texas, from which, a 5/8 inch iron rod found for witness bears North 25°02' East, 0.21 feet;

THENCE North 02°01'46" East, along the westerly line of said 46.974-acre tract, the easterly line of said Parcel 2, Tract 3 and the easterly line of said easement and right of way, a distance of 933.89 feet to the northwest corner of said 46.974-acre tract, common to the southwest corner of a called 55.30 acre tract of land described in a deed to ALCM Construction, LLC, as recorded in Instrument No. 2019-139804 of the Official Records of Denton County, Texas, from which, a 5/8 inch iron rod with plastic cap stamped "RPLS 4561" found for witness bears North 73°40' West, 0.23 feet;

THENCE South 89°20'47" East, departing the easterly line of said Parcel 2, Tract 3 and the easterly line of said easement and right of way, along the northerly line of said 46.974-acre tract, the southerly line of said 55.30 acre tract, and the southerly line of aforesaid Pecan Creek Addition, Phase 1, a distance of 1,606.55 feet to the **POINT OF BEGINNING** and containing 46.974 acres (2,046,185 square feet) of land, more or less, save and except the following described tract:

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **JEN HOLDCO 24, LLC** acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as **PALOMINO**, an addition to the City of Aubrey, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Aubrey's use thereof. The City of Aubrey and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Aubrey and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

Witness this _____ day of _____, 20__.

BY: **JEN HOLDCO 24, LLC, a Delaware limited liability company**

BY: _____

Name: _____

Title: _____

STATE OF ARIZONA §

COUNTY OF _____ §

On this _____ day of _____, 2025, before me personally appeared _____ (name of signer), whom I know personally, and acknowledged that he/she executed the same.

_____
Notary Public, State of Arizona

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Sylviana Gunawan, do hereby certify that I prepared this plat and field notes, made apart thereof from an actual an accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Development Agreement and the City of Aubrey, Texas.

_____
Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone 972-335-3580

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

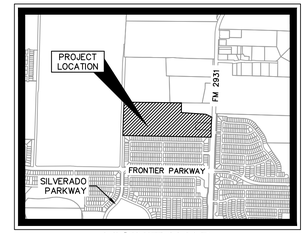
STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sylviana Gunawan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

_____
Notary Public, State of Texas



VICINITY MAP
SCALE: 1" = 2,000'

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S02°28'31"W	70.84'	L26	N46°32'43"E	42.78'	L51	N21°59'03"E	29.14'	L76	N01°03'39"E	66.97'	L101	S01°03'39"W	20.00'
L2	S41°54'56"E	14.63'	L27	N43°27'17"W	42.07'	L52	N25°13'06"E	29.14'	L77	N88°56'21"W	18.50'	L102	N88°56'21"W	20.00'
L3	N76°28'16"E	14.30'	L28	S43°56'21"E	14.14'	L53	N27°25'31"E	29.15'	L78	S01°03'39"W	74.00'	L103	N01°03'39"E	20.00'
L4	S88°56'21"E	5.00'	L29	N46°03'39"E	14.14'	L54	N32°06'12"E	30.00'	L79	S88°56'21"E	18.50'	L104	S01°03'39"W	89.89'
L5	N32°06'12"E	102.53'	L30	N43°56'21"W	14.14'	L55	S70°54'14"E	26.39'	L80	S88°56'21"E	18.50'	L105	S01°03'39"W	23.48'
L6	S43°56'21"E	28.28'	L31	S46°03'39"W	14.14'	L56	S76°57'19"E	26.39'	L81	N01°03'39"E	74.00'	L106	N88°56'21"W	23.37'
L7	S46°03'39"W	28.28'	L32	S43°56'21"E	14.14'	L57	S82°18'33"E	26.41'	L82	N88°56'21"W	18.50'	L107	S88°56'21"E	23.37'
L8	S46°03'39"W	28.28'	L33	N46°03'39"E	14.14'	L58	N17°53'11"E	31.34'	L83	N87°58'14"W	15.00'			
L9	N01°03'39"E	82.72'	L34	S43°56'21"E	14.14'	L59	N08°27'08"E	30.25'	L84	S88°56'21"E	97.06'			
L10	S01°03'39"W	50.00'	L35	N46°03'39"E	14.14'	L60	N01°03'39"E	30.00'	L85	N88°56'21"W	49.77'			
L11	S46°03'39"W	20.00'	L36	S43°56'21"E	14.14'	L61	S69°32'54"E	35.72'	L86	S83°07'24"E	18.51'			
L12	N46°03'39"E	14.14'	L37	N86°29'40"E	114.94'	L62	S65°43'45"E	35.72'	L87	N32°06'12"E	52.28'			
L13	S43°56'21"E	14.14'	L38	S88°56'21"E	3.68'	L63	S61°54'35"E	35.72'	L88	N57°53'48"W	18.50'			
L14	N46°03'39"E	14.14'	L39	N44°24'53"E	41.17'	L64	N01°03'39"E	63.50'	L89	S88°56'21"E	18.50'			
L15	S12°53'48"E	14.14'	L40	S84°22'22"E	115.46'	L65	N01°03'39"E	20.00'	L90	N88°56'21"W	40.00'			
L16	N77°06'12"E	14.14'	L41	S88°56'21"E	9.43'	L66	N88°56'21"W	40.00'	L91	S01°03'39"W	23.48'			
L17	N12°45'29"W	14.18'	L42	S45°04'56"E	43.22'	L67	S43°56'21"E	54.14'	L92	N88°56'21"W	20.00'			
L18	S46°03'39"W	14.14'	L43	N01°03'39"E	30.00'	L68	N88°56'21"W	40.00'	L93	S43°56'21"E	34.14'			
L19	S43°56'21"E	14.14'	L44	N01°03'39"E	30.00'	L69	N88°56'21"W	18.50'	L94	S88°56'21"E	20.00'			
L20	S46°03'39"W	14.14'	L45	N02°57'30"E	29.13'	L70	N01°03'39"E	149.08'	L95	S01°03'39"W	20.00'			
L21	N43°56'21"W	14.14'	L46	N07°07'39"E	29.13'	L71	N01°03'39"E	19.42'	L96	S88°56'21"E	15.00'			
L22	N46°03'39"E	14.14'	L47	N09°11'47"E	29.12'	L72	S88°56'21"E	15.00'	L97	S01°03'39"W	20.00'			
L23	N43°56'21"W	14.14'	L48	N12°09'02"E	29.13'	L73	S01°03'39"W	19.98'	L98	N88°56'21"W	97.06'			
L24	S46°03'39"W	14.14'	L49	N16°09'29"E	29.13'	L74	N88°56'21"W	20.00'	L99	N88°56'21"W	50.68'			
L25	S43°56'21"E	14.14'	L50	N18°13'05"E	29.13'	L75	N88°56'21"W	40.00'	L100	S88°56'21"E	5.00'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	55°35'35"	125.00'	121.29'	N61°08'34"W	116.58'
C2	55°35'35"	175.00'	169.80'	S61°08'34"E	163.22'
C3	31°02'33"	400.00'	216.72'	S73°25'04"E	214.08'
C4	31°02'33"	400.00'	216.72'	S16°34'56"W	214.08'
C5	31°02'33"	672.00'	364.09'	S16°34'56"W	359.65'
C6	31°02'33"	400.00'	216.72'	N73°25'04"W	214.08'
C7	14°58'05"	350.00'	91.43'	N81°27'19"W	91.18'
C8	14°58'05"	350.00'	91.43'	S81°27'19"E	91.18'
C9	26°50'03"	356.50'	166.96'	S18°41'11"W	165.44'
C10	55°35'35"	125.00'	121.29'	S61°08'34"E	116.58'
C11	4°33'59"	234.50'	18.69'	S86°39'22"E	18.68'
C12	14°01'11"	309.50'	75.73'	N81°55'46"W	75.54'
C13	5°15'23"	190.50'	17.48'	N87°00'04"W	17.47'
C14	4°33'59"	234.50'	18.69'	S88°46'39"W	18.68'
C15	16°50'22"	290.50'	85.38'	N80°31'10"W	85.07'
C16	6°47'24"	190.50'	22.58'	N89°31'30"E	22.56'
C17	141°41'02"	50.00'	123.64'	N46°03'39"E	94.46'
C18	141°41'02"	50.00'	123.64'	S43°56'21"E	94.46'
C19	141°41'02"	50.00'	123.64'	S43°56'21"E	94.46'
C20	55°35'35"	175.00'	169.80'	N61°08'34"W	163.22'
C21	170°52'02"	2.00'	5.96'	S01°03'39"W	3.99'
C22	4°33'59"	200.00'	15.94'	S88°46'39"W	15.94'
C23	180°00'00"	6.00'	18.85'	N01°03'39"E	12.00'
C24	4°33'59"	200.00'	15.94'	S86°39'22"E	15.94'

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 1	0.110	4,797	BLOCK B LOT 17	0.081	3,548	BLOCK B LOT 43	0.087	3,791	BLOCK C LOT 16	0.076	3,300	BLOCK E LOT 14	0.108	4,719	BLOCK F LOT 12	0.076	3,300	BLOCK F LOT 38	0.076	3,300	BLOCK F LOT 64	0.181	7,896	BLOCK F LOT 90	0.095	4,132	BLOCK H LOT 10	0.076	3,300	BLOCK H LOT 36	0.076	3,300	BLOCK H LOT 62	0.155	6,736
BLOCK A LOT 1-GR	4.160	181,223	BLOCK B LOT 18	0.081	3,548	BLOCK B LOT 44	0.087	3,785	BLOCK C LOT 17	0.076	3,300	BLOCK E LOT 15	0.076	3,330	BLOCK F LOT 13	0.076	3,300	BLOCK F LOT 39	0.076	3,300	BLOCK F LOT 65	0.108	4,721	BLOCK F LOT 91	0.095	4,132	BLOCK H LOT 11	0.076	3,300	BLOCK H LOT 37	0.076	3,300	BLOCK H LOT 63	0.127	5,529
BLOCK A LOT 2	0.076	3,300	BLOCK B LOT 19	0.081	3,548	BLOCK B LOT 45	0.087	3,778	BLOCK C LOT 18	0.110	4,797	BLOCK E LOT 16	0.078	3,378	BLOCK F LOT 14	0.087	3,800	BLOCK F LOT 40	0.076	3,300	BLOCK F LOT 66	0.076	3,290	BLOCK F LOT 92	0.176	7,680	BLOCK H LOT 12	0.076	3,300	BLOCK H LOT 38	0.076	3,300	BLOCK H LOT 64	0.084	3,646
BLOCK A LOT 3	0.076	3,300	BLOCK B LOT 20	0.082	3,566	BLOCK B LOT 46	0.087	3,772	BLOCK D LOT 1	0.092	4,026	BLOCK E LOT 17	0.082	3,569	BLOCK F LOT 15	0.088	3,850	BLOCK F LOT 41	0.076	3,300	BLOCK F LOT 67	0.076	3,300	BLOCK G LOT 1	0.079	3,450	BLOCK H LOT 13	0.076	3,300	BLOCK H LOT 39	0.076	3,300	BLOCK H LOT 65	0.084	3,657
BLOCK A LOT 4	0.076	3,300	BLOCK B LOT 21	0.084	3,643	BLOCK B LOT 47	0.086	3,766	BLOCK D LOT 1-CD	1.255	54,669	BLOCK E LOT 18	0.082	3,573	BLOCK F LOT 16	0.076	3,300	BLOCK F LOT 42	0.076	3,300	BLOCK F LOT 68	0.076	3,300	BLOCK G LOT 2	0.079	3,450	BLOCK H LOT 14	0.076	3,300	BLOCK H LOT 40	0.076	3,300	BLOCK H LOT 66	0.084	3,642
BLOCK A LOT 5	0.076	3,300	BLOCK B LOT 22	0.087	3,810	BLOCK B LOT 48	0.086	3,759	BLOCK D LOT 2	0.076	3,300	BLOCK E LOT 19	0.082	3,576	BLOCK F LOT 17	0.076	3,300	BLOCK F LOT 43	0.076	3,300	BLOCK F LOT 69	0.076	3,300	BLOCK G LOT 3	0.079	3,450	BLOCK H LOT 15	0.076	3,300	BLOCK H LOT 41	0.076	3,300	BLOCK H LOT 67	0.083	3,627
BLOCK A LOT 6	0.076	3,300	BLOCK B LOT 23	0.098	4,272	BLOCK B LOT 49	0.086	3,753	BLOCK D LOT 3	0.076	3,300	BLOCK E LOT 20	0.082	3,571	BLOCK F LOT 18	0.076	3,300	BLOCK F LOT 44	0.076	3,300	BLOCK F LOT 70	0.076	3,300	BLOCK G LOT 4	0.079	3,450	BLOCK H LOT 16	0.076	3,300	BLOCK H LOT 42	0.076	3,300	BLOCK H LOT 68	0.083	3,612
BLOCK A LOT 7	0.076	3,300	BLOCK B LOT 24	0.090	3,915	BLOCK B LOT 50	0.086	3,746	BLOCK D LOT 4	0.076	3,300	BLOCK E LOT 21	0.082	3,571	BLOCK F LOT 19	0.076	3,300	BLOCK F LOT 45	0.076	3,300	BLOCK F LOT 71	0.076	3,300	BLOCK G LOT 5	0.079	3,450	BLOCK H LOT 17	0.076	3,300	BLOCK H LOT 43	0.076	3,300	BLOCK H LOT 69	0.083	3,597
BLOCK A LOT 8	0.076	3,300	BLOCK B LOT 25	0.090	3,906	BLOCK B LOT 51	0.086	3,740	BLOCK D LOT 5	0.076	3,300	BLOCK E LOT 22	0.082	3,570	BLOCK F LOT 20	0.076	3,300	BLOCK F LOT 46	0.076	3,300	BLOCK F LOT 72	0.076	3,290	BLOCK G LOT 6	0.091	3,975	BLOCK H LOT 18	0.076	3,300	BLOCK H LOT 44	0.076	3,300	BLOCK H LOT 70	0.082	3,581
BLOCK A LOT 9	0.110	4,797	BLOCK B LOT 26	0.090	3,900	BLOCK B LOT 52	0.100	4,355	BLOCK D LOT 6	0.076	3,300	BLOCK E LOT 23	0.082	3,566	BLOCK F LOT 21	0.076	3,300	BLOCK F LOT 47	0.076	3,300	BLOCK F LOT 73	0.091	3,944	BLOCK G LOT 7	0.091	3,975	BLOCK H LOT 19	0.076	3,300	BLOCK H LOT 45	0.076	3,300	BLOCK H LOT 71	0.082	3,566
BLOCK B LOT 1	0.076	3,300	BLOCK B LOT 27	0.089	3,893	BLOCK B LOT 53X	0.072	3,146	BLOCK D LOT 7	0.076	3,300	BLOCK E LOT 24	0.082	3,568	BLOCK F LOT 22	0.076	3,300	BLOCK F LOT 48	0.076	3,300	BLOCK F LOT 74	0.173	7,556	BLOCK G LOT 8	0.079	3,450	BLOCK H LOT 20	0.076	3,300	BLOCK H LOT 46	0.076	3,300	BLOCK H LOT 72	0.082	3,551
BLOCK B LOT 2	0.076	3,300	BLOCK B LOT 28	0.089	3,887	BLOCK C LOT 1	0.110	4,797	BLOCK D LOT 8	0.076	3,300	BLOCK E LOT 25	0.082	3,564	BLOCK F LOT 23	0.076	3,300	BLOCK F LOT 49	0.076	3,300	BLOCK F LOT 75	0.197	8,583	BLOCK G LOT 9	0.079	3,450	BLOCK H LOT 21	0.076	3,300	BLOCK H LOT 47	0.076	3,300	BLOCK H LOT 73	0.081	3,536
BLOCK B LOT 3	0.076	3,300	BLOCK B LOT 29	0.089	3,881	BLOCK C LOT 2	0.076	3,300	BLOCK D LOT 9	0.092	4,025	BLOCK E LOT 26	0.081	3,510	BLOCK F LOT 24	0.076	3,300	BLOCK F LOT 50	0.076	3,300	BLOCK F LOT 76	0.106	4,618	BLOCK G LOT 10	0.079	3,450	BLOCK H LOT 22	0.076	3,300	BLOCK H LOT 48	0.076	3,300	BLOCK H LOT 74	0.081	3,520
BLOCK B LOT 4	0.076	3,300	BLOCK B LOT 30	0.089	3,874	BLOCK C LOT 3	0.076	3,300	BLOCK E LOT 1	0.111	4,849	BLOCK E LOT 27	0.076	3,330	BLOCK F LOT 25	0.076	3,300	BLOCK F LOT 51	0.087	3,800	BLOCK F LOT 77	0.075	3,273	BLOCK G LOT 11	0.079	3,450	BLOCK H LOT 23	0.076	3,300	BLOCK H LOT 49	0.076	3,300	BLOCK H LOT 75	0.080	3,505
BLOCK B LOT 5	0.076	3,300	BLOCK B LOT 31	0.089	3,868	BLOCK C LOT 4	0.076	3,300	BLOCK E LOT 2	0.076	3,330	BLOCK E LOT 28	0.102	4,452	BLOCK F LOT 26	0.076	3,300	BLOCK F LOT 52	0.087	3,800	BLOCK F LOT 78	0.077	3,358	BLOCK G LOT 12	0.079	3,450	BLOCK H LOT 24	0.076	3,300	BLOCK H LOT 50	0.076	3,300	BLOCK H LOT 76	0.080	3,490
BLOCK B LOT 6	0.076	3,300	BLOCK B LOT 32	0.089	3,861	BLOCK C LOT 5	0.076	3,300	BLOCK E LOT 3	0.081	3,537	BLOCK F LOT 1	0.130	5,666	BLOCK F LOT 27	0.076	3,300	BLOCK F LOT 53	0.076	3,300	BLOCK F LOT 79	0.080	3,475	BLOCK G LOT 13X	0.658	28,650	BLOCK H LOT 25	0.076	3,300	BLOCK H LOT 51	0.076	3,300	BLOCK H LOT 77	0.080	3,475
BLOCK B LOT 7	0.076	3,300	BLOCK B LOT 33	0.089	3,855	BLOCK C LOT 6	0.076	3,300	BLOCK E LOT 4	0.082	3,557	BLOCK F LOT 2	0.115	4,998	BLOCK F LOT 28	0.076	3,300	BLOCK F LOT 54	0.076	3,300	BLOCK F LOT 80	0.084	3,670	BLOCK H LOT 1	0.088	3,850	BLOCK H LOT 26	0.076	3,300	BLOCK H LOT 52	0.076	3,300	BLOCK H LOT 78	0.079	3,460
BLOCK B LOT 8	0.076	3,300	BLOCK B LOT 34	0.088	3,849	BLOCK C LOT 7	0.076	3,300	BLOCK E LOT 5	0.082	3,557	BLOCK F LOT 3	0.108	4,707	BLOCK F LOT 29	0.076	3,300	BLOCK F LOT 55	0.076	3,300	BLOCK F LOT 81	0.090	3,942	BLOCK H LOT 1-CD	0.958	41,751	BLOCK H LOT 27	0.076	3,300	BLOCK H LOT 53	0.076	3,300	BLOCK H LOT 79	0.079	3,444
BLOCK B LOT 9	0.076	3,300	BLOCK B LOT 35	0.088	3,842	BLOCK C LOT 8	0.076	3,300	BLOCK E LOT 6	0.082	3,555	BLOCK F LOT 4	0.105	4,589	BLOCK F LOT 30	0.076	3,300	BLOCK F LOT 56	0.076	3,300	BLOCK F LOT 82	0.097	4,214	BLOCK H LOT 2	0.076	3,300	BLOCK H LOT 28	0.076	3,300	BLOCK H LOT 54	0.076	3,300	BLOCK H LOT 80	0.079	3,429
BLOCK B LOT 10	0.076	3,300	BLOCK B LOT 36	0.088	3,836	BLOCK C LOT 9	0.110	4,797	BLOCK E LOT 7	0.082	3,553	BLOCK F LOT 5	0.101	4,395	BLOCK F LOT 31	0.076	3,300	BLOCK F LOT 57	0.076	3,300	BLOCK F LOT 83	0.076	3,300	BLOCK H LOT 3	0.076	3,300	BLOCK H LOT 29	0.076	3,300	BLOCK H LOT 55	0.076	3,300	BLOCK H LOT 81	0.078	3,413
BLOCK B LOT 11	0.076	3,300	BLOCK B LOT 37	0.088	3,829	BLOCK C LOT 10	0.110	4,797	BLOCK E LOT 8	0.081	3,550	BLOCK F LOT 6	0.095	4,154	BLOCK F LOT 32	0.088	3,850	BLOCK F LOT 58	0.076	3,300	BLOCK F LOT 84	0.076	3,300	BLOCK H LOT 4	0.076	3,300	BLOCK H LOT 30	0.076	3,300	BLOCK H LOT 56	0.076	3,300	BLOCK H LOT 82	0.087	3,801
BLOCK B LOT 12	0.076	3,300	BLOCK B LOT 38	0.088	3,823	BLOCK C LOT 11	0.076	3,300	BLOCK E LOT 9	0.081	3,546	BLOCK F LOT 7	0.090	3,910	BLOCK F LOT 33	0.087	3,800	BLOCK F LOT 59	0.076	3,300	BLOCK F LOT 85	0.076	3,300	BLOCK H LOT 5	0.076	3,300	BLOCK H LOT 31	0.076	3,300	BLOCK H LOT 57	0.076	3,300	BLOCK H LOT 83X	1.326	57,757
BLOCK B LOT 13	0.076	3,301	BLOCK B LOT 39	0.088	3,817	BLOCK C LOT 12	0.076	3,300	BLOCK E LOT 10	0.082	3,555	BLOCK F LOT 8	0.085	3,719	BLOCK F LOT 34	0.076	3,300	BLOCK F LOT 60	0.076	3,300	BLOCK F LOT 86	0.087	3,800	BLOCK H LOT 6	0.076	3,300	BLOCK H LOT 32	0.076	3,300	BLOCK H LOT 58	0.076	3,300	BLOCK I LOT 1X	0.019	838
BLOCK B LOT 14	0.076	3,306	BLOCK B LOT 40	0.087	3,810	BLOCK C LOT 13	0.076	3,300	BLOCK E LOT 11	0.081	3,514	BLOCK F LOT 9	0.082	3,579	BLOCK F LOT 35	0.076	3,300	BLOCK F LOT 61	0.075	3,273	BLOCK F LOT 87	0.100	4,375	BLOCK H LOT 7	0.076	3,300	BLOCK H LOT 33	0.076	3,300	BLOCK H LOT 59	0.076	3,293	OVERALL	46.974	2,046,185
BLOCK B LOT 15	0.139	6,048	BLOCK B LOT 41	0.087	3,804	BLOCK C LOT 14	0.076	3,300	BLOCK E LOT 12	0.076	3,330	BLOCK F LOT 10	0.080	3,487	BLOCK F LOT 36	0.076	3,300	BLOCK F LOT 62	0.104	4,538	BLOCK F LOT 88	0.090	3,929	BLOCK H LOT 8	0.076	3,300	BLOCK H LOT 34	0.076	3,300	BLOCK H LOT 60	0.089	3,858	ROW DEDICATION	9.708	422,895
BLOCK B LOT 16X	3.549	154,611	BLOCK B LOT 42	0.087	3,797	BLOCK C LOT 15	0.076	3,300	BLOCK E LOT 13	0.108	4,719	BLOCK F LOT 11	0.079	3,435	BLOCK F LOT 37	0.076	3,300	BLOCK F LOT 63	0.173	7,546	BLOCK F LOT 89	0.095	4,128	BLOCK H LOT 9	0.076	3,300	BLOCK H LOT 35	0.076	3,300	BLOCK H LOT 61	0.141	6,161			

PRELIMINARY PLAT
FOR
PALOMINO
300 RESIDENTIAL LOTS / 1 LIFT STATION LOT
5 HOMEOWNER'S ASSOCIATION (HOA) LOTS /
1 CITY DEDICATED PARK LOT / 2 COMMERCIAL LOTS
BEING 46.974 ACRES
OUT OF THE
J. BRIDGES JR. SURVEY, ABSTRACT NO. 36
IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

OWNER:
JEN HOLDCO 24 LLC
1707 Market Place Blvd
Irving, TX 75063
Contact: Annie Hepner

DEVELOPER:
Lennar Homes
1707 Market Place Blvd
Irving, TX 75063
Tel: (469) 587-5200
Contact: Annie Hepner

ENGINEER/SURVEYOR:
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: CJ Hitch, P.E.
Registration F-928

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
AEF	CJH	CJH	AS SHOWN	APIRL 2025	063451312	P-3

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

PLOTTED BY: HITCH, CJ 4/8/2025 1:24 PM
DWG NAME: K:\FRI_CIVIL\063451312\LOYD TRACT\CAD\PRELIMINARY PLANS\SHEETS\EX-1_EXISTING DRAINAGE AREA MAP.DWG [EA-DAM]
LAST SAVED: 4/8/2025 1:24 PM

CALLED 55.30 ACRES
ALCM CONSTRUCTION, LLC
INST. NO. 2019-139804
O.R.D.C.T.

PECAN CREEK ADDITION, PHASE 1
DOC. NO. 2020-349
P.R.D.C.T.

PECAN CREEK
TRIBUTARY 5 CENTERLINE

100-YEAR FLOODPLAIN

CALLED 6.095 ACRES
BRITT ALLEN LOYD & APRIL DIANE LOYD
INST. NO. 2018-15410
O.R.D.C.T.

SILVERADO PARKWAY

EX-1
30.45 ac
74.2 cfs

EX-2
8.48 ac
20.7 cfs

EX-3
8.04 ac
19.6 cfs

OS-1
12.84 ac
50.7 cfs

OS-2
1.04 ac
8.7 cfs

ASPEN MEADOWS PHASE 2
DOC. NO. 2024-380
O.R.D.C.T.

FM 2931

SILVERDO PHASE 7
INST. NO. 2021-242
O.R.D.C.T.

REFERENCE SILVERADO PHASE 7

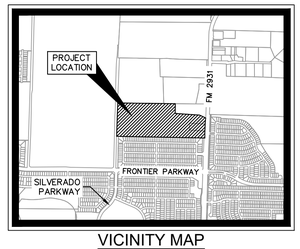
CANYON MINE DRIVE

SILVERADO PHASE 6
INST. NO. 2024-153
O.R.D.C.T.

REFERENCE SILVERADO PHASE 6

N
W E
S

0 100' 200'
GRAPHIC SCALE 100'



VICINITY MAP
SCALE: 1" = 2,000'

LEGEND

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

DRAINAGE DESIGN CRITERIA

Q100 = C*I*A

Q = FLOW IN CUBIC FEET PER SECOND (CFS)

C = RUNOFF COEFFICIENT = 0.35 (UNDEVELOPED)
0.40 (PARKS OR OPEN AREAS)
0.65 (SINGLE FAMILY RESIDENTIAL)
0.90 (COMMERCIAL OR ARTERIALS - ROW)

I = INTENSITY (TIME OF CONCENTRATION = TC)

TC OF 20 MINUTES (PARKS/RESIDEMNTIOAL) = 6.96 IN/HR
TC OF 15 MINUTES (PARKS/RESIDEMNTIOAL) = 7.91 IN/HR
TC OF 10 MINUTES (COMMERCIAL/ARTERIALS - ROW) = 9.24 IN/HR

A = DRAINAGE AREA IN ACRES

DOCUMENT IS INTENDED
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DRAINAGE AREA TABLE

DRAINAGE AREA NO.	AREA (ac)	FREQUENCY FACTOR	RUNOFF COEFFICIENT "C"	RAINFALL INTENSITY "I"100 (in/hr)	TIME OF CONCENTRATION (minutes)	TOTAL FLOW Q100 (cfs)
EX-1	30.45	1.00	0.35	6.96	20.0	74.2
EX-2	8.48	1.00	0.35	6.96	20.0	20.7
EX-3	8.04	1.00	0.35	6.96	20.0	19.6
OS-1	12.84	1.00	0.47	8.40	20.0	50.7
OS-2	1.04	1.00	0.90	9.24	10.0	8.7

EXISTING DRAINAGE AREA MAP

FOR

PALOMINO

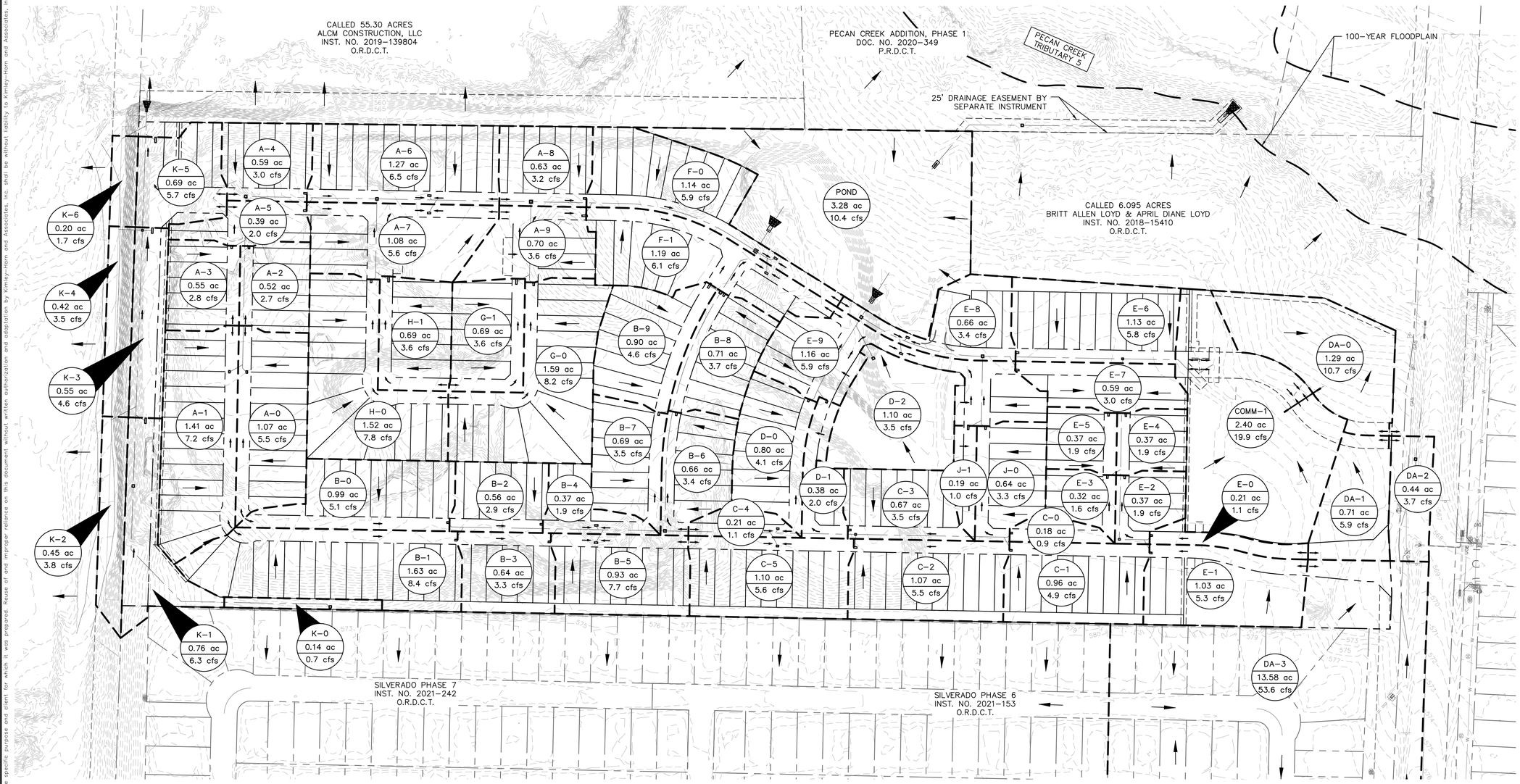
300 RESIDENTIAL LOTS / 1 LIFT STATION LOT
4 HOMEOWNER'S ASSOCIATION (HOA) LOTS /
1 CITY DEDICATED PARK LOT / 2 COMMERCIAL LOTS
BEING 46.974 ACRES
OUT OF THE
J. BRIDGES JR. SURVEY, ABSTRACT NO. 36
IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

OWNER:
JEN HOLDCO 24 LLC
1707 Market Place Blvd
Irving, TX 75063
Contact: Annie Hepner

DEVELOPER:
Lennar Homes
1707 Market Place Blvd
Irving, TX 75063
Tel: (469) 587-5200
Contact: Annie Hepner

ENGINEER/SURVEYOR:
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: CJ Hitch, P.E.
Registration F-928

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
AEF		CJH	AS SHOWN	APRIL 2025	063451312	D-1



VICINITY MAP
SCALE: 1" = 2,000'

LEGEND

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

DRAINAGE DESIGN CRITERIA

Q100 = C*I*A

Q = FLOW IN CUBIC FEET PER SECOND (CFS)

C = RUNOFF COEFFICIENT = 0.40 (PARKS OR OPEN AREAS)
0.65 (SINGLE FAMILY RESIDENTIAL)
0.90 (COMMERCIAL OR ARTERIALS - ROW)

I = INTENSITY (TIME OF CONCENTRATION = TC)

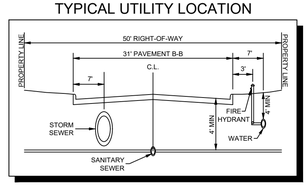
TC OF 15 MINUTES (PARKS AND RESIDENTIAL) = 7.91 IN/HR
TC OF 10 MINUTES (RESIDENTIAL/ARTERIALS - ROW) = 9.24 IN/HR

A = DRAINAGE AREA IN ACRES

DRAINAGE GENERAL NOTES

1. LAYOUT SHOWN IS PRELIMINARY. STORM DRAIN PIPE SIZING, INLET LOCATIONS, AND JUNCTION BOX LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL PLAT AND CONSTRUCTION PLANS, BUT SHALL MEET THE REQUIREMENTS OF THE CITY OF AUBREY DESIGN STANDARDS.
2. ALL STORM DRAIN LATERALS ARE ASSUMED TO BE 21" DIAMETER UNLESS NOTED OTHERWISE.
3. ALL STORM SEWER PIPE SHALL BE DESIGNED FOR THE 100-YEAR STORM.

TYPICAL UTILITY LOCATION



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DRAINAGE AREA TABLE

DRAINAGE AREA NO.	AREA (ac)	FREQUENCY FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)	COLLECTION POINT
A-0	1.07	1.00	0.65	15	7.91	5.5	Inlet A-0
A-1	1.41	1.00	0.65	15	7.91	7.2	Inlet A-1
A-2	0.52	1.00	0.65	15	7.91	2.7	Inlet A-2
A-3	0.55	1.00	0.65	15	7.91	2.8	Inlet A-3
A-4	0.59	1.00	0.65	15	7.91	3.0	Inlet A-4
A-5	0.39	1.00	0.65	15	7.91	2.0	Inlet A-5
A-6	1.27	1.00	0.65	15	7.91	6.5	Inlet A-6
A-7	1.08	1.00	0.65	15	7.91	5.6	Inlet A-7
A-8	0.63	1.00	0.65	15	7.91	3.2	Inlet A-8
A-9	0.70	1.00	0.65	15	7.91	3.6	Inlet A-9
B-0	0.99	1.00	0.65	15	7.91	5.1	Inlet B-0
B-1	1.63	1.00	0.65	15	7.91	8.4	Inlet B-1
B-2	0.56	1.00	0.65	15	7.91	2.9	Inlet B-2
B-3	0.64	1.00	0.65	15	7.91	3.3	Inlet B-3
B-4	0.37	1.00	0.65	15	7.91	1.9	Inlet B-4
B-5	0.93	1.00	0.90	10	9.24	7.7	Inlet B-5
B-6	0.66	1.00	0.65	15	7.91	3.4	Inlet B-6
B-7	0.69	1.00	0.65	15	7.91	3.5	Inlet B-7
B-8	0.71	1.00	0.65	15	7.91	3.7	Inlet B-8
B-9	0.90	1.00	0.65	15	7.91	4.6	Inlet B-9

DRAINAGE AREA TABLE

DRAINAGE AREA NO.	AREA (ac)	FREQUENCY FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)	COLLECTION POINT
C-0	0.18	1.00	0.65	15	7.91	0.9	Inlet C-0
C-1	0.96	1.00	0.65	15	7.91	4.9	Inlet C-1
C-2	1.07	1.00	0.65	15	7.91	5.5	Inlet C-2
C-3	0.67	1.00	0.65	15	7.91	3.5	Inlet C-3
C-4	0.21	1.00	0.65	15	7.91	1.1	Inlet C-4
C-5	1.10	1.00	0.65	15	7.91	5.6	Inlet C-5
COMM-1	2.40	1.00	0.90	10	9.24	19.9	LINE SD-M
D-0	0.80	1.00	0.65	15	7.91	4.1	Inlet D-0
D-1	0.38	1.00	0.65	15	7.91	2.0	Inlet D-1
D-2	1.10	1.00	0.40	15	7.91	3.5	Inlet D-2
DA-0	1.29	1.00	0.90	10	9.24	10.7	NA
DA-1	0.71	1.00	0.90	10	9.24	5.9	Culvert A
DA-2	0.44	1.00	0.90	10	9.24	3.7	Culvert A
DA-3	13.58	1.00	0.47	20	8.40	53.6	Culvert B
E-0	0.21	1.00	0.65	15	7.91	1.1	Inlet E-0
E-1	1.03	1.00	0.65	15	7.91	5.3	Inlet E-1
E-2	0.37	1.00	0.65	15	7.91	1.9	Inlet E-2
E-3	0.32	1.00	0.65	15	7.91	1.6	Inlet E-3
E-4	0.37	1.00	0.65	15	7.91	1.9	Inlet E-4
E-5	0.37	1.00	0.65	15	7.91	1.9	Inlet E-5

DRAINAGE AREA TABLE

DRAINAGE AREA NO.	AREA (ac)	FREQUENCY FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)	COLLECTION POINT
E-6	1.13	1.00	0.65	15	7.91	5.8	Inlet E-6
E-7	0.59	1.00	0.65	15	7.91	3.0	Inlet E-7
E-8	0.66	1.00	0.65	15	7.91	3.4	Inlet E-8
E-9	1.16	1.00	0.65	15	7.91	5.9	Inlet E-9
F-0	1.14	1.00	0.65	15	7.91	5.9	Inlet F-0
F-1	1.19	1.00	0.65	15	7.91	6.1	Inlet F-1
G-0	1.59	1.00	0.65	15	7.91	8.2	Inlet G-0
G-1	0.69	1.00	0.65	15	7.91	3.6	Inlet G-1
H-0	1.52	1.00	0.65	15	7.91	7.8	Inlet H-0
H-1	0.69	1.00	0.65	15	7.91	3.6	Inlet H-1
J-0	0.64	1.00	0.65	15	7.91	3.3	Inlet J-0
J-1	0.19	1.00	0.65	15	7.91	1.0	Inlet J-1
K-0	0.14	1.00	0.65	15	7.91	0.7	Inlet K-0
K-1	0.76	1.00	0.90	10	9.24	6.3	Inlet K-0
K-2	0.45	1.00	0.90	10	9.24	3.8	Inlet K-1
K-3	0.55	1.00	0.90	10	9.24	4.6	Inlet K-2
K-4	0.42	1.00	0.90	10	9.24	3.5	Inlet K-3
K-5	0.69	1.00	0.90	10	9.24	5.7	Inlet K-4
K-6	0.20	1.00	0.90	10	9.24	1.7	Inlet K-5
POND	3.28	1.00	0.40	15	7.91	10.4	POND

PRELIMINARY DRAINAGE PLAN
FOR
PALOMINO
300 RESIDENTIAL LOTS / 1 LIFT STATION LOT
4 HOMEOWNER'S ASSOCIATION (HOA) LOTS /
1 CITY DEDICATED PARK LOT / 2 COMMERCIAL LOTS
BEING 46.974 ACRES
OUT OF THE
J. BRIDGES JR. SURVEY, ABSTRACT NO. 36
IN THE
CITY OF AUBREY, DENTON COUNTY, TEXAS

OWNER:
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1707 Market Place Blvd
Irving, TX 75063
Contact: Annie Hepner

DEVELOPER:
Lennar Homes
1707 Market Place Blvd
Irving, TX 75063
Tel: (469) 587-5200
Contact: Annie Hepner

ENGINEER/SURVEYOR:
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: CJ Hitch, P.E.
Registration F-928

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
AEF	AEF	CJH	AS SHOWN	APRIL 2025	063451312	D-2

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LAST SAVED 4/8/2025 5:25 PM
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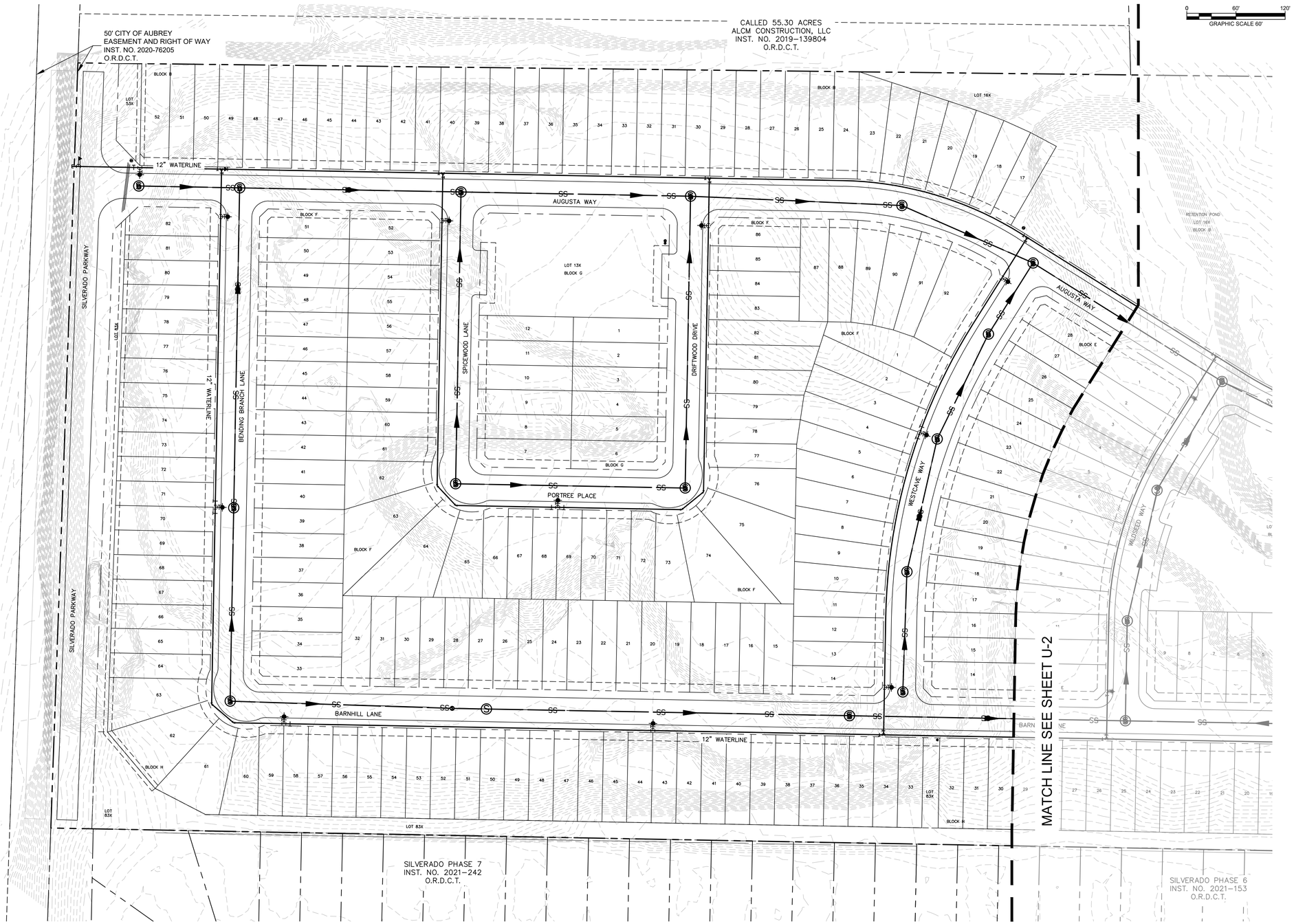
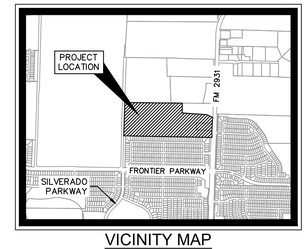






VICINITY MAP
SCALE: 1" = 2,000'

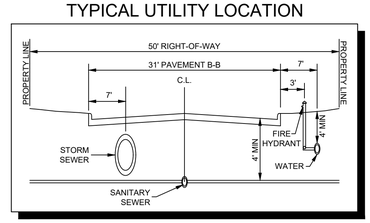
UTILITY LEGEND

- PROPERTY LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER FORCE MAIN
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- SANITARY SEWER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- PROPOSED TAPPING SLEEVE & VALVE
- BORE WITH STEEL CASING

WATER & SEWER GENERAL NOTES

1. ALL WATERLINES ARE 8" UNLESS OTHERWISE NOTED.
2. ALL SANITARY SEWER LINES ARE 8" UNLESS OTHERWISE NOTED.
3. ALL FIRE HYDRANTS TO BE LOCATED AT PCCRS OR LOT LINES
4. ALL WATER AND SANITARY SEWER LINES ARE CONCENTRIC AND PARALLEL TO THE STREET CENTERLINES UNLESS OTHERWISE NOTED.
5. UTILITY LAYOUT INCLUDING, LINES, VALVES, FIRE HYDRANTS, SANITARY SEWER MANHOLES, ETC. ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL PLAT AND CONSTRUCTION PLANS.
6. WATER AND SEWER TO BE PROVIDED BY MUSTANG SPECIAL UTILITY DISTRICT

TYPICAL UTILITY LOCATION



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PRELIMINARY UTILITY PLAN

FOR

PALOMINO

300 RESIDENTIAL LOTS / 1 LIFT STATION LOT
4 HOMEOWNER'S ASSOCIATION (HOA) LOTS /
1 CITY DEDICATED PARK LOT / 2 COMMERCIAL LOTS
BEING 46.974 ACRES
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
AEF	AEF	CJH	AS SHOWN	APIRL 2025	063451312	U-1

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PLOTTED BY: JEFCIL CJ 6/2025 4:43 PM
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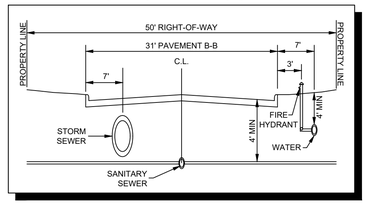
PECAN CREEK ADDITION PHASE 1
DOC. NO. 2020-349
P.R.D.C.T.

TYPICAL UTILITY LOCATION



WATER & SEWER GENERAL NOTES

1. ALL WATERLINES ARE 8" UNLESS OTHERWISE NOTED.
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3. ALL FIRE HYDRANTS TO BE LOCATED AT PCCRS OR LOT LINES
4. ALL WATER AND SANITARY SEWER LINES ARE CONCENTRIC AND PARALLEL TO THE STREET CENTERLINES UNLESS OTHERWISE NOTED.
5. UTILITY LAYOUT INCLUDING, LINES, VALVES, FIRE HYDRANTS, SANITARY SEWER MANHOLES, ETC. ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL PLAT AND CONSTRUCTION PLANS.
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UTILITY LEGEND

- PROPERTY LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER FORCE MAIN
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- SANITARY SEWER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- PROPOSED TAPPING SLEEVE & VALVE
- BORE WITH STEEL CASING

N W E S

0 60' 120'
GRAPHIC SCALE 60'

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

RETENTION POND
LOT 16X
BLOCK B

CALLED 6.095 ACRES
BRITT ALLEN LOYD &
APRIL DIANE LOYD
INST. NO. 2018-15410
O.R.D.C.T.

SANITARY SEWER LIFT STATION

LIFT STATION 15

AUGUSTA WAY

MUSSED WAY

FALL CREEK WAY

BELL SPRINGS WAY

BARNHILL LANE

4" FORCEMAIN

12" WATERLINE

M.S.U.D. W.E.

20' M.S.U.D. S.S.E.

15' D.E.

15' M.S.U.D. W.E.

LOT 1-GR BLOCK A

LOT 1-CD BLOCK D

LOT 1-CD BLOCK H

LOT 10X

LOT 83X

BLOCK A
BLOCK B
BLOCK C
BLOCK D
BLOCK E
BLOCK H

120 LF OF 12" WATER BY BORE W/ STEEL CASING

25' MSUD ESMT. & R.O.W.
INST. NO. 2021-105948
O.R.D.C.T.

EXISTING 18" WATERLINE

FM 2931

ASPEN MEADOWS PHASE 2
DOC. NO. 2021-380
O.R.D.C.T.

ASPEN MEADOWS PHASE 1
DOC. NO. 2020-202
O.R.D.C.T.

SILVERADO PHASE 6
INST. NO. 2021-153
O.R.D.C.T.

MATCH LINE SEE SHEET U-1

MATCH LINE SEE THIS SHEET

MATCH LINE SEE THIS SHEET

EXISTING 12" SSWR

RIM = 974.1
FL18"RCP E

FRONTIER PARKWAY

PRELIMINARY UTILITY PLAN

FOR

PALOMINO

300 RESIDENTIAL LOTS / 1 LIFT STATION LOT
4 HOMEOWNER'S ASSOCIATION (HOA) LOTS /
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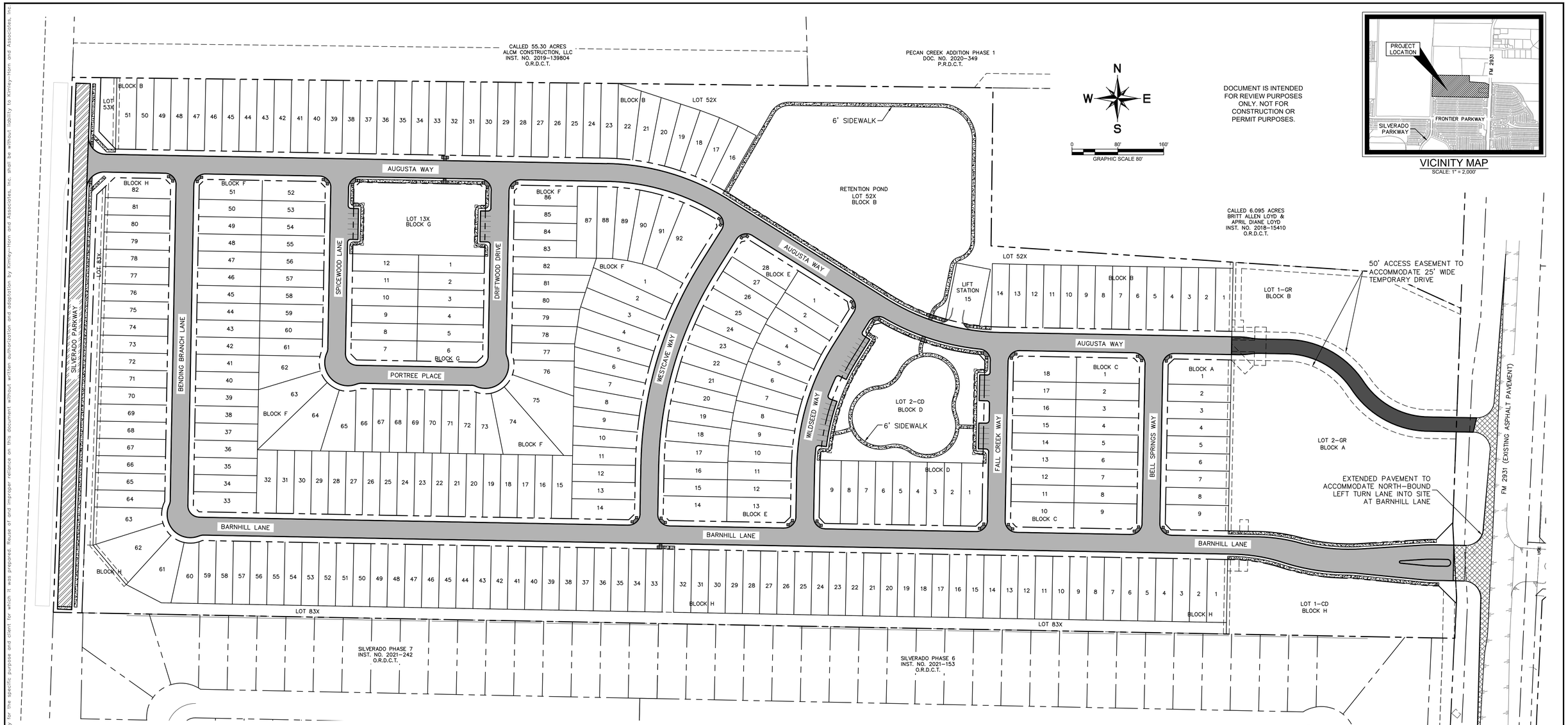
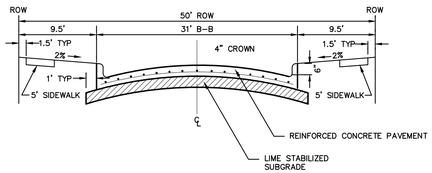
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
AEF	AEF	CJH	AS SHOWN	APIRL 2025	063451312	U-2

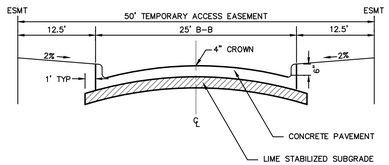




NOTE: PAVEMENT SECTION TO BE CALCULATED BY GEOTECHNICAL ENGINEER FOR MINIMUM 20-YEAR DESIGN, BUT SHALL NOT BE LESS THAN 6" THICK.

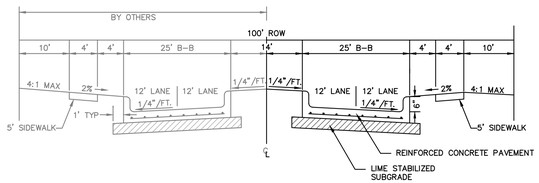
PARABOLIC RESIDENTIAL STREET SECTION

NTS



TEMPORARY ACCESS STREET SECTION

NTS



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

SILVERADO PARKWAY STREET SECTION

NTS

LEGEND

- PROPERTY LINE
- 5' CONCRETE SIDEWALK
- 6' CONCRETE SIDEWALK
- BARRIER FREE RAMP
- 31' B-B SECTION FOR RESIDENTIAL PAVEMENT
- 25' B-B SECTION FOR TEMPORARY PAVEMENT
- RIGHT TURN LANE ASPHALT PAVEMENT
- 25' B-B SECTION FOR SILVERADO PARKWAY PAVEMENT (HALF)

NOTE: 40 TOTAL ON STREET PARKING SPACES.

PRELIMINARY PAVING PLAN

FOR

PALOMINO

300 RESIDENTIAL LOTS / 1 LIFT STATION LOT
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JEN HOLDCO 24 LLC
1707 Market Place Blvd
Irving, TX 75063
Contact: Annie Hepner

DEVELOPER:
Lennar Homes
1707 Market Place Blvd
Irving, TX 75063
Tel: (469) 587-5200
Contact: Annie Hepner

ENGINEER/SURVEYOR:
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: CJ Hitch, P.E.
Registration F-928

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
AEF	AEF	CJH	AS SHOWN	APRIL 2025	063451312	PV-1

PLOTTED BY: HITCH, CJ 4/8/2025 5:04 PM
DWG NAME: K:\FRI_CIVIL\063451312\CIVD\TRACTCAD\PRELIMINARY\PLANSHEETS\PV-1_PRELIMINARY PAVING PLAN.DWG [24 x 36]
LAST SAVED: 4/8/2025 4:53 PM
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City Council Meeting
Staff Report
May 22, 2025

Agenda Item
Consideration and action on a Final Plat for the Palomino for 300 Residential Lots, 1 Lift Station lot, 5 HOA Lots, 1 Public Park Lot, 1 General Retail Lot, 1 City Dedicated General Retail Lot, being approximately 46.974 acres of land situated in the J. Bridges Jr. Survey, Abstract No. 36, within the City of Aubrey, Denton County, Texas. The property is generally located west of FM 2931, north of Frontier Parkway, and east of the future Silverado Parkway. (JEN HOLDCO 24 LLC)

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

Summary
The property is generally located west of FM 2931, north of Frontier Parkway, and east of the future Silverado Parkway. The property was initially preliminary platted as Loyd Property in March of 2024 and the property was annexed and zoned (PD) in September of 2024. A new Preliminary Plat for Palomino precedes this agenda item.

The applicant has submitted a Final Plat that includes:

- 300 residential lots (typical lot size 30 feet X 110 feet, 3,300 square feet)
- 5 HOA lots
- 1 Lift station lot (Mustang SUD)
- 1 City Park lot
- 2 PD General Retail lots (Lot 1-CD, Block H will be dedicated to the City of Aubrey)

The site will be served by and two (2) access points to FM 2931 and one (1) access point to Silverado Parkway (future roadway).

RECOMMENDATION:

The City Engineer and City Planner have reviewed the Final Plat and recommend it for approval subject to the Preliminary Plat being approved.

PLANNING & ZONING COMMISSION RECOMMENDATION:
The Planning & Zoning Commission unanimously recommended (6-0) the Final Plat for City Council approval at their May 8, 2025 meeting.

MOTION OPTIONS:
The City Council may:

1. Approve the Final Plat as presented;
2. Approve the Final Plat with conditions; or
3. Deny the Final Plat.

Attachments:

1. Location Map
2. PD Concept Plan
3. City Park Plans (Informational)
4. Final Plat for Palomino

Financial Summary

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to recommend approval of the Palomino Final Plat.

Denton CAD Web Map



3/6/2024, 5:46:02 PM

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Final Plat

Palomino

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Denton County Appraisal District, BIS Consulting - www.bisconsulting.com
Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey

Denton CAD Web Map



3/6/2024, 5:56:55 PM

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

Preliminary Plat

High Country Phase 10

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Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey



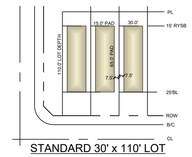
GRAPHIC SCALE IN FEET
0 50 100 200
1"=100' @ 22x34

Land Use Acreage Summary

Single-Family Residential	35.5	75.3%
Commercial	4.2	8.8%
Open Space	3.1	6.6%
City Dedication	2.1	4.4%
Lift Station	0.1	0.3%
Retention	2.2	4.7%
Total	**47.2**	**100.0%**

Lot Type Summary

30'x110'	300	100.0%
Total	**300**	**100%**



STANDARD 30' x 110' LOT

NOTES:
1. THIS PLAN IS CONCEPTUAL IN NATURE AND MAY HAVE BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.
2. FLOOD PLAIN SHOWN IS SUBJECT TO CHANGE BASED ON A MORE DETAILED FULLY DEVELOPED FLOOD STUDY ANALYSIS.
3. AERIAL IMAGE BY NEARMAP, COPYRIGHT 2024.

EXHIBIT C

Loyd Property

Aubrey, Texas

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
P 972-335-3580
State of Texas Registration No. F-928

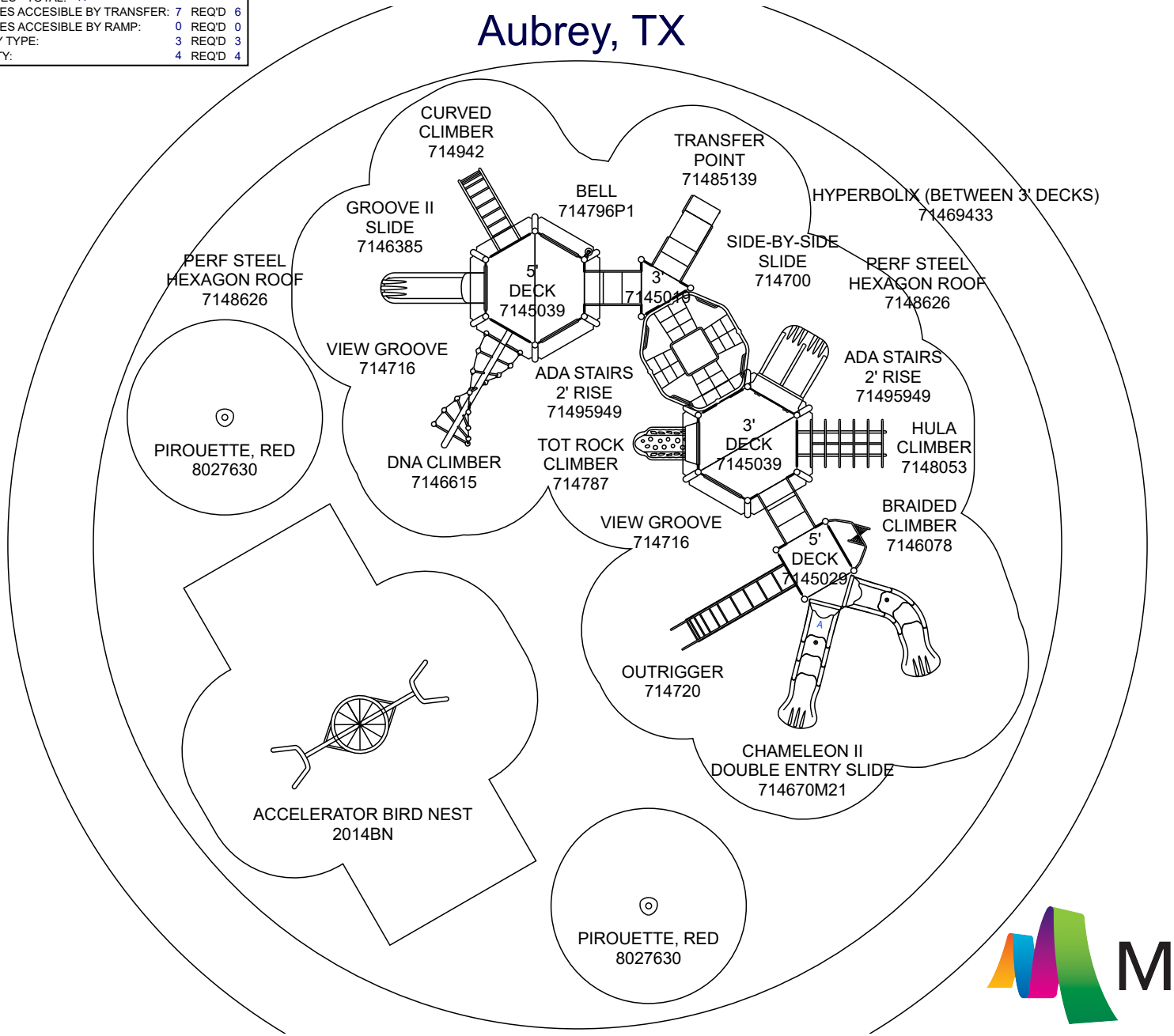
September 2024

DWG NAME K:\FRI_CIVIL\063451312-LOYD TRACT\CAD\EXHIBITS\PLANSHEETS\20240406 - CONCEPT PLAN UPDATES\20240905_CONCEPT PLAN.DWG
LAST SAVED 9/10/2024 4:13 PM, BY: FRANKLIN, AARON

Palomino Public Park
Aubrey, TX

FOR KIDS AGES 2-12 YEARS

AGE GROUP:	2-12		
ELEVATED PLAY ACTIVITIES - TOTAL:	11		
ELEVATED PLAY ACTIVITIES ACCESIBLE BY TRANSFER:	7	REQ'D	6
ELEVATED PLAY ACTIVITIES ACCESIBLE BY RAMP:	0	REQ'D	0
GROUND LEVEL ACTIVITY TYPE:	3	REQ'D	3
GROUND LEVEL QUANTITY:	4	REQ'D	4



INTERNATIONAL PLAY EQUIPMENT MANUFACTURERS ASSOCIATION — PUBLIC PLAY EQUIPMENT — IPEMA CERTIFIED TO ASTM F1487

To verify product certification, visit www.ipema.org

Miracle

webuildfun, Inc
103 W. McDermott, #300
Allen,TX
PHONE NO: (972) 727-0653
FAX NO: (972) 396-4994

GROUND SPACE: 66'-6" x 53'-6"

PROTECTIVE AREA: 63'-6" x 65'-0"

DRAWN BY: Chris Yanko | DATE: 12/16/2024

R0061_45639456639

- ✓ COMPLIES TO ASTM/CPSC
- ✓ COMPLIES TO ADA

To promote safe and proper equipment use by children. Miracle recommends the installation of either a Miracle safety sign or other appropriate safety signage near each playsystem's main entry point(s) to inform parents and supervisors of the age appropriateness of the playsystem and general rules for safe play.

THE PLAY COMPONENTS IDENTIFIED IN THIS PLAN ARE IPEMA CERTIFIED. THE USE AND LAYOUT OF THESE COMPONENTS CONFORM TO THE REQUIREMENTS OF ASTM F1487.

AN ENERGY ABSORBING PROTECTIVE SURFACE IS REQUIRED UNDER & AROUND ALL PLAY SYSTEMS



Decks — Red

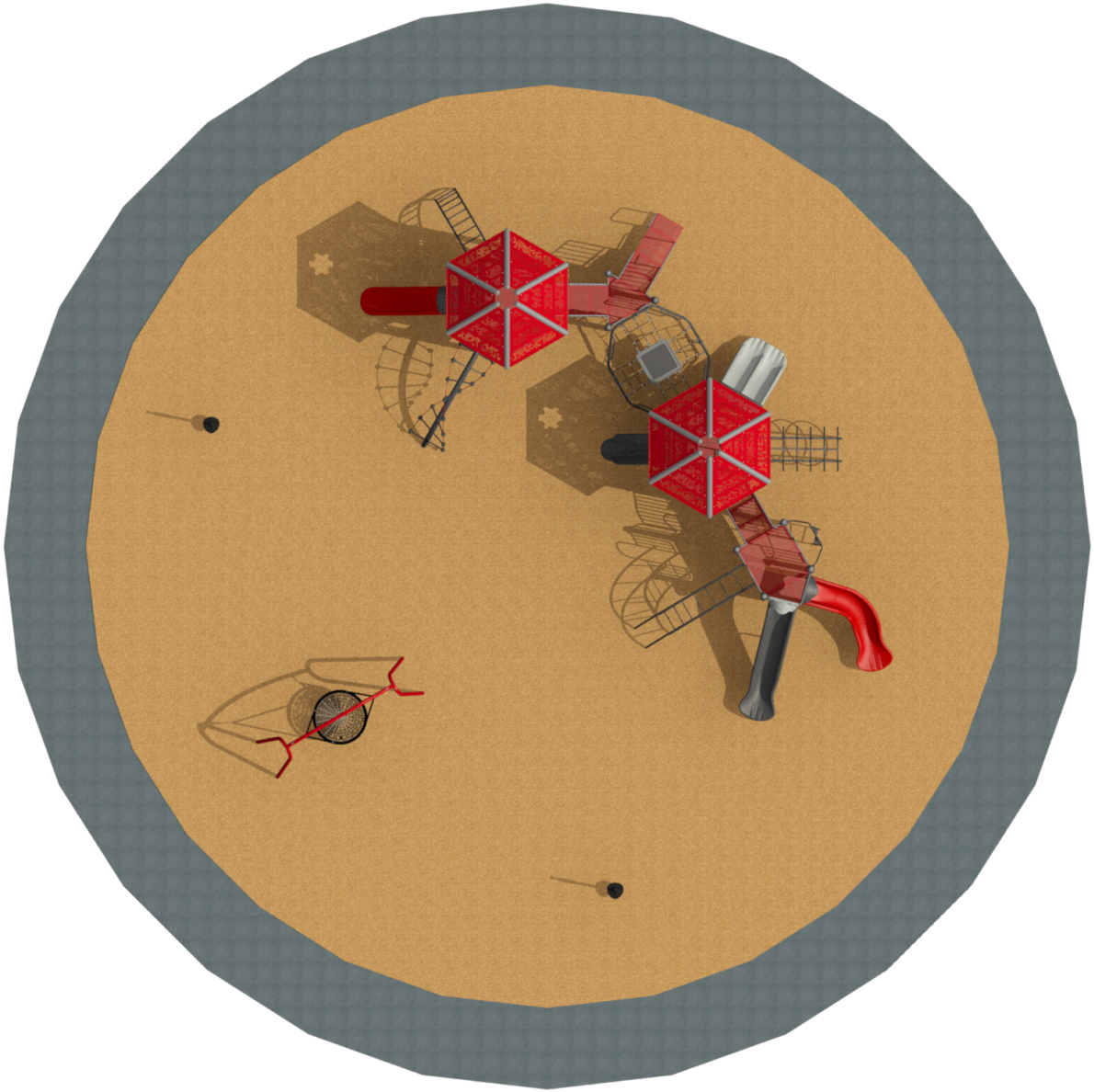
Metals — Red, Light Grey, Metallic Grey

Plastics — Red, Light Grey, Grey

Actual colors may vary. We work hard to ensure are our renderings are as life like as possible.

Palomino Public Park
Aubrey, TX
61_45639456639

webuildfun, inc. Miracle of Michigan



Decks
Red

Metals
Red
Light Grey
Metallic Grey

Plastics
Red
Light Grey
Grey

Actual colors may vary. We work hard to ensure are our renderings are as life like as possible.

Palomino Public Park
Aubrey, TX
61_45639456639

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Miracle of Michigan



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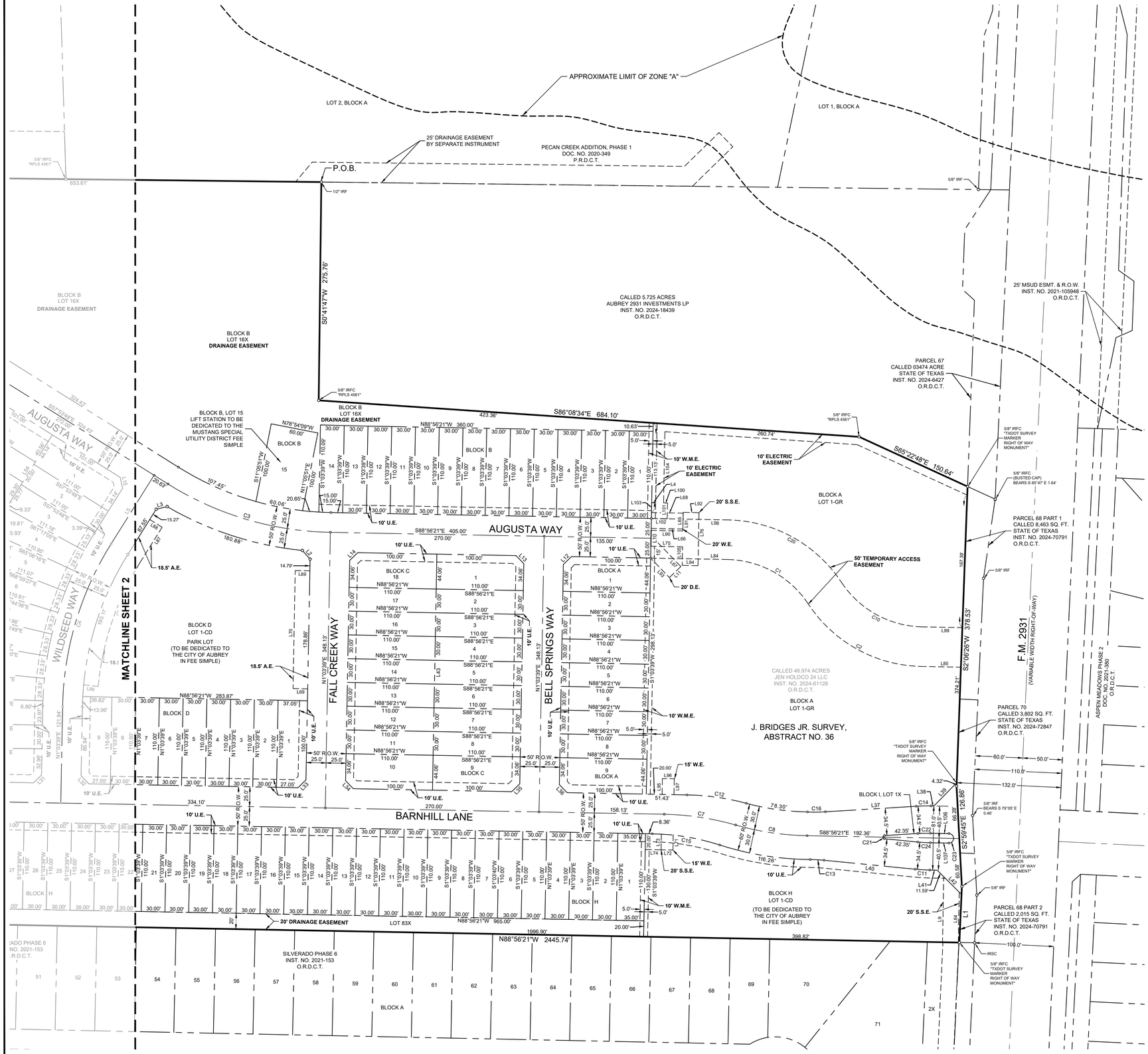
webuildfun, inc. Miracle of Michigan


APPROXIMATE LIMIT OF ZONE "A"
LOT 2, BLOCK A
LOT 1, BLOCK A
25' DRAINAGE EASEMENT BY SEPARATE INSTRUMENT
PECAN CREEK ADDITION, PHASE 1 DOC. NO. 2020-349 P.R.D.C.T.
5/8" IRFC "RPLS 4561"
653.61'
P.O.B.
1/2" IRF
5/8" IRF
S0°41'47"W 275.76'
BLOCK B LOT 16X DRAINAGE EASEMENT
CALLED 5.725 ACRES AUBREY 2931 INVESTMENTS LP INST. NO. 2024-18439 O.R.D.C.T.
25' MSUD ESMT. & R.O.W. INST. NO. 2021-105948 O.R.D.C.T.
PARCEL 67 CALLED 03474 ACRE STATE OF TEXAS INST. NO. 2024-6427 O.R.D.C.T.
5/8" IRFC "RPLS 4561"
S86°08'34"E 684.10'
423.36'
260.74'
S65°22'48"E 150.64'
5/8" IRFC "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT"
5/8" IRFC (BUSTED CAP) BEARS S 65°47' E 1.64'
BLOCK B, LOT 15 LIFT STATION TO BE DEDICATED TO THE MUSTANG SPECIAL UTILITY DISTRICT FEE SIMPLE
N78°54'08"W 60.00'
BLOCK B
BLOCK B LOT 16X DRAINAGE EASEMENT
N88°56'21"W 360.00'
10' W.M.E.
10' ELECTRIC EASEMENT
10' ELECTRIC EASEMENT
BLOCK A LOT 1-GR
20' S.S.E.
20' W.E.
20' D.E.
10' U.E.
AUGUSTA WAY
50' TEMPORARY ACCESS EASEMENT
PARCEL 68 PART 1 CALLED 8.463 SQ. FT. STATE OF TEXAS INST. NO. 2024-70791 O.R.D.C.T.
5/8" IRF
F.M. 2931 (VARIABLE WIDTH RIGHT-OF-WAY)
S2°06'26"W 378.53'
374.21'
162.39'
PARCEL 70 CALLED 3.802 SQ. FT. STATE OF TEXAS INST. NO. 2024-72847 O.R.D.C.T.
ASPEN MEADOWS PHASE 2 DOC. NO. 2021-380 O.R.D.C.T.
BLOCK D LOT 1-CD PARK LOT (TO BE DEDICATED TO THE CITY OF AUBREY IN FEE SIMPLE)
18.5' A.E.
WILDSEED WAY
MATCHLINE SHEET 2
FALL CREEK WAY
BELL SPRINGS WAY
N1°03'39"E 348.13'
CALLED 46.974 ACRES JEN HOLDCO 24 LLC INST. NO. 2024-61128 O.R.D.C.T.
BLOCK A LOT 1-GR
J. BRIDGES JR. SURVEY, ABSTRACT NO. 36
BLOCK C
BLOCK D
BLOCK H
BLOCK A
N88°56'21"W 283.87'
50' R.O.W.
BARNHILL LANE
334.10'
270.00'
158.13'
78.30'
192.36'
116.26'
BLOCK I, LOT 1X
S2°59'45"E 126.86'
5/8" IRF BEARS S 79°05' E 0.46'
5/8" IRFC "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT"
5/8" IRF
PARCEL 68 PART 2 CALLED 2.015 SQ. FT. STATE OF TEXAS INST. NO. 2024-70791 O.R.D.C.T.
IRSC
BLOCK H LOT 1-CD (TO BE DEDICATED TO THE CITY OF AUBREY IN FEE SIMPLE)
20' DRAINAGE EASEMENT
LOT 83X
N88°56'21"W 965.00'
1996.90'
N88°56'21"W 2445.74'
398.82'
SILVERADO PHASE 6 INST. NO. 2021-153 O.R.D.C.T.
BLOCK A
2X
71
324.43'
S82°33'48"E
274.15'
S87°48'46"E
S87°17'05"E
S88°37'16"E
S88°37'05"E
S88°36'54"E
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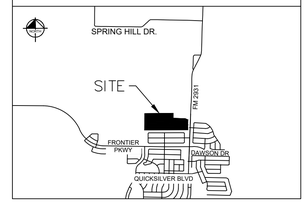
VICINITY MAP

N.T.S.



LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
	CENTERLINE OF ROAD
OHE	OVERHEAD UTILITY LINE

LEGEND

IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY TEXAS
D.E.	DRAINAGE EASEMENT
R.O.W.	RIGHT-OF-WAY
S.S.E.	SANITARY SEWER EASEMENT
	STREET NAME CHANGE
P.U.E.	PUBLIC UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
W.E.	WATER EASEMENT
A.E.	ACCESS EASEMENT
U.E.	UTILITY EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT

NORTH

GRAPHIC SCALE IN FEET

60 0 30 60 120

1" = 60' @ 24X36

FINAL PLAT
PALOMINO
46.974 ACRES

BLOCK A, LOTS 1-GR & 1-9;
BLOCK B, LOTS 1-15, 16X, 17-52 & 53X;
BLOCK C, LOTS 1-18; BLOCK D, LOTS 1-CD & 1-9;
BLOCK E, LOTS 1-28; BLOCK F, LOTS 1-92;
BLOCK G, LOTS 1-12 & 13X;
BLOCK H, LOTS 1-CD, 1-82 & 83X
BLOCK I, LOT 1X

300 RESIDENTIAL LOTS
5 HOMEOWNER'S ASSOCIATION (HOA) LOTS
2 COMMERCIAL LOTS
1 PARK LOT
1 LIFT STATION LOT

J. BRIDGES JR. SURVEY, ABSTRACT NO. 36
CITY OF AUBREY, DENTON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	APR. 2025	063451312	2 OF 4

OWNER:
Jen Holdco 24, LLC,
680 Fifth Avenue, 25th Floor
New York, New York 10019

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

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

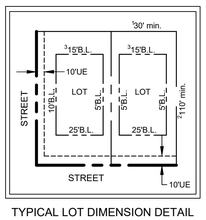
DWG NAME: K:\FRI_SURVEY\063451312-LOYD TRACT - LENNAR\DWG\063451312 PALOMINO FINAL PLAT.DWG PLOTTED BY: GUNAWAN, SYLVIANA 4/22/2025 5:18 PM LAST SAVED: 4/22/2025 5:12 PM

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S02°28'31"W	70.84'	L26	N46°32'43"E	42.78'	L51	N21°59'03"E	29.14'	L76	N01°03'39"E	66.97'	L101	S01°03'39"W	20.00'
L2	S41°54'56"E	14.63'	L27	N43°27'17"W	42.07'	L52	N25°13'06"E	29.14'	L77	N88°56'21"W	18.50'	L102	N88°56'21"W	20.00'
L3	N76°28'16"E	14.30'	L28	S43°56'21"E	14.14'	L53	N27°25'31"E	29.15'	L78	S01°03'39"W	74.00'	L103	N01°03'39"E	20.00'
L4	S88°56'21"E	5.00'	L29	N46°03'39"E	14.14'	L54	N32°06'12"E	30.00'	L79	S88°56'21"E	18.50'	L104	S01°03'39"W	89.89'
L5	N32°06'12"E	102.53'	L30	N43°56'21"W	14.14'	L55	S70°54'14"E	26.39'	L80	S88°56'21"E	18.50'	L105	S01°03'39"W	23.48'
L6	S43°56'21"E	28.28'	L31	S46°03'39"W	14.14'	L56	S76°57'19"E	26.39'	L81	N01°03'39"E	74.00'	L106	N88°56'21"W	23.37'
L7	S46°03'39"W	28.28'	L32	S43°56'21"E	14.14'	L57	S82°18'33"E	26.41'	L82	N88°56'21"W	18.50'	L107	S88°56'21"E	23.37'
L8	S46°03'39"W	28.28'	L33	N46°03'39"E	14.14'	L58	N17°53'11"E	31.34'	L83	N87°58'14"W	15.00'			
L9	N01°03'39"E	82.72'	L34	S43°56'21"E	14.14'	L59	N08°27'08"E	30.25'	L84	S88°56'21"E	97.06'			
L10	S01°03'39"W	50.00'	L35	N46°03'39"E	14.14'	L60	N01°03'39"E	30.00'	L85	N88°56'21"W	49.77'			
L11	S46°03'39"W	20.00'	L36	S43°56'21"E	14.14'	L61	S69°32'54"E	35.72'	L86	S83°07'24"E	18.51'			
L12	N46°03'39"E	14.14'	L37	N86°29'40"E	114.94'	L62	S65°43'45"E	35.72'	L87	N32°06'12"E	52.28'			
L13	S43°56'21"E	14.14'	L38	S88°56'21"E	3.68'	L63	S61°54'35"E	35.72'	L88	N57°53'48"W	18.50'			
L14	N46°03'39"E	14.14'	L39	N44°24'53"E	41.17'	L64	N01°03'39"E	63.50'	L89	S88°56'21"E	18.50'			
L15	S12°53'48"E	14.14'	L40	S84°22'22"E	115.46'	L65	N01°03'39"E	20.00'	L90	N88°56'21"W	40.00'			
L16	N77°06'12"E	14.14'	L41	S88°56'21"E	9.43'	L66	N88°56'21"W	40.00'	L91	S01°03'39"W	23.48'			
L17	N12°45'29"W	14.18'	L42	S45°04'56"E	43.22'	L67	S43°56'21"E	54.14'	L92	N88°56'21"W	20.00'			
L18	S46°03'39"W	14.14'	L43	N01°03'39"E	30.00'	L68	N88°56'21"W	40.00'	L93	S43°56'21"E	34.14'			
L19	S43°56'21"E	14.14'	L44	N01°03'39"E	30.00'	L69	N88°56'21"W	18.50'	L94	S88°56'21"E	20.00'			
L20	S46°03'39"W	14.14'	L45	N02°57'30"E	29.13'	L70	N01°03'39"E	149.08'	L95	S01°03'39"W	20.00'			
L21	N43°56'21"W	14.14'	L46	N07°07'39"E	29.13'	L71	N01°03'39"E	19.42'	L96	S88°56'21"E	15.00'			
L22	N46°03'39"E	14.14'	L47	N09°11'47"E	29.12'	L72	S88°56'21"E	15.00'	L97	S01°03'39"W	20.00'			
L23	N43°56'21"W	14.14'	L48	N12°09'02"E	29.13'	L73	S01°03'39"W	19.98'	L98	N88°56'21"W	97.06'			
L24	S46°03'39"W	14.14'	L49	N16°09'29"E	29.13'	L74	N88°56'21"W	20.00'	L99	N88°56'21"W	50.68'			
L25	S43°56'21"E	14.14'	L50	N18°13'05"E	29.13'	L75	N88°56'21"W	40.00'	L100	S88°56'21"E	5.00'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	55°35'35"	125.00'	121.29'	N61°08'34"W	116.58'
C2	55°35'35"	175.00'	169.80'	S61°08'34"E	163.22'
C3	31°02'33"	400.00'	216.72'	S73°25'04"E	214.08'
C4	31°02'33"	400.00'	216.72'	S16°34'56"W	214.08'
C5	31°02'33"	672.00'	364.09'	S16°34'56"W	359.65'
C6	31°02'33"	400.00'	216.72'	N73°25'04"W	214.08'
C7	14°58'05"	350.00'	91.43'	N81°27'19"W	91.18'
C8	14°58'05"	350.00'	91.43'	S81°27'19"E	91.18'
C9	26°50'03"	356.50'	166.96'	S18°41'11"W	165.44'
C10	55°35'35"	125.00'	121.29'	S61°08'34"E	116.58'
C11	4°33'59"	234.50'	18.69'	S86°39'22"E	18.68'
C12	14°01'11"	309.50'	75.73'	N81°55'46"W	75.54'
C13	5°15'23"	190.50'	17.48'	N87°00'04"W	17.47'
C14	4°33'59"	234.50'	18.69'	S88°46'39"W	18.68'
C15	16°50'22"	290.50'	85.38'	N80°31'10"W	85.07'
C16	6°47'24"	190.50'	22.58'	N89°31'30"E	22.56'
C17	141°41'02"	50.00'	123.64'	N46°03'39"E	94.46'
C18	141°41'02"	50.00'	123.64'	S43°56'21"E	94.46'
C19	141°41'02"	50.00'	123.64'	S43°56'21"E	94.46'
C20	55°35'35"	175.00'	169.80'	N61°08'34"W	163.22'
C21	170°52'02"	2.00'	5.96'	S01°03'39"W	3.99'
C22	4°33'59"	200.00'	15.94'	N88°46'39"E	15.94'
C23	180°00'00"	6.00'	18.85'	N01°03'39"E	12.00'
C24	4°33'59"	200.00'	15.94'	S86°39'22"E	15.94'

LAND USE TABLE		
LAND USE	ACREAGE	LOTS
RESIDENTIAL	25.269	300 LOTS
PARK	1.255	BLOCK D, LOT 1-CD
LIFT STATION	0.139	BLOCK B, LOT 15
COMMERCIAL	4.160	BLOCK A, LOT 1-GR
COMMERCIAL	0.958	BLOCK H, LOT 1-CD
HOA/ OPEN SPACE/ D.E.	3.549	BLOCK B, LOT 16X
HOA/ OPEN SPACE	0.072	BLOCK B, LOT 53X
HOA/ OPEN SPACE	0.658	BLOCK G, LOT 13X
HOA/ OPEN SPACE	1.326	BLOCK H, LOT 83X
HOA/ OPEN SPACE	0.019	BLOCK I, LOT 1X
R.O.W.	9.708	
TOTAL	46.974	309 LOTS

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 1	0.110	4,797	BLOCK B LOT 21	0.084	3,643	BLOCK B LOT 51	0.086	3,740	BLOCK D LOT 9	0.092	4,025	BLOCK E LOT 1	0.111	4,849	BLOCK F LOT 2	0.115	4,998	BLOCK F LOT 32	0.088	3,850	BLOCK F LOT 62	0.104	4,538	BLOCK F LOT 92	0.176	7,680	BLOCK H LOT 16	0.076	3,300	BLOCK H LOT 46	0.076	3,300	BLOCK H LOT 76	0.080	3,490
BLOCK A LOT 1-GR	4.160	181,223	BLOCK B LOT 22	0.087	3,810	BLOCK B LOT 52	0.100	4,355	BLOCK E LOT 1	0.111	4,849	BLOCK F LOT 3	0.108	4,707	BLOCK F LOT 33	0.087	3,800	BLOCK F LOT 63	0.173	7,546	BLOCK G LOT 1	0.079	3,450	BLOCK H LOT 17	0.076	3,300	BLOCK H LOT 47	0.076	3,300	BLOCK H LOT 77	0.080	3,475
BLOCK A LOT 2	0.076	3,300	BLOCK B LOT 23	0.098	4,272	BLOCK B LOT 53X	0.072	3,146	BLOCK E LOT 2	0.076	3,330	BLOCK F LOT 4	0.105	4,589	BLOCK F LOT 34	0.076	3,300	BLOCK F LOT 64	0.181	7,896	BLOCK G LOT 2	0.079	3,450	BLOCK H LOT 18	0.076	3,300	BLOCK H LOT 48	0.076	3,300	BLOCK H LOT 78	0.079	3,460
BLOCK A LOT 3	0.076	3,300	BLOCK B LOT 24	0.090	3,915	BLOCK C LOT 1	0.110	4,797	BLOCK E LOT 3	0.081	3,537	BLOCK F LOT 5	0.101	4,395	BLOCK F LOT 35	0.076	3,300	BLOCK F LOT 65	0.108	4,721	BLOCK G LOT 3	0.079	3,450	BLOCK H LOT 19	0.076	3,300	BLOCK H LOT 49	0.076	3,300	BLOCK H LOT 79	0.079	3,444
BLOCK A LOT 4	0.076	3,300	BLOCK B LOT 25	0.090	3,906	BLOCK C LOT 2	0.076	3,300	BLOCK E LOT 4	0.082	3,557	BLOCK F LOT 6	0.095	4,154	BLOCK F LOT 36	0.076	3,300	BLOCK F LOT 66	0.076	3,290	BLOCK G LOT 4	0.079	3,450	BLOCK H LOT 20	0.076	3,300	BLOCK H LOT 50	0.076	3,300	BLOCK H LOT 80	0.079	3,429
BLOCK A LOT 5	0.076	3,300	BLOCK B LOT 26	0.090	3,900	BLOCK C LOT 3	0.076	3,300	BLOCK E LOT 5	0.082	3,557	BLOCK F LOT 7	0.090	3,910	BLOCK F LOT 37	0.076	3,300	BLOCK F LOT 67	0.076	3,300	BLOCK G LOT 5	0.079	3,450	BLOCK H LOT 21	0.076	3,300	BLOCK H LOT 51	0.076	3,300	BLOCK H LOT 81	0.078	3,413
BLOCK A LOT 6	0.076	3,300	BLOCK B LOT 27	0.089	3,893	BLOCK C LOT 4	0.076	3,300	BLOCK E LOT 6	0.082	3,555	BLOCK F LOT 8	0.085	3,719	BLOCK F LOT 38	0.076	3,300	BLOCK F LOT 68	0.076	3,300	BLOCK G LOT 6	0.091	3,975	BLOCK H LOT 22	0.076	3,300	BLOCK H LOT 52	0.076	3,300	BLOCK H LOT 82	0.087	3,801
BLOCK A LOT 7	0.076	3,300	BLOCK B LOT 28	0.089	3,887	BLOCK C LOT 5	0.076	3,300	BLOCK E LOT 7	0.082	3,553	BLOCK F LOT 9	0.082	3,579	BLOCK F LOT 39	0.076	3,300	BLOCK F LOT 69	0.076	3,300	BLOCK G LOT 7	0.091	3,975	BLOCK H LOT 23	0.076	3,300	BLOCK H LOT 53	0.076	3,300	BLOCK H LOT 82	1.326	57,757
BLOCK A LOT 8	0.076	3,300	BLOCK B LOT 29	0.089	3,881	BLOCK C LOT 6	0.076	3,300	BLOCK E LOT 8	0.081	3,550	BLOCK F LOT 10	0.080	3,487	BLOCK F LOT 40	0.076	3,300	BLOCK F LOT 70	0.076	3,300	BLOCK G LOT 8	0.079	3,450	BLOCK H LOT 24	0.076	3,300	BLOCK H LOT 54	0.076	3,300	BLOCK I LOT 1X	0.019	838
BLOCK A LOT 9	0.110	4,797	BLOCK B LOT 30	0.089	3,874	BLOCK C LOT 7	0.076	3,300	BLOCK E LOT 9	0.081	3,546	BLOCK F LOT 11	0.079	3,435	BLOCK F LOT 41	0.076	3,300	BLOCK F LOT 71	0.076	3,300	BLOCK G LOT 9	0.079	3,450	BLOCK H LOT 25	0.076	3,300	BLOCK H LOT 55	0.076	3,300	OVERALL	46.974	2,046,185
BLOCK B LOT 1	0.076	3,300	BLOCK B LOT 31	0.089	3,868	BLOCK C LOT 8	0.076	3,300	BLOCK E LOT 10	0.082	3,555	BLOCK F LOT 12	0.076	3,300	BLOCK F LOT 42	0.076	3,300	BLOCK F LOT 72	0.076	3,290	BLOCK G LOT 10	0.079	3,450	BLOCK H LOT 26	0.076	3,300	BLOCK H LOT 56	0.076	3,300	ROW DEDICATION	9.708	422,895
BLOCK B LOT 2	0.076	3,300	BLOCK B LOT 32	0.089	3,861	BLOCK C LOT 9	0.110	4,797	BLOCK E LOT 11	0.081	3,514	BLOCK F LOT 13	0.076	3,300	BLOCK F LOT 43	0.076	3,300	BLOCK F LOT 73	0.091	3,944	BLOCK G LOT 11	0.079	3,450	BLOCK H LOT 27	0.076	3,300	BLOCK H LOT 57	0.076	3,300			
BLOCK B LOT 3	0.076	3,300	BLOCK B LOT 33	0.089	3,855	BLOCK C LOT 10	0.110	4,797	BLOCK E LOT 12	0.076	3,330	BLOCK F LOT 14	0.087	3,800	BLOCK F LOT 44	0.076	3,300	BLOCK F LOT 74	0.173	7,556	BLOCK G LOT 12	0.079	3,450	BLOCK H LOT 28	0.076	3,300	BLOCK H LOT 58	0.076	3,300			
BLOCK B LOT 4	0.076	3,300	BLOCK B LOT 34	0.088	3,849	BLOCK C LOT 11	0.076	3,300	BLOCK E LOT 13	0.108	4,719	BLOCK F LOT 15	0.088	3,850	BLOCK F LOT 45	0.076	3,300	BLOCK F LOT 75	0.197	8,583	BLOCK G LOT 13X	0.658	28,650	BLOCK H LOT 29	0.076	3,300	BLOCK H LOT 59	0.076	3,293			
BLOCK B LOT 5	0.076	3,300	BLOCK B LOT 35	0.088	3,842	BLOCK C LOT 12	0.076	3,300	BLOCK E LOT 14	0.108	4,719	BLOCK F LOT 16	0.076	3,300	BLOCK F LOT 46	0.076	3,300	BLOCK F LOT 76	0.106	4,618	BLOCK H LOT 1	0.088	3,850	BLOCK H LOT 30	0.076	3,300	BLOCK H LOT 60	0.089	3,858			
BLOCK B LOT 6	0.076	3,300	BLOCK B LOT 36	0.088	3,836	BLOCK C LOT 13	0.076	3,300	BLOCK E LOT 15	0.076	3,330	BLOCK F LOT 17	0.076	3,300	BLOCK F LOT 47	0.076	3,300	BLOCK F LOT 77	0.075	3,273	BLOCK H LOT 1-CD	0.958	41,751	BLOCK H LOT 31	0.076	3,300	BLOCK H LOT 61	0.141	6,161			
BLOCK B LOT 7	0.076	3,300	BLOCK B LOT 37	0.088	3,829	BLOCK C LOT 14	0.076	3,300	BLOCK E LOT 16	0.078	3,378	BLOCK F LOT 18	0.076	3,300	BLOCK F LOT 48	0.076	3,300	BLOCK F LOT 78	0.077	3,358	BLOCK H LOT 2	0.076	3,300	BLOCK H LOT 32	0.076	3,300	BLOCK H LOT 62	0.155	6,736			
BLOCK B LOT 8	0.076	3,300	BLOCK B LOT 38	0.088	3,823	BLOCK C LOT 15	0.076	3,300	BLOCK E LOT 17	0.082	3,569	BLOCK F LOT 19	0.076	3,300	BLOCK F LOT 49	0.076	3,300	BLOCK F LOT 79	0.080	3,475	BLOCK H LOT 3	0.076	3,300	BLOCK H LOT 33	0.076	3,300	BLOCK H LOT 63	0.127	5,529			
BLOCK B LOT 9	0.076	3,300	BLOCK B LOT 39	0.088	3,817	BLOCK C LOT 16	0.076	3,300	BLOCK E LOT 18	0.082	3,573	BLOCK F LOT 20	0.076	3,300	BLOCK F LOT 50	0.076	3,300	BLOCK F LOT 80	0.084	3,670	BLOCK H LOT 4	0.076	3,300	BLOCK H LOT 34	0.076	3,300	BLOCK H LOT 64	0.084	3,646			
BLOCK B LOT 10	0.076	3,300	BLOCK B LOT 40	0.087	3,810	BLOCK C LOT 17	0.076	3,300	BLOCK E LOT 19	0.082	3,576	BLOCK F LOT 21	0.076	3,300	BLOCK F LOT 51	0.087	3,800	BLOCK F LOT 81	0.090	3,942	BLOCK H LOT 5	0.076	3,300	BLOCK H LOT 35	0.076	3,300	BLOCK H LOT 65	0.084	3,657			
BLOCK B LOT 11	0.076	3,300	BLOCK B LOT 41	0.087	3,804	BLOCK C LOT 18	0.110	4,797	BLOCK E LOT 20	0.082	3,571	BLOCK F LOT 22	0.076	3,300	BLOCK F LOT 52	0.087	3,800	BLOCK F LOT 82	0.097	4,214	BLOCK H LOT 6	0.076	3,300	BLOCK H LOT 36	0.076	3,300	BLOCK H LOT 66	0.084	3,642			
BLOCK B LOT 12	0.076	3,300	BLOCK B LOT 42	0.087	3,797	BLOCK D LOT 1	0.092	4,026	BLOCK E LOT 21	0.082	3,571	BLOCK F LOT 23	0.076	3,300	BLOCK F LOT 53	0.076	3,300	BLOCK F LOT 83	0.076	3,300	BLOCK H LOT 7	0.076	3,300	BLOCK H LOT 37	0.076	3,300	BLOCK H LOT 67	0.083	3,627			
BLOCK B LOT 13	0.076	3,301	BLOCK B LOT 43	0.087	3,791	BLOCK D LOT 1-CD	1.255	54,669	BLOCK E LOT 22	0.082	3,570	BLOCK F LOT 24	0.076	3,300	BLOCK F LOT 54	0.076	3,300	BLOCK F LOT 84	0.076	3,300	BLOCK H LOT 8	0.076	3,300	BLOCK H LOT 38	0.076	3,300	BLOCK H LOT 68	0.083	3,612			
BLOCK B LOT 14	0.076	3,306	BLOCK B LOT 44	0.087	3,785	BLOCK D LOT 2	0.076	3,300	BLOCK E LOT 23	0.082	3,566	BLOCK F LOT 25	0.076	3,300	BLOCK F LOT 55	0.076	3,300	BLOCK F LOT 85	0.076	3,300	BLOCK H LOT 9	0.076	3,300	BLOCK H LOT 39	0.076	3,300	BLOCK H LOT 69	0.083	3,597			
BLOCK B LOT 15	0.139	6,048	BLOCK B LOT 45	0.087	3,778	BLOCK D LOT 3	0.076	3,300	BLOCK E LOT 24	0.082	3,568	BLOCK F LOT 26	0.076	3,300	BLOCK F LOT 56	0.076	3,300	BLOCK F LOT 86	0.087	3,800	BLOCK H LOT 10	0.076	3,300	BLOCK H LOT 40	0.076	3,300	BLOCK H LOT 70	0.082	3,581			
BLOCK B LOT 16X	3.549	154,611	BLOCK B LOT 46	0.087	3,772	BLOCK D LOT 4	0.076	3,300	BLOCK E LOT 25	0.082	3,564	BLOCK F LOT 27	0.076	3,300	BLOCK F LOT 57	0.076	3,300	BLOCK F LOT 87	0.100	4,375	BLOCK H LOT 11	0.076	3,300	BLOCK H LOT 41	0.076	3,300	BLOCK H LOT 71	0.082	3,566			
BLOCK B LOT 17	0.081	3,548	BLOCK B LOT 47	0.086	3,766	BLOCK D LOT 5	0.076	3,300	BLOCK E LOT 26	0.081	3,510	BLOCK F LOT 28	0.076	3,300	BLOCK F LOT 58	0.076	3,300	BLOCK F LOT 88	0.090	3,929	BLOCK H LOT 12	0.076	3,300	BLOCK H LOT 42	0.076	3,300	BLOCK H LOT 72	0.082	3,551			
BLOCK B LOT 18	0.081	3,548	BLOCK B LOT 48	0.086	3,759	BLOCK D LOT 6	0.076	3,300	BLOCK E LOT 27	0.076	3,330	BLOCK F LOT 29	0.076	3,300	BLOCK F LOT 59	0.076	3,300	BLOCK F LOT 89	0.095	4,128	BLOCK H LOT 13	0.076	3,300	BLOCK H LOT 43	0.076	3,300	BLOCK H LOT 73	0.081	3,536			
BLOCK B LOT 19	0.081	3,548	BLOCK B LOT 49	0.086	3,753	BLOCK D LOT 7	0.076	3,300	BLOCK E LOT 28	0.102	4,452	BLOCK F LOT 30	0.076	3,300	BLOCK F LOT 60	0.076	3,300	BLOCK F LOT 90	0.095	4,132	BLOCK H LOT 14	0.076	3,300	BLOCK H LOT 44	0.076	3,300	BLOCK H LOT 74	0.081	3,520			
BLOCK B LOT 20	0.082	3,566	BLOCK B LOT 50	0.086	3,746	BLOCK D LOT 8	0.076	3,300	BLOCK F LOT 1	0.130	5,666	BLOCK F LOT 31	0.076	3,300	BLOCK F LOT 61	0.075	3,273	BLOCK F LOT 91	0.095	4,132	BLOCK H LOT 15	0.076	3,300	BLOCK H LOT 45	0.076	3,300	BLOCK H LOT 75	0.080	3,505			



TYPICAL LOT DIMENSION DETAIL

1 - MINIMUM LOT WIDTH IS MEASURED ALONG THE FRONT BUILDING LINE FOR ALL LOTS.
2 - MINIMUM LOT DEPTH ALONG A "KNUCKLE" OR "CUL-DE-SAC" SHALL BE 90 FEET.
3 - MINIMUM REAR YARD SETBACK ALONG A "KNUCKLE" OR "CUL-DE-SAC" SHALL BE 5 FEET.

FINAL PLAT

PALOMINO

46.974 ACRES

BLOCK A, LOTS 1-GR & 1-9;
BLOCK B, LOTS 1-15, 16X, 17-52 & 53X;
BLOCK C, LOTS 1-18; BLOCK D, LOTS 1-CD & 1-9;
BLOCK E, LOTS 1-28; BLOCK F, LOTS 1-92;
BLOCK G, LOTS 1-12 & 13X;
BLOCK H, LOTS 1-CD, 1-82 & 83X
BLOCK I, LOT 1X

300 RESIDENTIAL LOTS
5 HOMEOWNER'S ASSOCIATION (HOA) LOTS
2 COMMERCIAL LOTS
1 PARK LOT
1 LIFT STATION LOT

J. BRIDGES JR. SURVEY, ABSTRACT NO. 36
CITY OF AUBREY, DENTON COUNTY, TEXAS

Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	APR. 2025	063451312	3 OF 4

OWNER:
Jen Holdco 24, LLC.
680 Fifth Avenue, 25th Floor
New York, New York 10019

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

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

DWG NAME: K:\FRI_SURVEY\063451312-LOYD TRACT - LENNAR\DWG\063451312 PALOMINO FINAL PLAT.DWG PLOTTED BY: GUNAWAN, SYLVIANA 4/22/2025 5:18 PM LAST SAVED: 4/22/2025 5:12 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS JEN HOLDCO 24, LLC, is the owner of a tract of land situated in the J. Bridges Jr. Survey, Abstract No. 36, City of Aubrey ETJ, Denton County, Texas, and being a portion of a called 46.974-acre tract of land described in a deed to Jen Holdco 24, LLC, as recorded in Instrument No. 2024-61128 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of a called 5.725 acre tract of land described in a deed to Aubrey 2931 Investments LP, as recorded in Instrument No. 2024-18439 of the Official Records of Denton County, Texas, common to the northerly northeast corner of said 46.974-acre tract, and being on the southerly line of Pecan Creek Addition, Phase 1, according to the plat thereof recorded in Document No. 2020-349 of the Plat Records of Denton County, Texas;

THENCE South 00°41'47" West, departing the southerly line of said Pecan Creek Addition, Phase 1, and along the common line of said 46.974-acre tract and said 5.725-acre tract, a distance of 275.76 feet to a 5/8 inch iron rod with plastic cap stamped "RPLS 4561" found for the southwest corner of said 5.725 acre tract, common to an interior corner of said 46.974-acre tract;

THENCE South 86°08'34" East, continuing along the common line of said 46.974-acre tract and said 5.725-acre tract, a distance of 684.10 feet to a 5/8 inch iron rod with plastic cap stamped "RPLS 4561" found for corner;

THENCE South 65°22'48" East, continuing along the common line of said 46.974-acre tract and said 5.725-acre tract, a distance of 150.64 feet to a 5/8 inch iron rod with plastic cap stamped "TxDOT Survey Marker Right of Way Monument" found for the easternmost northeast corner of said 46.974-acre tract, being on the westerly right of way line of said F.M. 2931, a variable width right-of-way;

THENCE South 02°06'26" West, along the easterly line of said 46.974-acre tract and along the westerly right of way line of said F.M. 2931, a distance of 378.53 feet to a 5/8 inch iron rod with plastic cap stamped "TxDOT Survey Marker Right of Way Monument" found for corner;

THENCE South 02°59'45" East, continuing along the easterly line of said 46.974-acre tract and the westerly right of way line of said F.M. 2931, a distance of 126.86 feet to a 5/8 inch iron rod with plastic cap stamped "TxDOT Survey Marker Right of Way Monument" found for corner;

THENCE South 02°28'31" West, continuing along the easterly line of said 46.974-acre tract and the westerly right of way line of said F.M. 2931, a distance of 70.84 feet to a 5/8 inch iron rod with plastic cap stamped "TxDOT Survey Marker Right of Way Monument" found for the southeast corner of said 46.974-acre tract, on the northerly line of Silverado Phase 6, according to the plat thereof recorded in Instrument No. 2021-153 of the Official Records of Denton County, Texas;

THENCE North 88°56'21" West, departing the proposed westerly right of way line of said F.M. 2931 and along the common lines of said 46.974-acre tract, said Silverado Phase 6 and the northerly line of Silverado Phase 7, according to the plat thereof recorded in Instrument No. 2021-242 of the Official Records of Denton County, Texas, a distance of 2,445.74 feet to the southwest corner of said 46.974-acre tract, common to the northwest corner of said Silverado Phase 7, being on the easterly line of a tract of land described as Parcel 2, Tract 3 in a deed to Aubrey Aggregates LLC, as recorded in Instrument No. 2017-115329 of the Official Records of Denton County, Texas, and on the easterly line of a 50 foot wide City of Aubrey Easement and Right of Way recorded in Instrument No. 2020-76205 of the Official Records of Denton County, Texas, from which, a 5/8 inch iron rod found for witness bears North 25°02' East, 0.21 feet;

THENCE North 02°01'46" East, along the westerly line of said 46.974-acre tract, the easterly line of said Parcel 2, Tract 3 and the easterly line of said easement and right of way, a distance of 933.89 feet to the northwest corner of said 46.974-acre tract, common to the southwest corner of a called 55.30 acre tract of land described in a deed to ALCM Construction, LLC, as recorded in Instrument No. 2019-139804 of the Official Records of Denton County, Texas, from which, a 5/8 inch iron rod with plastic cap stamped "RPLS 4561" found for witness bears North 73°40' West, 0.23 feet;

THENCE South 89°20'47" East, departing the easterly line of said Parcel 2, Tract 3 and the easterly line of said easement and right of way, along the northerly line of said 46.974-acre tract, the southerly line of said 55.30 acre tract, and the southerly line of aforesaid Pecan Creek Addition, Phase 1, a distance of 1,606.55 feet to the **POINT OF BEGINNING** and containing 46.974 acres (2,046,185 square feet) of land, more or less, save and except the following described tract:

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **JEN HOLDCO 24, LLC** acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as **PALOMINO**, an addition to the City of Aubrey, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Aubrey's use thereof. The City of Aubrey and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Aubrey and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

Witness this _____ day of _____, 20__.

BY: **JEN HOLDCO 24, LLC, a Delaware limited liability company**

BY: _____

Name: _____

Title: _____

STATE OF ARIZONA §

COUNTY OF _____ §

On this _____ day of _____, 2025, before me personally appeared _____ (name of signer), whom I know personally, and acknowledged that he/she executed the same.

_____

Notary Public, State of Arizona

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Sylviana Gunawan, do hereby certify that a survey was made on the ground of the property described hereon under my personal supervision and the iron rods were placed in accordance with the subdivision rules and regulations of the City of Aubrey, Texas.

PRELIMINARY

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

_____

Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone 972-335-3580

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sylviana Gunawan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

_____

Notary Public, State of Texas

CERTIFICATE OF FINAL PLAT APPROVAL

This Final Plat was reviewed and approved by the City Council of the City of Aubrey, Texas the _____ day of _____, 20____.

_____

CHRIS RICH, MAYOR
CITY OF AUBREY, TEXAS

FINAL PLAT
PALOMINO
46.974 ACRES

BLOCK A, LOTS 1-GR & 1-9;
BLOCK B, LOTS 1-15, 16X, 17-52 & 53X;
BLOCK C, LOTS 1-18; BLOCK D, LOTS 1-CD & 1-9;
BLOCK E, LOTS 1-28; BLOCK F, LOTS 1-92;
BLOCK G, LOTS 1-12 & 13X;
BLOCK H, LOTS 1-CD, 1-82 & 83X
BLOCK I, LOT 1X

300 RESIDENTIAL LOTS
5 HOMEOWNER'S ASSOCIATION (HOA) LOTS
2 COMMERCIAL LOTS
1 PARK LOT
1 LIFT STATION LOT

J. BRIDGES JR. SURVEY, ABSTRACT NO. 36
CITY OF AUBREY, DENTON COUNTY, TEXAS

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	APR. 2025	063451312	4 OF 4

OWNER:
Jen Holdco 24, LLC,
680 Fifth Avenue, 25th Floor
New York, New York 10019

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

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Frisco, Texas 75034
Phone: 972-335-3580
Contact : Mattew R. Duenwald, P.E.

DWG NAME: K:\FRI_SURVEY\063451312-LOYD TRACT - LENNAR\DWG\063451312 PALOMINO FINAL PLAT.DWG PLOTTED BY: GUNAWAN, SYLVIANA 4/22/2025 5:18 PM LAST SAVED: 4/22/2025 5:12 PM

City Council Meeting
Staff Report
May 22, 2025

Agenda Item
Consideration and action on a Site Plan for the Shops at High Meadows, Lot 4R1, Block A of the Garland Wilson Addition, located at the southwest corner of the intersection of E. Highmeadow Drive and Betty Lane, in the City of Aubrey, Denton County, Texas. (CLR Realty Group, LLC)

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

Summary
The applicant has submitted a Site Plan application for Shops at High Meadow. A Site Plan was conditionally approved in June of 2024 and that application has been withdrawn and replaced with this current application.

The property is in an area with considerable drainage issues and the applicant's engineer and the City Engineer have worked on a plan to meet the requirements of the City's regulations. Underground detention in the parking lot has been added to the site and plans and has not been approved per the Technical Construction Standards and Specifications Manual (TCS&S Manual).

The Site Plan is for a 1.121 acre lot and is planned for shopping center uses including two (2) one-story buildings. The plan requires 48 parking spaces and it provides 27 parking spaces for retail use and 21 parking spaces for restaurant use, for a total of 48 parking spaces, four (4) of which will be ADA accessible.

The applicant has requested a variance to the landscape buffer requirements along the southern and western property boundaries. There is a 10 foot water easement along the southern property boundary and trees are not recommended to be planted in city utility easements. Currently, the western property boundary illustrates a two (2) foot retaining wall easement and the engineering review illustrates a need for a five (5) foot retaining wall easement. The landscape plan identifies a number of trees and shrubs along the northwest boundary and the plan far exceeds the required landscape materials.
Summary of Required and Proposed Landscaping

	Required	Provided
Canopy Trees	9	31
Accent Trees	17	8
Shrubs	67	192

Per Chapter 14, Section 23.F.4 the Planning and Zoning Commission can recommend modification to site plans inconsistent with the landscaping requirements:
(4) Variances. In conjunction with site plan approval, a variance to the provisions of this subsection may be allowed by the City Council, with a recommendation to grant such variance from the Planning and Zoning Commission, unless otherwise specified herein. The applicant shall prove that the variance from the regulations herein is warranted under the circumstances presented. A variance may be granted if the Planning and Zoning Commission and/or City Council finds that:

1. *Unique circumstances exist on the property that make application of specific items in this section unduly burdensome on the applicant;*
2. *The variance will have no adverse impact on current or future development;*
3. *The variance is in keeping with the spirit of the zoning regulations, and will have a minimal impact, if any, on the surrounding land uses;*
4. *The variance will have no adverse impact on the public health, safety and general welfare.*

A financial hardship shall not be considered a basis for the granting of a variance.

The previously approved/withdrawn Site Plan was granted a variance to the landscape requirements.

The property will need to be replatted to dedicate the proposed fire lane, drainage, and franchise utility easements as shown on the Site Plan and it is after this agenda item.

RECOMMENDATION:
Staff recommends approval of the Site Plan with the following conditions:

1. Per Chapter 10, Subdivision Ordinance, Article 1, Section 4 & 11, Owner/applicant to address the comments of the City Engineer's review of the civil plans:
2. The drainage plans shall comply with the TCS&S Manual and be approved by the City Engineer and supporting calculations for the underground detention system are required;
3. The retaining wall specifications shall meet engineering design requirements;
4. The photometric plans shall comply with Chapter 3, Building Regulations, Article 11, Division 3 Outdoor Lighting Requirements; and
5. The Landscape Plan requires a variance for the landscape buffers along the south and west property boundaries that may be granted by City Council, Per Chapter 14, Section 23.F.4.

PLANNING & ZONING COMMISSION RECOMMENDATION:
The Planning & Zoning Commission unanimously recommended (6-0) the Site Plan for City Council approval with the conditions at their May 8, 2025 meeting.

MOTION OPTIONS:
The City Council may:

1. Approve the Site Plan as presented;
2. Approve the Site Plan with additional conditions; or
3. Deny the Site Plan.

Attachments:

1. Location Map
2. Site Plan and Civil Plans
3. Elevations

Financial Summary

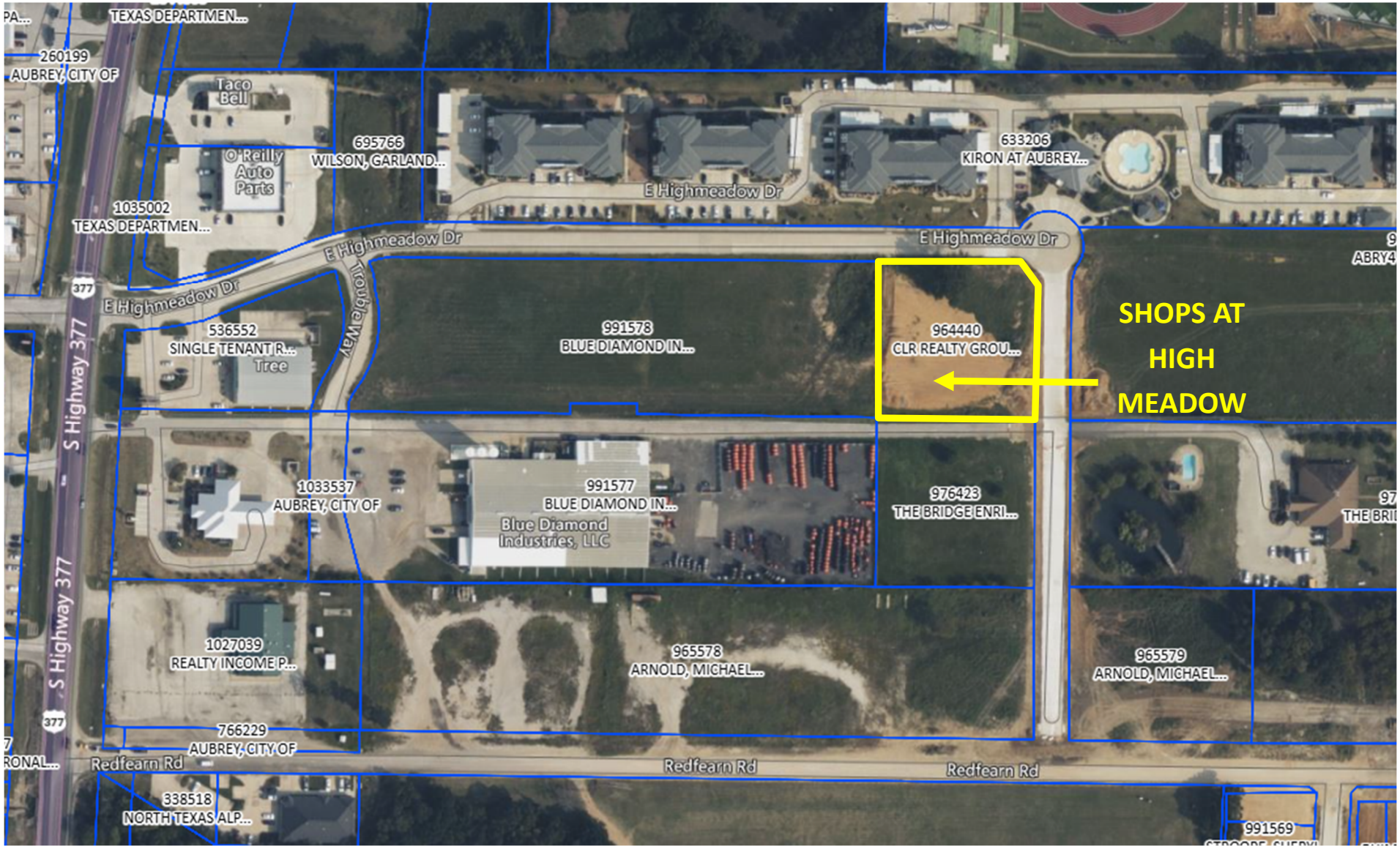
Staff Recommended Action
Approve with Conditions

Staff Recommended Motion

Motion to approve the Site Plan with conditions.

LOCATION MAP

SHOPS AT HIGH MEADOW



PRIVATE CIVIL CONSTRUCTION PLANS

FOR

SHOPS AT HIGH MEADOWS

AUBREY, TX

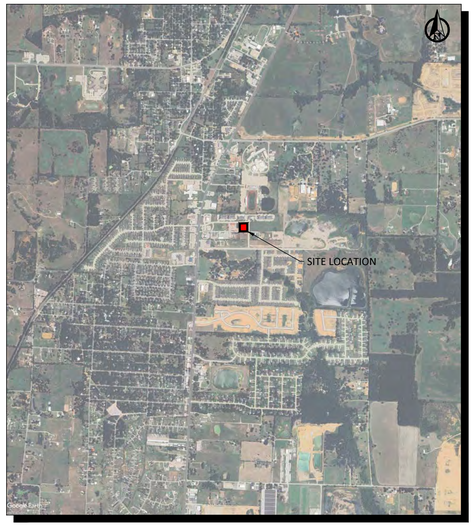
LOT 4R1R, BLOCK A

GARLAND WILSON ADDITION

SUBMITTAL LOG:

70% PLANS	12-04-2023
1st SITE PLAN SUBMITTAL	12-13-2023
2nd SITE PLAN SUBMITTAL	01-31-2024
3rd SITE PLAN SUBMITTAL	04-02-2024
4th SITE PLAN SUBMITTAL	05-15-2024
5th SITE PLAN SUBMITTAL	05-28-2024
6th SITE PLAN SUBMITTAL	12-11-2024
7th SITE PLAN SUBMITTAL	02-03-2025
8th SITE PLAN SUBMITTAL	03-11-2025

CITY OF AUBREY
DENTON COUNTY, TEXAS



FEBRUARY 03, 2025

ENGINEER
BEAR LAND COMPANY
McKINNEY, TX 75069
TBPE FIRM #F-22218

OWNER
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

ARCHITECT
JAW ARCHITECTS, INC.
6115 CAMP BOWIE BLVD.,
SUITE 200
FORT WORTH, TX 76116

LANDSCAPE ARCHITECT
LAND DESIGN, INC.
5301 ALPHA RD., #24,
DALLAS, TX 75240

CIVIL SHEET INDEX:

C0.00	COVER SHEET
-	FINAL PLAT
C0.01	GENERAL NOTES
C0.02	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.00	SITE AND DIMENSION CONTROL PLAN
C1.01	PAVING PLAN
C1.02	EMERGENCY AND ACCESSIBLE ACCESS PLAN
C2.00	GRADING PLAN
C2.01	EXISTING DRAINAGE AREA MAP
C2.02	PROPOSED DRAINAGE AREA MAP
C2.03	DRAINAGE PLAN
C2.02	PROPOSED DRAINAGE AREA MAP
C2.03	DRAINAGE PLAN
C2.04	UNDERGROUND DETENTION DETAILS
C2.05	UNDERGROUND DETENTION DETAILS
C3.00	UTILITY PLAN
C3.01	SANITARY SEWER PROFILES
C4.00	EROSION CONTROL PLAN
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE DETAIL
E3.0	SITE LIGHTING PLAN
APPENDIX	CITY OF AUBREY CONSTRUCTION DETAILS

BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:

STATE OF TEXAS
JARED HELMBERGER
130231
LICENSED
PROFESSIONAL ENGINEER
03-11-2025

REVISION(S): DATE:

PROJECT BENCHMARKS:

BM#1 - "X" CUT SET
Elev: 672.83'
N: 7156538.32
E: 2432354.00
BM#2 - "X" CUT SET
Elev: 673.14'
N: 7156291.65
E: 2432613.51
(As provided by TOPOGRAPHIC)

811
Know what's **below.**
Call before you dig.

PROJECT INFORMATION:

SHOPS AT HIGH MEADOWS

OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

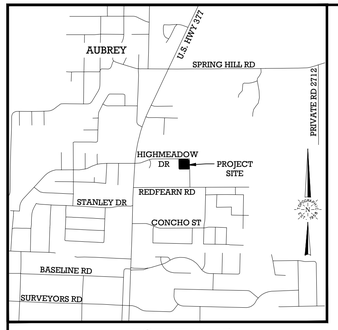
BEAR LAND COMPANY

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C0.00



VICINITY MAP
N.T.S.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S31°19'51"E	17.14'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	26°07'46"	50.00'	22.80'	S43°31'56"E	22.61'

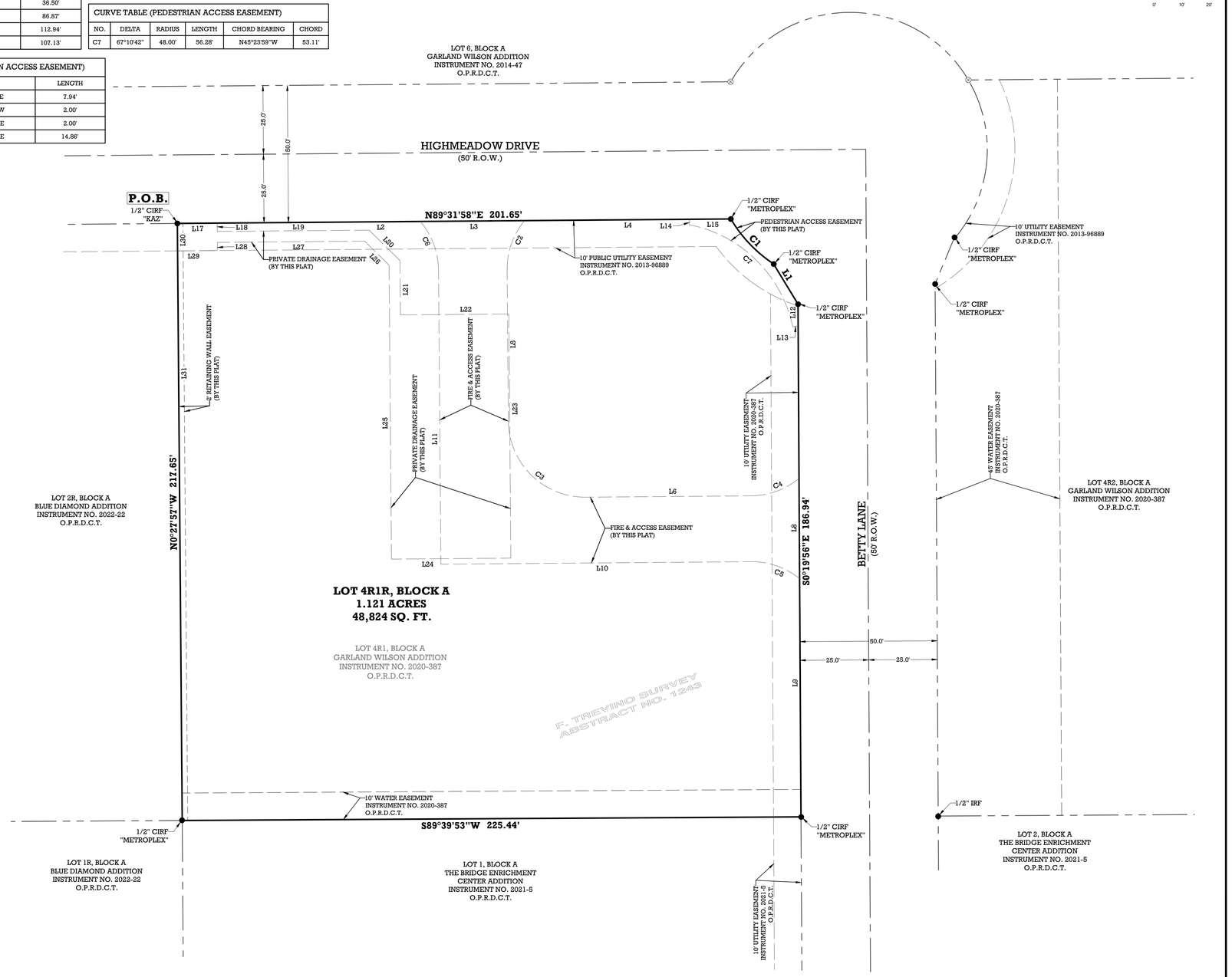
LINE TABLE (PRIVATE DRAINAGE EASEMENT)		
NO.	BEARING	LENGTH
L17	N89°31'58"E	14.50'
L18	S00°28'02"E	3.01'
L19	N89°31'58"E	55.33'
L20	S45°28'02"E	15.80'
L21	S00°28'02"E	19.81'
L22	N89°31'58"E	39.50'
L23	S00°28'02"E	89.00'
L24	S89°31'58"W	43.50'
L25	N00°28'02"W	107.16'
L26	N45°28'02"W	12.49'
L27	S89°31'58"W	53.67'
L28	S00°28'02"E	2.99'
L29	S89°31'58"W	14.50'
L30	N00°27'57"W	10.00'
L31	S00°27'57"E	207.65'

LINE TABLE (FIRE & ACCESS EASEMENT)		
NO.	BEARING	LENGTH
L2	N89°31'58"E	88.55'
L3	N89°31'58"E	37.91'
L4	N89°31'58"E	75.18'
L5	S00°28'02"E	55.10'
L6	N89°31'58"E	60.16'
L8	S00°19'56"E	36.50'
L9	S00°19'56"E	86.87'
L10	S89°31'58"W	112.94'
L11	N00°28'02"W	107.13'

CURVE TABLE (FIRE & ACCESS EASEMENT)					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C2	39°44'08"	28.00'	19.42'	S19°24'02"W	19.03'
C3	90°00'00"	28.00'	43.98'	S45°28'02"E	39.60'
C4	38°51'15"	28.00'	18.99'	N70°06'21"E	18.63'
C5	39°12'20"	28.00'	19.16'	N70°51'52"W	18.79'
C6	39°40'03"	28.00'	19.39'	N20°18'03"W	19.00'

CURVE TABLE (PEDESTRIAN ACCESS EASEMENT)					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C7	67°10'42"	48.00'	56.28'	N45°23'59"W	53.11'

LINE TABLE (PEDESTRIAN ACCESS EASEMENT)		
NO.	BEARING	LENGTH
L12	S00°19'56"E	7.94'
L13	S78°11'22"W	2.00'
L14	N11°00'40"E	2.00'
L15	N89°31'58"E	14.86'



GENERAL NOTES:

1. ORIGINAL DOCUMENT SIZE: 24" X 36"
2. ALL BEARINGS, DISTANCES, ACREAGES AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983. ALL MEASURED ELEVATIONS SHOWN HEREON ARE CORRELATED TO NAVD 88 VERTICAL DATUM.
3. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE DENTON COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
5. ACCORDING TO THE FEMA FIRM MAP NUMBER 48121C0265G, REVISED APRIL 18, 2011. THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X".
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS SURVEYOR IS UNAWARE OF.
7. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
8. THE PURPOSE OF THIS REPLAT IS TO REVISE AND ADD EASEMENTS TO EXISTING LOT.

APPROVED AND ACCEPTED:

_____
MAYOR
CITY OF AUBREY, TEXAS

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF AUBREY, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING REPLAT OF LOT 4R1R, BLOCK A, GARLAND WILSON ADDITION, AN ADDITION TO THE CITY OF AUBREY, TEXAS, WAS SUBMITTED TO THE CITY COUNCIL ON THE ____ DAY OF _____, 2024, AND THE COUNCIL BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN AND SET FORTH IN AND UPON SAID PLAT, AND SAID COUNCIL FURTHER AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HER NAME AS HEREIN ABOVE SUBSCRIBED.

ATTEST THIS ____ DAY OF _____, 2024

_____
CITY SECRETARY
CITY OF AUBREY, TEXAS

CERTIFICATION:

THAT I, FORREST C. NANCE, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 6809, HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON OCTOBER 5, 2023.

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

_____
FORREST C. NANCE, R.P.L.S. NO. 6809

STATE OF TEXAS

COUNTY OF DENTON

WHEREAS WE, CLR REALTY GROUP LLC, ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE F. TREVINO SURVEY, ABSTRACT NO. 1243 IN THE CITY OF AUBREY, DENTON COUNTY, TEXAS AND BEING ALL OF LOT 4R1, BLOCK A OF GARLAND WILSON ADDITION, AN ADDITION TO THE CITY OF AUBREY, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED INSTRUMENT 2020-387 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS (O.P.R.D.C.T.) SAME BEING DESCRIBED IN A DEED TO CLR REALTY GROUP, LLC, AS RECORDED IN INSTRUMENT NO. 2023-80154, O.P.R.D.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "KAZ" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 4R1 AND THE NORTHEAST CORNER OF LOT 2R, BLOCK A OF BLUE DIAMOND ADDITION, AN ADDITION TO THE CITY OF AUBREY, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 2022-22, O.P.R.D.C.T. AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF HIGHMEADOW DRIVE;

THENCE NORTH 89°31'58" EAST, WITH THE NORTH LINE OF SAID LOT 4R1 AND SAID SOUTH RIGHT-OF-WAY LINE OF HIGHMEADOW DRIVE, A DISTANCE OF 201.65 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "METROPLEX" FOUND FOR THE NORTH CORNER OF A CORNER CLIP AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE OF HIGHMEADOW DRIVE AND THE WEST RIGHT-OF-WAY LINE OF HIGHMEADOW DRIVE AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS 50.00 FEET;

WITH SAID CORNER CLIP THE FOLLOWING:

WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 22.80 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 43°31'56" EAST, 22.61 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "METROPLEX" FOUND;

SOUTH 31°19'51" EAST, A DISTANCE OF 17.14 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "METROPLEX" FOUND;

THENCE SOUTH 0°19'56" EAST, WITH THE EAST LINE OF SAID LOT 4R1 AND SAID WEST RIGHT-OF-WAY LINE OF HIGHMEADOW DRIVE, A DISTANCE OF 186.94 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "METROPLEX" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 4R1 AND THE NORTHEAST CORNER OF LOT 1, BLOCK A OF THE BRIDGE ENRICHMENT CENTER ADDITION, AN ADDITION TO THE CITY OF AUBREY, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 2021-5, O.P.R.D.C.T.;

THENCE SOUTH 89°39'53" WEST, WITH THE SOUTH LINE OF SAID LOT 4R1 AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 225.44 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "METROPLEX" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 4R1 AND THE NORTHWEST CORNER OF SAID LOT 1 AND THE NORTH NORTHEAST CORNER OF LOT 1R, BLOCK A OF SAID BLUE DIAMOND ADDITION AND SAME BEING THE SOUTHEAST CORNER OF SAID LOT 2R;

THENCE NORTH 0°27'57" WEST, WITH THE WEST LINE OF SAID LOT 4R1 AND THE EAST LINE OF SAID 2R, A DISTANCE OF 217.65 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.121 ACRES (48,824 SQUARE FEET) OF LAND.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, CLR REALTY GROUP, LLC. DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS, LOT 4R1R, BLOCK A OF GARLAND WILSON ADDITION, AN ADDITION TO THE CITY OF AUBREY, DENTON COUNTY, TEXAS AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER THE STREETS AND EASEMENTS AS SHOWN HEREON.

BY: _____

NAME/TITLE:_____

DATE:_____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED, _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND THE CAPACITY THEREIN STATED;

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2024.

_____
NOTARY PUBLIC, STATE OF TEXAS

LEGEND

- SUBJECT PROPERTY LINE
- ADJOINER LINE
- EASEMENT
- IRON ROD FOUND (IRF) (AS NOTED)
- "X" CUT FOUND

ABBREVIATIONS

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
(XXXX) = DEED CALLS
P.O.B. = PLACE OF BEGINNING

REVISION

NO.	DESCRIPTION	DATE

OWNER

CLR REALTY GROUP, LLC.
10553 BARTLETT DRIVE
FRISCO, TEXAS 75035

SURVEYOR

TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
481 WINSCOTT ROAD, Ste. 200 • BENBROOK, TEXAS 76126
TELEPHONE: (817) 744-7512 • FAX (817) 744-7554
TEXAS FIRM REGISTRATION NO. 10042504
WWW.TOPOGRAPHIC.COM

FINAL PLAT

LOT 4R1R, BLOCK A
GARLAND WILSON ADDITION
BEING A REPLAT OF LOT 4R1, BLOCK A OF GARLAND WILSON ADDITION, AN ADDITION TO THE CITY OF AUBREY, DENTON COUNTY, TEXAS AS RECORDED IN INSTRUMENT NO. 2020-387, O.P.R.D.C.T.

FILE: FP_BL_HIGHMEADOWS_20250311		REVISION
DRAFT: BWM	CHECK: FCN	0
SHEET: 1 OF 1	DATE: 12/10/2024	

GENERAL:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARD DETAILS AND SPECIFICATIONS, CONSTRUCTION PLANS INCLUDED IN THIS PLAN SET, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST.
2. IN INSTANCES WHERE THE GOVERNING MUNICIPALITY STANDARDS OR NOTES CONFLICT WITH THESE PLANS, THE MOST RESTRICTIVE STANDARDS SHALL APPLY.
3. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE DEVELOPMENT AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS AND GENERAL NOTES.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS.
5. THE EXISTING CONDITIONS SHOWN ON THESE PLANS WERE PROVIDED BY THE TOPOGRAPHIC SURVEY PREPARED BY THE PROJECT SURVEYOR. THE CONTRACTOR SHALL REFERENCE THE SAME BENCHMARKS AS THE PROJECT SURVEYOR.
6. THE CONTRACTOR SHALL REVIEW AND VERIFY THE EXISTING FIELD CONDITIONS SHOWN ON THESE PLANS REPRESENT THE EXISTING FIELD CONDITIONS ON-SITE, PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES FOUND TO THE OWNER AND ENGINEER IMMEDIATELY.
8. CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SURVEYING AND STAKING.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL CONTROL, PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF PROPOSED IMPROVEMENTS. PROPERTY LINES AND CORNERS SHALL BE HELD AS THE HORIZONTAL CONTROL. BENCHMARKS PROVIDED FROM THE PROJECT SURVEYOR SHALL BE HELD AS THE VERTICAL CONTROL.
10. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS THAT MAY AFFECT CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT, OWNER, DEVELOPER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE ARCHITECT, ENGINEER, OWNER, AND IF APPLICABLE THE CITY. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE ARCHITECT, ENGINEER, AND OWNER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE ITEM IN QUESTION.
11. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. ARCHITECT, ENGINEER, AND OWNER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA, BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE AN ADEQUATE MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION, SO THE UTILITY COMPANIES CAN LOCATE ANY EXISTING FACILITIES.
13. CONTRACTOR SHALL CALL TEXAS 811 AN ADEQUATE AMOUNT OF TIME PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
14. CONTRACTOR SHALL USE EXTREME CAUTION AS THE SITE CONTAINS VARIOUS KNOWN AND UNKNOWN PUBLIC AND PRIVATE UTILITIES.
15. THE LOCATIONS, ELEVATIONS, DEPTHS, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE UTILITY COMPANY MAPS AND PLANS. THEY ARE CONSIDERED APPROXIMATE AND INCOMPLETE. IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE PRESENCE, LOCATION, ELEVATION, DEPTH, AND DIMENSION OF EXISTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION SO THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES.
16. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY ADJUSTMENTS AND RELOCATIONS OF EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS.CONTRACTOR SHALL ARRANGE FOR OR PROVIDE, AT ITS EXPENSE, ALL GAS, TELECOMMUNICATIONS, CABLE, OVERHEAD AND UNDERGROUND POWER LINE, AND UTILITY POLE ADJUSTMENTS NEEDED.
18. CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF FRANCHISE UTILITIES THAT ARE NECESSARY FOR ON-SITE AND OFF-SITE CONSTRUCTION, AND SERVICE TO THE PROPOSED DEVELOPMENT.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES DUE TO THE CONTRACTORS' FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES.
21. CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND UTILITY LINES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, FEDERAL AND UTILITY OWNER REGULATIONS PERTAINING TO WORK SETBACKS FROM UTILITY LINES.
22. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS, APPROVALS, AND BONDS PRIOR TO CONSTRUCTION.
23. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, GEOTECHNICAL REPORT AND ADDENDA, PROJECT AND CITY SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, SWPPP AND INSPECTION REPORTS.
25. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES, AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO USE OF THE FACILITY AND THE FINAL CONNECTION OF SERVICES.
26. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
27. CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES.
28. ALL SYMBOLS SHOWN ON THESE PLANS (E.G. FIRE HYDRANT, METERS, VALVES, INLETS, ETC....) ARE FOR PRESENTATION PURPOSES ONLY AND ARE NOT TO SCALE.
29. THE SCOPE OF WORK FOR THE CIVIL IMPROVEMENTS SHOWN ON THESE PLANS TERMINATES 5-FEET FROM THE BUILDING. REFERENCE THE BUILDING PLANS (E.G. ARCHITECTURAL, STRUCTURAL, MEP) FOR AREAS WITHIN 5-FEET OF THE BUILDING AND WITHIN THE BUILDING FOOTPRINT.
30. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL FINAL BUILDING DIMENSIONS.
33. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL MATERIALS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND COMPLY WITH CITY STANDARD SPECIFICATIONS AND GEOTECHNICAL REPORT. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING MATERIALS. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR MATERIALS TESTING.
34. ALL COPIES OF MATERIALS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY.
35. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE MATERIALS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
37. ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA. NO ENCROACHMENTS OUTSIDE OF THE WORK AREA WILL BE ALLOWED. ANY DAMAGE RESULTING THEREFROM SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO REPAIR.
39. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY OR PUBLIC IMPROVEMENTS TO ORIGINAL CONDITION OR BETTER AT NO COST TO THE OWNER.
40. ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY SITE CONSTRUCTION SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER, INCLUDING AS NECESSARY GRADING, LANDSCAPING, CULVERTS, AND PAVEMENT.
41. THE CONTRACTOR SHALL SALVAGE ALL EXISTING ITEMS THAT ARE TO BE RELOCATED DURING CONSTRUCTION.
42. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AND DEBRIS AT ALL TIMES.
43. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER LICENSNED TO PRACTICE IN THAT STATE, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
44. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.
45. SITE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
46. THESE PLANS DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE ENGINEER'S SEAL HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL REQUIRED SAFETY PROCEDURES AND PROGRAMS.
47. SIGNS RELATED TO SITE OPERATION OR SAFETY ARE NOT INCLUDED IN THESE PLANS.
48. CONTRACTOR OFFICE AND STAGING AREA SHALL BE AGREED ON BY THE OWNER AND CONTRACTOR PRIOR TO BEGINNING OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING REQUIREMENTS FOR THE CONSTRUCTION OFFICE, TRAILER, STORAGE, AND STAGING OPERATIONS AND LOCATIONS.
50. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE GOVERNING MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
51. TOP RIM ELEVATIONS OF ALL EXISTING AND PROPOSED MANHOLES SHALL BE COORDINATED WITH TOP OF PAVEMENT OR FINISHED GRADE AND SHALL BE ADJUSTED TO BE FLUSH WITH THE ACTUAL FINISHED GRADE AT THE TIME OF PAVING.
52. CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED VALVES, FIRE HYDRANTS, AND OTHER UTILITY APPURTENANCES TO MATCH ACTUAL FINISHED GRADES AT THE TIME OF PAVING.
53. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SEQUENCING AND PHASING, AND SHALL CONTACT THE APPROPRIATE CITY OFFICIALS, INCLUDING BUILDING OFFICIAL, ENGINEERING INSPECTOR, AND FIRE MARSHALL TO LEARN OF ANY REQUIREMENTS.
54. CONTRACTOR IS RESPONSIBLE FOR PREPARATION, SUBMITTAL, IMPLEMENTATION AND APPROVAL BY THE CITY OF A TRAFFIC CONTROL PLAN PRIOR TO THE START OF CONSTRUCTION.
55. CONTRACTOR SHALL KEEP A NEAT AND ACCURATE RECORD OF CONSTRUCTION, INCLUDING ANY DEVIATIONS OR VARIANCES FROM THE PLANS.
56. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS TO THE ENGINEER AND CITY IDENTIFYING ALL DEVIATIONS AND VARIATIONS FROM THESE PLANS MADE DURING CONSTRUCTION.

EROSION CONTROL:

1. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY REQUIREMENTS, LAWS, AND ORDINANCES THAT APPLY TO THE CONSTRUCTION SITE LAND DISTURBANCE.
3. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE.
4. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT.
5. CONTRACTOR IS SOLELY RESPONSIBLE FOR INSTALLATION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL EROSION CONTROL DEVICES, BEST MANAGEMENT PRACTICES (BMPS), AND FOR UPDATING THE EROSION CONTROL PLAN DURING CONSTRUCTION AS FIELD CONDITIONS CHANGE.
6. CONTRACTOR SHALL DOCUMENT THE DATES OF INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL FOR EACH BMP EMPLOYED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE.
7. AS STORM SEWER INLETS ARE INSTALLED ON-SITE, TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED AT EACH INLET PER APPROVED DETAILS.
8. THE EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE AREA IT PROTECTS HAS BEEN PERMANENTLY STABILIZED.
9. CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DEVICES NEEDED DUE TO PROJECT PHASING.
10. CONTRACTOR SHALL OBSERVE THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES AND MAKE FIELD ADJUSTMENTS AND MODIFICATIONS AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE. IF THE EROSION CONTROL DEVICES DO NOT EFFECTIVELY CONTROL EROSION AND PREVENT SEDIMENTATION FROM WASHING OFF THE SITE, THEN THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
11. OFF-SITE SOIL BORROW, SPOIL, AND STORAGE AREAS (IF APPLICABLE) ARE CONSIDERED AS PART OF THE PROJECT SITE AND MUST ALSO COMPLY WITH THE EROSION CONTROL REQUIREMENTS FOR THIS PROJECT. THIS INCLUDES THE INSTALLATION OF BMP'S TO CONTROL EROSION AND SEDIMENTATION AND THE ESTABLISHMENT OF PERMANENT GROUND COVER ON DISTURBED AREAS PRIOR TO FINAL APPROVAL OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR MODIFYING THE SWPPP AND EROSION CONTROL PLAN TO INCLUDE BMPS FOR ANY OFF-SITE THAT ARE NOT ANTICIPATED OR SHOWN ON THE EROSION CONTROL PLAN.
12. ALL STAGING, STOCKPILES, SPOIL, AND STORAGE SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. PROTECTIVE MEASURES SHALL BE PROVIDED IF NEEDED TO ACCOMPLISH THIS REQUIREMENT, SUCH AS COVERING OR ENCIRCLING THE AREA WITH AN APPROPRIATE BARRIER.
13. CONTRACTORS SHALL INSPECT ALL EROSION CONTROL DEVICES, BMPS, DISTURBED AREAS, AND VEHICLE ENTRY AND EXIT AREAS WEEKLY AND WITHIN 24 HOURS OF ALL RAINFALL EVENTS OF 0.5 INCHES OR GREATER, AND KEEP A RECORD OF THIS INSPECTION IN THE SWPPP BOOKLET IF APPLICABLE, TO VERIFY THAT THE DEVICES AND EROSION CONTROL PLAN ARE FUNCTIONING PROPERLY.
14. CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AT ALL PRIMARY POINTS OF ACCESS IN ACCORDANCE WITH CITY SPECIFICATIONS. CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION TRAFFIC USES THE STABILIZED ENTRANCE AT ALL TIMES FOR ALL INGRESS/EGRESS.
15. SITE ENTRY AND EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING AND FLOWING OF SEDIMENT AND DIRT ONTO OFF-SITE ROADWAYS. ALL SEDIMENT AND DIRT FROM THE SITE THAT IS DEPOSITED ONTO AN OFF-SITE ROADWAY SHALL BE REMOVED IMMEDIATELY.
16. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SILT AND DEBRIS FROM THE AFFECTED OFF-SITE ROADWAYS THAT ARE A RESULT OF THE CONSTRUCTION, AS REQUESTED BY OWNER AND CITY. AT A MINIMUM, THIS SHOULD OCCUR ONCE PER DAY FOR THE OFF-SITE ROADWAYS.
17. WHEN WASHING OF VEHICLES IS REQUIRED TO REMOVE SEDIMENT PRIOR TO EXITING THE SITE, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP BMP.
18. CONTRACTOR SHALL INSTALL A TEMPORARY SEDIMENT BASIN FOR ANY ON-SITE DRAINAGE AREAS THAT ARE GREATER THAN 10 ACRES, PER TCEQ AND CITY STANDARDS. IF NO ENGINEERING DESIGN HAS BEEN PROVIDED FOR A SEDIMENTATION BASIN ON THESE PLANS, THEN THE CONTRACTOR SHALL ARRANGE FOR AN APPROPRIATE DESIGN TO BE PROVIDED.
19. ALL FINES IMPOSED FOR SEDIMENT OR DIRT DISCHARGED FROM THE SITE SHALL BE PAID BY THE RESPONSIBLE CONTRACTOR.
20. WHEN SEDIMENT OR DIRT HAS CLOGGED THE CONSTRUCTION ENTRANCE VOID SPACES BETWEEN STONES OR DIRT IS BEING TRACKED ONTO A ROADWAY, THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASH-DOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL SEDIMENTATION. PERIODIC RE-GRADING OR NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFECTIVENESS OF THE CONSTRUCTION ENTRANCE.
21. TEMPORARY SEEDING OR OTHER APPROVED STABILIZATION SHALL BE INITIATED WITHIN 14 DAYS OF THE LAST DISTURBANCE OF ANY AREA, UNLESS ADDITIONAL CONSTRUCTION IN THE AREA IS EXPECTED WITHIN 21 DAYS OF THE LAST DISTURBANCE.
23. UPON COMPLETION OF FINE GRADING, ALL SURFACES OF DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED. STABILIZATION IS ACHIEVED WHEN THE AREA IS EITHER COVERED BY PERMANENT IMPERVIOUS STRUCTURES, SUCH AS BUILDINGS, SIDEWALK, PAVEMENT, OR A UNIFORM PERENNIAL VEGETATIVE COVER.
24. AT THE CONCLUSION OF THE PROJECT, ALL INLETS, DRAIN PIPE, CHANNELS, DRAINAGEWAYS AND BORROW DITCHES AFFECTED BY THE CONSTRUCTION SHALL BE CLEANED, AND THE SEDIMENT GENERATED BY THE PROJECT SHALL BE REMOVED AND DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS.

STORM WATER DISCHARGE AUTHORIZATION:

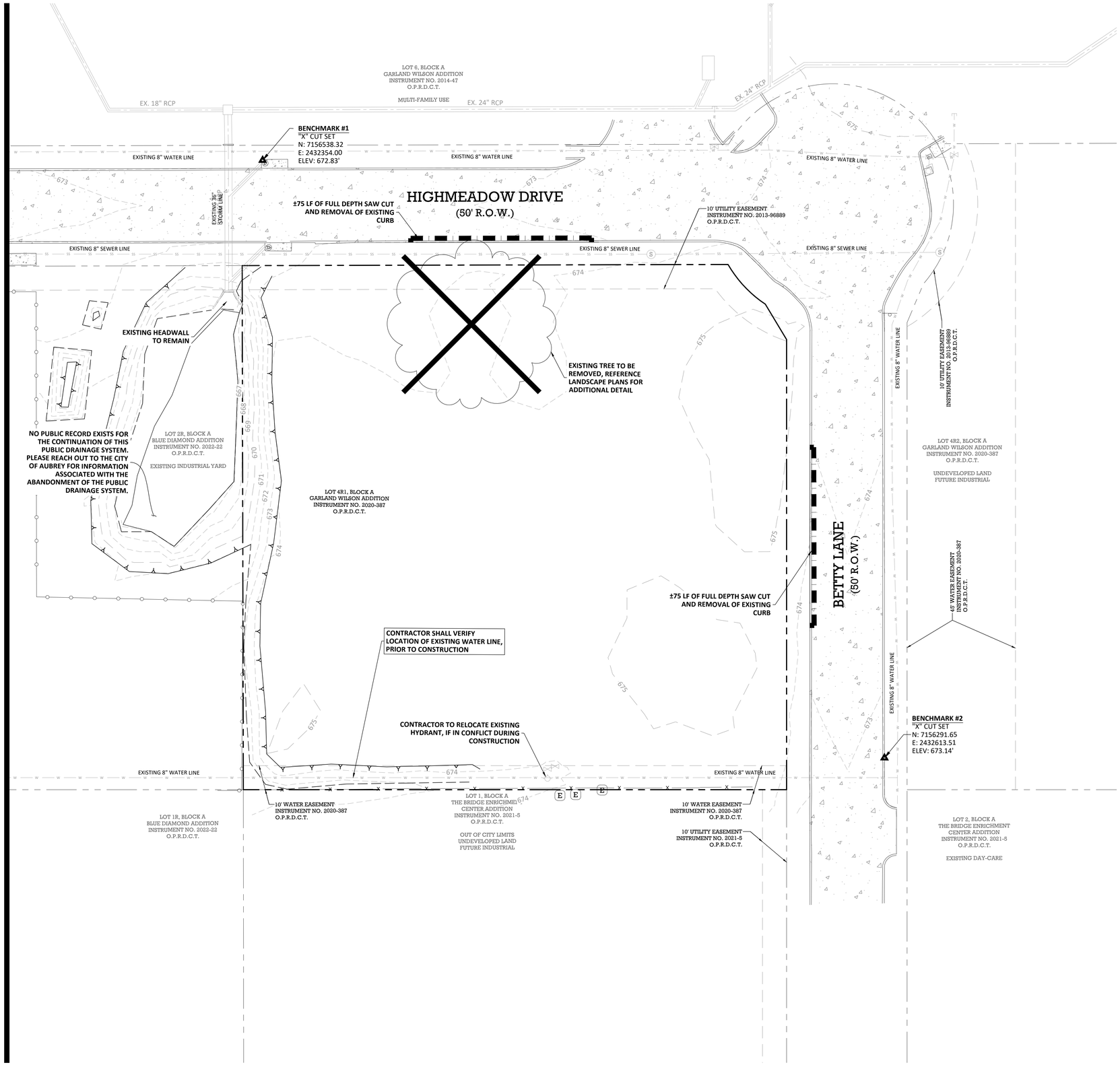
1. CONTRACTOR SHALL COMPLY WITH ALL GOVERNING BODIES AND EPA STORM WATER POLLUTION PREVENTION REQUIREMENTS.
3. THE CONTRACTOR SHALL ENSURE THAT ALL PRIMARY OPERATORS SUBMIT A NOI TO THE GOVERNING BODY AT LEAST SEVEN DAYS PRIOR TO COMMENCING CONSTRUCTION (IF APPLICABLE), OR IF UTILIZING ELECTRONIC SUBMITTAL, PRIOR TO COMMENCING CONSTRUCTION. ALL PRIMARY OPERATORS SHALL PROVIDE A COPY OF THE SIGNED NOI TO THE OPERATOR OF ANY MS4 (TYPICALLY THE CITY) RECEIVING DISCHARGE FROM THE SITE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE, INCLUDING POSTING SITE NOTICE, INSPECTIONS, DOCUMENTATION, AND SUBMISSION OF ANY INFORMATION REQUIRED BY THE GOVERNING BODY AND EPA (E.G. NOI).
5. ALL CONTRACTORS AND SUBCONTRACTORS PROVIDING SERVICES RELATED TO THE SWPPP SHALL SIGN THE REQUIRED CONTRACTOR CERTIFICATION STATEMENT ACKNOWLEDGING THEIR RESPONSIBILITIES AS SPECIFIED IN THE SWPPP.
6. A COPY OF THE SWPPP, INCLUDING NOI, SITE NOTICE, CONTRACTOR CERTIFICATIONS, AND ANY REVISIONS, SHALL BE SUBMITTED TO THE CITY BY THE CONTRACTOR AND SHALL BE RETAINED ON-SITE DURING CONSTRUCTION.
7. A NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO TCEQ BY ANY PRIMARY OPERATOR WITHIN 30 DAYS AFTER ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND A UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY STRUCTURES, A TRANSFER OF OPERATIONAL CONTROL HAS OCCURRED, OR THE OPERATOR HAS OBTAINED AN ALTERNATIVE AUTHORIZATION UNDER A DIFFERENT PERMIT. A COPY OF THE NOT SHALL BE PROVIDED TO THE OPERATOR OF ANY MS4 RECEIVING DISCHARGE FROM THE SITE.

DEMOLITION:

1. ENGINEER IS NOT RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT THIS DEMOLITION PLAN. THIS PRELIMINARY DEMOLITION PLAN SIMPLY INDICATES THE KNOWN OBJECTS ON THE SUBJECT TRACT THAT ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE.
2. THE ENGINEER DOES NOT WARRANT OR REPRESENT THAT THE PLAN, WHICH WAS PREPARED BASED ON SURVEY AND UTILITY INFORMATION PROVIDED BY OTHERS, SHOWS ALL IMPROVEMENTS AND UTILITIES, THAT THE IMPROVEMENTS AND UTILITIES ARE SHOWN ACCURATELY, OR THAT THE UTILITIES SHOWN CAN BE REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ITS OWN SITE RECONNAISSANCE TO SCOPE ITS WORK AND TO CONFIRM WITH THE OWNERS OF IMPROVEMENTS AND UTILITIES THE ABILITY AND PROCESS FOR THE REMOVAL OF THEIR FACILITIES.
3. THE GOAL OF THE DEMOLITION IS TO LEAVE THE SITE IN A STATE SUITABLE FOR THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT. REMOVAL OR PRESERVATION OF IMPROVEMENTS, UTILITIES, ETC. TO ACCOMPLISH THIS GOAL ARE THE RESPONSIBILITY OF THE CONTRACTOR.

GRADING:

1. THE CONTRACTOR AND GRADING SUBCONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE CIVIL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL OBTAIN ANY REQUIRED GRADING PERMITS FROM THE CITY.
3. UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN PAVED AREA REFLECT TOP OF PAVEMENT SURFACE. IN LOCATIONS ALONG A CURB LINE, ADD THE HEIGHT OF THE CURB TO THE PAVING GRADE FOR TOP OF CURB ELEVATION.
4. PROPOSED SPOT ELEVATIONS AND CONTOURS OUTSIDE THE PAVEMENT ARE TO TOP OF FINISHED GRADE. CONTRACTOR SHALL TAKE INTO ACCOUNT THE HEIGHT OF LANDSCAPING SEEDING WHILE GRADING THE SITE. IT IS THE RESPOSIBILTY OF THE CONTRACTOR TO ENSURE NO RUNOFF IS TRAPPED OR DIRECTLY TOWARDS THE BUILDINGS.
5. PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN CASE OF DISCREPANCY.
6. ALL FINISHED GRADES SHALL TRANSITION UNIFORMLY BETWEEN THE FINISHED ELEVATIONS SHOWN.
7. CONTOURS AND SPOT GRADES SHOWN ARE ELEVATIONS OF TOP OF THE FINISHED SURFACE. WHEN PERFORMING THE GRADING OPERATIONS, THE CONTRACTOR SHALL PROVIDE AN APPROPRIATE ELEVATION HOLD-DOWN ALLOWANCE FOR THE THICKNESS OF PAVEMENT, SIDEWALK, TOPSOIL, MULCH, STONE, LANDSCAPING, RIP-RAP AND ALL OTHER SURFACE MATERIALS THAT WILL CONTRIBUTE TO THE TOP OF FINISHED GRADE. FOR EXAMPLE, THE LIMITS OF EARTHWORK IN PAVED AREAS IS THE BOTTOM OF THE PAVEMENT SECTION.
8. NO REPRESENTATIONS OF EARTHWORK QUANTITIES OR SITE BALANCE ARE MADE BY THESE PLANS. THE CONTRACTOR SHALL PROVIDE THEIR OWN EARTHWORK CALCULATION TO DETERMINE THEIR CONTRACT QUANTITIES AND COST. ANY SIGNIFICANT VARIANCE FROM A BALANCED SITE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER AND OWNER.
9. ALL GRADING AND EARTHWORK SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA.
10. ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE REMOVED FROM THE SITE AND APPROPRIATELY DISPOSED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE.
11. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF GRADING. REFERENCE EROSION CONTROL PLAN, DETAILS, GENERAL NOTES, AND SWPPP FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
12. BEFORE ANY EARTHWORK IS PERFORMED, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF THE PROJECT'S PROPERTY LINE AND SITE IMPROVEMENTS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
13. CONTRACTOR TO DISPOSE OF ALL EXCESS EXCAVATION MATERIALS IN A MANNER THAT ADHERES TO LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS. THE CONTRACTOR SHALL KEEP A RECORD OF WHERE EXCESS EXCAVATION WAS DISPOSED, ALONG WITH THE RECEIVING LANDOWNER'S APPROVAL TO DO SO.
14. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF TOPSOIL AT THE COMPLETION OF FINE GRADING. CONTRACTOR SHALL REFER TO LANDSCAPE ARCHITECTURE PLANS FOR SPECIFICATIONS AND REQUIREMENTS FOR TOPSOIL.
16. NO EARTHWORK FILL SHALL BE PLACED IN ANY EXISTING DRAINAGE WAY, SWALE, CHANNEL, DITCH, CREEK, OR FLOODPLAIN FOR ANY REASON OR ANY LENGTH OF TIME, UNLESS THESE PLANS SPECIFICALLY INDICATE THIS IS REQUIRED.
17. TEMPORARY CULVERTS MAY BE REQUIRED IN SOME LOCATIONS TO CONVEY RUN-OFF.
18. REFER TO DIMENSION CONTROL PLAN, AND PLAT FOR HORIZONTAL DIMENSIONS.
19. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND CONDITION FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
20. CONTRACTOR IS RESPONSIBLE FOR ALL SOILS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL SOILS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND SHALL COMPLY WITH CITY STANDARD SPECIFICATIONS AND THE GEOTECHNICAL REPORT. SOILS TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING SOILS. THE OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR SOILS TESTING.
21. ALL COPIES OF SOILS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY.
22. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE SOILS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
23. THE SCOPE OF WORK FOR CIVIL IMPROVEMENT SHOWN ON THESE PLANS TERMINATES 5-FEET FROM THE BUILDING. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT AND STRUCTURAL PLANS AND SPECIFICATIONS FILL, CONDITIONING, AND PREPARATION IN THE BUILDING PAD.
25. CONTRACTOR SHALL ENSURE THAT SUFFICIENT POSITIVE SLOPE AWAY FROM THE BUILDING PAD IS ACHIEVED FOR ENTIRE PERIMETER OF THE PROPOSED BUILDING(S) DURING GRADING OPERATIONS AND IN THE FINAL CONDITION. IF THE CONTRACTOR OBSERVES THAT THIS WILL NOT BE ACHIEVED, THE CONTRACTOR SHALL CONTACT THE ENGINEER TO REVIEW THE LOCATION.
26. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING WATER, OR BY OTHER MEANS APPROVED BY THE CITY, AT NO ADDITIONAL COST TO THE OWNER.
28. EXISTING TREE LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL REPORT ANY DISCREPANCIES FOUND IN THE FIELD THAT AFFECT THE GRADING PLAN TO THE CIVIL ENGINEER.
29. CONTRACTOR SHALL FIELD VERIFY ALL PROTECTED TREE LOCATIONS, INDIVIDUAL PROTECTED TREE CRITICAL ROOT ZONES, AND PROPOSED SITE GRADING, AND NOTIFY THE CIVIL ENGINEER AND LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH THE TREE PRESERVATION PLAN BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING THE WORK.
30. TREE PROTECTION MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY STANDARD TREE PROTECTION DETAILS AND THE APPROVED TREE PRESERVATION PLANS BY THE LANDSCAPE ARCHITECT.
31. CONTRACTOR SHALL REFER TO THE LANDSCAPING AND TREE PRESERVATIONS PLANS FOR ALL INFORMATION AND DETAILS REGARDING EXISTING TREES TO BE REMOVED AND PRESERVED.



0 20 40 Feet

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- EXISTING CONTOUR 100
- EXISTING OHE OHU OHU OHU
- WATER W W
- SANITARY SEWER SS SS SS SS SS
- STORM

DEMOLITION NOTES

1. ENGINEER IS NOT RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT THIS DEMOLITION PLAN. THIS PLAN INDICATES THE KNOWN OBJECTS ON THE SUBJECT TRACT THAT ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE. ADDITIONAL DEMOLITION MAYBE REQUIRED BY THE OWNER AND SHOULD BE CONFIRMED BY THE CONTRACTOR.
2. THIS PLAN WAS PREPARED BASED ON A SURVEY AND RECORD DRAWING INFORMATION PROVIDED BY OTHERS.
3. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ITS OWN SITE RECONNAISSANCE TO SCOPE ITS WORK AND TO BE CONFIRMED BY THE OWNER.
4. THE OBJECTIVE OF THE DEMOLITION PLAN IS TO LEAVE THE SITE IN A STATE SUITABLE FOR THE CONSTRUCTION OF THE DEVELOPMENT. REMOVAL, PRESERVATION OR ADJUSTMENT OF EXISTING UTILITIES OR STRUCTURES ARE TO BE ACCOMPLISHED BY THE CONTRACTOR.
5. CONTRACTOR TO FIELD VERIFY ALL EXISTING GRADES, PRIOR TO COMMENCING WORK.
6. CONTRACTOR TO ALERT OWNER AND ENGINEER TO ANY DISCREPANCY BETWEEN THIS PLAN AND ACTUAL FIELD CONDITIONS, PRIOR TO COMMENCING WORK.
7. ALL ELEVATIONS DEPICTED ARE TOP OF SURFACE, UNLESS OTHERWISE NOTED.
8. CONTOURS AND SPOT GRADES SHOWN ARE ELEVATIONS AT THE TOP OF THE FINISHED GRADE.

BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:

STATE OF TEXAS
JARED HELMBERGER
130231
LICENSED
PROFESSIONAL ENGINEER
02-03-2025

REVISION(S): DATE:

PROJECT BENCHMARKS:

BM#1 - "X" CUT SET
Elev: 672.83'
N: 7156538.32
E: 2432354.00
BM#2 - "X" CUT SET
Elev: 673.14'
N: 7156291.65
E: 2432613.51
(As provided by TOPOGRAPHIC)

811 Know what's **below.** **Call** before you dig.

PROJECT INFORMATION:

SHOPS AT HIGH MEADOWS

OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

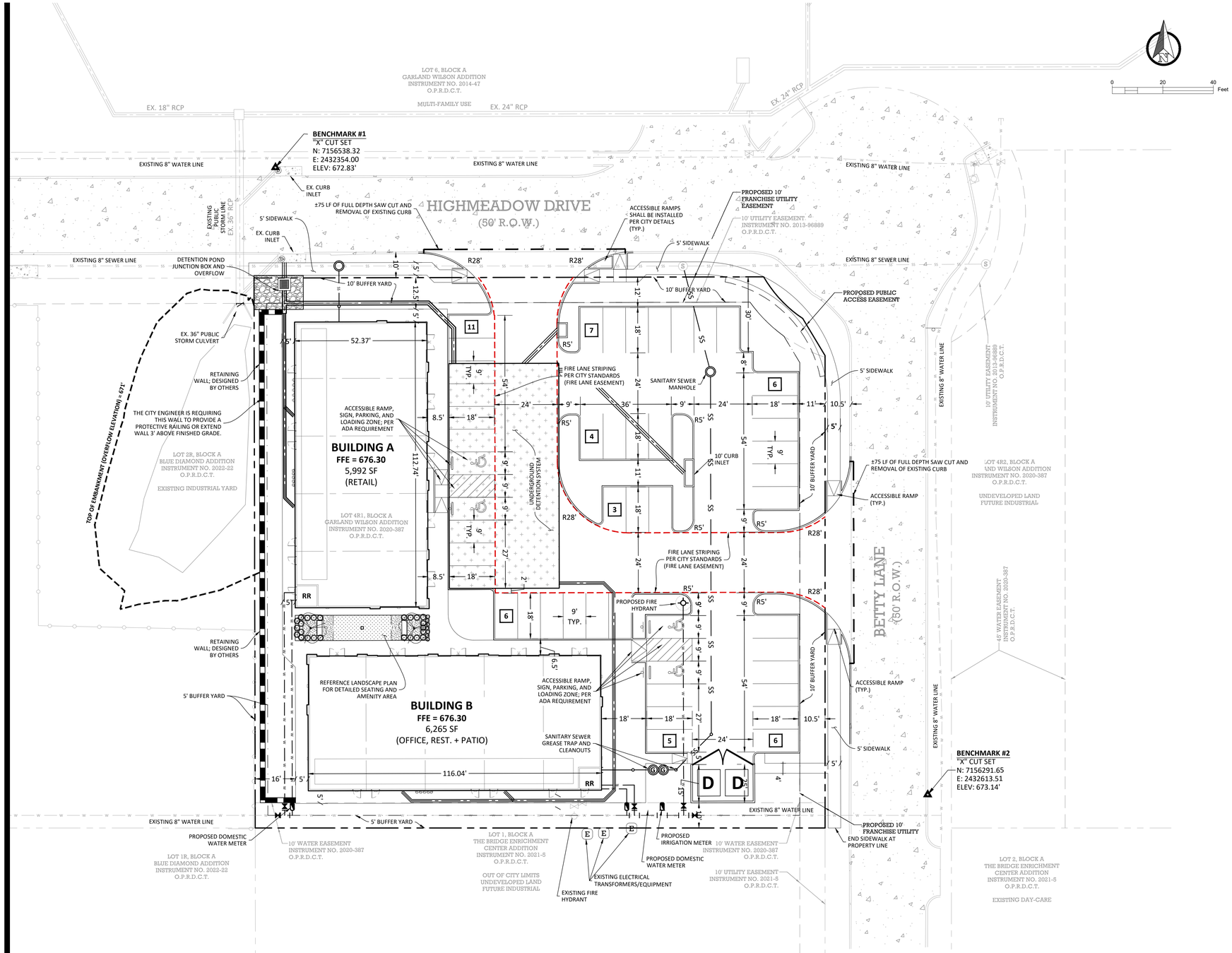
SHEET TITLE:

EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NUMBER:

C0.02

BEAR LAND COMPANY



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- EXISTING OHE
- EXISTING WATER
- EXISTING SANITARY SEWER
- EXISTING STORM
- PROPOSED WATER
- PROPOSED SANITARY SEWER
- PROPOSED STORM
- PROPOSED RETAINING WALL

SITE NOTES

1. SITE SHALL ADHERE TO ALL CITY OF AUBREY ORDINANCES.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
4. SITE INFORMATION SHOWN IS ESTIMATED BASED ON SURVEY DATA AND EXISTING AS-BUILT DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES, PRIOR TO COMMENCING WORK.
5. CONTRACTOR TO FIELD VERIFY ALL EXISTING GRADES, PRIOR TO COMMENCING WORK.
6. CONTRACTOR TO ALERT OWNER AND ENGINEER TO ANY DISCREPANCY BETWEEN THIS PLAN AND ACTUAL FIELD CONDITIONS, PRIOR TO COMMENCING WORK.
7. ADA PARKING SPACES, MARKINGS, SIGNS, AND GRADING SHALL CONFORM TO ALL ADA PRACTICES AND STANDARDS. CONTRACTOR TO CONSTRUCT ALL ADA FACILITIES TO LOCALLY APPROVED ADA GUIDELINES.
8. ALL RETAINING WALLS ARE TO BE DESIGNED BY OTHERS. LOCATION AND ELEVATION ARE ONLY SHOWN FOR REFERENCE.
9. 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.
10. MECHANICAL AND HEATING AND AIR-CONDITIONING EQUIPMENT IN NONRESIDENTIAL USES SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
11. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH THE CITY OF AUBREY ZONING ORDINANCE.

SITE DATA TABLE

LOT SIZE (AC/SF)	1.121 AC / 48,824 SF
EXISTING ZONING	SC - SHOPPING CENTER
OCCUPANCY TYPE	A2, A3, B, M
PROPOSED USE	SHOPPING CENTER
BUILDING AREA	12,257 SF
BUILDING HEIGHT	24 FT / 29 FT
LOT COVERAGE	0.25
FLOOR AREA RATIO	0.25
IMPERVIOUS AREA	39,374 SF
IMPERVIOUS AREA COVERAGE	81.3%
PERVIOUS AREA COVERAGE	18.7%
REQUIRED PARKING RATIO (SC)	3 SPACES PER 1000 SF
REQUIRED PARKING RATIO (REST.)	1 SPACES PER 3 SEATS
TOTAL REQUIRED PARKING	27 (SC) + 21 (REST.) = 48
PROVIDED PARKING COUNT	48 SPACES
ADA ACCESSIBLE PARKING SPACES	4 SPACES

CITY FIRE NOTATIONS

1. FIRE HYDRANTS SHALL BE LOCATED BETWEEN 2-6 FEET FROM THE BACK OF THE CURB OR FIRE LANE AND SHALL NOT BE LOCATED WITHIN A TURNING RADIUS.
2. ALL FIRE LANES, STRIPED PER CITY STANDARDS, AND HYDRANTS SHALL BE COMPLETED AND IN WORKING ORDER PRIOR TO VERTICAL CONSTRUCTION.
3. A 5' CLEAR PATH SHALL BE MAINTAINED BETWEEN THE FDC AND THE FIRE LANE.
4. WALL MOUNTED FDC'S SHALL BE NO FURTHER THAN 30' FROM THE FIRE LANE.
5. FDC'S SHALL BE WITHIN 100', AS THE HOSE LAYS, OF A FIRE HYDRANT.

BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:

STATE OF TEXAS
JARED HELMBERGER
130231
LICENSED
PROFESSIONAL ENGINEER
02-03-2025

REVISION(S): DATE:

PROJECT BENCHMARKS:

BM#1 - "X" CUT SET
Elev: 672.83'
N: 7156538.32
E: 2432354.00
BM#2 - "X" CUT SET
Elev: 673.14'
N: 7156291.65
E: 2432613.51
(As provided by TOPOGRAPHIC)

811
Know what's **below.**
Call before you dig.

PROJECT INFORMATION:

SHOPS AT HIGH MEADOWS

BEAR LAND COMPANY

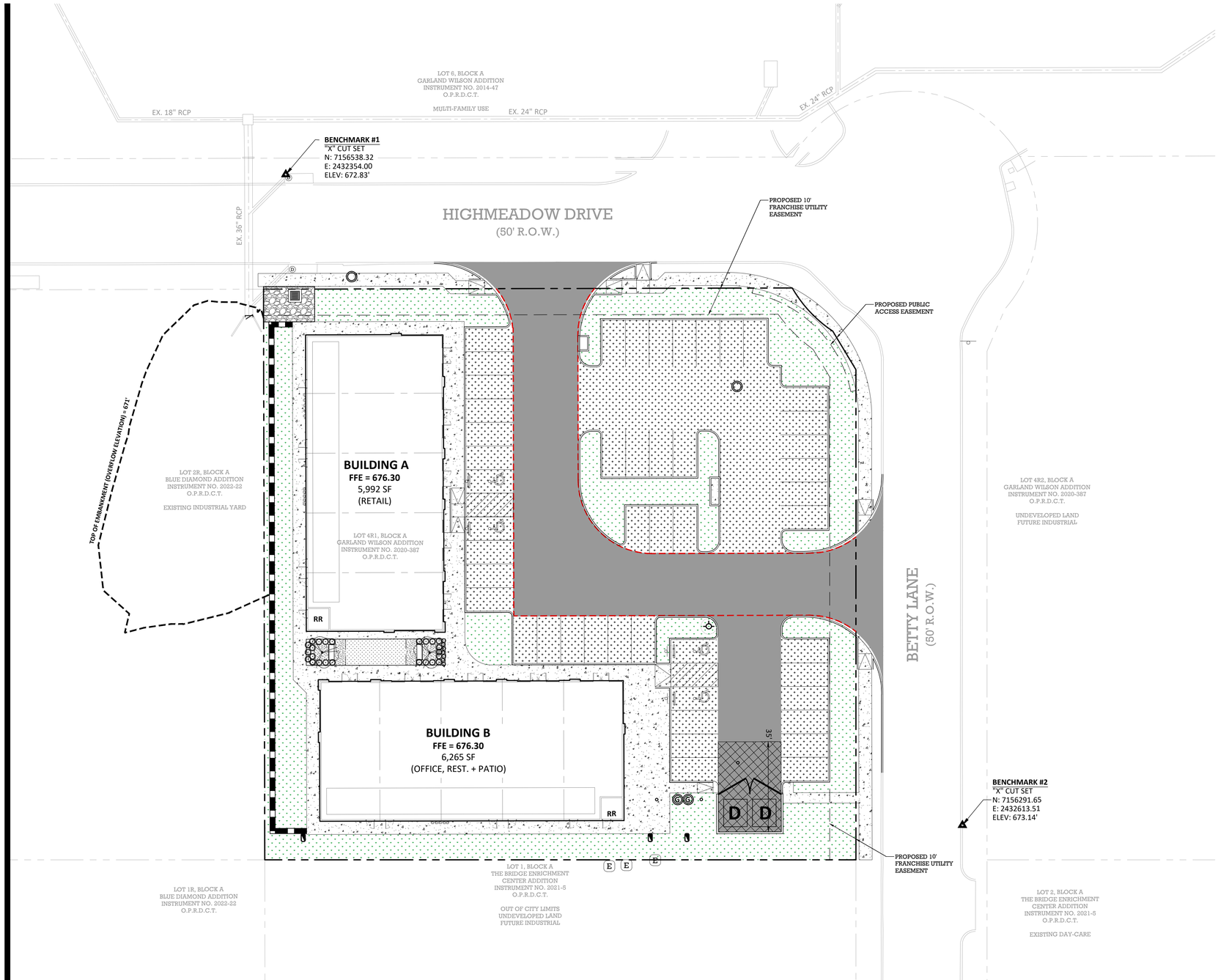
OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

SHEET TITLE:

SITE AND DIMENSION CONTROL PLAN

SHEET NUMBER:

C1.00



0 20 40 Feet

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- 5" STANDARD DUTY PAVEMENT
- 6" FIRE LANE PAVEMENT
- 7" DUMPSTER PAVEMENT
- 4" SIDEWALK PAVEMENT
- GRASS/OPEN SPACE

PAVEMENT NOTES

1. REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL GRADING NOTES.
2. DETAILS ARE PROVIDED FOR CONVENIENCE ONLY, WORK SHALL BE DONE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT **(G232758)** BY ALPHA TESTING, DATED OCTOBER 23RD, 2023 FOR ALL PAVEMENT AND SUBGRADE RECOMMENDATIONS.
3. FIRE LANE PAVEMENT SHALL ADHERE TO CITY OF AUBREY STANDARDS.
4. CITY OF AUBREY SIDEWALK DETAIL IS PROVIDED IN THE CONSTRUCTION DETAILS, FOR REFERENCE. CONTRACTOR SHALL PROVIDE APPROVED EQUIVALENT, IF DESIRED.

6.6.2 Portland Cement Concrete (PCC) Pavement

Following subgrade preparation as recommended in Section 6.6.1, the following PCC (reinforced) pavement sections are recommended in Table C.

TABLE C
Recommended PCC Pavement Sections

Paving Areas and/or Type	Subgrade Thickness, Inches	PCC Thickness, Inches
Parking Areas Subjected Exclusively to Passenger Vehicle Traffic	Scarified and Compacted; 6	5
Drive Lanes, Fire Lanes, Areas Subject to Light Volume Truck Traffic	Lime, Cement or Cem-Lime™ Modified, 6	6
Dumpster Traffic Areas, Areas Subject to Moderate Volume Truck Traffic	Lime, Cement or Cem-Lime™ Modified, 6	7

PCC should have a minimum compressive strength of 3,000 psi at 28 days in parking areas subjected exclusively to passenger vehicle traffic. We recommend a minimum compressive strength of 3,500 psi at 28 days for drive lanes, fire lanes, and truck areas. Concrete should be designed with 4.5±1.5 percent entrained air. Joints in concrete paving should not exceed 15 ft. Reinforcing steel should consist of No. 3 bars placed at 18 inches on-center in two (2) directions.

BEAR LAND CO.
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F-22218

PROFESSIONAL SEAL:

STATE OF TEXAS
JARED HELMBERGER
130231
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PROFESSIONAL ENGINEER
02-03-2025

REVISION(S): DATE:

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Elev: 673.14'
N: 7156291.65
E: 2432613.51
(As provided by TOPOGRAPHIC)

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PROJECT INFORMATION:

SHOPS AT HIGH MEADOWS

OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

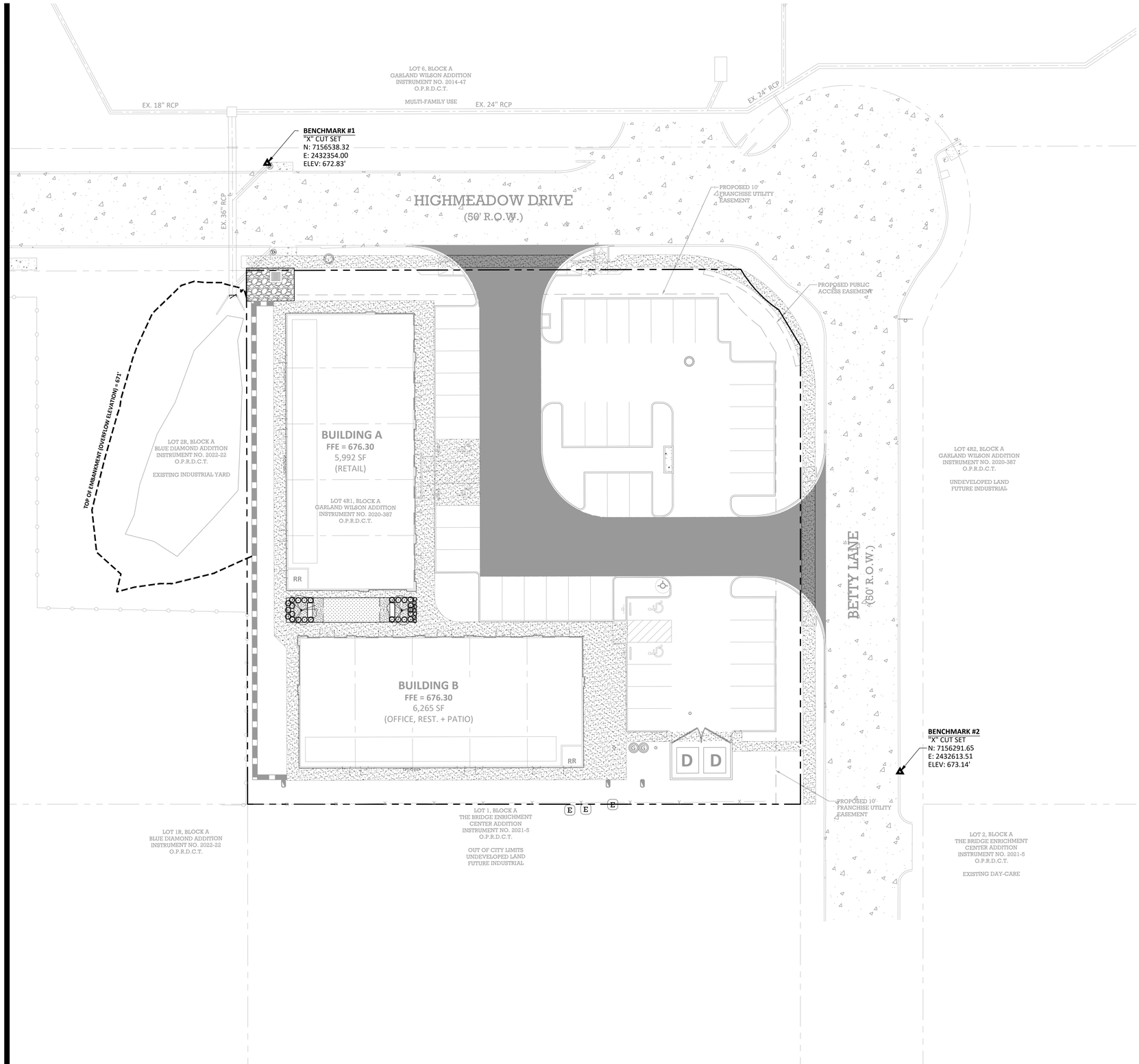
SHEET TITLE:

PAVING PLAN

SHEET NUMBER:

C1.01

BEAR LAND COMPANY



0 20 40 Feet

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- PAVEMENT TO BE COMPLIANT WITH ADA STANDARDS
- FIRE LANE PAVEMENT

BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:

STATE OF TEXAS
JARED HELMBERGER
130231
LICENSED
PROFESSIONAL ENGINEER

02-03-2025

REVISION(S): DATE:

PROJECT BENCHMARKS:

BM#1 - "X" CUT SET
Elev: 672.83'
N: 7156538.32
E: 2432354.00
BM#2 - "X" CUT SET
Elev: 673.14'
N: 7156291.65
E: 2432613.51
(As provided by TOPOGRAPHIC)

811
Know what's **below.**
Call before you dig.

PROJECT INFORMATION:

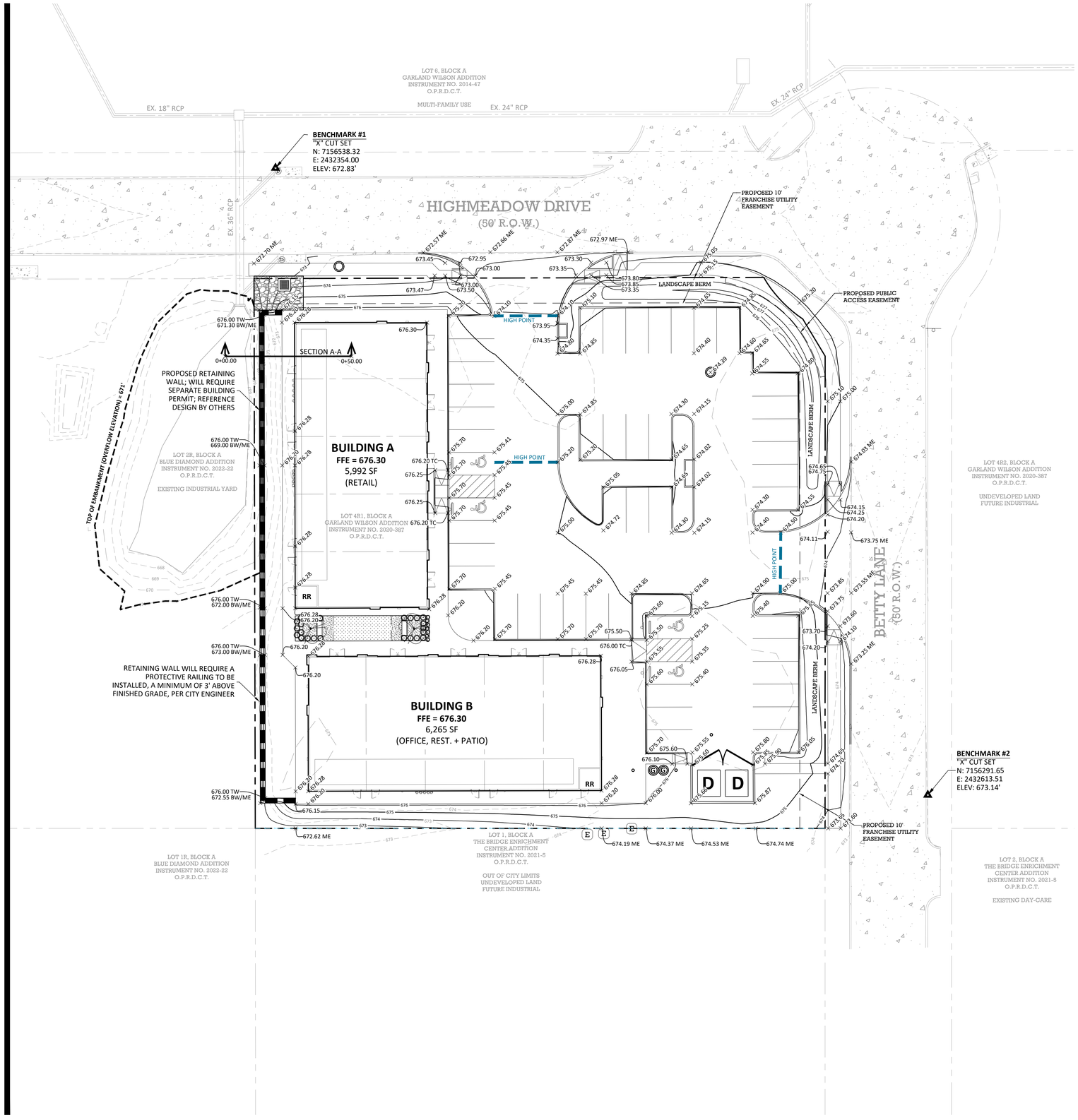
SHOPS AT HIGH MEADOWS

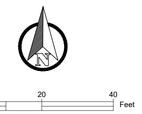
OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

SHEET TITLE:
EMERGENCY AND ACCESSIBLE ACCESS PLAN

SHEET NUMBER:
C1.02

BEAR LAND COMPANY





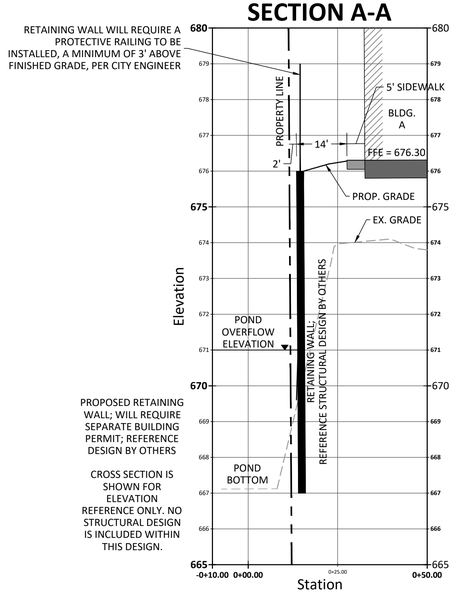
LEGEND

PROPERTY LINE	
ADJACENT PROPERTY LINE	
EASEMENT LINE	
EXISTING CONTOUR	100
PROPOSED CONTOUR	100
PROPOSED SWALE	
HIGH POINT (HP)	
EXISTING OHE	OHU OHU OHU
PROPOSED GRADE	x 100
TOP OF WALL GRADE	x 100 TW
BOTTOM OF WALL GRADE	x 100 BW
MATCH EXISTING GRADE	x 100 ME

GRADING NOTES

1. WORK SHALL BE DONE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT FOR ALL PAVEMENT AND SUBGRADE RECOMMENDATIONS.
2. REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL GRADING NOTES.
3. CONTRACTOR TO FIELD VERIFY ALL EXISTING GRADES, PRIOR TO COMMENCING WORK.
4. CONTRACTOR TO ALERT OWNER AND ENGINEER TO ANY DISCREPANCY BETWEEN THIS PLAN AND ACTUAL FIELD CONDITIONS, PRIOR TO COMMENCING WORK.
5. ALL ELEVATIONS DEPICTED ARE TOP OF SURFACE, UNLESS OTHERWISE NOTED.
6. CONTOURS AND SPOT GRADES SHOWN ARE ELEVATIONS AT THE TOP OF THE FINISHED GRADE. CONTRACTOR SHALL PROVIDE AN APPROPRIATE ELEVATION HOLD DOWN ALLOWANCE FOR THE THICKNESS OF PAVEMENT, SIDEWALK, TOPSOIL, MULCH, STONE, LANDSCAPING RIP-RAP, OR OTHER SURFACE MATERIALS THAT WILL CONTRIBUTE TO THE TOP OF FINISHED GRADE.
7. IT IS THE RESPONSIBILITY OF THE CONTRACT TO ENSURE NO RUNOFF IS TRAPPED OR DIRECTED TOWARDS THE BUILDING.
8. ALL RETAINING WALLS ARE TO BE DESIGNED BY OTHERS. LOCATION AND ELEVATION ARE ONLY SHOWN FOR REFERENCE.
9. RETAINING WALLS GREATER THAN 15" IN HEIGHT REQUIRE SEPARATE BUILDING PERMIT.
10. RETAINING WALLS GREATER THAN 24" IN HEIGHT REQUIRE PLANS SIGNED AND SEALED BY A STRUCTURAL OR GEOTECHNICAL ENGINEER LICENSED IN THE STATE OF TEXAS.

SECTION A-A



PROPOSED RETAINING WALL; WILL REQUIRE SEPARATE BUILDING PERMIT; REFERENCE DESIGN BY OTHERS

CROSS SECTION IS SHOWN FOR ELEVATION REFERENCE ONLY. NO STRUCTURAL DESIGN IS INCLUDED WITHIN THIS DESIGN.

BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:

STATE OF TEXAS
JARED HELMBERGER
130231
LICENSED
PROFESSIONAL ENGINEER
03-11-2025

REVISION(S): DATE:

PROJECT BENCHMARKS:

BM#1 - "X" CUT SET
Elev: 672.83'
N: 7156538.32
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Elev: 673.14'
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PROJECT INFORMATION:

SHOPS AT HIGH MEADOWS

OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

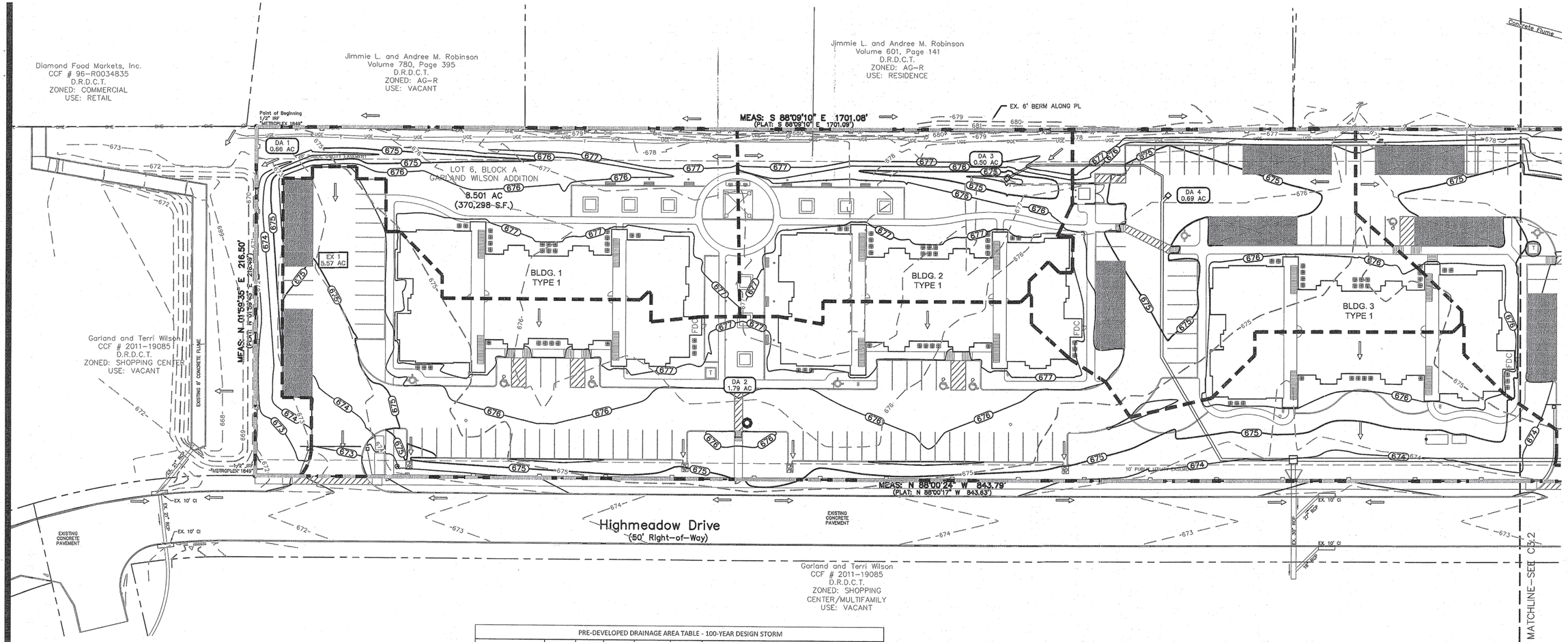
SHEET TITLE:

GRADING PLAN

SHEET NUMBER:

C2.00

BEAR LAND COMPANY

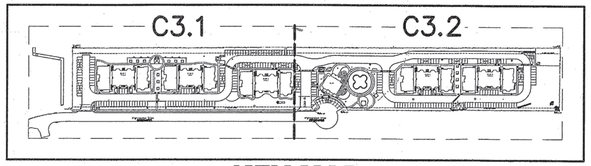


BENCHMARK

BM: RAILROAD SPIKE FOUND IN THE SIDE OF A POWER POLE LOCATED 22' EAST OF THE EAST RIGHT-OF-WAY LINE OF US 377 AND 315' NORTH OF THE NORTH RIGHT-OF-WAY LINE OF HIGHMEADOW DRIVE.
(ELEVATION=677.35')

CP 5: "X" CUT SET IN CONCRETE AT THE SOUTHWEST CORNER OF HIGHMEADOW DRIVE AND A DRIVE STUB OUT TO THE SOUTH APPROXIMATELY 310' EAST OF US 377.
(ELEVATION=672.01')
N: 7,156,561.80
E: 2,431,565.94

CP 15: 1/2" IRON ROD FOUND AT THE CENTER OF THE CUL-DE-SAC AT THE EAST END OF HIGHMEADOW DRIVE.
(ELEVATION=675.65')
N: 7,156,563.76
E: 2,432,580.73



KEY MAP
(NOT TO SCALE)

LEGEND

133	EX. CONTOUR
133	PROP. CONTOUR
	EXISTING DRAINAGE DIVIDE
	PROPOSED DRAINAGE DIVIDE
EX 1 2.03 AC	EXISTING DRAINAGE ID AREA (ACRES)
DA 1 2.03 AC	PROPOSED DRAINAGE ID AREA (ACRES)

PRE-DEVELOPED DRAINAGE AREA TABLE - 100-YEAR DESIGN STORM

DRAINAGE AREA ID	AREA (acres)	C	Tc (min)	I (inch/hr)	Q (cfs)	COMMENTS
EX 1	5.57	0.30	15	8.02	13.41	DRAINS TO SOUTH TO EXISTING POND
EX 2	2.93	0.30	15	8.02	7.04	DRAINS TO EAST TO EXISTING SAND PIT

NOTE: REFERENCE CONSTRUCTION DRAWINGS FOR GARLAND WILSON ADDITION, PHASE II PREPARED BY GREG EDWARDS ENGINEERING SERVICES, INC. DATED 06/20/2013 FOR DESIGN OF HIGHMEADOW DRIVE.

POST-DEVELOPED DRAINAGE AREA TABLE - 100-YEAR DESIGN STORM

DRAINAGE AREA ID	AREA (acres)	C	Tc (min)	I (inch/hr)	Q (cfs)	COMMENTS
DA 1	0.66	0.80	10	8.82	4.66	SHEET FLOWS TO WEST PROPERTY LINE TO EXISTING CONCRETE FLUME
DA 2	1.79	0.80	10	8.82	12.67	SHEET FLOWS TO HIGHMEADOW DRIVE
DA 3	0.50	0.80	10	8.82	3.55	DRAINS TO PROPOSED #24 CATCH BASIN
DA 4	0.69	0.80	10	8.82	4.89	DRAINS TO PROPOSED #24 CATCH BASIN
DA 5	0.82	0.80	10	8.82	5.78	DRAINS TO PROPOSED 6' CURB INLET
DA 6	0.07	0.80	10	8.82	0.53	SHEET FLOWS TO HIGHMEADOW DRIVE
DA 7	0.73	0.80	10	8.82	5.18	DRAINS TO AREA INLETS AROUND POOL AND CLUBHOUSE
DA 8	0.48	0.80	10	8.82	3.38	DRAINS TO 5' CURB INLET
DA 9	2.57	0.80	10	8.82	18.14	DRAINS TO PROPOSED DETENTION POND
DA 10	0.17	0.80	10	8.82	1.21	SHEET FLOWS OFF-SITE EAST TO EXISTING SAND PIT

NOTES

1. REFERENCE CONSTRUCTION DRAWINGS FOR "GARLAND WILSON ADDITION, PHASE II" PREPARED BY GREG EDWARDS ENGINEERING SERVICES, INC. DATED JUNE 20, 2013 FOR DESIGN OF OFF-SITE DRAINAGE AROUND THIS SITE.

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 Inch = 30 ft.

Engineer of Record: BCA
Drawn by: TDW
Date Plotted: 6/5/2014

Issue for Pricing / Bidding: -
Issue for Permit Application: -
Issue for Construction -

Revisions:

#	DATE	COMMENTS
-	-	-

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KIRON AT AUBREY
LOT 6, BLOCK A
AUBREY, DENTON COUNTY, TX

STATE OF TEXAS
BRIAN C. ABBOTT
108439
LICENSED PROFESSIONAL ENGINEER
06/05/2014

HPcivil engineering, LLC.
5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240
972.701.9636 • 972.701.9639 FAX
TX REGISTERED ENGINEERING FIRM F-12600
www.hpcivileng.com

SHEET CONTENTS:
PROPOSED DRAINAGE AREA MAP

SHEET NO.
C3.1

HPCE #13-206

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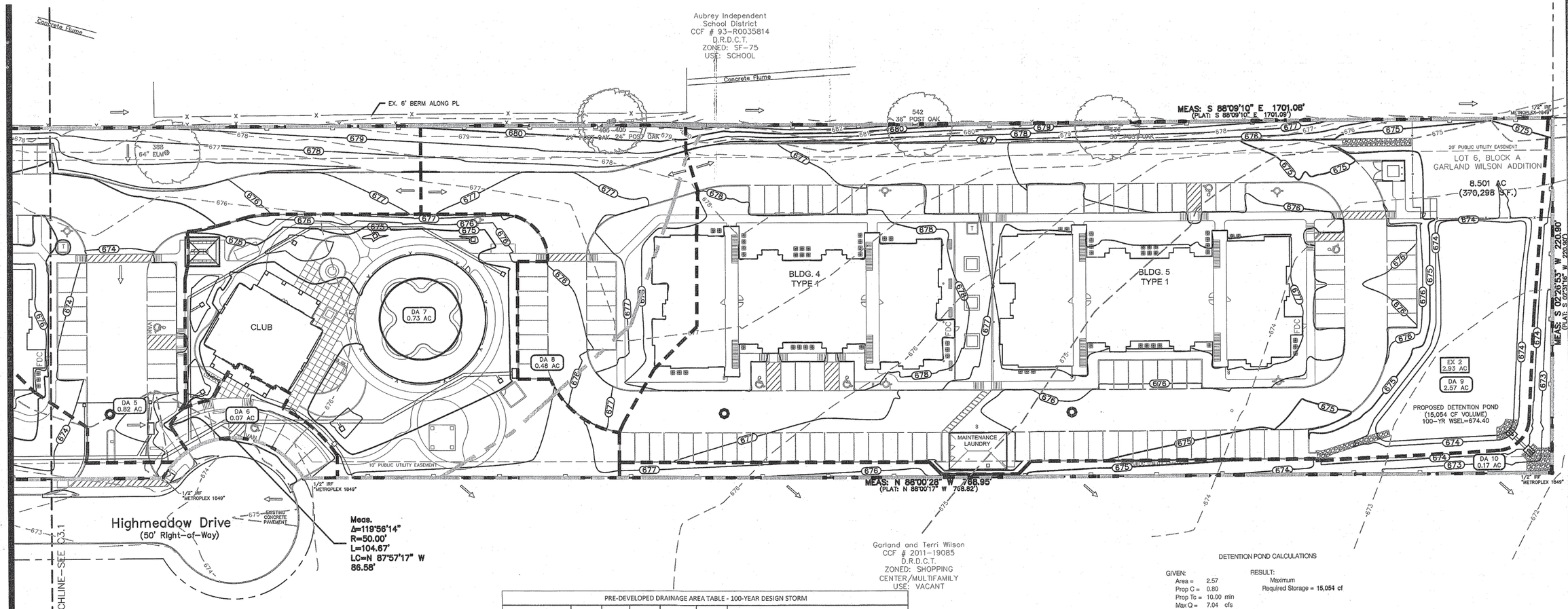

BENCHMARK

BM: RAILROAD SPIKE FOUND IN THE SIDE OF A POWER POLE LOCATED 22' EAST OF THE EAST RIGHT-OF-WAY LINE OF US 377 AND 315' NORTH OF THE NORTH RIGHT-OF-WAY LINE OF HIGHMEADOW DRIVE.
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(ELEVATION=672.01')
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(ELEVATION=675.65')
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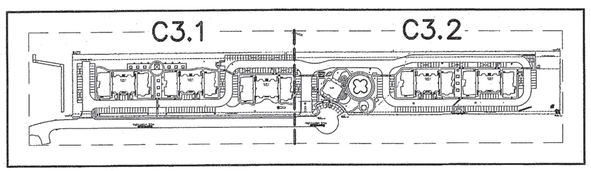

KEY MAP
(NOT TO SCALE)

LEGEND

- 133 — EX. CONTOUR
- 133 — PROP. CONTOUR
- EXISTING DRAINAGE DIVIDE
- PROPOSED DRAINAGE DIVIDE
- EX 1 / 2.03 AC — EXISTING DRAINAGE ID, AREA (ACRES)
- DA 1 / 2.03 AC — PROPOSED DRAINAGE ID, AREA (ACRES)

PRE-DEVELOPED DRAINAGE AREA TABLE - 100-YEAR DESIGN STORM

DRAINAGE AREA ID	AREA (acres)	C	Tc (min)	I (inch/hr)	Q (cfs)	COMMENTS
EX 1	5.57	0.30	15	8.02	13.41	DRAINS TO SOUTH TO EXISTING POND
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NOTE: REFERENCE CONSTRUCTION DRAWINGS FOR GARLAND WILSON ADDITION, PHASE II PREPARED BY GREG EDWARDS ENGINEERING SERVICES, INC. DATED 06/20/2013 FOR DESIGN OF HIGHMEADOW DRIVE.

POST-DEVELOPED DRAINAGE AREA TABLE - 100-YEAR DESIGN STORM

DRAINAGE AREA ID	AREA (acres)	C	Tc (min)	I (inch/hr)	Q (cfs)	COMMENTS
DA 1	0.66	0.80	10	8.82	4.66	SHEET FLOWS TO WEST PROPERTY LINE TO EXISTING CONCRETE FLUME
DA 2	1.79	0.80	10	8.82	12.67	SHEET FLOWS TO HIGHMEADOW DRIVE
DA 3	0.50	0.80	10	8.82	3.55	DRAINS TO PROPOSED #24 CATCH BASIN
DA 4	0.69	0.80	10	8.82	4.89	DRAINS TO PROPOSED #24 CATCH BASIN
DA 5	0.82	0.80	10	8.82	5.78	DRAINS TO PROPOSED 6' CURB INLET
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NOTES

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ORIFICE CALCULATIONS

STORM EVENT	WATER SURFACE ELEVATION	TOTAL DEPTH (FT.)
100 YEAR	674.40	2.15

DIAMETER OF OUTFALL (IN.)= 18
OUTFALL FL ELEVATION = 672.25

ORIFICE SIZE CALCULATION

A = AREA ORIFICE OPENING (SQ.FT.)
Q = FLOW THROUGH ORIFICE
C= ENTRANCE COEFICIENT = 0.7
G = 32.2 FT./SEC.
h = DISTANCE FROM W.S. TO CENTROID OF ORIFICE

CENTROID ELEVATION = 673.00

$A = (Pi)(R)^2$ = 1.77 ft^2
$Q_{ALLOWABLE}$= 7.04 cfs
$A = Q/(C*\sqrt{2gh})$ = 1.06 ft^2

SEE SHEET C4.4 FOR FLOW REDUCER PLAT DETAIL

DETENTION POND CALCULATIONS

GIVEN:
Area = 2.57
Prop C = 0.80
Prop Tc = 10.00 min
Max Q = 7.04 cfs

RESULT:
Maximum
Required Storage = **15,054 cf**

100 Year

5 min.	I= 10.56	Q=	0.8	x	10.56	x	2.57	=	21.71	cfs
10 min.	I= 8.88	Q=	0.8	x	8.88	x	2.57	=	18.26	cfs
15 min.	I= 7.56	Q=	0.8	x	7.56	x	2.57	=	15.54	cfs
20 min.	I= 7.00	Q=	0.8	x	7.00	x	2.57	=	14.39	cfs
30 min.	I= 5.80	Q=	0.8	x	5.80	x	2.57	=	11.92	cfs
40 min.	I= 5.00	Q=	0.8	x	5.00	x	2.57	=	10.28	cfs
50 min.	I= 4.40	Q=	0.8	x	4.40	x	2.57	=	9.05	cfs
60 min.	I= 3.96	Q=	0.8	x	3.96	x	2.57	=	8.14	cfs
70 min.	I= 3.70	Q=	0.8	x	3.70	x	2.57	=	7.61	cfs
80 min.	I= 3.40	Q=	0.8	x	3.40	x	2.57	=	6.99	cfs
90 min.	I= 3.10	Q=	0.8	x	3.10	x	2.57	=	6.37	cfs
100 min.	I= 2.90	Q=	0.8	x	2.90	x	2.57	=	5.96	cfs

5	min Storm	In	5	x	21.71	x	60	=	6,513	cf
		Out	0.5	x	15	x	7.04	x 60 =	3,168	cf
								Storage =	3,345	cf
10	min Storm	In	10	x	18.26	x	60	=	10,954	cf
		Out	0.5	x	20	x	7.04	x 60 =	4,224	cf
								Storage =	6,730	cf
15	min Storm	In	15	x	15.54	x	60	=	13,989	cf
		Out	0.5	x	25	x	7.04	x 60 =	5,280	cf
								Storage =	8,709	cf
20	min Storm	In	20	x	14.39	x	60	=	17,270	cf
		Out	0.5	x	30	x	7.04	x 60 =	6,336	cf
								Storage =	10,934	cf
30	min Storm	In	30	x	11.92	x	60	=	21,465	cf
		Out	0.5	x	40	x	7.04	x 60 =	8,448	cf
								Storage =	13,017	cf
40	min Storm	In	40	x	10.28	x	60	=	24,672	cf
		Out	0.5	x	50	x	7.04	x 60 =	10,560	cf
								Storage =	14,112	cf
50	min Storm	In	50	x	9.05	x	60	=	27,139	cf
		Out	0.5	x	60	x	7.04	x 60 =	12,672	cf
								Storage =	14,467	cf
60	min Storm	In	60	x	8.14	x	60	=	29,310	cf
		Out	0.5	x	70	x	7.04	x 60 =	14,784	cf
								Storage =	14,526	cf
70	min Storm	In	70	x	7.61	x	60	=	31,950	cf
		Out	0.5	x	80	x	7.04	x 60 =	16,896	cf
								Storage =	15,054	cf
80	min Storm	In	80	x	6.99	x	60	=	33,554	cf
		Out	0.5	x	90	x	7.04	x 60 =	19,008	cf
								Storage =	14,546	cf
90	min Storm	In	90	x	6.37	x	60	=	34,417	cf
		Out	0.5	x	100	x	7.04	x 60 =	21,120	cf
								Storage =	13,297	cf
100	min Storm	In	100	x	5.96	x	60	=	35,774	cf
		Out	0.5	x	110	x	7.04	x 60 =	23,232	cf
								Storage =	12,542	cf

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

Engineer of Record:	BCA
Drawn by:	TDW
Date Plotted:	6/5/2014

Issue for Pricing / Bidding:	-
Issue for Permit Application:	-
Issue for Construction	-

Revisions:

#	DATE	COMMENTS
-	-	-

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KIRON AT AUBREY
LOT 6, BLOCK A
AUBREY, DENTON COUNTY, TX

STATE OF TEXAS
BRIAN C. ABBOTT
108439
LICENSED
PROFESSIONAL ENGINEER
06/05/2014

HPcivil engineering, LLC.
5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240
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TX REGISTERED ENGINEERING FIRM F-12600
www.hpcivileng.com

SHEET CONTENTS:
PROPOSED DRAINAGE AREA MAP

SHEET NO.
C3.2

HPCE #13-206

FILE: X:\Projects\2013\13-206-TX-Aubrey-Palla\Land\AutoCAD\Working Drawings\DA\M 13-206.dwg
USER: tabbott DATE/TIME: Jun 05, 2014 - 2:21pm



0 20 40 Feet

LEGEND

PROPERTY LINE	
ADJACENT PROPERTY LINE	
DRAINAGE DIVIDE	
EXISTING OHE	OHU
EXISTING STORM	
PROPOSED STORM	
FLOW ARROW	
DRAINAGE AREA	A-1
AREA (ACRES)	X.XX AC
FLOW (CFS)	X.XX CFS

Existing Hydrologic Calculations - Rational Method
Aubrey, TX Drainage Criteria Manual

Area Identifier	Area (ac)	Coefficient (c)	T_c (min.)	Intensity (in./hr.)	Flow "Q" (cfs)
EX 100-Year Rainfall Event					
A-1	1.03	0.35	10	9.24	3.33
B-1	0.10	0.35	10	9.24	0.32
				Existing Design Point #1 (A-1) =	3.33
				Existing Design Point #2 (B-1) =	0.32

BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:

STATE OF TEXAS
JARED HELMBERGER
130231
LICENSED
PROFESSIONAL ENGINEER
02-03-2025

REVISION(S): DATE:

PROJECT BENCHMARKS:

BM#1 - "X" CUT SET
Elev: 672.83'
N: 7156538.32
E: 2432354.00
BM#2 - "X" CUT SET
Elev: 673.14'
N: 7156291.65
E: 2432613.51
(As provided by TOPOGRAPHIC)

811 Know what's **below.** **Call** before you dig.

PROJECT INFORMATION:

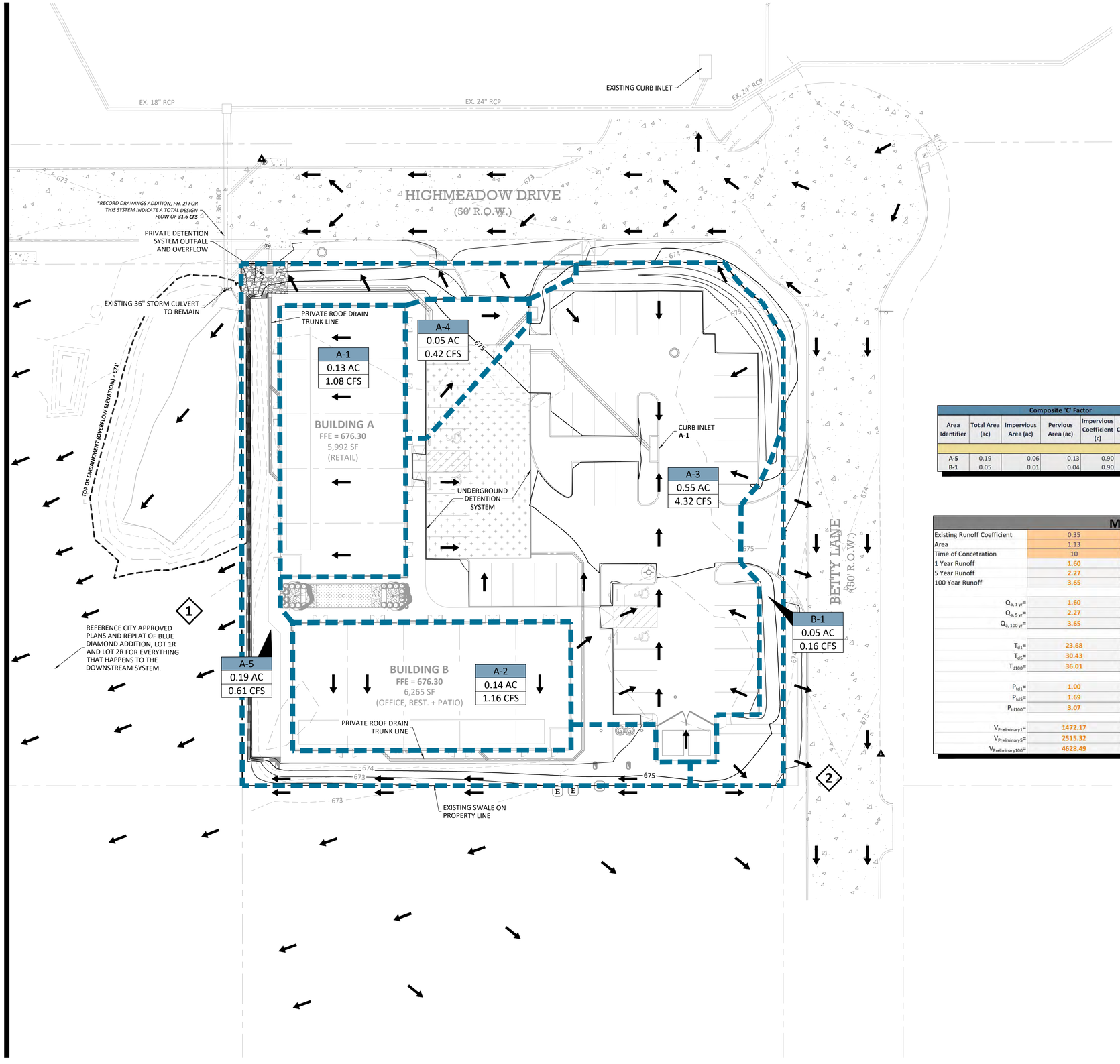
SHOPS AT HIGH MEADOWS

BEAR LAND COMPANY

OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

SHEET TITLE:
EXISTING DRAINAGE AREA MAP

SHEET NUMBER:
C2.01



0 20 40 Feet

LEGEND

PROPERTY LINE	
ADJACENT PROPERTY LINE	
DRAINAGE DIVIDE	
EXISTING OHE	OHU OHU OHU
EXISTING STORM	
PROPOSED STORM	
FLOW ARROW	
DRAINAGE AREA	A-1
AREA (ACRES)	0.41 AC
FLOW (CFS)	3.69 CFS

Proposed Hydrologic Calculations - Rational Method
Aubrey, TX Drainage Criteria Manual

Area Identifier	Area (ac)	Coefficient (c)	T_c (min.)	Intensity (in./hr.)	Flow "Q" (cfs)
EX 100-Year Rainfall Event					
A-1	0.13	0.90	10	9.24	**1.08**
A-2	0.14	0.90	10	9.24	**1.16**
A-3	0.55	0.85	10	9.24	**4.32**
A-4	0.05	0.90	10	9.24	**0.42**
A-5	0.19	0.52	10	9.24	**0.92**
B-1	0.05	0.46	10	9.24	**0.21**
Existing Design Point #1 (Allowable Release) =					3.33
Existing Design Point #2 =					0.32
Proposed Design Point #1 (A's) =					7.90
Proposed Design Point #2 (B-1) =					0.21
*Increase of Flow, Design Point #1 =					4.57
Increase of Flow, Design Point #2 =					-0.11
Increase of flow to be detained underground in private storm system.					

Composite 'C' Factor

Area Identifier	Total Area (ac)	Impervious Area (ac)	Pervious Area (ac)	Impervious Coefficient (c)	Pervious Coefficient (c)	Composite Coefficient (c)
A-5	0.19	0.06	0.13	0.90	0.35	**0.52**
B-1	0.05	0.01	0.04	0.90	0.35	**0.46**

MODIFIED RATIONAL METHOD

Existing Runoff Coefficient	0.35		Proposed Runoff Coefficient	0.79	
Area	1.13	Acres	Area	1.06	Acres
Time of Concetration	10	Min.	Time of Concetration	10	Min.
1 Year Runoff	1.60	CFS	1 Year Runoff	3.39	CFS
5 Year Runoff	2.27	CFS	5 Year Runoff	4.82	CFS
100 Year Runoff	3.65	CFS	100 Year Runoff	7.74	CFS
$Q_{a,\ 1\ yr}$=	1.60	CFS	Table 5.3: Denton County Rainfall Data	For 1 Yr Return Period: e =0.8209, b =43.381, d =8	
$Q_{a,\ 5\ yr}$=	2.27	CFS		For 5 Yr Return Period: e =0.7989, b =65.467, d =11	
$Q_{a,\ 100\ yr}$=	3.65	CFS		For 100 Yr Return Period: e =0.7566, b =95.776, d =12	
T_{d1}=	23.68	Min.	Table 1.18 Rainfall Factors	For 1 Yr Return Period: a =97.26, b =13.79	
T_{d5}=	30.43	Min.		For 5 Yr Return Period: a =173.1, b =19.75	
T_{d100}=	36.01	Min.		For 100 Yr Return Period: a =325.18, b =24.82	
P_{61}=	1.00	in.	$P_{180\text{-}1}$=	1.77	in.
P_{65}=	1.69	in.	$P_{180\text{-}5}$=	2.96	in.
P_{td100}=	3.07	in.	$P_{180\text{-}100}$=	5.38	in.
$V_{Preliminary1}$=	1472.17	Cu.Ft	V_{Max1}=	2594.03	Cu.Ft
$V_{Preliminary5}$=	2515.32	Cu.Ft	V_{Max5}=	4388.63	Cu.Ft
$V_{Preliminary100}$=	4628.49	Cu.Ft	V_{Max100}=	8107.06	Cu.Ft

BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:

STATE OF TEXAS
JARED HELMBERGER
130231
LICENSED
PROFESSIONAL ENGINEER
02-03-2025

REVISION(S): DATE:

PROJECT BENCHMARKS:

BM#1 - "X" CUT SET
Elev: 672.83'
N: 7156538.32
E: 2432354.00
BM#2 - "X" CUT SET
Elev: 673.14'
N: 7156291.65
E: 2432613.51
(As provided by TOPOGRAPHIC)

811 Know what's **below.** **Call** before you dig.

PROJECT INFORMATION:

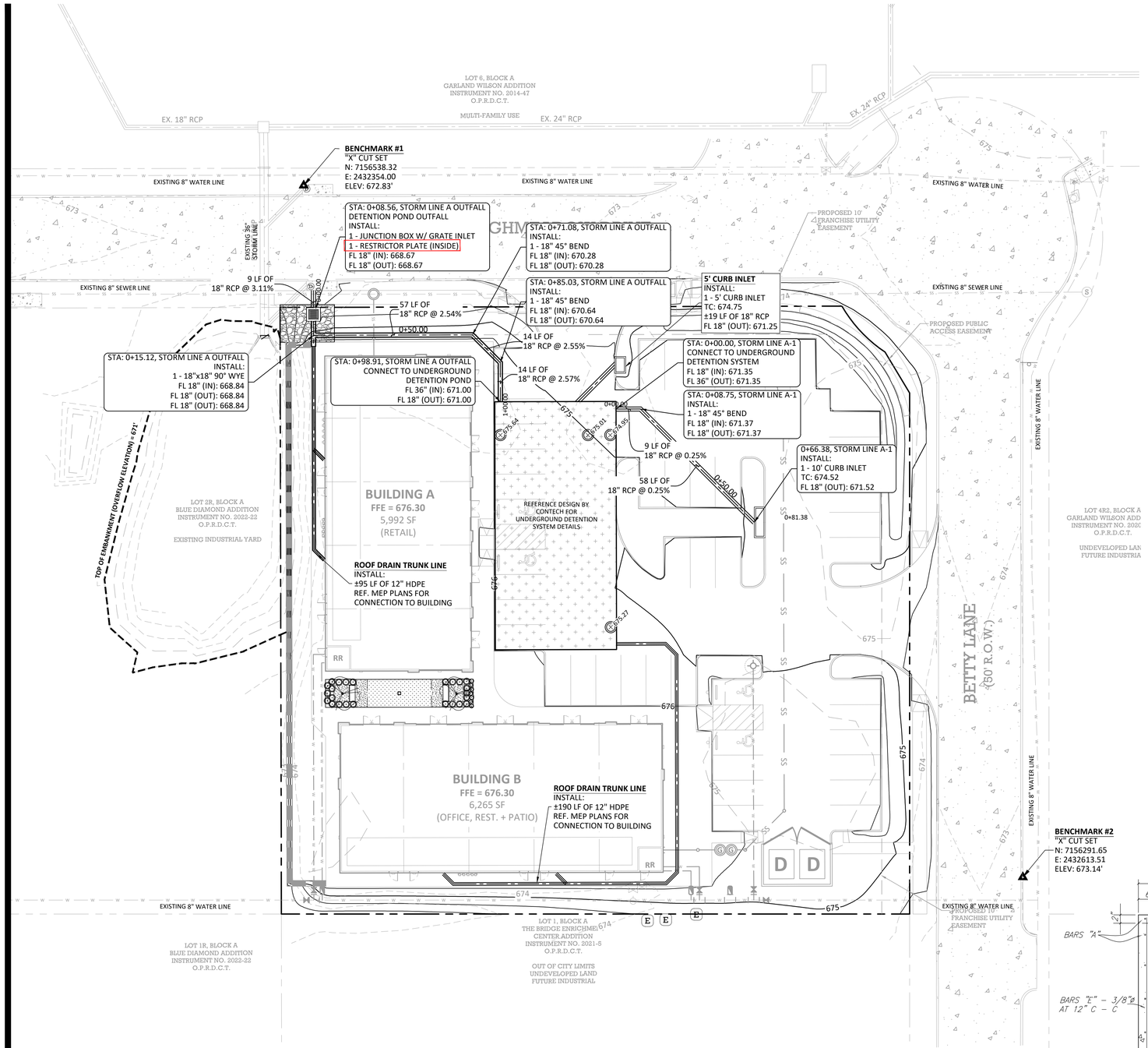
SHOPS AT HIGH MEADOWS

BEAR LAND COMPANY

OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

SHEET TITLE:
PROPOSED DRAINAGE AREA MAP

SHEET NUMBER:
C2.02

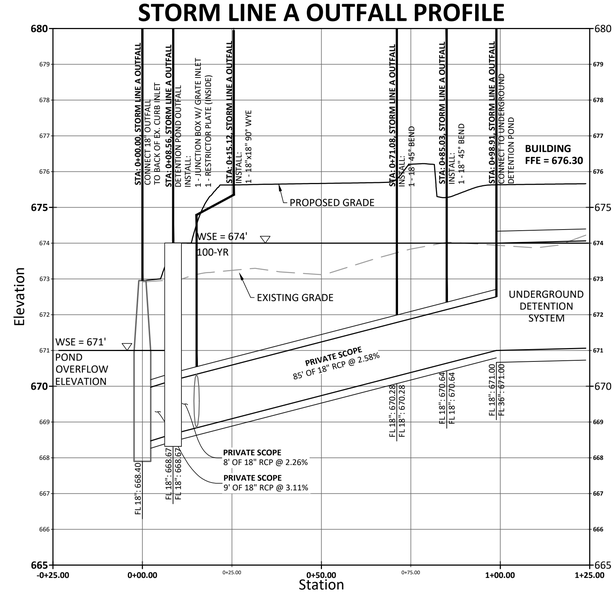


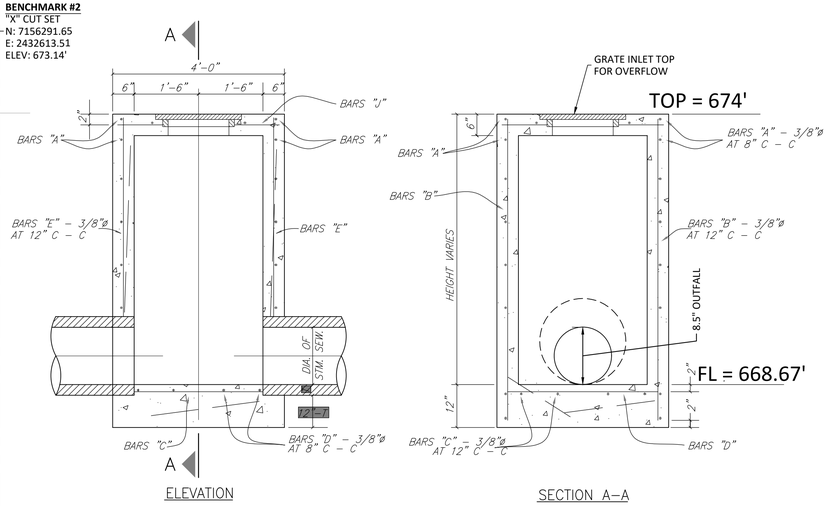
	Inputs Needed:						
	Flow Rate	Cross Sectional Area	Diameter	Effective Head	Orifice Centroid Elevation	Water Surface Elevation	Discharge Coefficient
Solve For:	Q	A	D	H	Hc	WSA	C
A =	3.33	0.40	0.71	3.00	669.17	674.00	0.60

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- EXISTING OHE
- EXISTING WATER
- EXISTING SANITARY SEWER
- EXISTING STORM
- PROPOSED WATER
- PROPOSED SANITARY SEWER
- PROPOSED STORM

STORM LINE A OUTFALL PROFILE





BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:

STATE OF TEXAS
JARED HELMBERGER
130231
LICENSED
PROFESSIONAL ENGINEER
03-11-2025

REVISION(S): DATE:

PROJECT BENCHMARKS:

BM#1 - "X" CUT SET
Elev: 672.83'
N: 7156538.32
E: 2432354.00
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(As provided by TOPOGRAPHIC)

811
Know what's **below.**
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PROJECT INFORMATION:

SHOPS AT HIGH MEADOWS

OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

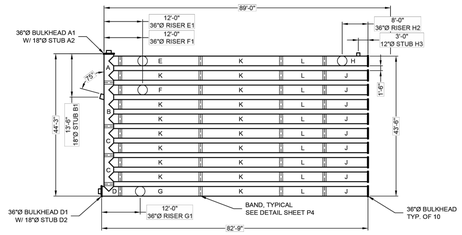
SHEET TITLE:

DRAINAGE PLAN

SHEET NUMBER:

C2.03

BEAR LAND COMPANY



STUB INFORMATION		
PIECE	STUB INVERT	SYSTEM INVERT
18"Ø STUB A2	671.35	671.00
18"Ø STUB B1	671.00	671.00
18"Ø STUB D2	671.00	671.00
12"Ø STUB H3	671.00	671.00

RISER INFORMATION		
PIECE	RIM ELEV.	SYSTEM INVERT
36"Ø RISER E1	674.95	671.00
36"Ø RISER F1	675.01	671.00
36"Ø RISER G1	675.64	671.00
36"Ø RISER H2	675.27	671.00

EOR TO CONFIRM ELEVATIONS

THE UNDERSIGNED HEREBY APPROVES THE ATTACHED (5) PAGES INCLUDING THE FOLLOWING:

- **PIPE STORAGE = 5,902 CF**
- **MAINLINE PIPE GAGE = 16**
- **WALL TYPE = SOLID**
- **DIAMETER = 36"**
- **FINISH = ALT2**
- **CORRUGATION = 5x1**

CUSTOMER DATE

NORTH ARROW PROVIDED FOR REFERENCE ONLY. REFER TO ENGINEERED SITE PLANS FOR EXACT LOCATION AND ORIENTATION

ASSEMBLY
SCALE: 1" = 20'
STRUCTURAL BACKFILL STORAGE: 2,235 CF
TOTAL STORAGE PROVIDED: 8,137 CF
LOADING: H20
PIPE INV. = 671.00'±

NOTES

- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE.
- ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD (EOR) PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
- ALL RISERS AND STUBS ARE 2⅔" x ½" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE AS REQUIRED, BY CONTRACTOR.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL ACCESS CASTINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE NOT SUPPLIED BY CONTECH.
- BULKHEADS SHALL BE CONSTRUCTED USING 12 GAGE OR HEAVIER MATERIAL, WITH BOTH THE WATER AND SOIL SIDE FINAL COATINGS MATCHING THE SPECIFIED CMP COATING. BULKHEAD PLATES MUST BE FULLY WELDED TO THE CONNECTING PIPE. THE DESIGN OF BULKHEADS SHALL ADHERE TO CHAPTER 8 OF THE NCSPA CSP DESIGN MANUAL, MEETING THE HEIGHT OF COVER DESIGN REQUIREMENTS WITH APPROPRIATE REINFORCEMENTS OR A MINIMUM REQUIRED PLATE THICKNESS. ADDITIONALLY, REINFORCING MEMBERS SHALL BE POST-COATED WITH ZINC RICH PAINT IN ACCORDANCE WITH AASHTO M36 FOR GALVANIZED AND ALUMINUM CMP SYSTEMS, OR AASHTO M245 FOR POLYMER CMP SYSTEMS.

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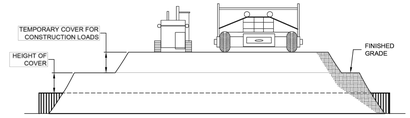
MARK	DATE	REVISION DESCRIPTION	BY

CONTECH ENGINEERED SOLUTIONS LLC
A QUIKRETE COMPANY
9100 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH CMP DETENTION SYSTEMS
CONTECH PROPOSAL DRAWING

36"Ø UNDERGROUND DETENTION SYSTEM - 827257-010
SHOPS AT HIGH MEADOWS
AUBREY, TX
SITE DESIGNATION: UDS

PROJECT No.	SEQ. No.	DATE
827257	010	12/11/2024
DESIGNED		DRAWN
AAD		AAD
CHECKED		APPROVED
LJK		AAD
SHEET NO.		
P1	OF	5



CONSTRUCTION LOADS

FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT-OF-COVER SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE TABLE BELOW. THE USE OF HEAVY CONSTRUCTION EQUIPMENT NECESSITATES GREATER PROTECTION FOR THE PIPE THAN FINISHED GRADE COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.

PIPE SPAN, INCHES	AXLE LOADS (kips)			
	18-50	50-75	75-110	110-150
	MINIMUM COVER (FT)			
12-42	2.0	2.5	3.0	3.0
48-72	3.0	3.0	3.5	4.0
78-120	3.0	3.5	4.0	4.0
126-144	3.5	4.0	4.5	4.5

*MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

CONSTRUCTION LOADING DIAGRAM
NOT TO SCALE

SPECIFICATION FOR CORRUGATED STEEL PIPE-ALUMINIZED TYPE 2 STEEL

SCOPE

THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE CORRUGATED STEEL PIPE (CSP) DETAILED IN THE PROJECT PLANS.

MATERIAL

THE ALUMINIZED TYPE 2 STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M274 OR ASTM A929.

PIPE

THE CSP SHALL BE MANUFACTURED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF AASHTO M36 OR ASTM A760. THE PIPE SIZES, GAGES AND CORRUGATIONS SHALL BE AS SHOWN ON THE PROJECT PLANS.

ALL FABRICATION OF THE PRODUCT SHALL OCCUR WITHIN THE UNITED STATES.

HANDLING AND ASSEMBLY

SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE NATIONAL CORRUGATED STEEL PIPE ASSOCIATION (NCSPA)

INSTALLATION

SHALL BE IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, SECTION 26, DIVISION II OR ASTM A798 AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. IF THERE ARE ANY INCONSISTENCIES OR CONFLICTS THE CONTRACTOR SHOULD DISCUSS AND RESOLVE WITH THE SITE ENGINEER.

IT IS ALWAYS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.

ANTI-FLOTATION PROVISIONS DUE TO HIGH GROUNDWATER OR OTHER FLOTATION CONCERNS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.

MATERIAL SPECIFICATION
NOT TO SCALE

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36"Ø UNDERGROUND DETENTION SYSTEM - 827257-010
SHOPS AT HIGH MEADOWS
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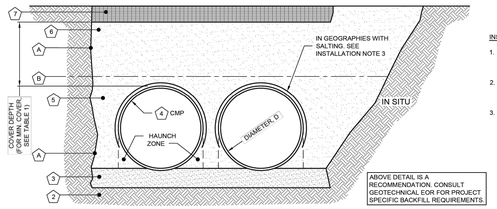
PROJECT No.	SEQ. No.	DATE
827257	010	12/11/2024
DESIGNED		DRAWN
AAD		AAD
CHECKED		APPROVED
LJK		AAD
SHEET NO.		
P2	OF	5



ABOVE DETAIL IS A RECOMMENDATION. CONSULT GEOTECHNICAL EOR FOR PROJECT SPECIFIC BACKFILL REQUIREMENTS.

MINIMUM WIDTH DEPENDS ON SITE CONDITIONS AND ENGINEERING JUDGEMENT

TABLE 1:

DIAMETER, D	MIN. COVER	CORR. PROFILE
6"-10"	12"	1 1/2" x 1/4"
12"-48"	12"	2 2/3" x 1/2"
>48"-96"	12"	3" x 1", 5" x 1"
>96"	D/8	3" x 1", 5" x 1"

- STRUCTURAL BACKFILL MUST EXTEND TO LIMITS OF THE TABLE
- TOTAL HEIGHT OF COMPACTED COVER FOR CONVENTIONAL HIGHWAY LOADS IS MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT.

INSTALLATION NOTES

1. WHEN PLACING THE FIRST LIFTS OF BACKFILL IT IS IMPORTANT TO MAKE SURE THAT THE BACKFILL IS PROPERLY COMPACTED UNDER AND AROUND THE PIPE HAUNCHES.
2. OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS, AS APPROVED BY SITE ENGINEER.
3. IF SALTING AGENTS FOR SNOW AND ICE REMOVAL ARE USED ON OR NEAR THE PROJECT, A GEOMEMBRANE BARRIER IS RECOMMENDED OVER THE UPPER HALF OF THE PIPE. THE GEOMEMBRANE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM A CHANGE IN THE SURROUNDING ENVIRONMENT OVER A PERIOD OF TIME. PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL INFORMATION.

TABLE 2:

XFILTRATION™ JOINT STANDARD BACKFILL SPECIFICATIONS

	MATERIAL LOCATION	MATERIAL SPECIFICATION	DESCRIPTION	
1	FILL ENVELOPE WIDTH	PER ENGINEER OF RECORD	MINIMUM TRENCH WIDTH MUST ALLOW ROOM FOR PROPER COMPACTION OF HAUNCH MATERIALS UNDER THE PIPE. THE SUGGESTED MINIMUM TRENCH WIDTH, OR EOR RECOMMENDATION: PIPE ≤ 12": D + 16" PIPE > 12": 1.5D + 12"	MINIMUM EMBANKMENT WIDTH (IN FEET) FOR INITIAL FILL ENVELOPE: PIPE < 24": 3.0D PIPE 24" - 144": D + 4'0" PIPE > 144": D + 10'0"
2	FOUNDATION	**AASHTO 26.5.2** - PER ENGINEER OF RECORD	PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND FOUNDATION BROUGHT BACK TO GRADE WITH A FILL MATERIAL APPROVED BY THE ENGINEER OF RECORD.	
3	BEDDING	**AASHTO M 43: 3, 357, 4, 467, 5, 56, 57**	ENGINEER OF RECORD TO DETERMINE IF BEDDING IS REQUIRED. PIPE MAY BE PLACED ON THE TRENCH BOTTOM OF A RELATIVELY LOOSE, NATIVE SUITABLE WELL GRADED GRANULAR MATERIAL THAT IS ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE, 2" MIN DEPTH. THE BEDDING MATERIAL MAY BE SUITABLE OPEN GRADED GRANULAR BEDDING CONFORMING TO AASHTO SOIL CLASSIFICATIONS A1, A2, OR A3 WITH MAXIMUM PARTICLE SIZE OF 3" PER AASHTO 26.3.8.1	
4			CORRUGATED METAL PIPE	
5	BACKFILL	FREE-DRAINING, ANGULAR, WASHED-STONE PER **AASHTO M 43: 3, 357, 4, 467, 5, 56, 57** OR APPROVED EQUAL *	HAUNCH ZONE MATERIAL SHALL BE HAND SHOVELED OR SHOVEL SLICED INTO PLACE TO ALLOW FOR PROPER COMPACTION WITHOUT SOFT SPOTS. BACKFILL SHALL BE PLACED IN 8" +/- LOOSE LIFTS AND COMPACTED TO 90% STANDARD PROCTOR PER AASHTO T 99. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO LIFT (16") DIFFERENTIAL BETWEEN ANY OF THE PIPES AT ANY TIME DURING THE BACKFILL PROCESS. THE BACKFILL SHOULD BE ADVANCED ALONG THE LENGTH OF THE SYSTEM TO AVOID DIFFERENTIAL LOADING. WHERE CONVENTIONAL COMPACTION TESTING IS NOT PRACTICAL, THE MATERIAL SHALL BE MECHANICALLY COMPACTED UNTIL NO FURTHER YIELDING OF MATERIAL IS OBSERVED UNDER THE COMPACTOR. **IN AREAS WITH HIGH WATER TABLE FLUCTUATIONS THAT INTERACT WITH THE PIPE ZONE, CONSIDER INSTALLING A GEOTEXTILE SEPARATION LAYER TO PREVENT SOIL MIGRATION.	
6	COVER MATERIAL	UP TO MIN. COVER - **AASHTO M 145: A-1, A-2, A-3** ABOVE MIN. COVER - PER ENGINEER OF RECORD	COVER MATERIAL MAY INCLUDE NON-BITUMINOUS, GRANULAR ROADBASE MATERIAL WITHIN MIN COVER LIMITS	
7	RIGID OR FLEXIBLE PAVEMENT (IF APPLICABLE)	PER ENGINEER OF RECORD	FLEXIBLE PAVEMENT SHOULD NOT BE COUNTED AS PART OF THE FILL HEIGHT OVER THE CMP. FINAL BACKFILL MATERIAL SELECTION AND COMPACTION REQUIREMENTS SHALL FOLLOW THE PROJECT PLANS AND SPECIFICATIONS PER THE ENGINEER OF RECORD.	
A	SIDE GEOTEXTILE	NONE	GEOTEXTILE LAYER IS RECOMMENDED ON SIDES OF EXCAVATION TO PREVENT SOIL MIGRATION WHEN STONE BEDDING IS USED. IF NO STONE BEDDING IS USED, THEN SIDE GEOTEXTILE IS REQUIRED.	
B	GEOTEXTILE BETWEEN LAYERS	NONE	IF SOIL TYPES DIFFER AT ANY POINT ABOVE PIPE INVERT, A GEOTEXTILE LAYER IS RECOMMENDED TO BE PLACED BETWEEN THE LAYERS TO PREVENT SOIL MIGRATION.	

NOTES:

- FOR MULTIPLE BARREL INSTALLATIONS, THE RECOMMENDED STANDARD SPACING BETWEEN PARALLEL PIPE RUNS SHALL BE THE PIPE DIAMETER /2 BUT NO LESS THAN 12" FOR DIAMETERS <72". FOR 72" AND LARGER DIAMETERS, THE MINIMUM SPACING IS 36". CONTACT YOUR CONTECH REPRESENTATIVE FOR NONSTANDARD SPACING.
- * APPROVED REGIONAL EQUIVALENTS FOR SECTION 5 INCLUDE CA-7, MIDOT 6AA, 6A, OR 5G, PROVIDED THEY MEET THE PARTICLE SIZES INDICATED.

MANUFACTURER RECOMMENDED BACKFILL
NOT TO SCALE

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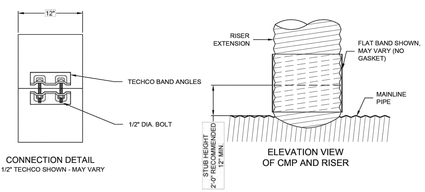
MARK	DATE	REVISION DESCRIPTION	BY

CONTECH ENGINEERED SOLUTIONS LLC
A QUIKRETE COMPANY
9100 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH CMP DETENTION SYSTEMS
CONTECH PROPOSAL DRAWING

36"Ø UNDERGROUND DETENTION SYSTEM - 827257-010
SHOPS AT HIGH MEADOWS
AUBREY, TX
SITE DESIGNATION: UDS

PROJECT No.	SEQ. No.	DATE
827257	010	12/11/2024
DESIGNED		DRAWN
AAD		AAD
CHECKED		APPROVED
LJK		AAD
SHEET NO.		
P3	OF	5



CONNECTION DETAIL
7 1/2" TECHCO SHOWN - MAY VARY

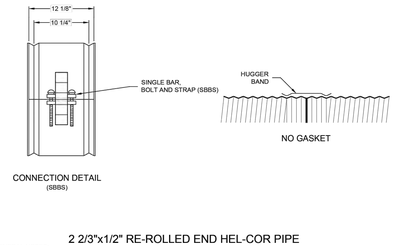
ELEVATION VIEW OF CMP AND RISER

PLAIN END CMP RISER PIPE

GENERAL NOTES:

1. **DELIVERED BAND STYLE AND FASTENER TYPE MAY VARY BY FABRICATION PLANT.**
2. JOINT IS TO BE ASSEMBLED PER AASHTO BRIDGE CONSTRUCTION SPECIFICATION SEC 26.4.2.4.
3. BAND MATERIAL AND GAGE TO BE SAME AS RISER MATERIAL.
4. IF RISER HAS A HEIGHT OF COVER OF 10' OR MORE, USE A SLIP JOINT.
5. BANDS ARE NORMALLY FURNISHED AS FOLLOWS:
   - 12" THRU 48" 1-PIECE
   - 54" 2-PIECES
6. ALL RISER JOINT COMPONENTS WILL BE FIELD ASSEMBLED.
7. MANHOLE RISERS IN APPLICATIONS WHERE TRAFFIC LOADS ARE IMPOSED REQUIRE SPECIAL DESIGN CONSIDERATIONS.
8. DIMENSIONS SUBJECT TO MANUFACTURING TOLERANCES.

12" RISER BAND DETAIL
NOT TO SCALE



CONNECTION DETAIL
(SBBS)

2 2/3"x1/2" RE-ROLLED END HEL-COR PIPE

GENERAL NOTES:

1. JOINT IS TO BE ASSEMBLED PER AASHTO BRIDGE CONSTRUCTION SPECIFICATION SEC 26.4.2.4.
2. BAND MATERIALS AND/OR COATING CAN VARY BY LOCATION. CONTACT YOUR CONTECH REPRESENTATIVE FOR AVAILABILITY.
3. BANDS ARE SHAPED TO MATCH THE PIPE-ARCH WHEN APPLICABLE.
4. BANDS ARE NORMALLY FURNISHED AS FOLLOWS:
   - 12" THRU 48" 1-PIECE
   - 54" THRU 96" 2-PIECES
   - 102" THRU 144" 3-PIECES
5. BAND FASTENERS ARE ATTACHED WITH SPOT WELDS, RIVETS OR HAND WELDS.
6. ALL CMP IS REROLLED TO HAVE ANNULAR END CORRUGATIONS OF 2 2/3"x1/2"
7. DIMENSIONS ARE SUBJECT TO MANUFACTURING TOLERANCES.
8. ORDER SHALL DESIGNATE GASKET OPTION, IF REQUIRED (SEE DETAILS ABOVE)

H-12 HUGGER BAND DETAIL
NOT TO SCALE

BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:

STATE OF TEXAS
JARED HELMBERGER
130231
LICENSED PROFESSIONAL ENGINEER
03-11-2025

REVISION(S): DATE:

PROJECT BENCHMARKS:

BM#1 - "X" CUT SET
Elev: 672.83'
N: 7156538.32
E: 2432354.00
BM#2 - "X" CUT SET
Elev: 673.14'
N: 7156291.65
E: 2432613.51
(As provided by TOPOGRAPHIC)

811 Know what's **below.** **Call** before you dig.

PROJECT INFORMATION:

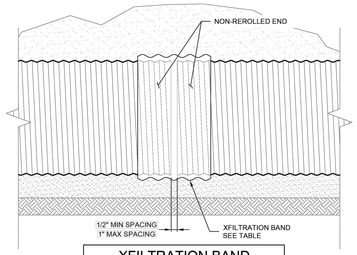
SHOPS AT HIGH MEADOWS

OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

SHEET TITLE:
UNDERGROUND DETENTION DETAILS

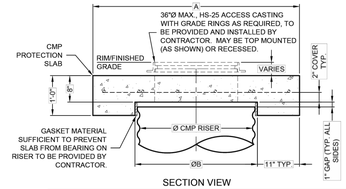
SHEET NUMBER:
C2.04

BEAR LAND COMPANY



XFILTRATION BAND		
DIAMETER	BAND	FASTENER
12"Ø TO 60"Ø	5-C OR H-12	STD. PLANT FASTENER WITH NO GASKET
66"Ø TO 96"Ø	5-C OR H-12	STD. PLANT FASTENER WITH NO GASKET
102"Ø +	5-C, 10-C OR H-12	STD. PLANT FASTENER WITH NO GASKET

XFILTRATION JOINT DETAIL
NOT TO SCALE

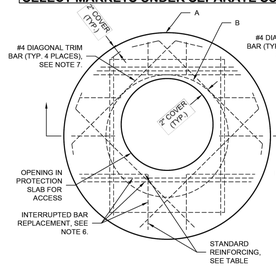


SECTION VIEW

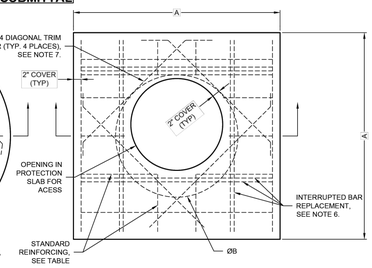
REINFORCING TABLE				
Ø CMP RISER	A	B Ø	REINFORCING	**BEARING PRESSURE (PSF)
24"	4'Ø 4'x4'	26"	#5 @ 10" OCEW #5 @ 10" OCEW	2,540 1,900
30"	4'-6"Ø 4'-6" x 4'-6"	32"	#5 @ 10" OCEW #5 @ 9" OCEW	2,260 1,670
36"	5'Ø 5' x 5'	38"	#5 @ 9" OCEW #5 @ 8" OCEW	2,060 1,500
42"	5'-6"Ø 5'-6" x 5'-6"	44"	#5 @ 8" OCEW #5 @ 8" OCEW	1,490 1,370
48"	6'Ø 6' x 6'	50"	#5 @ 7" OCEW #5 @ 7" OCEW	1,210 1,270

ACCESS CASTING SUPPLIED BY CONTECH IN SELECT MARKETS UNDER SEPARATE SUBMITTAL

** ASSUMED SOIL BEARING CAPACITY



ROUND OPTION PLAN VIEW



SQUARE OPTION PLAN VIEW

NOTES:

1. DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION AND ACI 350.
2. DESIGN LOAD HS25.
3. EARTH COVER = 1' MAX.
4. CONCRETE STRENGTH = 4,000 psi
5. REINFORCING STEEL = ASTM A615, GRADE 60.
6. PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLANE.
7. TRIM OPENING WITH DIAGONAL #4 BARS, EXTEND BARS A MINIMUM OF 12" BEYOND OPENING, BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.
8. PROTECTION SLAB AND ALL MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
9. DETAIL DESIGN BY DELTA ENGINEERS, ARCHITECTS AND LAND SURVEYORS, ENDWELL, NY.

MANHOLE CAP DETAIL
NOT TO SCALE

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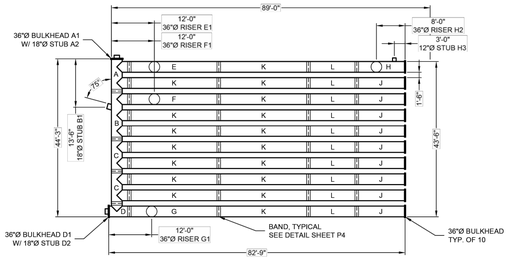
CONTECH ENGINEERED SOLUTIONS LLC
A QUIKRETE COMPANY
9100 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH CMP DETENTION SYSTEMS
CONTECH **PROPOSAL** DRAWING

36"Ø UNDERGROUND DETENTION SYSTEM - 827257-010
SHOPS AT HIGH MEADOWS
AUBREY, TX
SITE DESIGNATION: UDS

PROJECT No.: 827257	SEQ. No.: 010	DATE: 12/11/2024
DESIGNED: AAD	DRAWN: AAD	
CHECKED: LJK	APPROVED: AAD	
SHEET NO: P5	OF 5	



STUB INFORMATION		
PIECE	STUB INVERT	SYSTEM INVERT
18"Ø STUB A2	671.35	671.00
18"Ø STUB B1	671.00	671.00
18"Ø STUB D2	671.00	671.00
12"Ø STUB H3	671.00	671.00

RISER INFORMATION		
PIECE	RIM ELEV.	SYSTEM INVERT
36"Ø RISER E1	674.95	671.00
36"Ø RISER F1	675.01	671.00
36"Ø RISER G1	675.64	671.00
36"Ø RISER H2	675.27	671.00

EOR TO CONFIRM ELEVATIONS

THE UNDERSIGNED HEREBY APPROVES THE ATTACHED (5) PAGES INCLUDING THE FOLLOWING:

- **PIPE STORAGE = 5,902 CF**
- **MAINLINE PIPE GAGE = 16**
- **WALL TYPE = SOLID**
- **DIAMETER = 36"**
- **FINISH = ALT2**
- **CORRUGATION = 5x1**

CUSTOMER _____ DATE _____

NORTH ARROW PROVIDED FOR REFERENCE ONLY.
REFER TO ENGINEERED SITE PLANS FOR EXACT LOCATION AND ORIENTATION

ASSEMBLY
SCALE: 1" = 20'
STRUCTURAL BACKFILL STORAGE: 2,235 CF
TOTAL STORAGE PROVIDED: 8,137 CF
LOADING: H20
PIPE INV. = 671.00±

NOTES

- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE.
- ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD (EOR) PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
- ALL RISERS AND STUBS ARE 2⅔" x ½" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE AS REQUIRED, BY CONTRACTOR.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL ACCESS CASTINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE NOT SUPPLIED BY CONTECH.
- BULKHEADS SHALL BE CONSTRUCTED USING 12 GAGE OR HEAVIER MATERIAL, WITH BOTH THE WATER AND SOIL SIDE FINAL COATINGS MATCHING THE SPECIFIED CMP COATING. BULKHEAD PLATES MUST BE FULLY WELDED TO THE CONNECTING PIPE. THE DESIGN OF BULKHEADS SHALL ADHERE TO CHAPTER 8 OF THE NCSPA CSP DESIGN MANUAL, MEETING THE HEIGHT OF COVER DESIGN REQUIREMENTS WITH APPROPRIATE REINFORCEMENTS OR A MINIMUM REQUIRED PLATE THICKNESS. ADDITIONALLY, REINFORCING MEMBERS SHALL BE POST-COATED WITH ZINC RICH PAINT IN ACCORDANCE WITH AASHTO M36 FOR GALVANIZED AND ALUMINUM CMP SYSTEMS, OR AASHTO M245 FOR POLYMER CMP SYSTEMS.

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CONTECH CMP DETENTION SYSTEMS
CONTECH **PROPOSAL** DRAWING

36"Ø UNDERGROUND DETENTION SYSTEM - 827257-010
SHOPS AT HIGH MEADOWS
AUBREY, TX
SITE DESIGNATION: UDS

PROJECT No.: 827257	SEQ. No.: 010	DATE: 12/11/2024
DESIGNED: AAD	DRAWN: AAD	
CHECKED: LJK	APPROVED: AAD	
SHEET NO: P1	OF 5	

BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:

STATE OF TEXAS
JARED HELMBERGER
130231
LICENSED
PROFESSIONAL ENGINEER
03-11-2025

REVISION(S): DATE:

PROJECT BENCHMARKS:

BM#1 - "X" CUT SET
Elev: 672.83'
N: 7156538.32
E: 2432354.00
BM#2 - "X" CUT SET
Elev: 673.14'
N: 7156291.65
E: 2432613.51
(As provided by TOPOGRAPHIC)

811 Know what's **below.** **Call** before you dig.

PROJECT INFORMATION:

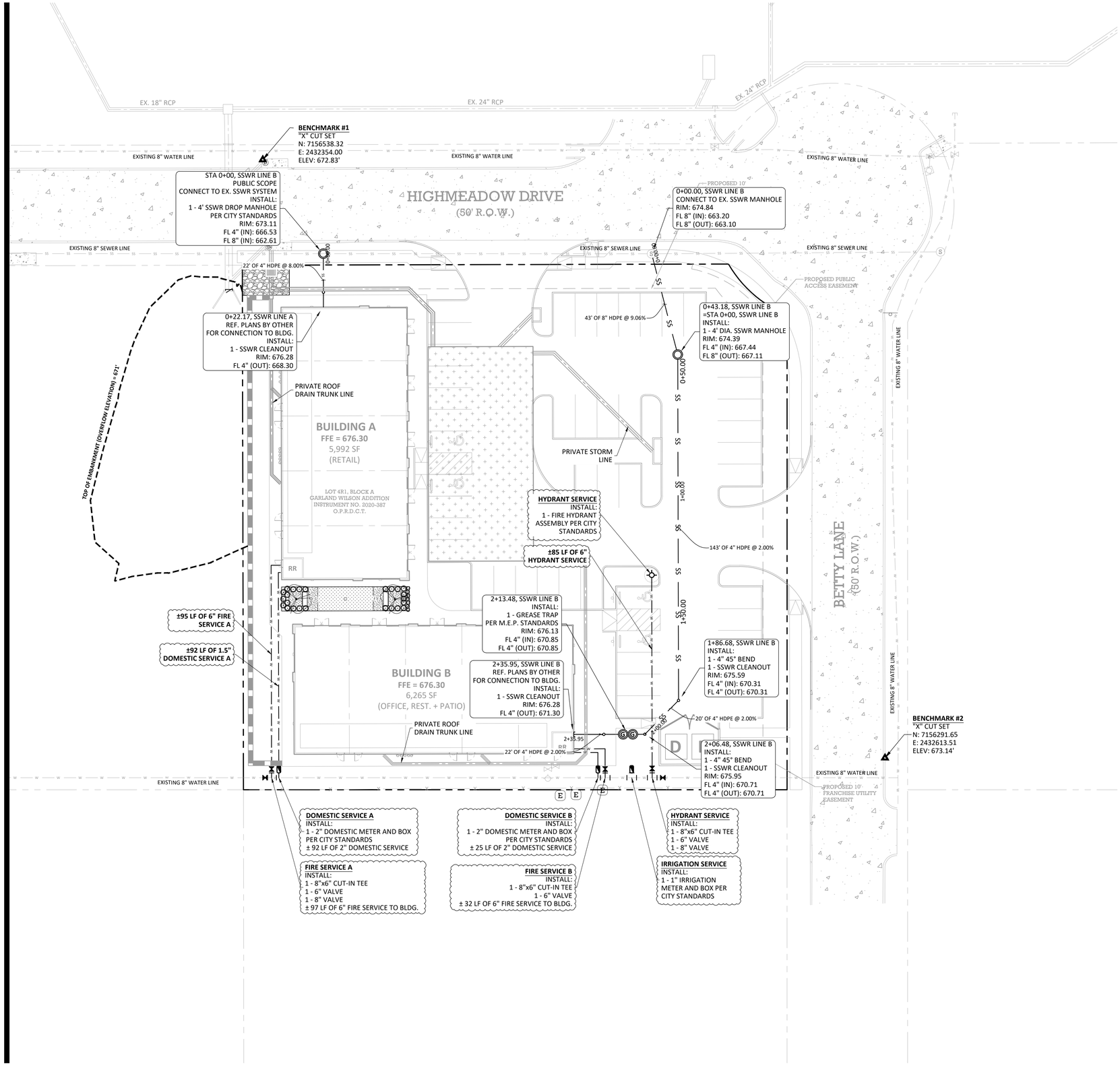
SHOPS AT HIGH MEADOWS

OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

BEAR LAND COMPANY

SHEET TITLE:
UNDERGROUND DETENTION DETAILS

SHEET NUMBER:
C2.05



0 20 40 Feet

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- EXISTING OHE
- EXISTING WATER
- EXISTING SANITARY SEWER
- EXISTING STORM
- PROPOSED WATER
- PROPOSED SANITARY SEWER
- PROPOSED STORM

UTILITY NOTES

1. REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL NOTES.
2. CONTRACTOR SHALL CONFIRM AND VERIFY ALL ELEVATIONS AND LOCATION OF EXISTING FACILITIES PRIOR TO CONSTRUCTION. ANY DISCREPANCY SHALL BE COMMUNICATED TO OWNER AND ENGINEER.
3. ALL VALVES AND MANHOLES SHALL BE SET FLAT.
4. METERS SHALL BE INSTALLED PER STANDARD CITY SPECIFICATION.
5. CONTRACTOR SHALL COORDINATE AND CONFIRM SAMPLING PIT LOCATION AND SIZE WITH INSPECTOR, PRIOR TO CONSTRUCTION.

ALL ON-SITE UTILITIES ARE TO BE PRIVATELY OWNED AND MAINTAINED. PUBLIC SCOPE ENDS AT THE EDGE OF R.O.W. OR EASEMENT.

BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:

STATE OF TEXAS
JARED HELMBERGER
130231
LICENSED
PROFESSIONAL ENGINEER
02-03-2025

REVISION(S): DATE:

PROJECT BENCHMARKS:

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Elev: 672.83'
N: 7156538.32
E: 2432354.00
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Elev: 673.14'
N: 7156291.65
E: 2432613.51
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SHOPS AT HIGH MEADOWS

BEAR LAND COMPANY

OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

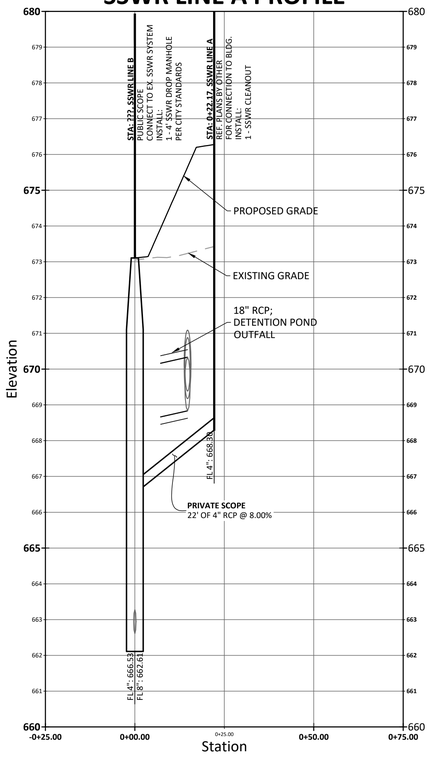
SHEET TITLE:

UTILITY PLAN

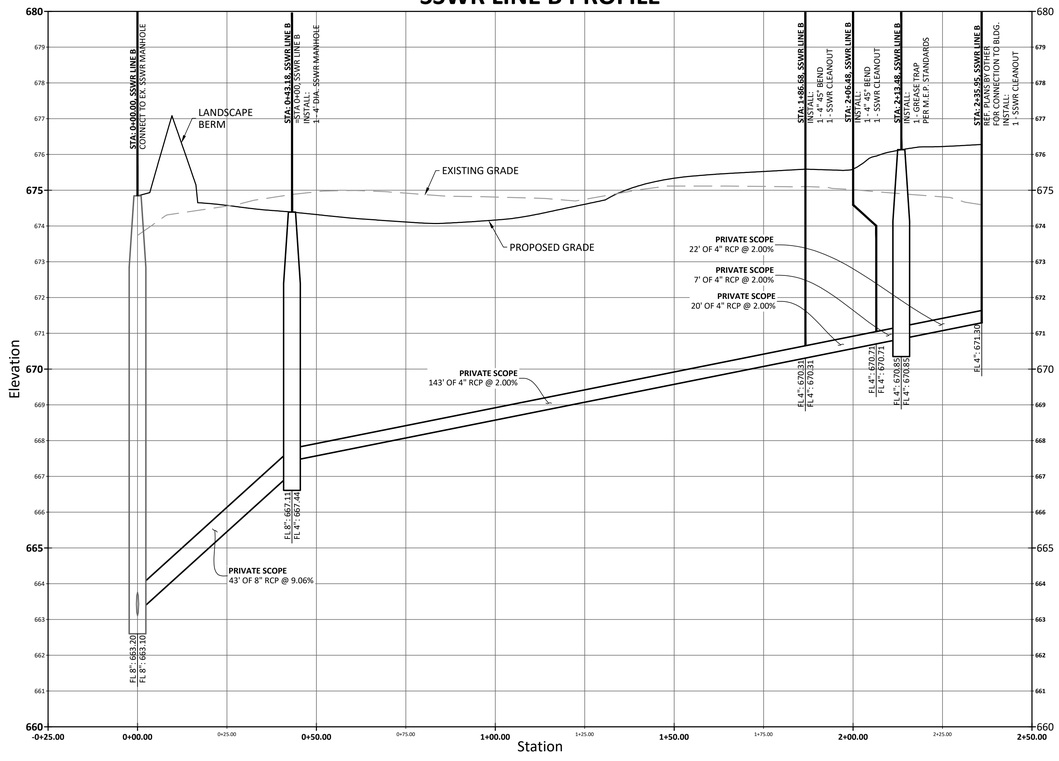
SHEET NUMBER:

C3.00

SSWR LINE A PROFILE



SSWR LINE B PROFILE



BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:

STATE OF TEXAS
JARED HELMBERGER
130231
LICENSED
PROFESSIONAL ENGINEER
02-03-2025

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811
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PROJECT INFORMATION:

SHOPS AT HIGH MEADOWS

OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

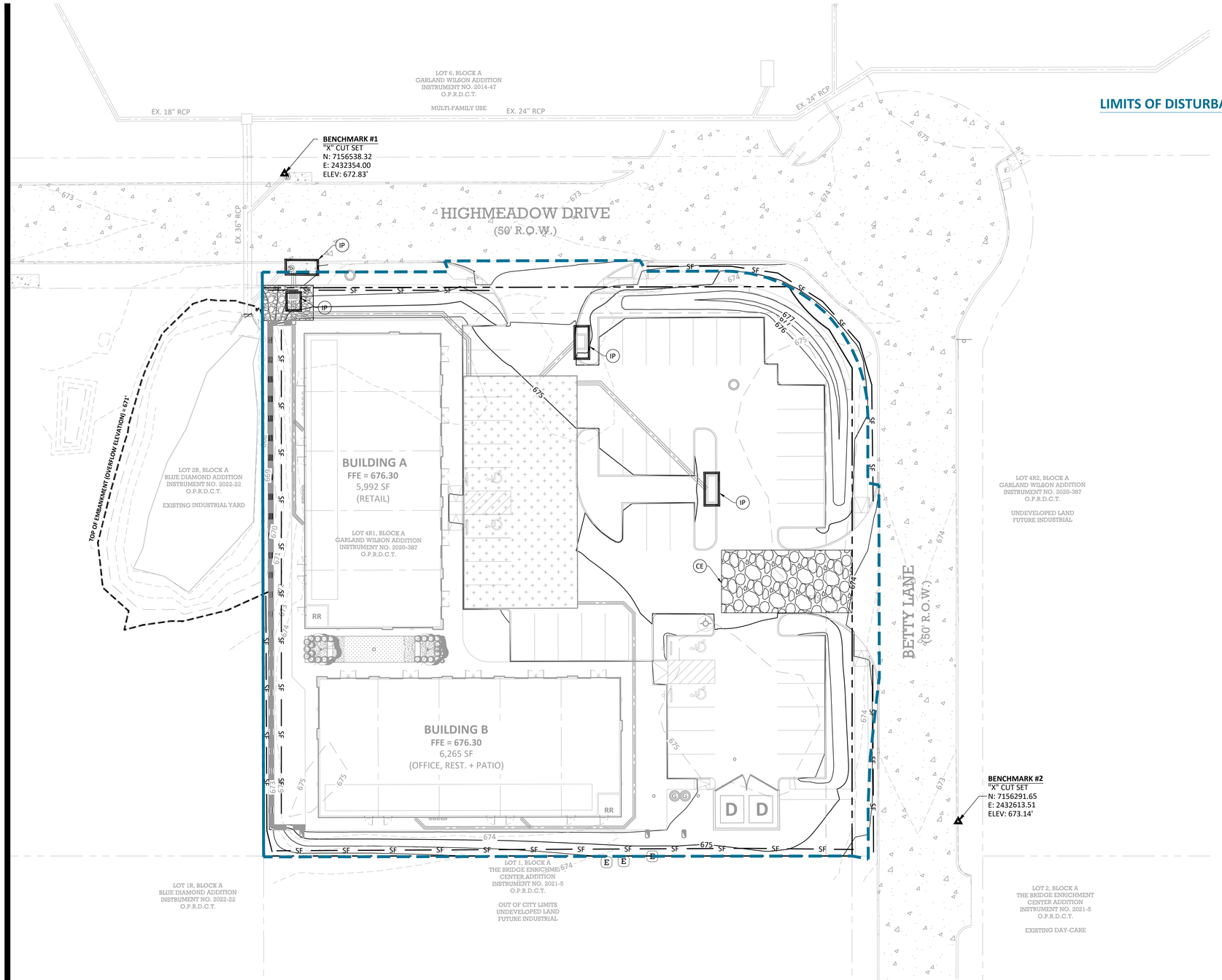
SHEET TITLE:

SANITARY SEWER PROFILES

SHEET NUMBER:

C3.01

BEAR LAND COMPANY



LIMITS OF DISTURBANCE = 1.19AC

0 20 40 Feet

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- EXISTING CONTOUR 100
- PROPOSED CONTOUR 100
- PROPOSED SWALE
- LIMITS OF DISTURBANCE
- EXISTING OHE
- SILT FENCE SF SF
- INLET PROTECTION IP
- CONSTRUCTION ENTRANCE CE
- SEEDING AREA

EROSION CONTROL NOTES

1. REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL NOTES.
2. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES.
3. ALL EROSION CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS OF THIS PROJECT. CHANGES ARE TO BE APPROVED BY THE CITY AND ENGINEER PRIOR TO THE START OF CONSTRUCTION.
4. CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES, AS NECESSARY, TO CONTROL ON-SITE SEDIMENT TO THE STANDARD WHICH THE CITY INSPECTOR REQUIRES, AT NO ADDITIONAL COST TO THE OWNER.
5. IF OFF-SITE BORROW OR SPOIL SITES ARE USED IN CONJUNCTION WITH THIS PROJECT, THEY SHALL ADHERE TO ALL REQUIREMENTS SET FORTH BY AUBREY AND SHALL BE STABILIZED WITH PERMANENT GROUND COVER PRIOR TO FINAL APPROVAL OF THE PROJECT.
6. NO STEEL POSTS ARE ALLOWED IN THE PUBLIC R.O.W.
7. CONTRACTOR SHALL ENSURE NO PONDING OCCURS IN THE PUBLIC R.O.W. AT ANY TIME DURING CONSTRUCTION.
8. CONTRACTOR SHALL ADHERE TO ALL SWPPP REQUIREMENTS.

EROSION CONTROL PHASING

1. INSTALL PHASE 1 EROSION CONTROL DEVICES
2. DEMOLITION AND ROUGH GRADING
3. UNDERGROUND UTILITY INSTALLATION
4. PAVING OPERATIONS
5. CONTRACTOR TO RE-STABILIZE AND RE-VEGETATE ALL DISTURBED AREAS PRIOR TO FINAL ACCEPTANCE. FINAL STABILIZATION THROUGH VEGETATION WILL REQUIRE 100% COVERAGE AT 70% DENSITY
6. TEST AND VERIFY PERMANENT EROSION CONTROL MEASURES
7. REMOVER TEMPORARY BEST MANAGEMENT PRACTICES (BMPs)

SWPPP ACKNOWLEDGEMENT

THE GC MUST UPDATE THE SWPPP TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE. UPDATES SHOULD BE MADE DAILY TO TRACK PROGRESS WHEN ANY OF THE FOLLOWING ACTIVITIES OCCUR:

- BMP INSTALLATION;
- MODIFICATION OR REMOVAL;
- CONSTRUCTION ACTIVITIES;
- CLEARING, GRUBBING, OR GRADING;
- OR TEMPORARY OR PERMANENT STABILIZATION.

BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:

STATE OF TEXAS
JARED HELMBERGER
130231
LICENSED
PROFESSIONAL ENGINEER
02-03-2025

REVISION(S): DATE:

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10553 BARTLETT DRIVE
FRISCO, TX 75035

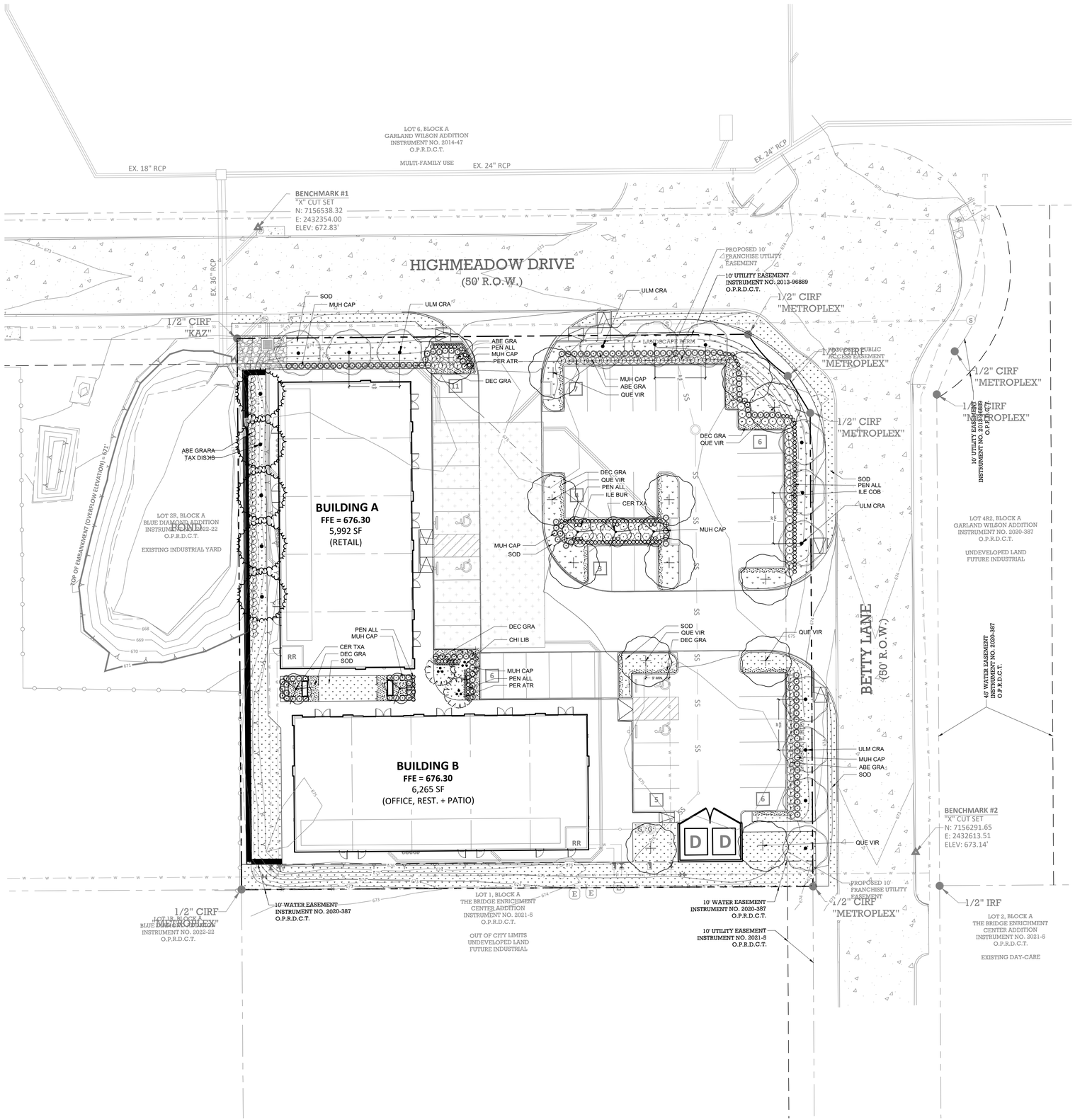
BEAR LAND COMPANY

SHEET TITLE:

EROSION CONTROL PLAN

SHEET NUMBER:

C4.00



PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	MIN. CONT.	MIN. CAL.	MIN. HT.
TREES						
	QUE VIR	13	Quercus virginiana / Southern Live Oak STRONG CENTRAL LEADER; MATCHING; 4' CLEAR HEIGHT	CONT.	3" CAL	12-14` HT
	TAX DIS	5	Taxodium distichum / Bald Cypress STRONG CENTRAL LEADER; MATCHING; 4' CLEAR HEIGHT	CONT.	3" CAL	12-14` HT
	ULM CRA	13	Ulmus crassifolia / Cedar Elm STRONG CENTRAL LEADER; MATCHING; 4' CLEAR HEIGHT	CONT.	3" CAL	12-14` HT
ORNAMENTAL TREES						
	CER TXA	5	Cercis canadensis texensis / Texas Redbud Multi-stem trunk	CONT.	3" CAL	10-12` HT.
	CHI LIB	3	Chilopsis linearis 'Bubba' / Bubba Desert Willow MATCHING; 4' CLEAR HEIGHT	CONT.	3" CAL	10-12` HT
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	MIN. CONT.	SPACING	MIN. HT.
SHRUBS						
	ABE GRA	90	Abelia x grandiflora / Glossy Abelia	10 GAL.	As Shown	24-36"
	ILE COB	29	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	10 GAL.	As Shown	24-36"
	ILE BUR	21	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	3 GAL	As Shown	12"
	PER ATR	52	Perovskia atriplicifolia / Russian Sage	1 GAL	As Shown	18"
GRASSES						
	MUH CAP	149	Muhlenbergia capillaris / Pink Muhly Grass	3 GAL	As Shown	18-24"
	PEN ALL	150	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	1 GAL	As Shown	18"
GROUND COVERS						
	SOD	11,128 sf	Cynodon dactylon `Tif 419` / BERMUDA GRASS	SOD		
	DEC GRA	535 sf	Decomposed Granite	-		

SCHEDULE WITH FULL PLANT DATA ON NEXT SHEET L1.02

GENERAL NOTE:

BUFFER TREES CANNOT BE PLANTED SOUTH DUE TO EXISTING WATER EASEMENT CONFLICTS.

LandDesign.
5301 ALPHA ROAD, SUITE 24
DALLAS, TX 75240
214.785.6009
WWW.LANDDESIGN.COM

SEAL

REGISTERED LANDSCAPE ARCHITECT
C. HETH KENDRICK
2948
STATE OF TEXAS

NOT FOR CONSTRUCTION

PROJECT

SHOPS AT HIGH MEADOWS
AUBREY, TX
LOT 4R1R, BLOCK A
GARLAND WILSON ADDITION

LANDDESIGN PROJ.#
8523106

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	SITE PLAN SUBMITTAL	12.13.2023
	SITE PLAN SUBMITTAL	01.29.2024
	SITE PLAN SUBMITTAL	03.07.2025

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE
VERT: N/A
HORZ: 1" = 20'
0 10 20 40

NORTH

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L1.01

3/7/2025 8:45 AM KYLA REID P:\DAL_2023\8523106\CAD\DOCUMENTATION\PLAN SHEETS\8523106_PLN_PLNT.DWG
ORIGINAL SHEET SIZE: 24" X 36"

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	MIN. CONT.	MIN. CAL.	MIN. HT.	REMARKS
TREES							
	QUE VIR	13	Quercus virginiana / Southern Live Oak	CONT.	3" CAL	12-14` HT	STRONG CENTRAL LEADER; MATCHING; 4' CLEAR HEIGHT
	TAX DIS	5	Taxodium distichum / Bald Cypress	CONT.	3" CAL	12-14` HT	STRONG CENTRAL LEADER; MATCHING; 4' CLEAR HEIGHT
	ULM CRA	13	Ulmus crassifolia / Cedar Elm	CONT.	3" CAL	12-14` HT	STRONG CENTRAL LEADER; MATCHING; 4' CLEAR HEIGHT
ORNAMENTAL TREES							
	CER TXA	5	Cercis canadensis texensis / Texas Redbud	CONT.	3" CAL	10-12` HT.	Multi-stem trunk
	CHI LIB	3	Chilopsis linearis 'Bubba' / Bubba Desert Willow	CONT.	3" CAL	10-12` HT	MATCHING; 4' CLEAR HEIGHT
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	MIN. CONT.	SPACING	MIN. HT.	REMARKS
SHRUBS							
	ABE GRA	90	Abelia x grandiflora / Glossy Abelia	10 GAL.	As Shown	24-36"	
	ILE COB	29	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	10 GAL.	As Shown	24-36"	
	ILE BUR	21	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	3 GAL	As Shown	12"	
	PER ATR	52	Perovskia atriplicifolia / Russian Sage	1 GAL	As Shown	18"	
GRASSES							
	MUH CAP	149	Muhlenbergia capillaris / Pink Muhly Grass	3 GAL	As Shown	18-24"	
	PEN ALL	150	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	1 GAL	As Shown	18"	
GROUND COVERS							
	SOD	11,128 sf	Cynodon dactylon `Tif 419` / BERMUDA GRASS	SOD			
	DEC GRA	535 sf	Decomposed Granite	-			

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DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE
VERT: N/A
HORZ: ########
##

NORTH

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L1.02

Schedule

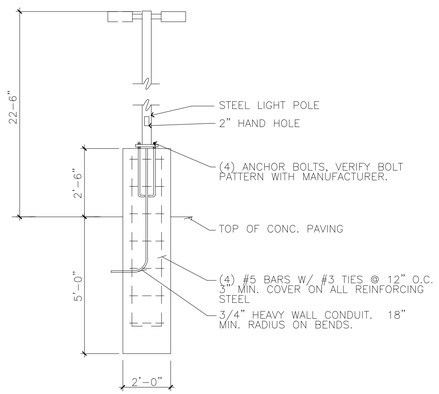
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	S1	7	Lithonia Lighting	DSX2 LED P1 35K 80CRI TFTM EGS-F	D-Series Size 2 Area Luminaire P1 Performance Package 3500K CCT 80 CRI Forward Throw Forward External Glare Shield		1	DSX2_LED_P1_35K_80CRI_TFTM_EGS-F.ies	10609	1	134.5
	A	31	Lithonia Lighting	WSR LED P2 SR3 30K MVOLT	WSR LED WITH P2-PERFORMANCE PACKAGE, 3000K, AND SR3 OPTIC TYPE		1	WSR_LED_P2_SR3_30K_MVOLT.ies	2934	1	29.17

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	1.5 fc	9.7 fc	0.0 fc	N/A	N/A

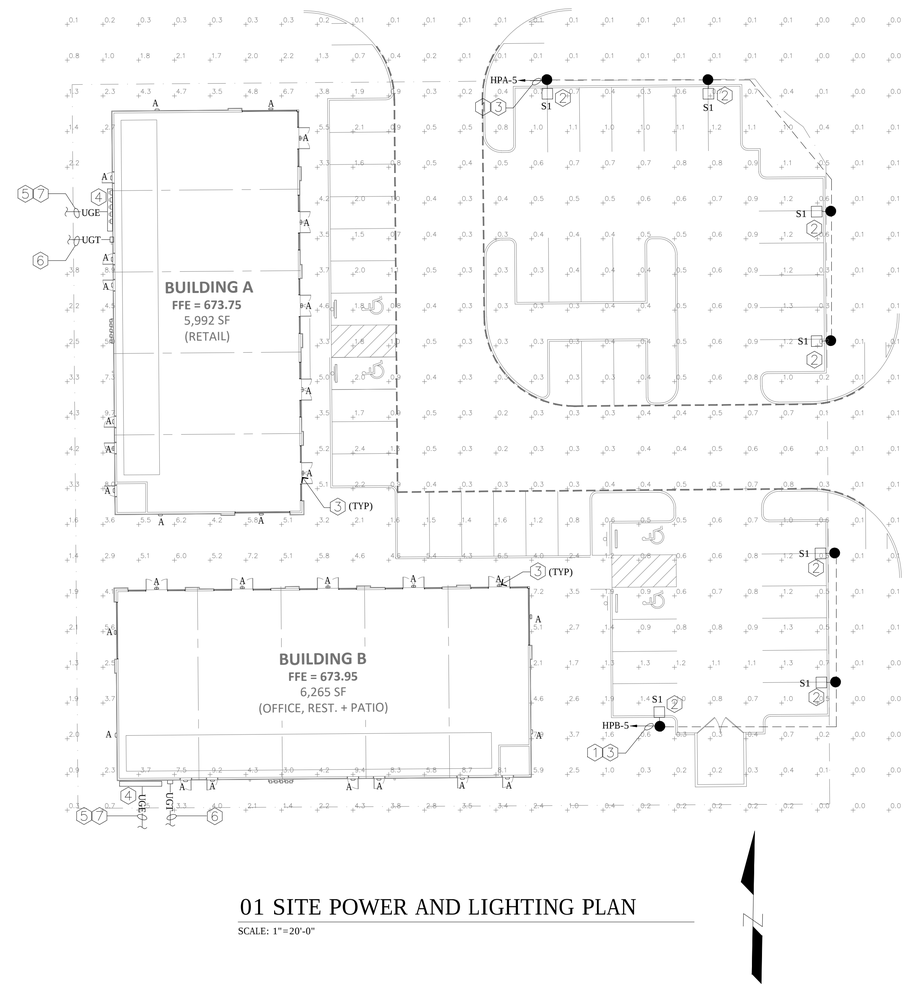
NOTES BY SYMBOL

1. 1" CONDUIT W/(2) # 10 CU AND (1) # 10 CU GROUND. (TYP FOR ENTIRE CIRCUIT)
2. POLE MOUNTED BLACK LED LIGHT FIXTURE . PROVIDE WITH 20 FT. BLACK SQUARE STEEL POLE . SEE LIGHT FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION.
3. CIRCUIT ALL EXTERIOR LIGHTING AND SIGNS THROUGH PHOTOCELL-TIMECLOCK CONTROL. SEE DETAIL ON SHEET E2.0.
4. ELECTRICAL SERVICE ENTRANCE EQUIPMENT. SEE ELECTRICAL SERVICE RISER FOR ADDITIONAL INFORMATION.
5. NEW 120/208V , 3 PHASE ELECTRICAL SERVICE FROM POWER COMPANY TRANSFORMER . SEE CIVIL UTILITY PLAN FOR CONTINUATION. CONTRACTOR MUST VERIFY TRANSFORMER LOCATION. SEE ELECTRICAL SERVICE RISER FOR ADDITIONAL INFORMATION.
6. TELEPHONE DEMARK LOCATION . 3" SCHEDULE 40 PVC CONDUIT TO TELEPHONE COMPANY PEDESTAL. CONTRACTOR SHALL PROVIDE PULL STRING . VERIFY LOCATION IN FIELD.
7. TO POWER COMPANY TRANSFORMER. VERIFY LOCATION IN FIELD.



02 POLE BASE DETAIL

SCALE: NO SCALE



01 SITE POWER AND LIGHTING PLAN

SCALE: 1"=20'-0"

Robert D. Anderson ,Inc.
MEP Engineering & Design Consultants
HVAC/Illumination/Plumbing/Power Distribution/Controls

Robert D. Anderson
4403 Zion Rd.
Garland ,TX 75043

voice: 972-814-7324
email: robert.d.anderson@sbcglogal.net
contact: Mark Swanson-Project Manager
voice: 817-556-0986
email: mark@mepdesignts.com

DRAWING IS UNCLASSIFIED, AND AS SUCH DESIGNATION FOR DRAWING IS NO CONFIDENTIAL MAY BE REQUIRED. THIS DRAWING, AND PREPARED FOR REFERENCE ON ANY FIELD AND ARE SUBJECT TO REPRODUCTION OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE PERMISSION OF THE ENGINEER. DRAWINGS ARE SUBJECT TO COPYRIGHT AND MAY NOT BE REPRODUCED, DISTRIBUTED, PUBLISHED OR USED IN ANY WAY WITHOUT THE EXPRESS WRITTEN CONSENT OF ROBERT D. ANDERSON, P.E.

STATE OF TEXAS
ROBERT D. ANDERSON
44987
REGISTERED PROFESSIONAL ENGINEER
1/03/24
Firm No. F-5324

DRAWING ISSUE & REVISION LOG

PERMIT	1/15/2024	PERMIT SUBMITTAL DRAWINGS

PROJECT NUMBER: JAWA 23-0102

PROJECT NAME: HIGHMEADOW COMMERCIAL - A BY TEXAS SPARKS

PROJECT DESCRIPTION: MIXED USE SITE DEVELOPMENT (RETAIL/RESTAURANT)

PROJECT ADDRESS: NWC HIGHMEADOW DR. AND BETTY LN. AUBREY, TX 76227

E3.0

GENERAL NOTES

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

PAVING NOTES

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

LINED CHANNELS

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

STORM SEWER

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

SANITARY SEWER

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

WATER

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

SCREENING WALLS

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

AUBREY 1867 TEXAS

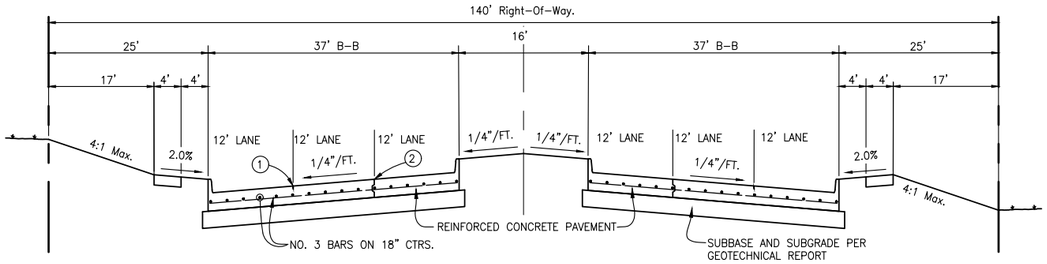
CITY OF AUBREY, TEXAS

STANDARD CONSTRUCTION DETAILS
GENERAL NOTES

AUGUST, 2024

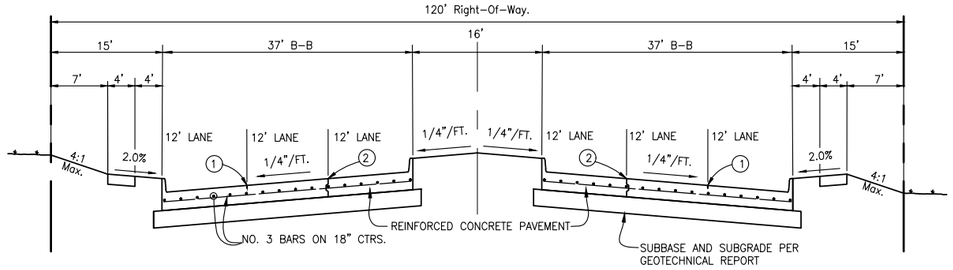
SHEET NO. 00

REVISED: 5/29/24 – NPandey H:\Projects\Aubrey\4000\360–Standard Construction Details\Standard Details 2.0\Aubrey–00.dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: Nabin Pandey ON 8/19/2024



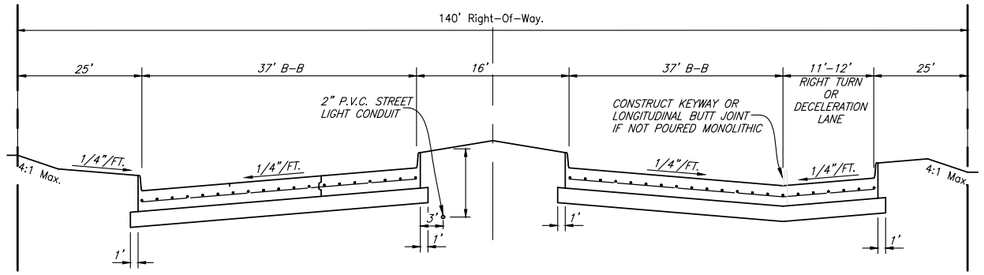
PRINCIPAL ARTERIAL REGULAR SECTION

(Typical TxDOT Section)
N.T.S.



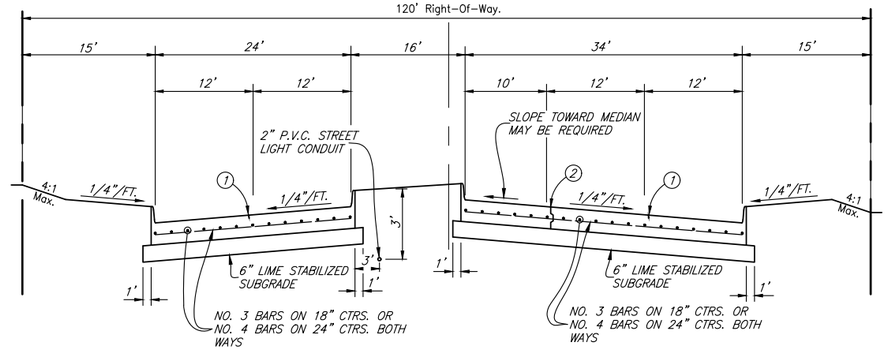
MAJOR ARTERIAL REGULAR SECTION

N.T.S.



PRINCIPAL ARTERIAL RIGHT TURN OR DECELERATION LANE SECTION

(Typical TxDOT Section)
N.T.S.



NOTE:
FOR RETROFIT TURN LANES AND MEDIAN OPENINGS. TWO ADDITIONAL INCHES OF CONCRETE CAN BE PLACED IN LIEU OF LIME STABILIZATION.

MAJOR ARTERIAL LEFT TURN SECTION

N.T.S.

LEGEND

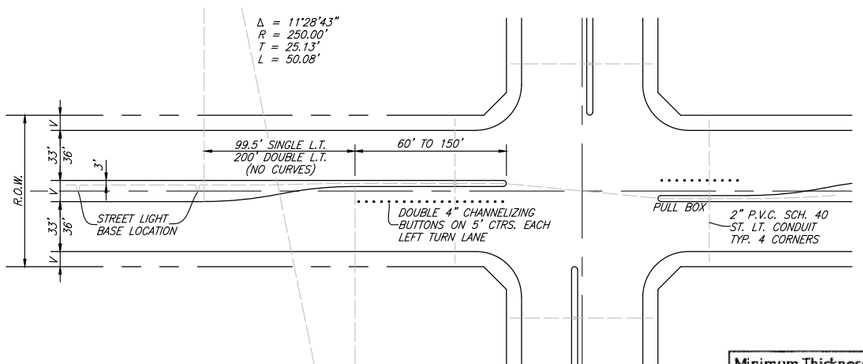
① – SAWED LONGITUDINAL DUMMY JOINT

A. CONSTRUCTION JOINT (FULL WIDTH PVMT. IS ALLOWED WHERE APPROVED BY CITY).

② – B. DELETE IT WHEN PAVING IS 25 FT. WIDTH TO BE WIDENED IN FUTURE.

C. INSTALL CURB IF PAVING IS LESS THAN FULL WIDTH OF 33'–36'.

(LEGNED_PVMT)



LEFT TURN PLAN

(PVMT–PLAN)

Minimum Thickness	Arterial	Collector	Local	Truck Lane	Fire Lane	Industrial
Pavement	10"	10"	8"	12"	8"	12"
Subgrade	8"	8"	8"	8"	8"	8"

NOTE
1. CONCRETE SECTION SHALL CONFIRM TO THE CITY OF AUBREY TECHNICAL CONSTRUCTION STANDARDS AND SPECIFICATIONS MANUAL

AUBREY 1867 TEXAS

CITY OF AUBREY, TEXAS

STANDARD CONSTRUCTION DETAILS
PAVING / SECTIONS / MAJOR ARTERIAL, MINOR ARTERIAL & LEFT TURN PLAN

AUGUST, 2024

SHEET NO. 01

REVISED: 5/29/24 – NPandey

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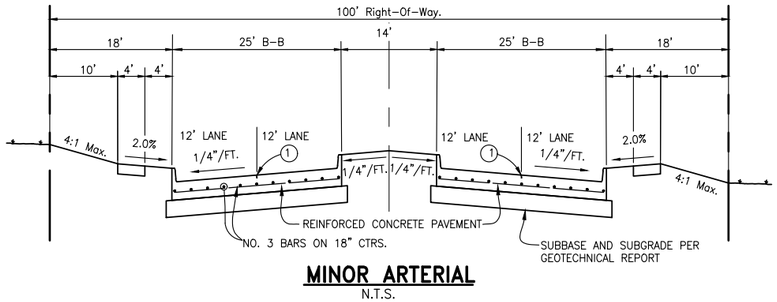
PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: Nabin Pandey ON 8/19/2024



MINOR ARTERIAL
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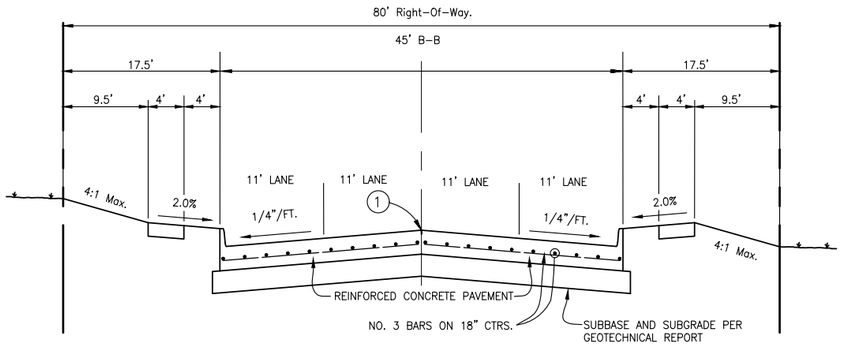
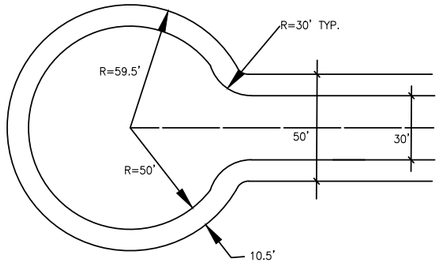
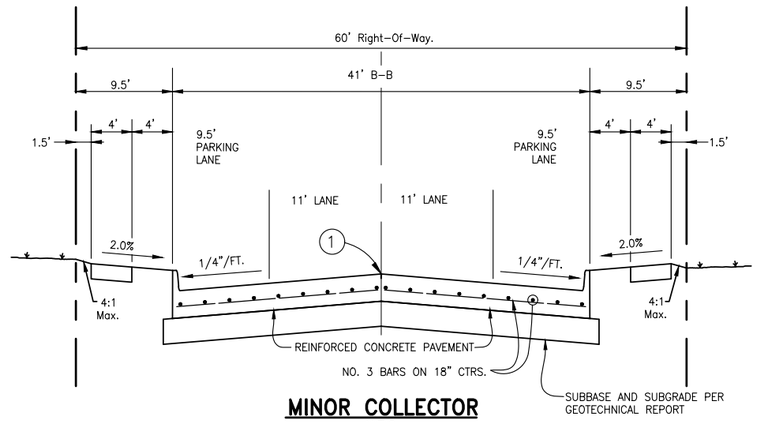


MAJOR COLLECTOR
N.T.S.



TYPICAL CUL-DE-SAC PLAN VIEW
N.T.S.



MINOR COLLECTOR
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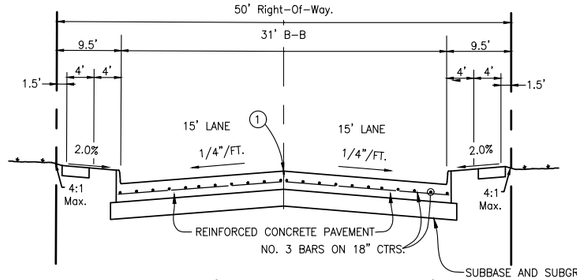

LOCAL (RESIDENTIAL STREET)
N.T.S.

LEGEND

① – *SAWED LONGITUDINAL DUMMY JOINT*

② – *A. CONSTRUCTION JOINT (FULL WIDTH PVMT. IS ALLOWED WHERE APPROVED BY CITY).*

B. DELETE IT WHEN PAVING IS 25 FT. WIDTH TO BE WIDENED IN FUTURE.

C. INSTALL CURB IF PAVING IS LESS THAN FULL WIDTH OF 33'–36'.

(LEGNED_PVMT)

NOTE
1. CONCRETE SECTION SHALL CONFIRM TO THE CITY OF AUBREY TECHNICAL CONSTRUCTION STANDARDS AND SPECIFICATIONS MANUAL

AUBREY 1867 TEXAS

CITY OF AUBREY, TEXAS

STANDARD CONSTRUCTION DETAILS
PAVING / SECTIONS / MINOR ARTERIAL, LOCAL & COLLECTOR STREETS & CUL-DE-SAC

AUGUST, 2024

SHEET NO. 02

REVISED: 5/29/24 – NPandey

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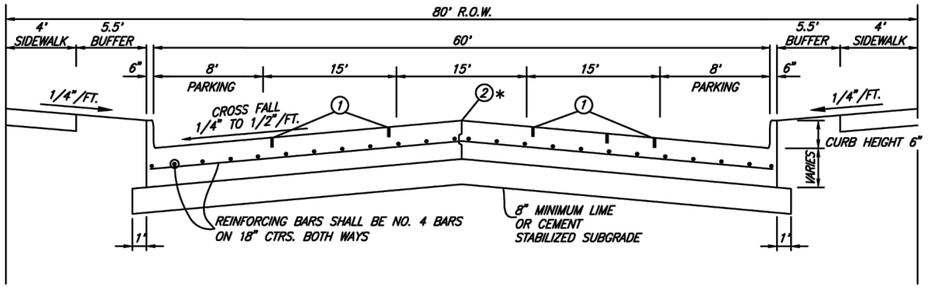
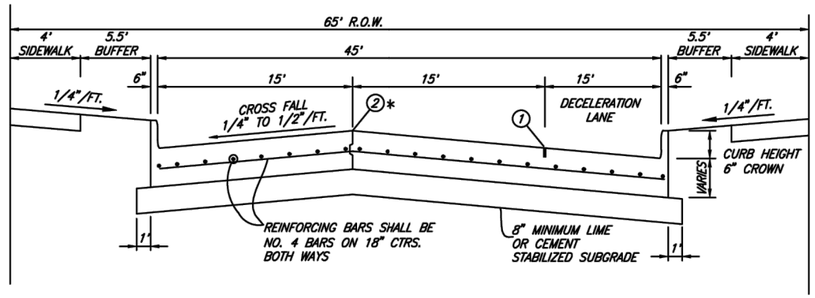
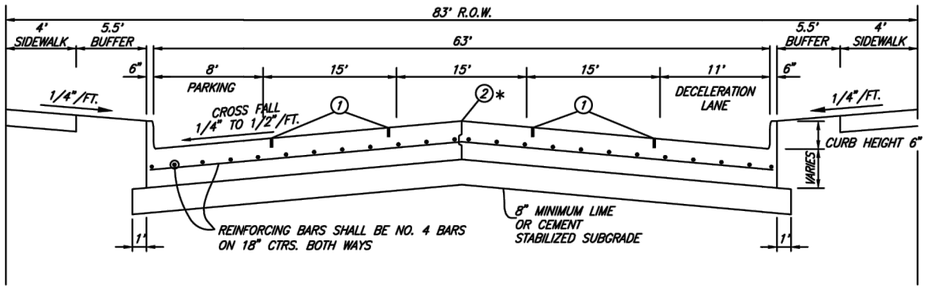


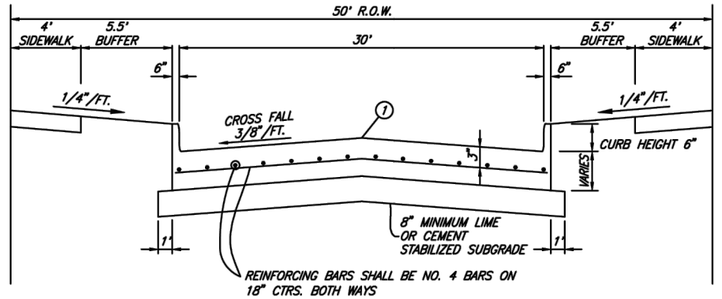
CONCRETE INDUSTRIAL STREET WITH PARKING SECTION



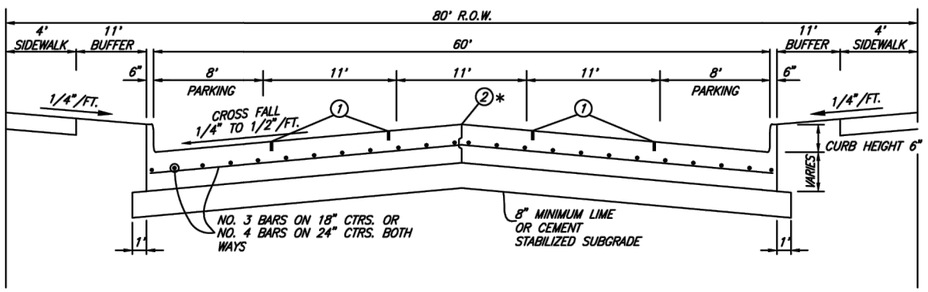
CONCRETE INDUSTRIAL LOCAL STREET WITH RIGHT TURN DECELERATION LANE SECTION



CONCRETE INDUSTRIAL STREET WITH DECELERATION LANE SECTION



CONCRETE INDUSTRIAL STREET REGULAR SECTION



MAJOR COLLECTOR WITH PARKING SECTION

LEGEND

① – SAWED LONGITUDINAL DUMMY JOINT

② – CONSTRUCTION JOINT (FULL WIDTH PVMT. IS ALLOWED WHERE APPROVED BY CITY)

Minimum Thickness	Arterial	Collector	Local	Truck Lane	Fire Lane	Industrial
Pavement	10"	10"	8"	12"	8"	12"
Subgrade	8"	8"	8"	8"	8"	8"

NOTE:
LIME OR CEMENT SUBGRADE DESIGN TO BE RECOMMENDED BY GEOTECHNICAL ENGINEER AND MUST BE APPROVED BY THE PUBLIC WORKS DIRECTOR.

AUBREY 1867 TEXAS

CITY OF AUBREY, TEXAS

STANDARD CONSTRUCTION DETAILS
PAVING / SECTIONS / INDUSTRIAL STREETS

AUGUST, 2024

SHEET NO. 03

REVISED: 5/29/24 – NPandey
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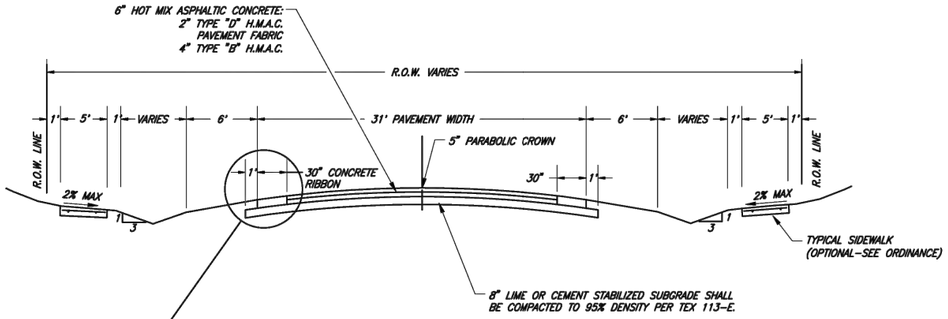
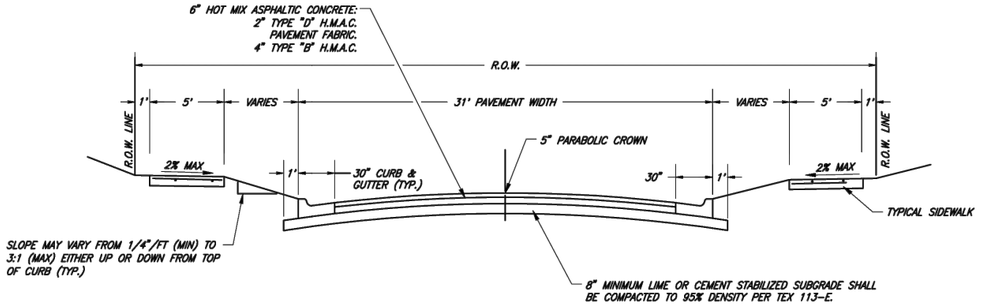
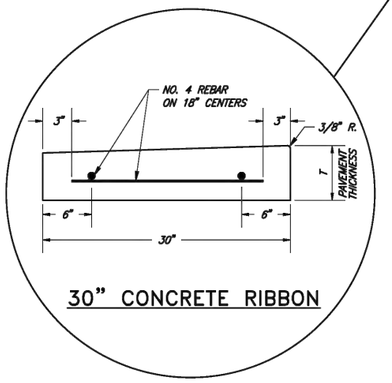


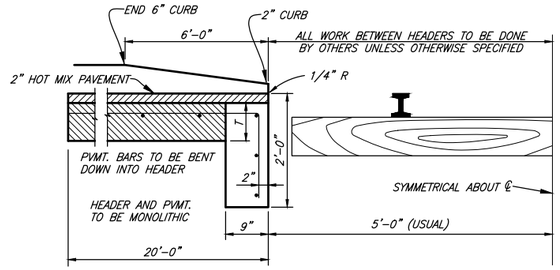




30" CONCRETE RIBBON

31' HMAC PAVEMENT SECTION ESTATE LOT TYPICAL CROSS SECTION

NOTES:
1. BAR DITCH SIDE SLOPE VARIES DEPENDING UPON DESIGN. NO GREATER THAN 3:1 WITHOUT ARMORING.
2. CUL DE SAC SHALL HAVE A 7 INCH PARABOLIC CROWN.
3. PAVING AND SUBGRADE ARE MINIMUMS AND SHALL BE VERIFIED BY GEOTECHNICAL RECOMMENDATION.
4. HMAC SECTIONS SHALL ONLY BE USED FOR REPAIR OF EXISTING HMAC STREET. NO PROPOSED STREETS MAY BE HMAC.



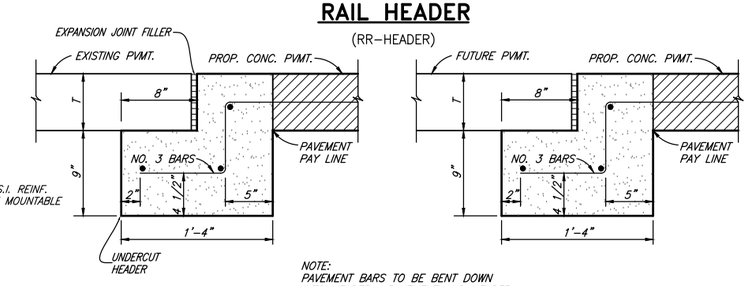
31' HMAC PAVEMENT SECTION LOCAL STREET TYPICAL CROSS SECTION

NOTES:
1. FOR 30" GUTTER DETAIL, SEE "SEPARATE CURB & GUTTER" DETAIL.
2. CUL DE SAC SHALL HAVE A 7 INCH PARABOLIC CROWN.
3. PAVING AND SUBGRADE ARE MINIMUMS AND SHALL BE VERIFIED BY GEOTECHNICAL RECOMMENDATION.
4. HMAC SECTIONS SHALL ONLY BE USED FOR REPAIR OF EXISTING HMAC STREET. NO PROPOSED STREETS MAY BE HMAC.

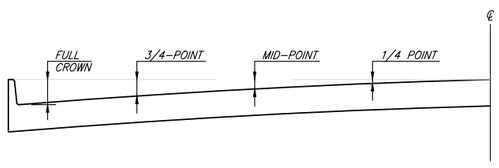
NOTE:
LIME OR CEMENT SUBGRADE DESIGN TO BE RECOMMENDED BY GEOTECHNICAL ENGINEER AND MUST BE APPROVED BY THE PUBLIC WORKS DIRECTOR.

RAIL HEADER

(RR-HEADER)



NOTE:
PAVEMENT BARS TO BE BENT DOWN INTO HEADER. PAVEMENT AND HEADER SHALL BE MONOLITHIC.



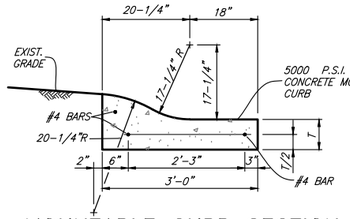
ROADWAY WIDTH (W)	TOTAL CROWN HEIGHT	3/4 POINT	MID-POINT	1/4 POINT
26'	4"	2-1/4"	1"	1/4"
36'	6"	3-3/8"	1-1/2"	3/8"
44'	6"	3-3/8"	1-1/2"	3/8"

TABLE OF CROWN HEIGHTS AND ORDINATES FOR VARIOUS PARABOLIC SECTIONS

SLIP-FORM PAVEMENT MUST MEET CROWN GRADES AT GUTTERS, AT MID-POINTS & ℄

PARABOLIC ROADS ONLY TO BE CONSTRUCTED WITH SLIP FORM PAVERS

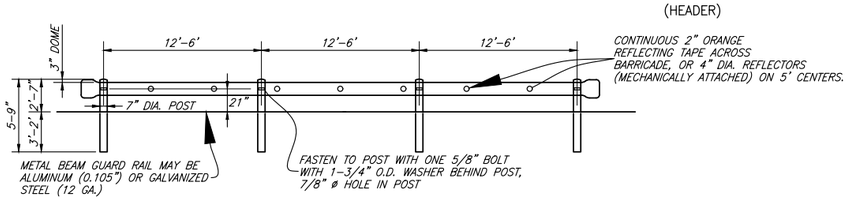
(PARA-TABLE)



MOUNTABLE CURB SECTION

STREET HEADER

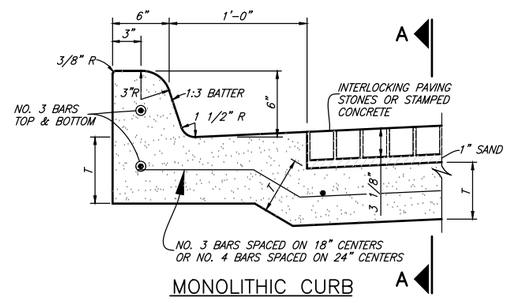
(HEADER)



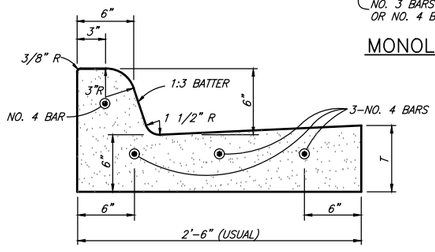
NON CONSTRUCTION BARRICADES (PERMANENT BARRICADES) SHALL CONSIST OF TxDOT GF(TD)-87 METAL BEAM GUARD FENCE WITH TERMINAL CONNECTOR SECTIONS AT EACH END. PERMANENT BARRICADES SHALL BE MANUFACTURED AND CONSTRUCTED IN ACCORDANCE WITH TxDOT DETAILS. BARRICADE SHALL EXTEND FROM OUTSIDE CURB TO OUTSIDE CURB.

TYPICAL PERMANENT BARRICADE DETAIL

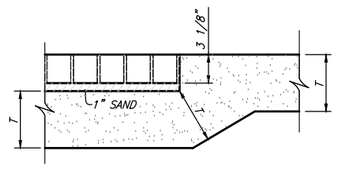
(PERM-BARRICADE)



MONOLITHIC CURB



SEPARATE CURB AND GUTTER



SECTION A-A

PAVING STONES SHALL BE PER NCTCOG ITEMS 2.1.6 AND 8.17

CURB AND CURB AND GUTTER

(CURB-GUT)

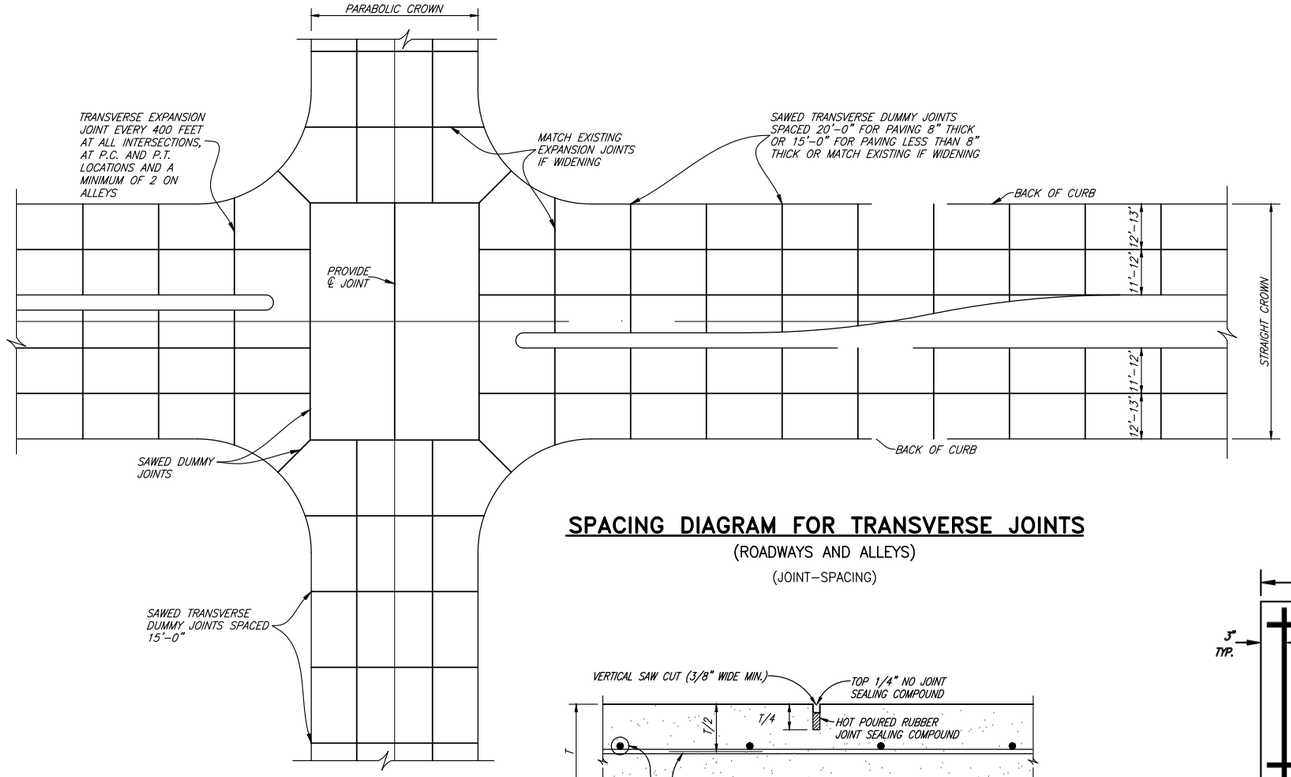
AUBREY 1867 TEXAS

CITY OF AUBREY, TEXAS

STANDARD CONSTRUCTION DETAILS
PAVING / SECTIONS / DETAILS

AUGUST, 2024

SHEET NO. 04



SPACING DIAGRAM FOR TRANSVERSE JOINTS

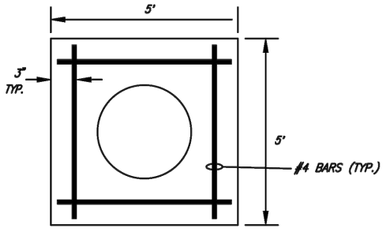
(ROADWAYS AND ALLEYS)

(JOINT-SPACING)

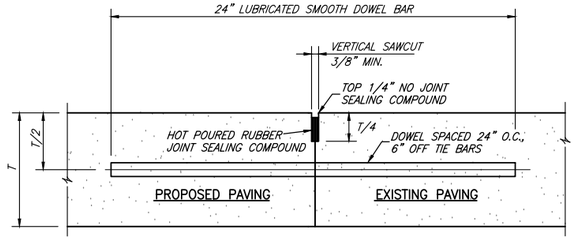
TRANSVERSE JOINTS SPACED 15 FT. C.-C. (MAX.)
LONGITUDINAL JOINTS SPACED 20 FT. C.-C. (MAX.)

SAWED DUMMY JOINT

(DUMMYJNT)



MANHOLE PAD PLAN

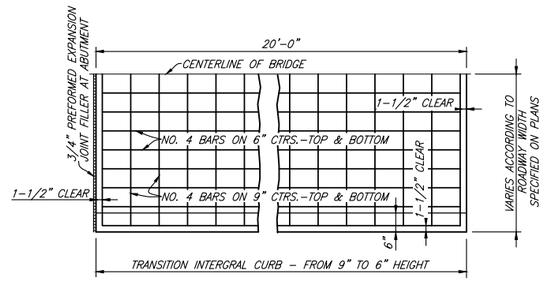


NOTE:

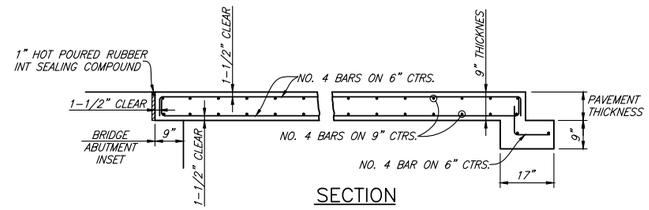
1. T-8" AND GREATER NO. 6 BAR, T-6" AND LESS NO. 5 BAR
2. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
3. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG. HAND DRILLING NOT ACCEPTABLE. DAMAGE TO EXISTING PAVEMENT SHALL BE REMOVED BY CONTRACTOR AND JOINT CONSTRUCTED AT CONTRACTORS EXPENSE.
4. DOWEL BAR SHOWN IS IN ADDITION TO TIE BARS (12" O.C.-6" OFF DOWELS).
5. TIE BARS SHALL BE NO. 5 BAR DEFORMED. TIE BAR SHALL HAVE A LENGTH OF 24 INCHES.

LONGITUDINAL BUTT JOINT

(BUTTJNT)



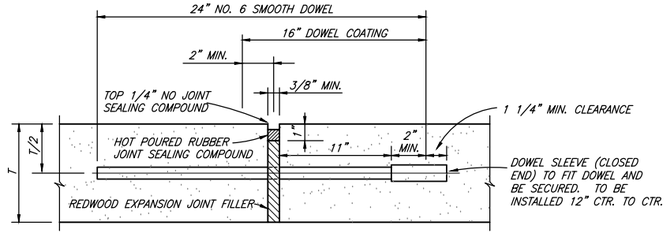
PLAN



SECTION

BRIDGE APPROACH SLAB

(APPROACHSLAB)

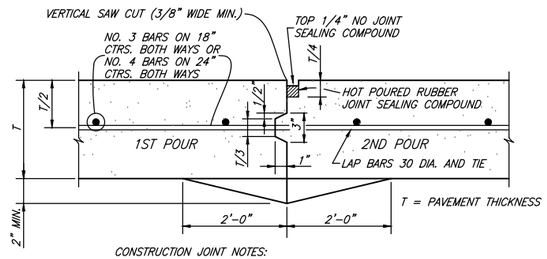


TRANSVERSE EXPANSION JOINT NOTES:

1. DOWELS AND REINFORCING BARS SHALL BE SUPPORTED BY AN APPROVED DEVICE.
2. TRANSVERSE EXPANSION JOINTS SHALL BE SPACED AT 400 FT. MAXIMUM AND AT ALL INTERSECTIONS.

TRANSVERSE EXPANSION JOINT

(EXPJNT)



CONSTRUCTION JOINT NOTES:

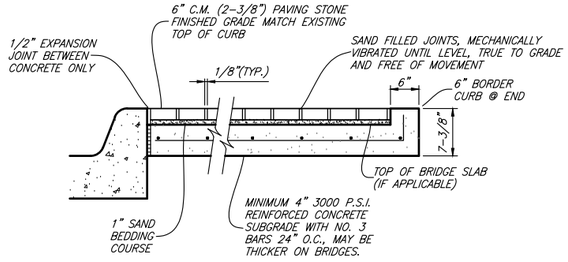
1. CONTRACTOR SHALL PROTECT KEYWAY PRIOR TO SECOND POUR. IF LONGITUDINAL KEYWAY IS DAMAGED, CONTRACTOR SHALL REPAIR WITH THE USE OF LONGITUDINAL BUTT JOINT (DRILL DOWELS INTO FIRST POUR).
2. THICKENED EDGES ARE REQUIRED FOR FUTURE WIDENING ONLY.

CONSTRUCTION JOINT

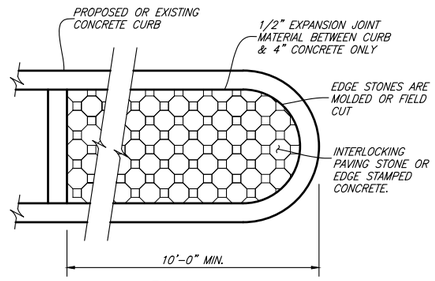
(CONSTJNT)

	AUBREY 1867 TEXAS				**CITY OF AUBREY, TEXAS** **STANDARD CONSTRUCTION DETAILS** **PAVING / JOINTS**	AUGUST, 2024 / SHEET NO. 05

REVISED: 2/2/24 - NPandey | H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-05.dwg | PLOT SCALE: 1:2 | PLOT STYLE: 11x17.ctb | PLOTTED BY: Nabin Pandey ON 8/19/2024



TYPICAL CROSS SECTION



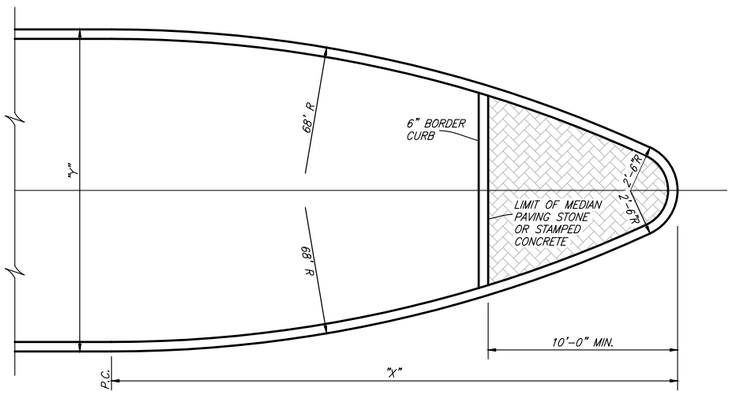
PLAN

MEDIAN PAVING SHALL EXTEND TO A POINT WHERE MEDIAN IS 6' WIDE. IF MEDIAN IS 6' WIDE, SHALL EXTEND 15' FROM NOSE. FOR MEDIANS WIDER THAN 6', PAVING SHALL EXTEND 10' FROM NOSE. ALL DISTANCES ARE MINIMUM.

STAMPED CONCRETE OR INTERLOCKING PAVING STONE

COLOR AND STYLE TO BE SELECTED BY CITY

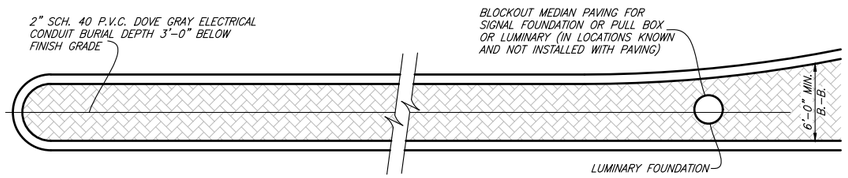
(MEDIAN_STONE)



DETAIL OF NOSE FOR MEDIAN ISLAND

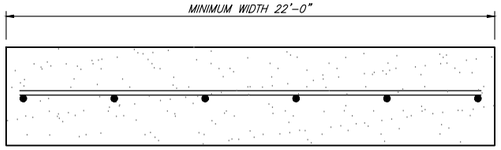
DIMENSIONS OF MEDIAN NOSE

X = 13.90'	Y = 7.0'	X = 26.36'	Y = 14.0'
X = 16.44'	Y = 8.0'	X = 29.89'	Y = 17.0'
X = 18.06'	Y = 9.0'	X = 32.93'	Y = 20.0'
X = 20.42'	Y = 10.0'	X = 36.47'	Y = 24.0'



DETAIL OF MEDIAN PAVEMENT

(MEDIAN_DTL)



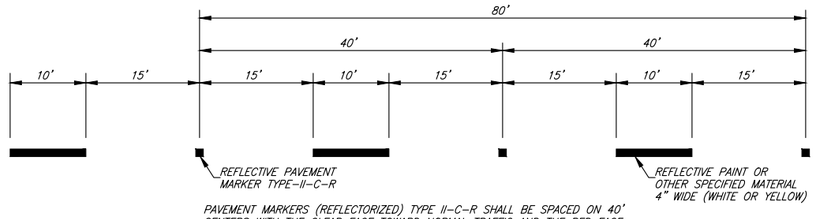
1. ALL FIRE LANES SHALL BE PAVED WITH A MINIMUM OF 8 INCHES OF 3000 P.S.I. CONCRETE REINFORCED WITH #3 REBAR PLACED ON 18 INCH CENTERS EACH WAY ON A 6 INCH LIME STABILIZED SUBGRADE THE SUBGRADE SHALL BE STABILIZED WITH HYDRATED LIME IN SUFFICIENT AMOUNT TO REDUCE THE PLASTICITY INDEX BELOW FIFTEEN (15). IF NO LABORATORY CONTROL IS USED, THE AMOUNT OF LIME SHALL BE EQUAL TO SEVEN AND ONE HALF (7-1/2) PERCENT BY UNIT DRY WEIGHT OF SOIL ESTIMATED AT 75 POUNDS PER CUBIC FEET OF 32 POUNDS OF LIME PER SQUARE YARD OF SURFACE AREA TREATED TO A 6 INCH THICKNESS.

2. ALL FIRE LANES MAY BE PAVED WITH 6 INCHES OF 3000 P.S.I. CONCRETE (28 DAYS COMPRESSIVE STRENGTH) REINFORCED WITH #3 REBAR PLACED ON 18 INCH CENTERS EACH WAY ON A SUBGRADE SCARIFIED AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR DENSITY. CONTRACTION JOINTS SHALL BE SPACED AT A MAXIMUM OF 15.5 FEET ON CENTERS EACH WAY. CONTRACTION JOINTS MAY BE DUMMY OR SAWED JOINTS T A DEPTH OF AT LEAST ONE (1) INCH DEEP. TO INSURE PROPER RUNOFF IN ORDER TO PREVENT PONDING, THE PAVEMENT SURFACE SHOULD HAVE A MINIMUM SLOPE OF 1%(12" PER 100 FEET.).

3. ALTERNATE PAVING DESIGN:
IN LIEU OF ITEMS LISTED ABOVE, THE DEVELOPER MAY SUBMIT AN ENGINEERED DESIGN THAT WILL BE EQUIVALENT IN PERFORMANCE OF THE SPECIFICATIONS ABOVE. THE EQUIVALENT DESIGN MUST TAKE INTO ACCOUNT THE SOIL CONDITIONS OF THE SITE TO BE DEVELOPED. SUCH DESIGN SHALL REQUIRE APPROVAL BY PUBLIC WORKS DIRECTOR.

FIRE LANE PAVING & JOINT DETAIL

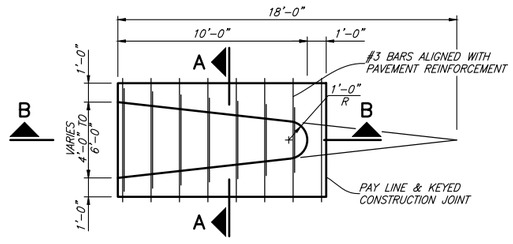
(FIRELANEJNT)



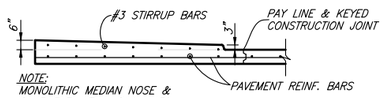
PAVEMENT MARKERS (REFLECTORIZED) TYPE II-C-R SHALL BE SPACED ON 40' CENTERS WITH THE CLEAR FACE TOWARD NORMAL TRAFFIC AND THE RED FACE TOWARD THE WRONG WAY TRAFFIC.

LANE LINE PAVEMENT MARKING

(MARKING)

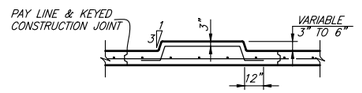


PLAN



NOTE:
MONOLITHIC MEDIAN NOSE & PAVEMENT WITHIN PAY LINES SHALL BE PAID FOR PER EACH, COMPLETE IN PLACE

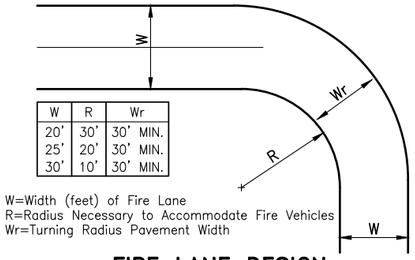
SECTION B-B



SECTION A-A

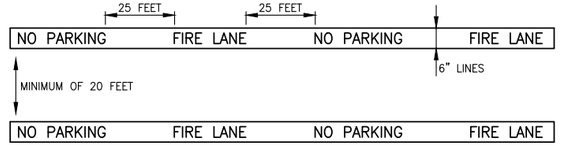
MONOLITHIC MEDIAN NOSE

(MONO_MEDIAN)



W	R	Wr
20'	30'	30' MIN.
25'	20'	30' MIN.
30'	10'	30' MIN.

FIRE LANE DESIGN



1. THE FIRE CHIEF IS AUTHORIZED TO DESIGNATE FIRE LANES.

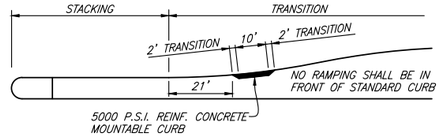
2. FIRE LANES SHALL BE MARKED BY SIX INCH (6") WIDE LINES USING RED TRAFFIC PAINT, WITH THE WORDING "NO PARKING" AND "FIRE LANE" PAINTED ON THE LINES AT INTERVALS OF TWENTY-FIVE (25'). THE LETTERING WILL BE FOUR INCHES (4") HIGH WITH A ONE INCH (1") WIDE STROKE PAINTED WITH WHITE TRAFFIC PAINT.

3. FIRE LANES SHALL BE A MINIMUM OF TWENTY-FEET (20') IN WIDTH.

4. ANY DEAD-END FIRE LANE MORE THAN ONE HUNDRED FIFTY-FEET (150') LONG SHALL PROVIDE A TURN AROUND OF ONE HUNDRED FEET (100') IN DIAMETER AT THE CLOSED END, IN ACCORDANCE WITH THE CITY OF LANCASTER CUL-DE-SAC PLAN DRAWING NO. 6F-7.

FIRE LANE MARKING

(FIRELANE)



MOUNTALBE CURB DETAIL-PLAN VIEW

LANDSCAPE MAINTENANCE RAMP

(LANDSCAPE_RAMP)

	AUBREY 1867 TEXAS		

CITY OF AUBREY, TEXAS

STANDARD CONSTRUCTION DETAILS
PAVING / DETAILS

AUGUST, 2024

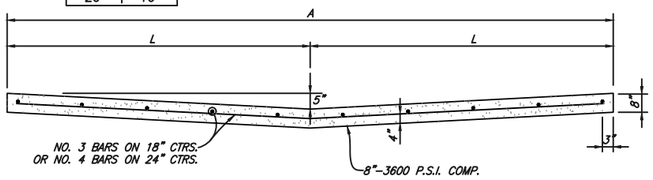
SHEET NO. 06

REVISED: 2/2/24 - NPandey

H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-06.dwg

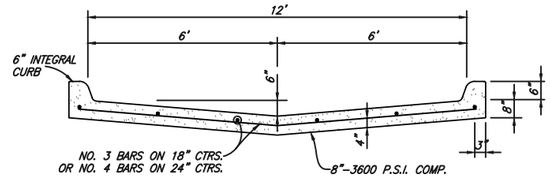
PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: Nabin Pandey ON 8/19/2024

ALLEY WIDTH (A)	HALF WIDTH (L)
12'	6'
16'	8'
20'	10'



STANDARD 12, 16' & 20' ALLEY SECTION

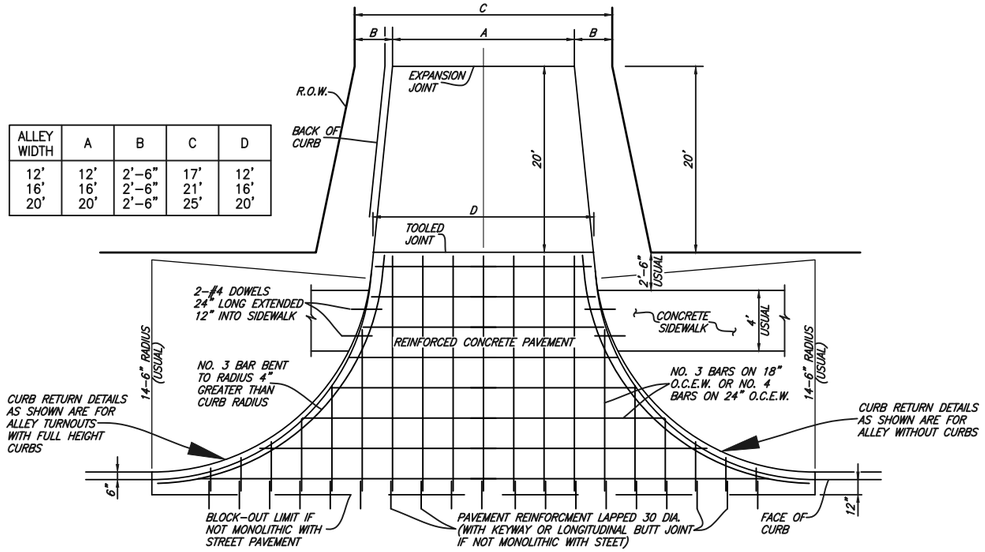
(STDALLEY2)



STANDARD ALLEY SECTION WITH CURBS

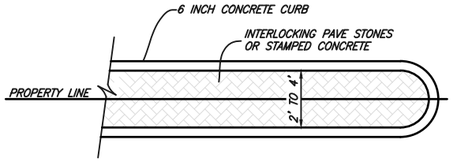
(STDALLEY)

ALLEY WIDTH	A	B	C	D
12'	12'	2'-6"	17'	12'
16'	16'	2'-6"	21'	16'
20'	20'	2'-6"	25'	20'



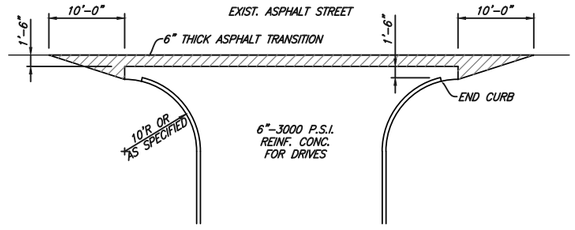
ALLEY RETURN DETAILS

(ALLEY_DTL)



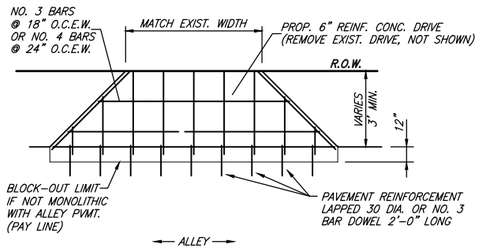
MEDIAN AT DRIVEWAYS SPLIT BY PROPERTY LINE

(DRIVEDTL3)



TYPICAL DRIVE OR STREET CONNECTION TO EXISTING ASPHALT STREET

(DRIVE_CON)

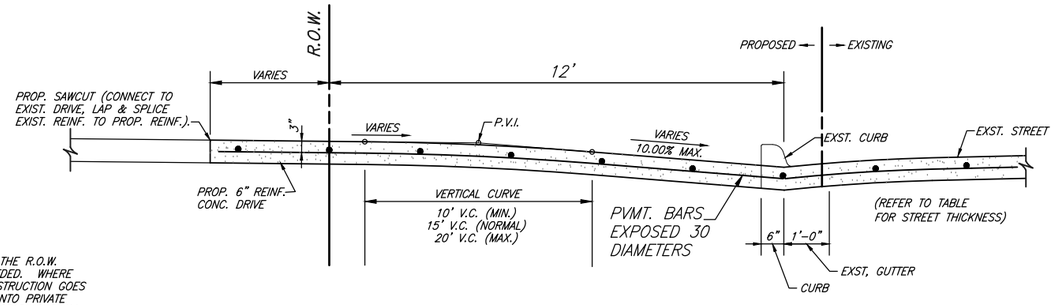


DRIVEWAY RETURN TO ALLEY

(DRIVEDTL2)

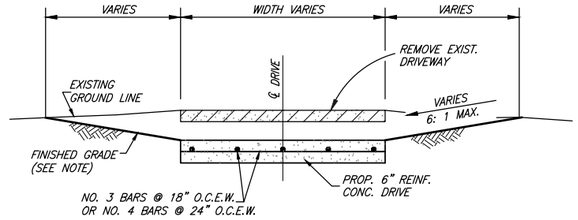
	AUBREY TEXAS 1867				CITY OF AUBREY, TEXAS STANDARD CONSTRUCTION DETAILS PAVING / ALLEY / DRIVEWAYS	AUGUST, 2024 / SHEET NO. 07

REVISED: 4/26/24 – NPandey H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-07.dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: Nabin Pandey ON 8/19/2024



SECTION B–B

NOTE:
FINISHED GRADING WITHIN THE R.O.W. SHALL BE BROADCAST SEEDED. WHERE PROPOSED DRIVEWAY CONSTRUCTION GOES BEYOND THE R.O.W. AND INTO PRIVATE PROPERTY, THE FINISHED GRADING SHALL BE BLOCK SODDED TO RESTORE THE LANDSCAPING TO ITS PRE-CONSTRUCTION APPEARANCE.



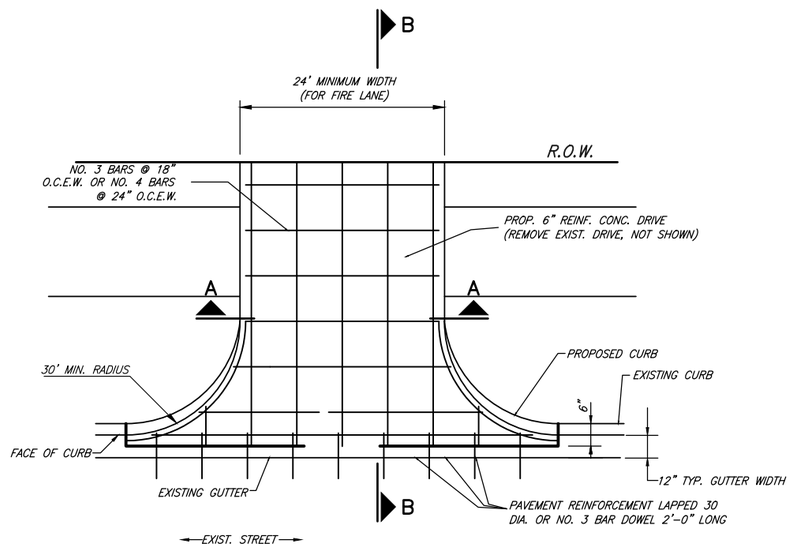
SECTION A–A

Minimum Thickness	Arterial	Collector	Local	Truck Lane	Fire Lane	Industrial
Pavement	10"	10"	8"	12"	8"	12"
Subgrade	8"	8"	8"	8"	8"	8"

DRIVEWAY RETURN SECTIONS

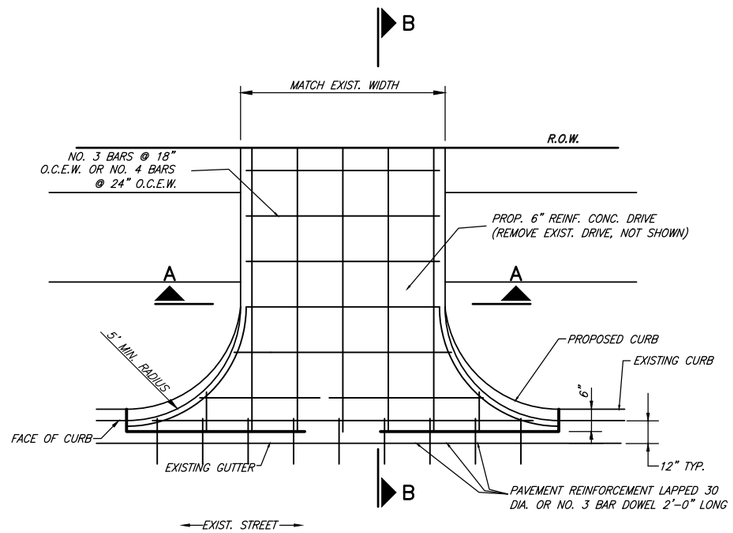
(DRIVEDTL)

NOTES:
1) 30' RADIUS SHALL BE WITHIN THE PROPERTY BOUNDARY LIMITS OTHERWISE ACCESS EASEMENT MUST BE OBTAINED FROM ADJACENT PROPERTY OWNER.
2) FOR HEAVY INDUSTRIAL COMMERCIAL USE, PAVEMENT THICKNESS SHALL BE MINIMUM 12 INCHES.



COMMERCIAL TYPICAL DRIVE CONNECTION TO EXISTING CONCRETE STREET

(DRIVE_CON)

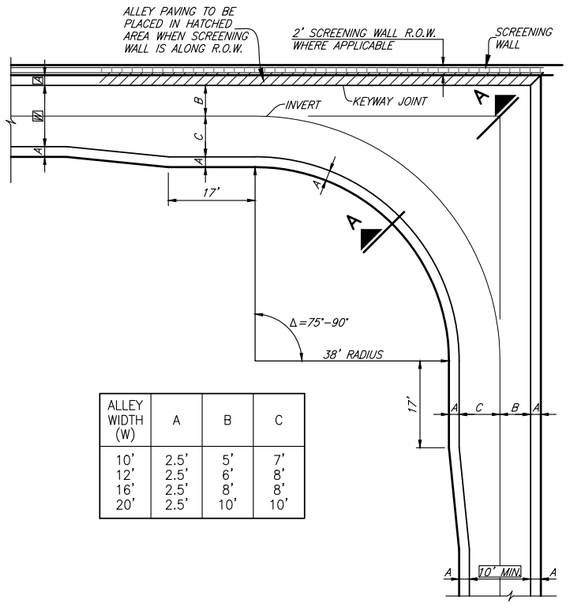


RESIDENTIAL TYPICAL DRIVE CONNECTION TO EXISTING CONCRETE STREET

(DRIVE_CON)

	AUBREY TEXAS 1867				CITY OF AUBREY, TEXAS STANDARD CONSTRUCTION DETAILS PAVING / DRIVEWAYS	AUGUST, 2024	SHEET NO. 08

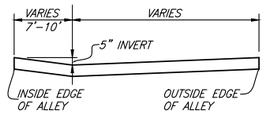
REVISED: 5/29/24 – NPandey H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-08.dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: Nabin Pandey ON 8/19/2024



ALLEY WIDTH (W)	A	B	C
10'	2.5'	5'	7'
12'	2.5'	6'	8'
16'	2.5'	8'	8'
20'	2.5'	10'	10'

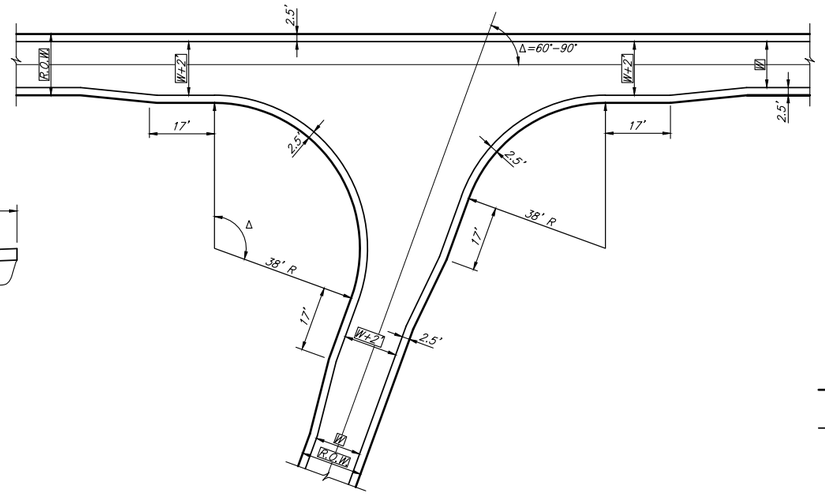
ALLEY TURN FOR Δ = 75°-90°

(ALLEY_TURN3)



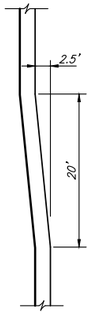
SECTION A-A

(ALLEY_SECA)



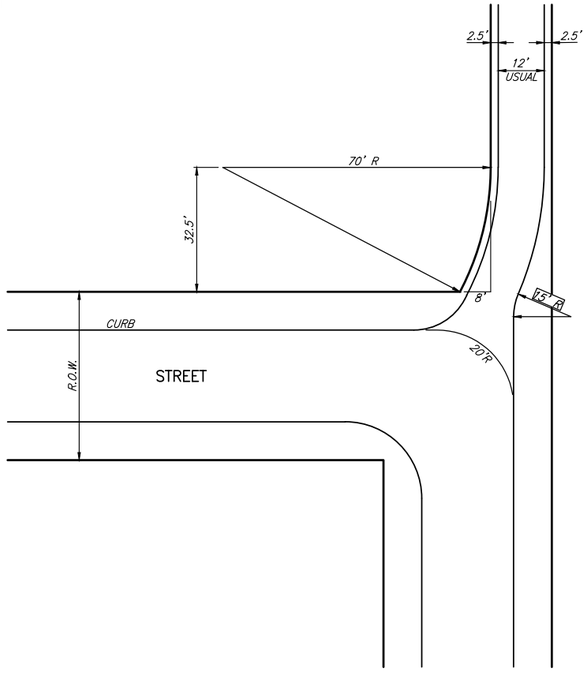
ALLEY TURN FOR Δ > 90°

(ALLEY_TURN2)



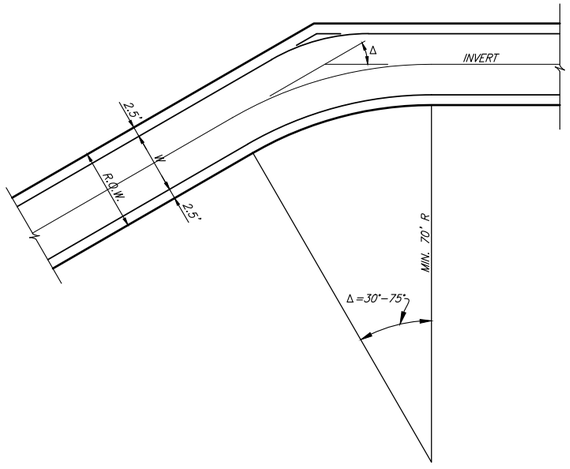
DETAIL "A"

(ALLEY_DTLA)



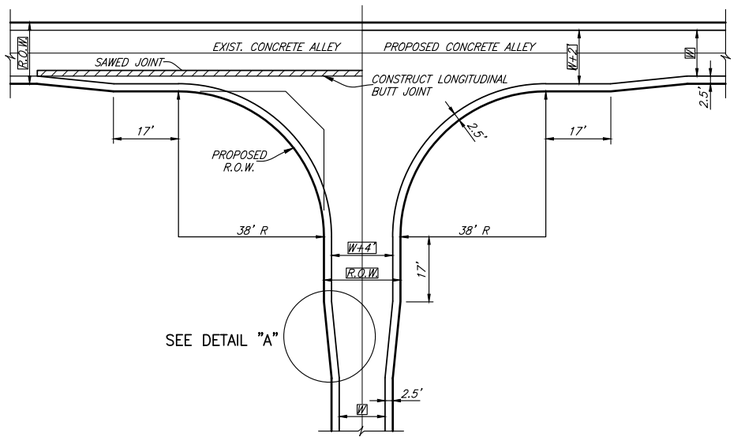
ALLEY / STREET INSERSECTION

(ALLEY_ST)



ALLEY TURN FOR Δ = 30°-75°

(ALLEY_TURN)

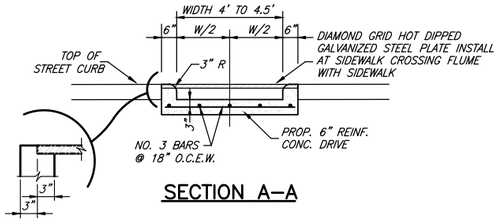


ALLEY INSERSECTING ALLEY

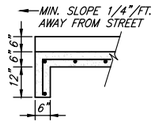
(ALLEY_ALLEY)

	AUBREY TEXAS 1867				**CITY OF AUBREY, TEXAS** **STANDARD CONSTRUCTION DETAILS** **PAVING / ALLEY GEOMETRICS**	AUGUST, 2024	SHEET NO. **09**

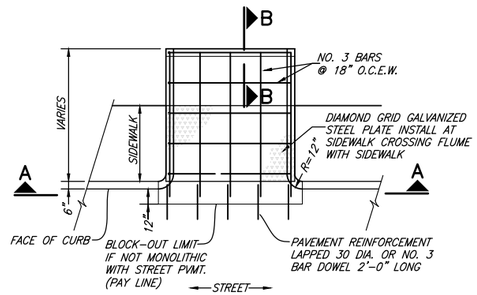
REVISED: 4/26/24 - NPandey H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-09.dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: Nabin Pandey ON 8/19/2024



SECTION A–A



SECTION B–B



PLAN

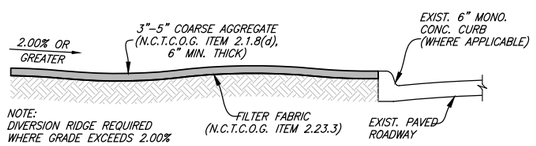
STEEL PLATE FLUME COVER

PLATE THICKNESS SHALL BE 5/8 INCHES

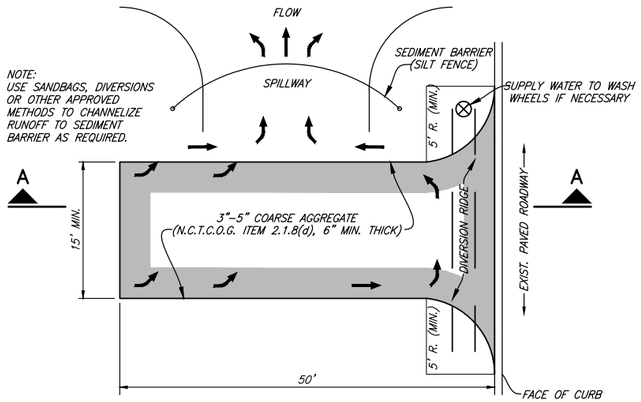
BASE ON 100 P.S.I. LIVE LOAD AND MAX. DEAD & LIVE LOAD DEFLECTION OF L/240. BOLT PLATE DOWN WITH BRASS BOLTS. BOLTS SHALL BE 1/2" DIA. RECESSED TO FLUSH WITH TOP OF PLATE AND SPACED A MAXIMUM OF 12" ON CENTERS. 1/2" DIA. SELF–DRILLING ANCHORS SHALL BE USED AND SPACED THE SAME. SURFACE OF PLATE SHALL BE A NON–SKID MATERIAL.

REINFORCED CONCRETE FLUME WITH CURBS

(FLUME)



SECTION A–A

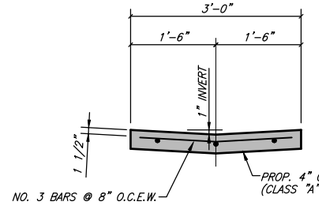


PLAN

CONSTRUCTION ENTRANCE ROAD FOR EROSION CONTROL

NO SCALE

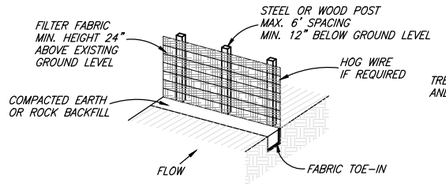
(ENTRANCE)



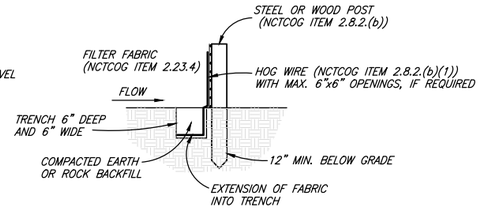
NOTES:
1. ALL VISIBLE SURFACES SHALL BE A TROWEL FINISH.
2. 3/4" CHAMFER REQUIRED ON ALL CORNERS.

REINFORCED CONCRETE FLUME WITHOUT CURBS

(FLUMESEC)

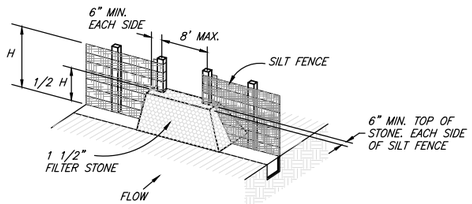


ISOMETRIC VIEW



SECTION VIEW

SILT FENCE DETAIL



STONE OVERFLOW STRUCTURE

LOCATION AS CALLED FOR IN PLANS

NOTES:
1) THE CONTRACTOR SHALL INSPECT SILT FENCE WEEKLY AND AFTER MAJOR RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY AND MAINTAIN IN ACCORDANCE WITH NCTCOG ITEM 3.12.

2) THE CONTRACTOR SHALL REMOVE SEDIMENT FROM BEHIND FENCE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE–THIRD THE HEIGHT OF THE FENCE ABOVE GRADE.

3) THE CONTRACTOR SHALL INSPECT THE BASE OF THE FENCE TO ENSURE THAT NO GAPS HAVE DEVELOPED AND RE–TRENCH AS NECESSARY.

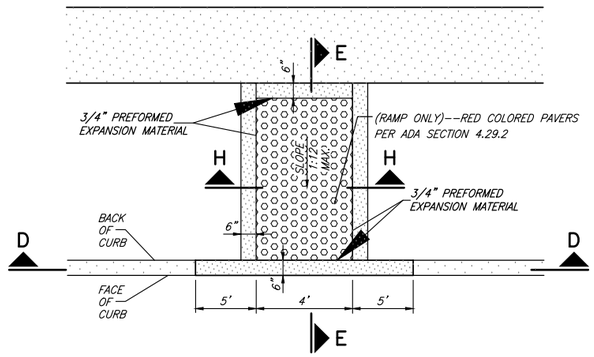
4) THE CONTRACTOR SHALL INSPECT FENCE POSTS TO ENSURE THAT THEY ARE PROPERLY SUPPORTING THE FENCE. IF NECESSARY, THE CONTRACTOR SHALL RESET AND ADD POSTS.

5) IF FILTER FABRIC IS RIPPED, DAMAGED OR DETERIORATED, THE CONTRACTOR SHALL REPLACE IT IN ACCORDANCE WITH THE ORIGINAL SPECIFICATIONS AND DETAILS. (MAINTENANCE OF THE SILT FENCE SHALL BE AT THE CONTRACTORS OWN EXPENSE)

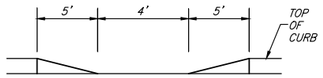
EROSION CONTROL

(SILT–DTL)

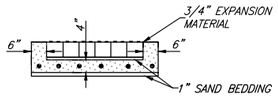
	AUBREY 1867 TEXAS				**CITY OF AUBREY, TEXAS** **STANDARD CONSTRUCTION DETAILS** **CONCRETE FLUME / EROSION CONTROL**	AUGUST, 2024	SHEET NO. **10**



BARRIER FREE RAMP @ STRAIGHT CURB

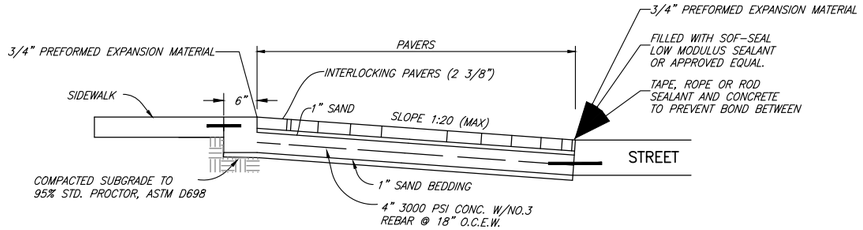


SECTION D–D



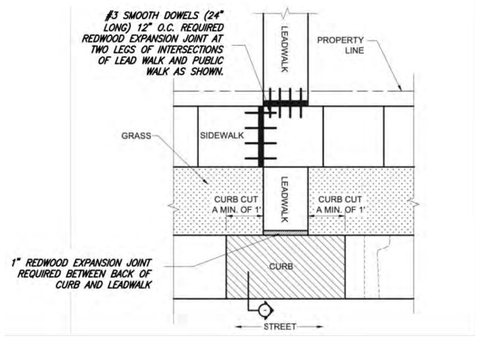
SECTION H–H

NOTE:
1. BARRIER FREE RAMPS SHALL NE DIRECTIONAL TYPE.
2. REFER TO THE TxDOT PEDESTRIAN FACILITIES CURB RAMP DETAILS.

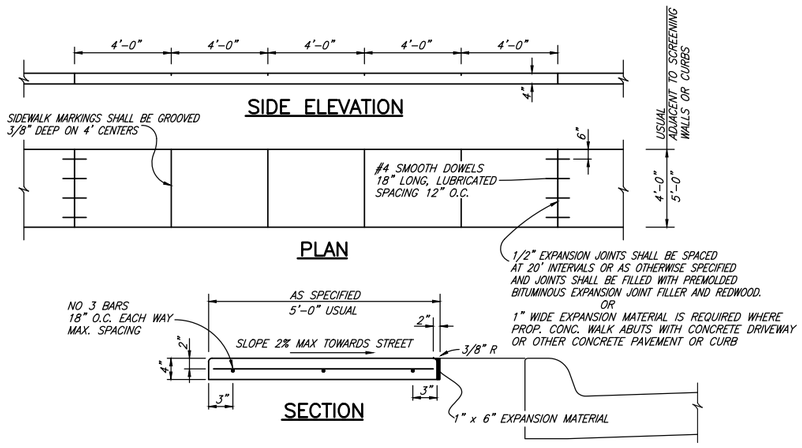


SECTION E–E

(BARRIER_FREE)



SIDEWALK CONNECTION



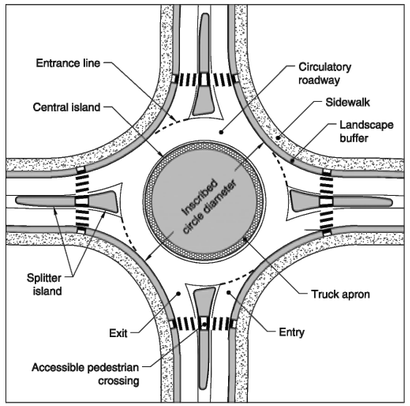
REINFORCED CONCRETE SIDEWALK

(SIDEWALK)

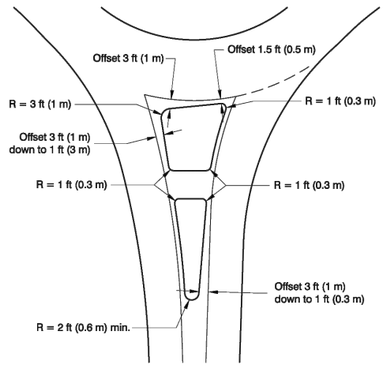
	AUBREY TEXAS 1867				**CITY OF AUBREY, TEXAS** **STANDARD CONSTRUCTION DETAILS** **PAVING / SIDEWALKS**	AUGUST, 2024	SHEET NO. **11**

REVISED: 7/16/24 – NPandey H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-11.dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: Nabin Pandey ON 8/19/2024

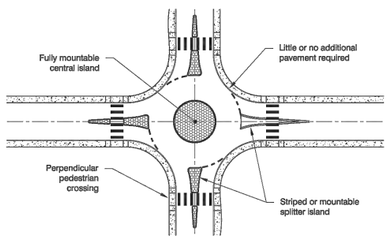
Roundabouts



Basic Geometric Elements of a Roundabout
Source: NCHRP Report 672 - Exhibit 6-2

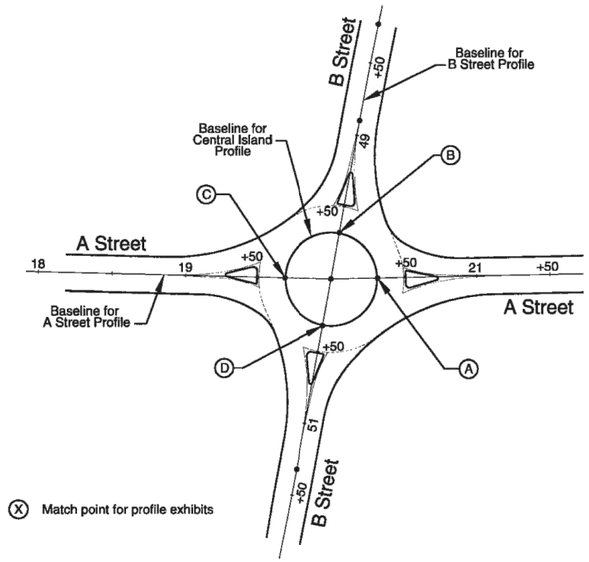


Typical Minimum Splitter Island Nose Radii and Offset
Source: NCHRP Report 672 - Exhibit 6-13

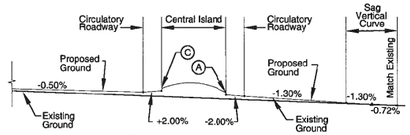


Features of Typical Mini-Roundabout
Source: NCHRP Report 672 - Exhibit 1-10

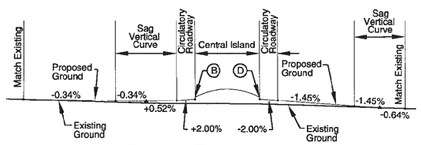
NOTE:
1. DEVELOPER SHALL DESIGN ROUNDABOUTS WITH GENERAL GUIDELINE INFORMATION PROVIDED BY THE NATIONAL COOPERATIVE HIGHWAY RESEARCH PROGRAM (NCHRP) REPORT 672, OR THEIR LATEST EDITION FOR INFORMATION AND GUIDANCE IN ALL ASPECTS OF ROUNDABOUTS, ON THE FEDERAL HIGHWAY ADMINISTRATION FOR ROUNDABOUT GEOMETRIC DESIGN GUIDE.



Ⓧ Match point for profile exhibits

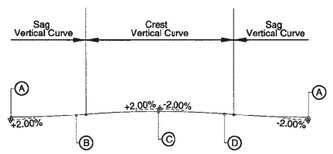


Profile: A Street



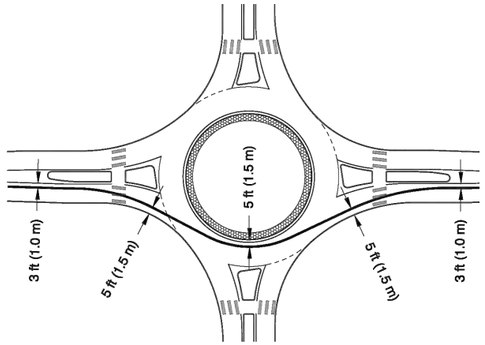
Profile: B Street

Ⓧ See plan view for match point locations

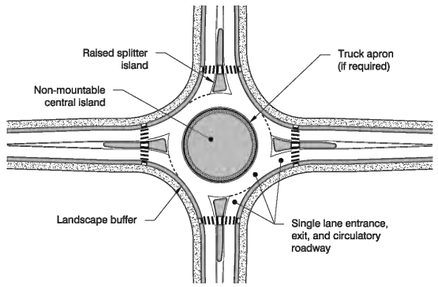


Profile: Central Island

Sample Central Island Plan and Profile
Source: NCHRP Report 672 - Exhibit 6-75



Fastest Vehicle Path through Single-Lane Roundabout
Source: NCHRP Report 672 - Exhibit 6-48



Features of Typical Single-Lane Roundabout
Source: NCHRP Report 672 - Exhibit 1-12

Roundabout Configuration	Typical Design Vehicle	Common Inscribed Circle Diameter Range*	
Mini-Roundabout	SU-30 (SU-9)	45 to 90 ft	(14 to 27 m)
Single-Lane Roundabout	B-40 (B-12)	90 to 150 ft	(27 to 46 m)
	WB-50 (WB-15)	105 to 150 ft	(32 to 46 m)
	WB-67 (WB-20)	130 to 180 ft	(40 to 55 m)
Multilane Roundabout (2 lanes)	WB-50 (WB-15)	150 to 220 ft	(46 to 67 m)
	WB-67 (WB-20)	165 to 220 ft	(50 to 67 m)
Multilane Roundabout (3 lanes)	WB-50 (WB-15)	200 to 250 ft	(61 to 76 m)
	WB-67 (WB-20)	220 to 300 ft	(67 to 91 m)

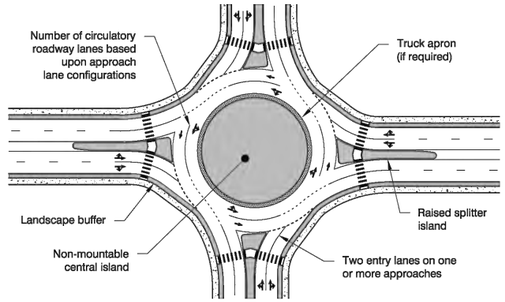
* Assumes 90° angles between entries and no more than four legs. List of possible design vehicles is not all-inclusive.

Typical Inscribed Circles Diameter Ranges
Source: NCHRP Report 672 - Exhibit 6-9

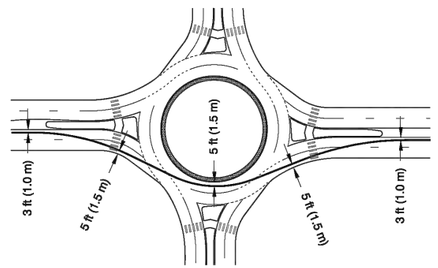
Design Element	Mini-Roundabout	Single-Lane Roundabout	Multilane Roundabout
Desirable maximum entry design speed	15 to 20 mph (25 to 30 km/h)	20 to 25 mph (30 to 40 km/h)	25 to 30 mph (40 to 50 km/h)
Maximum number of entering lanes per approach	1	1	2+
Typical inscribed circle diameter	45 to 90 ft (13 to 27 m)	90 to 180 ft (27 to 55 m)	150 to 300 ft (46 to 91 m)
Central island treatment	Fully traversable	Raised (may have traversable apron)	Raised (may have traversable apron)
Typical daily service volumes on 4-leg roundabout below which may be expected to operate without requiring a detailed capacity analysis (veh/day)*	Up to approximately 15,000	Up to approximately 25,000	Up to approximately 45,000 for two-lane roundabout

*Operational analysis needed to verify upper limit for specific applications or for roundabouts with more than two lanes or four legs.

Roundabout Category Comparison
Source: NCHRP Report 672 - Exhibit 1-9



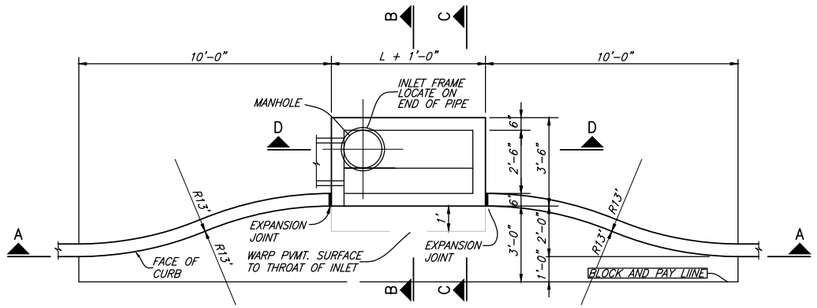
Features of Typical Two-Lane Roundabout
Source: NCHRP Report 672 - Exhibit 1-14



Fastest Vehicle Path through Multilane Roundabout
Source: NCHRP Report 672 - Exhibit 6-49

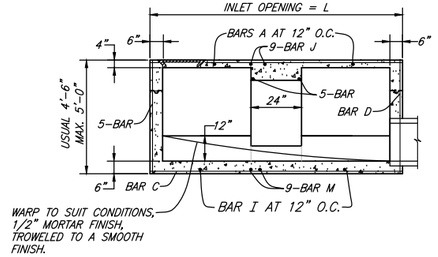
	AUBREY TEXAS 1867				**CITY OF AUBREY, TEXAS** **STANDARD CONSTRUCTION DETAILS** **STREET ROUND ABOUT**	AUGUST, 2024 / SHEET NO. 12

REVISED: 8/19/24 – NPandey | H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-12.dwg | PLOT SCALE: 1:2 | PLOT STYLE: 11x17.ctb | PLOTTED BY: Nabin Pandey ON 8/19/2024



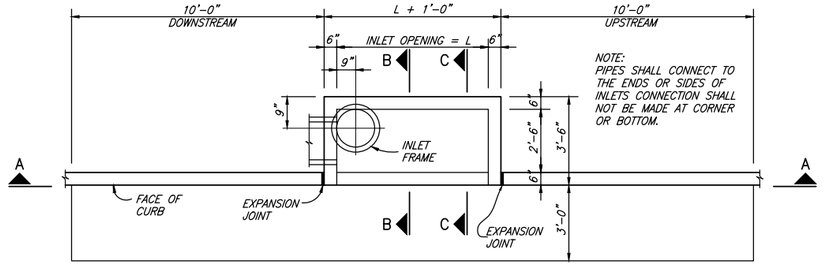
PLAN – RECESSED INLET

(REC–INT1)



SECTION A–A – STANDARD AND RECESSED INLETS

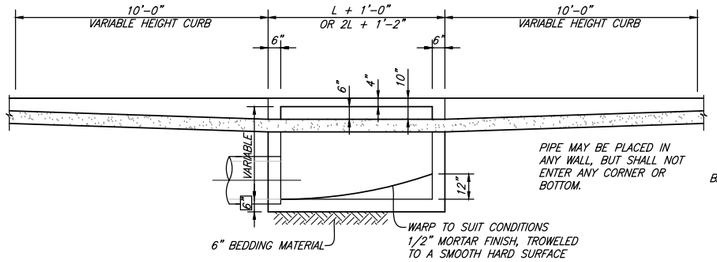
(SECT_A–A1)



PLAN – STANDARD INLET

4, 6, 8 AND 10 FOOT INLETS

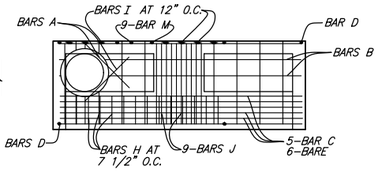
(STDINLT1)



SECTION A–A–RECESSED AND STANDARD INLETS

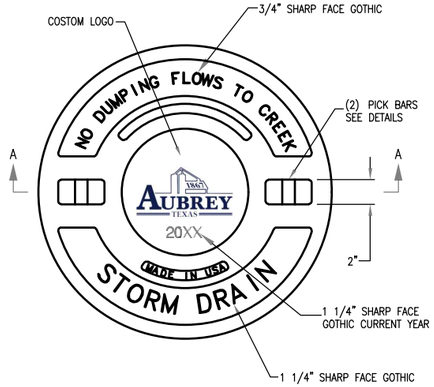
4, 6, 8, AND 10 FOOT INLETS

(PLAN–10)

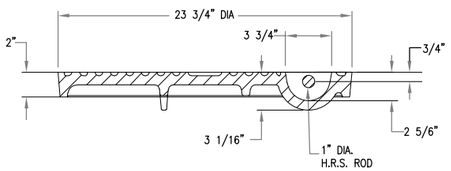


PLAN – STANDARD INLET

(PLAN_STDINL)



PLAN OF COVER

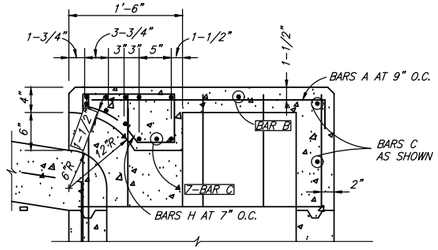


SECTION A–A OF COVER

STORM DRAIN INLET COVER

BASS & HAYS COVER PART# 30024C82LID OR EJ 2023A COVER,
BASS & HAYS FRAME PART# 28024R RING

(MH–COV4)



SECTION C–C

(SECT_C–C)

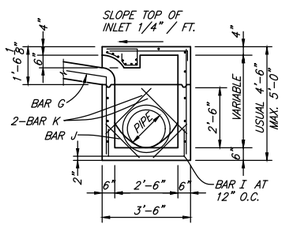
NOTE: FOR ADDITIONAL INFORMATION SEE SECTION C–C

SECTION E–E

(SECT_E–E)

NOTES:

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 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 CASING HAS BEEN INSTALLED ON THE PROPER BEDDING, THE BACKFILL MATERIAL, WHICH IS FREE FLOWING AND CLEAR OF ROCKS, IN EXCESS OF 4" DIAMETER AND OTHER LUMPS WHICH WOULD PROHIBIT PROPER COMPACTION, SHALL BE COMMENCED IN LIFTS OF NO MORE THAN 18". THE MATERIAL USED FOR BACKFILL SHOULD BE A TYPE SUITABLE TO OBTAIN THE DENSITY REQUIREMENTS FOR THE SPECIFIC JOB.



SECTION B–B

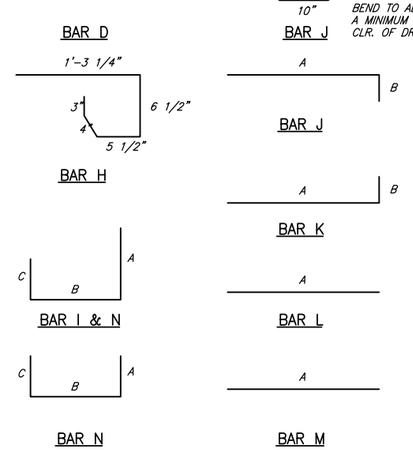
(SECT_B–B)

REINFORCING STEEL SCHEDULE

DIMENSIONS SHOWN ARE FOR MAXIMUM SIZE INLETS

INLET LENGTH	BAR TYPE	BAR DIA. (1/8 IN.)	NO. REQ'D	BAR DIMENSIONS A	B	C
4	A	3	6	3'–2"	0'–3"	–
	B	3	1	2'–10"	–	–
	C	4	15	4'–8"	0'–6"	–
	D	4	5	4'–8"	–	–
	F	4	1	3'–2"	–	–
	G	3	5	2'–0"	1'–3"	–
	H	3	6	*	*	*
	N	3	3	3'–2"	3'–2"	3'–2"
6	A	3	9	3'–2"	0'–3"	–
	B	3	1	4'–10"	–	–
	C	4	15	6'–8"	0'–6"	–
	D	4	5	4'–8"	–	–
	F	4	1	3'–2"	–	–
	G	3	5	2'–0"	1'–3"	–
	H	3	9	*	*	*
	N	3	3	3'–2"	3'–2"	3'–2"
8	A	3	12	3'–2"	0'–3"	–
	B	4	1	6'–10"	–	–
	C	4	15	8'–8"	0'–6"	–
	D	4	5	4'–8"	–	–
	F	4	1	3'–2"	–	–
	G	3	5	2'–0'	1'–3"	–
	H	3	12	*	*	*
	N	3	3	3'–2"	3'–2"	3'–2"
10	A	3	13	3'–2"	0'–3"	–
	B	3	2	8'–10"	–	–
	C	4	16	10'–8"	0'–6"	–
	D	4	4	4'–8"	–	–
	E	5	6	10'–8"	–	–
	G	3	5	2'–0"	1'–3"	–
	H	3	14	*	*	*
	I	4	8	4'–8"	3'–2"	3'–2"
	L	4	5	4'–3"	–	–

* SEE DIAGRAM FOR DIMENSIONS.
4', 6', 8' AND 10' INLETS



BAR DIAGRAMS

(BARDIAG)

CHANGE ORDER NO. X					
FIELD CHANGE					
ADDENDUM					

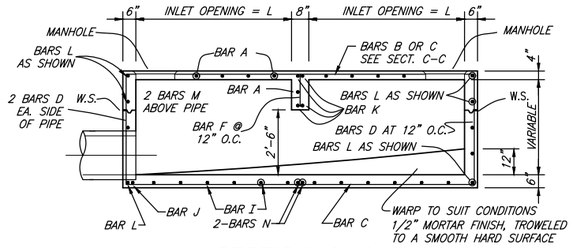
CITY OF AUBREY, TEXAS

STANDARD CONSTRUCTION DETAILS
STORM SEWER / INLET
SHEET DESCRIPTION

AUGUST, 2024

SHEET NO. 13

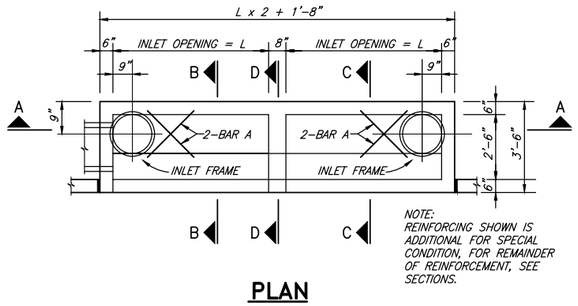
REVISED: 8/19/24 – NPandey | H:\Projects\Aubrey\4000\360–Standard Construction Details\Standard Details 2.0\Aubrey–13.dwg | PLOT SCALE: 1:2 | PLOT STYLE: 11x17.ctb | PLOTTED BY: Nabin Pandey ON 8/19/2024



SECTION A–A

12, 14, 16 AND 20 FOOT INLETS

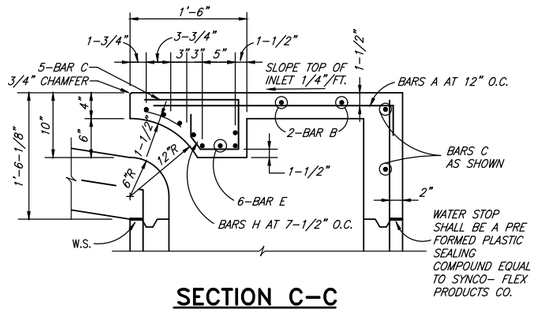
(SECT_A–A)



PLAN

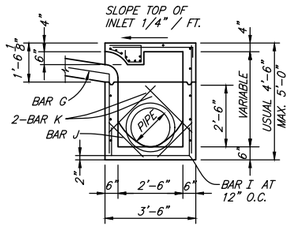
20 FOOT INLETS

(PLAN_20)



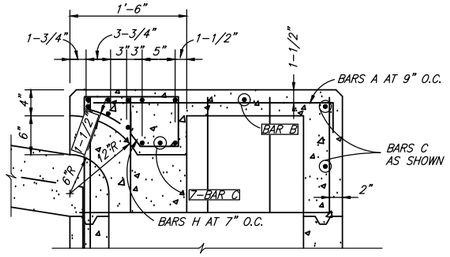
SECTION C–C

(SECT_C–C)



SECTION B–B

(SECT_B–B)



NOTE: FOR ADDITIONAL INFORMATION SEE SECTION C–C

SECTION D–D

(SECT_D–D)

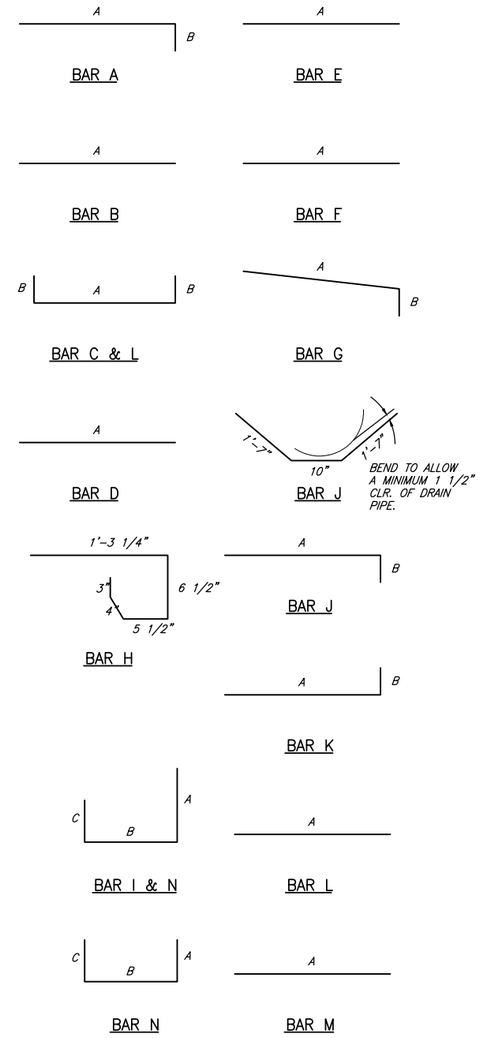
DOUBLE INLETS

DIMENSIONS SHOWN ARE FOR MAXIMUM SIZE INLETS

INLET LENGTH	BAR TYPE	BAR DIA. (1/8 IN.)	NO. REQ'D	BAR DIMENSIONS A	B	C
6 FT.	A	3	15	3'–2"	0'–6"	–
	B	3	2	11'–6"	–	–
	C	4	16	13–4"	0'–6"	–
	D	4	9	4'–8"	–	–
	E	5	6	13–4"	–	–
	F	4	5	1'–2"	–	–
	G	3	12	2'–0"	1'–3"	–
	H	3	26	*	*	*
	I	4	12	4'–8"	3'–2"	3'–2"
	J	5	1	*	*	*
	K	5	6	3'–2"	0'–6"	–
	L	4	11	3'–2"	0'–6"	–
	M	4	2	3'–0" **	–	–
	N	4	2	4'–8"	3'–2"	4'–8"
7 FT.	A	3	17	3'–2"	0'–6"	–
	B	3	2	13'–6"	–	–
	C	4	16	15'–4"	0'–3'	–
	D	4	9	4'–8"	–	–
	E	5	6	15'–4"	–	–
	F	4	5	1'–2"	–	–
	G	3	15	2'–0"	1'–3"	–
	H	3	32	*	*	*
	I	4	14	4'–8"	3'–2"	3'–2"
	J	5	1	*	*	*
	K	5	6	3'–2"	0'–6"	–
	L	4	11	3'–2"	0'–6"	–
	M	4	2	3'–0" **	–	–
	N	4	2	4'–8"	3'–2"	4'–8"
8 FT.	A	3	19	3'–2"	0'–6"	–
	B	3	2	15'–6"	–	–
	C	4	16	17'–4"	0'–6"	–
	D	4	9	4'–8"	–	–
	E	5	6	17'–4"	–	–
	F	4	5	1'–2"	–	–
	G	3	12	2'–0"	1'–3"	–
	H	3	26	*	*	*
	I	4	16	4'–8"	3'–2"	3'–2"
	J	5	1	*	*	*
	K	5	6	3'–2"	0'–6"	–
	L	4	11	3'–2"	0'–6"	–
	M	4	2	3'–0" **	–	–
	N	4	2	4'–8"	3'–2"	4'–8"
10 FT.	A	3	23	3'–2"	0'–6"	–
	B	3	2	19'–6"	–	–
	C	4	16	21'–4"	0'–6"	–
	D	4	9	4'–8"	–	–
	E	5	6	21'–4"	–	–
	F	4	5	1'–2"	–	–
	G	3	15	2'–0"	1'–3"	–
	H	3	32	*	*	*
	I	4	20	4'–8"	3'–2"	3'–2"
	J	5	1	*	*	*
	K	5	6	3'–2"	0'–6"	–
	L	4	11	3'–2"	0'–6"	–
	M	4	2	3'–0" **	–	–
	N	4	2	4'–8"	3'–2"	4'–8"

* SEE DIAGRAM FOR DIMENSIONS.
** FIELD CUT AS REQUIRED TO ACCOMMODATE DRAIN PIPE 16' AND 20' INLETS

REINFORCING STEEL SCHEDULE



△ BEND TO ALLOW A MINIMUM 1 1/2" CIR. OF DRAIN PIPE
* SEE DIAGRAMS FOR DIMENSIONS
** FIELD CUT AS REQUIRED TO ACCOMODATE DRAIN PIPE

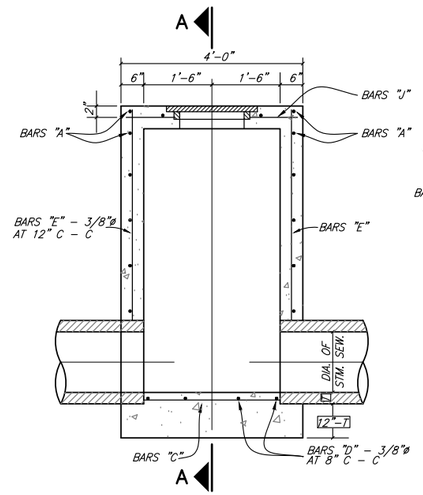
BAR BENDING DIAGRAMS

(BARLIST2)

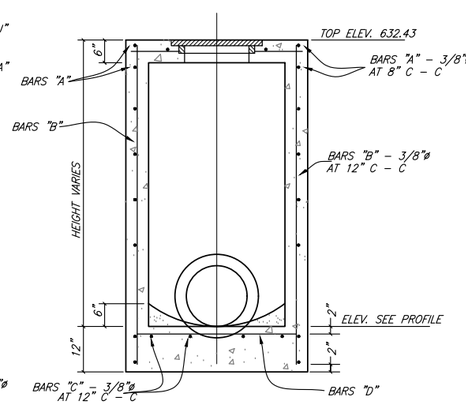
	AUBREY TEXAS 1867			CITY OF AUBREY, TEXAS STANDARD CONSTRUCTION DETAILS STORM SEWER / INLET	AUGUST, 2024

SHEET NO. 14

REVISED: 8/19/24 – NPandey | H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-14.dwg | PLOT SCALE: 1:2 | PLOT STYLE: 11x17.ctb | PLOTTED BY: Nabin Pandey ON 8/19/2024



ELEVATION

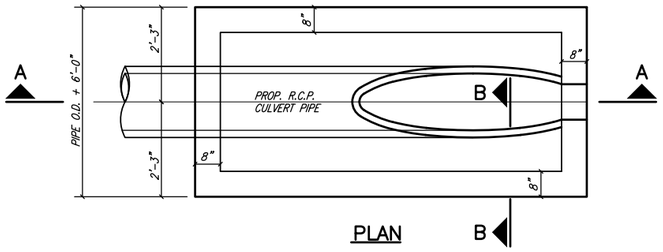


SECTION A–A

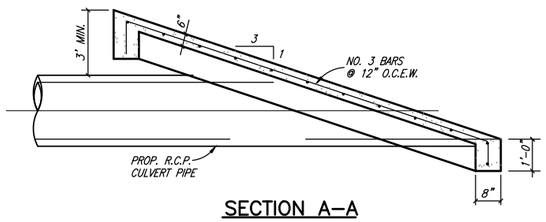
STORM SEWER TYPE A MANHOLE

MAX. PIPE SIZE 30"

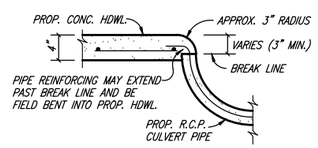
(TYPEAMH)



PLAN B

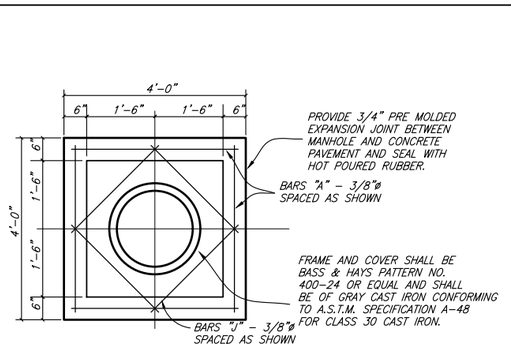


SECTION A–A



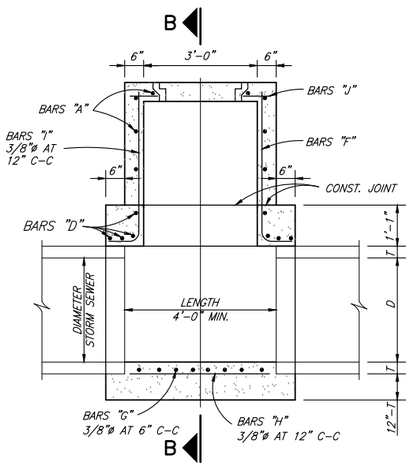
SECTION B–B

SLOPED CONCRETE HEADWALL

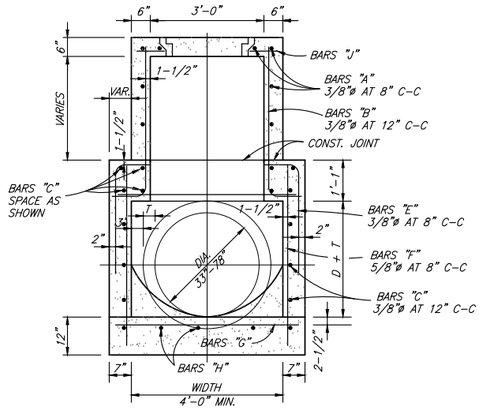


TOP PLAN
TYPE A & TYPE B
STORM SEWER MANHOLE

(MH_TOP)



ELEVATION

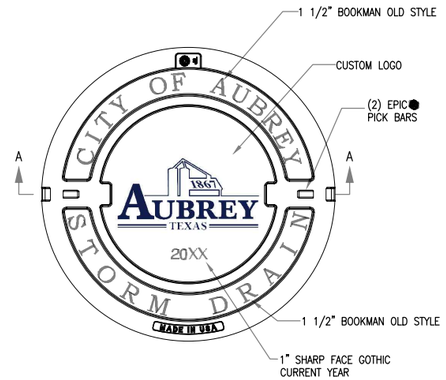


SECTION B–B

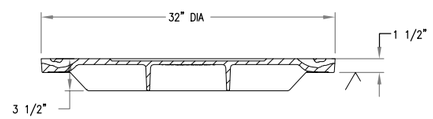
TYPE B STORM SEWER MANHOLE

MAX. PIPE SIZE 78"

(TYPEBMH)



PLAN OF STORM DRAIN COVER

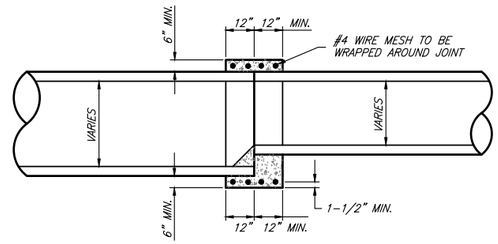


SECTION A–A OF COVER

STORM DRAIN INLET COVER

BASS & HAYS COVER, PART# VRM30–LID98 OR EJ 1408A1 COVER,
BASS & HAYS FRAME, PART# VRM30 RING

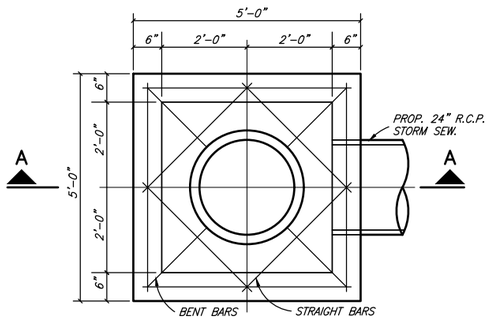
(MH–COV5)



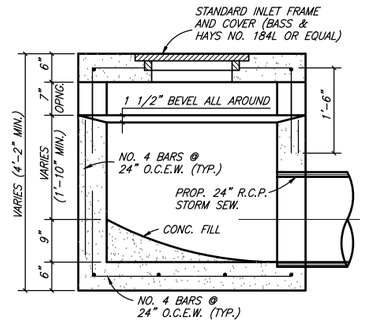
DETAIL OF CONCRETE COLLAR
FOR R.C.P. OR R.C.A.P. CONNECTIONS

INSIDE JOINT SHALL BE CONCRETE MORTAR

(CONCCOL)



PLAN

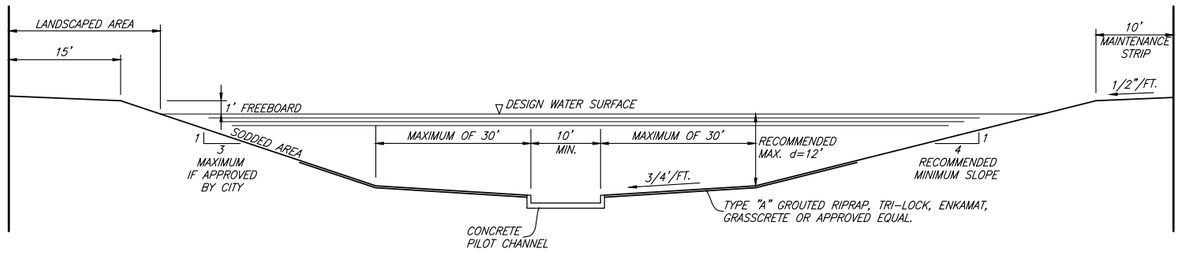


SECTION A–A

STANDARD DROP INLET

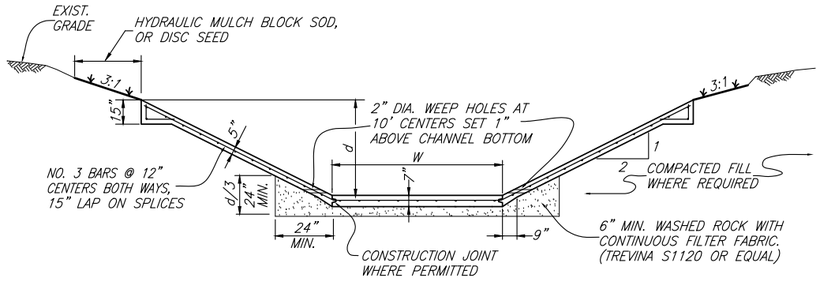
	AUBREY TEXAS 1867				**CITY OF AUBREY, TEXAS** **STANDARD CONSTRUCTION DETAILS** **STORM SEWER / INLET / DETAILS**	AUGUST, 2024	SHEET NO. **15**

REVISED: 8/19/24 – NPandey | H:\Projects\Aubrey\4000\360–Standard Construction Details\Standard Details 2.0\Aubrey–15.dwg | PLOT SCALE: 1:2 | PLOT STYLE: 11x17.ctb | PLOTTED BY: Nabin Pandey ON 8/19/2024



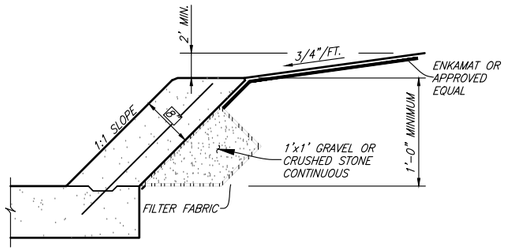
TYPICAL CHANNEL WITH REINFORCED CONCRETE LINED PILOT CHANNEL

(CHANNEL_SECT)

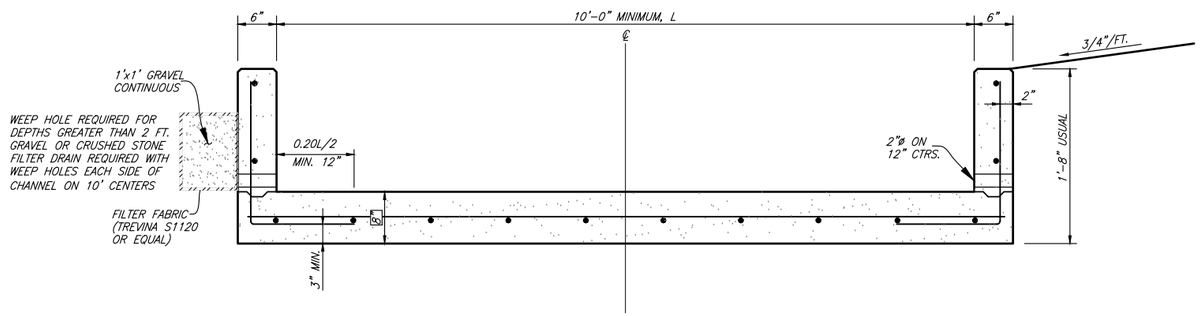


TYPICAL REINFORCED CONCRETE CHANNEL

(CHANNEL_CONC)

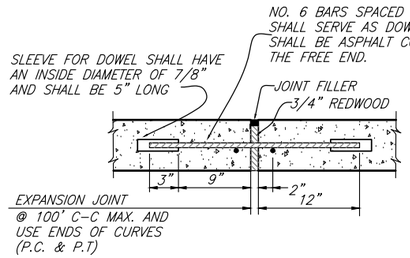


OPTIONAL (SLOPED WALL)

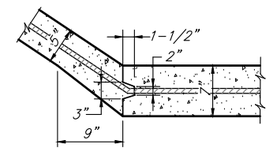


REINFORCED CONCRETE PILOT CHANNEL (VERTICAL WALL)

(CHANNEL_PILOT)

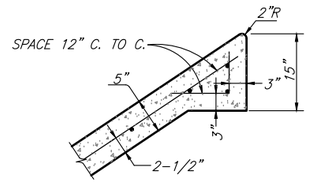


TRANSVERSE EXPANSION JOINT



CONSTRUCTION JOINT

OPTIONAL



SLAB EDGE – DETAIL "A"

CONCRETE CHANNEL

(CHANNEL_DTLS)

GENERAL NOTES FOR LINED CHANNELS

1. CONSTRUCTION JOINT SHOWN 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" DIA. 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 PLACED.

5. ALL CONCRETE IN LINED CHANNEL SHALL BE NCTCOG CLASS "A" (MIN. 3000 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.

(GEN_CHANNELNOTE)

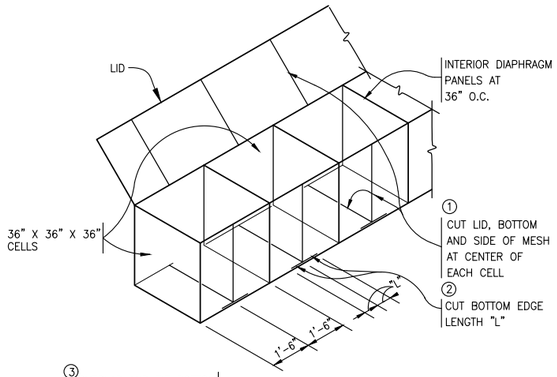
AUBREY 1867 TEXAS

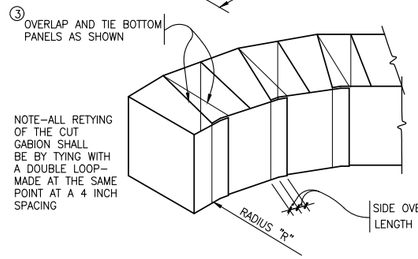
CITY OF AUBREY, TEXAS

STANDARD CONSTRUCTION DETAILS
CHANNELS / CONCRETE

AUGUST, 2024

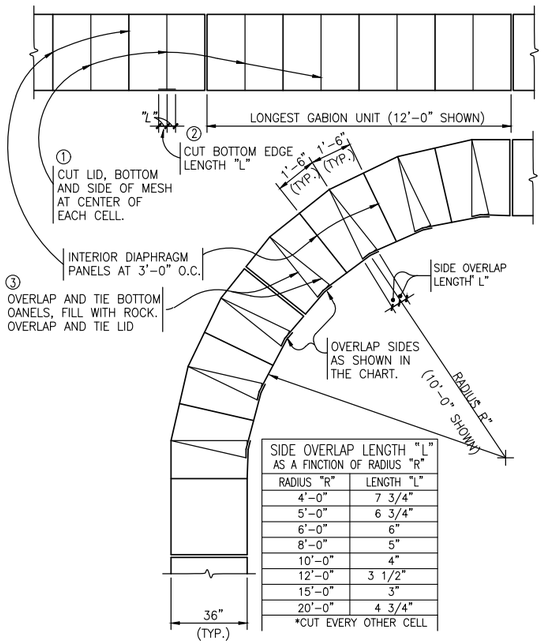
SHEET NO. 16





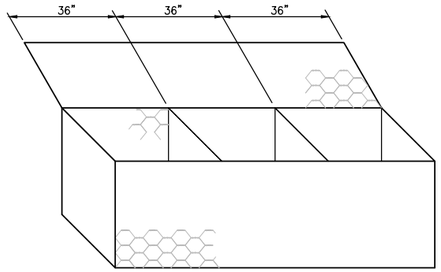
GABION RADIUS PROCEDURE

(RADIUS1)



SIDE OVERLAP LENGTH "L" AS A FINCTION OF RADIUS "R"	
RADIUS "R"	LENGTH "L"
4'-0"	7 3/4"
5'-0"	6 3/4"
6'-0"	6"
8'-0"	5"
10'-0"	4"
12'-0"	3 1/2"
15'-0"	3"
20'-0"	4 3/4"
*CUT EVERY OTHER CELL	

GABION RADIUS PROCEDURE

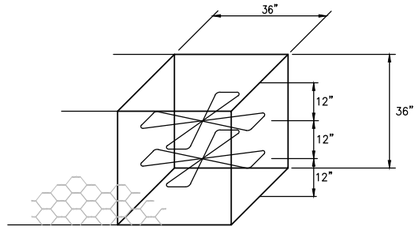


GABION CONTAINER

N.T.S.

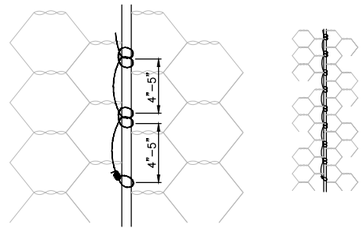
NOTE:
GABION MAY BE CUT BUT SHALL BE RETIED IN A MANNER TO PRODUCE A CLOSED CELL AND ALL TIES SHALL BE IN CONFORMANCE WITH DETAILS

(GABION)



INNER TIE WIRE

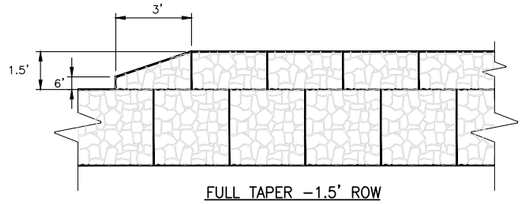
N.T.S.



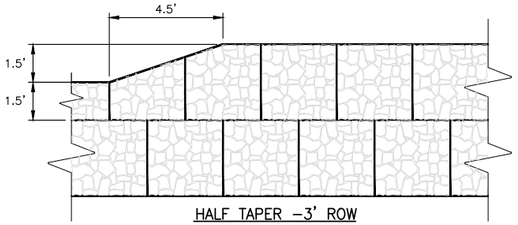
GABION TIE

N.T.S.

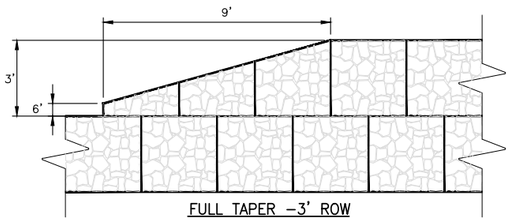
NOTE:
ALL TYING OF GABIONS SHALL BE AS SHOWN



FULL TAPER -1.5' ROW



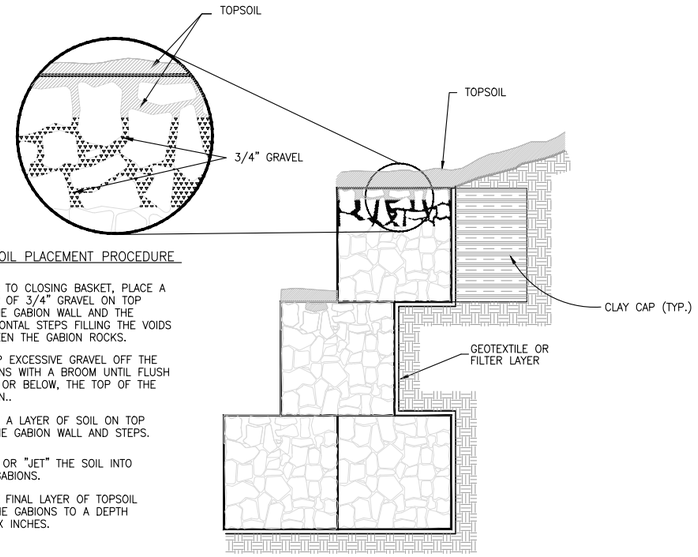
HALF TAPER -3' ROW



FULL TAPER -3' ROW

(WALL-T1)

TAPERED WALL HEIGHT TRANSITION



TOPSOIL PLACEMENT PROCEDURE

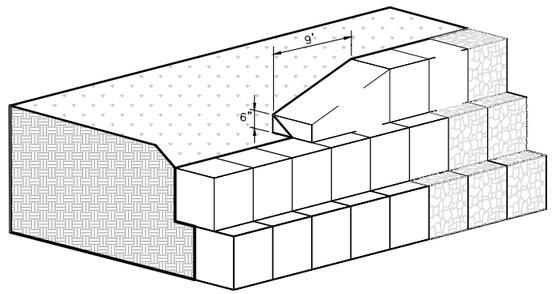
1. PRIOR TO CLOSING BASKET, PLACE A LAYER OF 3/4" GRAVEL ON TOP OF THE GABION WALL AND THE HORIZONTAL STEPS FILLING THE VOIDS BETWEEN THE GABION ROCKS.
2. SWEEP EXCESSIVE GRAVEL OFF THE GABIONS WITH A BROOM UNTIL FLUSH WITH, OR BELOW, THE TOP OF THE GABION..
3. PLACE A LAYER OF SOIL ON TOP OF THE GABION WALL AND STEPS.
4. WASH OR "JET" THE SOIL INTO THE GABIONS.
5. PLACE FINAL LAYER OF TOPSOIL ON THE GABIONS TO A DEPTH OF SIX INCHES.

SECTION

NOTE:
DO NOT USE SHARP TOOLS WHEN SPREADING TOPSOIL ON GABIONS

VEGETATED GABION WALL TOPSOIL PLACEMENT

(VEG-WALL)

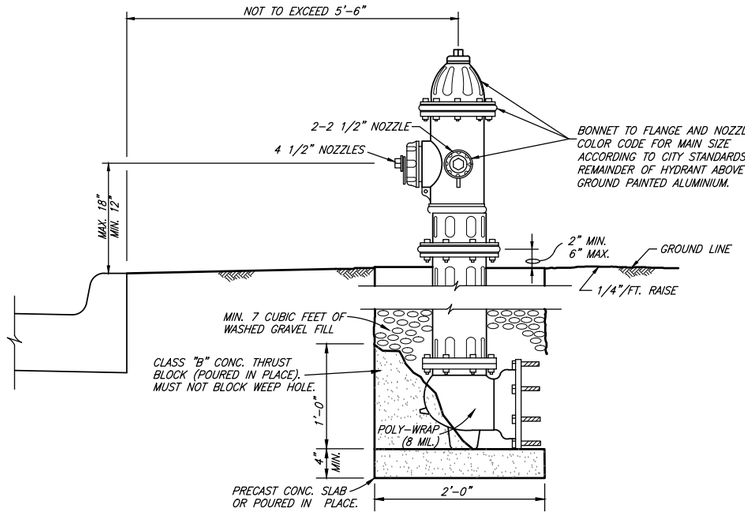


STANDARD TAPER FOR WALL HEIGHTS TRANSITIONS

(TAPER-1)

	AUBREY TEXAS 1867				CITY OF AUBREY, TEXAS STANDARD CONSTRUCTION DETAILS CHANNELS / GABIONS	AUGUST, 2024 / SHEET NO. 17

REVISED: 8/19/24 - NPandey | H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-17.dwg | PLOT SCALE: 1:2 | PLOT STYLE: 11x17.ctb | PLOTTED BY: Nabin Pandey ON 8/19/2024



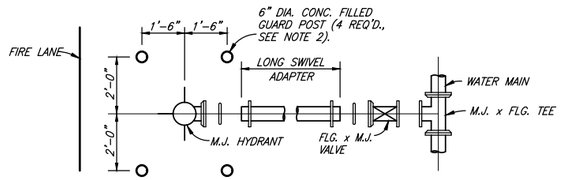
FIRE HYDRANT NOTES:

1. IN GENERAL ALL FIRE HYDRANTS SHALL CONFORM TO AWWA STANDARDS SPECIFICATIONS FOR FIRE HYDRANTS FOR ORDINARY WATER WORKS SERVICE FOR WATER IMPROVEMENTS. FIRE HYDRANTS SHALL HAVE A 5-1/4" MINIMUM VALVE OPENING AND WITH A BARREL APPROXIMATELY 7" INSIDE DIAMETER. ALL HYDRANTS SHALL BE EQUIPPED WITH A BREAKAWAY FLANGE. ALL HYDRANTS SHALL BE APPROVED BY THE CITY, M&H, MUELLER, OR CLOW WITH 5" STORZ CONNECTOR, PRIMERED BONNET AND CAP. STORZ SHALL BE PROVIDED BY THE MANUFRACTURER.

2. GUARD POSTS SHALL BE 6 L.F. OF 6" DIA. STEEL PIPE (3' ABOVE & BELOW GROUND LEVEL). POST SHALL BE ENCASED IN 16" DIA. CONC. PIER TO A DEPTH OF 12" BELOW POST BOTTOM. REINF. CONC. PIER WITH 2 NO. 6 BARS (12" LONG) THRU POST INTO PIER. POST ABOVE GROUND LEVEL SHALL BE PAINTED ALUMINUM WITH 2-2 INCH BANDS OF RED AND WHITE REFLECTIVE TAPE.

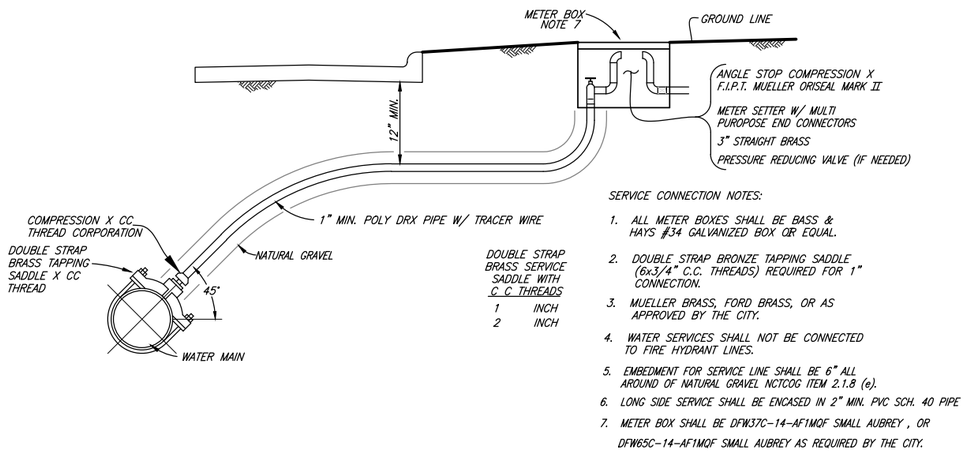
3. BONNET COLOR

WATER MAIN CAP	COLOR
LESS THAN 500 G.P.M.	RED
500-999 G.P.M.	ORANGE
1,000-1,499 G.P.M.	GREEN
1,500 & GREATER G.P.M.	BLUE



TYPICAL FIRE HYDRANT INSTALLATION

(FIREHYD)



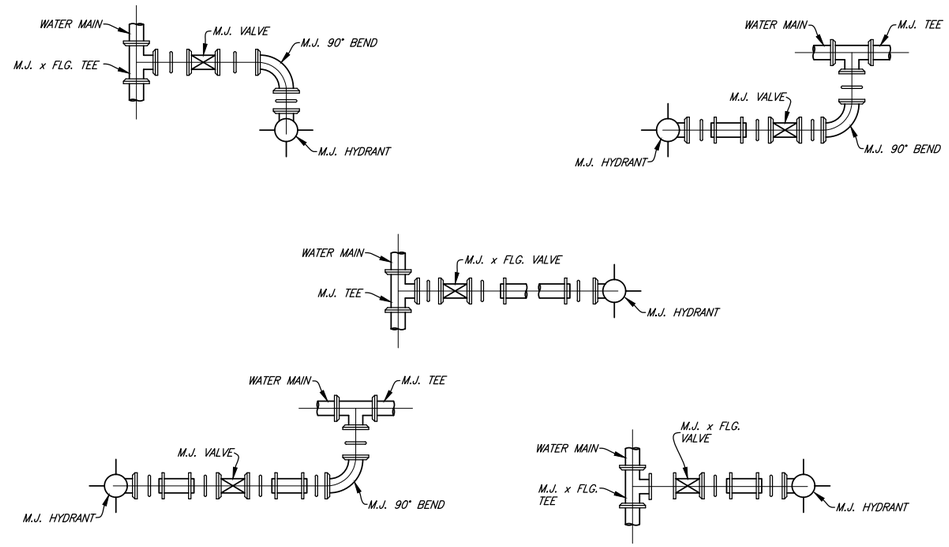
DOUBLE STRAP BRASS SERVICE SADDLE WITH C C THREADS	
1	INCH
2	INCH

SERVICE CONNECTION NOTES:

1. ALL METER BOXES SHALL BE BASS & HAYS #34 GALVANIZED BOX OR EQUAL.
2. DOUBLE STRAP BRONZE TAPPING SADDLE (6x3/4" C.C. THREADS) REQUIRED FOR 1" CONNECTION.
3. MUELLER BRASS, FORD BRASS, OR AS APPROVED BY THE CITY.
4. WATER SERVICES SHALL NOT BE CONNECTED TO FIRE HYDRANT LINES.
5. EMBEDMENT FOR SERVICE LINE SHALL BE 6" ALL AROUND OF NATURAL GRAVEL NCTCOG ITEM 2.1.8 (e).
6. LONG SIDE SERVICE SHALL BE ENCASED IN 2" MIN. PVC SCH. 40 PIPE
7. METER BOX SHALL BE DFW37C-14-AF1MQF SMALL AUBREY , OR DFW65C-14-AF1MQF SMALL AUBREY AS REQUIRED BY THE CITY.

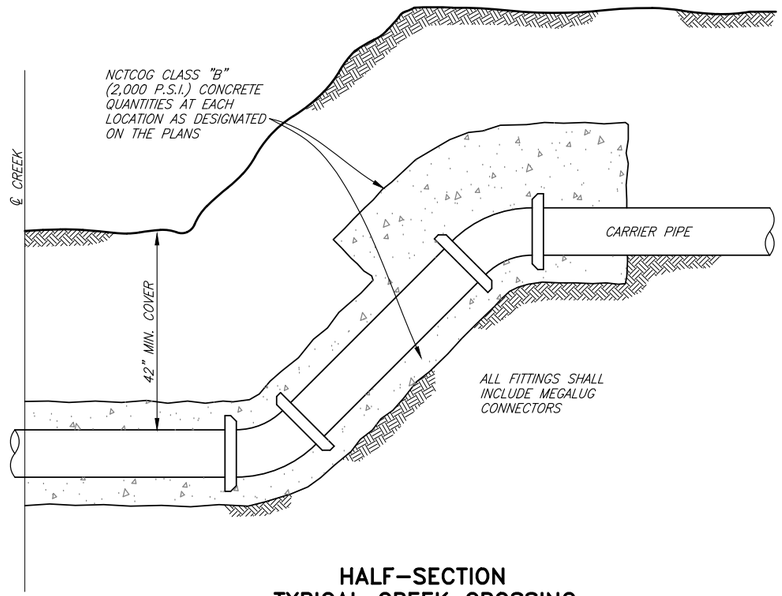
TYPICAL SERVICE CONNECTION WITH METER BOX

(WATERSVC)



TYPICAL FIRE HYDRANT INSTALLATION PLANS

(FH-PLANS)



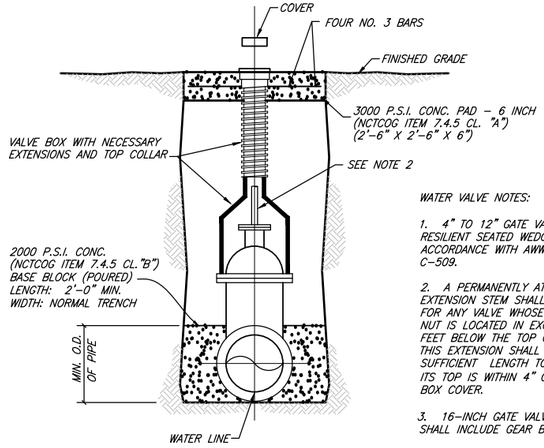
HALF-SECTION

TYPICAL CREEK CROSSING

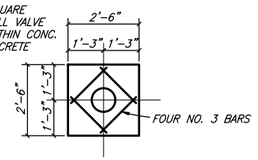
(CREEK_X)

	AUBREY TEXAS 1867				**CITY OF AUBREY, TEXAS** **STANDARD CONSTRUCTION DETAILS** **WATER**	AUGUST, 2024	SHEET NO. 18

REVISED: 8/19/24 - NPandey | H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-18.dwg | PLOT SCALE: 1:2 | PLOT STYLE: 11x17.ctb | PLOTTED BY: Nabin Pandey ON 8/19/2024



VALVE SETTING & BOX



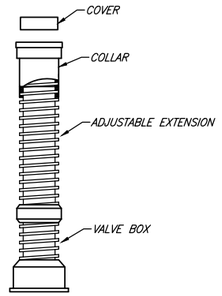
VALVE BOX PAD PLAN

WATER VALVE NOTES:

1. 4" TO 12" GATE VALVE SHALL BE RESILIENT SEATED WEDGE GATE VALVES ACCORDANCE WITH AWWA STANDARD C-509.

2. A PERMANENTLY ATTACHED VALVE EXTENSION STEM SHALL BE REQUIRED FOR ANY VALVE WHOSE OPERATING NUT IS LOCATED IN EXCESS OF 4 FEET BELOW THE TOP OF VALVE BOX. THIS EXTENSION SHALL BE OF SUFFICIENT LENGTH TO INSURE THAT ITS TOP IS WITHIN 4" OF THE VALVE BOX COVER.

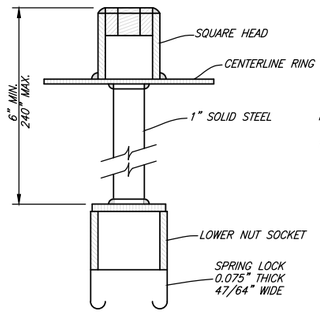
3. 16-INCH GATE VALVE OR LARGER SHALL INCLUDE GEAR BOX.



VALVE BOX WITH EXTENSION

GATE VALVE INSTALLATION

(YARDVLV)

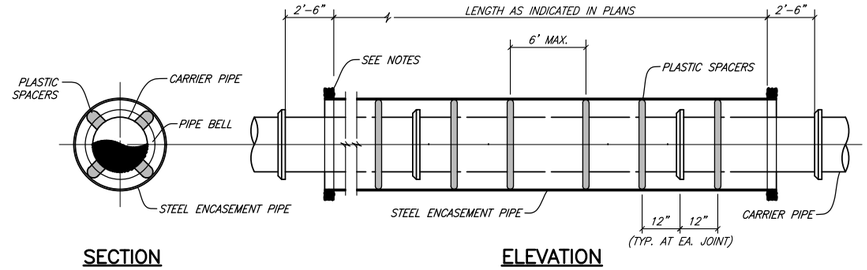


NOTES:

1. EXTENSION SHALL BE PROVIDED FOR VALVE OVER A 3-FOOT WATERLINE DEPTH

SPRING LOCK VALVE EXTENSION

(LOCK)



SECTION

ELEVATION

ENCASED ROAD BORE

NO SCALE

NOTES:

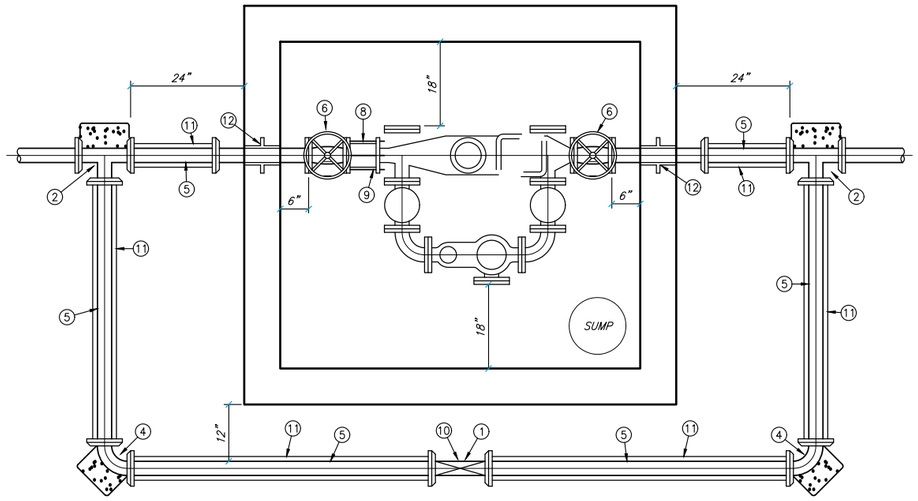
1) PREFABRICATED PLASTIC SPACERS MUST BE APPROVED BY THE OWNER.
2) CONTRACTOR SHALL PROVIDE SUPPORT UNDER CARRIER PIPE TO HAVE MIN. 1" CLEARANCE BETWEEN PIPE BELL AND ENCASEMENT PIPE.
3) ENDS OF ENCASEMENT PIPE SHALL BE PLUGGED WITH BRICK AND MORTAR FOR ROADWAY CROSSINGS. PLUGS SHALL BE CONSTRUCTED WITH A WEEP HOLE.

	AUBREY 1867 TEXAS				**CITY OF AUBREY, TEXAS** **STANDARD CONSTRUCTION DETAILS** **WATER**	AUGUST, 2024	SHEET NO. **19**

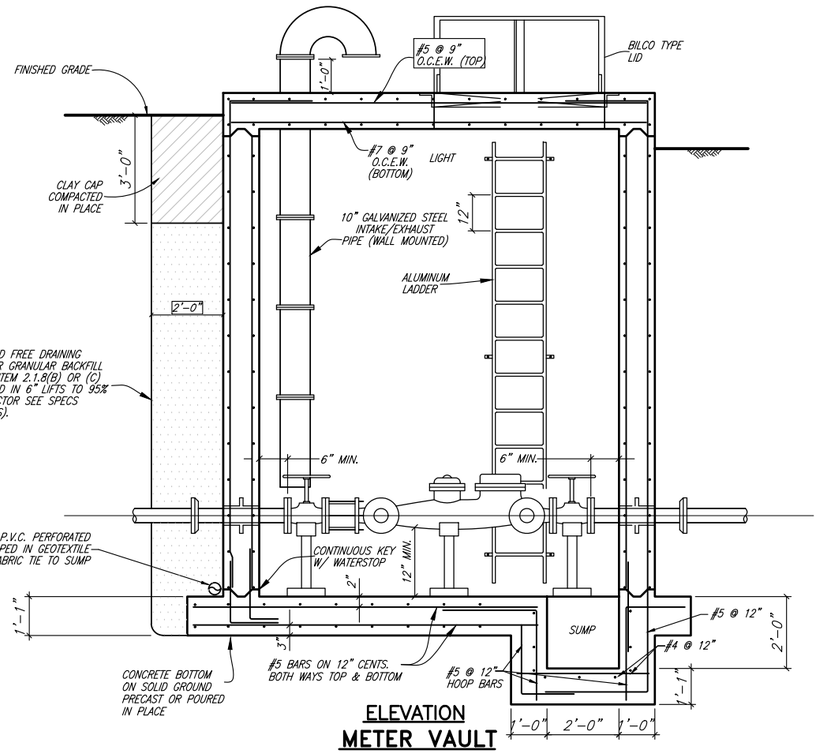
REVISED: 8/19/24 – NPandey H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-19.dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: Nabin Pandey ON 8/19/2024

LEGEND

(1) GATE VALVE – M.J. & M.J.
(2) D.I. TEE – M.J., M.J., M.J.
(4) D.I. 90° BEND – M.J. & M.J.
(5) D.I. PIPE – P.E. & P.E.
(6) O.S. & Y. VALVE – FLG. & FLG.
(8) FLANGED COUPLING ADAPTER
(9) D.I. PIPE – FLG. & P.E. NIPPLE
(10) VALVE COUVERS & LIDS
(11) ANCHORING RODS
(12) WALL SLEEVE – FLG. & M.J.



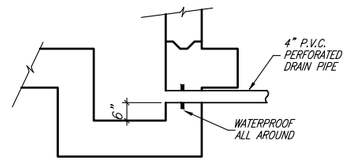
PLAN



ELEVATION
METER VAULT
(METERVAULT)

METER VAULT & BY–PASS SPECIFICATIONS

1. NOTIFY THE UTILITY OPERATIONS DEPARTMENT PRIOR TO CONSTRUCTION OF METER VAULT OR BY–PASS ASSEMBLY.
2. THE METER VAULT CAN BE EITHER POURED IN PLACE OR PRE–CAST. ALL WALLS, EITHER POURED IN PLACE OR PRE–CAST, SHALL BE MONOLITHIC POUR. NO SEAMS OR EXTENSIONS WILL BE ALLOWED. CONCRETE SHALL BE 6" THICK–3,000 P.S.I., REINFORCED WITH #5 STEEL BARS ON 12" CENTERS EACH WAY, ON POURED IN PLACE VAULTS. PRE–CAST VAULTS SHALL BE 4" THICK–4,500 P.S.I. CONCRETE, REINFORCED WITH #5 STEEL BARS ON 8" CENTERS BOTH WAYS. THESE ARE MINIMUM SPECIFICATIONS.
3. THE BOTTOM OF THE VAULT SHALL BE 6" THICK–3,000 P.S.I. CONCRETE, REINFORCED WITH #5 STEEL BARS ON 12" CENTERS BOTH WAYS. A 4" DEEP x 12" DIAMETER SUMP SHALL BE INSTALLED TO ONE SIDE AND IN EITHER CORNER OF THE BOTTOM OF THE SLAB. A 4" CUSHION OF SAND SHALL BE INSTALLED UNDER THE SLAB. IF A PRE–FABRICATED VAULT IS TO BE USED, A LAYER OF RAM–NEX SHALL BE INSTALLED BETWEEN THE WALLS AND BOTTOM SLAB.
4. THE VAULT SHALL NOT BE INSTALLED IN ANY DRIVE OF PARKING AREA AND MUST BE LOCATED IN A UTILITY EASEMENT DEDICATED TO THE CITY. ALL PIPING INSIDE THE VAULT AND THE VAULT ITSELF MUST BE INSPECTED AND APPROVED BY THE UTILITY OPERATIONS DEPARTMENT.
5. THE VAULT LID SHALL BE BILCO TYPE Q–4AL LEAF DESIGN LID. ANGLE FRAME IS 1/4" STEEL WITH STRAP ANCHORS BOLTED TO THE EXTERIOR. THE LEAF IS 1/4" STEEL DIAMOND PATTERN PLATE, PIVOTING ON TORSION BARS FOR EASY OPERATIONS. THE MINIMUM LIVE LOAD CAPACITY IS 150 LBS. PER SQUARE FOOT. THE LID SIZE SHALL BE 3'x3'. THE LID SHALL BE PAINTED WITH 43–38 TNEMEC DIFFUSED ALUMINUM PAINT OR APPROVED EQUAL.
6. ALL PIPING INSIDE THE VAULT SHALL BE DUCTILE IRON PIPE (AWWA C151) WITH FLANGED FITTINGS. THE OUTSIDE DIMENSION OF THE PIPING SHALL BE WITHIN THE FOLLOWING RANGES: 3" PIPE – 3.74" TO 3.86"; 4" PIPE – 4.74" TO 4.90"; 6" PIPE – 6.81" TO 6.96"; 8" PIPE – 8.98" TO 9.20"; 10" PIPE – 11.04" TO 11.61". VARIATION FROM THESE DIMENSIONS WILL RESULT IN THE VAULT BEING REJECTED.
7. THE STRAINER, METER AND FLANGED ADAPTER COUPLING INSTALLED BY THE CONTRACTOR AND APPROVED BY CITY.
8. THE STRAINER, METER AND FLANGED ADAPTER COUPLING WILL NOT BE INSTALLED UNTIL THE METER VAULT AND TAPS ARE ACCEPTED BY THE CITY UTILITY OPERATIONS DEPARTMENT. ALL UTILITIES MUST ALSO HAVE BEEN ACCEPTED AND RELEASED BY THE CITY ENGINEERING OFFICE PRIOR TO METER INSTALLATION.
9. THE MAIN LINE GATE VALVES SHALL BE RESILIENT WEDGE DESIGN, NON–RISING STEM VALVES, WHICH HAVE RECEIVED FORMAL APPROVAL FROM THE CITY. ALL VALVES SHALL BE FLANGED BOTH ENDS AND HAVE HAND WHEELS.
10. CONTRACTOR SHALL HAVE A CHOICE OF EITHER HAVING A LINK SEAL WALL SLEEVE MODEL WS–6–28–S–6 FOR 3" PIPE; MODEL WS–8–32–S–8 FOR 4" PIPE; MODEL WS–10–36–S–6 FOR 6" PIPE; MODEL WS–12–37–S–6 FOR 8" PIPE; MODEL WS–14–37–S–6 FOR 10" PIPE, CAST IN THE WALL VAULT. THE ABOVE MENTIONED WALL SLEEVES SHALL USE THE FOLLOWING LINK SEALS: FOR 3" PIPE – 5#LS325–C; FOR 4" PIPE – 5 – #LS400–C; FOR 6" PIPE 7 –#LS400–C; FOR 8" PIPE – 9 #LS–400C; FOR 10" PIPE – 12 – #LS325–C. THE CONTRACTOR MAY HAVE THE VAULT WALL CORED BEFORE INSTALLATION OF VAULT AND PIPING. IF THE WALL IS CORED THE FOLLOWING SPECIFICATIONS SHALL BE USED: FOR 3" PIPE CORE SIZE SHALL BE 6" AND USE 5 – #LS325–C LINK SEALS; FOR 4" PIPE CORE SIZE SHALL BE 8" AND USE 5 – #LS400–C LINK SEALS; FOR 6" PIPE CORE SIZE SHALL BE 10" AND USE 7 – #LS400–C LINK SEALS; FOR 8" PIPE CORE SIZE SHALL BE 12" AND USE 9 – #LS400–C LINK SEALS; FOR 10" PIPE CORE SIZE SHALL BE 14" AND USE 11 – LS425–C LINK SEALS. BREAKING OF THE WALL WITH A JACKHAMMER OR USING PRE–CAST KNOCKOUT PANELS IN NOT PERMITTED.
11. THERE WILL BE A SOLID REINFORCED CONCRETE SUPPORT BLOCK UNDER EACH GATE VALVE.
12. MINIMUM DEPTH OF ANY VAULT SHALL BE 4'–6".
13. IF ELEVATION ADJUSTMENTS ARE NEEDED ON THE ACCESS LID, CONTRACTOR SHALL CONTRACT UTILITY OPERATIONS DEPARTMENT FOR APPROVAL PRIOR TO IMPLEMENTATION OF ADJUSTMENTS.



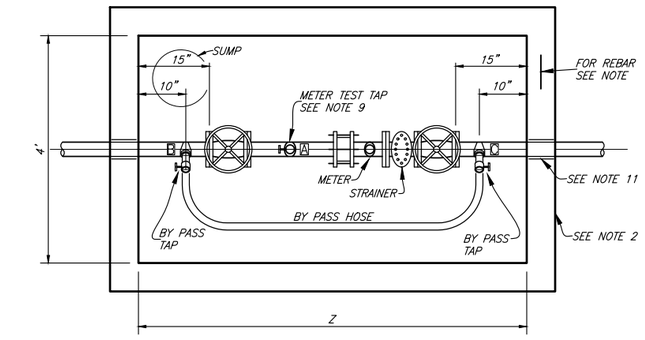
SUMP DRAIN CONNECTION
NO SCALE

AUBREY 1867 TEXAS

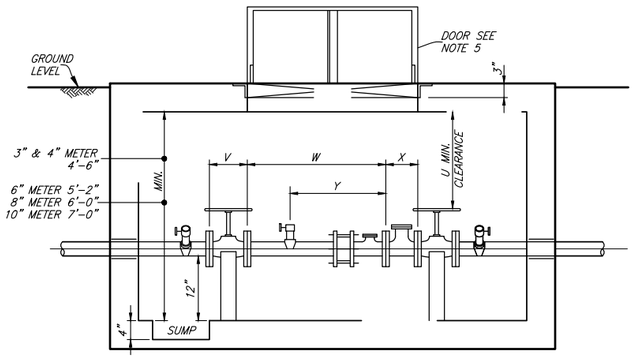
CITY OF AUBREY, TEXAS
STANDARD CONSTRUCTION DETAILS
WATER / METER VAULT

AUGUST, 2024

SHEET NO. **20**



PLAN



ELEVATION

METER VAULT

(METER_VAULT2)

METER VAULT											
DOMESTIC						IRRIGATION					
METER SIZE	U	V	W	Y	Z	METER SIZE	U	V	W	Y	Z
3"	25"	8"	11-1/2"	–	6'-10"	3"	25"	8"	16-1/2"	9"	6'-10"
4"	22"	9"	13-1/2"	–	7'-7"	4"	22"	9"	19-1/2"	10"	7'-7"
6"	26"	10-1/2"	13-1/2"	–	8'-2"	6"	26"	10-1/2"	19-1/2"	13"	8'-2"
						8"	31"	11-1/2"	25-1/2"	17"	9'-1"
						10"	37"	13"	29-1/2"	21"	10'-7"

METER VAULT & BY-PASS SPECIFICATIONS

1. NOTIFY THE UTILITY OPERATIONS DEPARTMENT PRIOR TO CONSTRUCTION OF METER VAULT OR BY-PASS ASSEMBLY.
2. THE METER VAULT CAN BE EITHER POURED IN PLACE OR PRE-FABRICATED. ALL WALLS, EITHER POURED IN PLACE OR PRE-FABRICATED, SHALL BE MONOLITHIC POUR. NO SEAMS OR EXTENSIONS WILL BE ALLOWED. CONCRETE SHALL BE 6" THICK-3,000 P.S.I., REINFORCED WITH #4 STEEL BARS ON 12" CENTERS EACH WAY, ON POURED IN PLACE VAULTS. PRE-FABRICATED VAULTS SHALL BE 4" THICK-4,500 P.S.I. CONCRETE, REINFORCED WITH #4 STEEL BARS ON 8" CENTERS BOTH WAYS. THESE ARE MINIMUM SPECIFICATIONS.
3. THE BOTTOM OF THE VAULT SHALL BE 6" THICK-3,000 P.S.I. CONCRETE, REINFORCED WITH #4 STEEL BARS ON 12" CENTERS BOTH WAYS. A 4" DEEP x 12" DIAMETER SUMP SHALL BE INSTALLED TO ONE SIDE AND IN EITHER CORNER OF THE BOTTOM OF THE SLAB. A 4" CUSHION OF SAND SHALL BE INSTALLED UNDER THE SLAB. IF A PRE-FABRICATED VAULT IS TO BE USED, A LAYER OF RAM-NEX SHALL BE INSTALLED BETWEEN THE WALLS AND BOTTOM SLAB.
4. THE VAULT SHALL NOT BE INSTALLED IN ANY DRIVE OF PARKING AREA AND MUST BE LOCATED IN A UTILITY EASEMENT DEDICATED TO THE CITY. ALL PIPING INSIDE THE VAULT AND THE VAULT ITSELF MUST BE INSPECTED AND APPROVED BY THE UTILITY OPERATIONS DEPARTMENT.
5. THE VAULT LID SHALL BE BILCO TYPE Q-4 LEAF DESIGN LID. ANGLE FRAME IS 1/4" STEEL WITH STRAP ANCHORS BOLTED TO THE EXTERIOR. THE LEAF IS 1/4" STEEL DIAMOND PATTERN PLATE, PIVOTING ON TORSION BARS FOR EASY OPERATIONS. THE MINIMUM LIVE LOAD CAPACITY IS 150 LBS. PER SQUARE FOOT. THE LID SIZE SHALL BE 3'x3'. THE LID SHALL BE PAINTED WITH 43-38 TNEMEC DIFFUSED ALUMINUM PAINT OR APPROVED EQUAL.
6. ALL PIPING INSIDE THE VAULT SHALL BE DUCTILE IRON PIPE WITH FLANGED FITTINGS. THE OUTSIDE DIMENSION OF THE PIPING SHALL BE WITHIN THE FOLLOWING RANGES: 3" PIPE – 3.74" TO 3.86"; 4" PIPE – 4.74" TO 4.90"; 6" PIPE – 6.81" TO 6.96"; 8" PIPE – 8.98" TO 9.20"; 10" PIPE – 11.04" TO 11.61". VARIATION FROM THESE DIMENSIONS WILL RESULT IN THE VAULT BEING REJECTED.
7. THE STRAINER, METER AND FLANGED ADAPTER COUPLING WILL BE PROVIDED AND INSTALLED BY THE CITY AT THE CONTRACTORS EXPENSE.
8. THE STRAINER, METER AND FLANGED ADAPTER COUPLING WILL NOT BE INSTALLED UNTIL THE METER VAULT AND TAPS ARE ACCEPTED BY THE CITY UTILITY OPERATIONS DEPARTMENT. ALL UTILITIES MUST ALSO HAVE BEEN ACCEPTED AND RELEASED BY THE CITY ENGINEERING OFFICE PRIOR TO METER INSTALLATION.
9. THE CONTRACTOR SHALL MAKE THE BY-PASS AND METER TEST TAP INSIDE THE VAULT. IF THE SERVICE IS TO BE USED STRICTLY AS A DOMESTIC OR DOMESTIC / IRRIGATION COMBINATION, TAP A ON THIS DRAWING IS NOT NECESSARY. IF THE SERVICE IS USED STRICTLY FOR IRRIGATION TAP A IS REQUIRED. TAP A MUST BE AT LEAST TWO PIPE DIAMETERS DOWN-STREAM OF THE METER. TAPS B & C MUST BE MADE AT AN APPROXIMATE 45% ANGLE ON EACH END OF THE PIPE AND CENTERED 10 INCHES AWAY FROM THE WALL. ALL TAPS SHALL BE 2" AND THE CONTRACTOR SHALL INSTALL APPROVED SERVICE SADDLES WITH BRASS NIPPLES AND NO. 7550 OHIO BRASS OR APPROVED EQUAL GATE VALVES.
10. THE MAIN LINE GATE VALVES SHALL BE RESILIENT WEDGE DESIGN, NON-RISING STEM VALVES, WHICH HAVE RECEIVED FORMAL APPROVAL FROM THE CITY. ALL VALVES SHALL BE FLANGED BOTH ENDS AND HAVE HAND WHEELS.
11. CONTRACTOR SHALL HAVE A CHOICE OF EITHER HAVING A LINK SEAL WALL SLEEVE MODEL WS-6-28-S-6 FOR 3" PIPE; MODEL WS-8-32-S-8 FOR 4" PIPE; MODEL WS-10-36-S-6 FOR 6" PIPE; MODEL WS-12-37-S-6 FOR 8" PIPE; MODEL WS-14-37-S-6 FOR 10" PIPE, CAST IN THE WALL VAULT. THE ABOVE MENTIONED WALL SLEEVES SHALL USE THE FOLLOWING LINK SEALS: FOR 3" PIPE – 5#LS325-C; FOR 4" PIPE – 5 – #LS400-C; FOR 6" PIPE 7 –#LS400-C; FOR 8" PIPE – 9 #LS-400C; FOR 10" PIPE – 12 – #LS325-C. THE CONTRACTOR MAY HAVE THE VAULT WALL CORED BEFORE INSTALLATION OF VAULT AND PIPING. IF THE WALL IS CORED THE FOLLOWING SPECIFICATIONS SHALL BE USED: FOR 3" PIPE CORE SIZE SHALL BE 6" AND USE 5 – #LS325-C LINK SEALS; FOR 4" PIPE CORE SIZE SHALL BE 8" AND USE 5 – #LS400-C LINK SEALS; FOR 6" PIPE CORE SIZE SHALL BE 10" AND USE 7 – #LS400-C LINK SEALS; FOR 8" PIPE CORE SIZE SHALL BE 12" AND USE 9 – #LS400-C LINK SEALS; FOR 10" PIPE CORE SIZE SHALL BE 14" AND USE 11 – LS425-C LINK SEALS. BREAKING OF THE WALL WITH A JACKHAMMER OR USING PRE-CAST KNOCKOUT PANELS IN NOT PERMITTED.
12. THERE WILL BE A CONCRETE SUPPORT UNDER EACH GATE VALVE.
13. MINIMUM DEPTH OF ANY VAULT SHALL BE 4'-6".
14. IF ELEVATION ADJUSTMENTS ARE NEEDED ON THE ACCESS LID, CONTRACTOR SHALL CONTRACT UTILITY OPERATIONS DEPARTMENT FOR APPROVAL PRIOR TO IMPLEMENTATION OF ADJUSTMENTS.

AUBREY 1867 TEXAS

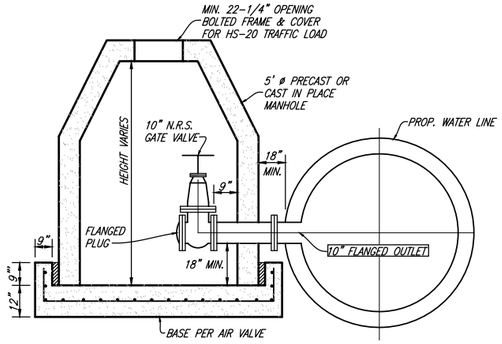
CITY OF AUBREY, TEXAS

STANDARD CONSTRUCTION DETAILS
WATER / METER VAULT

AUGUST, 2024

SHEET NO. 21

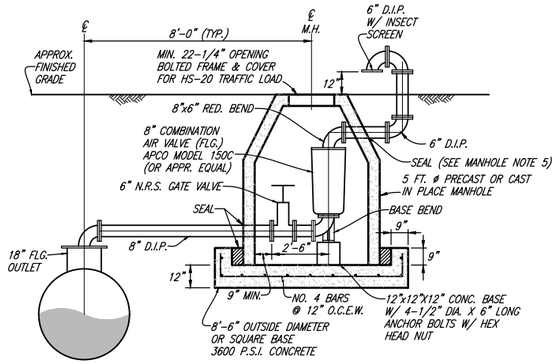
REVISED: 8/19/24 – NPandey H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-21.dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: Nabin Pandey ON 8/19/2024



BLOW-OFF VALVE W/MANHOLE

NO SCALE

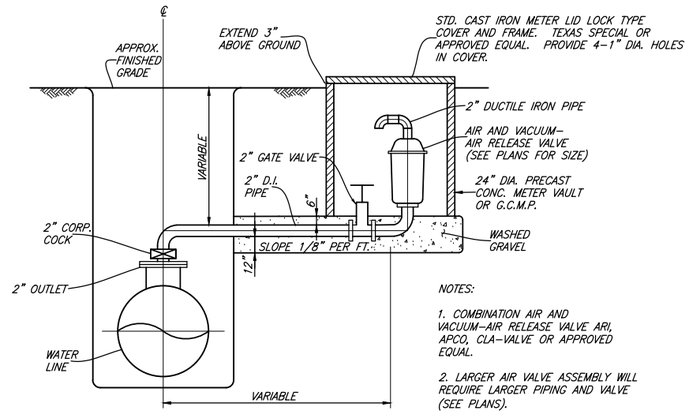
(BOVALVE)



AIR RELEASE VALVE W/MANHOLE

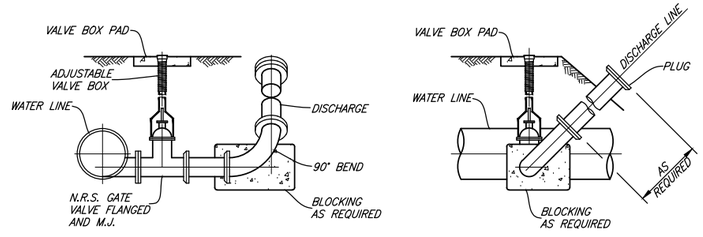
NO SCALE

(AIRVALVE)



AIR AND VACUUM – AIR RELEASE VALVE INSTALLATION

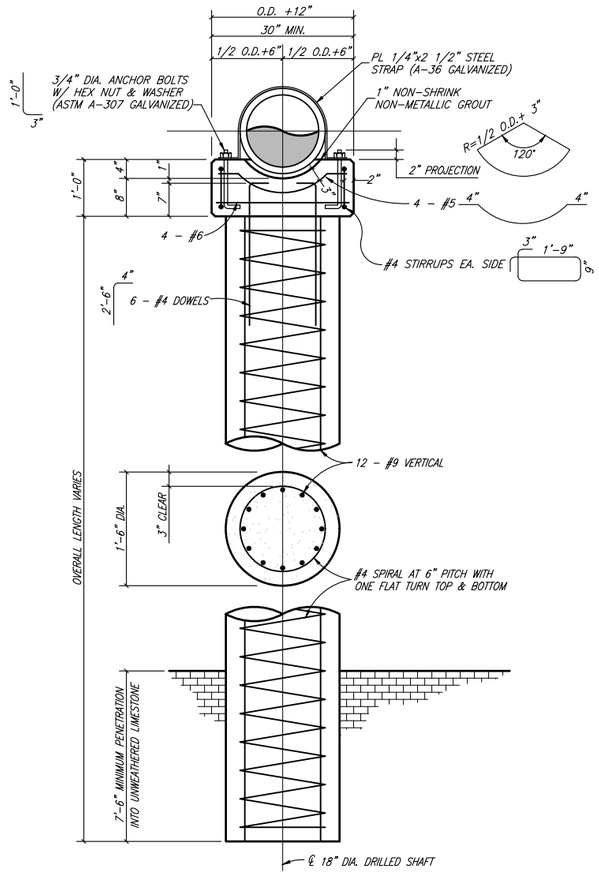
(AIR_VALVE)



BLOW OFF VALVE

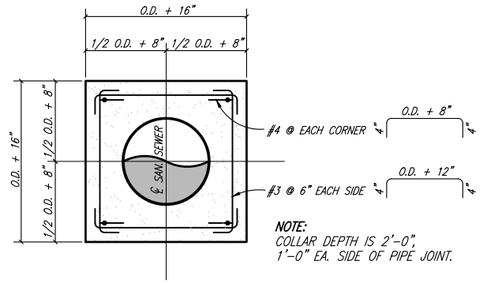
(BLOWOFF_VLV)

	AUBREY TEXAS 1867				**CITY OF AUBREY, TEXAS** **STANDARD CONSTRUCTION DETAILS** **WATER**	AUGUST, 2024	SHEET NO. **22**



AERIAL CROSSING PIER & PIER CAP

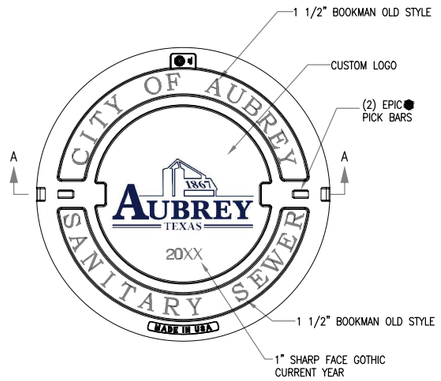
(PIER)



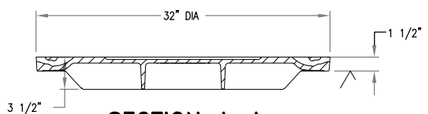
NOTE:
COLLAR DEPTH IS 2'-0", 1'-0" EA. SIDE OF PIPE JOINT.

AERIAL CROSSING CONCRETE COLLAR

(COLLAR)



PLAN OF COVER

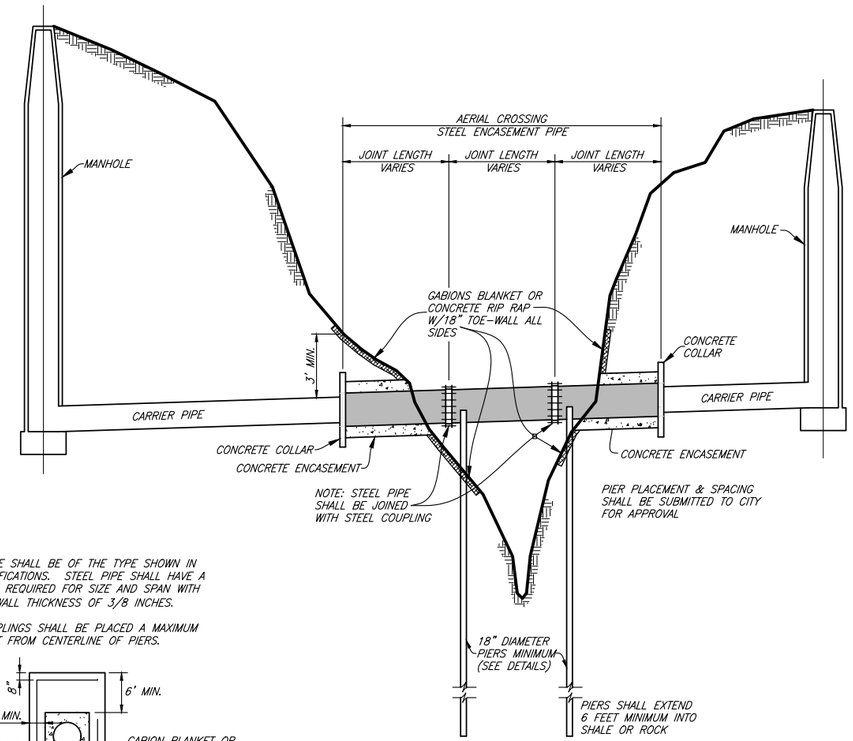


SECTION A–A

SANITARY SEWER COVER

BASS & HAYS COVER, PART# VRM30-LID97 OR EJ 1408A1 COVER
BASS & HAYS FRAME, PART# VRM30 RING

(MH-COV6)

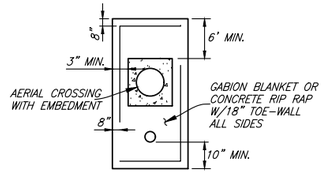


AERIAL CROSSING

(AERIAL-X)

STEEL PIPE SHALL BE OF THE TYPE SHOWN IN THE SPECIFICATIONS. STEEL PIPE SHALL HAVE A THICKNESS REQUIRED FOR SIZE AND SPAN WITH MINIMUM WALL THICKNESS OF 3/8 INCHES.

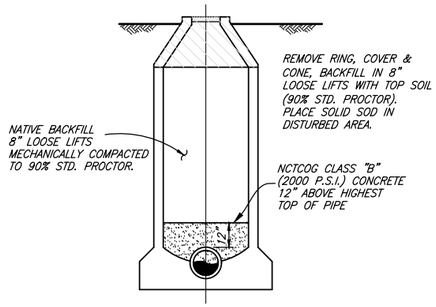
PIPE COUPLINGS SHALL BE PLACED A MAXIMUM OF 5 FEET FROM CENTERLINE OF PIERS.



BANK PROTECTION (TYP.)

NOTE:
ENGINEERING DESIGN SHALL BE SUBMITTED TO CITY FOR APPROVAL FOR USE FOR EACH CROSSING. PIERS SHALL BE PLACED AT MAXIMUM SPAN DISTANCE AS DICTATED BY ENGINEER'S DESIGN.

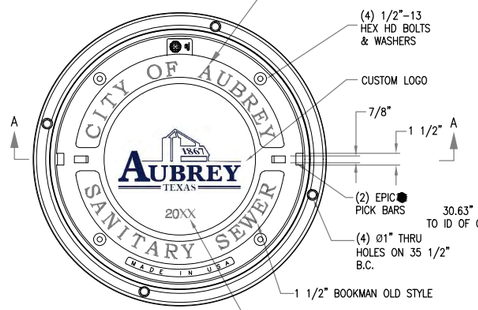
	AUBREY TEXAS				**CITY OF AUBREY, TEXAS** **STANDARD CONSTRUCTION DETAILS** **SANITARY SEWER**	AUGUST, 2024	SHEET NO. **23**



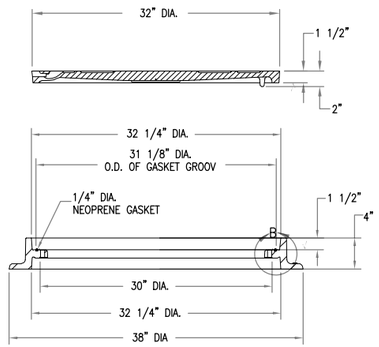
MANHOLE ABANDONMENT

OUTSIDE PAVEMENT AREA

(MHABAN)



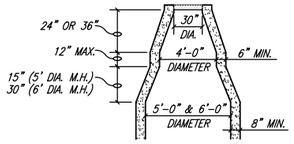
PLAN OF COVER



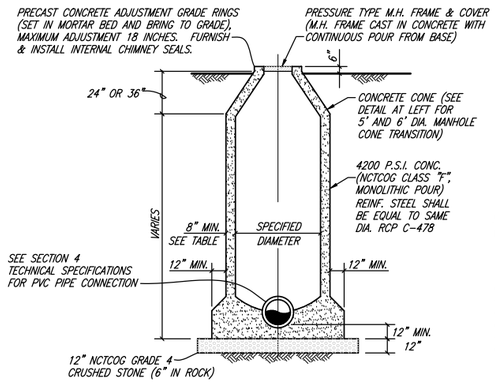
SECTION OF FRAME AND COVER SECTION A-A

MANHOLE RING AND COVER WITH BOLTDOWN

BASS & HAYS COVER WITH FRAME, PART# VRM30WTBF-51 OR EJ 1480ZPT/APT ASSEMBLY (SS_BOLT_MH)

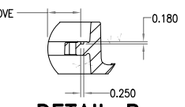


CONE TRANSITION

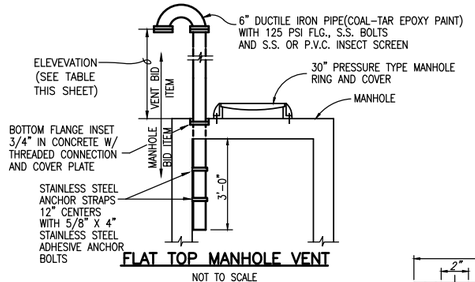


STANDARD MANHOLE ELEVATION

4', 5' & 6' DIAMETER MANHOLES



DETAIL B

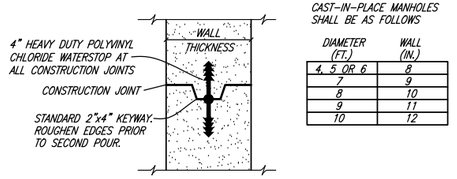


FLAT TOP MANHOLE VENT

NOT TO SCALE

NOTES:

1. ALL VENTED MANHOLES SHALL BE PROVIDED WITH FLAT TOP SLAB.
2. MANHOLE RING AND COVER SHALL BE EAST JORDON IRON WORKS, INC. OR APPROVED EQUAL.
3. CLEAR OPENING OF MANOLE RINGS AND COVER SHALL BE 30" MIN.

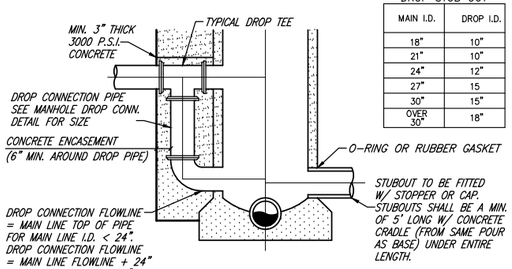


MINIMUM WALL THICKNESS FOR CAST-IN-PLACE MANHOLES SHALL BE AS FOLLOWS

DIAMETER (FT.)	WALL (IN.)
4, 5 OR 6	8
7	9
8	10
9	11
10	12

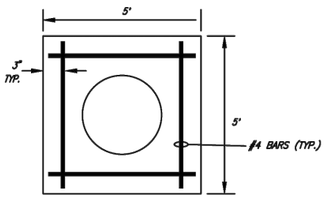
MANHOLE CONSTRUCTION JOINT

KEYWAY WITH WATERSTOP

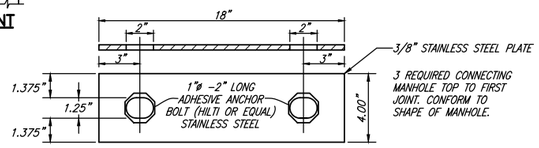


DROP STUB OUT	
MAIN I.D.	DROP I.D.
18"	10"
21"	10"
24"	12"
27"	15
30"	15"
OVER 30"	18"

DROP MANHOLE ELEVATION



MANHOLE PAD PLAN



JOINT RESTRAINER STRAP FOR PRECAST MANHOLE

SEE SPECIFICATIONS FOR PRECAST MANHOLE REQUIREMENTS

NOT TO SCALE

SANITARY SEWER MANHOLE (CAST IN PLACE)

NOT TO SCALE

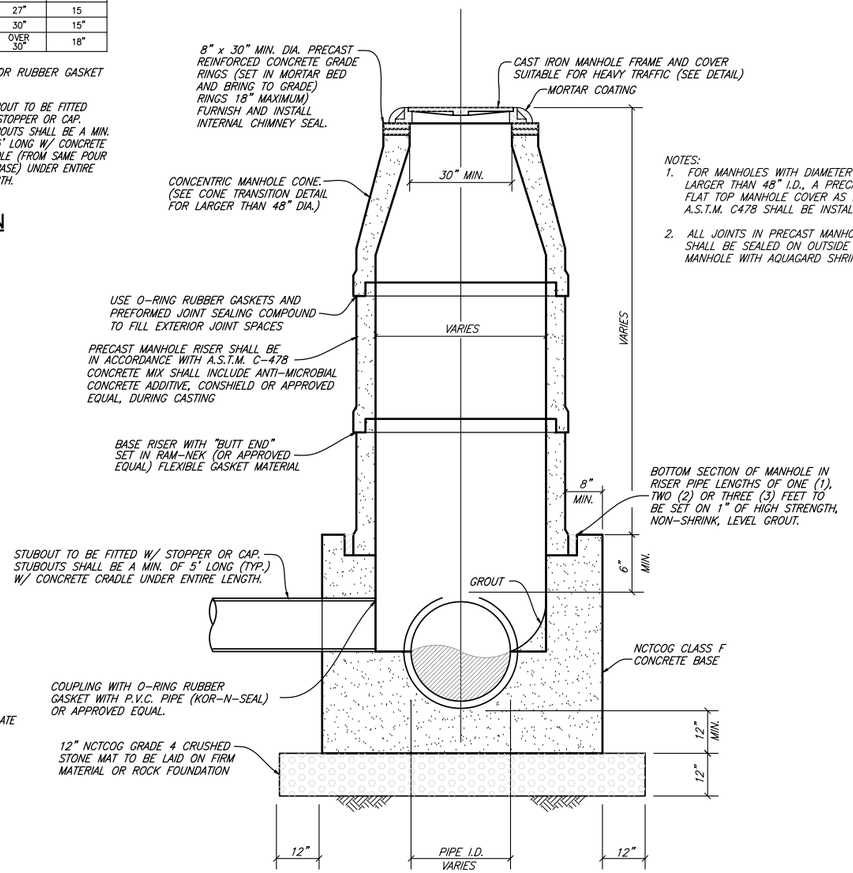
MANHOLE NOTES

NOTES FOR ALL NEW MANHOLES:

1. 12" OR LARGER MAINS SHALL USE PRECAST MANHOLES: HOBAS FIBERGLASS MANHOLE STTRUCTURES, LMFH 002, CSI MANHOLES OR APPROVED EQUNALENT
2. 10" OR SMALLER CAN BE CONCRETE (PREFAB OR POUR IN PLACE)
3. MANHOLE STRUCTURES SHOULD BE 48" IN DIAMETER FOR MAINS 10" AND SMALLER. DIAMETER SHOULD BE 60" FOR 12" AND LARGER.
4. MANHOLE SHALL BE PLUMB TO WITHIN 1" FOR EVERY 5 FT. OF VERTICAL DEPTH, PRECAST OR CAST IN PLACE.
5. MANHOLES OVER 12 FT. DEEP SHALL BE 5' IN DIAMETER AND HAVE NO. 4 BARS 18" O.C.E.W. AND IF NOT POURED MONOLITHIC COLD JOINTS SHALL HAVE FORMED GROOVE OR REINFORCING DOWELS FOR SHEAR PROTECTION; CONSTRUCTION JONTS SHALL HAVE HEAVY DUT P.V.C. WATERSTOP 9-INCHES IN THE DIRECTION PERPENDICULAR TO THE JOINT AS MANUFACTURED BY B.F. GOODRICH OR APPROVED EQUAL.
6. USE PRESSURE TYPE MANHOLE FRAME & COVER.
7. MANHOLES SHALL BE "CONSHIELD"
8. ALL MANHOLES SHOULD HAVE EITHER EXTERNAL DROPS INSTALLED IF THE DISTANCE IS GREATER THAN 18" BETWEEN INCOMING LINE AND THE FLOW LINE OF THE MANHOLE.

NOTES FOR NEW PRECAST MANHOLES:

1. PRE-FAB MANHOLES SHOULD BE WRAPPED WITH CRETEX WRAP OR CONSEAL CS-212 AT EXTERIOR JOINTS TO FUTHER BLOCK POSSIBLE I&I
2. PRECAST MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C-478 AND PROJECT SPECIFICATIONS.
3. SEE SPECIFICATIONS FOR CLASS OF PIPE FOR MANHOLE RISERS.
4. FURNISH & INSTALL THREE JOINT RESTRAINER STRAPS FOR THE TOP JOINT AND CONE SECTIONS.
5. EACH /JOINT SHALL BE PROVIDED WITH AN O-RING DESIGN AND THE EXTERIOR OF EACH JOINT SHALL BE SEALED USING A PREFORMED JOINT SEALING COMPOUND.



NOTES:

1. FOR MANHOLES WITH DIAMETER LARGER THAN 48" I.D., A PRECAST FLAT TOP MANHOLE COVER AS PER A.S.T.M. C478 SHALL BE INSTALLED.
2. ALL JOINTS IN PRECAST MANHOLE SHALL BE SEALED ON OUTSIDE OF MANHOLE WITH AQUAGARD SHRINK SEAL.

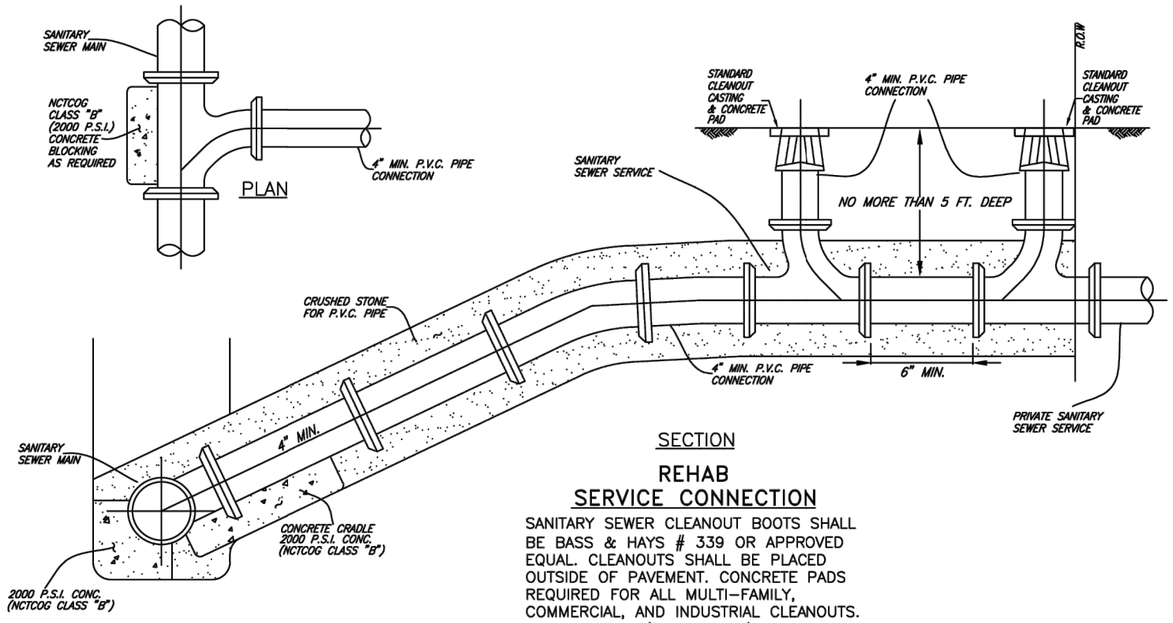
PRECAST CONCRETE MANHOLE

NOT TO SCALE

	AUBREY TEXAS 1867				CITY OF AUBREY, TEXAS STANDARD CONSTRUCTION DETAILS SANITARY SEWER / MANHOLES	AUGUST, 2024

SHEET NO. 24

REVISED: 8/19/24 - NPandey H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-24.dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: Nabin Pandey ON 8/19/2024

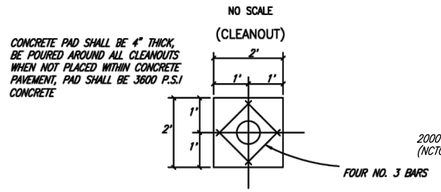


SECTION

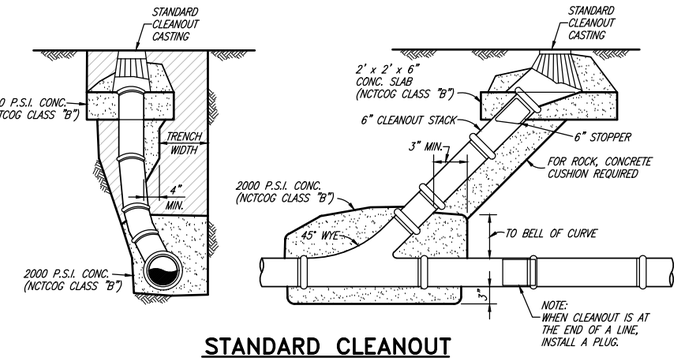
REHAB SERVICE CONNECTION

SANITARY SEWER CLEANOUT BOOTS SHALL BE BASS & HAYS # 339 OR APPROVED EQUAL. CLEANOUTS SHALL BE PLACED OUTSIDE OF PAVEMENT. CONCRETE PADS REQUIRED FOR ALL MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL CLEANOUTS.

(HOUSE_SERVICE)



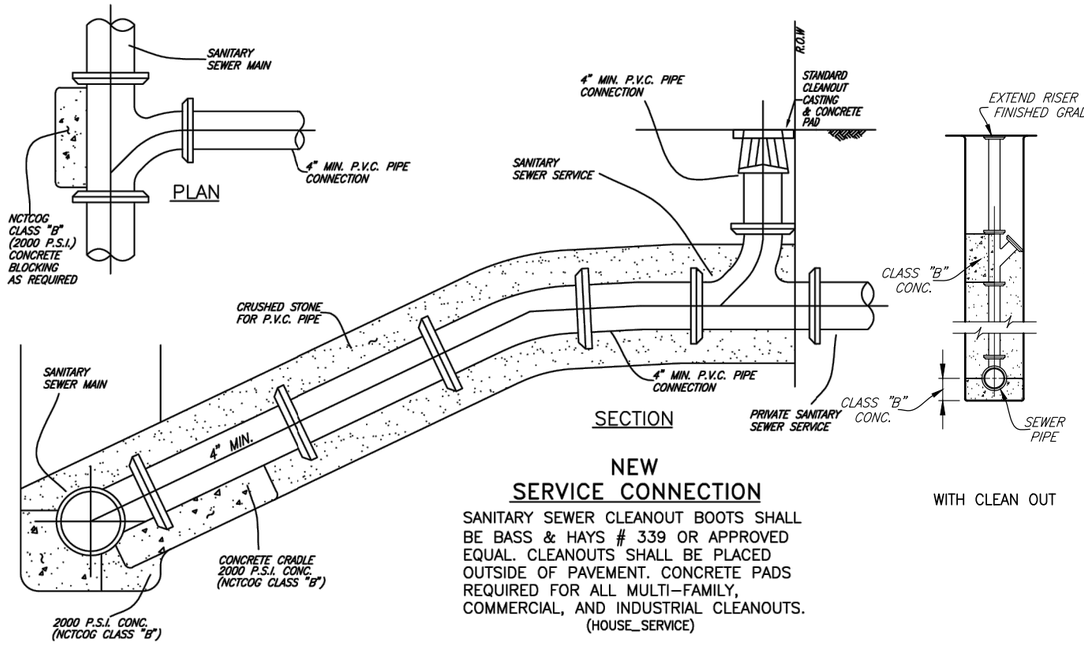
CLEANOUT BOX PAD PLAN



STANDARD CLEANOUT

NO SCALE

(CLEANOUT)

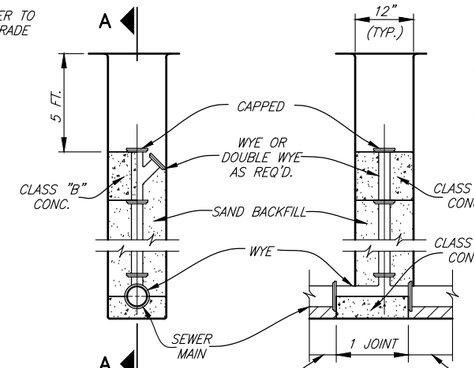


SECTION

NEW SERVICE CONNECTION

SANITARY SEWER CLEANOUT BOOTS SHALL BE BASS & HAYS # 339 OR APPROVED EQUAL. CLEANOUTS SHALL BE PLACED OUTSIDE OF PAVEMENT. CONCRETE PADS REQUIRED FOR ALL MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL CLEANOUTS.

(HOUSE_SERVICE)

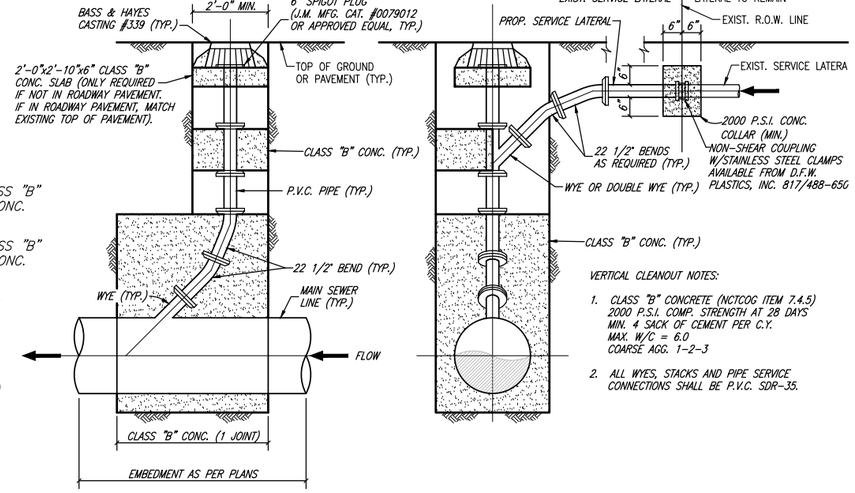


WITH CLEAN OUT

SECTION "A-A"

DEEP CUT CLEANOUT

(DEEPCUT-CO)



VERTICAL CLEANOUT CONNECTION

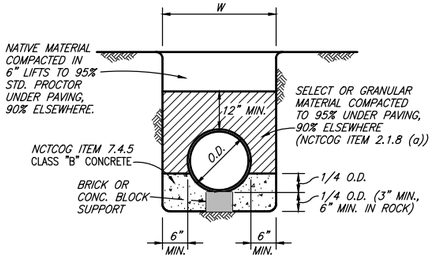
(CONNECTION, WYE, CONCRETE, BENDS, CASTING, ETC. ALL SUBSIDIARY TO CLEANOUT)

CITY OF AUBREY, TEXAS

STANDARD CONSTRUCTION DETAILS
SANITARY SEWER

AUGUST, 2024

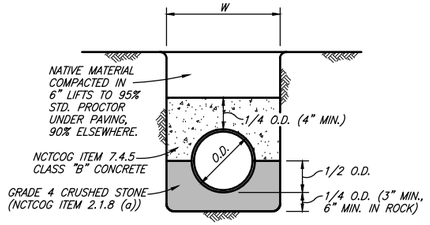
SHEET NO. **25**



CLASS A EMBEDMENT

CONCRETE CRADLE

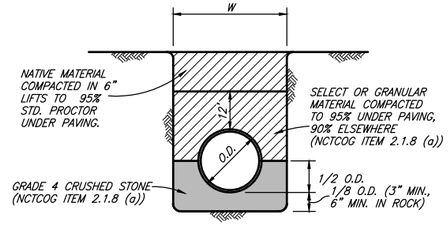
(CLASSA)



CLASS A-1 EMBEDMENT

CONCRETE CAP

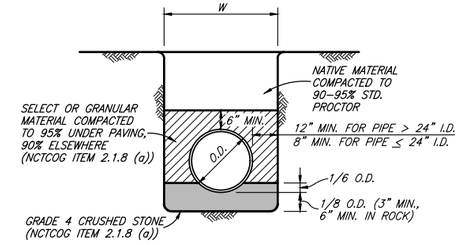
(CLASSA1)



CLASS B+ EMBEDMENT

STD PVC WATER

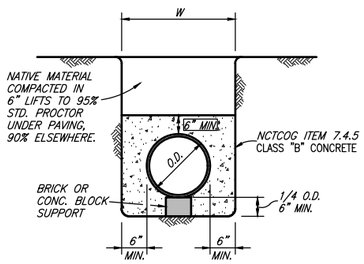
(CLASSBP)



CLASS C EMBEDMENT

STD. DUCTILE IRON WATER OR SEWER
STD. R.C.C.P. WATER
STD. STORM SEWER

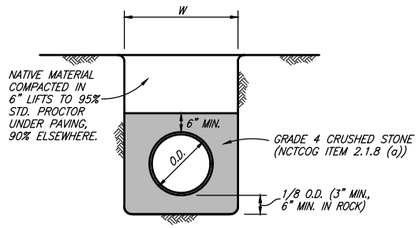
(CLASSC)



CLASS G EMBEDMENT

CONCRETE ENCASEMENT

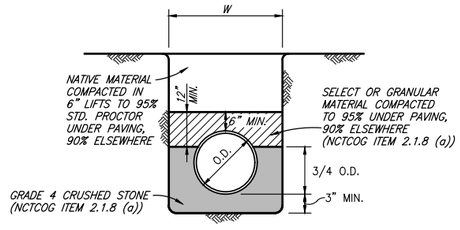
(CLASSG)



CLASS H EMBEDMENT

P.V.C. PIPE ONLY
STD. P.V.C. SEWER

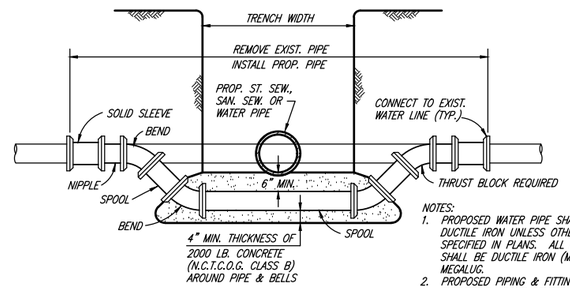
(CLASSH)



CLASS B-1 EMBEDMENT

P.V.C. PIPE ONLY
STD. P.V.C. WATER

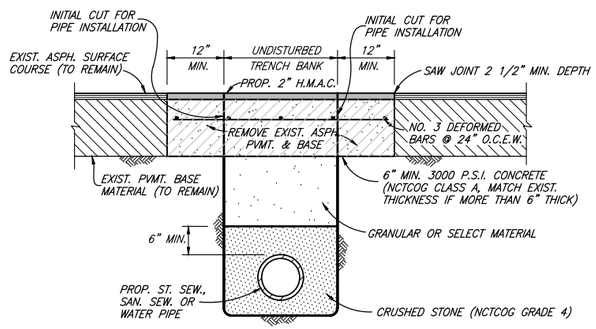
(CLASSB1)



NOTES:
1. PROPOSED WATER PIPE SHALL BE DUCTILE IRON UNLESS OTHERWISE SPECIFIED IN PLANS. ALL FITTINGS SHALL BE DUCTILE IRON (M.J.-P.E.) MEGALUG.
2. PROPOSED PIPING & FITTINGS ARE SYMMETRIC ABOUT CENTER OF PROP. SAN. SEW. OR ST. SEW. PIPE AND SHALL RETAIN TEST PRESSURES.
3. ALL THRUST BLOCKING SHALL BE SUBSIDIARY TO UNIT PRICE.
4. CROSSING OF SANITARY SEWER SHALL BE IN ACCORDANCE WITH T.N.R.C.C. REQUIREMENTS.

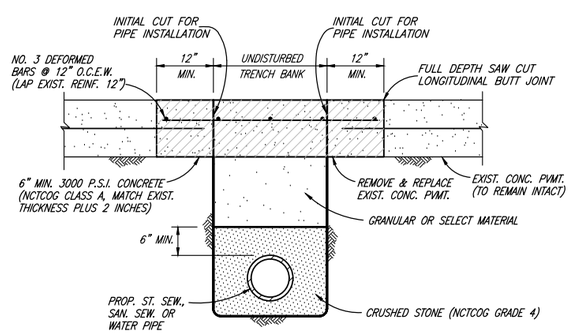
WATER MAIN LOWERING

(WMLOW)



ASPHALT STREET OR DRIVEWAY REPAIR

(ASPHPVMT)



CONCRETE STREET OR DRIVEWAY REPAIR

(CONCPVMT)

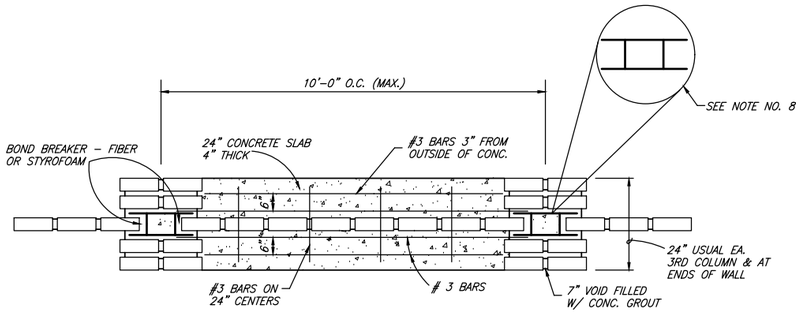
GRADE 4 CRUSHED STONE GRADATION

SIEVE SIZE	% RETAINED
1-1/2 INCH	0
1 INCH	0-5
1/2 INCH	40-75
NO. 4	90-100
NO. 8	95-100

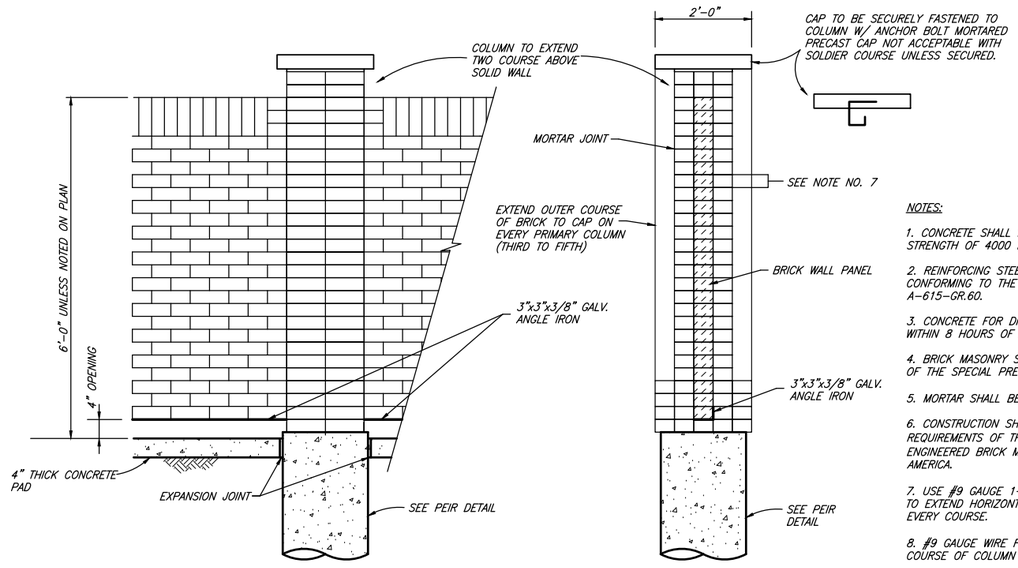
(CRU-STN)

	AUBREY 1867 TEXAS				**CITY OF AUBREY, TEXAS** **STANDARD CONSTRUCTION DETAILS** **TYPICAL EMBEDMENT**	AUGUST, 2024	SHEET NO. **26**

REVISED: 8/19/24 - NPandey | H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-26.dwg | PLOT SCALE: 1:2 | PLOT STYLE: 11x17.ctb | PLOTTED BY: Nabin Pandey ON 8/19/2024



TYPICAL WALL & COLUMN LAYOUT PLAN

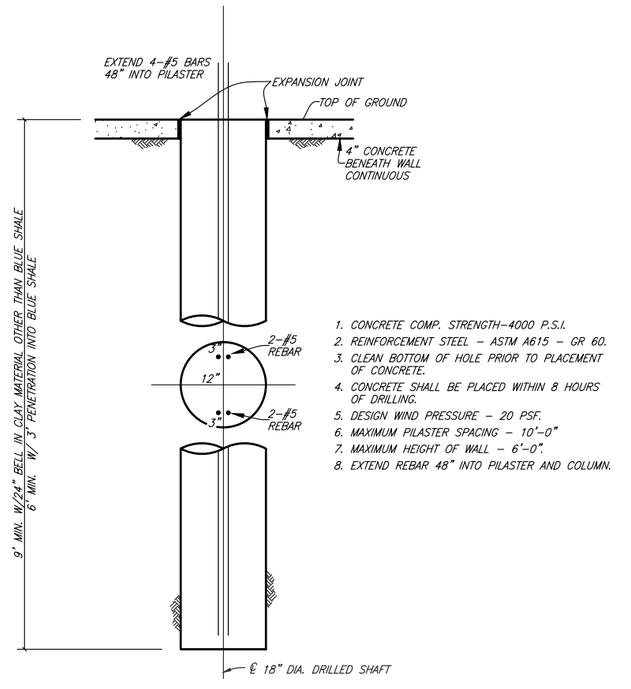


NOTES:

1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 P.S.I. AT 28 DAYS.
2. REINFORCING STEEL SHALL BE NEW BILLET STEEL CONFORMING TO THE REQUIREMENTS OF ASTM A-615-GR.60.
3. CONCRETE FOR DRILLED PIERS SHALL BE PLACED WITHIN 8 HOURS OF DRILLING PIER HOLES.
4. BRICK MASONRY SHALL BE AS SPECIFIED IN ITEM 2.3.6 OF THE SPECIAL PREVISIONS.
5. MORTAR SHALL BE TYPE "S".
6. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE "RECOMMENDED PRACTICE FOR ENGINEERED BRICK MASONRY"-- BRICK INSTITUTE OF AMERICA.
7. USE #9 GAUGE 1-3/4" WIDE GALVANIZED LADDER WIRE TO EXTEND HORIZONTAL IN WALL PANEL DURAWALL CORP. EVERY COURSE.
8. #9 GAUGE WIRE FABRICATED AS SHOWN BETWEEN EACH COURSE OF COLUMN BRICK.
9. THE WALL SHALL BE A MINIMUM OF SIX FEET IN HEIGHT AS MEASURED FROM THE NEAREST ALLEY EDGE OR SIDEWALK GRADE, WHICHEVER IS HIGHER. THE COLOR OF THE WALL SHALL BE SELECTED BY THE CITY.

THIN WALL BRICK SCREENING WALL ELEVATION

(BRKFENCE)



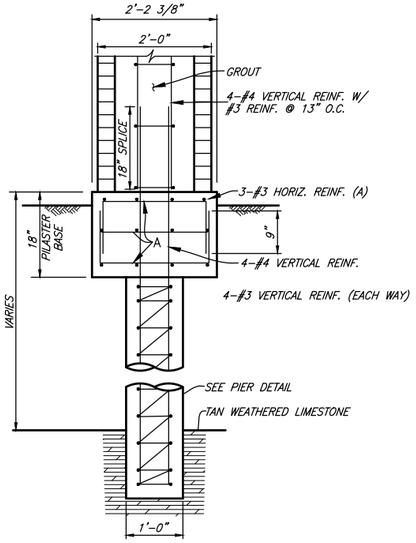
1. CONCRETE COMP. STRENGTH-4000 P.S.I.
2. REINFORCEMENT STEEL - ASTM A615 - GR 60.
3. CLEAN BOTTOM OF HOLE PRIOR TO PLACEMENT OF CONCRETE.
4. CONCRETE SHALL BE PLACED WITHIN 8 HOURS OF DRILLING.
5. DESIGN WIND PRESSURE - 20 PSF.
6. MAXIMUM PILASTER SPACING - 10'-0"
7. MAXIMUM HEIGHT OF WALL - 6'-0".
8. EXTEND REBAR 48" INTO PILASTER AND COLUMN.

PIER DETAIL

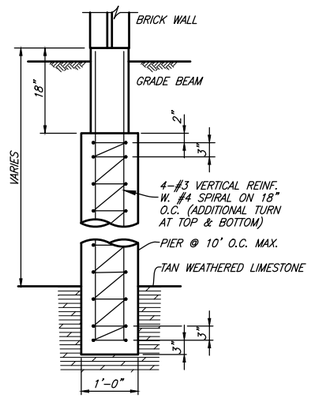
(WALLPIER)

	AUBREY TEXAS 1867				**CITY OF AUBREY, TEXAS** **STANDARD CONSTRUCTION DETAILS** **THIN BRICK SCREENING WALL**	AUGUST, 2024	SHEET NO. **27**

REVISED: 8/19/24 - NPandey | H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-27.dwg | PLOT SCALE: 1:2 | PLOT STYLE: 11x17.ctb | PLOTTED BY: Nabin Pandey ON 8/19/2024



COLUMN SECTION

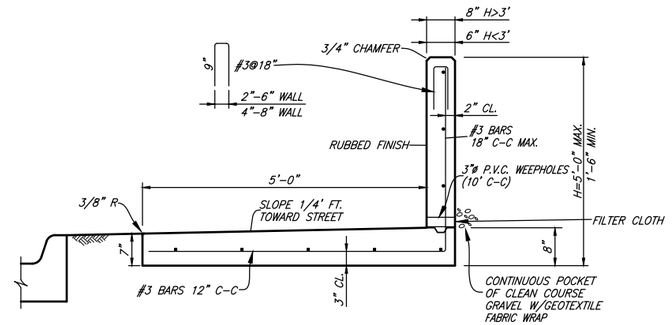


PIER DETAIL

SCREENING WALL

GENERAL NOTES:

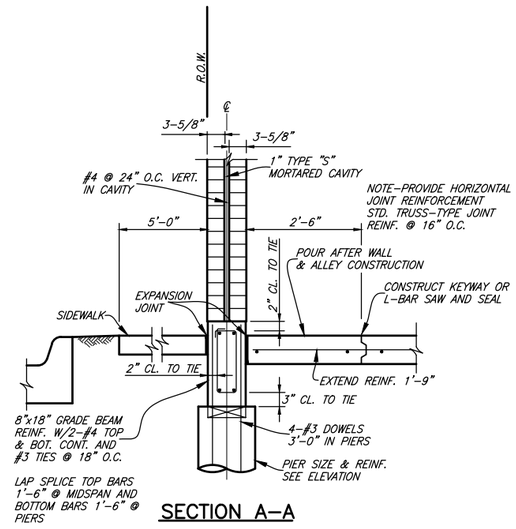
1. CONCRETE – MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS.
2. REINFORCEMENT – ASTM A 36
3. MASONRY – COMPRESSIVE STRENGTH SHALL BE AS PRESCRIBED IN ITEM 2.3.6 SPECIAL PROVISIONS.
4. WIND LOAD – 20 P.S.F.
5. PIER BEARING STRESSES – SEE BRICK SCREENING WALL NOTES.
6. MORTAR – TYPE "S"
7. PROVIDE CONTROL JOINTS AT 50 FT.
8. PROVIDE EXPANSION JOINTS AT 200 FT. CENTER MAXIMUM.
9. PROVIDE MIN. 9' FT. W/ 24" DIA. BELL IN CLAY OR OTHER MATERIAL EXCEPT BLUE SHALE, 6' MIN. WITH 3' MIN. INTO BLUE SHALE.
10. ALL EXPOSED CONCRETE SHALL BE RUBBED FINISHED SURFACE.
11. SIDEWALKS ADJACENT TO WALLS MUST BE 5'-0" MIN. WIDTH FROM ALL PORTIONS OF THE WALL (INCLUDING PILASTERS, COLUMNS, ETC.).
12. MAX. PILASTER SPACING 40 FT.
13. WALLS SHALL NOT BE PLACED IN THE VISIBILITY EASEMENT OR STREET R.O.W.
14. THE WALL SHALL BE A MINIMUM OF SIX 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 ENGINEERING 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.



TYPE 6 RETAINING WALL

(RETAINING_WALL)

ELEVATION



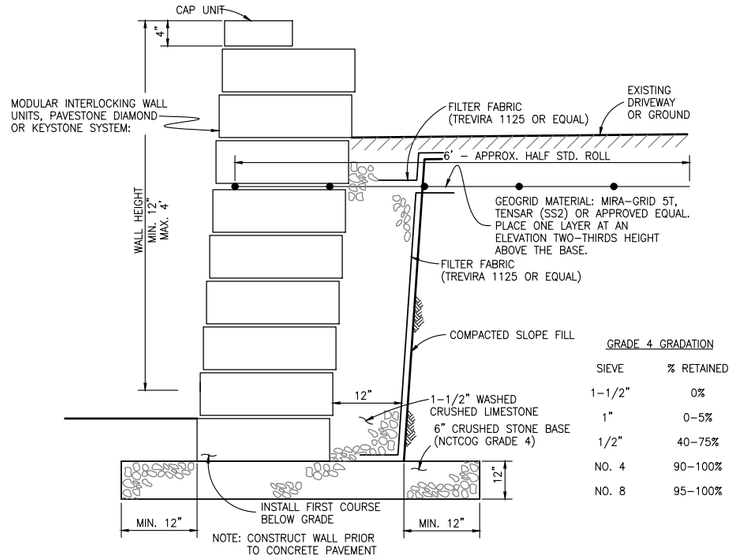
SECTION A–A

DRILLED PIERS 12" DIA. REINF. W/ 4-#5 VERT. & #4 REINF. @ 18" O.C. MINIMUM LENGTH OF PIER IS 6'-0". *PIER BOTTOM MAY BE EITHER OF THE TWO ALTERNATES:

1. 12" DIA. SHAFT EMBEDDED MINIMUM 3'-0" INTO BLUE SHALE RESULTING BEARING STRESS IS 8.0 KIPS PER SQUARE FOOT.
2. 12" DIA. SHAFT W/ 24" DIA. BELL IN CLAY. RESULTING BEARING STRESS IN 2.0 KIPS PER SQUARE FOOT.

* SEE GENERAL NO. 9

BRICK SCREENING WALL



GRADE 4 GRADATION

SIEVE	% RETAINED
1-1/2"	0%
1"	0-5%
1/2"	40-75%
NO. 4	90-100%
NO. 8	95-100%

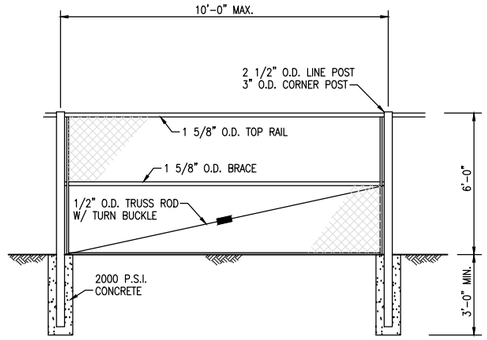
STONE RETAINING WALL

NO SCALE

(PAVESTONE)

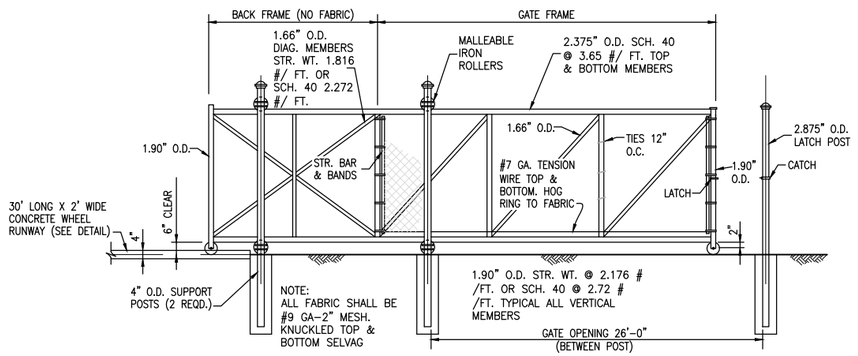
	AUBREY TEXAS 1867				**CITY OF AUBREY, TEXAS** **STANDARD CONSTRUCTION DETAILS** **BRICK SCREENING WALL / RETAINING WALL**	AUGUST, 2024	SHEET NO. 28

REVISED: 8/19/24 – NPandey H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-28.dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: Nabin Pandey ON 8/19/2024



FENCE DETAIL

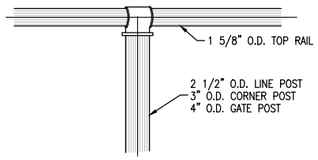
NO SCALE



SLIDE GATE DETAIL

NO SCALE

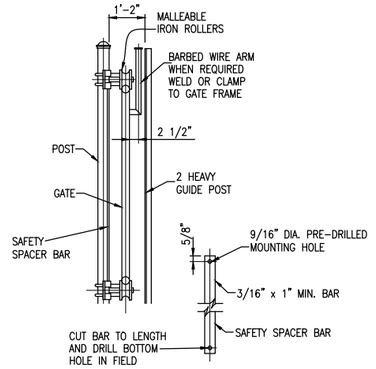
(FENCEDTL)



FENCE TOP

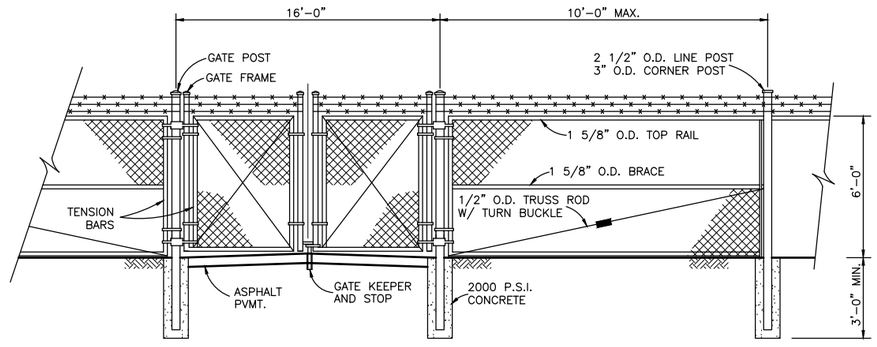
NO SCALE

NOTES:
1. GATE TO BE CYCLONE STANDARD CANTILEVER SLIDE GATE OR APPROVED EQUAL.
2. ALL FENCE FABRIC SHALL HAVE A BLACK P.V.C. COATING.
3. CONTRACTOR SHALL FURNISH AND INSTALL AN AUTOMATIC GATE OPERATOR (STANLEY MODEL 580 GEAR HEAD, A STANLEY 320-0720 DIGITAL KEYLESS ENTRY, A STANLEY 320-0716 INTERCOM, A STANLEY 420-0888 MAGNETIC VEHICLE DETECTOR (FOR OUTGOING VEHICLES), A STANLEY 420-0555 AND 420-0779 TIME DELAY SYSTEM. ALL EXTERIOR MOUNTING OF EQUIPMENT SHALL BE IN WEATHERPROOF ENCLOSURES.



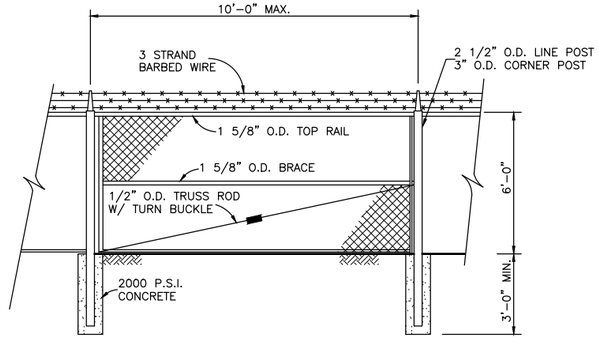
ROLLER DETAIL

NO SCALE



GATE DETAIL

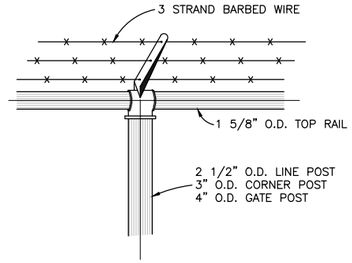
N.T.S.



FENCE DETAIL

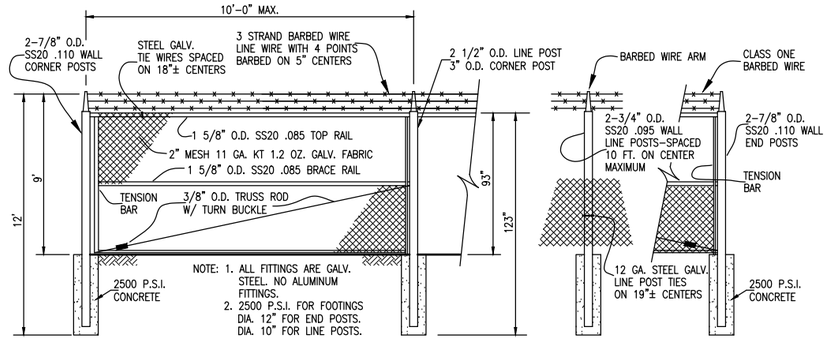
N.T.S.

(FENCEDT2)



FENCE TOP

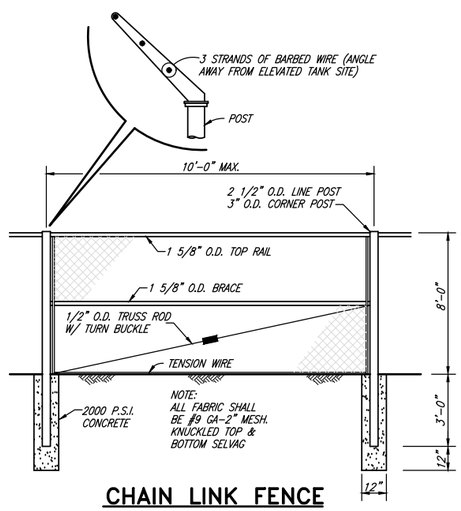
N.T.S.



8 FOOT CHAIN LINK FENCE DETAIL

N.T.S.

(FENCE-8FT)

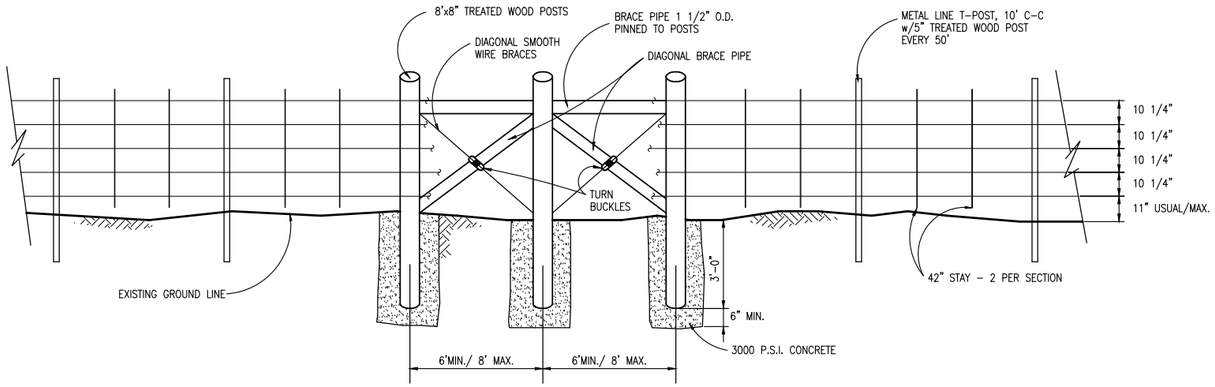


CHAIN LINK FENCE

NO SCALE

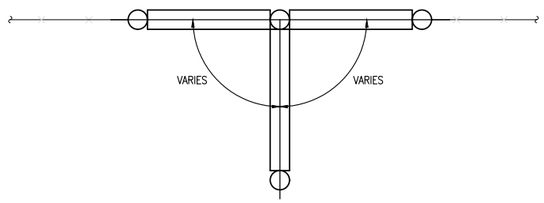
(CLFENCE)

	AUBREY 1867 TEXAS				**CITY OF AUBREY, TEXAS** **STANDARD CONSTRUCTION DETAILS** **FENCING**	AUGUST, 2024	SHEET NO. **29**

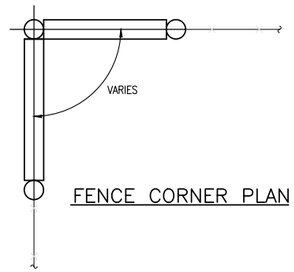


TYPE "B" FARM FENCE WITH PULL POST UNIT

N.T.S.



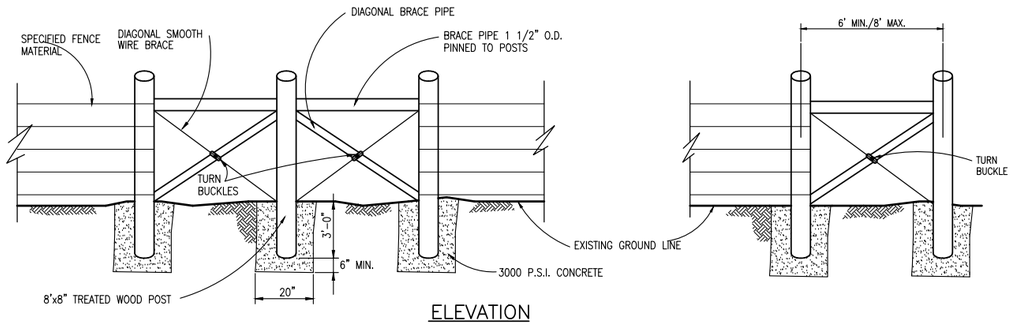
FENCE JUNCTION PLAN



FENCE CORNER PLAN

GENERAL NOTES:

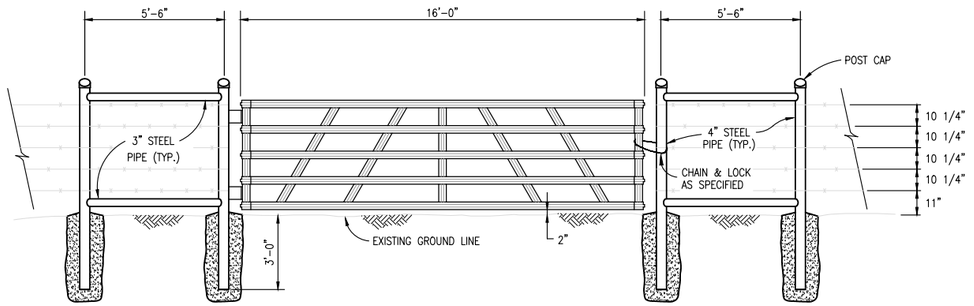
1. BARBED WIRE SHALL BE TWO STRAND TWISTED NO. 12-1/2 AWS GAUGE GALVANIZED STEEL WIRE WITH TWO-POINT BARBS OF NO. 14 AWS GAUGE STEEL WIRE AND CONFORMING TO ZINC-COATED(GALVANIZED)STEEL BARBED WIRE, ASTM DESIGNATION A 121, CLASS 1.
2. WOVEN WIRE FENCE FABRIC(HOG WIRE)SHALL BE OF A GOOD COMMERCIAL QUALITY OF STEEL MEETING THE REQUIREMENTS OF ZINC-COATED(GALVINIZED) STEEL WOVEN WIRE FENCE FABRIC, ASTM DESIGNATION A 116. THE TOP AND BOTTOM WIRES SHALL BE A MINIMUM NO. 10 AWS GAUGE AND THE INTERMEDIATE WIRES AND VERTICAL STAYS SHALL BE NO. 12-1/2 AWS GAUGE.
3. METAL POSTS, RAILS, GATES, BRACES AND FITTINGS MAY BE ROLLED, FORMED OR TUBULAR IN CROSS SECTION AND SHALL BE IN ACCORDANCE WITH STRENGTH REQUIREMENTS OF METAL POSTS AND RAILS FOR INDUSTRIAL CHAIN LINK FENCE, ASTM DESIGNATION F669. ALL POSTS, RAILS, GATES AND BRACES NOT GALVANIZED SHALL BE PAINTED WITH AN APPROVED ANTI-CORROSIVE PAINT. POST CAPS SHALL BE INSTALLED ON THE OPEN END OF PIPE POSTS TO PREVENT CORROSION. FITTINGS SHALL BE IN ACCORDANCE WITH FENCE FITTINGS, ASTM DESIGNATION F626.
4. WOOD POSTS SHALL BE SOUND AND STRAIGHT AND FREE OF EXCESSIVE KNOTS. UNTREATED POSTS MAY BR CEDAR, REDWOOD, CYPRESS OR LIVE OAK. TREATED POSTS MAY BE PINE, SPRUCE OR FIR AND SHALL HAVE A CREOSOTE OIL OR PENTACHLOROPHENOL TREATMENT OF NOT LESS THAN SIX POUNDS PER CUBIC FOOT(128 Kg. per cubic meter).
5. PULL POST UNITS FOR FARM FENCE SHALL BE LOCATED AT 300 FEET CENTER TO CENTER MAXIMUM. METAL T-POSTS SHALL BE SPACED AT 10 FEET C-C. AT CONNECTIONS TO EXISTING FENCE, A PULL POST UNIT, CORNER UNIT OR JUNCTION UNIT SHALL BE CONSTRUCTED.
6. GATE MANUFACTURER SHALL FURNISH HINGES, BOLTS AND A SLIDING LATCH FOR EACH GATE.
7. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 p.s.i. IN 28 DAYS.
8. LINE BRACE ASSEMBLY SHALL BE PLACED ON APEX OF ALL CURVES.
9. METAL T-POSTS(6-1/2' MIN.) TO BE GREEN WITH REFLECTIVE TOPS.
10. FENCE REPLACEMENT SHALL BE "IN KIND".



ELEVATION

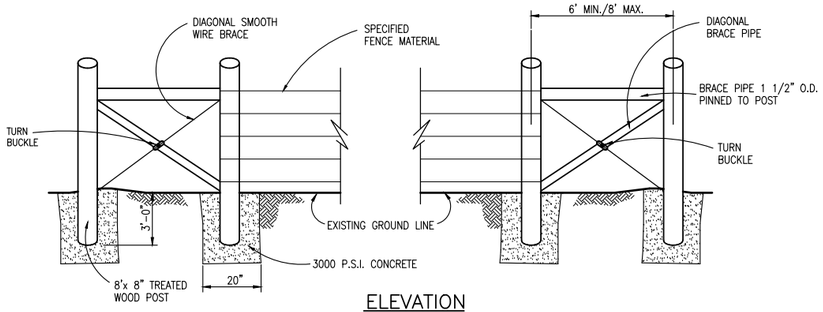
FENCE JUNCTION DETAIL

N.T.S.



16' STEEL GATE DETAIL

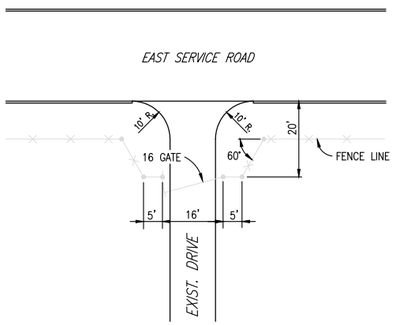
N.T.S.



ELEVATION

FENCE CORNER DETAIL

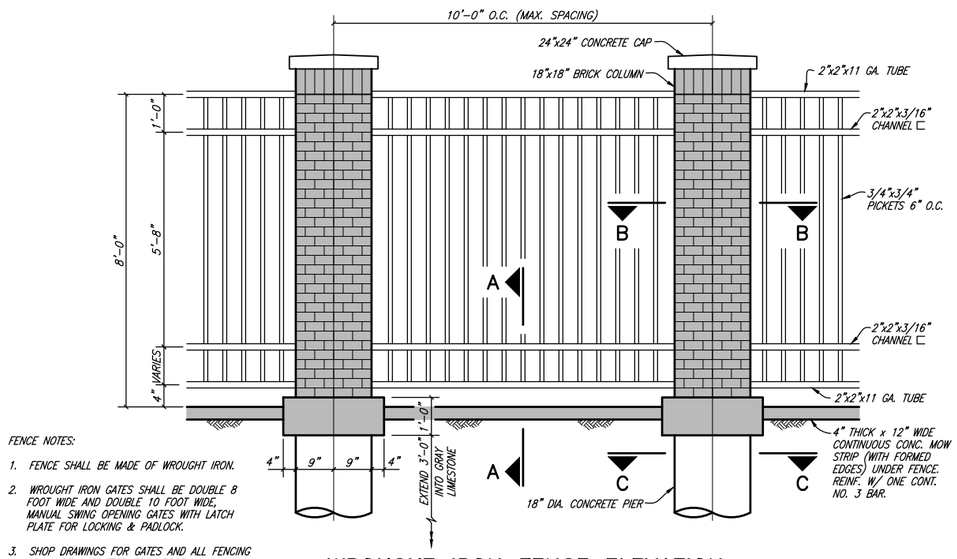
N.T.S.



20' SET BACK FENCE DETAIL

N.T.S.

	AUBREY TEXAS 1867				**CITY OF AUBREY, TEXAS** **STANDARD CONSTRUCTION DETAILS** **FENCING**	AUGUST, 2024	SHEET NO. **30**



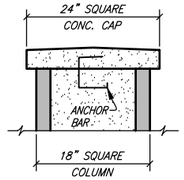
FENCE NOTES:

1. FENCE SHALL BE MADE OF WROUGHT IRON.
2. WROUGHT IRON GATES SHALL BE DOUBLE 8 FOOT WIDE AND DOUBLE 10 FOOT WIDE, MANUAL SWING OPENING GATES WITH LATCH PLATE FOR LOCKING & PADLOCK.
3. SHOP DRAWINGS FOR GATES AND ALL FENCING SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION.
4. CONTRACTOR SHALL FURNISH BRICK TO THE CITY FOR FINAL COLOR SELECTION.

WROUGHT IRON FENCE ELEVATION

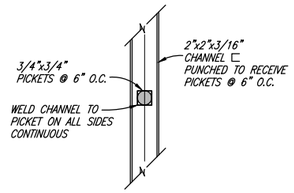
(ALONG PROPERTY LINE)

NO SCALE
(WIFENCE)



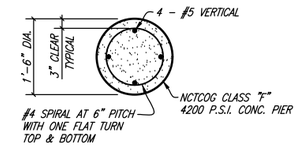
FENCE CONCRETE CAP

NO SCALE
(CONCCAP)



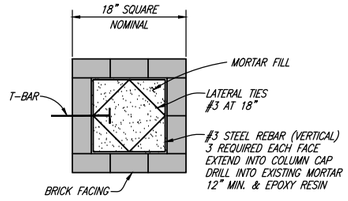
PLAN – FENCE RAIL AT PICKET

NO SCALE
(FENCEPKT)



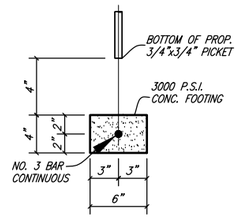
FENCE SECTION C–C

NO SCALE
(PIER)



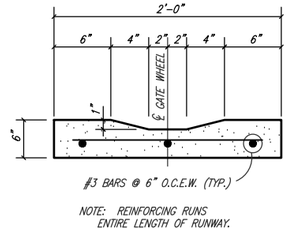
FENCE SECTION B–B

NO SCALE
(FENCSECB)



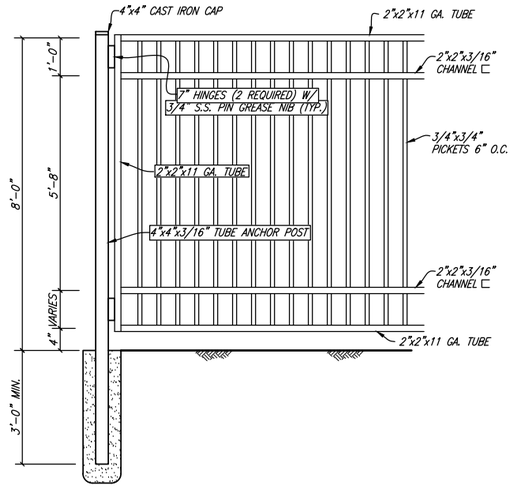
FENCE SECTION A–A

NO SCALE
(FOOTING)



CONCRETE GATE WHEEL RUNWAY

NO SCALE
(RUNWAY)



WROUGHT IRON GATE ELEVATION

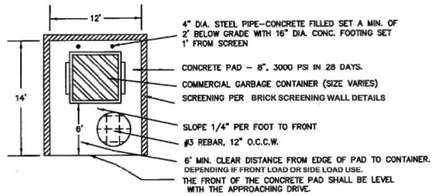
NO SCALE
(WIGATE)

	AUBREY TEXAS 1867				**CITY OF AUBREY, TEXAS** **STANDARD CONSTRUCTION DETAILS** **FENCING**	AUGUST, 2024	SHEET NO. **31**

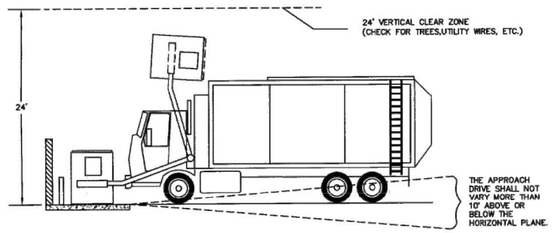
REVISED: 8/19/24 – NPandey H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-31.dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: Nabin Pandey ON 8/19/2024

DUMPSTER ENCLOSURES

1. GARBAGE CONTAINERS ARE REQUIRED TO BE SCREENED ON ALL SIDES, AND CONSTRUCTED SO AS TO BE ACCESSIBLE TO GARBAGE TRUCKS. APPLICANTS SUBMITTING SITE PLANS WHICH INCLUDE THE SITING OF A GARBAGE DUMPSTER AND CONSTRUCTION OF THE REQUIRED ENCLOSURE SHOULD BE FAMILIAR WITH THE REQUIREMENTS OF THE ZONING ORDINANCE AND THE MINIMUM STANDARDS ADOPTED BY THE CITY.
2. APPLICANTS SHOULD CONSULT SECTION 146-132 AND THE ATTACHED DRAWINGS FOR THE REQUIREMENTS OF DUMPSTER ENCLOSURES.
3. THE MINIMUM HEIGHT OF THE SCREENING DEVICE FOR GARBAGE, TRASH OR REFUSE CONTAINERS IS 7 FEET AND THE MAXIMUM HEIGHT IS 8'- 4", EXCEPT FOR "ML", "MH" AND INDUSTRIAL "PD" DISTRICTS WHERE THE MAXIMUM HEIGHT OF A SCREENING DEVICE IS 10 feet.
4. WHEN SITTING A DUMPSTER ENCLOSURE ON A PROPERTY, APPLICANTS SHOULD CONSIDER HOW EASILY A 32 FOOT LONG TRUCK CAN ENTER THE SITE, MANEUVER TO THE DUMPSTER, ACCESS IT (INCLUDING AT LEAST 40 FEET STRAIGHT FROM THE SCREENING GATES FOR BACKING), AND EITHER EXIT THE SITE OR MANEUVER TO THE NEXT DUMPSTER. FIRELANES PROVIDE ADEQUATE MANEUVERING LANES, BUT NOTE THAT ENCLOSURES CAN NOT BE LOCATED WITHIN FIRELANES. LOCATIONS THAT REQUIRE A TRUCK TO PERFORM EXCESSIVE BACKING (> 80 FEET) ARE DISCOURAGED.
5. SCREENING GATES ARE REQUIRED TO BE SOLID METAL AND SCREEN THE DUMPSTER FROM VIEW WHEN CLOSED. GATES SHOULD SWING OUT TO AN ANGLE GREATER THAN 180~ AND CREATE AN OPENING AT LEAST 12 FEET WIDE FOR THE TRUCK TO ENTER THE ENCLOSURE. PINS SHOULD HOLD THE GATES OPEN WHILE THE DUMPSTER IS BEING ACCESSED. GATES SHOULD ALSO SWING CLEAR OF ALL FIRELANES.
6. BUFFERING (LANDSCAPING) IS REQUIRED AROUND SCREENING WALLS WHEREVER THEY ABUT A NON-PAVED SURFACE OR A REQUIRED LANDSCAPE AREA. ACCEPTABLE BUFFERING INCLUDES A ROW OF HOLLIES (NELLIE R. STEVENS, BURFORD, ETC.) ALONG THE SCREENING WALLS.
7. FOR MORE INFORMATION ABOUT THE MINIMUM STANDARDS FOR DUMPSTER ENCLOSURES, CONTACT THE PLANNING DEPARTMENT OR THE ENVIRONMENTAL WASTE DEPARTMENT.



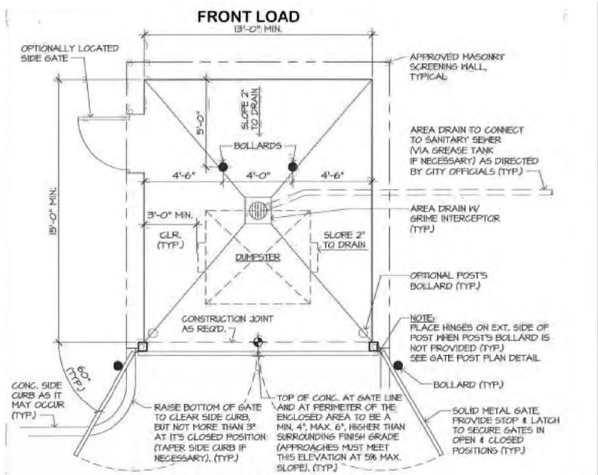
PLAN VIEW



SIDE ELEVATION
NOT TO SCALE

NOTE:
IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO OPEN GATES USED TO ENCLOSED CONTAINERS PRIOR TO COLLECTION.

PROPERTY OWNER/TENANT IS RESPONSIBLE FOR MAINTAINING DUMPSTER ENCLOSURES AND ADEQUATE ACCESS / EGRESS. DUMPSTER PADS MAY NOT BE LOCATED IN RIGHT OF WAY OR FIRE LANES.

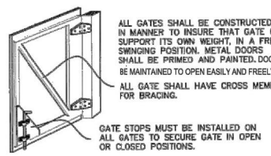


SINGLE CONTAINER

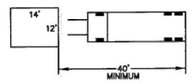
(WHERE PERMITTED)
SCALE: 1/4" = 1'-0"

GENERAL NOTES FOR ALL SINGLE AND DOUBLE CONTAINER ENCLOSURES:

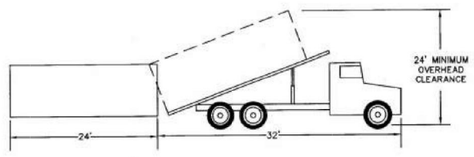
1. *PROPERTY OWNER MUST CONTACT THE ENVIRONMENTAL SERVICES AT (903) 484-4483 TO DISCUSS PROPER SIZE AND QUANTITY OF DUMPSTERS/COMPACTORS NEEDED TO ENSURE ADEQUATE STORAGE AND MEET COLLECTION AND SERVICE NEEDS.*
2. *PROVIDE A MINIMUM 40' LONG TRUCK APPROACH PLUS 50' SPACE FOR TRUCK MANEUVERING.*
3. *APPROACH AND ENCLOSED AREA TO BE A MINIMUM 7" THICK, REINFORCED CONCRETE PAVING.*
4. *A FREEZE PROOF HOSE BIB TO BE IN THE PROXIMITY OF THE ENCLOSURE AREA FOR WASHING AS REQUIRED.*
5. *WHEN USING TWO SETS OF DOUBLE GATES FOR DOUBLE CONTAINER ENCLOSURES, PROVIDE NO LESS THAN 10'-3" WIDE CLEAR OPENINGS AT DUMPSTERS.*

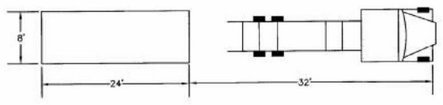


NOTE:
ENCLOSURES CONATAINING MULTIPLE DUMPSTERS;
2-DUMPSTERS W/O CENTER POST FOR GATES 21 FT. GATE OPENING X 14 FT. DEEP
2 OR MORE DUMPSTERS-12 FT. IN CLEAR GATE OPENINGS W/ CENTER POST X 14 FT. DEEP

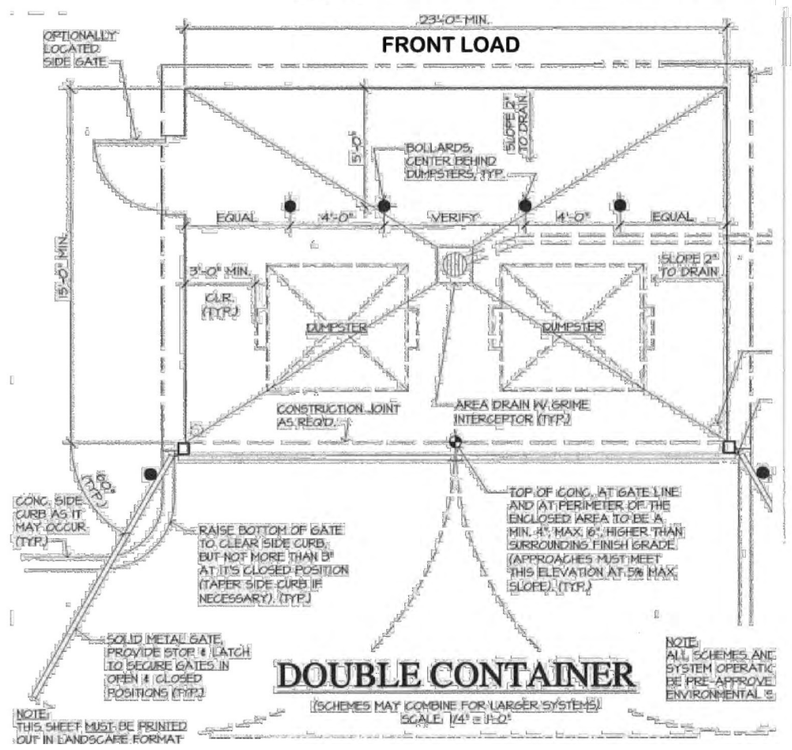


HORIZONTAL CLEAR ZONE FOR TRUCKS APPROACHING A COMMERCIAL GARBAGE SHALL BE A MIN. OF 40' FROM THE FRONT OF THE PAD.





NOTE:
NEED MINIMUM CLEARANCE
12'W X 60'L X 24'H



DOUBLE CONTAINER

(SCHEMES MAY COMBINE FOR LARGER SYSTEMS)
SCALE: 1/4" = 1'-0"

AUBREY 1867 TEXAS

CITY OF AUBREY, TEXAS

STANDARD CONSTRUCTION DETAILS
DUMPSTER DETAILS

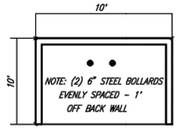
AUGUST, 2024

SHEET NO. 32

SOLID WASTE VEHICLE OPERATION SCHEMATIC TYPICAL ROUTE CONDITIONS AND TRUCK MANEUVERING SPACE CLEARANCES REQUIREMENTS

GENERAL NOTES:

1. ALL CURBS ARE TO BE ALIGNED ON THE OUTSIDE OF ENCLOSURE WALLS. THE CURBS SHALL NOT INTERFERE WITH THE ROUTE OF THE SOLID WASTE COLLECTION VEHICLE.
2. ALL SOLID WASTE COLLECTION ROUTES SHALL MEET ENGINEERING DESIGN CRITERIA (WIDTHS, TURNING RADII, ETC.), SITE SHALL BE DESIGNED TO PROVIDE SOLID WASTE COLLECTION VEHICLES WITH SAFE APPROACH TO DUMPSTER ENCLOSURES AND LIFT EACH CONTAINER WITHOUT GROUND LEVEL OR AERIAL OBSTRUCTIONS AS REQUIRED.
3. FOR THE SAFETY OF OTHERS, ROUTE LAYOUT AND OPERATION CLEARANCES SHALL BE SUCH THAT SOLID WASTE VEHICLES WILL NOT NEED TO BACK UP MORE THAN 50 FEET TO EXIT THE SITE AFTER SERVICING A DUMPSTER.
4. NO AWNING OR BUILDING PROJECTIONS ARE TO ENCROACH THE SOLID WASTE COLLECTION VEHICLE'S OPERATION AREA AND/OR SPACE. MINIMUM OVERHEAD CLEARANCE OF 14 FEET IS REQUIRED IN DRIVE AND 25 FEET OVER AND ABOUT THE DUMPSTER ENCLOSURE AREA FROM STEEL SAFETY BOLLARDS BACK 50 FEET.
5. ROUTES SHALL BE CLEAR OF ALL OBSTRUCTIONS {CURBS, WALLS, OVERHEAD WIRES, AWNINGS, ROOF PROJECTIONS, ETC.) TO PREVENT DAMAGE FROM THE COLLECTION VEHICLE.
6. IDEALLY, THE MOST DESIRED SITE PLANNING SHALL BE WHENEVER IS POSSIBLE TO SELECT A ROUTE FOR THE COLLECTION VEHICLE TO TRAVEL THE SITE WITHOUT BACKTRACKING. MULTIPLE FACILITIES SHOULD BE LOCATED IN SEQUENCE TO ALLOW CONSECUTIVE SERVICING ON ONE-WAY TRUCK ROUTE AS MUCH AS POSSIBLE (TYPICAL, UNLESS OTHERWISE APPROVED BY ENVIRONMENTAL SERVICES.)
7. ALL DUMPSTER ENCLOSURES MUST BE ORIENTED TO FACE 90 FEET LONG OF OPEN SPACE. THE ONLY EXCEPTION IS FOR DUMPSTER ENCLOSURES PLACED ALONG A STRAIGHT COLLECTION VEHICLE ROUTE WHERE THE ENCLOSURES NEED TO BE ANGLED WITH NOT MORE THAN 30 DEGREES DEVIATION FROM THE ROUTE DIRECTION LINE AND PLACED DEEP ENOUGH TO ALLOW THE TYPICAL 50 FEET BACK UP FOR THE VEHICLE TO RESUME IT'S ROUTE.
8. DUMPSTER ENCLOSURES SHALL BE LOCATED AWAY FROM ENTRANCES AND EXITS SO SOLID WASTE COLLECTION VEHICLES DO NOT CREATE A SAFETY HAZARD BY BLOCKING IN-COMING OR OUT-GOING TRAFFIC.
9. FOR WHERE SINGLE, DOUBLE OR TRIPLE-WIDE DUMPSTER ENCLOSURES ARE REQUIRED, SEE CITY ORDINANCE # 01--02--14. ALL DESIGNS MUST BE APPROVED BY THE ENVIRONMENTAL SERVICES DEPARTMENT (972-292-5915).
10. FOR GENERAL INFORMATION AND TYPICAL REQUIREMENTS ON DUMPSTER ENCLOSURE DESIGN LAYOUT SEE AVAILABLE CITY STANDARD CRITERIA DETAILS.



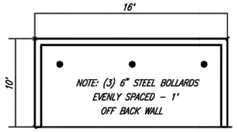
SIDE LOAD
10' DUMPSTER ENCLOSURE

NO SCALE

CAPACITY
1 EA. 3 YD. DUMPSTER
OR
1 EA. 8 YD. DUMPSTER

OPTIONS
FRONT GATES MUST OPEN 180 DEGREES
FRONT GATES MUST OPEN 90 DEGREES

MUST MEET ALL FRONT LOAD REQUIREMENTS WITH SCREENING WALLS, CONCRETE, ETC.

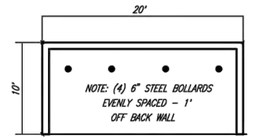


16' DUMPSTER ENCLOSURE

NO SCALE

CAPACITY
2EA. 3 YD. DUMPSTERS
OR
1EA. 8 YD. DUMPSTER

OPTIONS
FRONT GATES MUST OPEN 180 DEGREES
FRONT GATES MUST OPEN 90 DEGREES



20' DUMPSTER ENCLOSURE

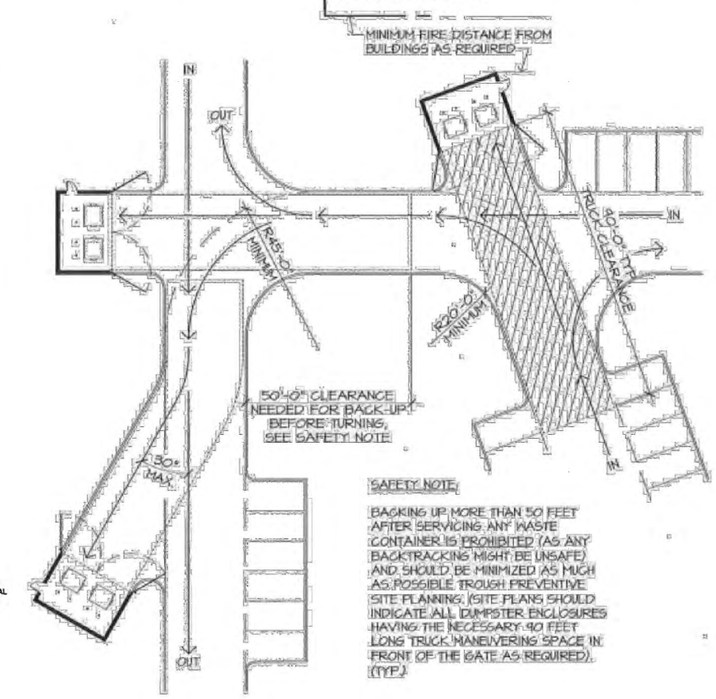
NO SCALE

CAPACITY
2EA. 8 YD. DUMPSTERS

OPTIONS
FRONT GATES MUST OPEN 90 DEGREES

SOLID WASTE VEHICLE OPERATION SCHEMATIC TYPICAL ROUTE CONDITIONS AND TRUCK MANEUVERING SPACE CLEARANCES REQUIREMENTS

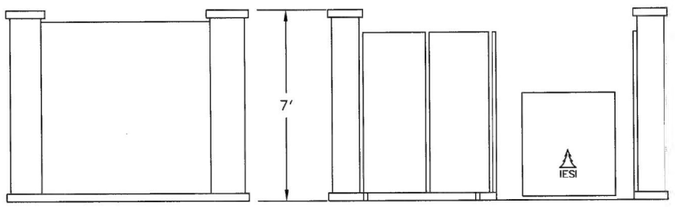
FRONT LOAD



SCHEMATIC SITE PLAN

SCALE: 1" = 30'-0"

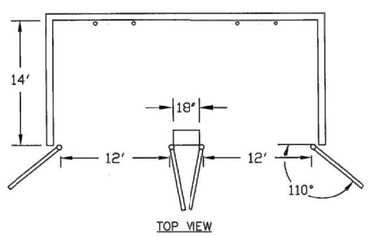
FRONT LOAD ONLY



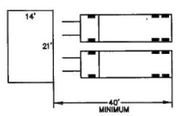
SIDE VIEW

* Min. 7' - Max. 8'-4" Except for "ML" & "MH" and Industrial "PD" Districts 10' is allowed

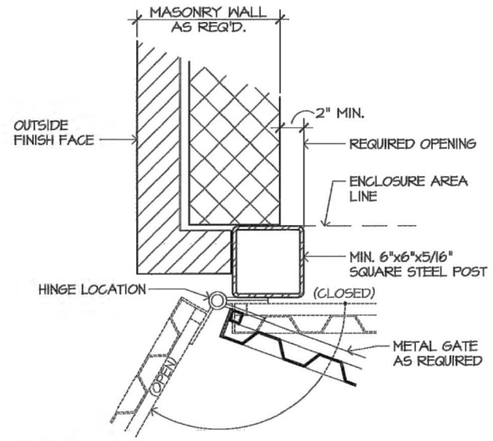
PARTIAL FRONT VIEW



TOP VIEW

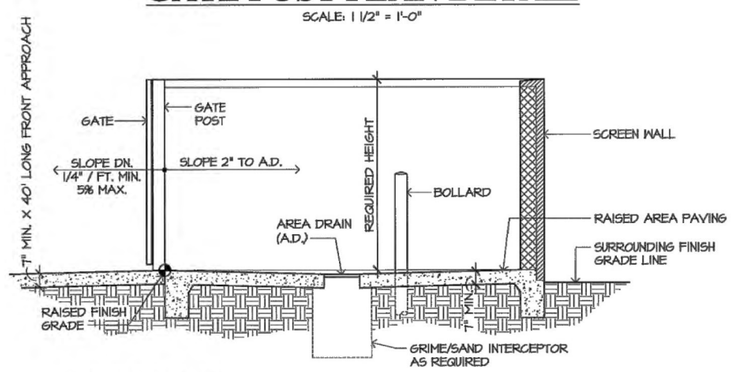


HORIZONTAL CLEAR ZONE FOR TRUCKS APPROACHING A COMMERCIAL GARBAGE SHALL BE A MIN. OF 40' FROM THE FRONT OF THE PAD.



GATE POST PLAN DETAIL

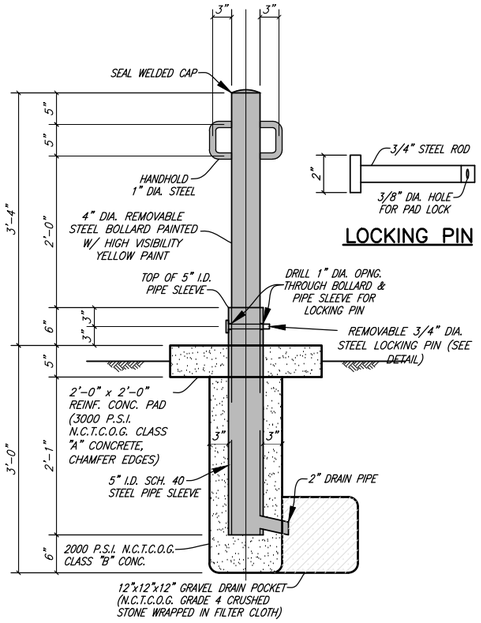
SCALE: 1 1/2" = 1'-0"



ENCLOSED AREA CROSS SECTION

SCALE: 1/4" = 1'-0"

	AUBREY 1867 TEXAS				CITY OF AUBREY, TEXAS STANDARD CONSTRUCTION DETAILS DUMPSTER DETAILS	AUGUST, 2024 / SHEET NO. 33



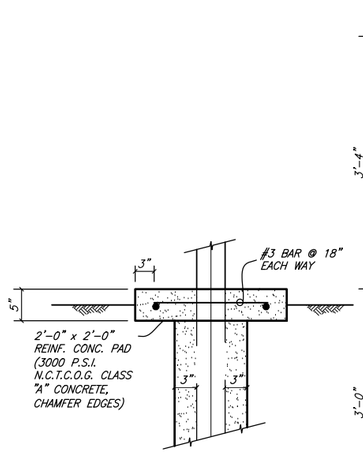
LOCKING PIN

NOTES:
1. BOLLARDS SHALL BE LOCATED IN THE FIELD 4'-0" O.C. AS SHOWN IN THE ELECTRICAL SITE PLAN.
2. ALL STEEL SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.

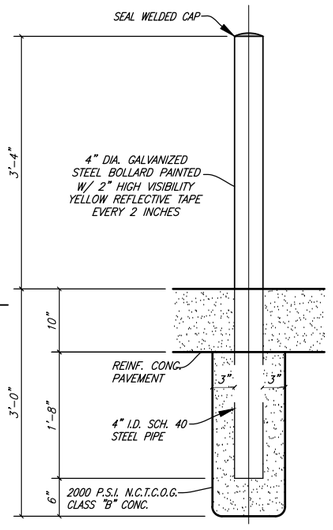
REMOVABLE PIPE BOLLARD

NO SCALE

(BOLLARD)



NON-PAVEMENT LOCATIONS



NOTE:
ALL STEEL SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.

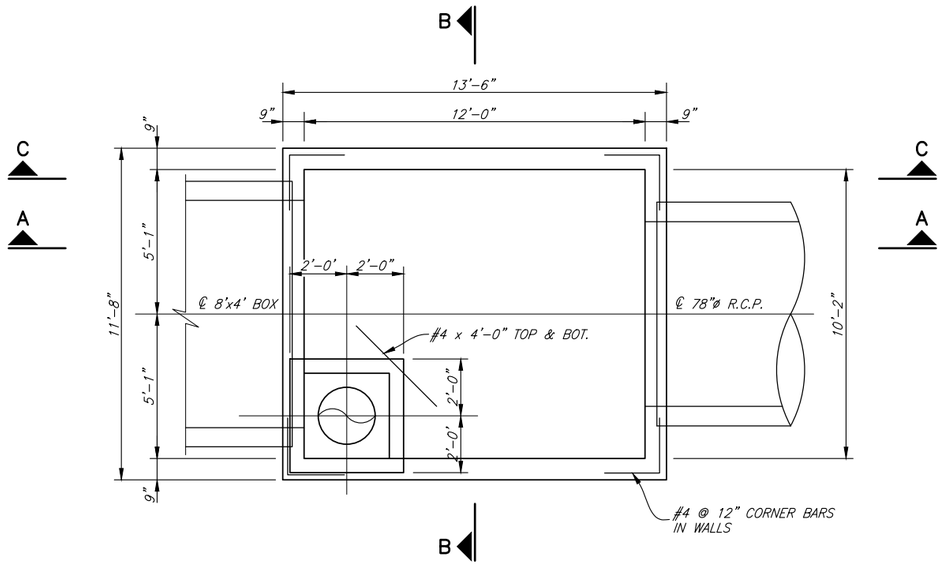
PIPE BOLLARD

NO SCALE

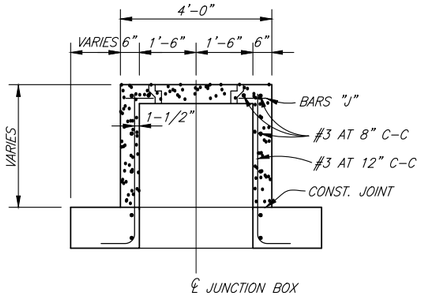
(BOLLARDS)

	AUBREY 1967 TEXAS				**CITY OF AUBREY, TEXAS** **STANDARD CONSTRUCTION DETAILS** **MISCELLANEOUS**	AUGUST, 2024 / SHEET NO. 34

REVISED: 8/19/24 – NPandey H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-34.dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: Nabin Pandey ON 8/19/2024



PLAN–JUNCTION BOX
3/8" = 1'-0"



DETAIL "01"
SCALE: 1/2 = 1'-0"

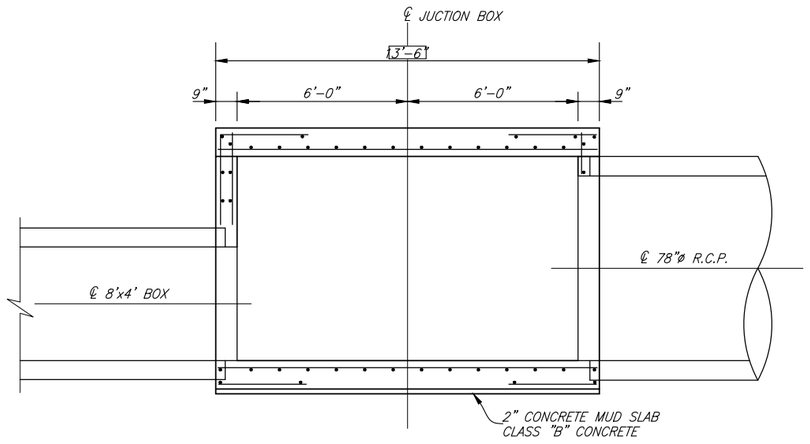
NOTE:

1. CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

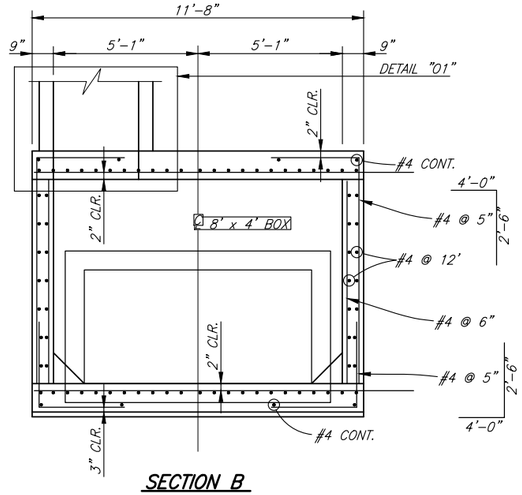
2. CONCRETE SHALL BE CLASS "C" –3,600 P.S.I..

3. REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615, GRADE 60.

4. FIELD CUT REINFORCING STEEL TO CLEAR PRECAST BOX AND R.C.P. BY 2".

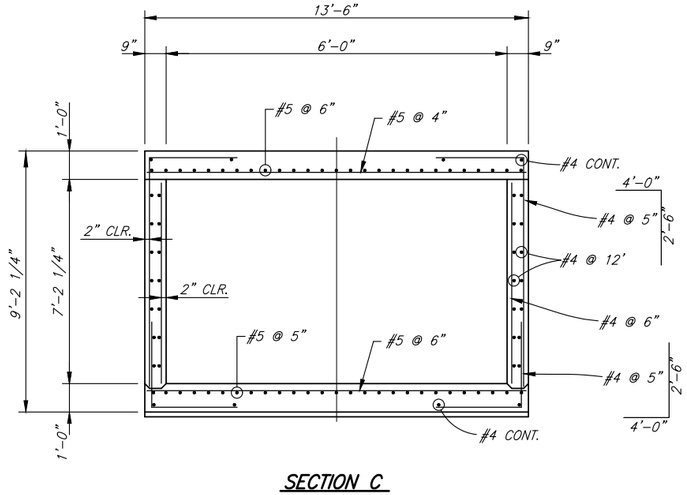


SECTION A
3/8" = 1'-0"



SECTION B
3/8" = 1'-0"

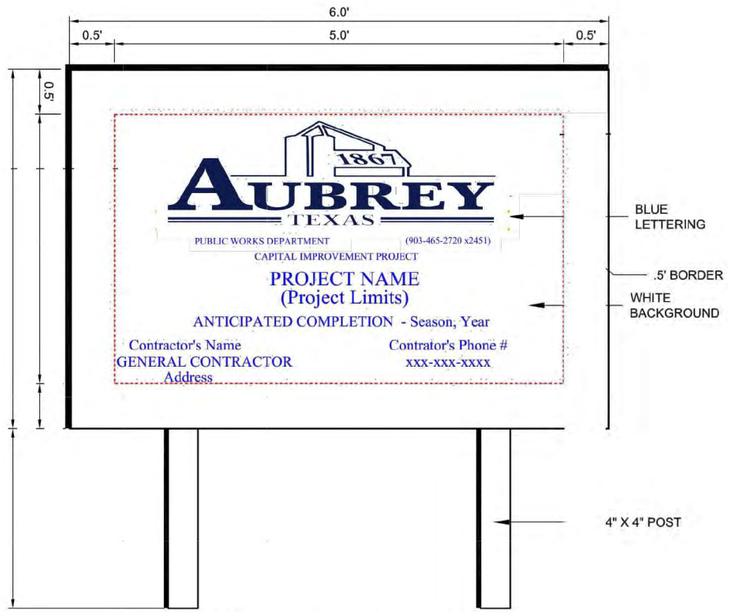
(JUNCTION–BOX–1)



SECTION C
3/8" = 1'-0"

	AUBREY TEXAS 1867				**CITY OF AUBREY, TEXAS** **STANDARD CONSTRUCTION DETAILS** **JUNCTION BOX**	AUGUST, 2024	SHEET NO. **35**

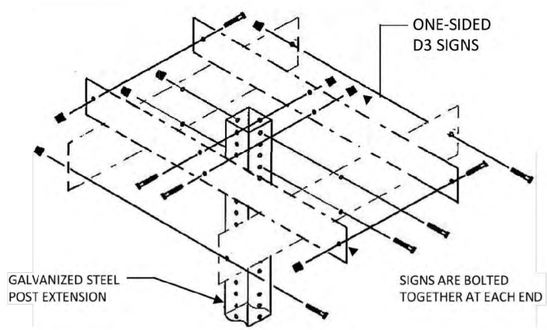
REVISED: 8/19/24 – NPandey H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-35.dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: Nabin Pandey ON 8/19/2024

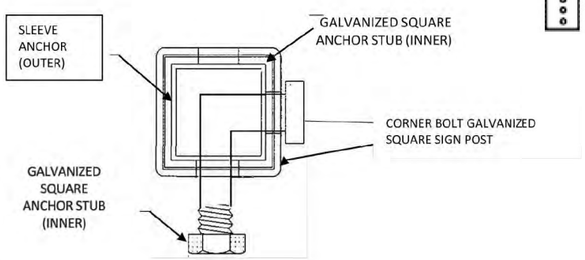


PROJECT SIGN DETAIL

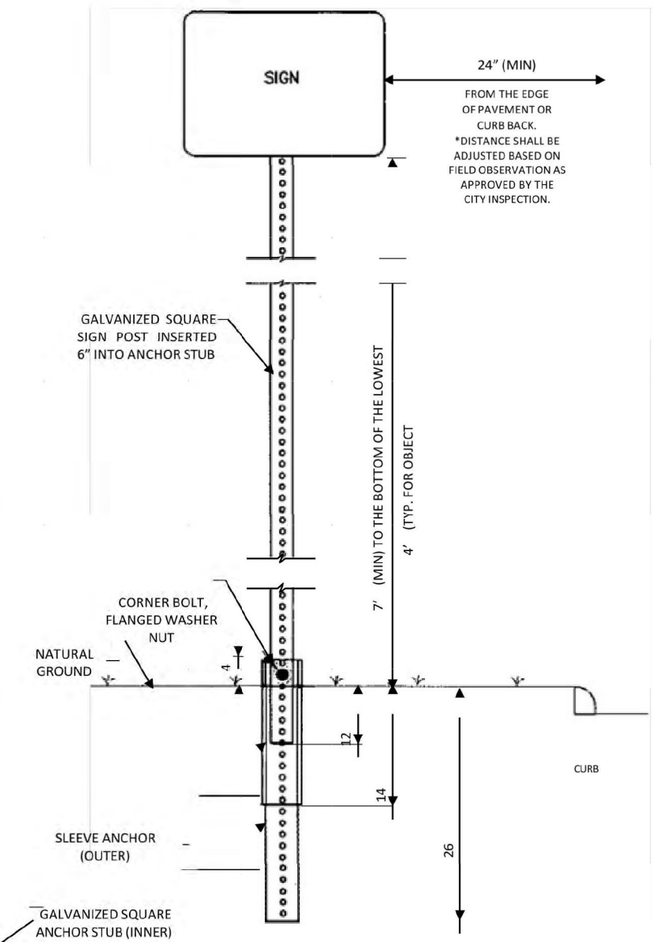
SCALE N.T.S.

COLOR PALETTE

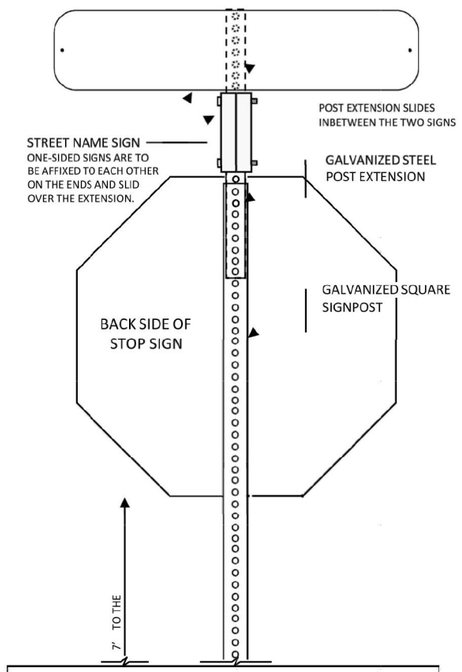




TYPICAL GROUND SIGN INSTALLATION
PERFORATED SQUARE METAL TUBING



TYPICAL STOP SIGN AND
STREET NAME SIGN INSTALLATION



SLEEVE DETAILS	
GALVANIZED SQUARE SIGN POST EXTENSION (PERFORATED)	1-1/2" x 1-1/2" (14 GAUGE)
GALVANIZED SQUARE SIGN POST (PERFORATED)	1-3/4" x 1-3/4" (14 GAUGE)
GALVANIZED SQUARE SIGN POST (PERFORATED) (INNER)	2"x 2" x 30" (14 GAUGE)
GALVANIZED SQUARE SIGN POST (PERFORATED) (OUTER)	2 ¼" x 2 ¼" x 18" (14 GAUGE)

	AUBREY TEXAS 1867				CITY OF AUBREY, TEXAS STANDARD CONSTRUCTION DETAILS GROUND MOUNTED STREET NAME BLADE AND PROJECT SIGN DETAILS	AUGUST, 2024	SHEET NO. 36

REVISED: 8/19/24 – NPandey H:\Projects\Aubrey\4000\360–Standard Construction Details\Standard Details 2.0\Aubrey–36..dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: Nabin Pandey ON 8/19/2024

BRANDON INDUSTRIES

Substrate: .080 Aluminum
Vinyl Type: High Intensity White

Qty	36 in
2	Rushing Ct 1100
1	Rushing Ct 1000
2	Elle Ln 1400
2	Elle Ln 1500
1	Elle Ln 1600
1	Elle Ln 1700
2	Coventry Dr 1400
1	Edgeway Dr 1500
2	Edgeway Dr 1600
2	Edgeway Dr 1700

Color Match
PMS 2766

HI 0936DS-B
Highway Font
Green Field
Double Sided
Qty - 30

Qty	
1	Pecan Ct 1600
2	Victory Ct 1100
2	Sesaro Dr 2100
2	Sesaro Dr 2200
1	Sesaro Dr 2000
1	Hillbrook Ct 1300
1	Hillbrook Ct 1400
2	Hickory Dr 2000
1	Hickory Dr 2100
2	Pawnee Dr 2000

Qty	42 in
2	Meadow Crest Dr 1600
2	Meadow Crest Dr 1700
3	Pecan Creek Trl 2000
2	Pecan Creek Trl 2100
2	Pecan Creek Trl 2200

Color Match
PMS 2766

HI 0942DS-B
Highway Font
Green Field
Double Sided
Qty - 12

30 in

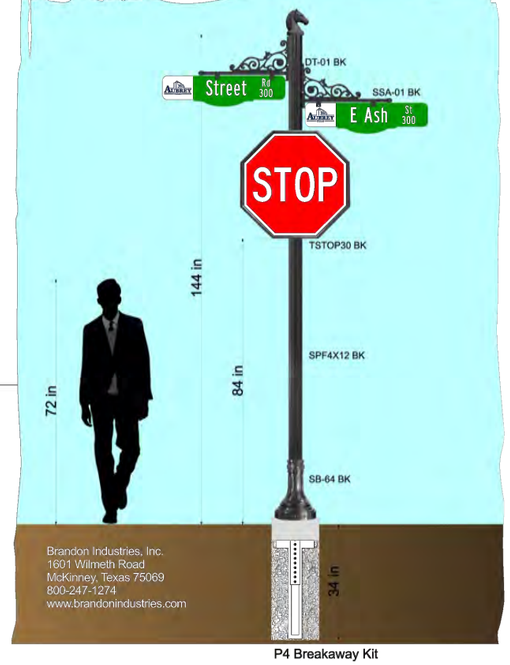
30 in

STOP

HI R1-1/30 BK
Black Back
Qty - 16

BRANDON INDUSTRIES

Substrate: .080 Aluminum
Vinyl Type: High Intensity White



P4 Breakaway Kit

BRANDON INDUSTRIES

1601 Wilmeth Road
McKinney, Texas 75069
Phone: 972.542.3000
Toll Free: 800.247.1274
brandonindustries.com

Complete Sign Unit

made from the following parts:

POLE:
SP4X14 - 4"x 14' FLUTED POLE
EXTRUDED ALUMINUM ALLOY 6005-T5
WALL THICKNESS .125"

FINIAL:
FIN-A4 - ACORN FINIAL FOR 4" OD ROUND POLE
HEIGHT: 8"
WIDTH: 4.75"
CAST ALUMINUM ALLOY #356

TRIMS:
SSA-01 - STREET SIGN HOLDER
LENGTH: 26"
BACKPLATE LENGTH: 4 1/8"
CAST ALUMINUM ALLOY #356

DT-01 - DECORATIVE FLOWER VINE SCROLL
LENGTH: 17.25"
HEIGHT: 9.75"

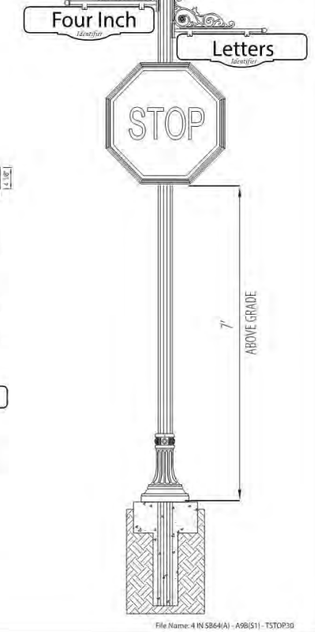
TSTOP30N - TRIM FOR 30" STOP SIGN
CAST ALUMINUM ALLOY #356

SIGN:
0936DS-B- DOUBLE-SIDED 9"x 36" REFLECTIVE
CUSTOM STYLE B STREET SIGN w/4" LETTERS & 2"
IDENTIFIER LETTERS
SPECIFY VINYL TYPE
SPECIFY VINYL COLOR

R1-1/30 - REFLECTIVE 30" STOP SIGN
SPECIFY VINYL TYPE

BASE:
SB-64 - SLIP-OVER BASE FOR 4" OD POST
HEIGHT: 18"
WIDTH: 13"
CAST ALUMINUM ALLOY #356

NOTES:
COMPLETE UNIT SHOWN WITH 2' BELOW GRADE BURIAL.
DRAWING FOR INFORMATION ONLY, NOT INTENDED FOR CONSTRUCTION PURPOSES.



File Name: 4 IN SB64(A) - A98(S1) - TSTOP30

AUBREY 1867 TEXAS

CITY OF AUBREY, TEXAS

STANDARD CONSTRUCTION DETAILS
STREET NAME BLADE DETAILS

AUGUST, 2024

SHEET NO.
37

REVISED: 8/19/24 – NPandey

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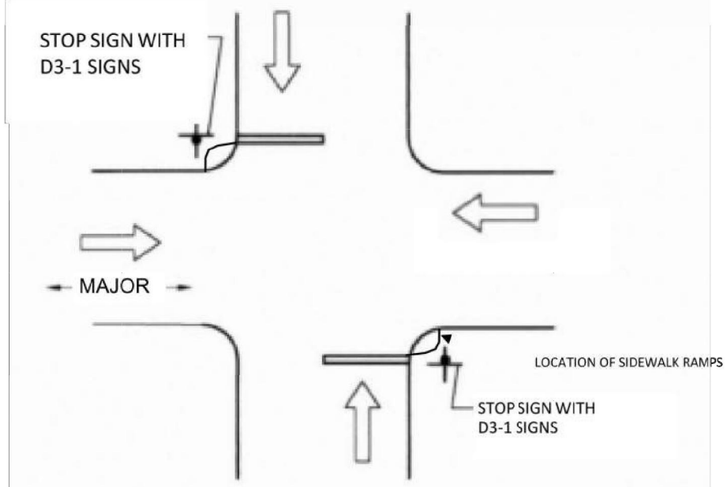
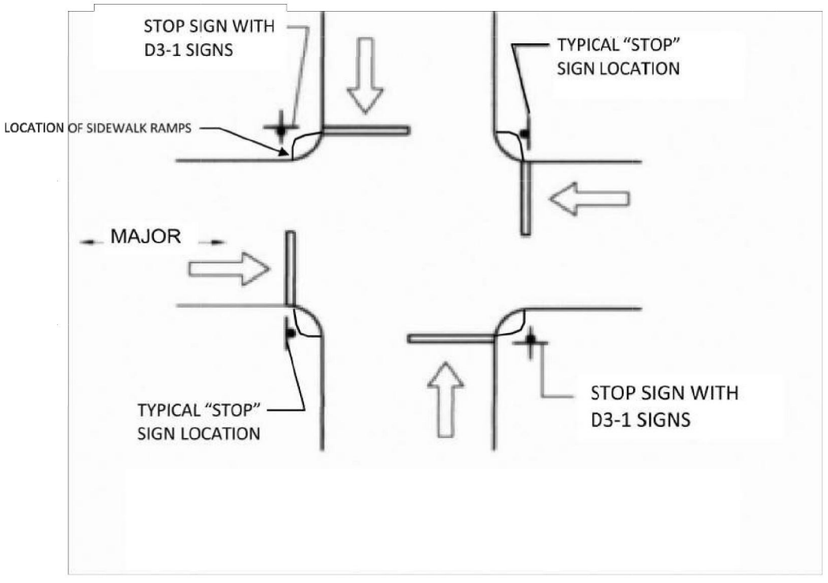
PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: Nabin Pandey ON 8/19/2024

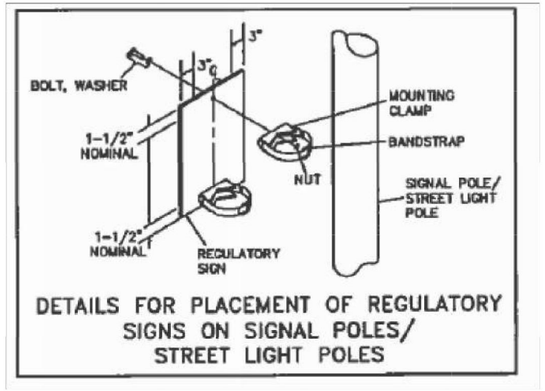
TWO-WAY STOP CONTROL INTERSECTION



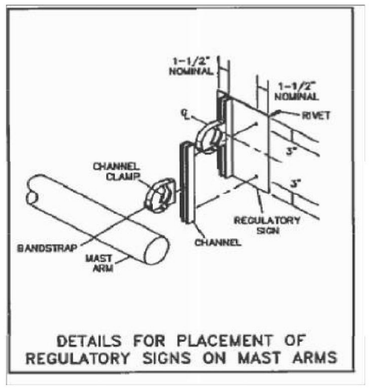
**STOP SIGNS ARE TO BE INSTALLED IN ADVANCE OF CROSSWALK AND RAMP

ALL-WAY STOP CONTROL INTERSECTION

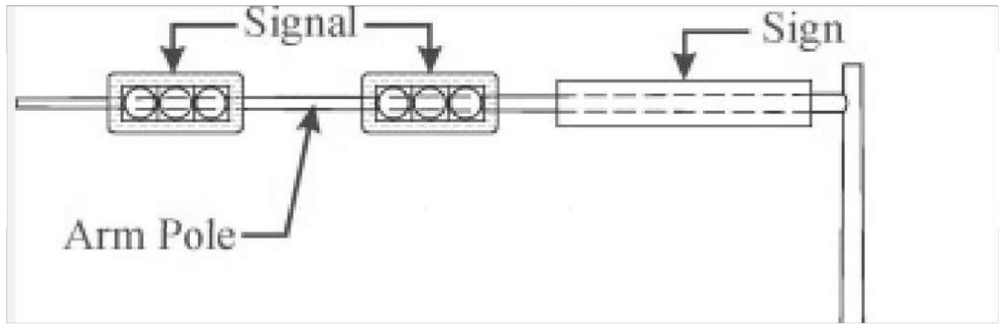




DETAILS FOR PLACEMENT OF REGULATORY SIGNS ON SIGNAL POLES/ STREET LIGHT POLES



DETAILS FOR PLACEMENT OF REGULATORY SIGNS ON MAST ARMS



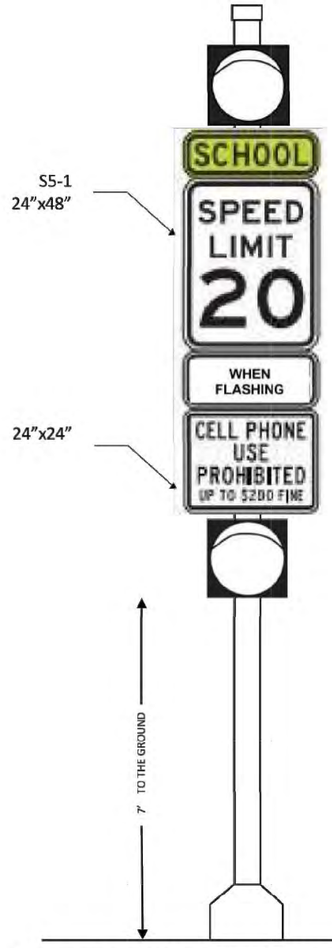
TYPICAL SIGN PLACEMENTS ON SIGNAL MAST ARMS

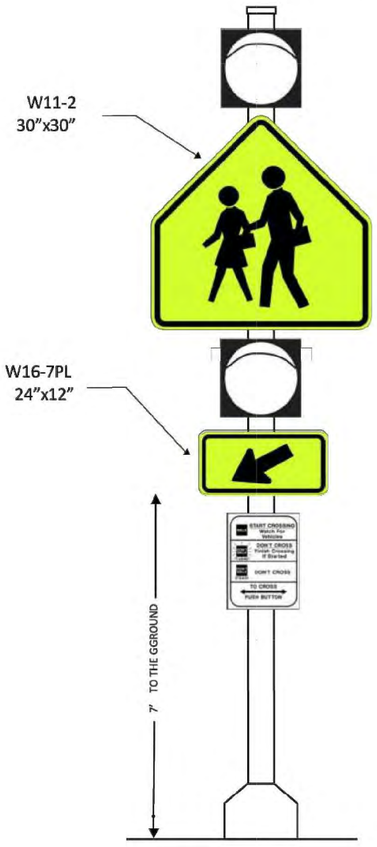
	AUBREY TEXAS 1867				**CITY OF AUBREY, TEXAS** STANDARD CONSTRUCTION DETAILS TYPICAL STREET NAME SIGN PLACEMENT	AUGUST, 2024	SHEET NO. 38

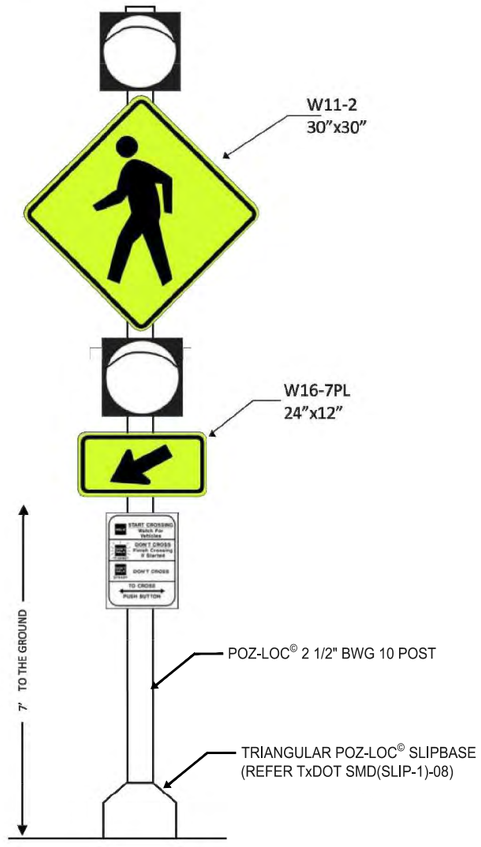
REVISED: 8/19/24 – NPandey H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-38..dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: Nabin Pandey ON 8/19/2024

SCHOOL FLASHERS - FLASHING BEACONS

Poles are 4-1/2" O.D. with a spun pole aluminum finish. Threaded on one end to insert into the square aluminum base. 18" anchor bolts in 24" diameter pier 3-foot minimum depth.



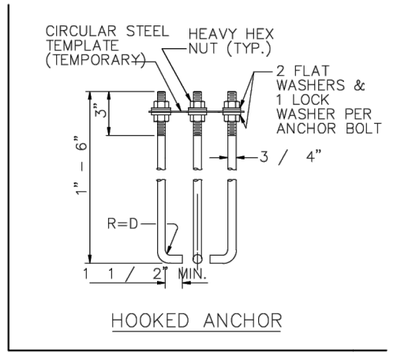




*INSTALL A 12" WHITE TRANSVERSE LINE ACROSS THE FULL PAVEMENT WIDTH TO MARK EACH END OF ESTABLISHED REDUCED SCHOOL SPEED LIMIT WITHIN THE SCHOOL ZONE IN ACCORDANCE WITH TMUTCD SECTION 7C.03

	AUBREY 1867 TEXAS				**CITY OF AUBREY, TEXAS** STANDARD CONSTRUCTION DETAILS TYPICAL SCHOOL ZONE FLASHER ASSEMBLY	AUGUST, 2024	SHEET NO. 39

REVISED: 8/19/24 – NPandey H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-39.dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: Nabin Pandey ON 8/19/2024



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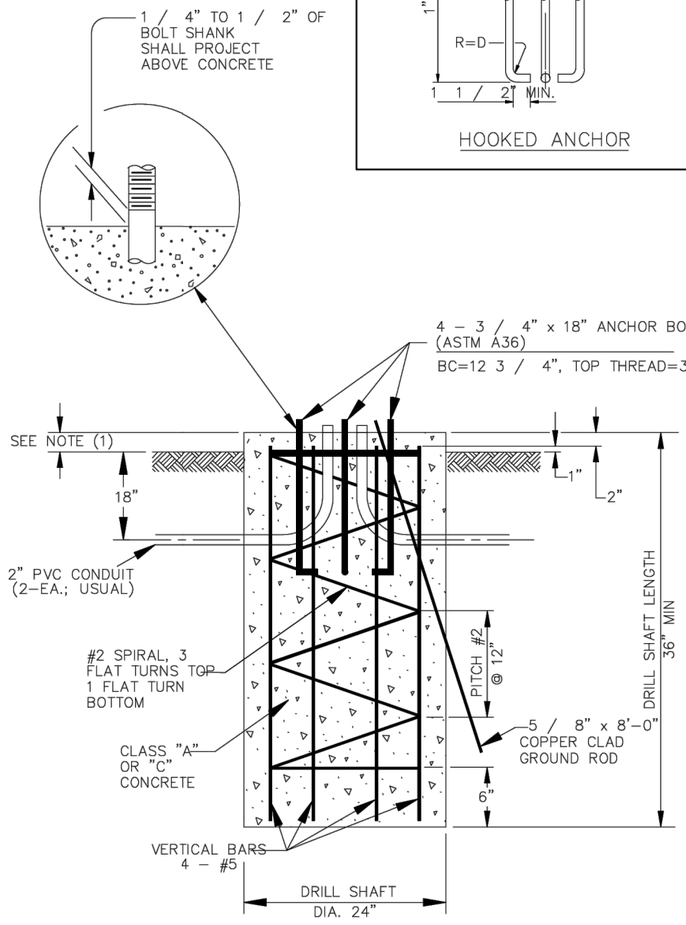
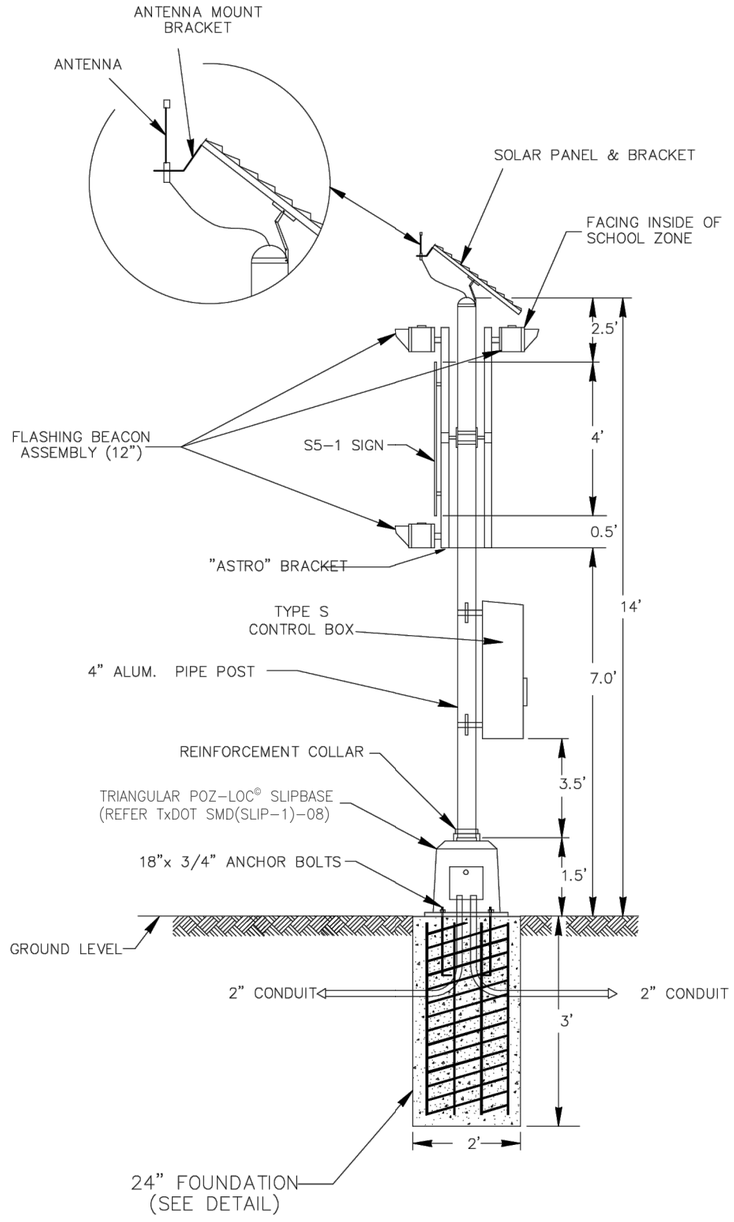


NOTE (1): 3" UNLESS OTHERWISE DIRECTED BY THE ENGINEER



END SCHOOL ZONE / SPEED LIMIT 30	S5-2A (COSA) 24" x 9" / R2-1 24" x 30"
	S1-1 36" x 36" (DIAMOND GRADE FLOURESCENT YELLOW GREEN)
SCHOOL / SPEED LIMIT 20 / WHEN FLASHING	(DIAMOND GRADE FLOURESCENT YELLOW GREEN) / S5-1 24" x 48" (HIGH INTENSITY WHITE)
	W16-17 30" x 18" (DIAMOND GRADE FLOURESCENT YELLOW GREEN)
AHEAD	W16-9P 36" x 20" (DIAMOND GRADE FLOURESCENT YELLOW GREEN)

ALL SIGNS SHALL COMPLY WITH STANDARD HIGHWAY SIGNS MANUAL, LATEST EDITION

AUBREY 1867 TEXAS

CITY OF AUBREY, TEXAS

STANDARD CONSTRUCTION DETAILS
FOUNDATION AND FLASHER ASSEMBLY STANDARDS

AUGUST, 2024

SHEET NO. 40

REVISED: 8/19/24 - NPandey

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PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: Nabin Pandey ON 8/19/2024

Street Light Options
Post Top

Town And Country	
20' Round Fiberglass Pole	
Embedded Base	
LED	0-55W
HPS	100W

Washington	
15' Fluted Fiberglass Pole	
Embedded w/ Town Lake Base	
LED	0-55W
HPS	100W



Town and Country



Washington

Street Light Options
Historical Specifications

Pole	Mounting Height	Color Available	Material	Base
American	11' or 14'	Black	Cast Aluminium	24" Diameter w/ 15" Bolt Circle
Central Park	12'	Black	Cast Iron	24" Diameter w/ 15" Bolt Circle
European	12' or 14'	Black	Cast Iron	24" Diameter w/ 15" Bolt Circle
Texan	11' or 14'	Black	Cast Iron	24" Diameter w/ 15" Bolt Circle
Philadelphia*	16'	Black	Cast Aluminium	18" Diameter w/ 10.5" Bolt Circle

Luminaire	Light Source Options	Luminaire Size
Acorn	LED 0-55W, HPS 100W	41" Tall x 16" Wide
Lantern	LED 0-55W, HPS 100W	43.25" Tall x 16.125" Wide
Decorative	LED 0-55W	38" Tall x 16" Wide
Pendant*	LED 0-55W, HPS 100W	16" Tall x 16" Wide

*The Pendant Luminaire and bracket arm can only be used with the Philadelphia style pole.

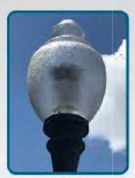


Street Light Options
Historical Luminaire

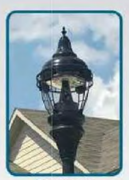
Historical Luminaires are the high-end street light options offered by Oncor. These luminaires are available in three different styles that can be mounted on any of the four available styles of Historical Poles.



Lantern



Acorn



Decorative

Street Light Options
Historical Pole



American | Central Park | European | Texan

All Historical Poles are installed on Oncor approved precast foundations.

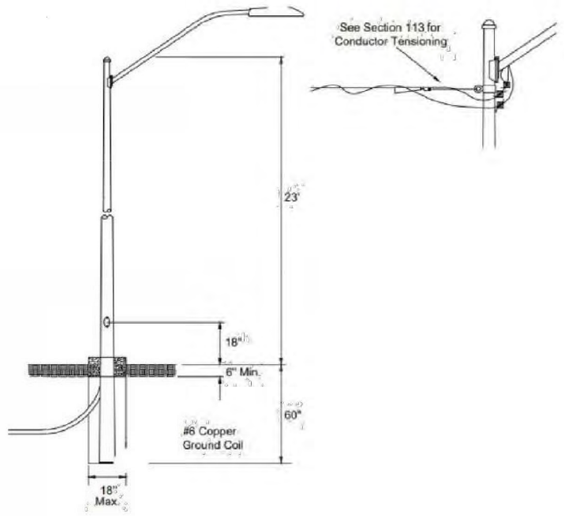
Street Light Options
Historical Pendant



Philadelphia with Single Pendant | Philadelphia with Double Pendant

The Historical Pendant luminaire will be mounted 2 feet from the center of the pole and 17.5 inches above the height of the pole stated in the "Historical Specifications" table.

Cobra Head Luminaire
Embedded Base



	AUBREY 1867 TEXAS				**CITY OF AUBREY, TEXAS** **STANDARD CONSTRUCTION DETAILS** **STREET LIGHT DETAILS**	AUGUST, 2024 / SHEET NO. 41

REVISED: 8/19/24 – NPandey | H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-41.dwg | PLOT SCALE: 1:2 | PLOT STYLE: 11x17.ctb | PLOTTED BY: Nabin Pandey ON 8/19/2024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City Council Meeting
Staff Report
May 22, 2025

Agenda Item
Consideration and action on a Replat of Lot 4R1R, Block A of the Garland Wilson Addition, located at the southwest corner of the intersection of E. Highmeadow Drive and Betty Lane, in the City of Aubrey, Denton County, Texas. (CLR Realty Group, LLC)

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

Summary
The applicant has submitted a Replat application for Block A, Lot 4R1R to add the fire lane, drainage and franchise utility easements associated with the Site Plan and development.

RECOMMENDATION:
The City Engineer and City Planner have reviewed the Replat and recommend it for approval subject to the following conditions:

1. Per Chapter 10, Subdivision Ordinance, Article 1, Section 4 & 11, Owner/applicant to address the comments of the City Engineer's review of the civil plans;

2. The drainage plans shall comply with the TCS&S Manual and be approved by the City Engineer and supporting calculations for the underground detention system are required;
3. The retaining wall specifications shall meet engineering design requirements;
4. The photometric plans shall comply with Chapter 3, Building Regulations, Article 11, Division 3 Outdoor Lighting Requirements; and
5. The Landscape Plan requires a variance for the landscape buffers along the south and west property boundaries that may be granted by City Council, Per Chapter 14, Section 23.F.4; and
6. The Final Plat approval is subject to the Site Plan approval.

PLANNING & ZONING COMMISSION RECOMMENDATION:
The Planning & Zoning Commission unanimously recommended (6-0) the Replat for City Council approval with conditions at their May 8, 2025 meeting.

MOTION OPTIONS:
The City Council may:

1. Approve the Replat as presented;
2. Approve the Replat with additional conditions; or
3. Deny the Replat.

Attachments:

1. Location Map
2. Garland Wilson Addition Replat, Block A, Lot 4R1R

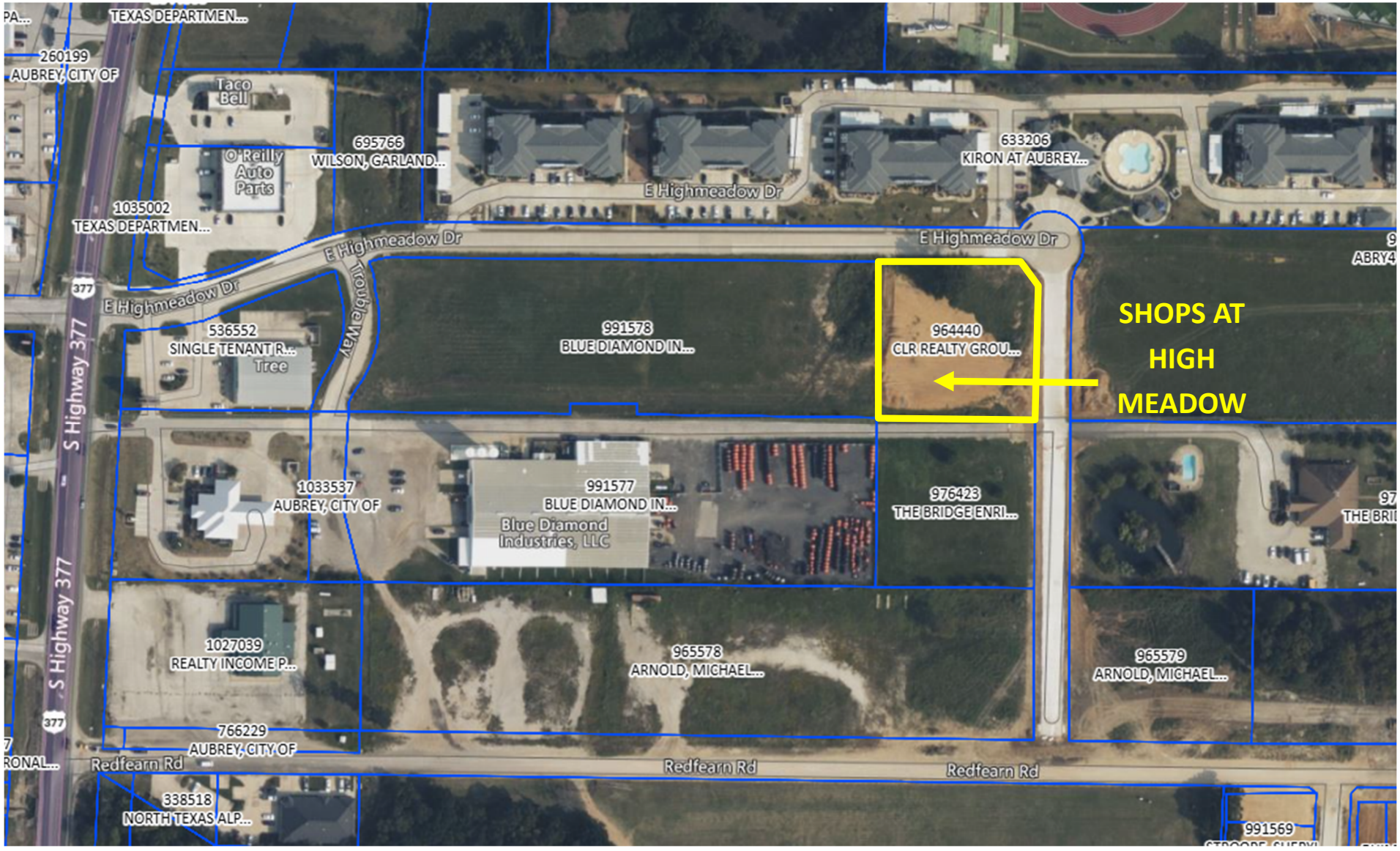
Financial Summary

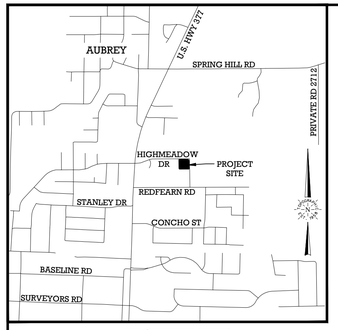
Staff Recommended Action
Approve with Conditions

Staff Recommended Motion
Motion to approve the Replat for Garland Wilson Addition Block A, Lot 4R1R subject to conditions.

LOCATION MAP

SHOPS AT HIGH MEADOW





VICINITY MAP
N.T.S.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S31°19'51"E	17.14'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	26°07'46"	50.00'	22.80'	S43°31'56"E	22.61'

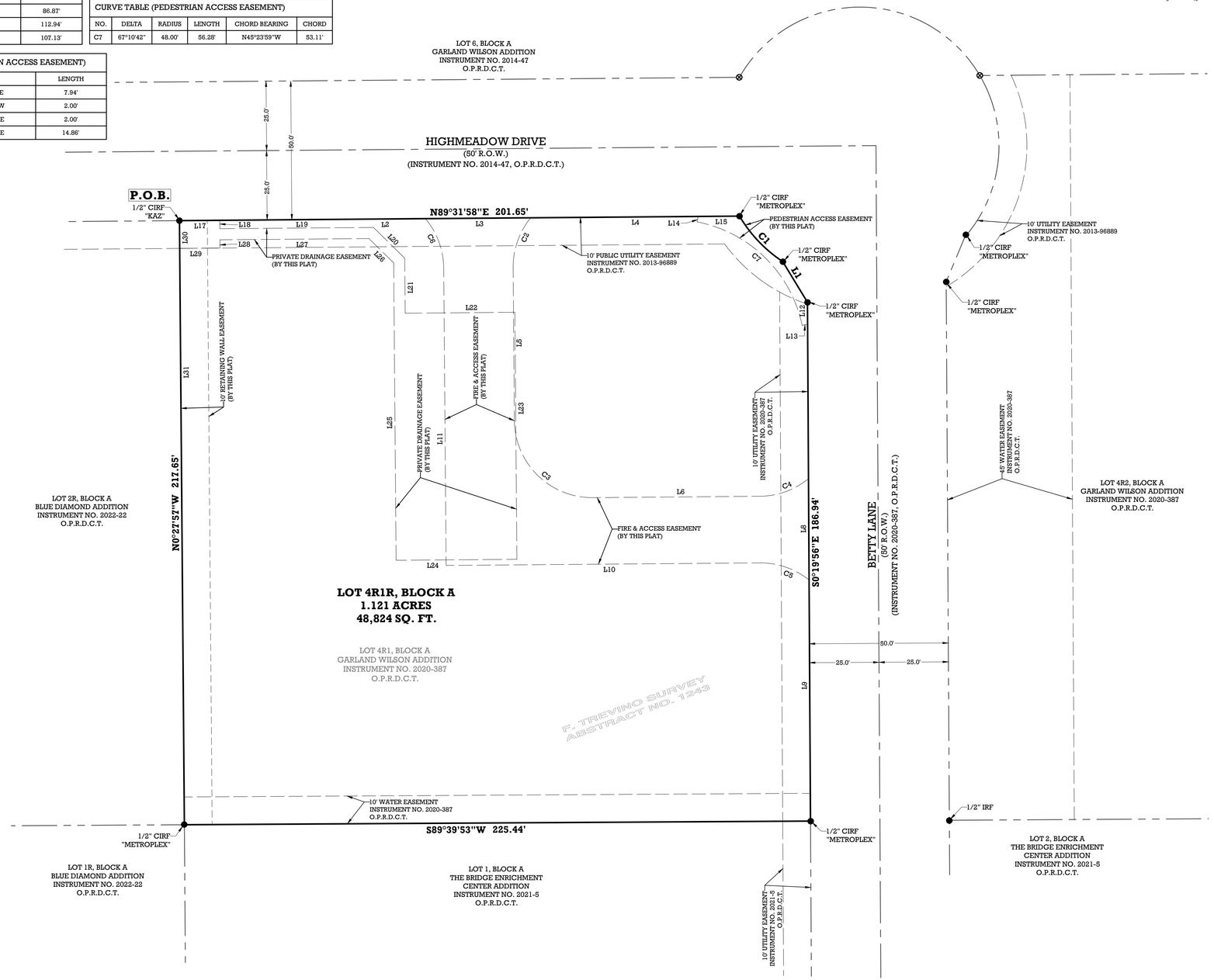
LINE TABLE (PRIVATE DRAINAGE EASEMENT)		
NO.	BEARING	LENGTH
L17	N89°31'58"E	14.50'
L18	S00°28'02"E	3.01'
L19	N89°31'58"E	55.33'
L20	S45°28'02"E	15.80'
L21	S00°28'02"E	19.81'
L22	N89°31'58"E	39.50'
L23	S00°28'02"E	89.00'
L24	S89°31'58"W	43.50'
L25	N00°28'02"W	107.16'
L26	N45°28'02"W	12.49'
L27	S89°31'58"W	53.67'
L28	S00°28'02"E	2.99'
L29	S89°31'58"W	14.50'
L30	N00°27'57"W	10.00'
L31	S00°27'57"E	207.65'

LINE TABLE (FIRE & ACCESS EASEMENT)		
NO.	BEARING	LENGTH
L2	N89°31'58"E	88.55'
L3	N89°31'58"E	37.91'
L4	N89°31'58"E	75.18'
L5	S00°28'02"E	55.10'
L6	N89°31'58"E	60.16'
L8	S00°19'56"E	36.50'
L9	S00°19'56"E	86.87'
L10	S89°31'58"W	112.94'
L11	N00°28'02"W	107.13'

CURVE TABLE (FIRE & ACCESS EASEMENT)					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C2	39°44'08"	28.00'	19.42'	S19°24'02"W	19.03'
C3	90°00'00"	28.00'	43.98'	S45°28'02"E	39.60'
C4	38°51'15"	28.00'	18.99'	N70°06'21"E	18.63'
C5	39°12'20"	28.00'	19.16'	N70°51'52"W	18.79'
C6	39°40'03"	28.00'	19.39'	N20°18'03"W	19.00'

CURVE TABLE (PEDESTRIAN ACCESS EASEMENT)					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C7	67°10'42"	48.00'	56.28'	N45°23'59"W	53.11'

LINE TABLE (PEDESTRIAN ACCESS EASEMENT)		
NO.	BEARING	LENGTH
L12	S00°19'56"E	7.94'
L13	S76°11'22"W	2.00'
L14	N11°00'40"E	2.00'
L15	N89°31'58"E	14.86'



GENERAL NOTES:

1. ORIGINAL DOCUMENT SIZE: 24" X 36"
2. ALL BEARINGS, DISTANCES, ACREAGES AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983.
3. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE DENTON COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
5. ACCORDING TO THE FEMA FIRM MAP NUMBER 48121C0265G, REVISED APRIL 18, 2011. THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X".
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS SURVEYOR IS UNAWARE OF.
7. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
8. THE PURPOSE OF THIS REPLAT IS TO REVISE AND ADD EASEMENTS TO EXISTING LOT.

APPROVED AND ACCEPTED:

_____
MAYOR
CITY OF AUBREY, TEXAS

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF AUBREY, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING REPLAT OF LOT 4R1R, BLOCK A, GARLAND WILSON ADDITION, AN ADDITION TO THE CITY OF AUBREY, TEXAS, WAS SUBMITTED TO THE CITY COUNCIL ON THE _____ DAY OF _____, 2025, AND THE COUNCIL BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN AND SET FORTH IN AND UPON SAID PLAT, AND SAID COUNCIL FURTHER AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HER NAME AS HEREIN ABOVE SUBSCRIBED.

ATTEST THIS _____ DAY OF _____, 2025

_____
CITY SECRETARY
CITY OF AUBREY, TEXAS

CERTIFICATION:

THAT I, FORREST C. NANCE, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 6809, HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON OCTOBER 5, 2023.

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

_____
FORREST C. NANCE, R.P.L.S. NO. 6809

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED, FORREST C. NANCE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND THE CAPACITY THEREIN STATED;

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2025.

_____
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS WE, CLR REALTY GROUP LLC, ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE F. TREVINO SURVEY, ABSTRACT NO. 1243 IN THE CITY OF AUBREY, DENTON COUNTY, TEXAS AND BEING ALL OF LOT 4R1, BLOCK A OF GARLAND WILSON ADDITION, AN ADDITION TO THE CITY OF AUBREY, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED INSTRUMENT 2020-387 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS (O.P.R.D.C.T.) SAME BEING DESCRIBED IN A DEED TO CLR REALTY GROUP, LLC, AS RECORDED IN INSTRUMENT NO. 2023-80154, O.P.R.D.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "KAZ" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 4R1 AND THE NORTHEAST CORNER OF LOT 2R, BLOCK A OF BLUE DIAMOND ADDITION, AN ADDITION TO THE CITY OF AUBREY, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 2022-22, O.P.R.D.C.T. AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF HIGHMEADOW DRIVE;

THENCE NORTH 89°31'58" EAST, WITH THE NORTH LINE OF SAID LOT 4R1 AND SAID SOUTH RIGHT-OF-WAY LINE OF HIGHMEADOW DRIVE, A DISTANCE OF 201.65 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "METROPLEX" FOUND FOR THE NORTH CORNER OF A CORNER CLIP AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE OF HIGHMEADOW DRIVE AND THE WEST RIGHT-OF-WAY LINE OF HIGHMEADOW DRIVE AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS 50.00 FEET;

WITH SAID CORNER CLIP THE FOLLOWING:

WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 22.80 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 43°31'56" EAST, 22.61 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "METROPLEX" FOUND;

SOUTH 31°19'51" EAST, A DISTANCE OF 17.14 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "METROPLEX" FOUND;

THENCE SOUTH 0°19'56" EAST, WITH THE EAST LINE OF SAID LOT 4R1 AND SAID WEST RIGHT-OF-WAY LINE OF HIGHMEADOW DRIVE, A DISTANCE OF 186.94 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "METROPLEX" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 4R1 AND THE NORTHEAST CORNER OF LOT 1, BLOCK A OF THE BRIDGE ENRICHMENT CENTER ADDITION, AN ADDITION TO THE CITY OF AUBREY, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 2021-5, O.P.R.D.C.T.;

THENCE SOUTH 89°39'53" WEST, WITH THE SOUTH LINE OF SAID LOT 4R1 AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 225.44 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "METROPLEX" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 4R1 AND THE NORTHWEST CORNER OF SAID LOT 1 AND THE NORTH NORTHEAST CORNER OF LOT 1R, BLOCK A OF SAID BLUE DIAMOND ADDITION AND SAME BEING THE SOUTHEAST CORNER OF SAID LOT 2R;

THENCE NORTH 0°27'57" WEST, WITH THE WEST LINE OF SAID LOT 4R1 AND THE EAST LINE OF SAID 2R, A DISTANCE OF 217.65 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.121 ACRES (48,824 SQUARE FEET) OF LAND.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, CLR REALTY GROUP, LLC. DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS, LOT 4R1R, BLOCK A OF GARLAND WILSON ADDITION, AN ADDITION TO THE CITY OF AUBREY, DENTON COUNTY, TEXAS AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER THE STREETS AND EASEMENTS AS SHOWN HEREON.

BY: _____

NAME/TITLE:_____

DATE:_____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED, _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND THE CAPACITY THEREIN STATED;

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2025.

_____
NOTARY PUBLIC, STATE OF TEXAS

LEGEND

SUBJECT PROPERTY LINE
ADJOINER LINE
EASEMENT
IRON ROD FOUND (IRF) (AS NOTED)
"X" CUT FOUND

ABBREVIATIONS

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
(XXXX) = DEED CALLS
P.O.B. = PLACE OF BEGINNING

REVISION

NO.	DESCRIPTION	DATE

OWNER

CLR REALTY GROUP, LLC.
10553 BARTLETT DRIVE
FRISCO, TEXAS 75035

SURVEYOR

TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
481 WINSCOTT ROAD, Ste. 250 • BENBROOK, TEXAS 76126
TELEPHONE: (817) 744-7012 • FAX (817) 744-7554
TEXAS FIRM REGISTRATION NO. 10040504
WWW.TOPOGRAPHIC.COM

FINAL PLAT

LOT 4R1R, BLOCK A
GARLAND WILSON ADDITION
1.121 ACRES (48,824 SQ. FT.)
F. TREVINO SURVEY, ABSTRACT NO. 1243
BEING A REPLAT OF LOT 4R1, BLOCK A OF GARLAND WILSON ADDITION, AN ADDITION TO THE CITY OF AUBREY, DENTON COUNTY, TEXAS AS RECORDED IN INSTRUMENT NO. 2020-387, O.P.R.D.C.T.

FILE: FP_BL_HIGHMEADOWS_20250506		REVISION
DRAFT: BWM	CHECK: FCN	0
SHEET: 1 OF 1	DATE: 05/06/2025	

City Council Meeting
Staff Report
May 22, 2025

Agenda Item
Conduct a Public Hearing, consider, and act on an Ordinance amending Section 6 of Exhibit 14A, “Zoning Ordinance,” in Chapter 14, “Zoning” of the Code of Ordinances of the City of Aubrey, Texas to adopt regulations applicable to Tobacco Shops in the Shopping Center (SC) and Commercial (C) Zoning Districts, and to adopt a Conditional Use Permit (CUP) requirement within those Districts, to provide regulations for approval of such use, to provide for Tobacco Shop use within the Industrial District, amending Section 4, “Definitions”; providing a penalty; and providing an effective date.

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

Summary
The current Zoning Ordinance of the City of Aubrey allows the Tobacco Shops use by right in Shopping Center (SC) and Commercial (C) Zoning Districts.
The purpose of this amendment is to move tobacco shops out of Shopping Center and Commercial Zoning Districts and to restrict the by right location of this land use to the Industrial Zoning District for the health and safety of the citizens of Aubrey.

Further, any approval of tobacco shops in the Industrial (IND) Zoning District would be established through the Conditional Use Permit process (CUP) that allows City staff to grant approval to establish a proposed tobacco shop subject to the application meeting certain specific regulations and development & operational standards. The regulations proposed are outlined below.
The tobacco shop use shall be allowed in the Industrial (IND) Zoning District with a CUP if both of the following regulations:

1. The tobacco shop use shall be located a minimum of 1,000 feet from any public school; and
2. The tobacco shop use shall be located a minimum of 1,000 feet from another tobacco shop.

The following are proposed development and operational standards that must be maintained in order to retain the CUP approval and/or the Certificate of Occupancy (CO), including but not limited to:

1. Not allowing a minor to enter or remain within the premises without his or her parent or legal guardian present;
2. Not allowing the consumption of tobacco products on the premises; and

3. A tobacco shop that is located in a building sharing one or more common walls or sharing a common attic space with another retail or commercial establishment shall not allow product use on the premises in a manner that interferes with the adjacent establishment’s use or enjoyment of the premises. Testing of products prior to purchase shall be permitted.

Any existing tobacco shop located within the city limits of the City of Aubrey will be considered a “legally nonconforming use” and may continue operating subject to the regulations in Section 26. “Nonconforming

Uses” in the Zoning Ordinance.

Any breach of the regulations and/or development and operational standards detailed in this ordinance by any tobacco shop that has been issued a Conditional Use Permit and subsequently a Certificate of Occupancy for the same shall be considered nonconforming and forfeit the rights granted under the CUP and/or CO. The proprietor will be allowed a period of ten (10) days to sufficiently correct the breach of regulations in the notice without further change in status.

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

RECOMMENDATION:
Staff recommends approval of the zoning ordinance amendment for Tobacco Shops.

PLANNING & ZONING COMMISSION RECOMMENDATION:
The Planning and Zoning Commission unanimously recommended (6-0) the zoning ordinance amendment for Tobacco Shops with the following additions to the proposed regulations:
1. The City Attorney will provide additional terms for definitions to include any and all tobacco uses such as smoke, smokeless, or other consumer products.
2. Distance requirements shall be clarified to measure from property-to property line.
3. Testing of products prior to purchase is permitted inside the store.

The proposed ordinance includes the P&Z Commission's recommendations.

MOTION OPTIONS:
The City Council may:

1. Approve the ordinance amendment as presented;
2. Approve the ordinance amendment with additional conditions; or
3. Deny the ordinance amendment.

Attachments:

1. Ordinance for Tobacco Shops amendment

Financial Summary

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to approve the amendment to the Zoning Ordinance for Tobacco Shops.

CITY OF AUBREY, TEXAS

ORDINANCE NO. 904-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS, AMENDING THE CODE OF ORDINANCES, CITY OF AUBREY, TEXAS, CHAPTER 14 "ZONING" TO PROVIDE FOR AND ALLOW "TOBACCO SHOPS" IN CERTAIN ZONING DISTRICTS; PROVIDING FOR THE CONSIDERATION OF SUCH USE THROUGH THE CONDITIONAL USE PERMIT PROCESS ("CUP"); PROVIDING DEFINITIONS; PROVIDING REGULATIONS FOR THE APPLICATION, APPROVAL OR DENIAL; PROVIDING FOR EXCEPTIONS; AND RENUMERING CERTAIN SECTIONS OF THE CURRENT ORDINANCE AS NECESSARY RELATED TO ALCOHOL SALES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Aubrey, Texas City Council ("City Council") recognizes that the regulation of property is a necessity for safe, healthy, and orderly development; and

WHEREAS, the City Council has in the past adopted regulations related to zoning and uses of land within the City limits; and

WHEREAS, the City Council has determined that it should amend certain provisions in the Code of Ordinances, City of Aubrey, Texas (the "Aubrey Code") to allow Tobacco Shops within the City, and that the process for approving businesses selling tobacco, CBD and other hemp derived products should be through the Conditional Use Permit ("CUP") process; and that regulations and distance requirements should be established, that definitions should be provided, and that exceptions may be made to the ordinance as the City Council sees fit; and

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

Section 1. The above-stated recitals are incorporated herein as if set forth in full for all purposes.

Section 2. In accordance with Chapter 1, Section 1.01.007 of the Aubrey Code, the City Council hereby approves and adopts amendments to the provisions of Chapter 14 "Zoning," Exhibit 14A "Zoning Ordinance," as follows:

1. Section 16, "SC - Shopping Center" Remove from subsection 16(C) "Approved Uses" number "(56) "Tobacco Shops."
2. Section 17, "C - Commercial" Remove from subsection 17(C) "Approved Uses" number "(69) Tobacco Shops."
3. Section 18, "IND - Industrial" Add to subsection 18(D), "Conditional Uses," a new subsection: "18(D)(11) Tobacco Shops. See regulations in Section 6-A C, Conditional Use Permit Required for Tobacco Shops."
4. Section 6-A, Conditional Use Permits, add a new Subsection C, as set forth below, with all other provisions of Section 6-A remaining in full force and effect:

§ 6-A. CONDITIONAL USE PERMITS.

A. CONDITIONAL USE PERMIT REGULATIONS AND PROCESS.

B. CONDITIONAL USE PERMIT REQUIRED FOR CERTAIN ALCOHOL BEVERAGE SALES.

"C. CONDITIONAL USE PERMIT REQUIRED FOR TOBACCO SHOPS.

(1) Distance Requirements. Tobacco shops may be allowed in the IND – Industrial Zoning District through the CUP process if the shop meets both of the following distance regulations:
   (a) The tobacco shop shall be located a minimum of 1,000 feet from any public, private, or parochial school; and
   (b) The tobacco shop shall be located a minimum of 1,000 feet from another tobacco shop. The measurement of the distance requirements for tobacco shops shall be in a direct line from the property line of one property line to the other property line.

(2) Development and Operational Standards. Tobacco shops must meet and maintain the following standards:
   (a) The tobacco shop shall not allow or permit a minor person to enter or remain within the premises without being accompanied by his or her parent or legal guardian.
   (b) A tobacco shop that is located in a building sharing one or more common walls or sharing a common attic space with another retail or commercial establishment shall not allow product use on the premises in a manner that interferes with the adjacent establishment's use or enjoyment of the premises. Limited product testing prior to purchase is permitted inside the shop.

(3) Failure to comply. Any breach of the regulations and/or development & operational standards detailed in this ordinance by any tobacco shop that has been issued a Conditional Use Permit and subsequently a Certificate of Occupancy for same shall be considered nonconforming and forfeit the rights granted under the CUP and/or CO. The proprietor shall be allowed a period of ten business (10) days to sufficiently correct the breach of regulations in the notice without further change in status.

(4) Any existing establishment meeting the definition of a "tobacco shop" and retaining a valid Certificate of Occupancy as of the date of the adoption of this ordinance may remain in business so long as there is no lapse in operation of more than six months and/or the business changes ownership. Should either of these conditions exist, the Certificate of Occupancy shall be revoked and the establishment would no longer meet the criteria for legal nonconforming use – see also Chapter 14A, Section 26, "Nonconforming Uses."

(5) Any Tobacco Shop application that the director determines needs additional scrutiny may be brought to the Planning & Zoning Commission for a recommendation and to City Council for a decision through the Specific Use Process (SUP). In addition, should an application for a Tobacco Shop fail to meet the distance requirements listed in (1), above, the application may be considered by the Planning & Zoning Commission for a recommendation and to City Council for a decision through the Specific Use Permit process (SUP).

(6) Tobacco Shop Definitions:
   (a) “Tobacco” means any preparation of nicotine-rich leaves which are cured and/or processed for use in smoking, chewing, or otherwise absorbing, inhaling, snorting, sniffing, or ingesting into the human body.
   (b) “Tobacco Product” means any product in leaf, flake, plug, liquid, or any other form which contains nicotine derived from the tobacco plant, or otherwise derived, which is intended to enable human consumption. For the purposes of this chapter the term “tobacco product” excludes any product that has been specifically approved by the Unites States Food and Drug Administration (FDA) for sale as a tobacco/smoking cessation product or for other medical purposes, where such product is marketed and sold solely for such a purpose.
   (c) “Tobacco Shop” means a retail establishment utilized primarily for the sale of cigarettes, electronic cigarettes, vaping devices, cigars, tobacco, CBD, pipes, edibles and other devices for the inhalation or consumption of tobacco, CBD or other hemp derived products, and other smoking supplies or paraphernalia, with no on-site smoking or tobacco consumption. Limited product testing prior to purchase is permitted inside the shop.
   (d) “Paraphernalia” means any device or instrument that is primarily designed for the smoking, chewing, or otherwise absorbing inhaling, snorting, sniffing, or ingesting into the body of tobacco, CBD or other hemp derived products as defined in the Texas Health and Safety Code. Items and devices classified as paraphernalia include but are not limited to the following: pipes, punctured metal bowls, bongs, water bongs, electric pipes, e-cigarettes, e-cigarette juice, vaporizers, hookahs, and devices for holding burning material. Lighters and matches are excluded from the definition of paraphernalia.
   (e) “E-Cigarette” means a battery-operated device that is typically designed to resemble a traditional cigarette and is used to inhale a nicotine, CBD or hemp containing vapor whereby the user does not produce smoke. Also referred to as a “vapor smoking device” or more commonly as “vapes.”
   (f) “CBD” is defined in Section 443.001 of the Texas Health and Safety Code, meaning a nonintoxicating cannabinoid found in cannabis and hemp. CBD shall also include all other hemp-derived products.

Section 3. Savings, Severability and Repealing Clauses. All ordinances of the City in conflict with the provisions of this ordinance are repealed to the extent of that conflict. If any provision of this ordinance shall be held to be invalid or unconstitutional, the remainder of this ordinance shall continue in full force and effect the same as if such invalid or unconstitutional provision had never been a part hereof. The City declares that it would have passed this ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional or invalid.

Section 4. Penalty Clause. It shall be a Class C misdemeanor to violate any provision of this ordinance or the regulations adopted hereunder. The amount to be paid upon conviction shall not exceed the amount set forth and as applicable in the Aubrey Code or in said regulations, or the highest amount allowed by law, whichever is lower. Each day such violation shall continue, or be permitted to continue, shall be deemed a separate offense.

Section 5. Effective Date. This ordinance amendment shall take immediate effect upon passage, or upon completion of any publication required by law, whichever occurs later, and it is accordingly so ordained. The City Secretary is directed to ensure such publication takes place.

PASSED by the City Council of the City of Aubrey, Texas, this 22nd day of May, 2025.

APPROVED:

_____
Chris Rich, Mayor

ATTEST:

_____
Jenny Hicks, City Secretary

APPROVED AS TO FORM:

_____
Patricia A. Adams
City Attorney

City Council Meeting
Staff Report
May 22, 2025

Agenda Item
Conduct a Public Hearing, consider and act on an Ordinance for an amendment to Chapter 14, “Zoning Ordinance,” Exhibit 14A, “Zoning” of the Code of Ordinances of the City of Aubrey, Texas to amend Section 6, ”Conditional Uses and Specific Use Permits,” to adopt a Conditional Use Permit process to allow for the sale of specified types of alcoholic beverages in certain zoning districts and to provide a Specific Use Permit for the sale of specified types of alcoholic beverages in certain zoning districts, to establish regulations and fees for such application processes, to provide definitions, to provide an Alcohol and Zoning District Use Chart, and to allow minor editorial changes in Section 6 to provide clarity.

Staff Contact
Helen-Eve Beadle, Planner
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469-360-6618

Summary
The current regulations regarding alcohol sales are detailed in Chapter 14A, “Zoning, Section 6, “Conditional Uses and Specific Use Permits,” subsection 6C, “SPECIFIC USE PERMITS REQUIRED FOR ALCOHOLIC BEVERAGES SALES.” (Ordinance 852-24, adopted on June 27, 2024).

Since that time, it has been suggested that specific types of businesses that include the sale of alcoholic beverages are less intense and do not require as much review and could be afforded a more expedited review process rather than utilizing the more lengthy Specific Use Permit process for approval. To that end, the following proposed amendment proposes to remove the Specific Use Permit requirement for certain land uses in the Zoning Ordinance and to instead place them subject to the Conditional Use Permit process. This process allows staff to ascertain if the proposed application meets the regulations established by the City Ordinance and Texas Alcohol Beverage Commission (TABC) for distance requirements of the business from public schools, public hospitals, and churches and to ensure other public health, safety, and welfare standards are being met.

The proposed amendment would allow the following types of businesses that have less impact on surrounding uses to be approved for the sale of alcoholic beverages through the Conditional Use Permit (that is, approved by staff review):

- Restaurant with Alcohol Sales,
- Brewpub,
- Event Center,
- Winery with on-site sales,
- Convenience Store,
- Grocery Store,
- Private Club, and
- Special Event sponsored or organized by the City of Aubrey.

Businesses that involve more intense use, that have operations in need of stricter scrutiny for the protection of public health, safety and welfare, and that have more impact on surrounding land uses will continue to use the

Specific Use Permit (that is, the process that requires review and approval of each application by Planning & Zoning Commission and the City Council with public hearings at each meeting):

- Package Store or Liquor Store,
- Bar or Tavern, and
- Distillery.

In order to more clearly delineate between Conditional Use Permits (CUPs) and Specific Use Permits (SUPs), it was necessary to reformat portions of Chapter 14A, Section 6 as follows:

Section 6-A will now be titled “Conditional Use Permits” with

- Subsection A, “Conditional Use Permit Regulations and Process”
- Subsection B, “Conditional Use Permit Required for Certain Alcohol Beverage Sales”

Under this section, if a proposed business intending to include the sale of alcoholic beverages does not meet the distance requirements stated in Subsection B, then the applicant may apply for a Specific Use Permit (SUP) and a variance approval from City Council.

Further, there will now be a new Section 6-B, titled “Specific Use Permits” with

- Subsection A, Specific Use Permit Regulations and Process”
- Subsection B, Specific Use Permit Required for Certain Alcohol Beverage Sales”

A chart delineating the various land uses and the zoning district in which they may be considered is also included in the Zoning Ordinance amendment.

It is anticipated that other land uses may be added to either Section 6-A, Conditional Use Permits or Section 6-B, Specific Use Permits in the future. The new numbering scheme will make these additions easier to codify.

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

RECOMMENDATION:
Staff recommends approval of the ordinance amendment.

RECOMMENDATION:
The Planning and Zoning Commission unanimously recommended (6-0) the ordinance amendment for alcoholic beverage sales for City Council approval at their May 8, 2025 meeting.

MOTION OPTIONS:
The City Council may:

1. Approve the proposed Zoning Ordinance amendment;
2. Approve the proposed Zoning Ordinance amendment with revisions; or
3. Deny the proposed Zoning Ordinance amendment.

Attachments:

1. Ordinance Alcoholic Beverage Sales Amendment

Financial Summary

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to approve the amendment to Section 6 of Zoning Ordinance for alcoholic beverage sales.

CITY OF AUBREY, TEXAS

ORDINANCE NO. 905-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS, AMENDING EXHIBIT 14A, "ZONING ORDINANCE," OF CHAPTER 14, "ZONING" OF THE CODE OF ORDINANCES OF THE CITY OF AUBREY, TEXAS, BY AMENDING SECTION 6, "CONDITIONAL USES AND SPECIFIC USE PERMITS" BY RENAMING SECTION 6, "CONDITIONAL USE PERMIT AND SPECIFIC USE PERMIT" AND ADOPTING NEW SECTIONS 6-A, "CONDITIONAL USE PERMITS" AND SECTION 6-B, "SPECIFIC USE PERMITS" TO PROVIDE FOR AND ALLOW "ALCOHOL BEVERAGE SALES" IN CERTAIN ZONING DISTRICTS THROUGH A SPECIFIC USE PERMIT ("SUP") PROCESS AND THROUGH A CONDITIONAL USE PERMIT ("CUP") PROCESS, AMENDING DEFINITIONS, AND AMENDING THE ALCOHOLIC BEVERAGE USE CHART; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS AS SET FORTH IN EXHIBIT A HERETO; PROVIDING A SAVINGS/REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CODIFICATION; PROVIDING THAT UPON CONVICTION FOR A VIOLATION OF ANY PROVISION OF THIS ORDINANCE, A PERSON SHALL BE GUILTY OF A CLASS C MISDEMEANOR, AND SHALL BE FINED A SUM NOT TO EXCEED $2,000.00 PER DAY OR PART OF A DAY UPON WHICH A VIOLATION OCCURS OR CONTINUES; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City of Aubrey, Texas (the "City") is a home rule municipality operating pursuant to State law, Texas Constitution, and its Home Rule Charter; and

WHEREAS, the City of Aubrey, Texas City Council ("City Council") recognizes that the regulation of property and land use is a necessity for safe, healthy, and orderly development; and

WHEREAS, the City Council has in the past adopted regulations related to zoning and uses of land within the City limits; and

WHEREAS, the City Council adopted Section 6, Conditional Uses and Specific Use Permits of Exhibit 14A, "Zoning Ordinance," of Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey on June 27, 2024, which regulates the sale of alcoholic beverages ("Section 6") within the City; and

WHEREAS, the City Council has determined that it should amend certain provisions in the Code of Ordinances, City of Aubrey, Texas (the "Aubrey Code") to allow the sale of alcoholic beverages within the City, and that the application process for businesses selling alcoholic beverages should include both a Specific Use Permit ("SUP") process and a Conditional Use Permit ("CUP") process in order to more efficiently process applications for the sale of alcoholic beverages; and

WHEREAS, Staff has reviewed Section 6, and based upon that review has recommended amendments to Section as necessary to implement both a SUP and a CUP process for the sale

of alcoholic beverages, and has identified related amendments to regulations contained therein, including amendments to definitions, distance requirements, and the Use Chart for alcoholic beverage sales as set forth in **Exhibit A** hereto; and

WHEREAS, after public notices were given in compliance with Texas law and public hearings were conducted, and after considering the information submitted at those public hearings and all other relevant information and materials, the Planning and Zoning Commission of the City (the "Planning and Zoning Commission") at its meeting on the 8th day of May, 2025 has recommended to the City Council to approve the proposed amendments to Section 6; and

WHEREAS, after complying with all legal notices, requirements, and conditions, a public hearing was held before the City Council at which it considered the recommendation of the Planning and Zoning Commission and, among other things, the character of the land and its suitability for particular uses, and compatibility with surrounding uses, with a view of encouraging the most appropriate use of land in the City, and the City Council does hereby find that the proposed amendments to Section 6 implementing the SUP and CUP processes, amending definitions, and updating the Use Chart for alcoholic beverage sales should be approved; and

WHEREAS, the City Council has determined that the proposed amendments serve the public health, safety, and welfare and should be adopted;

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

Section 1. Incorporation of Premises. The above-stated recitals are findings of the City Council and are incorporated herein as if set forth in full for all purposes.

Section 2. Amendment. Section 6, "Conditional Uses and Specific Use Permits" of Exhibit 14A, "Zoning Ordinance" of Chapter 14 "Zoning," of the Code of Ordinances of the City of Aubrey, Texas is hereby amended in its entirety and a new Section 6-A, "Conditional Use Permits" and Section 6-B, "Specific Use Permits" of Exhibit 14 A, Chapter 14 of the Code of Ordinances is hereby adopted to be and read in its entirety as set forth in **Exhibit A**, a copy of which is attached hereto and incorporated herein, and all other sections and subsections of Exhibit 14A, "Zoning Ordinance" of Chapter 14 "Zoning" of the Code of Ordinances of the City not expressly amended hereby shall remain in full force and effect".

Section 3. Savings/Repealing Clause. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of such ordinances shall remain in full force and effect.

Section 4. Severability. Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City of Aubrey hereby declares that it would have passed this Ordinance, and each section, subsection, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

Section 5. Codification. The City Secretary is hereby directed to authenticate this Ordinance by seal and signature and properly codifying this Ordinance and providing a printed copy for public review as required by Section 3.16 of the Aubrey Home Rule Charter.

Section 6. Penalty. Any person who violates or causes, allows or permits another to violate any provision of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine or penalty not to exceed $2,000.00 for each offense, and each occurrence of any violation of this Ordinance shall constitute a separate offense. Each day on which any such violation of this Ordinance occurs shall constitute a separate offense**.**

Section 7. Publication/Effective Date. This Ordinance shall become effective upon its passage and publication as required by law.

PASSED by the City Council of the City of Aubrey, Texas, this 22nd day of May, 2025.

APPROVED:

_____
Chris Rich, Mayor

ATTEST:

_____
Jenny Hicks, City Secretary

APPROVED AS TO FORM:

_____
Patricia A. Adams, City Attorney

Exhibit A
Section 6, "Conditional Use Permit and Specific Use Permit"
of Exhibit 14A, "Zoning Ordinance" of Chapter 14 "Zoning,"
of the Code of Ordinances of the City of Aubrey, Texas

§ 6-A. CONDITIONAL USE PERMITS.

A. CONDITIONAL USE PERMIT REGULATIONS AND PROCESS.

(1) Compatible and orderly development. A Conditional Use Permit (CUP) may be granted to allow compatible and orderly development which may be suitable only in certain locations and zoning districts if developed in a specific way or only for a limited period of time.

(2) Zoning District Compliance. Only those uses listed in the district regulations of the Zoning Ordinance with a designation of "C" may be granted a Conditional Use permit. A Conditional Use permit shall be effective from the date of approval until the terms of the condition of approval have been expended. For example: a Conditional Use permit may be issued for a construction trailer in single-family zoning district regulations, for which the permit shall be effective from the date of approval until the construction within the development is substantially complete, the terms of which shall be described with the approval letter issued on the effective date by the Director of Planning.

(3) Submittal Requirements. Conditional Use permit applications to be submitted for review shall be submitted in accordance with Section 5 of the City's Zoning Ordinance, Subsection Q Site Plans.

(4) Application Processing. All Conditional Use Permits shall be reviewed and approved administratively by staff. At the discretion of the Director of Planning, or designee, any Conditional Use Permit application may be forwarded to the Planning and Zoning Commission for action. The Director of Planning shall not have the authority to disapprove a Conditional Use Permit application and shall forward any application which the Director of Planning cannot approve to the Planning and Zoning Commission for action. The actions of the Planning and Zoning Commission may be appealed to the City Council. The City Council shall be the final approval authority.

(5) Conditional Use Standards. When considering applications for a Conditional Use permit, the Director of Planning shall, on the basis of the site plan and information submitted, evaluate the impact of the use on, and the compatibility of the use with, surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location.

(6) A certificate of occupancy shall not be issued until the final inspection shows that the project has been completed in accordance with the approved Conditional Use permit.

(7) Maintenance of the property in conformance with the approved Conditional Use permit shall thereafter be a condition of a valid certificate of occupancy. Failure to maintain the property in conformance with an approved Conditional Use permit shall be a violation of this Section.

B. CONDITIONAL USE PERMIT REQUIRED FOR CERTAIN ALCOHOL BEVERAGE SALES.

(1) Definitions.

(a) Alcoholic Beverage. Alcohol, or any beverage containing more than one-half (½) of one percent of alcohol by volume, which is capable of use for beverage

purposes, either alone or when diluted, (Texas Alcoholic Beverage Code Section 1.04 Definitions).

(b) Restaurant with Alcoholic Beverage Sales. A restaurant utilized for the retail sale of alcoholic beverages for on-premises consumption is defined as a place of business in which the consumption of food is the main source of income (alcohol sales should constitute less than fifty-one percent (51%) of the total restaurant sales) with the consumption of alcoholic beverages as a secondary source of income.

(c) Restaurant, with Micro-Brewery. An establishment that serves food and alcoholic beverages and that prepares handcrafted natural beer or ale intended for consumption on the premises as an accessory use.

(d) Brewpub. An establishment where the on-site brewing of beer occurs as well as tasting and/or retail sales.

(e) Event Center. A building, facility, or portion thereof, which is rented, leased, or otherwise made available to any person or group for a private event or function, including weddings, wedding receptions, conventions, association meetings, parties, and banquets, and that is generally not open to the public, whether or not a fee is charged. Also known as an assembly hall. See also “event venue” below.

(f) Event Venue. Similar to an Event Center, but of significantly smaller size, for example a renovated barn or a single room within a worship center.

(g) Special Event. Any festival, farmer's market, or other similar gathering that is open to the public without a charge for admittance and that is sponsored or organized by the City of Aubrey or to which the City of Aubrey is a partner with another organization, and which is held upon public property.

(h) Winery/Brewery Retail Sales. An establishment operated by the holder of a winery or brewery permit which has been lawfully issued to the permittee for the premises by the Texas Alcoholic Beverage Commission (or any successor entity thereto) in accordance with V.T.C.A., Alcoholic Beverage Code Ch. 16 for the on-premises consumption of wine and or beer.

(2) Alcohol Sales for Restaurants, Brewpubs, Convenience Stores, Grocery Stores, and Wineries in Certain Zoning Districts.

(a) Restaurants with Alcoholic Beverage Sales. Any such restaurant, defined in (1)(a), above, serving alcoholic beverages may be allowed in the General Retail (GR), Shopping Center (SC), Commercial (C), and Planned Development (PD) (with nonresidential uses) zoning districts through the application of a Conditional Use Permit, subject to the distance requirements and measurement standards described in Subsection (4) and (5), below. Restaurants shall not provide off-premises sales of alcoholic beverages through outside windows or drive through windows.

(b) Beer and Wine Sales. Convenience Store or Grocery Store. Alcoholic beverage sales for off-premises consumption (beer and wine only) may be allowed through a Conditional Use Permit (CUP) in the General Retail (GR), Shopping Center (SC), and Commercial (C) zoning districts. In addition, locations within a Planned Development District (PD) that have an underlying nonresidential zoning designation may be allowed through the CUP process subject to the distance requirements and measurement standards described in Subsection (4) and (5),

below. The sale of beer and wine in a commercial building shall be considered a secondary use, and sales of beer and/or wine are less than seventy-five percent (75%) of the total sales, such as within a convenience store or grocery store.

(c) Event Center and Event Venue Sales. Alcoholic beverages sales for on-premises consumption at an Event Center or Event Venue shall follow the application process as Restaurants with Alcoholic Beverage Sales, described in (2)(a), above and be subject to the distance requirements and measurement standards described in Subsection (4) and (5), below.

(d) Winery or Brewpub. A winery or brewpub may be allowed in the General Retail (GR), Shopping Center (SC), Commercial (C), Industrial (IND), and Planned Development District (PD) (with nonresidential uses) zoning districts through the application for a Conditional Use Permit, subject to the distance requirements and measurement standards described in Subsection (4) and (5), below.

(e) Private Club Regulations. Private clubs are allowed by right in the Downtown Business/ Government zoning districts and may be allowed in the General Retail (GR), Shopping Center (SC), Commercial (C), and Planned Development (PD) (with locations that are nonresidential in use) zoning districts with the application for a Conditional Use Permit, subject to the distance requirements and measurement standards described in Subsection (4) and (5), below.
  (i) All private clubs shall operate in accordance with a minimum of 35% of gross receipts be derived from the sale of food; and
  (ii) All Conditional Use permits issued for the operation of private clubs may be canceled, suspended, or revoked in accordance with the provisions of this ordinance, or as the same shall be amended, which is incorporated herein by reference and made a part hereof for all purposes.

(3) Sale of Alcoholic Beverages Prohibited in Residential Zoning Districts. The sale of alcoholic beverages is not allowed in areas zoned for residential use, including but not limited to planned development districts (PD) approved exclusively for residential uses. Except as otherwise specifically allowed by TABC or as otherwise provided herein, the sale of alcoholic beverages for on-premises consumption for "Country Clubs," "Golf Courses, Private Country Clubs" and "Golf Courses, Public/ Municipal" in Single-Family Zoning Districts (AG-R, SF1, SF10, SF75, SFAC, MF, and PD) may be allowed through a Conditional Use Permit (CUP).

(4) Distance Requirements for Low Volume Sales. Low volume sales include the uses listed in (2)(a), above, and including but not limited to restaurants with alcohol sales, private clubs, beer and wine sales as a secondary use, and brewpubs. Except as otherwise specifically allowed by the Texas Alcoholic Beverage Commission or as otherwise provided herein, no alcoholic beverages may be sold within 300 feet from a church, place of worship, hospital, or a public or private school.

(5) Measurement. The method of measurement of such distances shall be in accordance with the terms of this section and the Texas Alcoholic Beverage Code, as amended. The measurement of the distance between the place of business and the establishment selling alcohol shall be as follows:

(a) Public or private school, day care or childcare facility: measured from the closest property line to property line, across intersections. When the alcohol sales are located on or above the fifth floor of a multistory building, the direct line shall be from the closest property line of the school or facility to the base of the multistory

building and vertically up to the floor of the business conducting alcohol sales.

(b) Church, place of worship, or public hospital: measured from the primary front door of the church or hospital to the property line, along street lines, across intersections, to the front door of the business conducting alcohol sales.

(6) Additional Relief from Distance Requirements. Should an application for alcohol sales not meet the distance requirements listed in (4), above, the applicant may apply for relief from the distance requirements through the Specific Use Permit process and a variance from the City Council.

(7) Fees established for Alcohol Sales. The fee for issuing a license or permit to operate, conduct, and maintain a business establishment selling alcoholic beverages in the City shall be in conformance with Aubrey Code of Ordinances, Appendix A. Fee Schedule and Chapter 4, Business Regulations, Article 4.02, Alcoholic Beverages.

§ 6-B. SPECIFIC USE PERMITS.

A. SPECIFIC USE PERMIT REGULATIONS AND PROCESS.

(1) Compatible and Orderly Development. A Specific Use Permit (SUP) may be granted to allow compatible and orderly development which may be suitable only in certain locations and zoning districts if developed in a specific way or only for a limited period of time.

(2) Zoning District Compliance. Only those uses listed in the district regulations of the Zoning Ordinance may be granted a Specific Use permit. A Specific Use permit shall be effective from the date of approval until the specific use is modified. For example: a Specific Use permit may be issued for a snow-cone stand in retail zoning district regulations, for which the permit shall be effective from the date of approval until the snow-cone stand is removed from the property, the terms of which shall be described with the approval letter issued on the effective date by the Director of Planning.

(3) Submittal Requirements. Specific Use permit applications to be submitted for review shall be submitted in accordance with Section 5 of the City's Zoning Ordinance, Subsection Q Site Plans.

(4) Application Processing. Specific Use permits shall be brought to the Planning and Zoning Commission for their recommendation to the City Council, which is the final authority for Specific Use permits. In each case, a public hearing and notice of said public hearing to all property owners within 200 feet of the subject property must be conducted, as detailed in Section 28, Amendments, of the Zoning Ordinance.

(5) Specific Use Permit Standards. When considering applications for a Specific Use Permit, the Planning and Zoning Commission in making its rendering its recommendation, or the City Council in rendering its decision, on the application, shall, on the basis of the application, and other information submitted, evaluate the impact of the specific use on, and the compatibility of the use with, surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location. The Planning and Zoning Commission and the City Council shall specifically consider the extent to which:

(a) Comprehensive Plan Consistency. The proposed use at the specified location is consistent with the goals, objectives and policies contained in the adopted Comprehensive Plan;

(b) Zoning District Consistency. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;

(c) Supplemental Standards. The proposed use meets all supplemental standards specifically applicable to the use as set forth in this chapter;

(d) Character and Integrity. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and, as required by the particular circumstances.

(6) A certificate of occupancy shall not be issued until the final inspection shows that the project has been completed in accordance with the approved Conditional Use permit.

(7) Maintenance of the property in conformance with the approved Specific Use permit shall thereafter be a condition of a valid certificate of occupancy. Failure to maintain the property in conformance with an approved Specific Use permit shall be a violation of this Section.

B. SPECIFIC USE PERMITS REQUIRED FOR CERTAIN ALCOHOLIC BEVERAGES SALES.

(1) Definitions.

(a) Alcoholic Beverage. Alcohol, or any beverage containing more than one-half (½) of one percent of alcohol by volume, which is capable of use for beverage purposes, either alone or when diluted.

(b) Bar or Tavern. An establishment principally for the sale and consumption of alcoholic beverages on the premises that derives seventy-five percent (75%) or more of its gross revenue on a quarterly (three-month) basis from the sale or service of alcoholic beverages, as defined in the Texas Alcoholic Beverage Code, for on-premises consumption. If an establishment is located in a hotel or motel, the gross revenues of the particular establishment, rather than the gross revenues of the entire hotel or motel, will be used in calculating the percentage of revenues derived from the sale or service of alcoholic beverages.

(c) Liquor Store or Package Store. A facility for the sale of beer, wine, and/or liquor not for on-premises consumption that derives seventy-five percent (75%) or more of its gross revenue from the on-premises sale of beer, wine, and/or liquor.

(d) Private Club. An establishment providing social and dining facilities, as well as alcoholic beverage service, to an association of persons united for a common goal, and otherwise falling within the definition of, and permitted under the provisions of the Texas Alcoholic Beverage Code, as the same may be hereafter amended, and as it pertains to the operation of private clubs.

(e) Winery. A wine-making facility that either ferments juices from grapes and/or other fruit, blends wines, or manufactures, bottles, labels, and packages wine, and/or performs any other activity authorized by Chapter 16, Winery Permit, of the Texas Alcoholic Beverage Code as amended.

(f) Winery/Brewery/Distillery. A manufacturing plant designed to distill alcoholic spirits such as wine, beer, ale, or liquor. No on-premises individual sales of alcoholic beverages are allowed.

(2) Permits Required for Alcohol Sales. Before any certification from the Texas Alcoholic Beverage Commission (TABC) or other documentation of approval is signed by any City representative, such certificate or documentation shall be submitted to the Planning and Zoning coordinator to ensure:

(a) That the application complies with all provisions of this and all applicable ordinances, including applicable distance requirements;

(b) That a Specific Use Permit (SUP) application is officially submitted with the payment of applicable fees;

(c) That proof is submitted that a representative of TABC has approved the submittal of an application for license; and

(d) That the Chief of Police or Director of Public Safety has reviewed the SUP application.

(e) Following the recommendation by the Planning and Zoning Commission and approval of the SUP application by the City Council, a license or permit shall be issued to the applicant to be used at a specific address, in a specific zoning district, for specific types of alcohol sales, as described in the application for a Specific Use Permit. Said license shall be subject to a City fee, as described in Section 6(C)(2). A certificate of occupancy for the business shall be submitted, reviewed, and approved prior to commencement of sales.

(3) Fees established for Alcohol Sales. The fee for issuing a license or permit to operate, conduct, and maintain a business establishment selling alcoholic beverages in the City shall be in conformance with Aubrey Code of Ordinances, Appendix A. Fee Schedule and Chapter 4, Business Regulations, Article 4.02, Alcoholic Beverages.

(4) Zoning Compliance Required. No permit shall be granted under the terms of this section unless the location at which the business is sought to be established and maintained is an allowed use under the Comprehensive Zoning Ordinance of the City as of or after the effective date thereof.

(5) Alcohol Sales for Package Stores, Bars or Taverns, or Distilleries in Certain Zoning Districts.

(a) Package Store. A facility for the sale of beer, wine, and/or liquor not for on-premises consumption that derives seventy-five percent (75%) or more of its gross revenue from the on-premises sale of beer, wine, and/or liquor may be allowed in the General Retail (GR), Shopping Center (SC), and Commercial (C) zoning districts with the application for a Specific Use Permit. Planned Development Districts (PD) with nonresidential uses may be allowed through a SUP. In addition, a package or liquor store shall not have walk-up window access and shall not have drive-through or drive- up access. A liquor (package) store shall be located in one of the following:

(i) In premises where two or more businesses are located within a single building (such as a “strip center”), the portion of the building that sells alcoholic beverages shall be coordinated with the rest of the building in terms of exterior materials, roof shape and materials, window size and number, entrances, and in all ways shall be compatible with the building setbacks, orientation, and relationship of building style to the other businesses within and near the structure and to the street. Signage should also be sized and contextually similar to the other business signs within the center.

(ii) In a stand-alone structure that shall have a minimum building square footage of 20,000 square feet.

(b) Bars or Taverns with Alcoholic Beverage Sales. A bar or tavern is defined as a business where the sale of alcoholic beverages for on-premises consumption is the primary source of income. Such bar or tavern serving alcoholic beverages may be allowed in the General Retail (GR), Shopping Center (SC), Commercial (C), and Planned Development Districts (PD) (with nonresidential uses) zoning districts with the application for a Specific Use Permit shall be subject to the following regulations and processes described in (5)(b)(i) through (xiii), above, with the exception that a bar or tavern shall not be located closer than three hundred (300) feet to any property used exclusively for religious or educational purposes. The method of measurement shall be in accordance with TABC rules allowing the vertical distance to count toward separation. A hotel shall not be considered a residential use for the purpose of this section. A bar or tavern shall be inspected and shall comply with all applicable local regulations, including but not limited to building codes, fire codes, plumbing codes, electrical codes and ordinances. Bars or taverns shall be regulated by Article 4.02 Alcoholic Beverages, Division 1, Generally, Section 4.02.009 Distance requirements applicable to certain establishments with high sales of alcoholic beverages, Section 10(b) and with the measurement method described in Section 10(c).

(c) Distillery. A distillery may be allowed in the General Retail (GR), Shopping Center (SC), Commercial (C) Industrial (IND), and Planned Development District (PD) (with nonresidential uses) zoning districts with the application for a Specific Use Permit. Distance requirements applicable to certain establishments with high sales of alcoholic beverages, Section 10(b) and with the measurement method described in Section 10(c).

(6) Specific Use Permit (SUP) Process for Alcohol Sales.

(a) SUP Required. Except as specifically provided herein, no persons shall manufacture, sell, offer for sale, distribute, or engage in any other activity for which a permit or license is required by the Texas Alcoholic Beverage Code within the City without first obtaining a Specific Use Permit to do so from the City. All of the provisions of the Specific Use Permit procedure shall apply as per the City's Code of Ordinances, Chapter 14, Exhibit 14A, Zoning Ordinance, as amended. In the event of a conflict between the general regulations governing Specific Use Permits and the provisions contained in this section, the provisions of this section shall control.

(b) SUP Application. In order for a person to engage in the sale of alcoholic beverages, a formal application for a SUP shall be filed with the planning and planning and zoning coordinator with the appropriate fee established by the City. The Planning & Zoning coordinator shall process the application by submitting it to the Planning & Zoning Commission for their review and recommendation to the City Council for approval or disapproval. The City Council will consider and approve or disapprove the granting of a SUP for the sale of alcoholic beverages.

(c) SUP Process. All SUP applications shall be considered by the Planning & Zoning Commission which shall make a recommendation on such application to the City Council. The City Council shall make the final decision on all SUP applications. Public hearings on the SUP application shall be required for both the Commission and the Council. Written notices of those hearings shall be sent to City of Aubreylandowners

within 200 feet of the subject property, and notice shall be published in the local newspaper as outlined in the Chapter 14, Zoning, Exhibit 14A, Zoning Ordinance, Section 28, Amendments, as amended.

(d) Site Plan/Floor Plan Required. The applicant shall submit a Site Plan/Floor Plan as part of the SUP application process in accordance with the City's Zoning, Chapter 14, Exhibit 14A, Zoning Ordinance, Subsection Q, Site Plans.

(7) Criteria for Approval of SUP. The following general conditions apply to all Specific Use Permits (SUP) allowing the sale of any alcoholic beverages:

(a) The applicant must design and operate the establishment forwhich an SUP is sought in such a manner that the proposed use or actual use of the premises shall not substantially increase traffic congestion or create overcrowding in the establishment or in the immediately surrounding area.

(b) The applicant must comply with applicable licensing and permit provisions of the Texas Alcoholic Beverage Code, as amended from the date of the issuance of the SUP by the City Council.

(c) As required, the applicant shall bear the burden of showing that the establishment does not exceed the limitation on gross receipts from the sales of alcoholic beverages applicable to its license and SUP. The applicant shall maintain accounting records of the sources of its gross revenue and allow the City to inspect such records during reasonable business hours

(d) The applicant shall, at all times, provide an adequate number of employees for security purposes to adequately control the establishment premises to prevent incidents of drunkenness, disorderly conduct and raucous behavior. The applicant shall consult with the chief of police/director of public safety who shall act in an advisory capacity to determine the number of qualified employees necessary to meet his/her obligation hereunder.

(e) The establishment shall provide adequate parking spaces to accommodate its employees and patrons. Provided however, the number of parking spaces shall never be less than those required for similar uses in that zoning district where the establishment is located.

(f) The applicant shall operate the establishment in such a manner as to prevent excessive noise, dirt, litter, and odors in the establishment and in the surrounding area and operate the establishment in such a manner as to minimize disturbance to surrounding property owners and in compliance with all applicable City ordinances and state laws.

(g) Unless specified as a condition of approval by the City Council for an SUP, a Specific Use Permit issued for any alcoholic beverage sales under this section shall automatically expire upon a change in use of the property, change of ownership to the property, and/or business, and/or upon the revocation, termination, or expiration of the certificate of occupancy.

(h) All Specific Use permits issued under this section shall be further conditioned that the same may be discontinued if the use for which the SUP was granted ceases to be operated at the permitted location for a minimum period of six (6) continuous months, or as otherwise provided for the revocation of SUPs, as outlined in the comprehensive zoning ordinance, as amended.

(i) It is unlawful for any person to sell, offer for sale, or deliver any beer, wine, or liquor, except within those hours as prescribed in the Texas Alcoholic Beverage Code, as amended, including but not limited to Chapter 105 of the Texas Alcoholic Beverage Code, as amended.

(8) Criteria for Denial of SUP. The City Council may deny an SUP if it affirmatively determines that the issuance of such SUP:

(a) The use is incompatible with the surrounding uses or property; or

(b) The use is detrimental or offensive to the neighborhood or contrary to the health, safety, and general welfare of the City and its inhabitants; or

(c) The use is found to be in noncompliance with any City ordinances, including without limitation failure to comply with any one (1) or more of the provisions of this section.

(9) Distance Requirements.

(a) High Volume Sales. High volume sales include package or liquor stores, bars or taverns, wineries, and distilleries. An establishment that derives seventy-five percent (75%) or more of the establishment's gross revenue from the sale of alcoholic beverages for on-premise consumption may not be located within 1,000 feet of a public school, private school, church, day care center or child care facility, as those terms are described by TABC. Alcohol sales for on-site consumption in an establishment defined as a "bar or tavern" shall not be located within 1,000 feet of another like business. Alcohol sales for off-premises consumption in an establishment defined as a "liquor or package store" shall not be located within 2,000 feet of another like business.

(b) Measurement. The method of measurement of such distances shall be in accordance with the terms of this section and the Texas Alcoholic Beverage Code, as amended. The measurement of the distance between the place of business and the establishment selling alcohol shall be as follows:

(i) Public or private school, day care or childcare facility: measured from the closest property line to property line, across intersections. When the alcohol sales are located on or above the fifth floor of a multistory building, the direct line shall be from the closest property line of the school or facility to the base of the multistory building and vertically up to the floor of the business conducting alcohol sales.

(ii) Church, place of worship, or public hospital: measured from the primary front door of the church or hospital to the property line, along street lines, across intersections, to the front door of the business conducting alcohol sales.

(c) Exception to Distance Requirements. Pursuant to Section 11 of Ord. 484-12, adopted on November 20, 2012, the City Council may allow variances to the distance requirement regulations in Section 9(a) and 9(b) of this Ordinance if the City Council determines that enforcement of the distance requirements in a particular instance is not in the best interest of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the City Council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines that a variance is in the best interest of the community.

(d) Upon recommendation by the Planning and Zoning Commission, the City Council

may allow an exception upon proof by the applicant that he/she meets the following criteria:

(i) Documented approval from surrounding property owners within the distance requirements for which the exception is sought;
(ii) Proof of preliminary approval from the Texas Alcoholic Beverage Commission;
(iii) A determination by Council that the enforcement of the regulations in a particular instance is not in the best interest of the public; and
(iv) After consideration of the health, safety, and welfare of the public and the equities of such regulation, the Council determines that the exception is in the best interest of the community.

(10) Special Events. Alcoholic beverage sales shall be permitted for special events as adopted in Chapter 4, Business Regulations, Article 2, Alcoholic Beverages, City of Aubrey Code of Ordinances.

(11) Sale, Consumption, and Possession of Alcoholic Beverages on public property.

(a) It shall be unlawful for any person to consume or possess any alcoholic beverage on:
(i) Any public street or alley in the City;
(ii) Any public place adjacent to any street or alley in the City;
(iii) Any city-owned or controlled park, including any reserved area within any park, playground, recreation center, cemetery, or any other area devoted to active or passive recreation, including all planted medians, pedestrian or bikeways, all parking lots servicing parks and public areas, landscaped parkways, triangles, and traffic islands maintained by the City;
(iv) Any public athletic field and all parking lots servicing such athletic fields; and
(v) Any public street, public alley, or public sidewalk within one thousand (1,000) feet of the property line of a facility that is a public or private school, including a parochial school, that provides all or any part of pre-kindergarten through twelfth grade in the buildings or on the grounds of any public school.

(b) Special Events. The sale of beer and/or wine shall be permitted for Special Events sponsored or organized by the City of Aubrey or to which the City of Aubrey is a partner with another organization, and which is held upon public property per the City of Aubrey Code of Ordnances, Article 4.02 Alcoholic Beverages.

(12) Establishments Selling Alcoholic Beverages in Existence Prior to this Ordinance.

(a) Establishments selling alcoholic beverages in existence prior to this ordinance being adopted are deemed to have not met the Specific Use Permit requirement.

(b) Existing establishments selling alcoholic beverages shall apply for a Specific Use Permit three (3) months prior to the TABC permit annual renewal.

USE CHART:

P = Permitted
S = Specific Use Permit
C = Conditional Use Permit
Permit Blank = not permitted

ALCOHOL BEVERAGE SALES					
ZONING DISTRICT	**GR**	**SC**	**C**	**IND**	**PD***
USE					
Convenience Store Sales of Beer and Wine	C	C	C	C	C
Grocery Store Sales of Beer and Wine	C	C	C		C
Bar or Tavern	S	S	S		S
Restaurant serving Mixed Beverages	C	C	C		C
Restaurant serving Beer and Wine	C	C	C		C
Winery	C	C	C	C	C
Brewpub	C	C	C	C	C
Winery/Brewery/Distillery	S	S	S	S	S
Winery/Brewery Retail Sales	C	C	C	C	C
Liquor Store or Package Store	S	S	S		S
Private Club	S	S	S		S

***Applies only to nonresidential portions of Planned Developments.

City Council Meeting
Staff Report
May 22, 2025

Agenda Item
Consideration and action on a Resolution granting a petition requesting annexation into the corporate limits of the City of Aubrey by Aubrey Independent School District, owner of approximately 6.25 acres of land, legally described as Tract 156D, Abstract No. 1243 out of the Francisco Trevino Survey, Denton County, Texas, generally located south of Spring Hill Road and East of Aubrey High School, setting a public hearing for the annexation and authorizing the City Secretary to cause notice of the hearing; and authorizing staff to negotiate and enter into a written services agreement with the property owner.

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

Summary
This resolution is for the annexation petition on the approximate 6.25 acres of land that the school district purchased and added to the east side of their existing high school property.

RECOMMENDATION:
Staff recommends approval of the resolution.

MOTION OPTIONS:
1. Approve the resolution; or
2. Deny the resolution.

Financial Summary

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to approve the resolution to annex the Aubrey ISD property.

RESOLUTION NO. 1006-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS, GRANTING A C-3 VOLUNTARY PETITION REQUESTING ANNEXATION INTO THE CORPORATE LIMITS OF THE CITY OF AUBREY BY THE PROPERTY OWNER OF APPROXIMATELY 6.25 ACRES OF LAND, LEGALLY DESCRIBED AS TRACT 156D, ABSTRACT NO. 1243 OUT OF THE FRANCISCO TREVINO SURVEY, DENTON COUNTY, TEXAS, GENERALLY LOCATED SOUTH OF SPRING HILL ROAD AND EAST OF AUBREY HIGH SCHOOL; PROVIDING FOR THE INCORPORATION OF FINDINGS; SETTING A PUBLIC HEARING FOR THE ANNEXATION; AUTHORIZING AND DIRECTING THE CITY SECRETARY TO HAVE NOTICES OF SUCH PUBLIC HEARING BE PROVIDED AS PRESCRIBED BY LAW; AUTHORIZING CITY STAFF TO NEGOTIATE AND EXECUTE A WRITTEN SERVICE AGREEMENT WITH THE PROPERTY OWNER; PROVIDING A SEVERABILITY CLAUSE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Aubrey (the "City") is a home rule municipality located in Denton County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas and the Aubrey City Charter; and

WHEREAS, the City received a petition requesting voluntary annexation from the property owner (the "Owner") of the Area (defined herein) containing all elements required by Section 43.0671 of the Texas Local Government Code (the "Petition"), attached hereto as Exhibit "A" and incorporated as if set forth fully herein; and

WHEREAS, a legal description and geographical depiction of the Area proposed to be annexed is included in the Petition, attached hereto as Exhibit "A"(the "Area"); and

WHEREAS, the City Council of the City (the "City Council") directs publication, mailing and distribution of notice(s) for a public hearing, as required by Chapter 43 of the Texas Local Government Code, to consider the annexation of the Area; and

WHEREAS, the City Council has investigated into, has determined and officially finds that no part of the Area is within the extraterritorial jurisdiction of any other incorporated city or town and is located within the extraterritorial jurisdiction of the City; and

WHEREAS, pursuant to Section 43.0672 of the Texas Local Government Code, prior to annexation, the City must first negotiate and enter into a written agreement with the Owner for the provision of municipal services for the Area and include: (1) a list of each service the City will provide on the effective date of the annexation; and (2) a schedule that includes the period within which the City will provide each service that is not provided on the effective date of the

proposed annexation; and

WHEREAS, the City Council has found and determined that the Petition is appropriate and that it is in the best interest of the City to grant the Petition.

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

Section 1. Findings Incorporated. The recitals and findings set forth above are true and correct and are incorporated into the body of this Resolution as if fully set forth herein.

Section 2. Petition Considered. The City Council hereby grants the Petition requesting the annexation into the corporate limits of the City by the Owner of the Property.

Section 3. Calling of Public Hearing and Providing Notices.

A. Calling of Public Hearing. The City Council hereby calls a public hearing about annexation of the Area, at which members of the public shall be given an opportunity to be heard at the following location and on the following date and time:

Aubrey City Council Chambers,
226 Countryside Drive, Aubrey, Texas 76227
June 26, 2025 at 6:00 p.m.

The ordinance annexing the Area may be adopted immediately following the public hearing called above.

B. Notice of Public Hearing. The City Secretary is hereby authorized and directed, in accordance with Chapter 43 of the Texas Local Government Code, to cause notice of the public hearing called by Section 3.A., on or after the twentieth (20th) day but before the tenth (10th) day before the date of such public hearing, to be (i) published once in a newspaper having general circulation in the City and in the above-described territory, (ii) mailed to any school district or public entity providing services to the Area, and (iii) posted on the City's website.

Section 4. Written Services Agreement. Prior to the institution of annexation, City staff is hereby authorized and directed to negotiate and enter into a written services agreement with the Owner for the extension of municipal services into the proposed area of annexation. The City Manager, or his designee, is hereby authorized to execute said agreement.

Section 5. Severability. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Resolution are severable, and if any phrase, clause, sentence, paragraph or section of this Resolution shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Resolution, since the same would have been enacted by the City Council without the incorporation of this Resolution of any such unconstitutional phrase, clause, sentence, paragraph, or section.

Section 6. Open Meetings. That it is hereby found and determined that the meeting at which this Resolution was passed was open to the public as required by law, and that public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551 of the Texas Government Code.

Section 7. Effective Date. This Resolution shall become effective from and after its adoption.

AND IT IS SO RESOLVED.

PASSED AND APPROVED by the City Council of the City of Aubrey, Texas, on this 22nd day of May, 2025.

_____
Chris Rich, Mayor

ATTEST:

_____
Jenny Hicks, City Secretary

Exhibit "A"
PETITION INCLUDING LEGAL DESCRIPTION AND DEPICTION OF AREA

Voluntary Annexation Petition (C-3)

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF AUBREY, TEXAS:

Aubrey I.S.D, the undersigned landowner ("Owner") of the hereinafter described tract(s) or parcel(s) of land ("Property"), hereby voluntarily petitions the City Council of the City of Aubrey, Texas, to annex the Property by extending the extraterritorial jurisdiction and present city limits so as to include as part of the City of Aubrey Texas, the Property, containing approximately 6.25 acres of land, described as follows:

Denton CAD ID 563322, generally located south of Spring Hill Road and east of Aubrey High School ; and being an approximate 6.25 acre tract of land situated in the Francisco Trevino Survey, Abstract Number 1243, Denton County, Texas, and being part of that same tract of land described by deed to Aubrey Independent School District, recorded under County Clerk's File Number 2023-28514, Real Property Records, Denton County, Texas, and being more particularly described and depicted in Exhibit A, attached hereto and made a part hereof.

The Owner desires to enter into a written agreement for municipal services with the City of Aubrey pursuant to Section 43.0672 of the Local Government Code. If any portion of the Property is appraised for ad valorem tax purposes as agricultural, wildlife management use or timber land under Chapter 23 of the Tax Code, the Owner certifies that it was offered a development agreement pursuant to Section 43.016 of the Local Government Code and still requested annexation.

I certify and attest that I have the authority to petition for annexation for the Property and have been provided such authority by others that have ownership interest in the Property subject to this request/petition. I further certify that the above-described Property is vacant and without residents or on which less than three qualified voters reside, is contiguous and adjacent to the City of Aubrey, Texas, and that this petition is signed and duly acknowledged by each and every person, corporation, or entity having an ownership interest in said Property.

[SIGNATURE PAGE TO FOLLOW]

OWNER:

AUBREY INDEPENDENT SCHOOL DISTRICT
a Texas Independent School District

By: _____

Name: Shannon Saylor

Its: Superintendent

STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me on the 28 day of March, 2025 by Shannon Saylor, Superintendent of Aubrey ISD, a Texas Independent School District

TERA MARIE MURPHY
Notary Public, State of Texas
Comm. Expires 10-07-2025
Notary ID 125456175

_____
Notary Public, State of Texas

EXHIBIT "A"

LEGAL DESCRIPTION
Aubrey Independent School District Tract

BEING a 6.250 acre tract of land situated in the Francisco Trevino Survey, Abstract No. 1243, Denton County, Texas, and being all of that certain tract of land described in a Deed to Aubrey Independent School District, as recorded in Document No. 2023-28514 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch square tube found for the Northwest corner of the above cited Aubrey Independent School District tract and the Southwest corner of Lot 4, Block B per the Final Plat of Neubauer Ranch Addition, Phase 1, as recorded in Document No. 2017-385 of the Plat Records of Denton County, Texas, said point also being in the East line of a called 48.3767 acre tract of land described in a Deed to Aubrey Independent School District, as recorded in Document No. 1993-35814 of the Real Property Records of Denton County, Texas, from which a 1/2 inch square tube capped "Cox 4577" found for the Northwest corner of said Lot 4 bears North 00°03'45" East a distance of 328.36 feet;

THENCE North 87°25'24" East departing the East line of said 48.3767 acre tract, and along the North line of said Aubrey Independent School District tract and the South line of said Lot 4, for a distance of 221.47 feet to a 1/2 inch square tube found for an angle point;

THENCE North 87°34'14" East continuing along the North line of said Aubrey Independent School District tract and the South line of said Lot 4, for a distance of 59.80 feet to a 5/8 inch iron rod with cap stamped "TNP" found for the Northeast corner of said Aubrey Independent School District tract, from which a 1/2 inch square tube capped "Cox 4577" found for the Southeast corner of said Lot 4 bears North 87°34'14" East a distance of 140.80 feet;

THENCE South 00°03'45" West departing the South line of said Lot 4, and along the East line of said Aubrey Independent School District tract, for a distance of 973.21 feet to a 5/8 inch iron rod with cap stamped "TNP" found for the Southeast corner of same, and being in the North line of a called 22.79 acre tract of land described in a Deed to Weldon Wilson and wife, Teresa Ann Wilson and Garland Wilson and Terri Wilson, as recorded in Document No. 2022-100361 of the Official Records of Denton County, Texas, from which a 1/2 inch iron rod capped "Metroplex RPLS 1849" found for the Southeast corner of that certain 25.018 acre tract of land described as Tract I in a Deed to Steven Kenley and wife, Kristin Kenley, as recorded in Document No. 2013-605 of the Official Records of Denton County, Texas, bears North 89°04'25" East a distance of 828.42 feet;

THENCE South 89°04'25" West along the South line of said Aubrey Independent School District tract and the North line of said 22.79 acre tract, for a distance of 117.63 feet to a 5/8 inch iron rod with cap stamped "TNP" found for an angle point, same being the Northwest corner of said 22.79 acre tract and the Northeast corner of Lot 4R2, Block A per the Replat of Garland Wilson Addition, as recorded in Document No. 2020-387 of the Plat Records of Denton County, Texas, from which a 1/2 inch iron rod found for the Southeast corner of said Lot 4R2 bears South 00°04'37" West a distance of 491.79 feet;

THENCE South 89°30'45" West along the South line of said Aubrey Independent School District tract and the North line of said Lot 4R2, for a distance of 163.38 feet to a 1/2 inch iron rod capped "Metroplex 10023300" found for the Southwest corner of said Aubrey Independent School District tract and the Southeast corner of said 48.3767 acre tract, from which a 1/2 inch iron rod capped "Metroplex RPLS 1849" found for an interior ell corner of said Lot 4R2 bears South 00°17'28" West a distance of 221.18 feet;

THENCE North 00°03'45" East along the West line of said Aubrey Independent School District tract and the East line of said 48.3767 acre tract, for a distance of 964.01 feet to the **POINT OF BEGINNING**, and containing 6.250 acres of land, more or less.

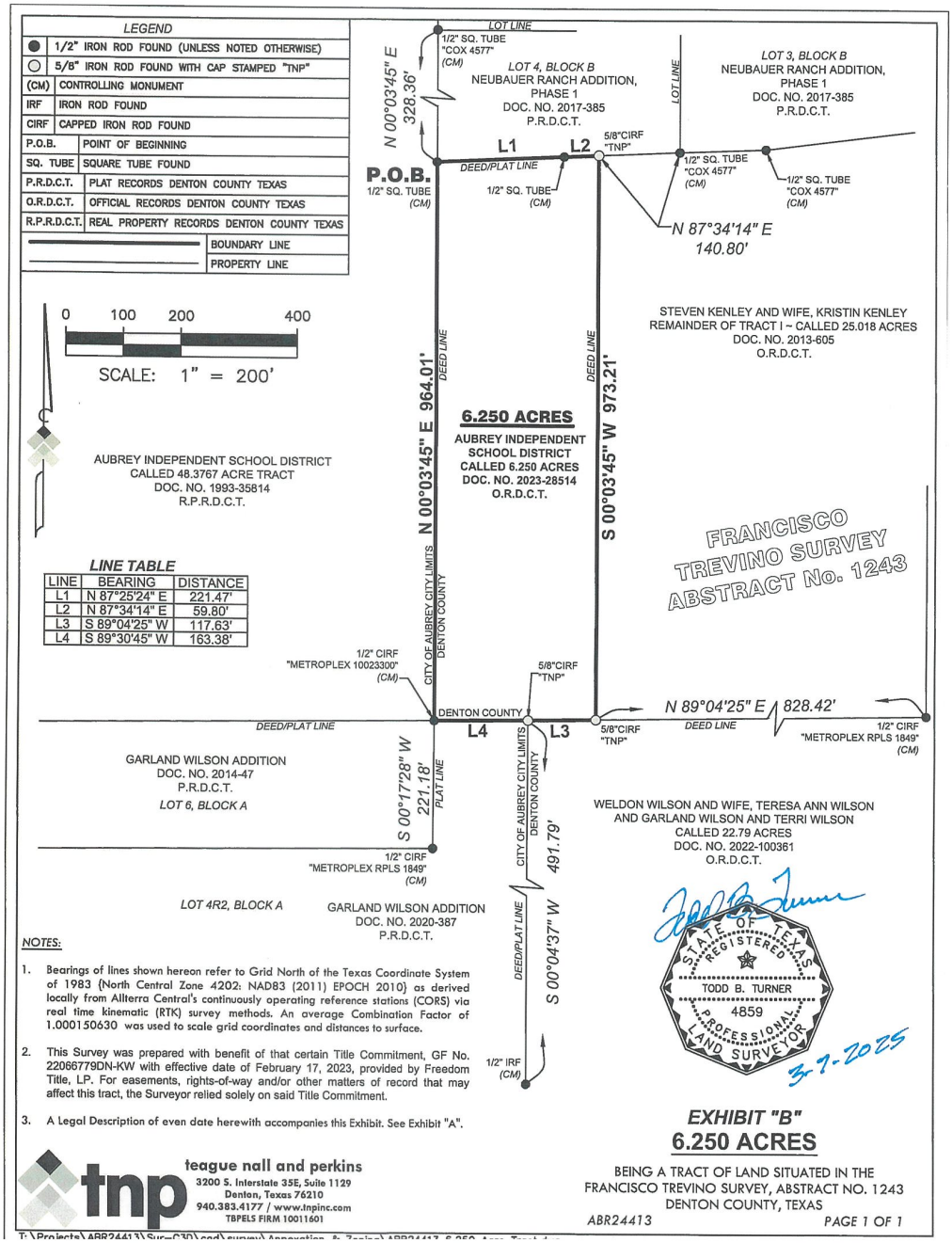
NOTES:

1. *Bearings are referenced to Grid North of the Texas Coordinate System of 1983 {North Central Zone 4202: NAD83 (2011) EPOCH 2010} as derived locally from RTK Network continuously operating reference stations (CORS) via real time kinematic (RTK) survey methods. The distances shown hereon represent surface values using a surface adjustment factor of 1.000150630 to scale from grid to surface.*

2. *An Exhibit of even date herewith accompanies this legal description. See Exhibit "B".*

Todd B. Turner, R.P.L.S. No. 4859
Teague Nall & Perkins, Inc.
3200 S. Interstate 35E, Suite 1129
Denton, Texas 76210
817-383-4177
Date: March 7, 2025




LEGEND
1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
5/8" IRON ROD FOUND WITH CAP STAMPED "TNP"
(CM) CONTROLLING MONUMENT
IRF IRON ROD FOUND
CIRF CAPPED IRON ROD FOUND
P.O.B. POINT OF BEGINNING
SQ. TUBE SQUARE TUBE FOUND
P.R.D.C.T. PLAT RECORDS DENTON COUNTY TEXAS
O.R.D.C.T. OFFICIAL RECORDS DENTON COUNTY TEXAS
R.P.R.D.C.T. REAL PROPERTY RECORDS DENTON COUNTY TEXAS
BOUNDARY LINE
PROPERTY LINE
0 100 200 400
SCALE: 1" = 200'
P.O.B.
1/2" SQ. TUBE
(CM)
N 00°03'45" E
328.36'
LOT LINE
1/2" SQ. TUBE
"COX 4577"
(CM)
LOT 4, BLOCK B
NEUBAUER RANCH ADDITION,
PHASE 1
DOC. NO. 2017-385
P.R.D.C.T.
LOT 3, BLOCK B
NEUBAUER RANCH ADDITION,
PHASE 1
DOC. NO. 2017-385
P.R.D.C.T.
L1
L2
5/8"CIRF
"TNP"
DEED/PLAT LINE
1/2" SQ. TUBE
(CM)
1/2" SQ. TUBE
"COX 4577"
(CM)
N 87°34'14" E
140.80'
STEVEN KENLEY AND WIFE, KRISTIN KENLEY
REMAINDER OF TRACT I ~ CALLED 25.018 ACRES
DOC. NO. 2013-605
O.R.D.C.T.
6.250 ACRES
AUBREY INDEPENDENT
SCHOOL DISTRICT
CALLED 6.250 ACRES
DOC. NO. 2023-28514
O.R.D.C.T.
N 00°03'45" E 964.01'
S 00°03'45" W 973.21'
DEED LINE
CITY OF AUBREY CITY LIMITS
DENTON COUNTY
AUBREY INDEPENDENT SCHOOL DISTRICT
CALLED 48.3767 ACRE TRACT
DOC. NO. 1993-35814
R.P.R.D.C.T.
FRANCISCO
TREVINO SURVEY
ABSTRACT No. 1243
LINE TABLE
LINE BEARING DISTANCE
L1 N 87°25'24" E 221.47'
L2 N 87°34'14" E 59.80'
L3 S 89°04'25" W 117.63'
L4 S 89°30'45" W 163.38'
1/2" CIRF
"METROPLEX 10023300"
(CM)
5/8"CIRF
"TNP"
DENTON COUNTY
N 89°04'25" E 828.42'
DEED LINE
1/2" CIRF
"METROPLEX RPLS 1849"
(CM)
DEED/PLAT LINE
L4
L3
5/8"CIRF
"TNP"
GARLAND WILSON ADDITION
DOC. NO. 2014-47
P.R.D.C.T.
LOT 6, BLOCK A
S 00°17'28" W
221.18'
PLAT LINE
WELDON WILSON AND WIFE, TERESA ANN WILSON
AND GARLAND WILSON AND TERRI WILSON
CALLED 22.79 ACRES
DOC. NO. 2022-100361
O.R.D.C.T.
1/2" CIRF
"METROPLEX RPLS 1849"
(CM)
CITY OF AUBREY CITY LIMITS
DENTON COUNTY
491.79'
S 00°04'37" W
DEED/PLAT LINE
LOT 4R2, BLOCK A
GARLAND WILSON ADDITION
DOC. NO. 2020-387
P.R.D.C.T.
1/2" IRF
(CM)
STATE OF TEXAS
REGISTERED
TODD B. TURNER
4859
PROFESSIONAL
LAND SURVEYOR
3-7-2025
NOTES:
1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202: NAD83 (2011) EPOCH 2010) as derived locally from Allterra Central's continuously operating reference stations (CORS) via real time kinematic (RTK) survey methods. An average Combination Factor of 1.000150630 was used to scale grid coordinates and distances to surface.
2. This Survey was prepared with benefit of that certain Title Commitment, GF No. 22066779DN-KW with effective date of February 17, 2023, provided by Freedom Title, LP. For easements, rights-of-way and/or other matters of record that may affect this tract, the Surveyor relied solely on said Title Commitment.
3. A Legal Description of even date herewith accompanies this Exhibit. See Exhibit "A".
tnp
teague nall and perkins
3200 S. Interstate 35E, Suite 1129
Denton, Texas 76210
940.383.4177 / www.tnpinc.com
TBPELS FIRM 10011601
EXHIBIT "B"
6.250 ACRES
BEING A TRACT OF LAND SITUATED IN THE
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
DENTON COUNTY, TEXAS
ABR24413
PAGE 1 OF 1

City Council Meeting
Staff Report
May 22, 2025

Agenda Item
Consideration and action on an Ordinance amending Article 6.04 "Garbage, Trash and Rubbish" of Chapter 6, "Health and Sanitation" of the Code of Ordinances by adopting definitions and amending regulations for open storage; providing a Penalty; and Providing an Effective Date.

Staff Contact
Daniel Salazar

Summary
This item was presented at the April City Council meeting and was tabled. It was requested that the language of Section 6.04.001 B. "Open Storage Prohibited" be revised to allow for temporary storage of items when waiting for disposal. The revised language has been provided for consideration.

- Open storage impacts community safety, public health, property values, and city esthetics.
- This Ordinance aims to set clear and fair standards for a cleaner and safer environment.
- Open storage often leads to trash and debris entering waterways.
- Fire hazards from flammable materials stored outdoors.
- Attracts pests like rodents, snakes, and insects.
- Potential for hazardous material runoff into soil and water.
- The ordinance would prevent illegal dumping on open lots.
- It would help preserve green and public spaces.

Financial Summary
N/A

Staff Recommended Action
Approve

Staff Recommended Motion
I move to approve Ordinance #898-25 amending Article 6.04 Garbage, Trash and Rubbish of the City of Aubrey Code of Ordinances.

Creating a Safer, Cleaner and More Livable City

The Case for a City Ordinance Prohibiting Open Storage

AUBREY
1867
TEXAS

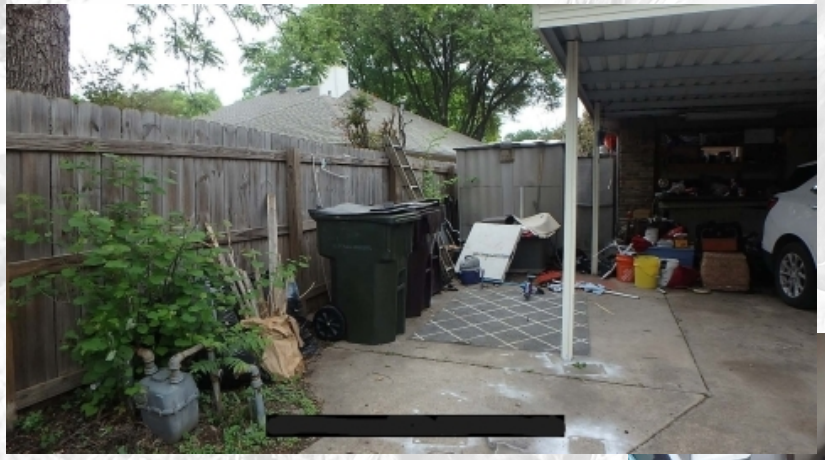
What is Open Storage

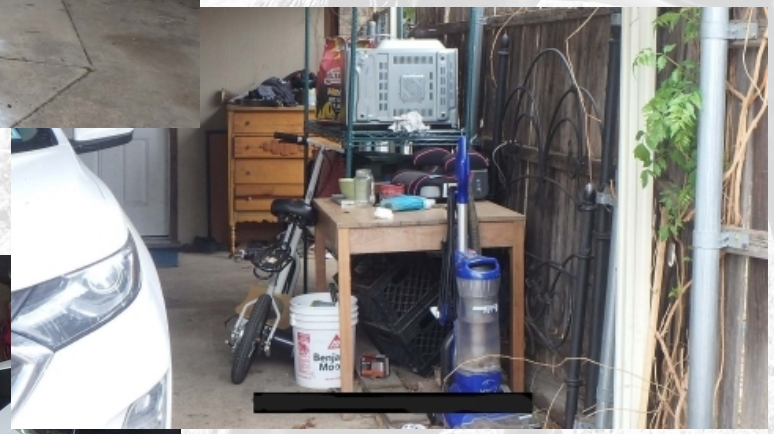
Open Storage is the outside storage of materials, goods, merchandise or equipment in open areas such as yards, lots, or vacant land.

This includes items like construction materials, appliances, furniture not meant for outdoor use, gas and oil containers, dolly's, ladders and coolers.

Open Storage does not include the storage of furniture, cooking equipment, heaters, firewood, fire pits, and other items designed to be stored outside of residential buildings if stored in a manner that does not create a risk to the health or safety of the public or constitute a public nuisance.

Why This Matters





Open storage impacts community safety, public health, property values, and city aesthetics.

This Ordinance aims to set clear and fair standards for a cleaner and safer environment.



Public Safety & Health Risks

- Open Storage often leads to trash and debris entering waterways.
- Fire hazards from flammable materials stored outdoors.
- Attracts pests like rodents, snakes, and insects.
- Potential for hazardous material runoff into soil and water.
- The ordinance would prevent illegal dumping on open lots.
- Would help preserve green and public spaces.



Visual Impact on Communities and Businesses

- Open storage creates a visual blight.
- Discourages neighborhood pride and investment.
- Deters new development and revitalization projects.

- Unsightly properties drag down neighboring home and business values.
- Negatively affects the city's image.
- Cleaner areas = higher appeal for buyers, renters, and investors.

Ordinance Change

New Ordinance: Open Storage 6.04.001
It is an offense for an owner, owner's representative, occupant or person with care, custody or control of property to allow open storage in a residential district.

Definitions:
Open Storage.
The outside storage of goods, materials, merchandise, or equipment on a lot or tract including the placement of storage containers such as vaults, shipping containers or other vehicles for storage. Open storage does not include the storage of furniture, cooking equipment, heaters, firewood, fire pits, and other items designed to be stored outside of a residential building if stored in a manner which does not create a risk to the health or safety of the public or constitute a public nuisance.

Definitions Continued:
Refuse - an object, matter or material that is worn out, used up, broken, discarded, decaying, rotting or of little value or use, including, but not limited to, clothing, plastic, rubber, paper, wood, cardboard, iron, metal, glass, stone, cord, rope, fragments of building materials, furniture, food, vegetation and other waste.

Parkway - The area lying between the street right-of-way line of any public street and/or alley, and the curb line of the street and/or alley; or if there is no curb line, the paved portion of the street and/or alley.

Conclusion

- A simple step with wide-reaching benefits.
- Improves safety, cleanliness, and livability.
- Beautification attracts tourism and business activity.
- Encourages responsible property maintenance.
- Reinforces existing zoning and beautification plans.
- Supports a strategic vision for orderly and sustainable growth.



CITY OF AUBREY, TEXAS
ORDINANCE NO. 898-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS AMENDING ARTICLE 6.04, "GARBAGE, TRASH AND RUBBISH", CHAPTER 6 "HEALTH AND SANITATION" OF THE CODE OF ORDINANCES OF THE CITY BY REPEALING SECTION 6.04.001, "STORING OR KEEPING" OF ARTICLE 6.04 AND ADOPTING A NEW SECTION 6.04.001, ENTITLED "DEFINITIONS; OPEN STORAGE PROHIBITED" OF ARTICLE 6.04; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR SAVINGS/CONFLICT; PROVIDING A PENALTY FOR VIOLATION UPON CONVICTION OF A FINE IN AN AMOUNT NOT TO EXCEED $2,000.00 FOR EACH OFFENSE, AND A SEPARATE OFFENSE SHALL OCCUR FOR EACH VIOLATION AND FOR EACH DAY UPON WHICH A VIOLIATION OCCURS OR CONTINUES; PROVIDING FOR CODIFICATION; PROVIDING FOR PUBLICATION AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Aubrey, Texas (the "City") is a home rule municipality operating pursuant to State law, Texas Constitution, and its Home Rule Charter; and

WHEREAS, the City Council desires to improve the City's ability to protect citizens of Aubrey by adopting additional regulations related to public health and sanitation; and

WHEREAS, the City Council is authorized to regulate open storage in a residential district in accordance with the Texas Constitution, the Texas Health and Safety Code, the Texas Administrative Code, and Texas Local Government Code; and

WHEREAS, the City previously adopted Article 6.04, Garbage, Trash and Rubbish as part of Chapter 6, "Health and Sanitation" of the Code of Ordinances of the City; and

WHEREAS, City Staff has recommended that Article 6.04 be amended to include definitions to assist with public understanding of the obligations for property maintenance and additional regulations applicable to open storage in areas zoned for residential use; and

WHEREAS, the City Council finds that adopting the proposed definitions and additional regulations related to open storage will promote the public health, safety, and general welfare of the residents of the City, and therefore the City Council finds that the proposed amendment to Article 6.04 should be adopted;

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

Section 1. Findings Incorporated. The recitals set forth above constitute the findings of the City Council and are incorporated into the body of this Ordinance as if fully set forth herein.

Section 2. Amendment. Article 6.04, "Garbage, Trash and Rubbish" of Chapter 6, "Health and Sanitation", of the Code of Ordinances of the City of Aubrey, Texas is hereby amended to repeal Section 6.04.001, "Storing or Keeping" and to adopt a new Section 6.04.001, entitled "Definitions; Open Storage Prohibited" which shall be and read in its entirety as follows, and all other sections, subsections, and paragraphs of Article 6.04 of Chapter 6, Health and Sanitation not expressly amended hereby shall remain in full force and effect without amendment:

Article 6.04. Garbage, Trash and Rubbish.

"**6.04.001. Definitions; Open Storage Prohibited**.

A. Definitions. The following words, terms and phrases as used in this Article, shall have the meaning set forth in this section:

Open Storage. The outside storage, display, or keeping of goods, materials, merchandise, or equipment on a lot or tract, including the placement or use of storage containers or other methods or vehicles for storage of such items or the placement of empty storage containers, outside of a structure enclosed on all sides. Open storage shall not include the storage of furniture, cooking equipment, outdoor heaters, firewood, fire pits, and other items designed to be stored outside of a residential building if displayed or stored in a manner which does not create a hazard for adjacent properties, does not provide a breeding ground for or attract insects, rodents, or other vermin, or otherwise cause or result in the creation of a risk to public health and safety or constitute a public nuisance.

Parkway. The portion of the public right-of-way between the curb or edge of street pavement and/or alley and the property boundary of the adjacent private property.

Refuse. Any object, matter, or material that is worn out, used up, broken, discarded, decaying, rotting, or of little value or use, including, but not limited to, clothing, plastic, rubber, paper, wood, cardboard, iron, metal, glass, stone, cord, rope, building materials, fragments of building materials, furniture, food, vegetation, and other decayable or non-decayable objects or waste.

B. Open Storage Prohibited. It shall be unlawful for a property owner, including an agent, contractor, or other representative of the owner, a tenant, lessee, occupant or other person having care, custody, or control of property located within a district zoned for residential use, to cause or allow Open Storage upon such property, upon or within the Parkway, or upon or within adjacent

public right-of-way and without having the open storage behind the main building and kept in such a manner that does not constitute a public nuisance or a public health and safety hazard."

Section 3. Cumulative Repealer. This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

Section 4. Severability. If any section, subsection, clause, phrase, or provision of this Ordinance, or the application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void, or unconstitutional, the remaining sections, subsections, clauses, phrases, and provisions of this Ordinance, or the application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

Section 5. Savings/Conflict. In the event of a direct conflict between the provisions of this Ordinance and any other regulation or rule prescribed by charter, another ordinance, resolution or other authorization of the City, the provisions of this ordinance shall control. Notwithstanding the foregoing, all rights and remedies of the City are expressly saved as to any and all complaints, actions, claims, or lawsuits, which have been initiated or have arisen under or pursuant to such conflicting Ordinance, or portion thereof, on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the conflicting Ordinance shall remain in full force and effect.

Section 6. Codification. The City Secretary is hereby directed to authenticate this Ordinance by seal and signature and properly codifying this Ordinance and providing a printed copy for public review as required by Section 3.16 of the Aubrey Home Rule Charter.

Section 7. Penalty. Any person who violates or causes, allows or permits another to violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof, shall be punished by a fine or penalty not to exceed Two Thousand Dollars ($2,000.00) for each offense, and each occurrence of any violation of this Article shall constitute a separate offense. Each day on which any such violation of this Article occurs shall constitute a separate offense.

Section 8. Effective Date. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED AND APPROVED by the City Council of the City of Aubrey, Texas this the 22nd day of May, 2025.

_____
CHRIS RICH, MAYOR

ATTEST:

_____
JENNY HCKS
CITY SECRETARY

APPROVED AS TO FORM:

_____
PATRICIA A. ADAMS
CITY ATTORNEY

City Council Meeting
Staff Report
May 22, 2025

Agenda Item
Consider and approve the Resolution of the Board of Directors of the Aubrey Municipal Development District Authorizing a Development Project; the Expenditure of Funds on Hand to Complete the Development Project; and Other Matters Incident and Related Thereto.

Staff Contact
Christine Gossett, MDD Executive Director
cgossett@aubreytx.gov
940-440-9343

Summary
At the May 13, 2025 meeting, the Aubrey Municipal Development District's Board of Directors approved a Resolution to undertake a development project and purchase real property with improvements located at 407 S. Main Street, Aubrey, Texas, to promote and develop new and expanded business enterprises in the City. The Development Project is an authorized project under Section 505.158, Texas Local Government Code; and the District intends to use funds on hand to complete the purchase of the Project in accordance with that certain One to Four Family Residential Contract executed on April 16, 2025, previously presented to the Board, for a purchase price of $350,000.

Financial Summary
The Aubrey MDD will spend $350,000 plus closing costs from it's funds on hand for the development project.

Staff Recommended Action

Staff Recommended Motion
The staff recommends a motion to approve the Resolution of the Board of Directors of the Aubrey Municipal Development District authorizing a Development Project and the expenditure of funds on hand to complete the development project and other matters related to the project.

The Council may also make a motion with conditions, table or deny the motion.

RESOLUTION 17-25

RESOLUTION OF THE BOARD OF DIRECTORS OF THE AUBREY MUNICIPAL DEVELOPMENT DISTRICT AUTHORIZING A DEVELOPMENT PROJECT; THE EXPENDITURE OF FUNDS ON HAND TO COMPLETE THE DEVELOPMENT PROJECT AND OTHER MATTERS INCIDENT AND RELATED THERETO.

WHEREAS, the Aubrey Municipal Development District (the "*District*") is a municipal development district created pursuant to Chapter 377 of the Texas Local Government Code, as amended (collectively the "*Act*") by the City of Aubrey, Texas (the "*City*"); and

WHEREAS, the District is authorized under the Act to undertake a development project, being a "project" as that term is defined by Sections 505.151-505.158, Texas Local Government Code, as amended; and

WHEREAS, pursuant to Section 377.071 of the Act, a Municipal Development District may acquire, sell, lease, convey, or otherwise dispose of property or an interest in property; and

WHEREAS, the District's Board of Directors (the "*Board*") has determined that it is advisable to undertake a development project, to wit: the purchase of real property with improvements located at 407 S. Main Street, Aubrey, Texas, 76227 (the "*Project*") and the Board expressly finds that undertaking the Project will promote and develop new and expanded business enterprises in the City and that the Project is an authorized project under Section 505.158, Texas Local Government Code; and

WHEREAS, the District's Board believes it is in the best interest of the citizens of the City that the use of the District's development project funds be used for the purchase of the District Project; and

WHEREAS, the District intends to use funds on hand to complete the purchase of the Project in accordance with that certain One to Four Family Residential Contract executed on April 16, 2025 (the "Purchase Contract") previously presented to the Board, for a purchase price of $350,000.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF AUBREY MUNICIPAL DEVELOPMENT DISTRICT AS FOLLOWS:

Section 1. The recitals set forth in the Preamble are incorporated into this resolution for all purposes.

Section 2. The Project is approved and the Board formally finds that the Project will promote new and expanded business enterprises in the City. The Board further authorizes the

expenditure of funds on hand in the amount of $350,000 plus the District's closing costs as set forth in the Purchase Contract.

Section 3. That any one or more of the Authorized Officers of the District listed in Section 4 below be, and each of them hereby is, authorized to negotiate, execute, acknowledge and deliver in the name and on behalf of District all such documents necessary to complete the purchase of the Project.

Section 4. That for the purpose of this resolution, the following persons, or the persons holding the following positions, are *"Authorized Officers"* duly authorized to enter into the transaction contemplated by this resolution in the name and on behalf of District:

Name	**Title**
Holly Drew	President
Erin Bogar	Secretary

Section 5. That this Resolution shall take effect immediately.

PASSED AND ADOPTED this 13 day of May, 2025.

AUBREY MUNICIPAL DEVELOPMENT DISTRICT

By: Holly Drew

Holly Drew, President

CITY OF AUBREY OFFICIAL SEAL AUBREY, TEXAS

ATTEST:

By: _____

Erin Bogar, Secretary

City Council Meeting
Staff Report
May 22, 2025

Agenda Item
Consideration and action on an Ordinance amending Ordinance No. 872-24, the ordinance adopting the fiscal year 2024-2025 budget for the Aubrey Municipal Development District, in order to budget funds for the purchase of property by the MDD.

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

Summary
Aubrey Municipal Development District is amending their fiscal year 2024-2025 budget to add the purchase of a downtown Aubrey property at a purchase price of $350,000.

Financial Summary
MDD cash reserves will be used to fund this purchase.

Staff Recommended Action
Approve

Staff Recommended Motion
I move to approve an Ordinance amending the fiscal year 2024-2025 budget.

CITY OF AUBREY, TEXAS

ORDINANCE NO. 906-25

AN ORDINANCE OF THE CITY OF AUBREY, TEXAS AMENDING ORDINANCE NO. 872-24, ADOPTING THE 2024 - 2025 FISCAL YEAR BUDGET TO BALANCE REVENUE SURPLUS, EXPENSE SURPLUS AND SHORTFALL; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR THE AMENDMENT OF THE 2024-2025 FISCAL YEAR BUDGET IN ACCORDANCE WITH EXHIBIT "A" HERETO; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Aubrey, Texas, ("City"), is a home rule municipality created in accordance with the provisions of Chapter 6 of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City Council adopted Ordinance No. 872-24 adopting the 2024-2025 Fiscal Year Budget of the City of Aubrey, Texas (the "2024-2025 Budget") and the City has been making expenditures and operating under the 2024-2025 Budget as required by law; and

WHEREAS, City Staff has submitted an amendment to the 2024-2025 Budget set forth in Exhibit "A" "FY 2025 Budget Amendment", a copy of which is attached hereto and incorporated herein; and

WHEREAS, the City Council has reviewed the proposed FY 2025 Budget Amendment and has determined that the proposed amendment is necessary and appropriate in order to accurately reflect revenue surplus, expense surplus, shortfalls and expenditures and should therefore be adopted;

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

SECTION 1. That all of the above premises are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. That the 2024-2025 Budget adopted by Ordinance No. 872-24 is hereby amended as set forth more specifically in **Exhibit "A"** hereto, and all line items, expenditures and revenues not expressly amended as set forth in Exhibit "A" shall remain in full force and effect without amendment.

SECTION 3. That this Ordinance shall become effective on and after its passage and adoption in accordance with state law and Charter.

PASSED AND ADOPTED this 22nd day of May, 2025.

_____

CHRIS RICH
MAYOR

ATTEST:

_____

JENNY HICKS
CITY SECRETARY

APPROVED AS TO FORM:

_____

PATRICIA A. ADAMS
CITY ATTORNEY

Exhibit “A”
FY 2025 Budget Amendment

Exhibit A

City of Aubrey
Budget Amendment
Fiscal Year Ending September 30, 2025
As of May 22, 2025

Account Number	Description	Current Budget	Change	Amended Budget
701-5176-09-5630	Property Purchase - MDD	$ 150,000	$ 350,000	$ 500,000

City Council Meeting
Staff Report
May 22, 2025

Agenda Item
Consideration and action on a Resolution authorizing Publication of Notice of Intent to Issue Certificates of Obligation, Series 2025.

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

Summary
This resolution authorizes the publication of notice of intention to issue certificates of obligation not to exceed $71.5 million and approving the preparation of a Preliminary Official Statement and a Notice of Sale and providing the effective date. The proceeds from the sale of the bonds will be used to fund general and I&S infrastructure and utility infrastructure.

Financial Summary
Tax exempt bond obligations not to exceed $71,500,000 with an amortization term of 25 years and standard 10 year par call. Pricing and Council approval scheduled for July 24, 2025 and closing and delivery of funds to the City on August 20, 2025.

Staff Recommended Action
Approve

Staff Recommended Motion
I move to approve the Resolution authorizing the publication of Notice of Intent to issue Certificates of Obligation.

RESOLUTION NO. 1007-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS, AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION; APPROVING THE PREPARATION OF A PRELIMINARY OFFICIAL STATEMENT AND A NOTICE OF SALE; AND PROVIDING FOR THE EFFECTIVE DATE THEREOF.

WHEREAS, the City Council (the "City Council") of the City of Aubrey, Texas (the "City"), deems it advisable to issue certificates of obligation (the "Certificates") of the City, in one or more series, in an amount not to exceed $71,500,000 and in accordance with the notice hereinafter set forth;

WHEREAS, the City desires to approve the preparation of a preliminary official statement (the "Preliminary Official Statement") and the preparation of a notice of sale ("Notice of Sale") if the Certificates are issued in a competitive sale, in anticipation of its issuance of the Certificates;

WHEREAS, the City Council has found and determined that a notice of intention to issue certificates of obligation should be published in accordance with the requirements of section 271.049 of the Texas Local Government Code; and

WHEREAS, it is hereby found and determined that the meeting at which this resolution is considered is open to the public as required by law, and public notice of the time, place and purpose of said meeting was given as required by Chapter 551, Texas Government Code.

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

Section 1. The findings, definitions and recitations set out in the preamble to this resolution are found to be true and correct and are hereby adopted by City Council and made a part hereof for all purposes.

Section 2. The City Secretary is hereby authorized and directed to cause to be published in the manner required by law and in substantially the form attached hereto as Exhibit A, a notice of the City's intention to issue the Certificates (the "Notice").

Section 3. The Notice shall be published once a week for two (2) consecutive weeks in a newspaper which is of general circulation in the City, the date of the first publication to be at least forty-six (46) days before the date tentatively set in the Notice for the passage of the ordinance authorizing the issuance of the Certificates. In addition, the Notice shall be posted continuously on the City's website for at least forty-five (45) days before the date tentatively set in the Notice for the passage of the ordinance authorizing the issuance of the Certificates.

Section 4. For purposes of section 1.150-2(d) of the Treasury Regulations, this Notice serves as the City's official declaration of intent to use proceeds of the Certificates to reimburse itself from Certificates issued in the maximum principal amount and for expenditures paid in connection with the projects, each as set forth in Exhibit A hereof. Any such reimbursement will only be made (i) for an original expenditure paid no earlier than 60 days prior to the date hereof and (ii) not later than 18 months after the later of (A) the date the original expenditure is paid or (B) the date of with the project to which such expenditure relates is placed in service or abandoned, but in no event more than three years after the original expenditure is paid.

Section 5. The Mayor, City Manager, the Director of Finance, City Secretary and other appropriate officials of the City, the City's financial advisor and bond counsel are authorized and directed to proceed with the preparation of the Preliminary Official Statement and the Notice of Sale, if any, and to make other necessary arrangements for the sale of the Certificates at a future meeting of the City Council of the City.

Section 6. The City hereby authorizes the preparation and distribution of a Notice of Sale (if a competitive sale) and Preliminary Official Statement relating to the Certificates and authorizes the Director of Finance or City Manager to approve the final form of and deem final such Preliminary Official Statement within the meaning and for the purposes of paragraph (b)(1) of Rule 15c2-12 of the United States Securities and Exchange Commission.

Section 7. The Mayor, City Manager, or the Director of Finance, City Secretary, and other officers and agents of the City are hereby authorized and directed to do any and all things necessary or desirable to carry out the provisions of this resolution.

Section 8. This resolution shall take effect immediately from and after its passage by the City Council of the City.

(Signature page follows)

INTRODUCED, READ AND PASSED by the affirmative vote of the City Council of the City of Aubrey, Texas this 22nd day of May, 2025.

_____
Chris Rich, Mayor

ATTEST:

_____
Jenny Hicks, City Secretary

[SEAL]

EXHIBIT A

NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION

NOTICE IS HEREBY GIVEN that the City Council of the City of Aubrey, Texas (the "City"), will meet in the Council Chambers at the Aubrey Community Center, 226 Countryside Drive, Aubrey, Texas 76227, the meeting place of the City Council, at 6:00 p.m. on the 24th day of July, 2025, which is the time and place tentatively set for the passage of an ordinance and such other action as may be deemed necessary to authorize the issuance of the City's certificates of obligation (the "Certificates") in one or more series, in the total maximum aggregate principal amount not to exceed $71,500,000, payable from the levy of a direct and continuing ad valorem tax against all taxable property within the City sufficient to pay the interest on the Certificates as due and to provide for the payment of the principal thereof as the same matures, as authorized by Chapter 271, Subchapter C, Texas Local Government Code, as amended, and from all or a part of the surplus revenues of the City's waterworks and sewer system, such pledge of surplus revenues being limited to $1,000, bearing interest at any rate or rates not to exceed the maximum interest rate authorized by law, as shall be determined within the discretion of the City Council of the City at the time of issuance of the Certificates, and maturing over a period not to exceed forty (40) years from the date of issuance, for the purposes of evidencing the indebtedness of the City for all or any part of the costs associated with: (i) designing, engineering, developing, constructing, improving and repairing, extending and expanding streets, street facilities, thoroughfares and bridges, including streetscaping, related storm drainage improvements, signalization and other traffic controls, sidewalks, street lights and the acquisition of any right of way therefor; (ii) designing, engineering, developing, constructing, improving and equipping water and wastewater facilities and improvements, including the acquisition of land; (iii) acquiring, designing, developing, constructing, improving and equipping park and recreation facilities and open spaces for park and recreation purposes in and for the City, including the acquisition of land; (iv) designing, engineering and constructing improvements to City existing facilities, including public safety facilities, public works facilities, park facilities, City administrative facilities, and library facilities to comply with the Americans with Disabilities Act; (v) designing, engineering, constructing improving and equipping City public safety facilities and improvements, including fire and police facilities and improvements, (vi) acquiring vehicles and equipment for public safety purposes, (vii) acquiring land for public parking, and (viii) professional services incurred in connection with items (i) through (vii), and to pay the costs incurred in connection with the issuance of the Certificates. The estimated combined principal and interest required to pay the Certificates on time and in full is $142,584,909. Such estimate is provided for illustrative purposes only and is based on an assumed interest rate of 5.27%. Market conditions affecting interest rates vary based on a number of factors beyond the control of the City, and the City cannot and does not guarantee a particular interest rate associated with the Certificates. As of the date of this notice, the aggregate principal amount outstanding of tax-supported debt obligations of the City is $79,558,000, and based on the City's expectations, as of the date of this notice the combined principal and interest required to pay all of the outstanding tax-supported debt obligations of the City on time and in full is $128,038,046.

WITNESS MY HAND AND THE OFFICIAL SEAL OF THE CITY, this 22nd day of May, 2025.

/s/Jenny Hicks, City Secretary
City of Aubrey, Texas

City Council Meeting
Staff Report
May 22, 2025

Agenda Item
Consideration and action approving an Ordinance amending the fiscal year 2024-2025 budget.

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

Summary
Consistent with the update provided by the City Manager and Fire Chief at the May 13, 2025 Special Council Meeting, the Fire Department is proposing the purchase of an available Fire Tanker Truck using funds from the Public Safety Fund. The Public Safety Funds will by reimbursed from the Certificates of Obligation CIP Bonds to be issued in August of 2025.

Financial Summary
The tanker truck is immediately available at a cost of $450,000.

Staff Recommended Action
Approve

Staff Recommended Motion
I move to approve the Ordinance amending the fiscal year 2024-2025 budget.

CITY OF AUBREY, TEXAS

ORDINANCE NO. 909-25

AN ORDINANCE OF THE CITY OF AUBREY, TEXAS AMENDING ORDINANCE NO. 867-24, ADOPTING THE 2024 - 2025 FISCAL YEAR BUDGET TO BALANCE REVENUE SURPLUS, EXPENSE SURPLUS AND SHORTFALL; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR THE AMENDMENT OF THE 2024-2025 FISCAL YEAR BUDGET IN ACCORDANCE WITH EXHIBIT "A" HERETO; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Aubrey, Texas, ("City"), is a home rule municipality created in accordance with the provisions of Chapter 6 of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City Council adopted Ordinance No. 867-24 adopting the 2024-2025 Fiscal Year Budget of the City of Aubrey, Texas (the "2024-2025 Budget") and the City has been making expenditures and operating under the 2024-2025 Budget as required by law; and

WHEREAS, City Staff has submitted an amendment to the 2024-2025 Budget set forth in Exhibit "A" "FY 2025 Budget Amendment", a copy of which is attached hereto and incorporated herein; and

WHEREAS, the City Council has reviewed the proposed FY 2025 Budget Amendment and has determined that the proposed amendment is necessary and appropriate in order to accurately reflect revenue surplus, expense surplus, shortfalls and expenditures and should therefore be adopted;

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

SECTION 1. That all of the above premises are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. That the 2024-2025 Budget adopted by Ordinance No. 867-24 is hereby amended as set forth more specifically in **Exhibit "A"** hereto, and all line items, expenditures and revenues not expressly amended as set forth in Exhibit "A" shall remain in full force and effect without amendment.

SECTION 3. That this Ordinance shall become effective on and after its passage and adoption in accordance with state law and Charter.

PASSED AND ADOPTED this 22nd day of May, 2025.

_____

CHRIS RICH
MAYOR

ATTEST:

_____

JENNY HICKS
CITY SECRETARY

APPROVED AS TO FORM:

_____

PATRICIA A. ADAMS
CITY ATTORNEY

Exhibit “A”
FY 2025 Budget Amendment

Exhibit A

City of Aubrey
Budget Amendment
Fiscal Year Ending September 30, 2025
As of May 22, 2025

Account Number	Description	Current Budget	Change	Amended Budget
404-5404-06-5913	Fire Dept Tanker Truck	$ 1,000,000	$ 450,000	$ 1,450,000

City Council Meeting
Staff Report
May 22, 2025

Agenda Item
Consideration and action on an Ordinance amending Chapter 1, "General Provisions", Article 10, "Parks and Recreation" of the Code of Ordinances by amending Division 3 providing Park and Community Center Rules for users of City parks and facilities; adopting definitions and amending various regulations; providing a Penalty; and providing an Effective Date.

Staff Contact
Kurt Karnowski, Parks & Recreation Superintendent
kkarnowski@aubreytx.gov
940-440-9343

Summary
The Park Rules Ordinance is being updated to ensure comprehensive coverage of all existing and future public recreational facilities, including the Community Center, current parks, and any park facilities developed in the future. The revised ordinance removes outdated language and incorporates additional rules to better address the use and management of all park facilities.

Financial Summary
NA

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to approve the ordinance as presented.

CITY OF AUBREY, TEXAS
ORDINANCE NO. 907-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS, AMENDING CHAPTER 1 "GENERAL PROVISIONS;" ARTICLE 10, "PARKS AND RECREATION" OF THE CODE OF ORDINANCES BY RENAMING DIVISION 3 TO "PARK AND COMMUNITY CENTER RULES," AMENDING THE DEFINITION OF CITY PARK IN SECTION 1.10.071 AND SECTION 1.10.073 REGARDING PROHIBITIONS AND STANDARDS OF CONDUCT, REPEALING SECTION 1.10.072 AND RESERVING THAT SECTION FOR LATER USE; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS; PROVIDING FOR A CUMULATIVE REPEALER/SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CODIFICATION; PROVIDING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Aubrey is a home rule municipality located in Denton County, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, recreational areas in the form of parks and open spaces are necessary to promote the public welfare, and it is reasonable and necessary for a municipality to establish standards of conduct for park use so that the parks and community centers may be enjoyed by residents; and

WHEREAS, the City Council has determined that adoption of this Ordinance is in the best interest of the City of Aubrey and will promote the health, safety, and welfare of the citizens of the City of Aubrey and the general public,

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

Section 1. Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

Section 2. Amendments. The Code of Ordinances of the City of Aubrey, Texas, Chapter 1 "General Provisions"; Article 10, "Parks and Recreation," Division 3 is hereby amended to read as follows:

Division 3 Park and Community Center Rules

§ 1.10.071. Definitions.
The following words, terms and phrases shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

City Park. Any playground, recreation center, sports complex, athletic facility, community center, or any other area in or outside the city that is owned, controlled, leased, or used by the city, and devoted to active or passive recreation use by the public, including such areas or locations within such areas where use is authorized by the City pursuant to a reservation or pursuant to a permit issued by the City.

§ 1.10.072. Reserved.

§ 1.10.073. Prohibitions and Standards of Conduct.

A. Prohibitions. Except in accordance with a Special Event or other permit issued by the City, it shall be unlawful for any Person to engage in any one or more of the following acts or to cause such acts to occur in a City Park:

(1) To drill oil, gas or other mineral extraction wells, including but not limited to the quarrying, excavating or other surface mining of minerals, sand, gravel or coal.

(2) Except in designated areas of a City Park as identified by signage:

(a) To hitch, fasten, lead, drive or let loose any animal, reptile, or fowl of any kind.

(b) To ride or drive any horse or other animal.

(c) To ride or drive a bicycle, motorcycle, automobile, or any other type of vehicle:

(i) upon any drive or street within any City Park at a rate of speed that is unreasonable and imprudent under the conditions existing or in excess of a posted speed limit; or

(ii) upon any sidewalk, walkway or trail in any City Park.

(d) To operate a motorized vehicle of any type within a City Park.

(3) Except as allowed by state law, to carry or discharge any firearm, firecrackers, rockets, torpedoes or any other fireworks, air guns, BB guns, bow and arrows, or slingshots.

(4) To damage, cut, damage, cut, break, injure, deface, or disturb any tree, shrub, plant, rock, building, cage, pen, monument, fence, bench or other structure, apparatus, or property; or to pluck, pull up, cut, take or remove any shrub, bush, plant or flower; or to mark or write upon, paint, or deface any building, monument, fence, bench or other structure.

(5) To cut or remove any wood, turf, grass, soil, rock, sand, gravel or fertilizer.

(6) To swim, bathe, wade in or pollute the water of any fountain, pond, lake or stream.

(7) To make or kindle a fire, except in picnic stoves, braziers, fire pits or designated areas provided for that purpose.

(8) To wash dishes or to empty salt water or other waste liquids elsewhere than in sinks provided for those purposes.

(9) To litter, including the discard of garbage, cans, bottles, papers or other refuse elsewhere than in receptacles designated for that purpose.

(10) To participate or engage in any activity in any City Park when such activity will create a danger to the public or may be considered a public nuisance.

(11) To camp overnight or at any time during which the City Park is closed.

(12) To wager play or bet at or against any game or event which is played, conducted, dealt or carried on, including without limitation events and activities with cards, dice, or other devices, or athletic events, for remuneration of any kind, utilizing money, chips, shells, credit or any other representative of value, or to maintain or exhibit any gambling table or other instrument of gambling or gaming.

(13) To participate in any game or other event upon which a wager or bet is made for remuneration of any kind.

(14) To use or speak any threatening, abusive, insulting or indecent language in any City Park.

(15) To engage in any obscene, lewd or indecent act or create any nuisance.

(16) To disturb or disrupt in any manner any lawful picnic, meeting, service, concert, exercise, exhibition, or any activity in an area reserved for private use pursuant to a reservation approved by the City.

(17) To sell or offer for sale any food, drinks, confections, merchandise or services, except as authorized by City permit or ordinance.

(18) To practice, carry on, conduct or solicit for any trade, occupation, business or profession.

(19) To remain or stay or loiter in any City Park at any time not within the City Park's scheduled open hours, 5 a.m. to 10 p.m.

(20) To remain, stay or loiter in any City Park after being instructed to leave as directed by a licensed peace officer due to dangerous weather conditions regardless of time of day.

(21) To remain, stay or loiter in any City Park at any time that the city has posted at or near the entrance of the City Park any notice that the City Park has been closed for any reason.

(22) To use the restrooms and washrooms designated for the opposite sex if the Person is over the age of six (6) years.

(23) To possess or consume any alcoholic beverage in any City Park except as permitted by the City or State law.

(24) To possess any glass containers within any City Park, including but not limited to parking lots contained within a City Park or provided in close proximity for persons using a City Park, playground areas, and all other areas or structures within the boundaries of any City Park.

(25) To appear nude or in a state of nudity as defined below:

(A) The appearance of a human bare buttock, anus, male genitals, female genitals, pubic region or areola of the female breasts; or

(B) A state of dress which fails to opaquely cover a human buttock, anus, male genitals, female genitals, pubic region or areola of the female breast.

(26) To smoke or use tobacco products in City Parks except in designated areas.

(27) To use any designated athletic field that has a posted reservation only sign without first obtaining a reservation through the City.

(28) To play golf, disc golf or hit golf balls in any City Park except in designated areas.

(29) To ride bicycles, skateboards, skates or scooters (motorized and nonmotorized) at athletic facilities, except on areas designated for those purposes.

(30) To allow dogs or other pets onto designated athletic fields.

(31) To fail to properly clean up pet waste and dispose of such waste in receptacles.

(32) To hang on a basketball goal, including but not limited to rim, net, backboard or any other piece of the goal.

(33) To use or possess a controlled substances within a City Park when such use or possession is unlawful.

(34) To use confetti and/or silly string at any City Park.

(35) To utilize or distribute bird seed indoors at a City Park.

(36) To fail to comply with or adhere to instructions provided on signage posted by the City.

B. Standards of Conduct – Reserved Areas. All Persons shall adhere to the following minimum standards of conduct when utilizing a reserved area within a City Park:

(1) Use of reserved area shall only be allowed pursuant to a reservation for such use approved by the City.

(2) Adhere to instructions provided on posted park signage.

(3) Upon conclusion of a reservation, all reserved facilities shall be cleaned and left in a condition that is as good as existed upon commencement of the reservation. Failure to comply with this provision shall do so, will result in a cleaning fee. Refer to fee schedule.

(4) Any reserved areas, it is prohibited to use nails, thumb tacks, etc., for any decorative purposes on walls, structures or furnishings.

C. Failure to comply with the requirements of this Article may result in denial of any subsequent use of facilities and or forfeiture of the facility deposit.

Section 3. Cumulative Repealer/Savings. All provisions of any Ordinance in conflict with this Ordinance are hereby repealed, but such repeal shall not abate any pending prosecution from being commenced for any violation if occurring prior to the repeal of the Ordinance. Any remaining provisions shall remain in full force and effect.

Section 4. Severability. Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City of Aubrey hereby declares that it would have passed this Ordinance, and each section, subsection, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

Section 5. Penalty Clause. Any person, firm, corporation or business entity violating this Division shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be subject to a fine not to exceed the sum of $2,000.00. Each continuing day's violation under this article shall constitute a separate offense. The penal provisions imposed under this Chapter shall not preclude the City from filing suit to enjoin the violation.

Section 6. Codification. The City Secretary is hereby directed to authenticate this Ordinance by seal and signature and to properly codify this Ordinance as required by Section 3.16 of the Aubrey Home Rule Charter

Section 7. Effective Date. This Ordinance shall become effective immediately upon its passage and approval.

PASSED AND APPROVED by the City Council of the City of Aubrey, Texas this the 22nd day of May, 2025.

APPROVED:

_____
Chris Rich, Mayor

ATTEST:

_____
Jenny Hicks, City Secretary

APPROVED AS TO FORM:

_____
Patricia A. Adams, City Attorney

City Council Meeting
Staff Report
May 22, 2025

Agenda Item
Consideration and action on an Ordinance amending Article 4.10 Special Event Permit of Chapter 4, Business Regulations of the Code of Ordinances by amending regulations and procedures for issuance of permits for special events and for conducting special events within the City; and Providing an Effective Date.

Staff Contact
Kurt Karnowski, Parks & Recreation Superintendent
kkarnowski@aubreytx.gov
940-440-9343

Summary
The Special Events Ordinance has been updated to modernize and clarify its language. Key changes include the removal of outdated references related to home rule authority, replacing mentions of the "City Administrator" with "City Manager," and streamlining the application review process. Moving forward, Special Event applications will be reviewed and approved by the City's Special Events Coordinator, with consultation from the City Manager as needed.

Financial Summary
NA

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to approve the ordinance as presented.

CITY OF AUBREY, TEXAS
ORDINANCE NO. 908-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS AMENDING ARTICLE 4.10, "SPECIAL EVENT PERMIT" OF CHAPTER 4, "BUSINESS REGULATIONS" OF THE CITY OF AUBREY CODE OF ORDINANCES BY AMENDING CERTAIN REGULATIONS AND PROCEDURES FOR ISSUANCE OF PERMITS AND THE ADMINISTRATION AND CONDUCT OF SPECIAL EVENTS WITHIN THE CITY; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENT; PROVIDING A PENALTY THAT A PERSON VIOLATING ANY PROVISION OF THIS ORDINANCE SHALL UPON CONVICTION BE GUILTY OF A CLASS C MISDEMEANOR, SHALL BE FINED A SUM NOT TO EXCEED $500.00 PER DAY OR PART OF A DAY UPON WHICH A VIOLATION OCCURS OR CONTINUES; PROVIDING REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING AN CODIFICATION; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City of Aubrey, Texas (the "City") is a home rule municipality operating pursuant to State law, Texas Constitution, and its Home Rule Charter; and

WHEREAS, the City Council recognizes the importance of special events in promoting community engagement and economic activity, while also acknowledging the need to manage these events in a way that protects the public safety and interest; and

WHEREAS, the City desires to ensure the public safety and maintain order during special events by requiring permits and adherence to certain regulations; and

WHEREAS, the City has a direct interest in regulating and planning for special events that occur in public spaces, such as parks, streets, and sidewalks and has previously adopted a Special Event Permit Ordinance as a means for accommodating special events while providing oversight and order to ensure public safety; and

WHEREAS, subsequent to the adoption of the Special Event Permit Ordinance, codified as Article 4.10, "Special Event Permit" of Chapter 4, "Business Regulations" of the Code of Ordinances, City Staff has been administering the permitting processes identified in Article 4.10, and based upon those experiences, Staff has recommended certain changes to the ordinance to expedite and clarify the special event permitting process and to clarify procedures for monitoring of Special Events; and

WHEREAS, having reviewed the proposed changes, the City Council has determined that the adoption of the amendments to Article 4.10, "Special Event Permit" are appropriate and necessary for an efficient and orderly permitting process and to facilitate Staff oversight of special events within the City; and

WHEREAS, the City Council finds that adopting this Ordinance will facilitate safe and effective special events within the City, and that the adoption of the proposed amendments serve the public health, safety and welfare and interests of the citizens of

Aubrey.

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

Section 1.
Findings Incorporated

The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

Section 2.
Amendment

2.01. **Section 4.10.003, "Definitions"** of Article 4.10, "Special Event Permit" of Chapter 4, "Business Regulations" shall be amended to add definitions for "City Manager" and "Event Coordinator" to Section 4.10.003, "Definitions", with such new terms being added in alphabetical order to the existing terms, and all other terms defined within Section 4.10.003 not expressly amended hereby shall remain in full force and effect without amendment:

Sec. 4.10.003. Definitions

…

"City Manager. The City Manager of the City of Aubrey or designee.

Event Coordinator. The person designated by the City Manager to administer the Special Event Permit Ordinance, including his/her authorized designees."

…

2.02. **Section 4.10.004**, "**Special Event Permit Application and Approval Criteria**" of Article 4.10, "Special Event Permit" of Chapter 4, "Business Regulations" is hereby repealed in its entirety, and a new **Section 4.10.004**, **Special Event Permit Application and Approval Criteria"** is hereby adopted and shall be and read in its entirety as follows, with all other sections and subsections of **Section 4.10.004** not expressly amended hereby to remain in full force and effect without amendment:

Sec. 4.10.004. Special Event Permit Application and Approval Criteria

(a) Prior to holding a Special Event within the City, all Special Event organizers must submit a fully and accurately completed Special Event permit application, and associated fee, to the City pursuant to this Article. Each Special Event permit application shall be submitted to the City at least twenty (20) days prior to a regular meeting of the City Council;

provided however, additional time may be required if Staff determines that the foregoing minimum notice does not provide sufficient and reasonable time before the contemplated Special Event for the applicant to comply with all requirements set forth herein, for City Staff review of the application for compliance with this Article, and for City to provide sufficient support resources as necessary for public safety. The Special Event application form is on file in the Office of the City Secretary. The application shall include, at a minimum:

(1) Dates and times of the event;

(2) Description of the event;

(3) A site plan and/or route map;

(4) Designated areas of public property or streets to be affected by the event;

(5) Estimated number of people attending the event;

(6) Evidence of adequate personnel to safely and effectively run the event;

(7) Evidence of adequate liability insurance naming the city as an additional insured;

(8) Plan for after-event clean up;

(9) Plan for traffic, parking, and crowd control;

(10) Rules and regulations for vendors and other persons actively participating in the festivities for the event and for the general public attending the event;

(11) Need for extra restroom facilities for the event;

(12) List of proposed vendors, if any, for the event; and

(13) Need for City services for the event (utilities, police officers, etc.).

(b) Special Event applications will be reviewed and interpreted as a Major or Minor Special Event by the Event Coordinator based upon review and input from City staff, including without limitation the City Secretary, Police Chief, Fire Chief, Director of Public Works, and/or other appropriate department managers as required based on the nature of the application and the criteria set forth in this Article (collectively "City Staff"). In order to protect the public health, safety and welfare and to project a positive image for the City of Aubrey, upon review of the Special Event organizer's plan, Staff may determine that the Special Event organizer's plan should be amended and identify additional requirements.

(c) When considering a request for a Special Event Permit, Special Event Coordinator shall consider the application submitted, proposals of the applicant, and recommendations from Staff. Event Coordinator's

approval of a Special Event Permit may be conditioned upon the Special Event organizer's compliance with additional conditions and/or restrictions as determined appropriate by the Event Coordinator and City Staff considering public health, safety and welfare generally or for any of the criteria set forth above. At minimum, the following criteria will be considered when making a determination regarding the issuance of a Special Event Permit:

(i) Whether the proposed Special Event is consistent with the goal of promoting use of Public Property for recreational, entertainment or charitable events, and the event is organized in such manner that it will be conducted safely considering the health, safety and welfare of the participants, the general public and the residents of Aubrey; and

(ii)Whether the proposed Special Event may be conducted in the location proposed without endangering the public safety, disturbing the peace, and while ensuring the health and order of the public, considering the following factors:

(A) parking and traffic control for the event;
(B) crowd control for the event;
(C) adequate liability insurance;
(D) arrangements for clean-up following the event;
(E) burden on municipal services or utilities;
(F) undue adverse effect on neighboring properties; and
(G) applicant has sufficient financial ability and personnel to conduct the event to the satisfaction of the City.

2.03. **Section 4.10.005,** "**Special Event Permit**" of Article 4.10, "Special Event Permit" of Chapter 4, "Business Regulations" is hereby repealed in its entirety, and a new Section **4.10.005**, **Special Event Permit"** is hereby adopted and shall be and read in its entirety as follows, with all other sections and subsections of **Section 4.10.005** not expressly amended hereby to remain in full force and effect without amendment:

Sec. 4.10.005. Special Event Permit

No person may conduct a Special Event on Public Property without a Special Event permit issued by the City pursuant to this Article, unless exempted from such requirement by this Article. Additionally, Major Special Event applicants may be required to enter into a separate written agreement with the City in addition to obtaining the required permit. Special Event Permits may be issued subject to conditions and may be revoked or denied as authorized by this Article.

2.04. **Section 4.10.006,** "**Application Fee; Permit Fee; Costs**" of Article 4.10, "Special Event Permit" of Chapter 4, "Business Regulations" is hereby repealed in its entirety, and a new **Section 4.10.006**, "**Application Fee; Permit Fee; Costs**" is hereby adopted and shall be and read in its entirety as follows, with all other sections and subsections of

Section 4.10.006 not expressly amended hereby to remain in full force and effect without amendment:

Sec. 4.10.006. Application Fee; Permit Fee; Costs

(a) Except as otherwise provided herein, in order to submit a Special Event permit application, the Special Event organizer shall at the time of submission of such application, pay to the City a non-refundable application fee based on a fee schedule adopted by the City, a copy of which will be maintained on file with the City Secretary, and which may be reviewed and amended by the City Council as Council in its discretion determines necessary.

(b) Prior to the issuance of a Special Event permit by the City, the permit holder shall pay to the City a non-refundable permit fee based on a fee schedule adopted by the City, a copy of which will be maintained on file with the City Secretary, and which may be reviewed and amended by the City Council as Council in its discretion determines necessary.

(c) Within ten (10) days after approval of a Special Event Permit by the City or at least three (3) business days before the date of the approved special event, whichever occurs first, the applicant shall pay the City the total estimated costs for City services pursuant to Section 4.10.007 below as a deposit to be applied to the actual costs incurred. In the event that additional costs for public safety, clean-up or other services are required to be provided by City in excess of the cost estimate, the City shall credit the deposit against the actual costs and applicant shall pay the balance within ten (10) days of receipt of an invoice from City.

(d) Fees provided in this Article shall not apply to Special Events which are sponsored or co-sponsored by the City of Aubrey, its boards, commissions, and departments."

2.05. Section **4.10.007**, "**Criteria for Issuance of Special Event Permit – Cost of Public Services**" of Article 4.10, "Special Event Permit" of Chapter 4, "Business Regulations" is hereby repealed in its entirety, and a new **Section 4.10.007**, "**Criteria for Issuance of Special Event Permit – Cost of Public Services**" is hereby adopted and shall be and read in its entirety as follows, with all other sections and subsections of **Section 4.10.007** not expressly amended hereby to remain in full force and effect without amendment:

Sec. 4.10.007. Criteria for Issuance of Special Event Permit – Cost of Public Services

In considering whether to approve an Application for a Special Event permit, the Event Coordinator and City Staff will review the Application based upon the following criteria and provide the Applicant with an estimate of the total cost of all City services requested by Applicant for the proposed Special

Event and/or as determined by Event Coordinator and City Staff to be required for the proposed Special Event, including without limitation the following:

(1) The Aubrey Police Department shall make a determination regarding safety and security needs and requirements for the proposed Special Event. Special duty Aubrey Police Officers may be required, in the sole discretion of the Police Department, based on the size of the event or when alcohol is served. The Aubrey Police Department shall be responsible for the assignment and supervision of Aubrey Police Officers for Special Events. The Special Event organizer shall contract directly with the Aubrey Police Officers for the actual costs of providing services.

(2) The Public Works Department shall make a determination regarding required resources for the event, including without limitation whether the event requires equipment rental, additional personnel, whether post-event clean-up is properly planned for by the event organizer, the number and location of parking areas affected by the event, the street conditions and sanitation, including recycling needs, of the event, the location of street closures and resulting barricading, signage, detour and parking requirements, or as otherwise directed by the City Manager.

(3) The Fire Department shall make a determination regarding health and safety requirements for the proposed Special Event. The Fire Department will evaluate events for adherence to state and local fire and safety standards, or as otherwise directed by the City Manager. The Fire Department may require additional personnel, equipment or safety measures when estimating costs. Special duty Aubrey Fire Personnel may be required, in the sole discretion of the Fire Department, based on the size of the event, service of alcohol or other health, safety or welfare considerations. The Aubrey Fire Department shall be responsible for the assignment and supervision of Aubrey Fire personnel for Special Events. The Special Event Organizer shall reimburse the Aubrey Fire Department for the actual costs of providing such special duty personnel and equipment and may be required to post a deposit.

(4) Based upon the recommendations of the Event Coordinator and City Staff, insurance requirements for an event shall be established, and such insurance shall be provided at the applicant's sole cost and expense. When determining appropriate insurance requirements, Event Coordinator and City Staff shall consider such risk factors as determined reasonable for the proposed event, including without limitation, the duration of the event, the estimated number of attendees, the type of activities and the overall risk level associated with the event.

2.06. **Subsection (a), "No Rights Created"** and **Subsection (d), "Exemptions"** of **Section 4.10.009**, "**General**" of Article 4.10, "Special Event Permit" of Chapter 4,

"Business Regulations" are hereby repealed in their entirety, and a new Subsection (a), "No Rights Created – Cancellation or Revocation of Permit" and Subsection (d), "Exemptions" of **Section 4.10.009**, "**General**" are hereby adopted and shall be and read in their entirety as follows, with all other sections and subsections of **Section 4.10.009** not expressly amended hereby to remain in full force and effect without amendment:

Sec. 4.10.009. General

"(a) No Rights Created – Cancellation or Revocation of Permit. This Article grants no rights to and creates no property or other legal interests in any person or entity to which a Special Event Permit is issued hereunder. The City Council, as trustee of Public Property, retains full control over Public Property. The City Council delegates certain authority to the City Manager to administer this Article and to revoke or cancel a Special Event Permit when any one or more of the following conditions exist:

(i) False, untrue, inaccurate, or misleading information is provided on the application for the Special Event Permit;
(ii) Failure of the Applicant to comply with all requirements of the Special Event Permit, including conditions required by City;
(iii) During the conduct of a Special Event, the Chief of Police, or his designee determines that the conduct of the Applicant, the participants, or other public or private parties causes or is imminently likely to cause a detriment to public health, safety, or welfare, including but not limited to disorderly conduct, damage to private or public property, including City infrastructure; or
(iv) the City Manager determines that due to weather or other natural conditions, the conduct of the Special Event under current conditions is unsafe, and continuation of the Special Event is reasonably likely to expose the Applicant, participants or the general public to harm or to cause damage to public or private property.

Event Coordinator and Staff may make a recommendation to the City Manager, and a decision of the City Manager pursuant to this section shall be final. Upon revocation or cancellation, the City may, but is not required to issue a refund of all or a portion of the fees paid."

…

"(d) Exemptions. This Article shall not apply to any Special Event sponsored, organized or conducted by any department or agency of the City of Aubrey, and some or all of the requirements of this Article may be fully or partially waived by the City Manager for a Special Event involving the City as a partner or co-sponsor of the event. Scheduling of such municipal events shall be subject to the control of the City Manager with oversight by the Event Coordinator for events held on property owned, controlled, or maintained by the City."

Section 3.
Savings/Repealing Clause

All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of such ordinances shall remain in full force and effect.

Section 4.
Severability

Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City of Aubrey hereby declares that it would have passed this Ordinance, and each section, subsection, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

Section 5.
Codification

The City Secretary is hereby directed to authenticate this Ordinance by seal and signature and properly codifying this Ordinance and providing a printed copy for public review as required by Section 3.16 of the Aubrey Home Rule Charter.

Section 6.
Penalty

Any person who violates or causes, allows or permits another to violate any provision of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine or penalty not to exceed $500.00 for each offense, and each occurrence of any violation of this Article shall constitute a separate offense. Each day on which any such violation of this Article occurs shall constitute a separate offense**.**

Section 7.
Publication/Effective Date

This Ordinance shall become effective upon its passage and publication as required by law.

PASSED AND APPROVED by the City Council of the City of Aubrey, Texas this the 22nd day of May 2025.

APPROVED:

_____
Chris Rich, Mayor

ATTEST:

_____
Jenny Hicks, City Secretary

APPROVED AS TO FORM:

_____
Patricia A. Adams, City Attorney

City Council Meeting
Staff Report
May 22, 2025

Agenda Item
Receive a presentation summarizing the ratings of the submissions for architectural services for a future municipal building, submitted in response to the City's request for qualifications, and consider and take action to approve the selection of Parkhill as the architectural firm to provide professional services related to the planning, needs assessment, concept development, and cost estimation for a future municipal building, and authorize the city manager to negotiate and sign contract documents.

Staff Contact
Shaena Williams, Human Resources
swilliams@aubreytx.gov
940-440-9343

Summary
CITY OF AUBREY STAFF RECOMMENDATION SUMMARY Architectural Services for Municipal Facilities – RFQ No. 2025-01
Date: May 22, 2025

Subject: Recommendation for Selection of Architectural Firm – RFQ No. 2025-01
Introduction
The City of Aubrey issued RFQ No. 2025-01 for architectural services related to future municipal facilities. This effort seeks to support the City's anticipated growth and future service demands by evaluating the condition of existing facilities and developing needs assessment and concept plans for future construction.
A total of **17 firms** submitted qualification packages by the deadline. Each submission was reviewed and scored individually by a selection committee consisting of:

- **Chief Richard Brooks**, Aubrey Police Department
- **Chief Eric Schlotter**, Aubrey Fire Department
- **Shaena Williams**, Director of Human Resources

Evaluators used the scoring rubric published in the RFQ, focusing on the proposer's understanding of the project, personnel qualifications, relevant municipal experience, and client references. The evaluators and the City Manager also toured facilities designed by three of the firms under consideration.
The selection process was highly competitive. All three shortlisted firms submitted superior proposals, with strong qualifications, experience, and demonstrated capabilities. The final recommendation was a difficult decision that reflects the City's commitment to selecting the most suitable long-term partner.
Evaluation Summary
The composite scoring results for the three top firms are presented below:

Firm	Chief Brooks	HR Director Williams	Chief Schlotter	Average Score	Rank
Parkhill	1.00	0.98	0.95	**0.9767**	**1**
BRW	0.92	0.85	0.83	0.8667	2
BSW	0.88	0.80	0.79	0.8233	3

While all three firms were considered responsive and qualified, Parkhill stood out for its superior alignment with the City's objectives, multidisciplinary team strength, and data-driven planning methodology.
Recommendation
Based on the evaluation results, staff recommends that **Parkhill** be selected as the most qualified firm to provide architectural services for municipal facilities. Parkhill demonstrated a clear understanding of Aubrey's

growth trajectory, provided a highly experienced multidisciplinary team, and proposed a collaborative, data-driven approach to planning and design.
Their submission was also the only proposal to receive an average score exceeding 97%, reflecting the evaluators' consensus that Parkhill is best positioned to deliver a successful outcome for the City.

Requested Action

Approve the selection of **Parkhill** as the top-ranked firm for RFQ No. 2025-01 and authorize staff to negotiate a professional services agreement for City Council consideration at a future meeting.

Financial Summary

To be determined.

Staff Recommended Action

Approve

Staff Recommended Motion

Motion to select Parkhill for architectural services and authorize the city manager to negotiate and execute a contract.

City Council Meeting
Staff Report
May 22, 2025

Agenda Item
Consideration and action on a Resolution nominating a candidate for the Denco Area 9-1-1 District Board of Managers.

Staff Contact
Jenny Hicks, City Secretary
jhicks@aubreytx.gov
940-440-9343

Summary
This resolution is for the nomination of a candidate for the Denco Area 9-1-1 District Board of Directors. In June, you will have the opportunity to vote for one of the nominees. Sue Tejml, whom the council nominated in 2023, has expressed her desire to serve another term.

Financial Summary

Staff Recommended Action
Approve

Staff Recommended Motion
I move to nominate _____ as a candidate.

Denco Area 9-1-1 District

1075 Princeton Street ▪ Lewisville, TX 75067
Phone: 972-221-0911 ▪ Fax: 972-420-0709 ▪ DENCO.ORG

TO: Denco Area 9-1-1 District Participating Municipal Jurisdictions

FROM: Gregory S. Ballentine, Executive Director

DATE: April 1, 2025

RE: Nomination for the Denco Area 9-1-1 District Board of Managers

Chapter 772, Texas Health and Safety Code, provides for the Denco Area 9-1-1 District Board of Managers to have "two members appointed jointly by all the participating municipalities located in whole or part of the district." The enclosed resolution describes the appointment process of a municipal representative.

Each year on September 30th, the term of one of the two members appointed by participating municipalities expires.

Denco requests the following actions by the governing bodies of each of the 32 municipalities in the district:

1. **Immediate Action (Nominate):** If your city/town would like to nominate a candidate to represent the municipalities on the Denco Board of Managers, please send a letter of nomination, by way of council action, and résumé of the candidate to the Denco Area 9-1-1 District office. Nominees are historically current or former elected officials in the district; however, there are no official prerequisites. **For a nomination to be considered, written notification of council action must reach the Denco Area 9-1-1 District by 5:00 p.m. May 30, 2025**. No nominations shall be considered after that time.
2. **Future Action (Vote):** On June 2, 2025, Denco staff will send the slate of nominees to each city/town for consideration, requesting the city/town council vote by resolution for one of the nominees. **Written notice of the council's selection must reach the Denco Area 9-1-1 District by 5:00 p.m. on July 31, 2025.** No votes will be accepted after that time. However, if a nominating municipality does not thereafter formally vote, its nomination will automatically count as a vote for its nominee.
3. **Process Closure (Results):** The candidate with the most votes will be the municipalities' representative to the Denco Area 9-1-1 District Board of Managers for the two-year term beginning October 1, 2025.

Please send a copy of your council's official action and candidate résumé to the Denco Area 9-1-1 District, **1075 Princeton Street, Lewisville, TX 75067** or to Melinda Camp at melinda.camp@denco.org. Denco staff will acknowledge receipt and sufficiency of the submitted documents. **If that acknowledgement is not received within one (1) business day, or you have any other questions, please contact Ms. Camp at 972-221-0911.** As a courtesy, Denco will provide notification of your council's action to the nominee.

Thank you for your support of the Denco Area 9-1-1 District.

Enclosure

DENCO AREA 9-1-1 DISTRICT

RESOLUTION

DEFINING PROCEDURE FOR APPOINTMENT OF PARTICIPATING MUNICIPALITIES' REPRESENTATIVE TO THE DISTRICT BOARD OF MANAGERS

WHEREAS, this resolution shall take the place of Resolution 1999.02.04.R01 by the same title; and

WHEREAS, Chapter 772, Texas Health and Safety Code provides for the Denco Area 9-1-1 District Board of Managers to have "two members appointed jointly by all the participating municipalities located in whole or part of the district."; and

WHEREAS, each member serves a term of two years beginning on October 1st of the year member is appointed; and

WHEREAS, one member representing participating municipalities is appointed each year.

NOW, THEREFORE BE IT RESOLVED BY THE DENCO AREA 9-1-1 DISTRICT BOARD OF MANAGERS:

The procedure for participating municipalities to appoint a representative to the Denco Area 9-1-1 District Board of Managers shall be the following:

1. **Nominate Candidate:** Prior to April 1st of each year, the executive director shall send a written notice to the mayor of each participating municipality advising that nominations are being accepted until May 31st of that same year, for one of the municipal representatives to the Denco Area 9-1-1 District Board of Managers. The notice shall advise the mayors that for a nomination to be considered, written notification of council action must be received at the Denco office prior to 5:00 p.m. on May 31st of that year. No nominations shall be considered after that time.

2. **Vote for Candidate:** On June 1st of each year, the executive director shall send written notice to the mayor of each participating municipality, providing the slate of nominees to be considered for appointment to the Denco Area 9-1-1 District Board of Managers for the term beginning October 1st. The notice shall advise the mayor that the city/town council shall vote, by resolution from such city/town, for one of the nominees. Written notice of the council's selection must be received at the district office by 5:00 p.m. on July 31st. No votes will be accepted after that time. However, if a nominating municipality does not thereafter formally vote, its nomination will automatically count as a vote for its nominee.

3. **Tally Votes:** The one nominee with the most votes received by the deadline will be the municipal representative appointed for the two-year term beginning October 1st.

4. **Tie Breaker:** If there is a tie between two candidates with the most votes, a runoff election will be held immediately with the candidate receiving the most votes serving the remainder of the term. The incumbent representative shall serve in that position until replaced.

APPROVED and ADOPTED on this 30th day of January 2020.

Chairman of the Board

Secretary of the Board

CITY OF AUBREY, TEXAS

RESOLUTION NO 1001-25

A RESOLUTION NOMINATING ONE CANDIDATE TO A SLATE OF NOMINEES FOR THE BOARD OF MANAGERS OF THE DENCO AREA 9-1-1 DISTRICT.

WHEREAS, Section 772, Health and Safety Code, provides that two voting members of the Board of Managers of an Emergency Communications District shall be appointed jointly by all cities and towns lying wholly or partly within the District;

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

Section 1

The City of Aubrey hereby nominates _____ as a candidate for appointment to the Board of Managers of the Denco Area 9-1-1 District.

Section 2

That this resolution shall become effective immediately upon its passage and approval.

PASSED AND APPROVED by the City Council of the City of Aubrey this 22nd day of May, 2025.

APPROVED:

_____
Chris Rich, Mayor

ATTEST:

_____
Jenny Hicks, City Secretary

City Council Meeting
Staff Report
May 22, 2025

Agenda Item
Consideration and action on removing and/or appointing member(s) to the Aubrey Area Library Advisory Board.

Staff Contact
Brittany McLain, Library Manager
bmclain@aubreytx.gov
940-365-9162

Summary
The Library Board currently has one vacant position. Following discussions with the Advisory Board regarding the vacancy, it is recommended that Yulia Alarcon be appointed to fill the position.

Financial Summary

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to appoint Yulia Alarcon to the library board.